



Z18-0011 1193 St. Paul

Rezoning Application



Proposal

- ▶ To consider an application to rezone the subject property from the I₄ zone to the C₇ zone to facilitate the construction of a potential hotel.

Development Process

Jan 23rd 2018

Development Application Submitted

Staff Review & Circulation

Feb 21st 2020

Public Notification Received

Aug 24th 2020

Initial Consideration

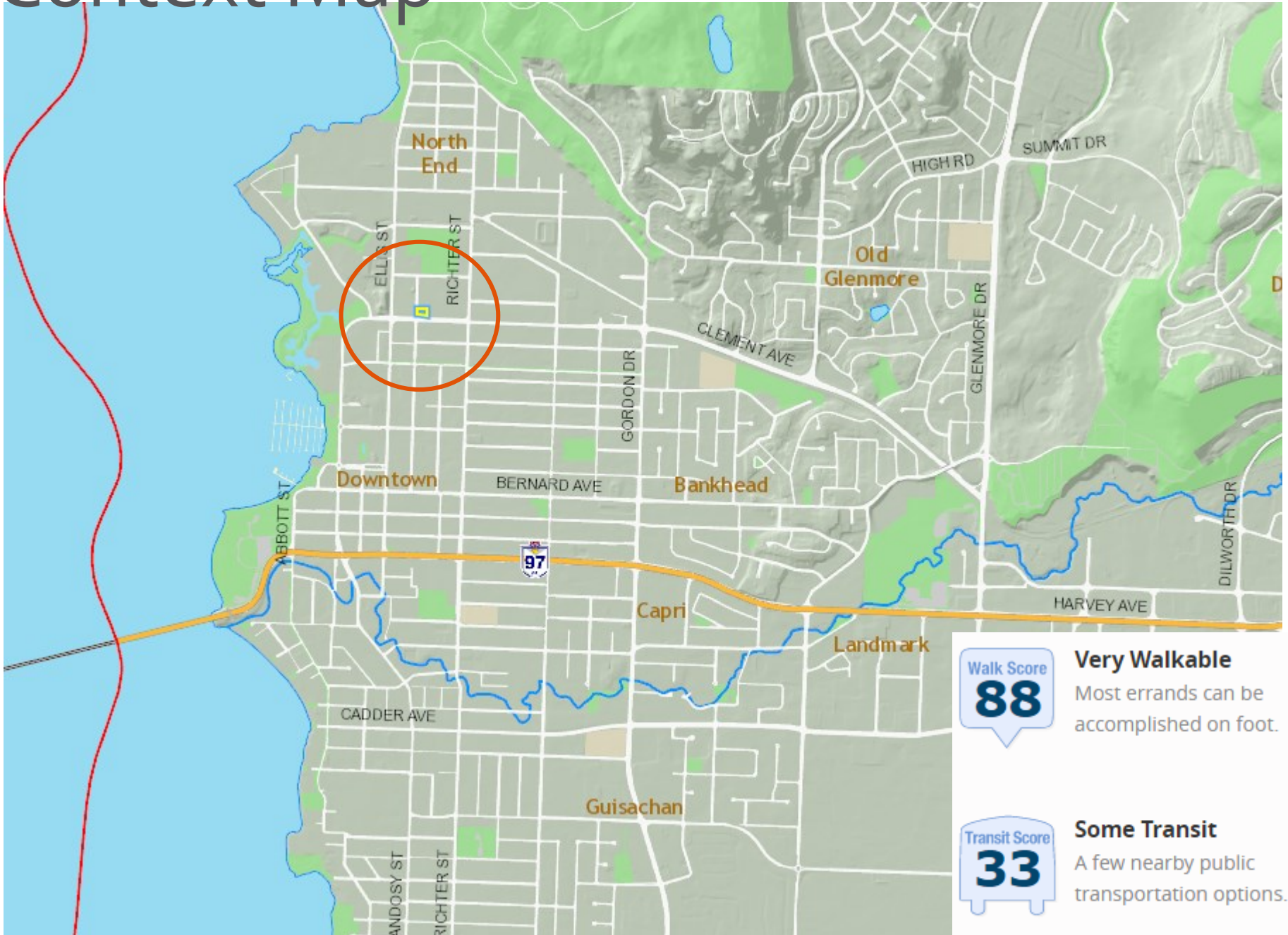
Public Hearing
Second & Third Readings

Final Reading, Development Permit, &
Development Variance Permit

Building Permit

Council
Approvals

Context Map



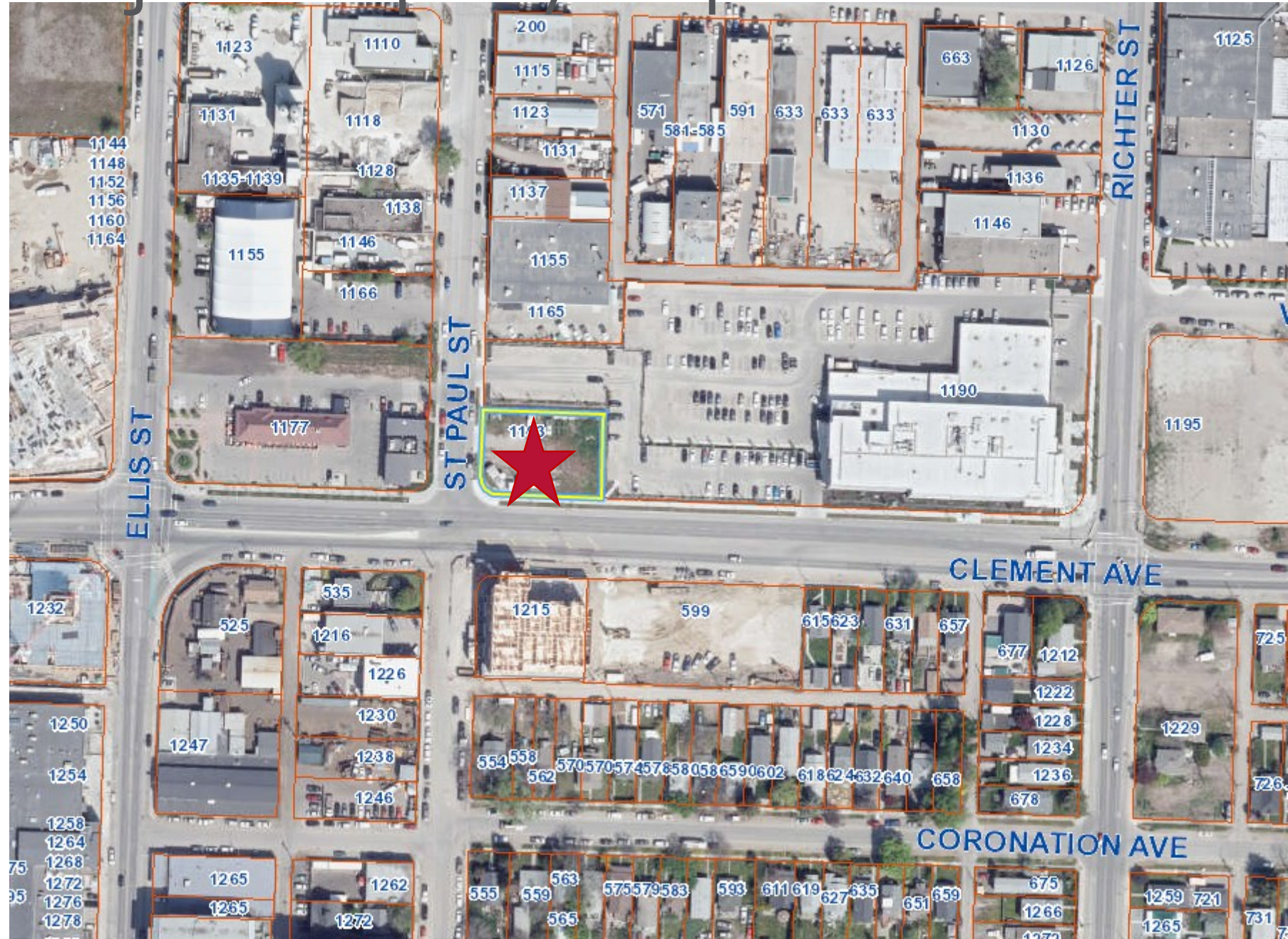
Walk Score
88

Very Walkable
Most errands can be accomplished on foot.

Transit Score
33

Some Transit
A few nearby public transportation options.

Subject Property Map



Renderings



Renderings



Renderings



Renderings



Renderings



Renderings



Potential Variances

- Tracking one variance to Podium Height from 16.0 metres to 18.0 metres

	Rate	Total Stalls Required	Total Stalls Provided
Previous Parking Regulation	1.3 stalls per 100 m ²	37 stalls	37 stalls
Current Parking Regulation	0.8 stalls per Sleeping Unit	70 stalls	

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Hotel compatible with adjacent building forms and land uses
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks