

City of Kelowna

Public Hearing

AGENDA



Tuesday, May 12, 2020
4:50 pm
Council Chamber
City Hall, 1435 Water Street

Pages

1. Call to Order

THE CHAIR WILL CALL THE HEARING TO ORDER:

I would like to acknowledge that we are gathered today on the traditional, ancestral, unceded territory of the syilx/Okanagan people.

This evening, Council will hold both a Public Hearing and a Regular Meeting.

The purpose of the Hearing is to hear from the public on matters contained in the various bylaws which, if adopted, will amend *Kelowna 2030* - Official Community Plan Bylaw No. 10500 and Zoning Bylaw No. 8000.

After the close of the Public Hearing, Council will then debate and vote on the proposed bylaws at the Regular Meeting that follows.

Council has been provided with the information, correspondence, petitions or reports that have been received concerning the subject bylaws. This information is available to the public on the table in the foyer of Council Chamber. Reports are also available to the public online under *Council* at Kelowna.ca.

For those in attendance this evening, or who have already submitted letters to Council, a reminder that this Hearing is open to the public and all representations to Council form part of the public record. A live audio feed may also be broadcast and recorded by Castanet.

Following the close of the Public Hearing, no further information from the applicant or members of the public will be accepted by Council.

2. Individual Bylaw Submissions

2.1 Leon Ave 815-831, OCP20-0001 (BL12007) and Z20-0001 (BL12008) - 1409493 Alberta Inc., Inc.No. 2014094938

3 - 30

To amend the Official Community Plan to change the future land use designation of the subject property from MRM – Multiple Unit Residential Medium Density to MRH – Multiple Unit Residential High Density; and rezone the subject property from the RU2 – Medium Lot Housing zone to the RM6 – High Rise Apartment Housing zone to

facilitate the development of a 6 ½ storey rental apartment building.

3. Termination

4. Procedure on each Bylaw Submission

- (a) Brief description of the application by City Staff (Community Planning);
- (b) The applicant is requested to make representation to Council regarding the project and is encouraged to limit their presentation to 15 minutes.
- (c) The Chair will call for representation from the public in attendance as follows:
 - (i) The microphone at the public podium has been provided for any person(s) wishing to make representation at the Hearing.
 - (ii) The Chair will recognize ONLY speakers at the podium.
 - (iii) Speakers are encouraged to limit their remarks to 5 minutes, however, if they have additional information they may address Council again after all other members of the public have been heard a first time.
- (d) Once the public has had an opportunity to comment, the applicant is given an opportunity to respond to any questions raised. The applicant is requested to keep the response to a total of 10 minutes maximum.
- (e) Questions by staff by members of Council must be asked before the Public Hearing is closed and not during debate of the bylaw at the Regular Meeting, unless for clarification.
- (f) Final calls for representation (ask three times). Unless Council directs that the Public Hearing on the bylaw in question be held open, the Chair shall state to the gallery that the Public Hearing on the Bylaw is closed.

Note: Any applicant or member of the public may use visual aids (e.g. photographs, sketches, slideshows, etc.) to assist in their presentation or questions. The computer and ELMO document camera at the public podium are available. Please ask staff for assistance prior to your item if required.

REPORT TO COUNCIL



Date: March 23, 2020

To: Council

From: City Manager

Department: Development Planning

Application: OCP20-0001 & Z20-0001

Owner: 1409493 Alberta Inc., Inc. No.
2014094938

Address: 815-831 Leon Avenue

Applicant: Corey Makus; 815 Leon
Developments Ltd.

Subject: OCP Amendment and Rezoning Application

Existing OCP Designation: MRM – Multiple Unit Residential (Medium Density)

Proposed OCP Designation: MRH – Multiple Unit Residential (High Density)

Existing Zone: RU6 – Two Dwelling Housing

Proposed Zone: RM6 – High Rise Apartment Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP20-0002 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot A District Lot 138 ODYD Plan EPP78759, located at 815-831 Leon Ave., Kelowna, BC from the MRM – Multiple Unit Residential (Medium Density) designation to the MRH – Multiple Unit Residential (High Density) designation, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Information Session public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated March 23, 2020;

AND THAT final adoption of the Official Community Plan Map Amending Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated March 23, 2020.

AND THAT Rezoning Application No. Z20-0001 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot A District Lot 138 ODYD Plan EPP78759, located at 815-831 Leon Ave., Kelowna, BC from the RU6 – Two Dwelling Housing zone to the RM6 – High Rise Apartment Housing zone, be considered by Council;

AND THAT the Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule “A” attached to the Report from the Community Planning Department dated March 23, 2020;

AND THAT final adoption of the Rezoning Bylaw be considered in conjunction with Council’s consideration of a Development Permit and Development Variance Permit for the subject property;

AND FURTHER THAT a covenant be placed on Title limiting development to 6 ½ storeys and 24m in height.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject property from MRM – Multiple Unit Residential Medium Density to MRH – Multiple Unit Residential High Density; and rezone the subject property from the RU2 – Medium Lot Housing zone to the RM6 – High Rise Apartment Housing zone to facilitate the development of a 6 ½ storey rental apartment building.

3.0 Development Planning

Development Planning supports the proposal to change the future land use designation of the subject property to MRH – Multiple Unit Residential High Density and to rezone the property to RM6 – High Rise Apartment Housing to facilitate the development of a 6 ½ storey rental apartment building.

The proposed OCP Amendment and Rezoning are meant to accommodate a 6 ½ storey rental apartment building with a floor area ratio (FAR) of 1.64. The maximum FAR achievable under the RM5 zone, consistent with the property’s existing MRM future land use designation, is 1.4. Thus the proposed development requires both a rezoning to RM6 and an OCP Amendment to MRH.

Despite the fact that the proposed development exceeds the FAR permitted in the RM5 zone, the size and scale of the proposed development reflects that of a mid-rise apartment building, which the future land use designation of MRM is meant to accommodate. Accordingly, the massing of the proposed development is generally consistent with the massing of newer developments in the area. In addition, the development is near the City Centre Urban Centre, as well as the Ethel St. multi-use pathway and is therefore in an area of the city where development of this size and scale is desirable.

The maximum height allowance under the RM6 zone is 55m or 16.0 storeys. However, Staff wish to limit the height of development in this area to mid-rise buildings, as is the intention of the MRM designation; and therefore, Staff are requesting a covenant be placed on Title limiting height to 6 ½ storeys and 24m.

4.0 Proposal

4.1 Background

In 2015 a similar application came forward to change the future land use designation of the subject property to MRH and rezone to RM6 (OCP15-0010 & Z15-0027). Both the rezoning and OCP Amendment passed 2nd and 3rd Reading by Council on February 21, 2017; However, the associated development was never achieved. A new applicant has now come forward proposing the same future land use designation and zone, but with a new development proposal.

4.2 Project Description

The applicant proposes to change the future land use designation and rezone the subject property to facilitate the development of a 6 ½ storey rental apartment building. The proposed development has a FAR of 1.64 which exceeds that of the RM5 zone, which is supported by the existing future land use designation of MRM – Multiple Unit Residential Medium Density. Therefore, both a rezoning (to RM6) and an amendment to the future land use designation (to MRH) are required.

Staff are tracking three variances related to the proposed development, and these variances will be evaluated and formally considered at Development Permit stage, should the zoning and OCP Amendment be approved by Council.

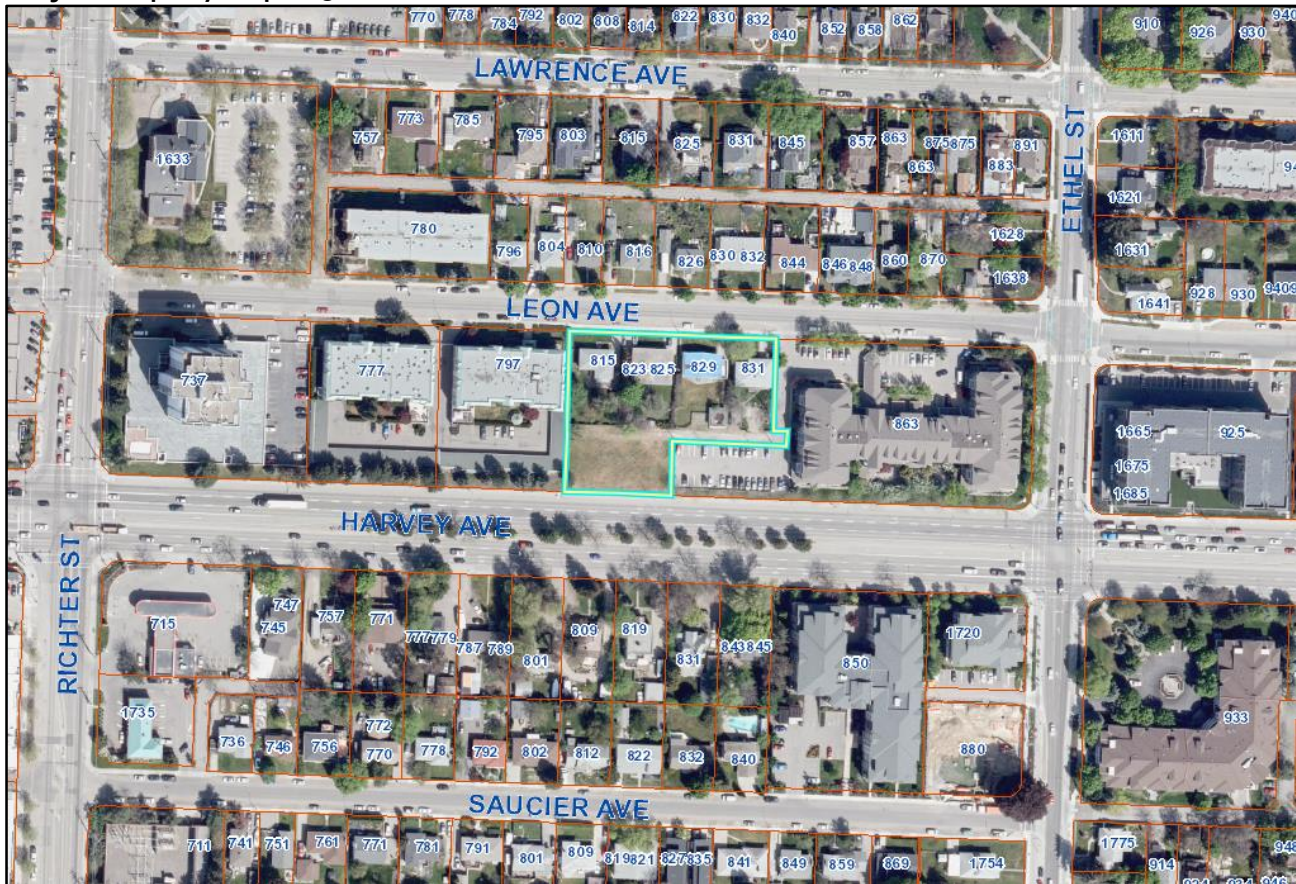
4.3 Site Context

The subject property is located on Leon Ave. between Richter St. and Ethel St. and is 200m east of the City Centre Urban Centre. As the property is in close proximity to the City Centre Urban Centre, the site is within walking distance of a wide range of amenities and destinations, including retail and dining opportunities; employment opportunities; and cultural and recreational facilities. In addition, the lot is within 150m of the Ethel St. multi-use pathway. Related to these points, the lot has a walkscore of 74, where “most errands can be accomplished on foot”; and a bikescore of 96, where “daily errands can be accomplished on a bike”

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing	Single Family Housing
East	RM6 – High Rise Apartment Housing	Seniors Independent and Assisted Living
South	RU6 – Two Dwelling Housing	Stacked Row Housing
West	RM5 – Medium Density Multiple Housing	Apartment Housing

Subject Property Map: 815 Leon Ave.



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 1: Introduction

Goals for a Sustainable Future:

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.

Chapter 5: Development Process

Objective 5.3 Focus development to designated growth areas

5.2 *Policy .2 Compact Urban Form.* Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 – 100 people and/or jobs per ha located within a 400m walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

6.0 Technical Comments

6.1 Development Engineering Department

- See Schedule A

7.0 Application Chronology & Public Consultation

Date of Application Received: December 13, 2019

Date Public Consultation Completed: February 13, 2020

A Public Information Session was held for this project on February 12, 2019; and the public consultation process was conducted in full compliance with Policy No. 367 Public Notification & Consultation for Development Applications.

Report prepared by: Aaron Thibeault, Planner II

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Schedule A: Development Engineering Memo


Attachment A: Site Plan and Conceptual Rendering

Attachment B: Applicant Rationale

CITY OF KELOWNA

MEMORANDUM

Date: January 10, 2020
File No.: Z20-0001
To: Community Planning (AT)
From: Development Engineering Manager (JK)
Subject: 815 Leon Ave

SCHEDULE	A
This forms part of application # <u>OCP20-0001, Z20-0001</u>	
Planner Initials	<div>AT</div>
 City of Kelowna COMMUNITY PLANNING	

RU6 to RM6

Development Engineering has the following comments and requirements associated with these applications. The road and utility upgrading requirements outlined in this report will be a requirement of this development. An OCP Amendment and Rezoning for a 6 storey apartment building;

1) Water

- a) The property is located within the City of Kelowna service area. The existing lots are serviced with a 19mm diameter water service. Only one service will be permitted to the site or per property. The applicant, at his cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.
- b) The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for high rise residential 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- c) An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d) A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

2) Sanitary Sewer

- a) The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

3) Drainage

- a) The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water

Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.

- b) Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- c) There is a possibility of a high-water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

4) Road Improvements

- a) Leon Avenue fronting this development site must be upgraded to an urban standard along the full frontage of this proposed development, including curb and gutter, separate sidewalk, landscaped boulevard complete with street trees drainage system including catch basins, manholes and pavement removal and replacement, street lighting and re-location or adjustment of utility appurtenances if required to accommodate the upgrading construction.

- b) A mid block bulb is required to be determined during drawing review.

SCHEDULE A

This forms part of application
OCP20-0001, Z20-0001

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City of Kelowna
COMMUNITY PLANNING

5) Power and Telecommunication Services and Street Lights

- a) All proposed distribution and service connections are to be installed underground. Existing distribution and service connections, on that portion of a road immediately adjacent to the site, are to be relocated and installed underground as the subject properties are within the "City Center Urban Center".
- b) Streetlights must be installed on all roads.
- c) Make servicing applications to the respective Power and Telecommunication utility companies. The utility companies are required to obtain the City's approval before commencing construction.
- d) Re-locate existing poles and utilities, where necessary. Remove aerial trespass (es).

6) Design and Construction

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be

“Issued for Construction” by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

7) Other Engineering Comments

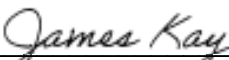
- a) Provide all necessary Statutory Rights-of-Way for access to 863 Leon Ave parking at rear of property.
- b) If any road dedication affects lands encumbered by a Utility right-of-way (such as Fortis etc.) please obtain the approval of the utility prior to application for final subdivision approval. Any works required by the utility as a consequence of the road dedication must be incorporated in the construction drawings submitted to the City's Development Manager.
- c) A off site landscape design will need to be provided and approved prior to building permit being released
- d) A sign and lane marking design will need to be provided and approved prior to building permit being released.

8) Servicing Agreements for Works and Services


- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, “Security for Works and Services”, of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

9) Charges and Fees

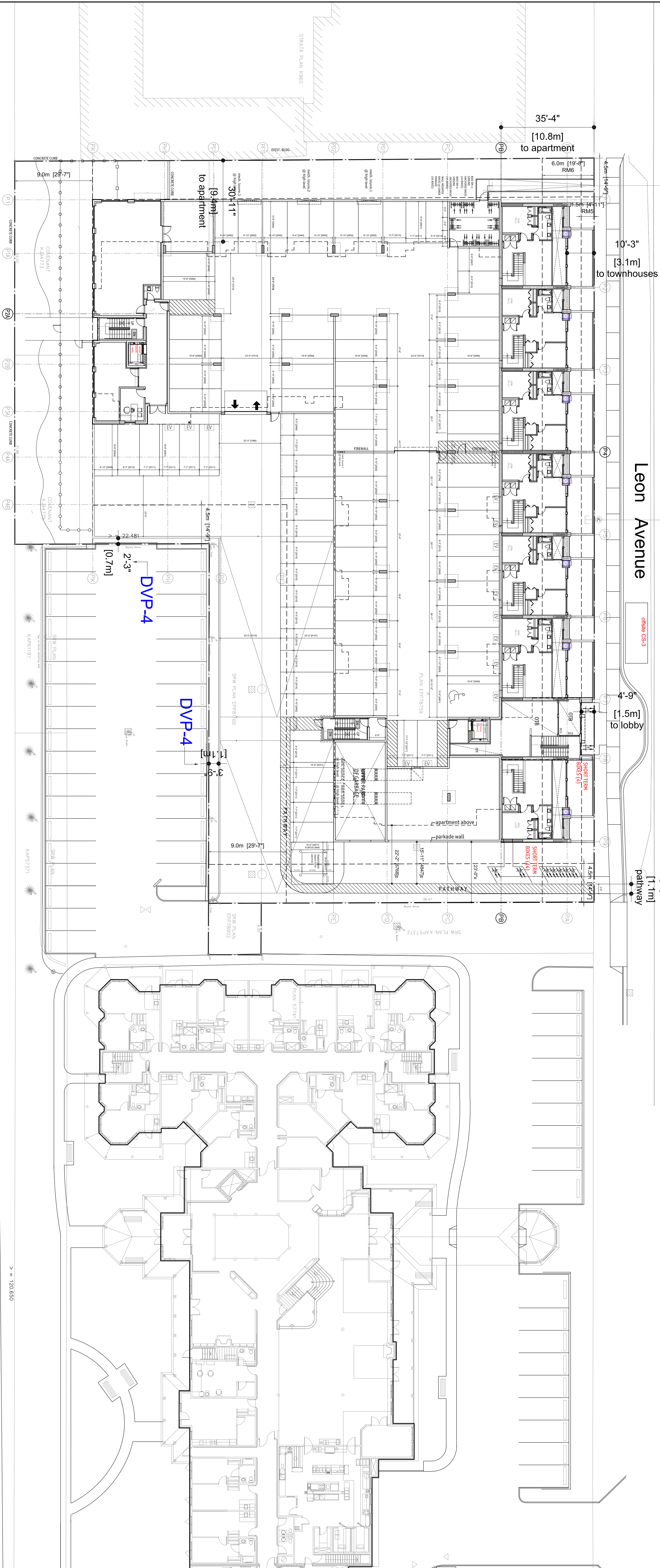
- a) Development Cost Charges (DCC's) are payable
- b) Fees per the “Development Application Fees Bylaw” include:
 - i) Street/Traffic Sign Fees: at cost if required (to be determined after design).
 - ii) Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iii) Engineering and Inspection Fee: 3.5% of construction value (plus GST).


James Kay, P.Eng.
Development Engineering Manager

RO

SCHEDULE		A
This forms part of application # <u>OCP20-0001, Z20-0001</u>		
Planner Initials	<div>AT</div>	 City of Kelowna <small>COMMUNITY PLANNING</small>

Harvey Avenue



Leon Avenue

3'-8"
[1.1m]
pathway

2020-03-02
revised
DP

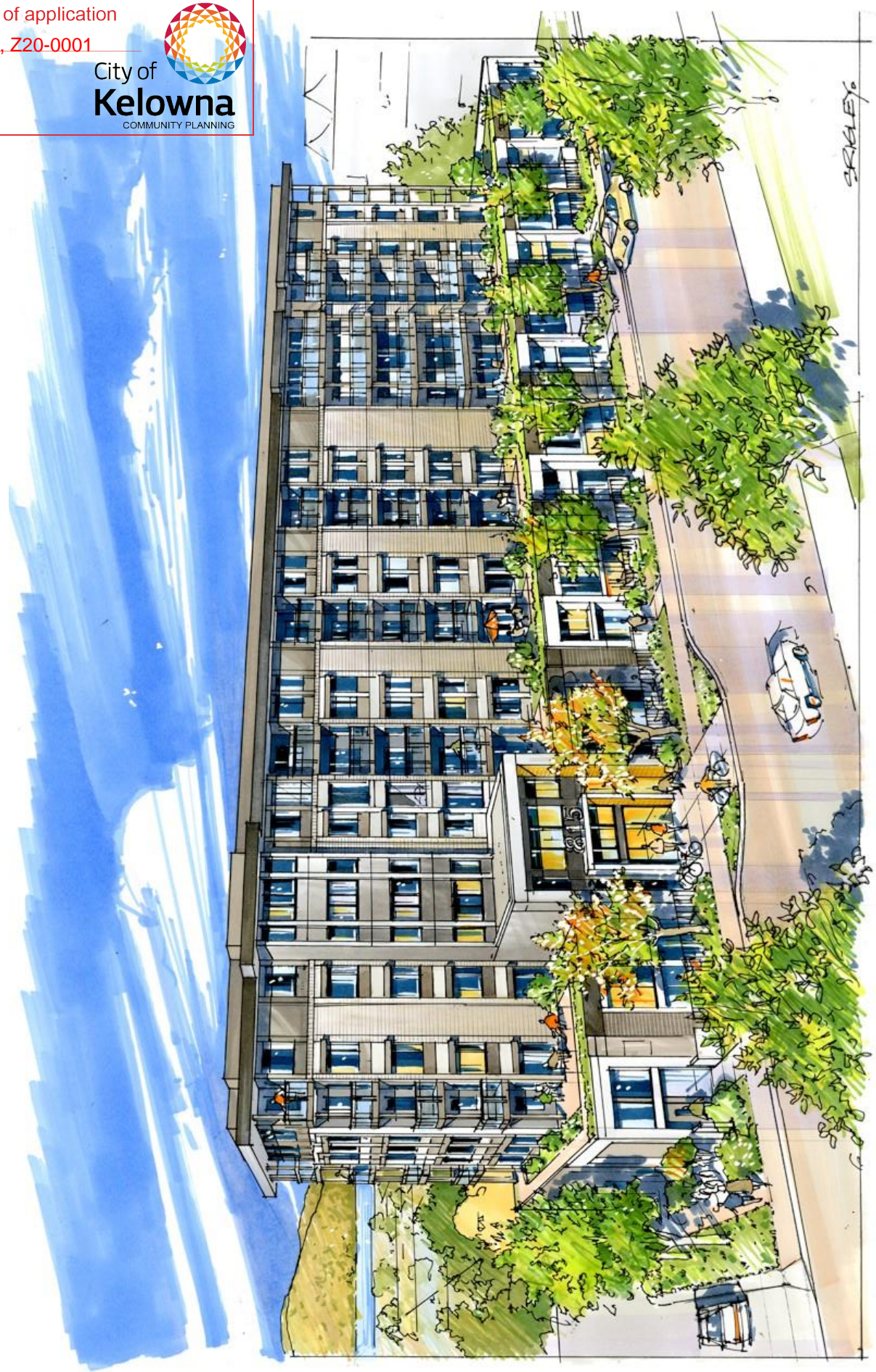


233 BERNARD AVENUE
KELOWNA, B.C.
TEL: 250.762.3004
EMAIL: kel-m@shaw.ca

This forms part of application
OCP20-0001, Z20-0001

Planner
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November 28, 2019

City of Kelowna, Planning
1435 Water Street
Kelowna, BC V1Y 1J4



Attn: Mr. Adam Cseke, Planner

RE: OCP Amendment, Rezoning and Development Permit Application – 815 Leon Ave

Dear Mr. Cseke,

The attached submission is an Official Community Plan amendment, Rezoning, and Development Permit application for 815 Leon Avenue. Further to our pre-application discussions, we are pleased to propose a purpose-built rental building comprised of a blend of street-oriented townhomes and apartment units. We are excited to introduce a new housing option to this transitional and vibrant area of the city. There are a variety of floorplans which will offer a broad demographic the ability to make this new residence their home. The development is committed to offer a long term, affordable housing solution to Kelowna residents who desire a housing option close to the downtown core.

Project Description

The application proposes 127 dwelling units containing a mix of townhomes and apartments in a six-storey structure. The property frontage will be oriented toward Leon Avenue between Richter and Ethel Streets and borders Harvey Avenue to the south. The new building is responsive to the neighboring properties and is a positive introduction to the streetscape. Careful attention has been given to responding to the residential dwellings to the north and the busy streetscape along Highway 97. The proposed increase in density is an appropriate approach for this location.

In order to facilitate this new development, the following is requested:

Official Community Plan

- To amend the current OCP from Multiple Unit Residential (Medium Density – MRM) to Multiple Unit Residential (High Density – MRH).

Rezoning Application

- Rezone the site from RU6 – Two Dwelling Housing to RM6 – High Rise Apartment Housing (with a height limitation) in alignment with the proposed changes to the OCP.

Development Permit

- Included is a proposal for a rental apartment consisting of 127 units with structured parking and residential amenities to support the completed development. There are three variances requested for the project which are described in detail within.

Development Variances

- The zoning summary included in the drawing package has detailed information on the following requested variances:

DVP 1 - Site Coverage Area

DVP 2 - Front Yard Set Back

DVP 3 - Parking Requirements



Project Rationale

Our community continues to grow in population with increased levels forecast to the year 2040. Providing affordable housing options is a key priority for our community. Providing housing within the Urban Core is a mandate of the present Council. The Harvey Avenue corridor is a location suitable for increased density with recent buildings representative of this proposed development. Prato Square, Cambridge House, and Central Green are all current examples of new residential developments along Highway 97 within close proximity to downtown. Beyond the recent buildings mentioned, there are also pre-existing 4, 5, & 12 storey structures within the residential block of this location.

We believe the requested rezoning with a six-storey height limitation and a minor OCP amendment is an appropriate designation for the subject site. The available FAR contained within the RM6 zone lends itself to a greater ability to organize the livable spaces and density consistent with surrounding multi-unit buildings. The scale and exterior materials selected are also responsive to the architectural language of the Urban Core. A resident in this location will enjoy close community amenities, walkable activities, and everything the downtown area offers while realizing an affordable rental lifestyle.

Site Access and Vehicle Movement

Extensive efforts have gone into minimizing hard surfaces and streamlining traffic circulation. A pre-existing SRW on the adjacent property to this site has enabled the development to access the property with minimal new asphalt paving. Traffic is directed from either Richter or Ethel Street, onto Leon Avenue and into a shared drive aisle perpendicular the roadway. The driveway is a shared entry with our neighbour to the east, 863 Leon Avenue. This lane has allowed a greater expanse of green space and activation of each façade of the building.

The parking levels are situated to the rear of the property with entrance doors concealed from Harvey Avenue utilizing landscape and architectural screening. A dual entry parade has eliminated ramps and unnecessary underground space. Surface parking is also contained within the drive aisle to streamline the tenant and visitor experience.

Parking stalls are also primarily 'Full Size Vehicle' with a mixture of 'Medium Size Vehicle' stalls. Each of these spaces will be effective for any type of vehicle to be parked.

Landscape and Lifestyle Amenities

The townhome units that line the frontage of Leon Avenue all have front entry doors that are oriented to the streetscape as well as a dedicated parking stall connected to the home. Young families or those interested in compact, urban living will enjoy these homes. Each townhome also has an outdoor patio which interfaces with the walkway in front of the development creating a warm and inviting presence.

As you make your way up in the building, second level apartments will have outdoor garden and patio areas for private use. Having the ability to enjoy the indoor/outdoor climate in the Okanagan is a priority for planning in this development.

Finally, a landscaped rooftop public amenity is planned to the southern-most part of the building. An outdoor space with views toward Okanagan Lake and Okanagan Mountain Park is a benefit we certainly hope to capture with this unique location. Other lifestyle amenities contemplated include a fitness area, dog park and pet recreation, dog wash, relaxation areas, and resident storage. Planning for the development is aimed at a lifestyle for long-term rental residents. We want to ensure this building will feel like 'home'.

Community Well-Being and Connectedness

There are two primary considerations in this section, crime prevention and urban interaction. As part of the community well-being, safety measures such as security cameras, secure tenant access, generous lighting, and activated building faces have all been contemplated. Crime prevention and a sense of safety is a primary need for all of us. The rental homes in this development respond to our basic need for secure shelter. An active property manager and welcoming lobby environment will also add to the comfort of all residents within the development.

The urban interaction surrounding the subject property is significant. The installation and ongoing improvements to the Ethel Street Active Transportation Corridor is a feature we are truly excited about. Walking, running, and cycling from the development is even greater now with the addition of dedicated bike lanes. The Knowles Heritage Park is 400m from the front entrance of the development and provides a beautiful public park for residents to enjoy. Also, being steps from the Urban Core, there are a multitude of restaurants, events, and community amenities that are all available. Being 'plugged-in' will be easy to do from this development.

ATTACHMENT		B
This forms part of application		
# OCP20-0001, Z20-0001		
Planner Initials	AT	 City of Kelowna COMMUNITY PLANNING

Closing

This application is a significant opportunity to add new housing options within the downtown neighborhood. The proposal offers a variety of high-quality rental homes which will respond to the continued demand and sustainability of our growing city. The location of the project reinforces the consistent theme of building forms along our city's busiest roadway.

As a group of local business owners and residents, we look forward to receiving the support of Staff and Council for this Development Permit Application. We welcome your feedback as we work together to enhance our community.

Kind Regards,

Sincerely,



Mr. Corey Makus
Partner, 815 Leon Developments Ltd.



cc: Rob Haberman
Sam Brovender
West Point Projects Ltd.



OCP20-0001 & Z20-0001 815-831 Leon Ave.

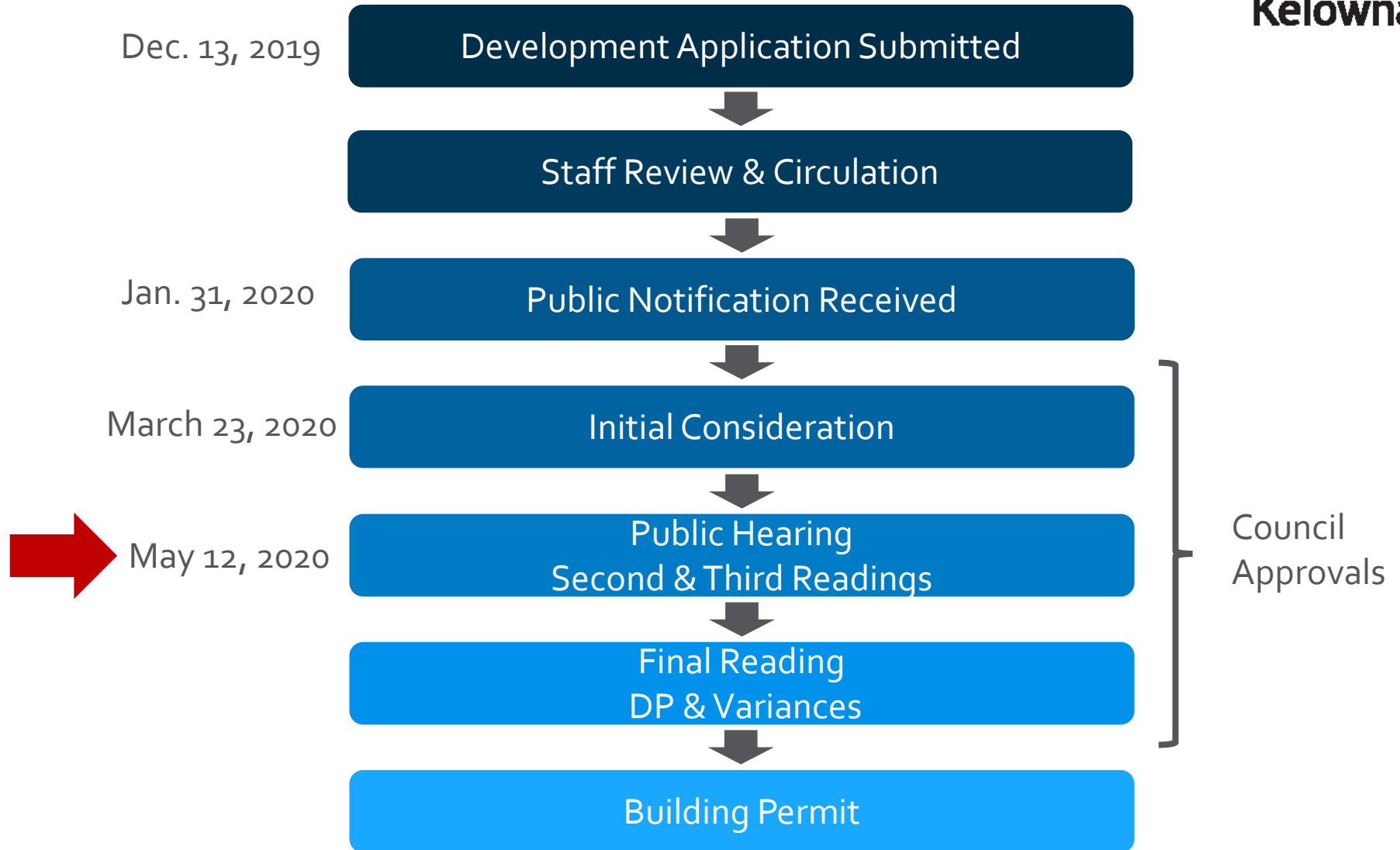
OCP Amendment & Rezoning Application



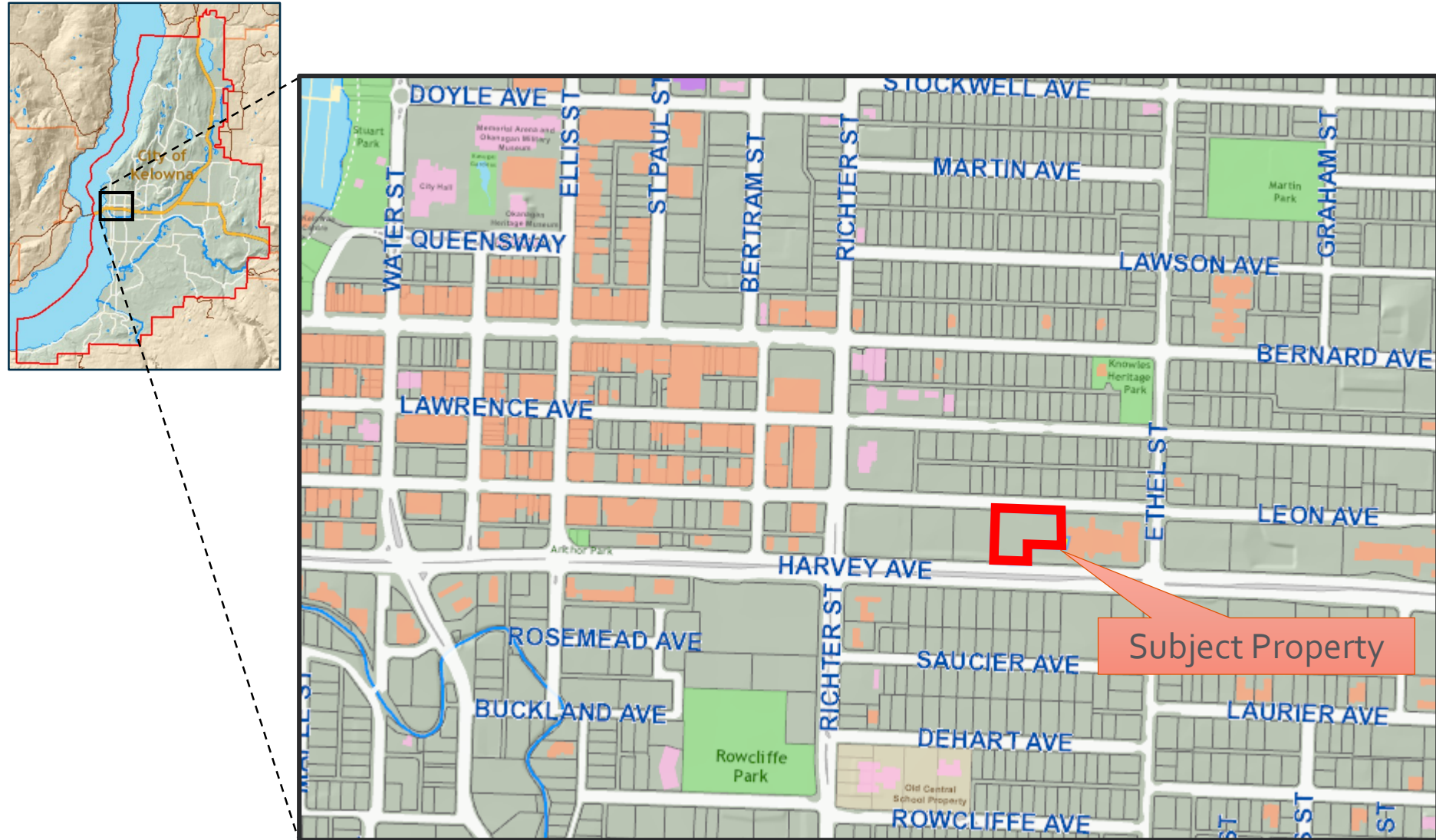
Proposal

- ▶ To amend the Official Community Plan to change the future land use designation of the subject property from MRM – Multiple Unit Residential Medium Density to MRH – Multiple Unit Residential High Density;
- ▶ And rezone the subject property from the RU2 – Medium Lot Housing zone to the RM6 – High Rise Apartment Housing zone to facilitate the development of a 6 ½ storey rental apartment building.

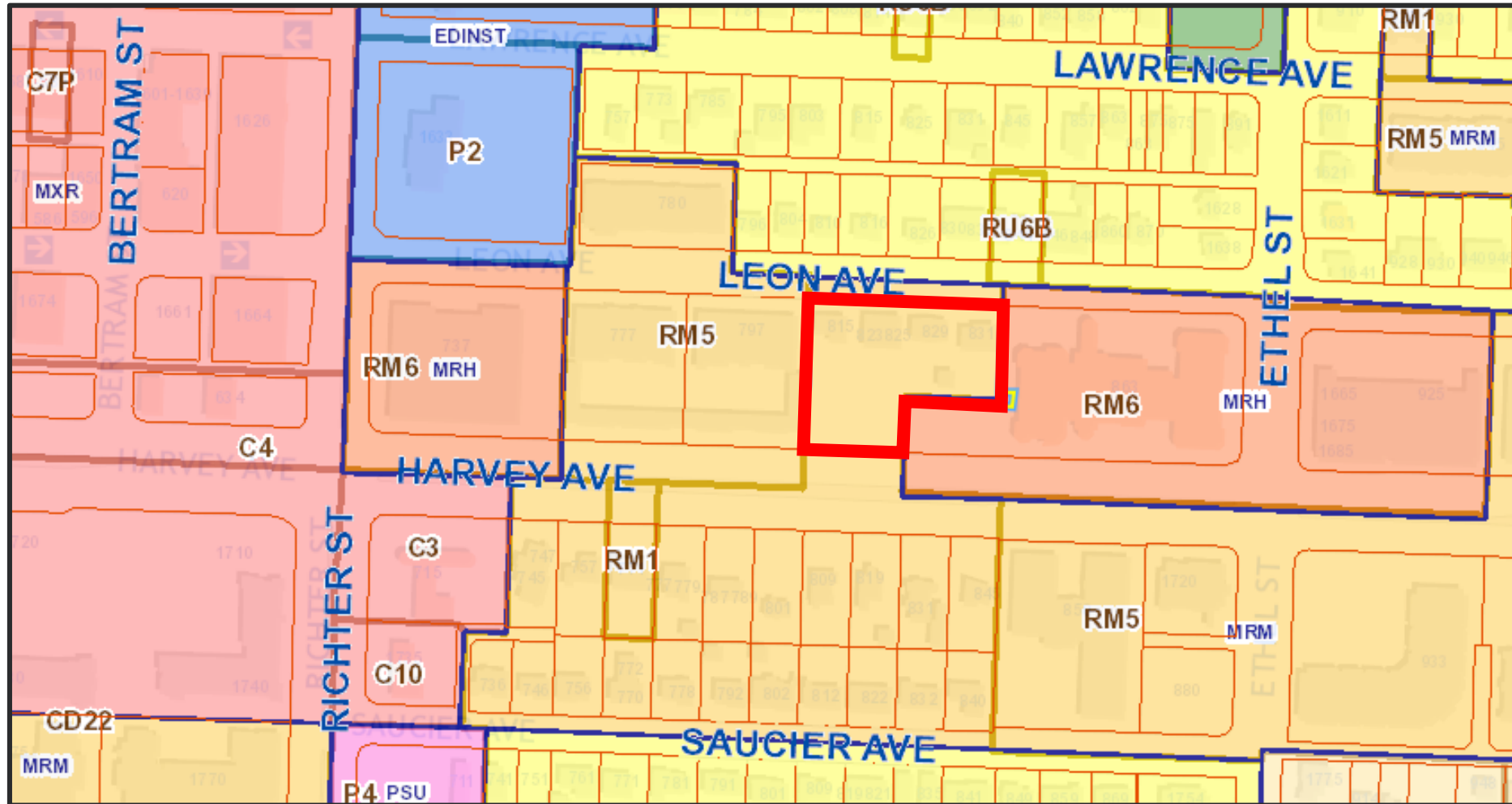
Development Process



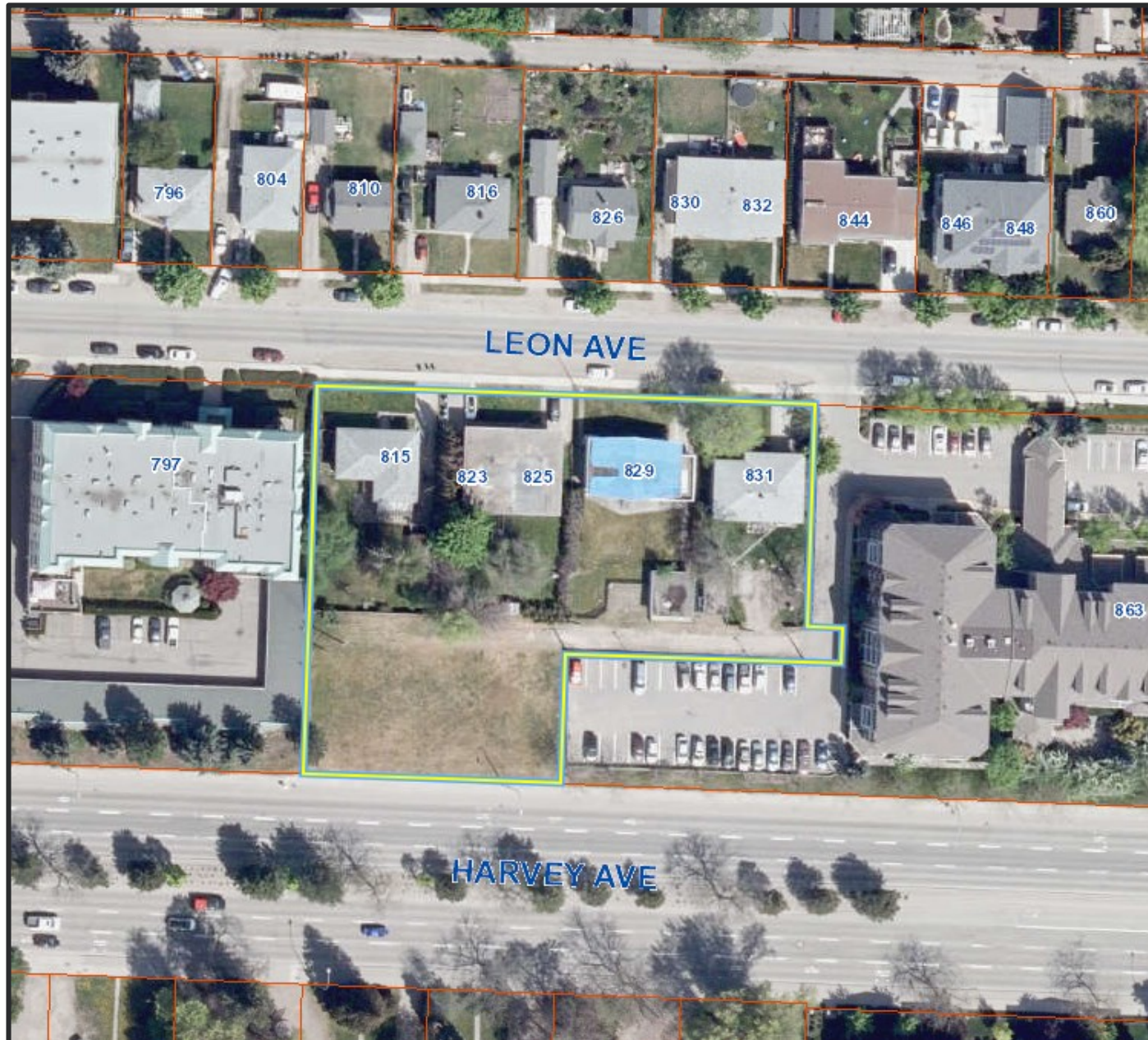
Context Map



OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ The proposed OCP Amendment and Rezoning are meant to accommodate a 6 ½ storey rental apartment building with a floor area ratio (FAR) of 1.64.
- ▶ The maximum FAR achievable under the RM5 zone, consistent with the property's existing MRM future land use designation, is 1.4.
- ▶ Thus the proposed development requires both a rezoning to RM6 and an OCP Amendment to MRH.

Project/technical details

- ▶ Despite exceeding the FAR of the RM5 zone, the size and scale of the proposed development reflects that of a mid-rise apt. building, which the MRM designation is meant to accommodate.



Project/technical details

- ▶ The maximum height under the RM6 zone is 55m or 16.0 storeys. However, Staff wish to limit the height of development in this area to mid-rise buildings;
 - ▶ Therefore, Staff are requesting a covenant be placed on Title limiting height to 6 ½ storeys and 24m.
- ▶ Staff are tracking 3 variances related to the proposed development.
 - ▶ These variances will be evaluated and formally considered at Development Permit stage.

Development Policy

- ▶ **Contain Urban Growth:** Reduce greenfield urban sprawl and focus growth in compact, connected and mixed-use (residential and commercial) urban and village centres.
- ▶ **Promote Compact Urban Form:** Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities... through development, conversion, and re-development within Urban Centres in particular

Public Notification Policy #367

- ▶ Public consultation process was conducted in full compliance with Policy No. 367 Public Notification & Consultation for Development Applications.
 - ▶ Public Information Session held on Feb. 12, 2020.

Staff Recommendation

- ▶ Staff support the proposal to change the future land use designation of the subject property to MRH and rezone to RM6 to facilitate the development of a 6 ½ storey rental apartment building.
 - ▶ Promotes a compact urban form and introduces urban growth in a desired area.
 - ▶ Close proximity to downtown and Ethel St. multi-use pathway
- ▶ Reflects the intended size and scale of the existing future land use designation.



Conclusion of Staff Remarks

