



Committee of the Whole Report

For the Meeting of April 9, 2026

To: Committee of the Whole **Date:** March 26, 2026

From: Karen Hoese, Director, Planning and Development

Subject: **Rezoning Application No. 00876 for 731, 735, 781 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730, 736 Maddison Street (Glenlyon-Norfolk School)**

RECOMMENDATION

Rezoning Application

1. That Council instruct the Director of Planning and Development to prepare the necessary amendments to *Zoning Regulation Bylaw* and *Zoning Bylaw 2018* that would authorize the proposed development outlined in the staff report dated March 26, 2026, for 731, 735, 781 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730, 736 Maddison Street.
2. That, pursuant to section 30 of the *Land Use Procedures Bylaw*, Council waives the requirement for the holding of a public hearing.
3. 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 and Zoning Bylaw 2018 amendments be considered by Council once the following conditions are met:
 - a. Revisions to the Rezoning Book, date stamped December 29, 2025, to update heritage related commitments in greater alignment with the Rezoning and Development Policy, specifically to assess the viability of retention as a condition for the DP phase and to identify potential receiver sites.
4. That subject to third reading of the Zoning Regulation Bylaw and Zoning Bylaw 2018 amendment bylaws, the applicant prepare and execute a Master Development Agreement (MDA) prior to adoption of the bylaw that is generally in accordance with the Rezoning Book dated December 29, 2025, and in a form satisfactory to the City Solicitor to secure the following:
 - a. To the satisfaction of the Director of Planning and Development:
 - i. The sequencing of each development area, including the timing for delivery of proposed public realm improvements and amenities and any interim landscaping measures.
 - ii. Provision of the following site and building features:

1. Natural rainwater management systems
 2. Rooftop solar utilization
 3. Green roof features, as depicted on Page 39 and 40 of the Rezoning Book
 4. Naturalized open spaces
 5. Central gathering space
 6. Restored Garry Oak meadow, as depicted on Page 39 and 40 of the Rezoning Book
 7. Outdoor classroom, as depicted on Page 39 and 67 of the Rezoning Book
 8. Urban agriculture elements
 9. Natural and sustainable building materials
 10. Design elements to minimize light and noise pollution as well as traffic calming
 11. Accessible design features, as described on Page 76 of the Rezoning Book.
- b. To the satisfaction of the Director of Engineering and Public Works and Director of Parks, Recreation and Facilities:
- i. Streetscape improvements to Richmond Avenue (sidewalk, grade raised bicycle lanes, partially grade raised mid block crosswalk with rectangular rapid flashing beacon components, including a grade-raised driveway crossing treatment, additional boulevard trees where feasible) and Maddison Street, as depicted on pages 39 of the Rezoning Book, and further described on pages 53-67 of the Rezoning Book.
 - ii. Intersection upgrades at Maddison Street and Richardson Street (including crosswalk with rectangular rapid flashing beacons components, and plaza, additional boulevard trees where feasible), as outlined on page 39 of the Rezoning Book, and further described on pages 53-67 of the Rezoning Book.
 - iii. Provision and maintenance of a minimum 3m east–west multi-use pathway between Richmond Avenue and Maddison Street, including a statutory right-of-way over the public access portion and inclusion of a formal connection, as depicted on page 39 of the Rezoning Book, and further described on pages 53-67 of the Rezoning Book.
 - iv. Provision and maintenance of a minimum 1.8m east–west pedestrian pathway between Bank Street and Maddison Street, including a statutory right-of-way over the public access portion and inclusion of a formal connection, as depicted on page 39 of the Rezoning Book and further described on pages 53-67.
5. That adoption of the Zoning Regulation Bylaw and Zoning Bylaw 2018 amendments 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.
 6. That, subject to adoption of the Zoning Regulation Bylaw and Zoning Bylaw 2018 amendments, Council instruct Director of Engineering and Public Works to consider whether a legal agreement is necessary for the use of the portion of Laurentian Place conceptually shown as improved in

the Rezoning Book. This is to be determined at the time of any adjacent Development Permit, and if an agreement is necessary, that it be entered into prior to that Development Permit being issued.

7. 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.

LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application. The relevant considerations include the proposed school and residential uses as well as a permitted density of 0.65:1 floor space ratio (FSR).

Enabling Legislation

Attachment F describes the relevant sections of the *Local Government Act* listed here:

- Section 479, Zoning bylaws
- Section 491, Tenant protection
- Section 464(2), Public hearings

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the properties located at 731, 735, 781 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730, 736 Maddison Street. The proposal is to rezone eight properties from the General Residential District – 1 Zone (GRD-1) and one property from the R1-B Zone, Single Family Dwelling District (R1-B) to a new comprehensive development zone. The rezoning would permit phased redevelopment of an existing independent school (Glenlyon Norfolk School), including consolidation of eight adjacent residential properties and deconstruction of all but one existing building in order to construct 15,650m² of institutional floor area and 16 ground-oriented residential units.

The following points were considered in assessing the Rezoning Application:

- The proposed school redevelopment and expansion, as shown in the conceptual design and rezoning book, would represent a 31% increase in total floor area, and a density of 0.5:1 floor space ratio with building heights ranging from two to three storeys. In addition to floor area, redevelopment will add a range of new uses and educational facilities.
- Approximately 16 residential units (eight net new units) are proposed in the northeast portion of the site, which will contribute to housing objectives and diversify housing options in the neighbourhood.
- The proposed expansion and redevelopment of the school campus is consistent with the *Victoria 2050 Official Community Plan (OCP)* as the proposal will expand and enhance the city's education, training and cultural spaces.
- The proposal advances OCP objectives related to placemaking, strengthened community networks, sustainable mobility and urban design. The site is also an identified major community place, and the proposal would enhance key transit, cycling, linear parkway and greenway networks through on and offsite public realm improvements.

- In addition to a new underground parking structure, the conceptual plan allocates a substantial amount of area to street fronting vehicle circulation and parking despite policies supporting this be located underground or to the rear. The applicant has agreed to consider reduced surface vehicle parking prior to proceeding to the development permit stage. If pursued, additional site area could accommodate a new or retained existing building, increased open lot space, or a combination of both, which would align better with design guidelines and urban forest as well as mobility objectives.
- The *Rezoning and Development Policy* and OCP encourage retention of properties with heritage merit, recognizing historic buildings as a key component of local identity and character. The proposal includes demolition of two buildings of merit; however, the applicant has agreed to further assess whether retention is feasible at the development permit phase and additional density would be accommodated in the zoning, up to 0.65:1 FSR, to incentivize retention.
- The proposal includes enhanced and expanded educational facilities that will also benefit the surrounding community, including a gymnasium, outdoor play area and sports field. In addition, secured public access is proposed east-west through the site and substantial frontage improvements will improve connectivity and enhance mobility networks.
- The site and building design effectively take advantage of the site's topography to reduce the perceived scale of buildings from public streets and neighbouring properties, which is considered innovative and sensitive to the surrounding context.

DESCRIPTION OF PROPOSAL

This rezoning application is to allow for phased redevelopment of an independent school for middle and senior students. The proposal includes consolidation of eight residential properties to the existing school property, phased deconstruction of all but one existing building and construction of 15,650m² of institutional use floor area and 1,400m² of residential floor area in a ground-oriented form. As proposed in the conceptual design, the expanded campus would represent a 31% increase in total floor area (current school is 11,764m²) and approximately 16 residential units. The existing sports field located along Richmond Avenue would be relocated to the Maddison Street frontage, with reorientation of school buildings to front Richmond Avenue.

The proposed amendment is to rezone eight residential properties from the GRD-1 Zone, and one property from the R1-B Zone to a comprehensive development zone that would be drafted to accommodate the proposed master plan, including residential and school uses. The applicant has requested a broader range of uses that are not all reflected in the conceptual design but may be proposed as part of subsequent development permit applications. These uses include childcare, financial services, office, retail, restaurants, and personal services, all of which would be limited in the site-specific zoning with respect to floor area to ensure these uses are ancillary or supporting the principal school use.

The proposal includes three buildings ranging from two to three storeys; however, the actual height ranges from 9.47m for the residential building to 14.85m for the main school building. The siting and building design respond to the natural grade, which slopes from Richmond Avenue down to Maddison Street. As a result, the design features a sunken sports field along Maddison Street and a gymnasium in the core of the site that is partially below grade to reduce the perceived height along the property boundaries. Additional design features include new public access pathways connecting

Maddison, Bank, Richmond, Richardson, a semi-public use sports field and gymnasium, outdoor classrooms and green roofs, a small Garry Oak meadow area and a theatre as the sole existing building to be retained.

The proposed conceptual site plan and massing are shown in Figures 1 and 2.



Figure 1: Site Plan



Figure 2: Building Massing

The following changes from the R1-B Zone (currently applied to the existing school campus), are being proposed and would be accommodated in the new zone:

- reduce rear yard setback from 57.64m to 11m (townhouses)
- reduce side yard setback from 18.5m to 12.67m (school) and 6.01 (townhouses)
- increase building height from 7.6m to 14.85m (school building A), 10.65m (school building B) and 9.47m (townhouses)
- increase number of storeys from two storeys to three storeys
- increase number of buildings on a lot from one building to three buildings
- increase combined floor area from 300m² to 17,050m².

The following changes from the current GRD-1 Zone (currently applied to the eight properties proposed for consolidation) are being proposed and would be accommodated in the new zone:

- reduce the minimum percentage of floor area occupied by dwelling units from 50% to 0%
- increase building height from 7.6m to 14.85m (school building A) and 10.65m (school building B).

The zoning data table attached to this report (Attachment E) provides a more detailed comparison of the proposal to both existing zones.

BACKGROUND

Land Use Context and Site Development Potential

The area is characterized by detached residential development, including all immediately adjacent land uses (see Figure 3).

The site is presently used as an independent school on the existing campus property (781 Richmond Avenue) and seven of the eight properties to be consolidated are used as single family rental dwellings.

Under the current zone, the eight residential properties considered for consolidation into the school campus could be developed under the GRD-1 Zone, which permits primarily residential uses as well as limited commercial and community-serving uses.

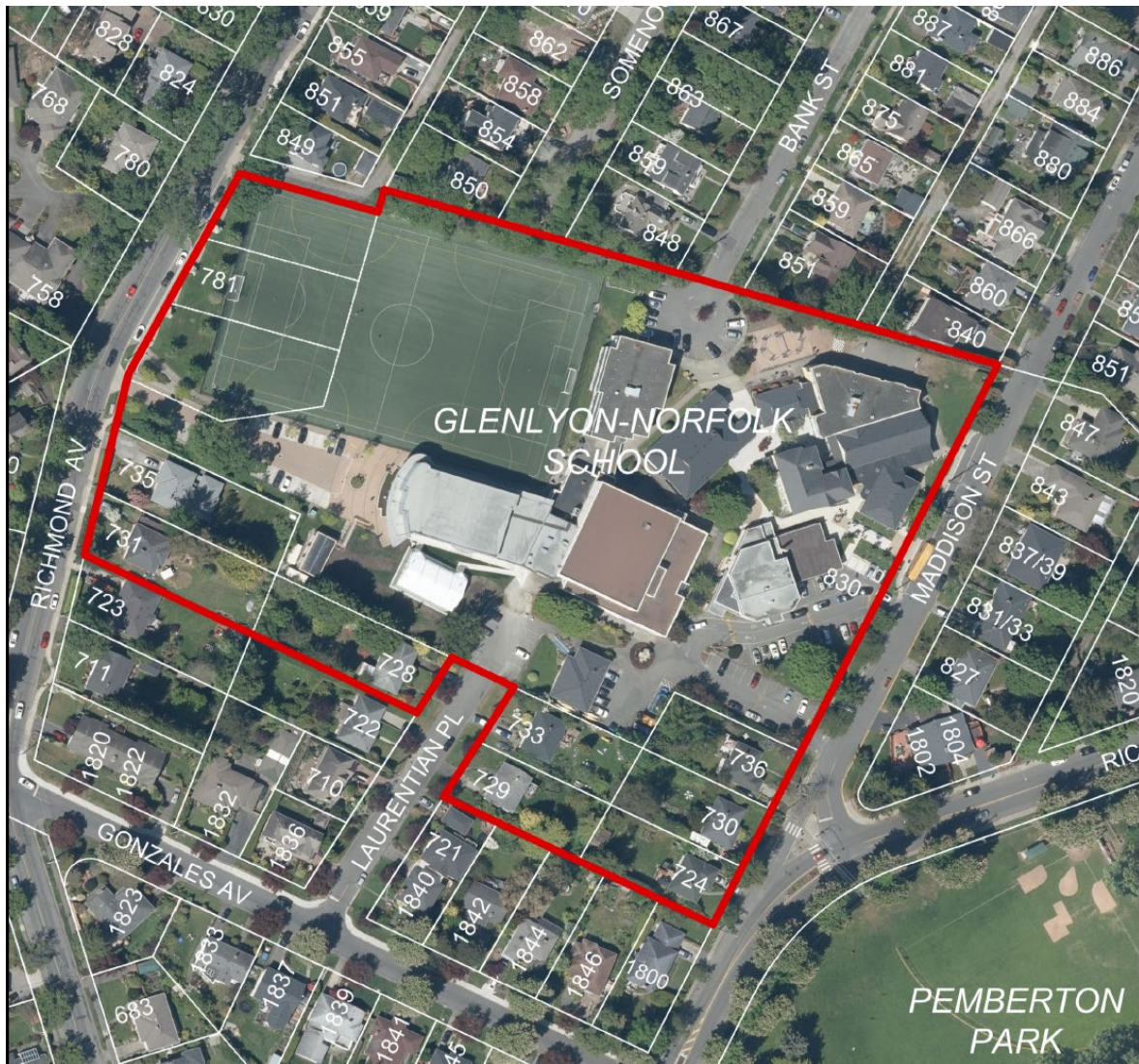


Figure 3: Site and Surrounding Area

COMMUNITY CONSULTATION

Pre-Application Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*:

- On May 6, 2024, 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.
- On May 27, 2024, the applicant participated in a meeting with the CALUC. A letter dated January 5, 2025, along with the comment forms are attached to this report.

Consultation Prior to Consideration of Approval

Pursuant to section 30 of the *Land Use Procedures Bylaw*, Council may waive the holding of a public hearing in relation to a zoning amendment bylaw if the proposed amendment is consistent with the OCP. However, notice must still be sent to all owners and occupiers of adjacent properties advising that the public hearing is being waived prior to introductory readings of the bylaws.

ANALYSIS

Rezoning Application

Official Community Plan

The existing school property (781 Richmond Avenue) is identified as Parks, Institutions and Public Open Spaces (the main school campus) in the OCP's Urban Structure Concept. Two of the eight residential properties for consolidation are located along Richmond Road within the Priority Growth Area with the remainder in the Residential Infill area. In support of the proposed lot consolidation, the OCP encourages the logical assembly of properties in support of expanded community amenities.

The Residential Fabric envisions primarily residential uses but may include a mix of commercial and community-serving uses to meet the needs of the community. Built form guidance envisages generally up to four storeys in the Residential Infill areas with more intensive infill up to six storeys within Priority Growth areas (Richmond Avenue) where adequate open space is achieved. The proposal is consistent with the built form guidance and includes a range of supported uses, including core school facilities, administration space, a school store, café and residential.

The OCP does not provide specific use or built form guidance for Parks, Institutions and Public Open Spaces; however, core objectives for the City's Community Networks are identified in the plan that confirm support for the proposed redevelopment generally, including retaining and improving arts, learning, sport and recreational facilities. It should be noted that some of the facilities will serve the broader community, specifically the gymnasium, sports field and theatre. While community use is not secured as part of this proposal, the school currently rents its facilities to various community organizations, and this practice is intended to continue.

The school is considered a major community place in the OCP, and is located along key mobility networks, namely the Frequent Transit Network, Expanded Cycling Network, Linear Parkways Network, and Maddison Greenway (which connects to the Richardson All Ages and Abilities bicycle route). The proposal includes public realm improvements on all street frontages.

The OCP establishes the following Principles of Good Urban Design:

- design that responds to surroundings
- supports street vitality, visual interest and safety
- high-quality open spaces
- multi-modal streetscapes and green infrastructure
- livable and inclusive design
- climate-friendly buildings and open spaces
- placemaking to express the values of the city.

Although the application does not include a concurrent development permit, the proposal includes specific design elements that align with the above noted principles regarding open space, connectivity and site-specific attributes. The applicant has also included design objectives intended to supplement the applicable General Urban Design Guidelines. The proposed design guidelines are considered appropriate given the unique use and site attributes that are not addressed in applicable City guidelines.

The proposed site design is unique as it is a large site that extends from Richmond Avenue to Maddison Street, it is an educational campus that aims to cluster facilities around a central node, and the large sports field and onsite vehicle movement limit opportunities for massing that is more distributed along street frontages. Assessment of the proposal is that while site layout diverges from the typical perimeter block form, the core objectives are met with green and active streets, a functional courtyard between the two school buildings and open lot space is ample to advance urban forest, stormwater and amenity space objectives.

The conceptual design and related commitments generally reflect OCP design objectives; however, there are aspects that could be improved. The proposal advances connectivity to surrounding sites, including a new vehicle drop-off area, improvements to greenway and cycling networks, thoughtful gathering spaces and a portion of parking accommodated underground. However, OCP mobility objectives include a reduced emphasis on moving private automobiles onsite and reallocation of paved spaces to usable open space. Reducing the number of surface parking spaces could further advance key objectives. It is important to note that the current layout meets full parking requirements under the existing zoning for the site without a Transportation Demand Management (TDM) supported reduction, even though the proposal includes active transportation and other features that would qualify for reductions.

Therefore, although the conceptual layout is supportable on balance, the applicant has been encouraged to consider reduced onsite vehicle parking prior to proceeding to detailed design. The applicant has agreed to consider this in the future, particularly if future parking regulations provide for reduced parking requirements. If realized, additional space in the location of the surface parking area could accommodate a new or retained existing building, increased open space to accommodate additional trees, landscaping and amenity areas, or a combination of both.

It is noted that the conceptual plans result in an expected shortfall in the tree minimum for this site, and as discussed below, city policy encourages retention of the buildings having heritage merit; therefore, reduced surface parking could create an opportunity to advance key policies. To incentivize reduced surface parking, the proposed density accommodates additional floor area (up to 0.65:1 FSR) to enable retention of a heritage merit building or a construction of a new building.

Rezoning and Development Policy

The Rezoning and Development Policy is applicable to this proposal and states that buildings with heritage merit are considered a key component of local identity and character, which is reinforced in OCP policies. Accordingly, the policy encourages protection of properties with heritage merit, including:

- conversion of the heritage building to a new use
- additions to the heritage building
- relocating heritage buildings on site
- relocating nearby to context appropriate locations.

The proposal contains two buildings of heritage merit that formed the original Norfolk House School buildings (specifically the original Norfolk House School for Girls), which are linked to the early development of independent schools in the city. In addition, the main school building has remained in use as an educational building continuously and is a unique example of construction during the Great Depression in the British Arts and Crafts style by Percy Leonard James. Although alterations have been made over the years, many of its character-defining elements remain or could be restored.

The policy encourages proposals to respond to the surrounding heritage context, including through incorporation of intangible and cultural heritage into the design of site and buildings. The applicant has sufficiently responded to the objectives of this policy in the proposal, which is reflected in the rezoning book through the following measures:

- comprehensive documentation
- salvaged materials reinstalled in the redeveloped site and buildings where possible
- outdoor interpretive features to celebrate history.

Discussions with the applicant have encouraged heritage retention; however, the policy does not require retention and there are uncertainties regarding the viability of relocating the main school building. Therefore, it is recommended that determination of whether retention is feasible be deferred to the development permit phase, which will be enabled through a broad MDA commitment that would require additional analysis prior to demolition of these buildings. The applicant has agreed to this approach, and the recommended motion includes a condition to update the Rezoning Book and other materials accordingly.

The *Rezoning and Development Policy* also addresses the importance of retaining arts and culture, and education facilities, seeking to achieve a no net loss of community spaces. The proposal includes retention of the existing theatre and the improvement and expansion of the range and scale of facilities, thereby amounting to a net increase.

Public Realm

The following frontage works, which include improvements beyond *Works and Services Bylaw* requirements and beyond the property's street frontage, would be delivered in conjunction with subsequent Building Permit applications, in accordance with the terms of the MDA:

- streetscape improvements to Richmond Avenue (sidewalk, grade raised bicycle lanes, partially grade raised mid block crosswalk with rectangular rapid flashing beacons components, additional boulevard trees where feasible, transit facilities) and Maddison Street
- intersection upgrades at Maddison Street and Richardson Street
- a small plaza in the southeast corner along the Richardson bikeway.

The following public realm improvements are also proposed in association with this application:

- a 3m wide publicly accessible multi-use pathway between Richmond Avenue and Richardson Street
- a 1.8m wide publicly accessible pedestrian pathway between Bank Street and Maddison Street.

The applicant has committed to secure the timing and conceptual design of proposed improvements in the MDA, which will be registered on the property's title prior to Council considering adoption of the zoning amendments. The detailed design of public realm improvements will be required in conjunction with subsequent development permit applications for each phase. The proposed publicly accessible areas would be secured by legal agreements, registered on title in conjunction with subsequent development permit applications. Road dedication requirements along Richmond Avenue will be confirmed by the Servicing Officer at the relevant DP phase and obtained at building permit to ensure the amount meets the intent of the *Works and Services Bylaw* and the transportation objectives can be met.

Sustainable Mobility

As stated in application materials, the following sustainable mobility options are proposed:

- end-of-trip facilities for staff
- covered short-term bicycle parking and oversized bicycle storage
- bicycle maintenance and repair stations
- Electric Vehicle charging.

Required vehicle parking and any future proposed TDM measures would be confirmed in conjunction with subsequent development permit applications for each phase and will be subject to the zoning requirements in effect at the time of application.

Housing

The application, if approved, would result in 16 residential units (eight net new units), which would increase the overall supply of housing in the area and contribute to the targets set out in the *Victoria Housing Strategy*.

Affordability Targets

The proposal does not include secured affordability as part of the proposed residential component.

Housing Mix

As submitted, this application proposes townhouse forms with a range of unit sizes; however, the unit mix and sizes are to be confirmed at the DP stage. The residential component is anticipated to be delivered at a later phase of redevelopment and will be subject to the zoning regulations at that time, including minimum unit size and number of bedrooms. Based on the Zoning Bylaw 2018 requirements, a three-storey dwelling containing 16 units would be required to include five units that are three bedrooms or more. The *Rezoning and Development Policy* sets higher targets for two- and three-bedroom units in large rezoning applications; however, the increased percentage is only expected for proposals of buildings with four or more storeys on large sites.

Security of Tenure

The conceptual design includes approximately 16 rental units; however, the applicant has not committed to securing rental tenure at this time. Further consideration of secured rental tenure will be explored prior to the phase in which housing is proposed.

Existing Tenants

The proposal is to demolish eight existing dwellings to accommodate expansion of the school campus, which would result in a loss of seven existing residential rental units. Consistent with the Tenant Protection Policy that was in effect at the time of application for rezoning, the applicant has provided a Tenant Assistance Plan that aligns with the *Tenant Protection During Redevelopment Bylaw* that is now in effect and will apply at the development permit stage.

Accessibility

Accessibility improvements are generally determined with review of the detailed design for development areas as part of development permit applications. Policy direction and design guidance prioritize the need for improved pedestrian connections, experience and accessibility of the City's pedestrian, bike and roll networks.

The proposal includes barrier free primary entries, internal circulation and major outdoor pathways with grades, widths, and surface materials chosen to prioritize accessibility. In addition, accessible connections will link all major buildings, underground parking, outdoor learning areas and gathering spaces, with wayfinding and lighting features to maximize accessibility.

Sustainability

As outlined in the application package, the following sustainability features are proposed in the conceptual design, which would be secured as broad commitments in the MDA to ensure delivery at the detailed design stage as part of future development permit applications:

- natural rainwater management systems
- rooftop solar utilization and green roof features
- naturalized open spaces
- outdoor learning spaces
- urban agriculture elements
- natural and sustainable building materials
- restored Garry Oak meadow
- design elements to minimize light and noise pollution.

Advisory Design Panel Review

The application was reviewed by the Advisory Design Panel on November 26, 2025. At that meeting, the following motion was passed:

That the Advisory Design Panel recommend to Council that Rezoning Application No. 00876 for 731, 735, 781 Richmond Avenue - 728, 729, 733 Laurentian Place - 724, 730, 736 Maddison Street be approved with the following changes:

- *The Applicant consider adding design objectives related to wheelchair/stroller accessible connection from the field to the North pathways.*
- *The Applicant consider adding design objectives related to honouring the site and building Heritage.*
- *The Applicant consider adding trees in the large surface parking lot.*

In response to the revisions recommended above, the applicant added accessibility guidelines, which will be included in the MDA, and has improved the north-south accessibility. The applicant responded with additional commitments related to honouring the heritage of the school, and more recently a commitment to further assess the feasibility of retaining the main school building at the development permit stage. The conceptual layout has not been revised to add more trees or reduce the area of surface parking; however, the applicant has agreed to further consider reduced parking and additional trees at the development permit stage.

Tree Protection Bylaw and Urban Forest Master Plan

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

A total of 212 trees and 14 hedges have been inventoried, including 90 bylaw protected on-site and shared trees, three protected hedges, 15 protected private offsite trees, and 21 municipal trees. Of these, based on preliminary plans, 53 bylaw protected on-site and shared trees, three protected hedges and nine municipal trees will require removal. A total of 36 protected on-site trees, and 11 municipal trees are proposed for retention.

To comply with the tree minimum requirements of the *Tree Protection Bylaw*, 175 trees are required for the site in total. The conceptual plan proposes retaining 36 protected trees and planting new trees equivalent to 97 replacements, resulting in a shortfall of 40 replacement trees across the site. As noted, opportunities to add additional trees will be explored at the time of development permit application. This proposal includes the use of soil cells to provide required soil volumes for trees planted within hardscaped areas and locations where soil volumes are otherwise limited.

The off-site frontage works include planting 11 new street trees – four on Richmond Avenue and seven on Maddison Street. One private protected tree will be shared with the city following execution of the required road dedication on Richmond Avenue.

Increased Inventory	Annual Maintenance Cost
Street Tree – Three net new (\$60 per tree)	\$180

OTHER POLICY CONSIDERATIONS

Community Safety and Wellbeing Plan

Victoria’s *Community Safety and Wellbeing Plan (2025)* sets out recommendations for enhancing the quality of life for the community, residents, workers, businesses, and visitors. Consistent with the plan, the conceptual design clearly distinguishes private, public and semi-public areas and encourages public access to and through the site, with adequate lighting identified as a design

objective. The proposal is also consistent with the goal of improving the public realm by providing significant frontage and public realm above minimum standards, most notably the southeast corner of the site that connects to Pemberton Park. The proposal further provides economic opportunities through increased employment resulting from the school's expansion.

CONCLUSIONS

The proposed phased redevelopment is considered consistent with the OCP as it will advance strategic objectives through an enhanced educational facility and public realm improvements that will facilitate increased active transportation and transit usage. The applicant will consider reduced onsite vehicle parking prior to proceeding with a development permit application as well as the feasibility of retention of a school building with heritage value. Therefore, it is recommended that the application be advanced.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00876 for 731, 735, 781 Richmond Avenue, 728, 729, 733 Laurentian Place and 724, 730, 736 Maddison Street.

Respectfully submitted,

Patrick Carroll
Senior Planner
Development Services Division

Karen Hoese, Director
Planning and Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A Subject Map
- Attachment B Plans date stamped December 29, 2025
- Attachment C Rezoning Booklet date stamped December 29, 2025
- Attachment D Letter from applicant to Mayor and Council dated December 29, 2025
- Attachment E Zoning Data Table
- Attachment F Enabling Legislation
- Attachment G Minutes from the November 26, 2025 Advisory Design Panel Meeting
- Attachment H Community Association Land Use Committee Comments dated January 5 2025
- Attachment I Pre-Application Consultation Comments from Online Feedback Form
- Attachment J Correspondence (Letters received from residents)