



Z20-0059 480 Royal Avenue

Rezoning Application



Proposal

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

RU₁  HD₃

Development Process



July 22, 2020

Development Application Submitted



Staff Review & Circulation



August 23, 2020

Public Notification Received



January 18, 2021

Initial Consideration



Public Hearing
Second & Third Readings



Final Reading
Heritage Alteration Permit



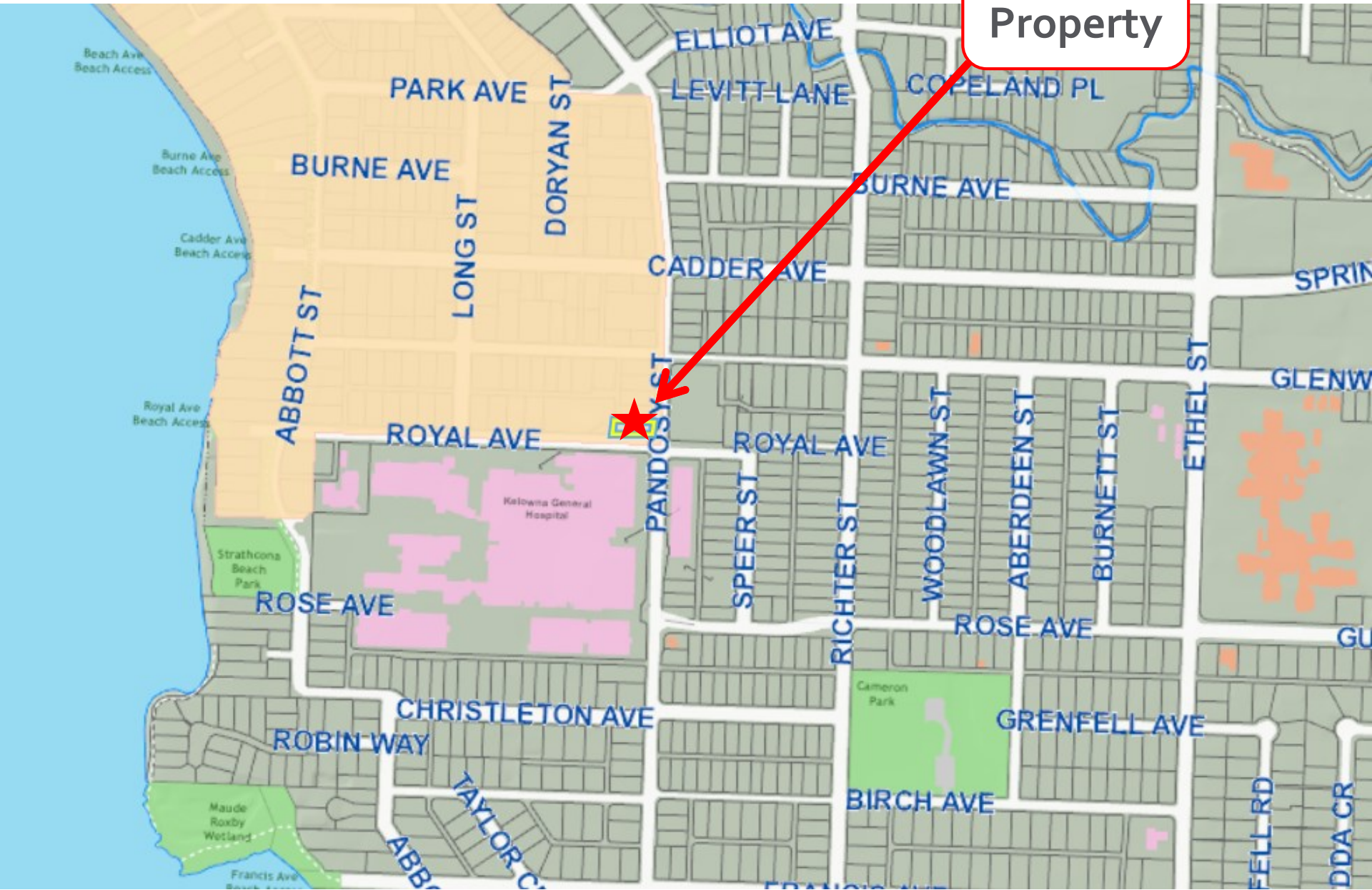
Building Permit



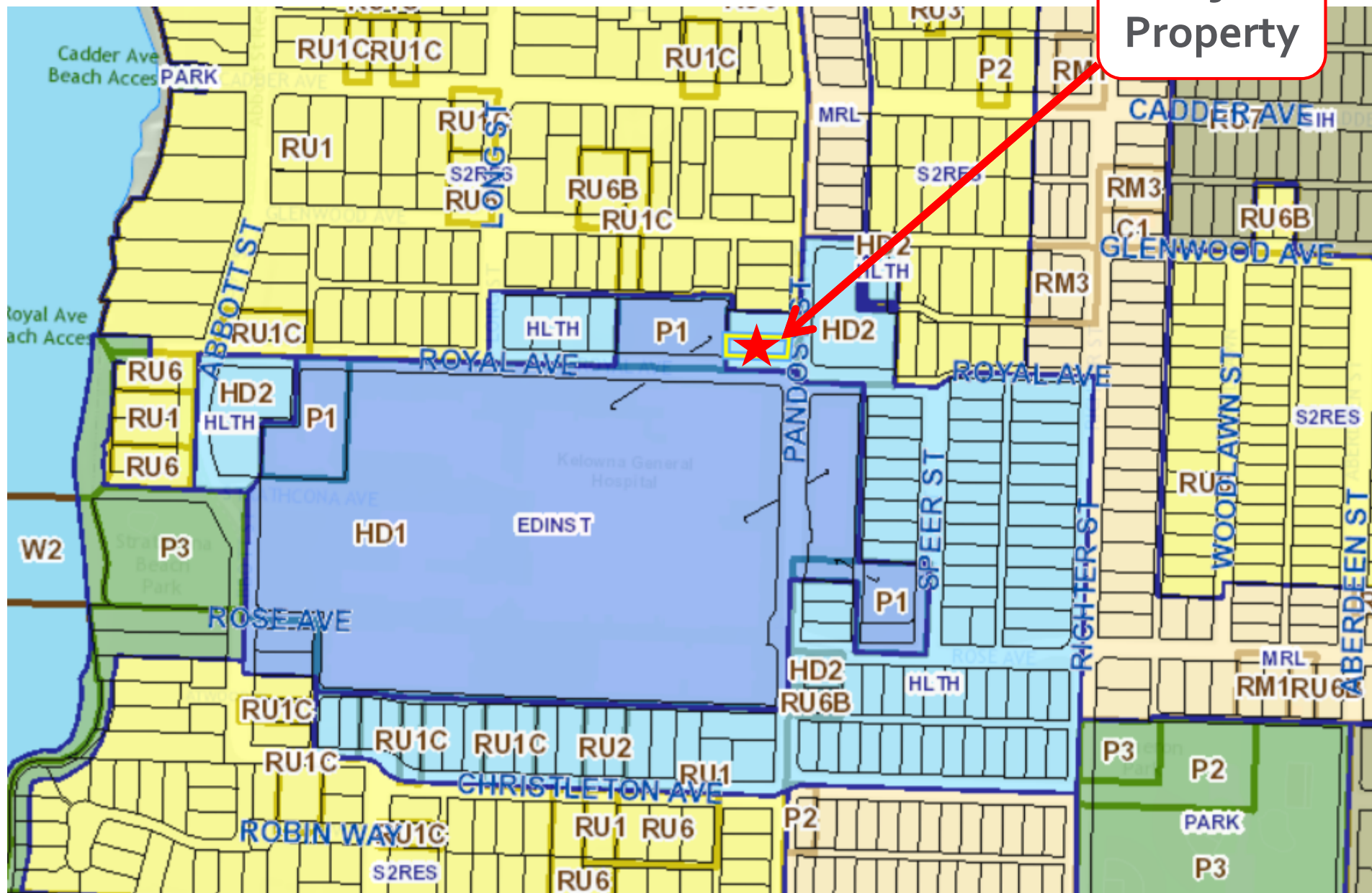
Council
Approvals

Context Map

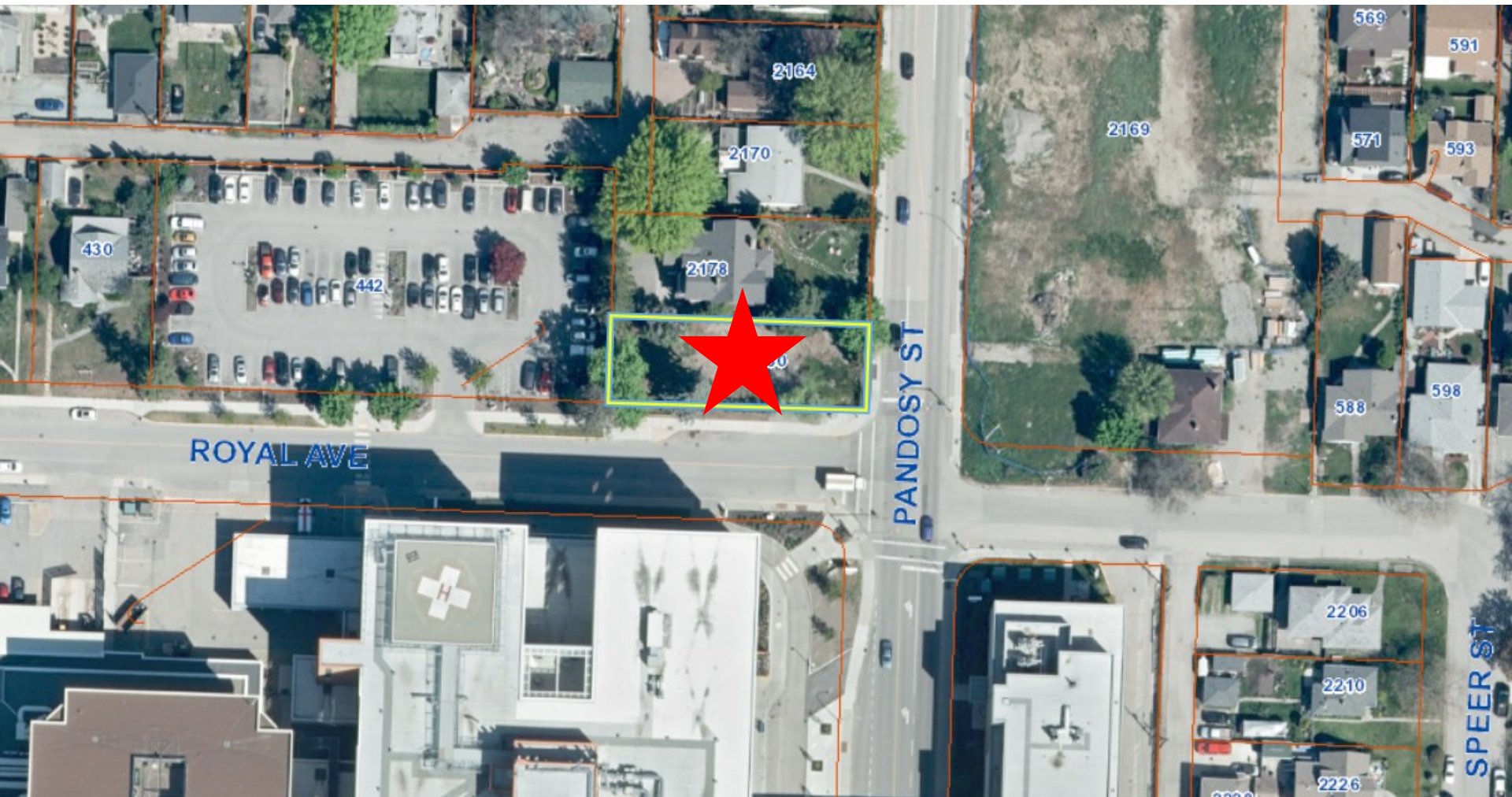
Subject
Property



**Subject
Property**



Subject Property Map

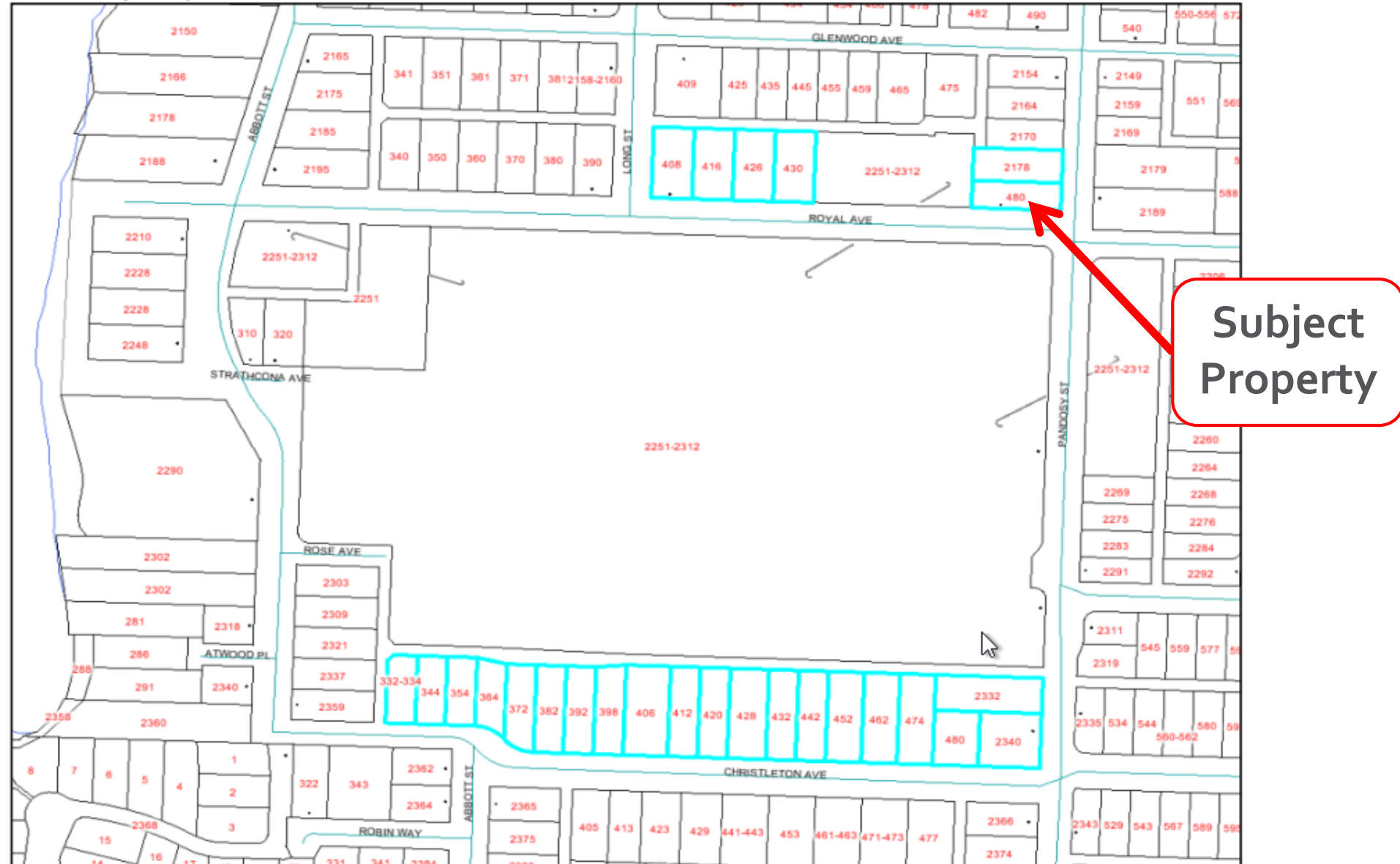


HD3 - Health Services Transitional

- ▶ 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

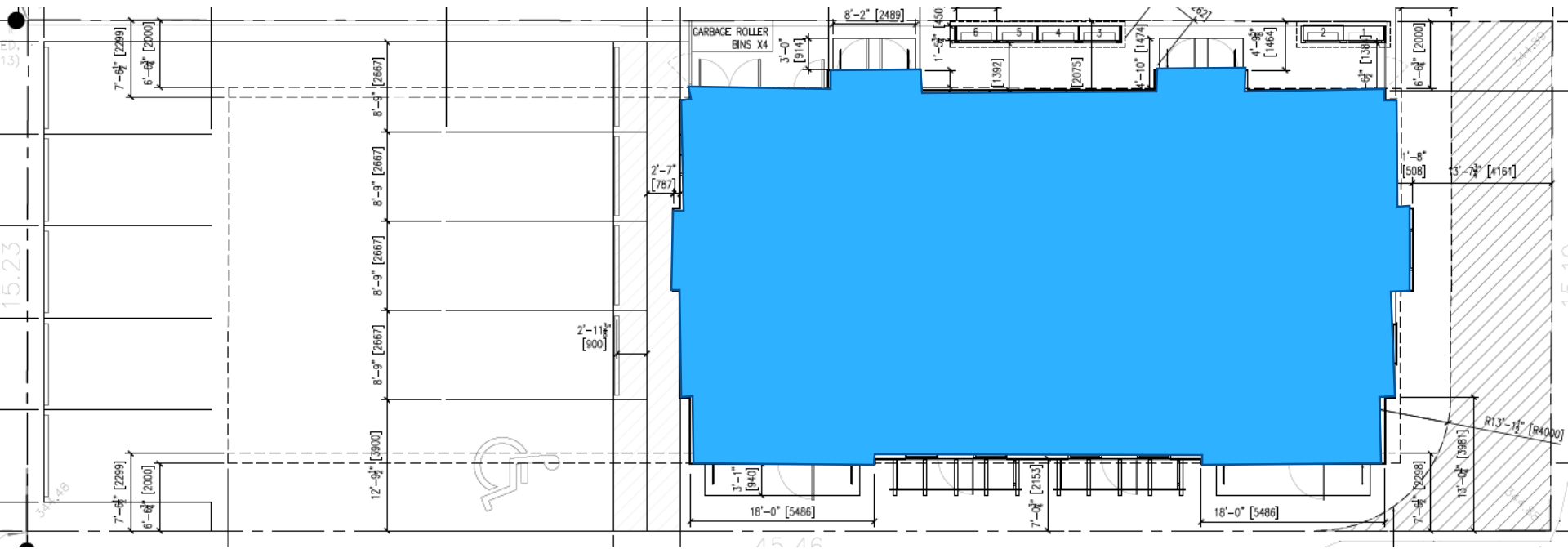
Boundary Map:



Project Details

- ▶ New two-storey mixed use building
- ▶ Four ground-oriented commercial units on the main floor
- ▶ Four 1-bedroom rental residential suites on second floor

Conceptual Site Plan



Royal Ave

Development Policy

- ▶ Meets the intent of Official Community Plan for Health District
 - ▶ properties west of Pandosy Street that are designated health district are limited to the HD3 zone of the Zoning Bylaw.
- ▶ Meets the intent of HD3 - Health Services Transitional zone
 - ▶ provide a transitional zone from the KGH campus to the established residential neighbourhood to the north and south.
 - ▶ supportive health uses

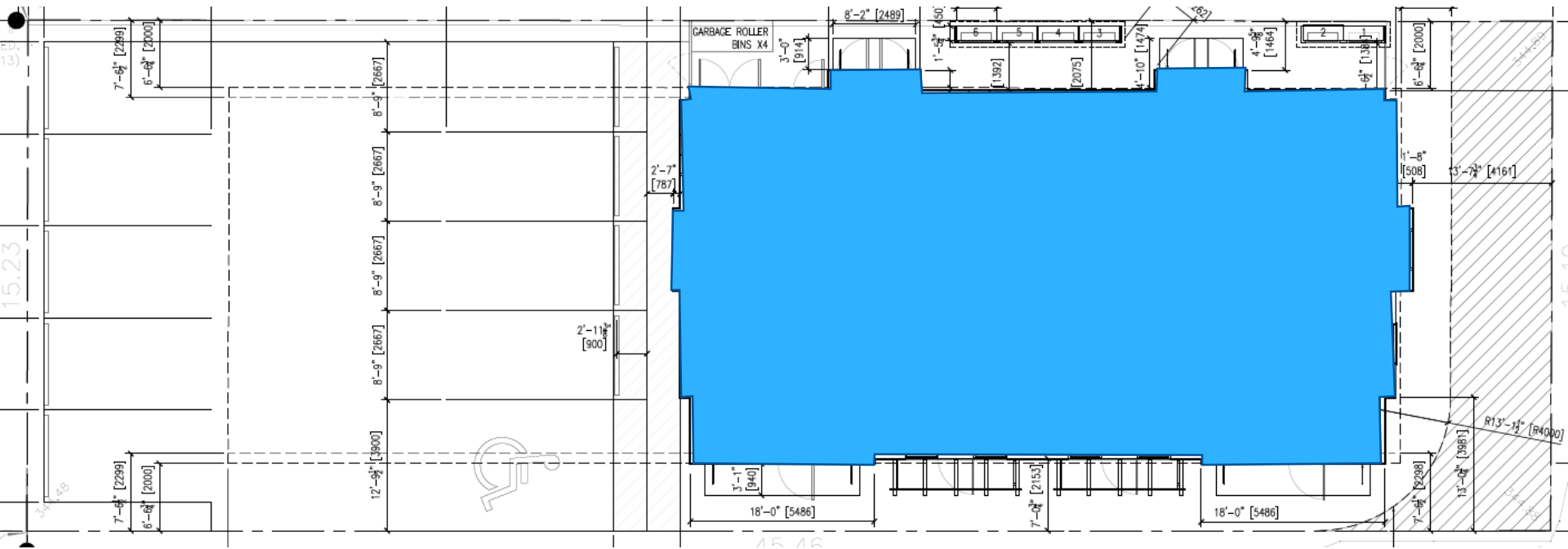
Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning of the subject lot from the RU1- Large Lot Housing to the HD3 - Health Services Transitional to facilitate the development of a mixed-use building.
- ▶ Meets the intent of the Official Community Plan
 - ▶ Health District
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks

Conceptual Site Plan



Royal Ave