



Committee of the Whole Report

For the Meeting of July 18, 2024

To: Committee of the Whole **Date:** July 4, 2024

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: **Rezoning Application No. 00810 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street and associated Development Permit with Variances Application No. 000614 and Heritage Alteration Permit Application No. 00251**

RECOMMENDATION

Rezoning Application

1. That Council instruct the Director of Sustainable Planning and Community Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated July 4, 2024 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street.
2. That, after publication of notification in accordance with section 467 of the Local Government Act, first, second and third reading of the zoning regulation bylaw amendment be considered by Council.
3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute an 2.38 m wide statutory right of way along Niagara Street for highway purposes to the satisfaction of the Director of Engineering and Public Works prior to adoption of the bylaw.
4. That adoption of the zoning bylaw amendment will not take place until all of the required legal agreements that are registrable in the Land Title Office have been so registered to the satisfaction of the City Solicitor.
5. That the above Recommendations be adopted on the condition that they create no legal rights for the applicant or any other person, or obligation on the part of the City or its officials, and any expenditure of funds is at the risk of the person making the expenditure.

Development Permit with Variance Application

That Council, after giving notice, consider the following motion:

- “1. That subject to the adoption of the necessary Zoning Regulation Bylaw amendment, Council authorize the issuance of Development Permit with Variances No. 000614 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street, in accordance with plans submitted to the Planning department and date stamped by Planning on May 21, 2024, subject to:
 - a. Proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. increase the maximum height from 18.50m to 23.10m
 - ii. increase the maximum site coverage from 40% to 53%
 - iii. reduce the minimum open site space from 50% to 41%
 - iv. reduce the Battery Street setback from 10.00m to 6.00m for the triplex
 - v. reduce the Battery Street setback from 10.00m to 6.50m for the building and 5.00m for the balcony of the assisted living facility
 - vi. reduce the Niagara Street setback from 4.00m to 2.50m for the port cochere of the assisted living facility
 - vii. reduce the internal west setback from 6.00m to 5.00m for the balcony of the assisted living facility
 - viii. reduce the internal south setback from 6.00m to 4.70m for the balcony of the assisted living facility
 - ix. locate an accessory building in the side yard instead of the rear yard
 - x. increase the maximum height of an accessory building from 3.50m to 3.70m.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

Heritage Alteration Permit Application

That Council, consider the following motion:

- “1. That Council authorize the issuance of the Heritage Alteration Permit No. 00251 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street in accordance with plans submitted to the Planning department and date stamped by Planning on May 21, 2024 (the “Plans”), subject to the proposed development meeting all City zoning bylaw requirements.
2. That the Heritage Alteration Permit, if issued, lapses two years from the date of this resolution.”

LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application, Development Permit with Variances Application and Heritage Alteration Permit Application. Relevant rezoning considerations include the proposal to increase the density and add assisted living facility as a new use while the relevant Development Permit with Variances considerations relate to the application’s consistency with the design guidelines and the impact of the variances. The relevant considerations for the Heritage Alteration Permit include meeting the objectives of the Heritage Conservation Area-1: Battery Street, and consistency with heritage policies.

Enabling Legislation

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the Zoning Regulation Bylaw but may not vary the use or density of the land from that specified in the Bylaw.

In accordance with Sections 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application, a Development Permit with Variances Application, and a Heritage Alteration Permit Application for the property located at 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street.

The proposal is to rezone from the R3-2 Zone, Multiple Dwelling District, to increase the density from 1.6:1 floor space ratio (FSR) to 2.45:1 FSR and allow construction of a new six-storey assisted living building. The concurrent Development Permit with Variances Application pertains to the proposed form, character, exterior design, finishes and landscaping, and variances related to height, site coverage, open site space, setbacks, and accessory buildings. The concurrent Heritage Alteration Permit Application is to facilitate the rehabilitation and restoration of the heritage designated house, the Rutland Residence.

The following points were considered in assessing the Rezoning Application:

- The proposed six-storey assisted living facility building is generally consistent with the Official Community Plan (OCP, 2012) Urban Residential Urban Place Designation in terms of built form, use, and density.
- The proposal would advance the OCP's objectives with regards to providing a form of rental housing with an assisted living facility.
- The *James Bay Neighbourhood Plan* identifies this site as an area of stability, where little change in the type or size of housing is expected.

The following points were considered in assessing the Development Permit with Variances:

- The proposal is generally consistent with the objectives and guidelines contained in Development Permit Area 16: General Form and Character which seeks to provide a sensitive transition to adjacent and nearby areas with lower scale built form, to achieve a

high quality of architecture, landscape and urban design, and achieve more liveable environments through considerations for human-scaled design.

- The height, site coverage, open site space, and setback variances are considered supportable because overall the proposal generally meets the design guidelines.
- The accessory building variances are considered supportable because the grade change would result in the accessory building being located lower than the adjacent property to the south which would reduce impacts on it.

The following points were considered in assessing the Heritage Alteration Permit Application:

- The proposal is generally consistent with the conservation objectives of the Heritage Conservation Area-1: Battery Street and the *Standards and Guidelines for the Conservation of Historic Places in Canada*, as they relate to the rehabilitation and restoration of the historic Rutland Residence located at 674 Battery Street.

BACKGROUND

Description of Proposal

The proposal is to rezone the properties from the R3-2 Zone, Multiple Dwelling District, to a new site-specific zone to increase the density from 1.6:1 floor space ratio (FSR) to 2.45:1 FSR and accommodate construction of a six-storey assisted living building (approximately 168 assisted living facility units), while retaining the existing heritage designated triplex (Rutland Residence).

The following differences from the standard URMD Zone are being proposed and would be accommodated in the new zone:

- add assisted living facility as a permitted use (this use would allow housing, meal services, housekeeping services, laundry services, social and recreational opportunities, and a 24-hour emergency response system – in this case, the applicant has indicated that it would be used for seniors housing including memory care beds)
- add the property to Schedule N – Residential Rental Tenure Properties
- increase the maximum Floor Space Ratio from 2.00:1 to 2.45:1

The associated Development Permit with Variances is for the form and character of the site. Specific details include:

- six-storey building form over one level of underground parking
- common outdoor amenity spaces on each floor level (decks) and at grade
- landscaping materials include concrete paving, unit pavers, shrubs, trees, and benches.

The proposed variances are related to:

- increasing the maximum height from 18.50m to 23.10m
- increasing the maximum site coverage from 40% to 53%
- reducing the minimum open site space from 50% to 41%
- reducing the Battery Street setback from 10.00m to 6.00m for the triplex
- reducing the Battery Street setback from 10.00m to 6.50m for the building and 5.00m for the balcony of the assisted living facility
- reducing the Niagara Street setback from 4.00m to 2.50m for the port cochere of the assisted living facility

- reducing the internal west setback from 6.00m to 5.00m for the balcony of the assisted living facility
- reducing the internal south setback from 6.00m to 4.70m for the balcony of the assisted living facility
- locating an accessory building in the side yard instead of the rear yard
- increasing the maximum height of an accessory building from 3.50m to 3.70m.

Land Use Context

The area is characterized by a mix of single-family dwellings, duplexes, and apartment buildings (Figure 1).



Figure 1. Aerial photo of subject site

Existing Site Development and Development Potential

The site is presently used as a rest home.

Under the current R3-2 Zone, Multiple Dwelling District, the property could be developed as rest homes or multiple dwellings with a maximum floor space ratio of 1.6:1 and a maximum height of 22m.

Data Table

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District, and standard URMD Zone, Urban Residential Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the URMD Zone. Additionally, the key OCP policy related to height and density has been included in this table.

Zoning Criteria	Proposal	Current R3-2 Zone	Zone Standard (URMD Zone)	OCP Policy Urban Residential UPD
Site area (m ²) – minimum	4913.90	920.00	1840.00	
Density (Floor Space Ratio) – maximum	2.45:1*	1.6:1	2.00:1	1.2:1 base 2.0:1 max
Total floor area (m ²) – maximum	12,016.00 (Total) 11,846.00 (Assisted Living) 170 (Triplex)	7862.18	N/A	
Height (m) – maximum	23.10* (Assisted Living) 8.88 (Triplex)	18.50 or 22.00	18.50	
Storeys – maximum	6	N/A	6	3 to 6
Site coverage (%) – maximum	53.00*	30.00	40.00	
Open site space (%) – minimum	41.00*	50.00	50.00	
Assisted Living Setbacks (m) – minimum				
Douglas Street (E)	7.60 (building) 6.10 (balcony)	13.5	4.00	
Battery Street (S)	6.50* (building) 5.00* (balcony)	13.5	10.00	
Niagara Street (N)	8.50 (building) 4.60 (balcony) 2.50* (port cochere)	13.5	4.00	
Internal (W)	6.50 (building) 5.00* (balcony)	3.00 or ½ building height	6.00	
Internal (S)	8.60 (building) 4.70* (balcony)	3.00 or ½ building height	6.00	
Triplex Setbacks (m) – minimum				

Zoning Criteria	Proposal	Current R3-2 Zone	Zone Standard (URMD Zone)	OCP Policy Urban Residential UPD
Battery Street (S)	6.00*	13.50	10.00	
Internal (E)	6.80	3.00 or ½ building height	6.00	
Accessory Building				
Location	Side Yard*	Rear Yard	Rear Yard	
Combined Floor Area (m ²) – maximum	34.93	37.00	37.00	
Height (m) – maximum	3.70*	3.50	3.50	
Rear Setback (m)	n/a	0.60	0.60	
Side Setback (m) - minimum	1.40	0.60	0.60	
Separation from main building (m) - minimum	7.40	2.40	2.40	
Vehicle parking – minimum	80	79	79	
Visitor vehicle parking included in the overall units - minimum	17	17	17	
Accessible vehicle parking included in the overall units - minimum	10	10	10	
Van Accessible visitor vehicle parking included in the overall units - minimum	2	2	2	
Bicycle parking stalls – minimum				
Long Term	12	8	8	
Short Term	6	3	3	

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on December 22, 2021, prior to submission of the application, it was posted on the Development Tracker along with an invitation to complete a comment form. Mailed notification was sent to owners and occupiers of property within 200m of the subject property advising that a consultation process was taking place, and that information could be obtained and feedback provided through the Development Tracker. A sign was also posted on site, to notify those passing by of this consultative phase. Additionally, the applicant participated in an online meeting with the CALUC on January 12, 2022. A letter dated January 18, 2022, along with the comment forms are attached to this report.

The applicant did not make substantial changes in response to the consultation in advance of application submission, but they have subsequently reduced the height from eight to six storeys and the density from 3.25:1 Floor Space Ratio (FSR) to 2.45:1 FSR.

Section 464(3) of the *Local Government Act* prohibits a local government from holding a public hearing for a rezoning application that is consistent with the OCP and is intended to permit residential development. However, notice must still be sent to all owners and occupiers of adjacent properties prior to introductory readings of the zoning regulation bylaws.

The associated application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Rezoning Application

Official Community Plan

This property is designated as Urban Residential in the *Official Community Plan (OCP, 2012)*, which envisions multi-unit residential, including townhouses and row-houses, low and mid-rise apartments, with heights that may generally range from three to six storeys. Total floor space ratios may generally range up to 1.2:1. Additional density may be considered in locations that support the growth management concept in the OCP, such as in proximity to Urban Villages, Town Centres and Transit Priority Corridors, where public benefit is provided consistent with the objectives of the OCP and other City policies (maximum of approximately 2:1 FSR).

The proposed built form, use, and density are generally consistent with this designation, as the proposal is located on a frequent transit priority corridor and would provide rental housing in the form of an assisted living facility. It is also less than 500m from the James Bay Large Urban Village and located adjacent to Beacon Hill Park.

James Bay Neighbourhood Plan

The *James Bay Neighbourhood Plan* identifies this site as an area of stability, where little change in the type or size of housing is expected.

Inclusionary Housing and Community Amenity Contribution Policy

In accordance with the Inclusionary Housing and Community Amenity Contribution (IHCAC) Policy, the proposal is not expected to provide Community Amenity Contribution because it is a proposal for secured rental housing in the form of an assisted living facility.

Housing

The application, if approved, would add approximately 66 new assisted living facility rental units (the existing 102 units would be replaced by 168 units and the triplex would be retained), which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*.

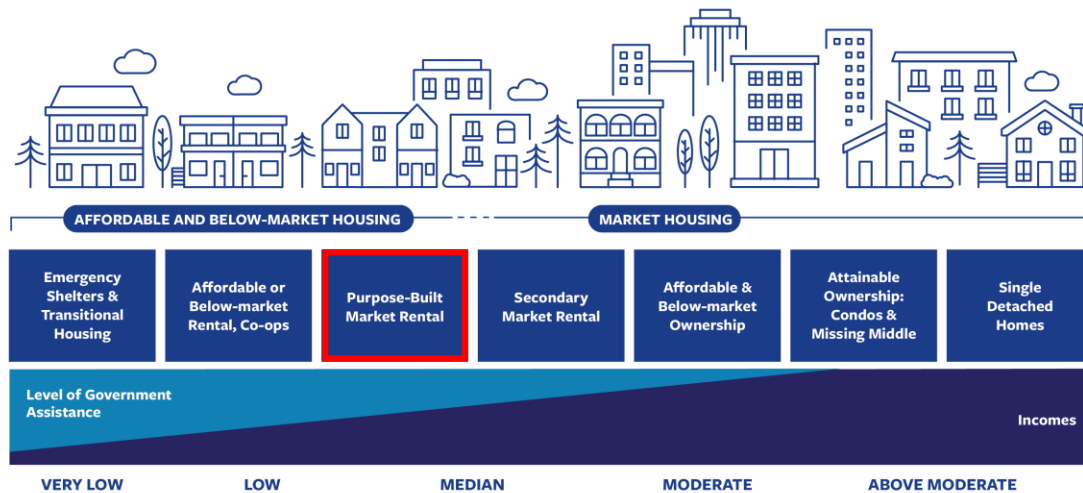


Figure 2. Housing Continuum

Affordability Targets

The proposal is for market rental housing and, as per the IHCAC policy, 100 per cent, secured, purpose-built rental projects are exempted from providing affordable units.

Housing Mix

The application is proposing to retain the triplex and construct 168 assisted living facility units, which will primarily be comprised of studios without kitchens.

Security of Tenure

The applicant is proposing rental housing and therefore the rezoning would add the property to Schedule N – Residential Rental Tenure Properties.

Existing Tenants

The proposal is to demolish two existing buildings (the existing triplex would be retained) which would result in a loss of 102 existing residential rest home units. Consistent with the Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan which is attached to this report.

Statutory Right of Way

It is recommended that a 2.38m wide Statutory Right-of-Way (SRW) along Niagara Street be a condition of rezoning to help fulfill *Official Community Plan* objectives such as enhanced facilities for walking and the urban tree canopy.

Development Permit with Variances Application

Official Community Plan: Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 16: General Form and Character. The objectives of this Development Permit Area (DPA) are to provide a sensitive transition to adjacent and nearby areas with lower scale built form and to integrate buildings in a manner that is complementary to established place character. Other objectives are related to achieving a high quality of architecture, landscape and urban design, and achieving more liveable environments through considerations for human-scaled design, quality of open spaces, privacy impacts, safety and accessibility. Design Guidelines that apply to this DPA are the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)*, *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*, and *Guidelines for Fences, Gates and Shutters (2010)*.

Overall, staff consider that the proposal is generally consistent with these objectives and guidelines. Background information related to the height and massing, impact on adjacent properties, and the relationship to the street is provided for Council's consideration as follows:

- Height and massing: The facades are broken into human-scale proportions with breaks in form, projections, balconies, surface treatments and building articulation while still providing an effective edge which frames the street. Although the proposal is taller than the adjacent existing buildings, the upper storeys step back by approximately 4.43m on the west side and 7.5m on the façade facing Battery Street, which helps to provide a transition to the surrounding lower scale buildings.
- Impact on adjacent properties: Any six-storey building in this location will have impacts on the adjacent existing lower-scale buildings due to the lot depth and orientation. This specific proposal will have some overlook and shadow impacts on adjacent properties, particularly the buildings located to the south and west. To help mitigate these impacts the applicant is proposing to only have balconies for a portion of the units and to set back portions of the rear elevation. The building is setback 8.6m (4.7m to the balcony) from the internal south lot line at its closest; the west elevation is setback 6.5m (5.0m to the balconies) for the lower four storeys with the upper two storeys set back 4.43m farther. These mitigation measures are considered to be an acceptable response in the context of the overall proposed development.
- Street relationship: The building is oriented towards the public streets with windows, doors and patios that would encourage interaction with the sidewalk. Although the setbacks to

the streets generally provide sufficient space to transition between private and public space, the ground floor at the corner of Douglas and Battery streets is located at a lower elevation than the sidewalk due to the topography of the site, which may detract from the pedestrian experience on the public sidewalk in this location. To help improve this interface between private and public space, the applicant is proposing to landscape the slope with grass, shrubs and trees and provide patios for the private units. The street relationship is considered to be acceptable because, overall, the proposal would provide an active edge which would contribute to street activity and provide visual interest.

- Landscaping: The site planning provides space for hard and soft landscaping which have been designed to be usable and well-integrated with the design of the buildings.

Variances

Variances related to height, site coverage, open site space, and setbacks, would be required to facilitate this proposal, as follows:

- increasing the maximum height from 18.50m to 23.10m
- increasing the maximum site coverage from 40% to 53%
- reducing the minimum open site space from 50% to 41%
- reducing the Battery Street setback from 10.00m to 6.00m for the triplex
- reducing the Battery Street setback from 10.00m to 6.50m for the building and 5.00m for the balcony of the assisted living facility
- reducing the Niagara Street setback from 4.00m to 2.50m for the port cochere of the assisted living facility
- reducing the internal west setback from 6.00m to 5.00m for the balcony of the assisted living facility
- reducing the internal south setback from 6.00m to 4.70m for the balcony of the assisted living facility.

These variances are considered supportable because overall the proposal generally meets the design guidelines (see analysis above).

Variances would also be required related to accessory buildings:

- locate an accessory building in the side yard instead of the rear yard
- increasing the maximum height of an accessory building from 3.50m to 3.70m.

These variances are considered supportable because, in this case, the side yard functions as a rear yard, and the grade change would result in the accessory building being located lower than the adjacent property to the south which would reduce any negative impacts due to the increased height.

Accessibility

The applicant has indicated that the building is designed and detailed to give residents independence and freedom of movement inside and out, regardless of mobility, including:

- shared balconies and roof terraces with low-threshold doors
- exterior walkways and ramps sloped at less than 5% for comfortable wheelchair use
- garden pathways and planter areas designed for accessibility.

Sustainability

As indicated in the applicant's letter dated June 26, 2024, and as shown on the plans, the applicant is proposing to provide photovoltaic panels on the roof.

Advisory Design Panel

The application was reviewed by the Advisory Design Panel on April 24, 2024. At that meeting, the following motion was passed:

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000614 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street be approved as presented.

The applicant has made no changes since the Advisory Design Panel meeting.

Tree Preservation Bylaw and Urban Forest Master Plan

The goals of the *Urban Forest Master Plan* include protecting, enhancing, and expanding Victoria's urban forest and optimizing community benefits from the urban forest in all neighbourhoods.

A total of 25 trees have been inventoried. Of these, 16 trees are located on the subject lot, ten of which are bylaw protected. Seven bylaw protected trees will require removal as they are in the building area or immediately adjacent to an area where excavation will occur.

Six municipal trees are growing along the Battery Street frontage and three bylaw protected trees are located on neighbouring properties. These trees will be retained by following mitigation measures outlined in the arborist report.

The landscape plan shows 41 new trees including 22 replacement trees required under the tree bylaw. Eight new municipal trees are proposed in an irrigated boulevard on the Niagara Street frontage. An additional municipal tree is proposed along Battery Street.

Resource Impacts

Increased Inventory	Annual Maintenance Cost
Street Trees – Nine net new (\$60 per tree)	\$540
Irrigation	\$800

Heritage Alteration Permit Application

Official Community Plan: Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Heritage Conservation Area 1: Traditional Residential – Battery Street. The objectives of this designation are to:

- *conserve and enhance heritage value, special character and significant buildings, features, and characteristics of low-scale residential areas*

- *to maintain and enhance the function, form and character of Traditional Residential areas through low-scale residential development and low-scale residential mixed-use development along major roads*
- *to enhance the area through infill and building additions with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.*

The guidelines that are to be considered and apply to heritage alteration permits are, *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *James Bay Neighbourhood Plan*.

To support the objectives outlined above, the applicant has minimized the scale of the new building by stepping back the upper two storeys along Niagara Street and Douglas Street and lowering the height to four stories adjacent to the three-storey residential building to the west. Additionally, the applicant lowered the height of the Battery Street elevation by one storey, reducing it to five with the fifth storey also being stepped back away from the heritage designated Rutland Residence. In addition to the step backs at upper storeys, the new building is also setback from the heritage home, further to the east, with gardens and pathways separating the historic building from the new building, providing further breathing room around the Rutland Residence, an improvement from its existing condition.

To further support the objectives and guidelines outlined above, the applicant took steps to fit into the Heritage Conservation Area-1: Battery Street, by providing a high quality architecture, materials and landscape design while also conserving the Rutland Residence in situ, restoring it to its original form and character, and rehabilitating it to ensure its continued use as a multi-unit residence, with the addition of an accessibility elevator at the rear of the building.

Heritage Advisory Panel Review

The application was reviewed by the Heritage Advisory Panel on May 14, 2024. At that meeting, the following two motions were passed:

Motion 1: Rutland House –

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No.000251 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street be approved with the following changes:

- *Confirmation of the colour scheme with the consultants to confirm the black needs to be applied to the sash, not the trim.*

Motion 2: New Building –

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit Application No.000251 for 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street be approved with the following changes:

- *Proposed height and massing of the Niagara Street west wing be reduced to better achieve an appropriate scale transition adjacent to the Heritage Conservation Area.*

In response, the applicant has resolved the first motion, and confirmed the colours scheme assigned to the heritage windows. In response to the second motion, the applicant has made no changes in response to the recommendation by the Panel.

CONCLUSIONS

The proposal to rezone the site to construct a six-storey assisted living facility is generally consistent with the built form, use and density envisioned for this location in the OCP and would provide a form of rental housing. The development permit with variances and heritage alteration permit applications generally meet the applicable objectives and guidelines by providing a transition to adjacent and nearby areas with lower scale built form and consideration for human-scaled design. Therefore, it is recommended that Council consider advancing the application to a Council meeting.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00810, Development Permit with Variances Application No. 000614, and Heritage Alteration Permit Application No. 00251 for the property located at 674, 676, and 678 Battery Street, 675 and 685 Niagara Street, and 50 Douglas Street.

Respectfully submitted,

Rob Bateman
Senior Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Kristal Stevenot
Senior Heritage Planner
Development Services Division

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A: Subject Map
- Attachment B: Plans date stamped May 21, 2024
- Attachment C: Letter from applicant to Mayor and Council dated June 26, 2024
- Attachment D: Arborist Report dated July 27, 2023
- Attachment E: Community Association Land Use Committee Comments dated January 18, 2022
- Attachment F: Pre-Application Consultation Comments from Online Feedback Form
- Attachment G: Advisory Design Panel minutes from April 24, 2024
- Attachment H: Tenant Assistance Plan
- Attachment I: Correspondence (Letters received from residents).