

# Heritage Alteration Permit

321 Royal Avenue

HAP25-0003



# Purpose

- To issue a Heritage Alteration Permit for the addition of 10 sleeping units to the existing congregate housing development on the subject property.

# Development Process

April 2, 2025 Development Application Submitted



Staff Review & Circulation



N/A Public Notification Received



May 12, 2025 Heritage Alteration Permit

Council  
Approvals



Building Permit







# Model City

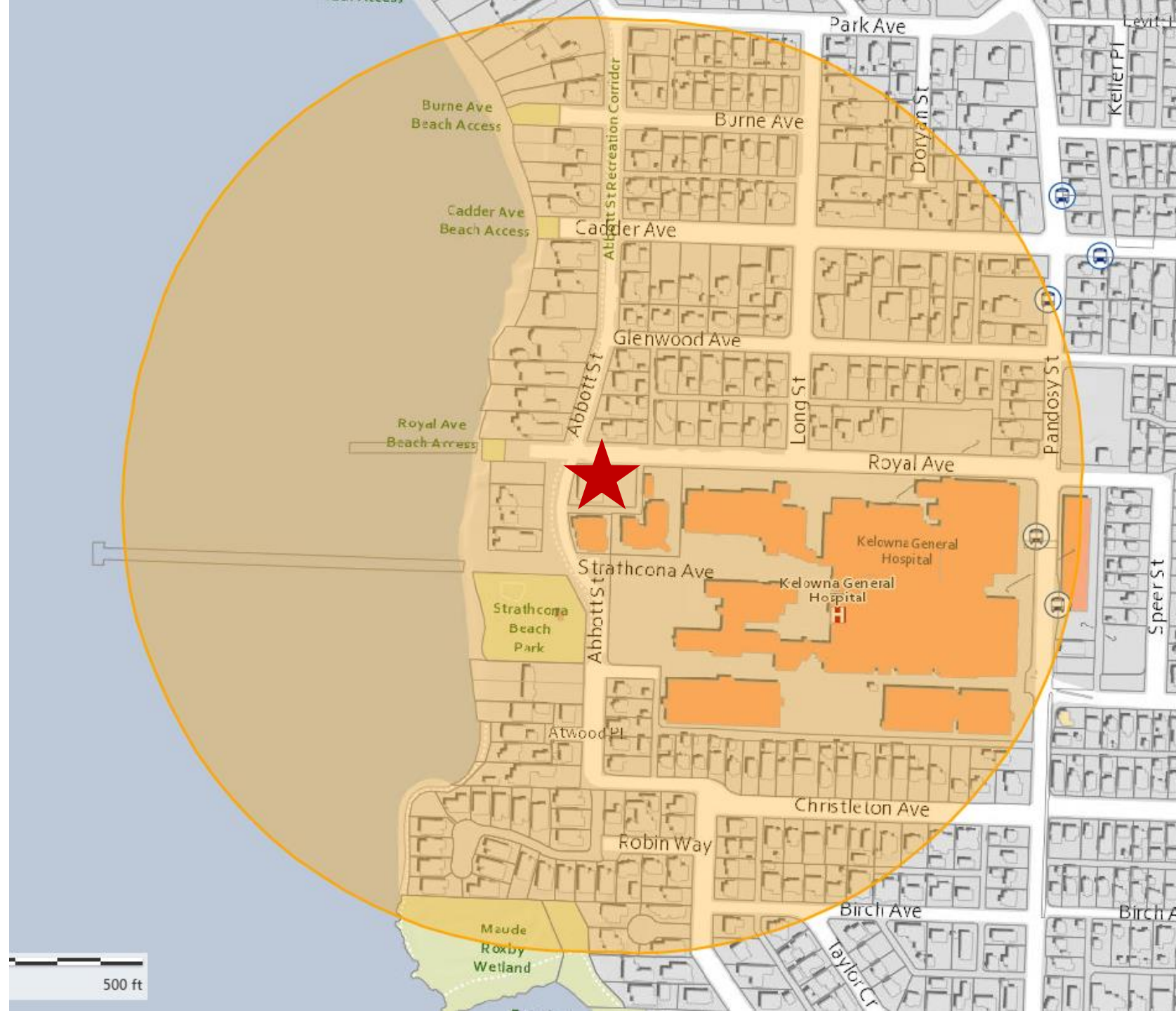
Estimated population: 622

Estimated Jobs: 886

Estimated Residential Units: 305

Estimated Commercial Units: 11

Estimated Institutional Units: 12







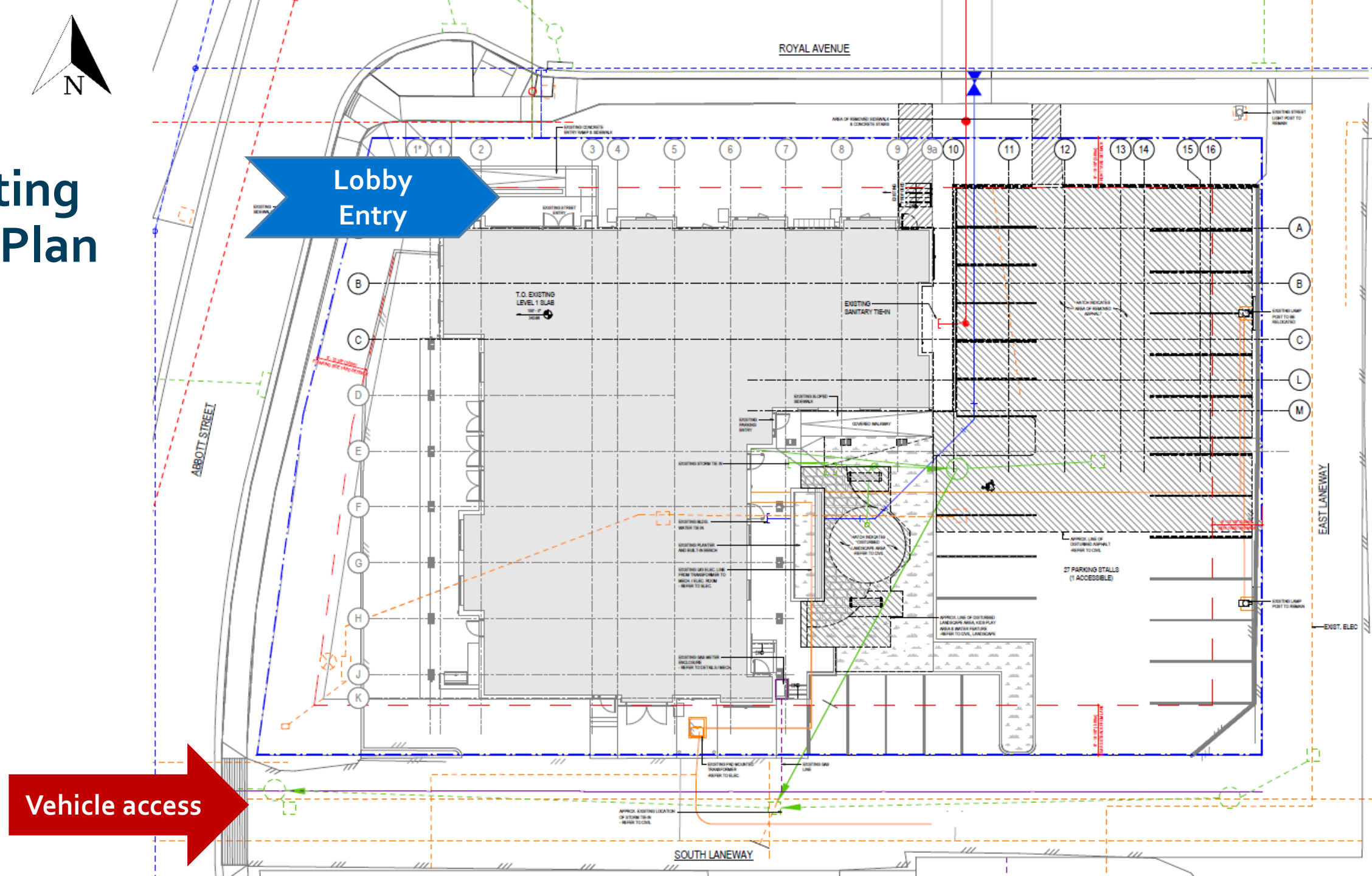
# Subject Property Map



# Technical Details

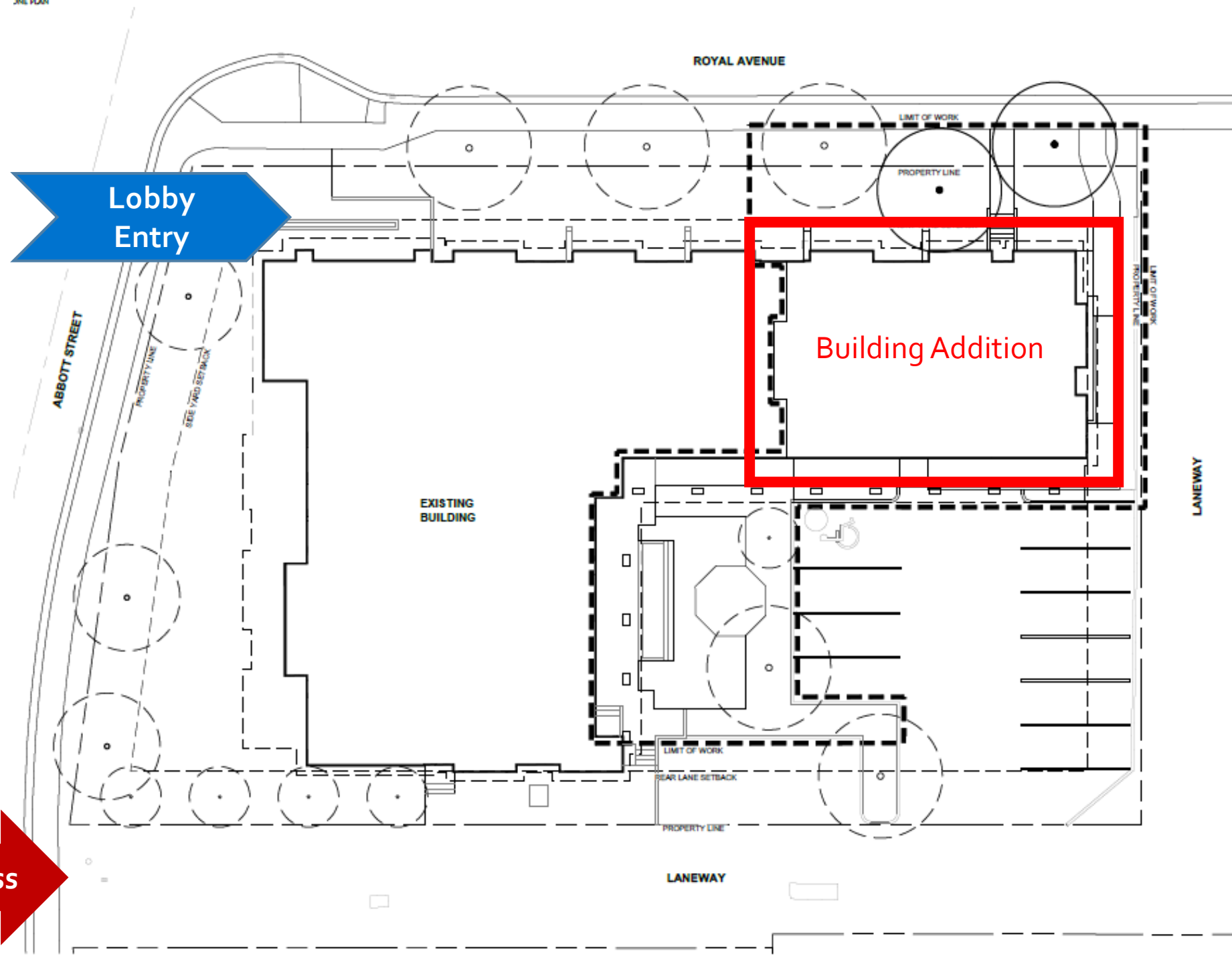
- Existing 20-unit congregate housing
- Proposed 10-unit addition to north-east end of building
- Parking stall reduction from 27 to 15 stalls
  - Hospital TOA requires 1 accessible stall only
- Indoor amenity to remain
- New outdoor amenity space
- 3 existing trees and 1 new on-site tree
- Frontage improvements include 1 new boulevard tree







# Proposed Site Plan

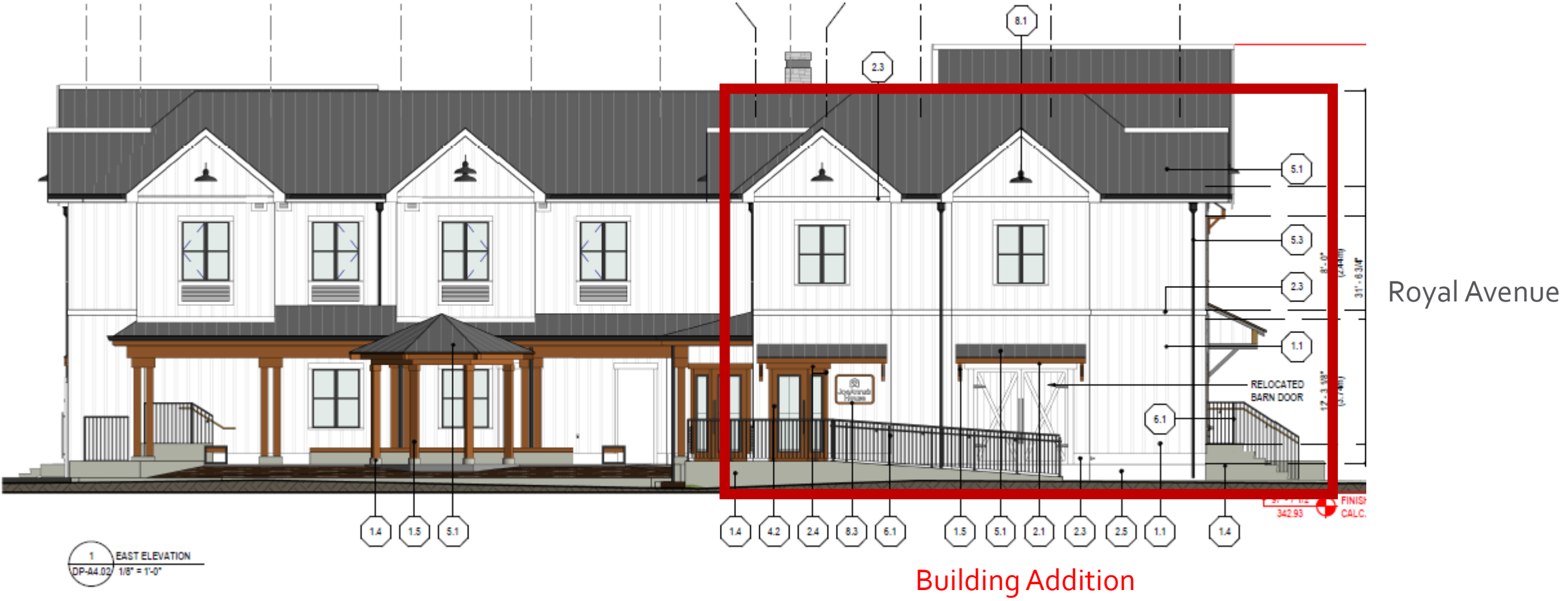


# Elevation (North) – Royal Avenue



Building Addition

# Elevation (East) – Laneway



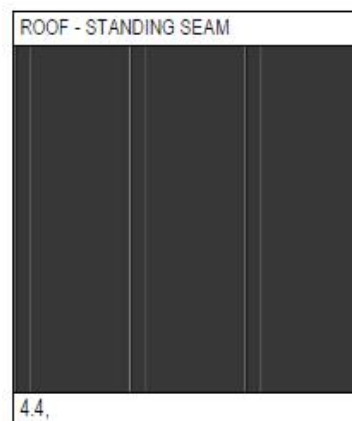
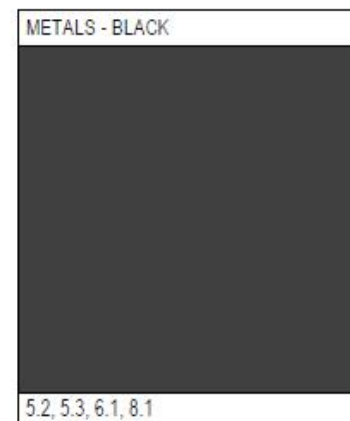
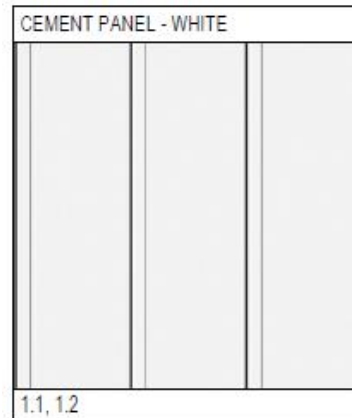


# Elevation (South) – Laneway



Building Addition

# Materials Board



# Render NW – corner of Royal Avenue and Abbott Street



Building Addition



# Render NW – corner of Royal Avenue and Abbott Street



## Render NE – Royal Avenue



Building Addition



## Render SE – laneway to interior parking lot and plaza

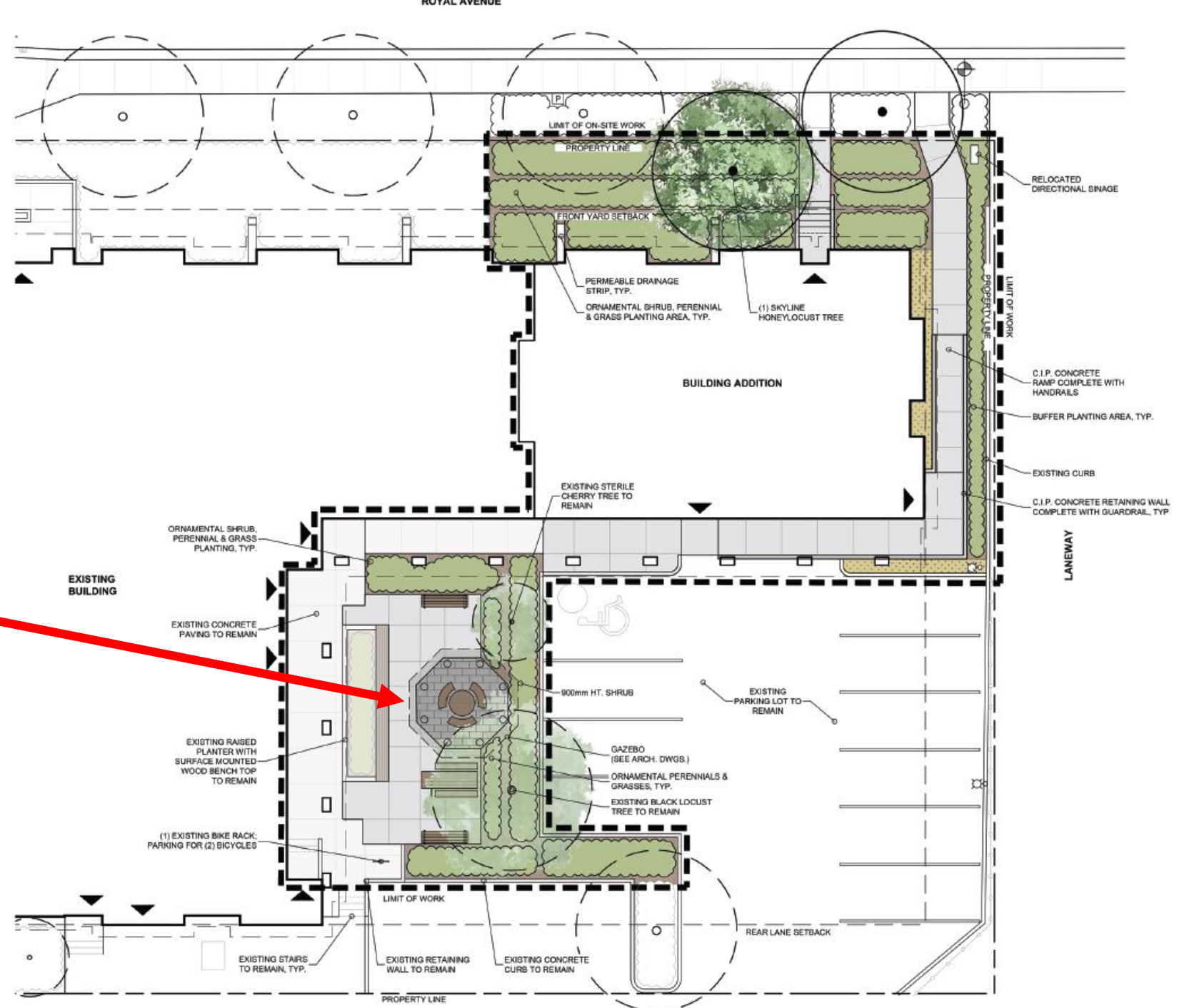
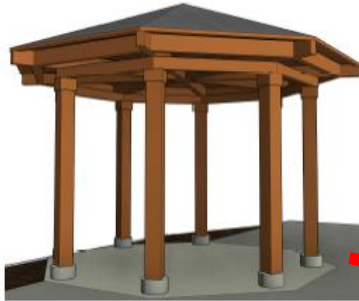


Building Addition





# Landscape Plan



# OCP Policies

- Support extension of health services and appropriate building expansions of the KGH and other health care facilities
- Providing diverse housing tenures and unit types
- Encourage additions and renovations to existing development, compatible form and character with existing context

# Staff Recommendation

- Staff recommend support for the proposed heritage application permit as it is consistent with:
  - Majority of OCP Heritage Guidelines
  - Form and character is compatible with existing building
  - No variances
  - Supports the extension of KGH facility