



# Z19-0135 2340 Pandosy St

Rezoning Application



# Proposal

- ▶ To consider an application to rezone the subject property from RU1-Large Lot Housing zone to HD3-Health Services Transitional to facilitate the development of a medical services building

# Development Process



November 27, 2019

Development Application Submitted



Staff Review & Circulation



January 2020

Public Notification Received



June 15, 2020

Initial Consideration



Public Hearing- Request to Waive  
Second & Third Readings



Final Reading  
DP & Variances



Building Permit



Council Approvals

# Context Map



# Subject Property Map

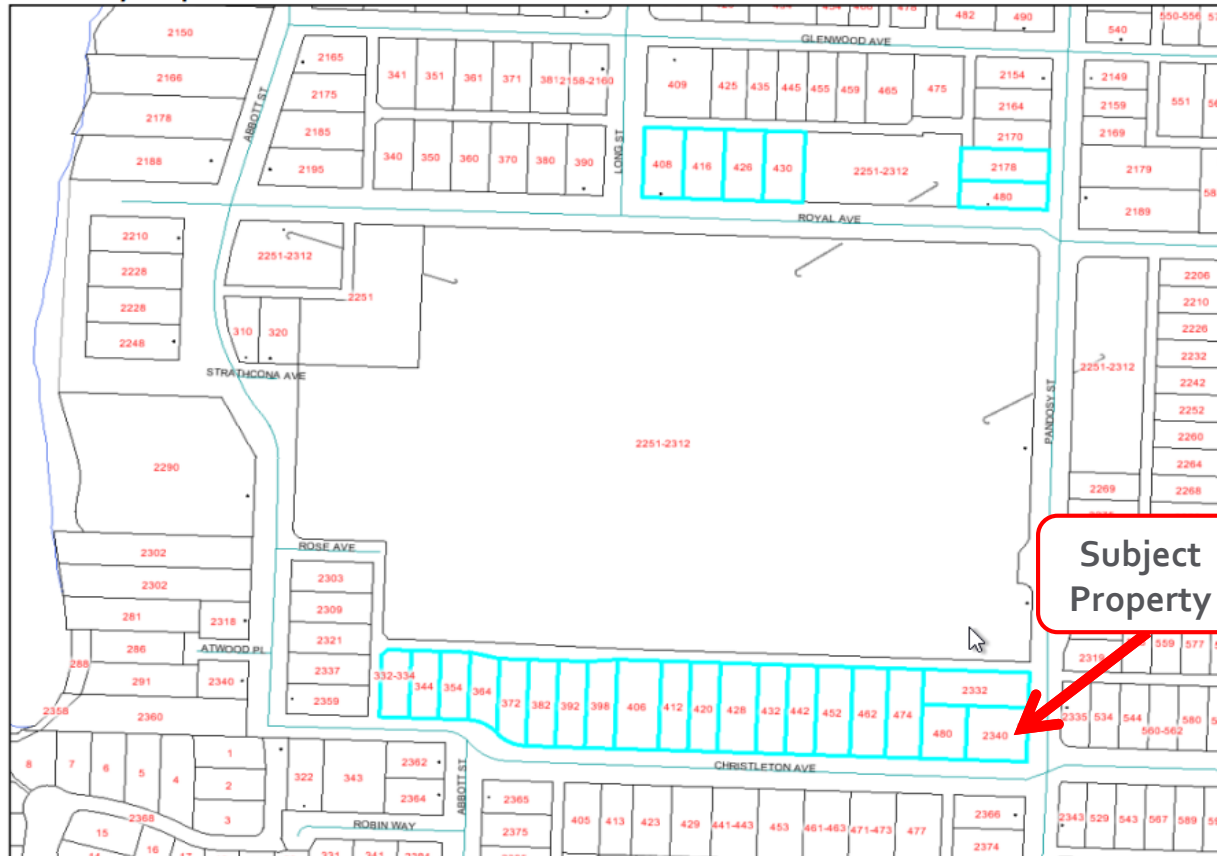


# HD3- Health Services Transitional

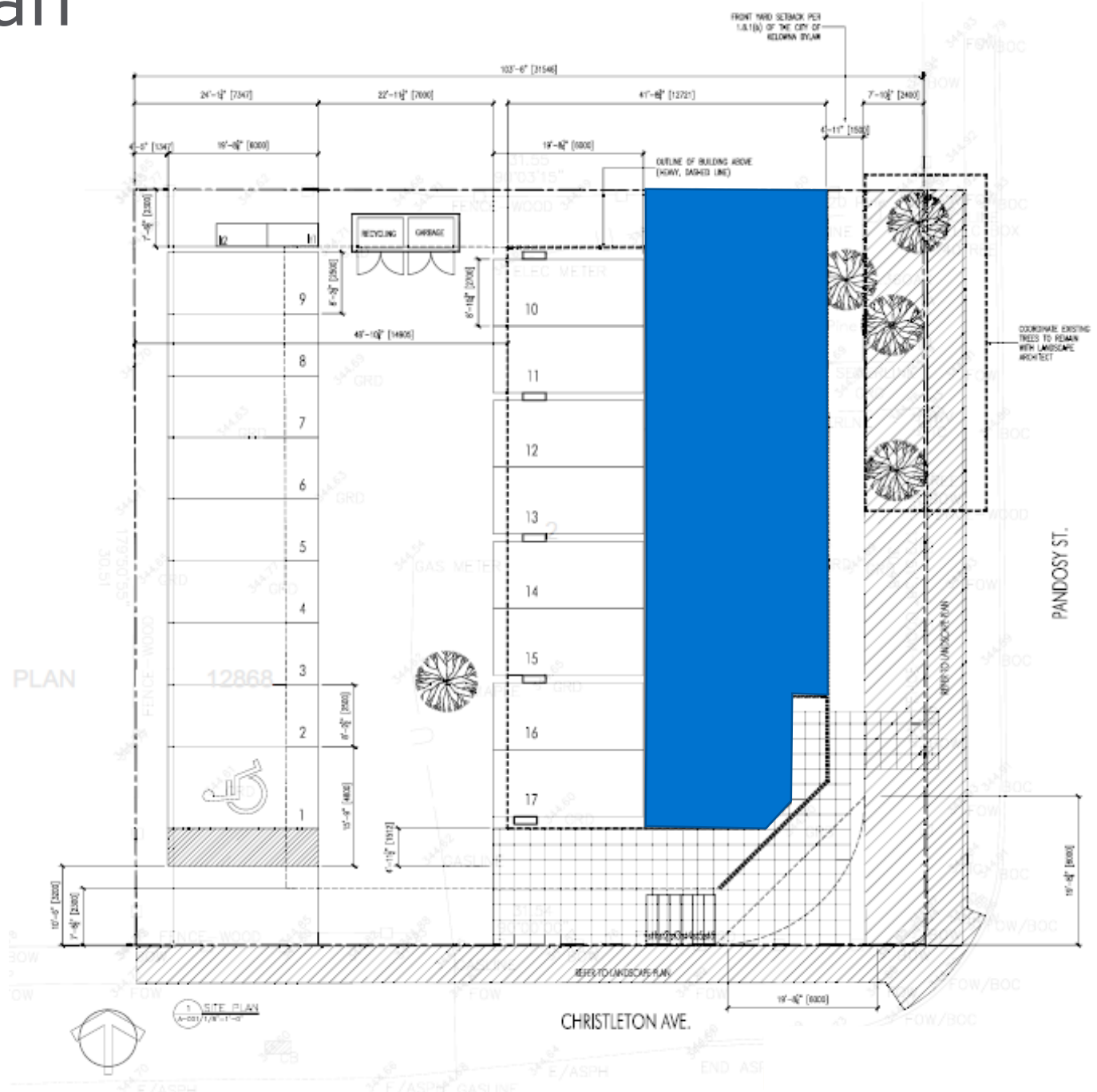
- ▶ HD3- Health Services Transitional was created as part of Phase 1 of the Hospital Area Plan
- ▶ The zone is intended for the transitional area immediately north and south of KGH
- ▶ Intention is to minimize impact of the Hospital Campus on adjacent residential neighbourhood and allow for sensitive transitions

# HD3- Health Services Transitional

**Boundary Map:**



# Site Plan





# Development Policy

- ▶ Proposal is aligned with the future land use in the OCP- Health District
- ▶ Proposed use (Health Services, Major) is aligned with the zone

# Staff Recommendation

- ▶ Staff **support** the proposed rezoning



## *Conclusion of Staff Remarks*