



TA21-0015 860 – 1000 KLO Road

Text Amendment Application



Proposal

- ▶ To amend the Zoning Bylaw by increasing the maximum permitted height in the P2 – Education and Minor Institutional zone at 860 – 1000 KLO Road.

Development Process

Aug 25, 2021

Development Application Submitted

Staff Review & Circulation

Oct 19, 2021

Public Notification Received

Nov 15, 2021

Initial Consideration

Public Hearing
Second & Third Readings

Final Reading

Development Permit

Council Approvals

Context Map



**SUBJECT
PROPERTY**

Project details

- ▶ The proposed Text Amendment would increase the maximum permitted height on the subject property from 13.5 m or 4 storeys to 22 m or 6 storeys
- ▶ Would allow development of a 216-bed student housing project on the subject property
- ▶ Future development of the College campus could be 6 storeys in height.

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ South Pandosy Urban Centre building heights
 - ▶ Compact urban form

- ▶ Consistent with Future Land Use **EDINST**

Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Future Land Use Designation of Educational / Institutional
 - ▶ South Padosy Urban Centre Building Heights
 - ▶ Compact urban form
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



Conclusion of Staff Remarks