



## Committee of the Whole Report For the Meeting of July 2, 2020

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**To:** Committee of the Whole **Date:** June 25, 2020

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

**Subject:** Rezoning Application No. 00720 for 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street

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### RECOMMENDATION

That Council refer the application back to staff and give the applicant an opportunity to address the tree impacts and design concerns outlined in the concurrent Development Permit with Variances Application No. 00135.

### LEGISLATIVE AUTHORITY

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 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District Zone, to a new zone in order to increase the density and allow for a six-storey, mixed-use building consisting of commercial and residential uses.

The following points were considered in assessing this application:

- The *Official Community Plan* (OCP, 2012) encourages a *logical assembly of development sites that enable the best realization of permitted development potential for*

*the area*. To facilitate this development proposal, the applicant has consolidated five properties designated Large Urban Village and Urban Residential in the OCP.

- Given the proposed assembly of lands, the proposal is generally consistent with the use, density and height policies envisioned in the OCP, and further advances rental housing, place-making and transportation objectives.
- The subject properties located along Gorge Road East are designated Large Urban Village in the *Burnside Gorge Neighbourhood Plan (2017)*, which supports mixed-use buildings up to five storeys and a density of up to approximately 2.5:1 floor space ratio (FSR). The properties located along Irma Street are designated Urban Residential in the Plan, which supports multi-unit residential buildings up to four storeys and a density up to 2:1 FSR. While the proposed mixed-use building appears five storeys from Gorge Road East and Irma Street, the building is technically considered six storeys as a result of the underground parkade projecting slightly above grade. The proposed overall density is 2.43:1 FSR.
- The applicant proposes to incorporate a new plaza at the corner of Gorge Road East and Irma Street, which is strongly encouraged in the *Burnside Gorge Neighbourhood Plan (2017)*.
- The small scale commercial retail units have been designed to attract locally-serving village commercial uses, such as a restaurant and/or coffee shop, retail stores, and professional and/or personal services.
- The applicant is proposing 153 rental dwelling units, to be secured in perpetuity through a housing agreement. The unit mix includes 76 one-bedroom, 69 two-bedroom and 8 three-bedroom units. Approximately 50% of the dwelling units are two and three-bedroom units, which are suitable for families with children.
- There are concerns with the impacts this proposed development would have on five bylaw-protected trees (two Garry oak trees, two fir trees in the front yard on Gorge Road and one on an adjoining property) plus a municipal Douglas fir tree on Irma Street.

## **BACKGROUND**

### **Description of Proposal**

This Rezoning Application is to rezone from the R1-B Zone, Single Family Dwelling District Zone, to a new zone in order to increase the density and allow for a six-storey, mixed-use building consisting of commercial and residential uses. The applicant is proposing commercial uses such as retail stores, restaurants, coffee shops, and professional and/or personal services.

The new zone would be drafted to reflect the proposed development. The following differences from the existing R1-B Zone are related to:

- increasing the density, height and site coverage
- reducing open site space and setbacks.

### **Housing**

The applicant proposes the creation of 153 new residential units which would increase the overall supply of housing in the area. A Housing Agreement would secure the residential units as rental in perpetuity.

### **Tenant Assistance Policy**

The proposal is to demolish five existing single-family dwellings with secondary suites and one duplex which would result in a loss of ten existing residential rental units. Consistent with the

Tenant Assistance Policy, the applicant has provided a Tenant Assistance Plan (TAP) which is attached to this report. A requirement of the Policy is that the applicant provide confirmation to staff that they have reached out to each tenant to discuss the contents of the TAP. The applicant has confirmed that they have done so and are offering support as per the Tenant Assistance Policy to all current tenants, regardless of tenant eligibility; however, at the time of writing this report, the applicant has not yet received correspondence from all the tenants confirming that they have read the TAP and had an opportunity to identify their individual needs. The applicant will provide an updated TAP prior to public hearing.

### **Sustainability**

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit Application for this property.

### **Active Transportation**

The application proposes to install 193 long-term and 18 short-term residential bicycle parking spaces with this development, which supports active transportation.

### **Public Realm**

The applicant is proposing a plaza with benches, pedestrian lighting, garbage receptacle and unit pavers at the corner of Gorge Road East and Irma Street within the City-owned Right-of-Way. This improvement would be secured with a Section 219 covenant, registered on the property's title, prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

### **Accessibility**

The British Columbia Building Code regulates accessibility as it pertains to buildings. The proposed courtyard and rooftop amenity space are designed to be accessible.

### **Land Use Context**

The area is characterized by a mix of multi-unit residential buildings, duplexes and single-family dwellings. The subject properties are also adjacent to Gorge Road Hospital.

### **Existing Site Development and Development Potential**

The site is presently occupied by five single-family dwellings and one duplex. Under the current R1-B Zone, each subject property could be developed as a single-family dwelling with a secondary suite or garden suite.

### **Data Table**

The following data table compares the proposal with the existing R1-B Zone, Single Family Dwelling District, and the URMD Zone, Urban Residential Multiple Dwelling District. An asterisk is used to identify where the proposal differs from the existing Zone.

Zoning Criteria	Proposal	URMD Zone	R1-B Zone	OCP
Site area (m <sup>2</sup> ) – minimum	4810	1840	460	
Density (Floor Space Ratio) – maximum	<b>2.43:1 *</b>	2:1	n/a	2.5:1 (Large Urban Village) / 2:1 (Urban Residential)
Total floor area (m <sup>2</sup> ) – maximum	<b>11,688.30 *</b>	9620	420	
Height (m) – maximum	18	18.50	7.60	
Storeys – maximum	6	n/a	2	6
Site coverage (%) – maximum	<b>52 *</b>	40	40	
Open site space (%) – minimum	<b>45 *</b>	50	n/a	
<b>Setbacks</b> (m) – minimum				
Front (Irma Street)	<b>3.16 *</b> (main level) / <b>1.88 *</b> (upper levels) / <b>1.38 *</b> (canopy)	4	7.50	
Rear	<b>2.93 *</b> (main level) / <b>2.30*</b> (upper levels) / <b>0*</b> (parkade)	10	18.35	
Side (south)	<b>6.07*</b> (main level) / <b>6.80*</b> (upper level balconies) / <b>4.92*</b> (canopy)	6	7.30	
Side on a flanking street (Gorge Road East)	6.95 (main level) / 6.80 (upper level balconies) / 4.92 (canopy)	4	3.50	
<b>Vehicle parking</b> – minimum				
Residential	<b>106 *</b>		141	
Commercial	6		6	

Zoning Criteria	Proposal	URMD Zone	R1-B Zone	OCP
<b>Vehicle parking – minimum</b>				
Visitor	7 *		15	
Modo car share parking	2		2	
<b>Bicycle parking – minimum</b>				
Long-term	193		193	
Short-term	18		17	

### Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Burnside Gorge CALUC at a Community Meeting held on August 12, 2019. A letter dated December 10, 2019 is attached to this report.

### ANALYSIS

#### Official Community Plan

##### Official Community Plan (OCP, 2012) Designations

The subject site is within two OCP Urban Place Designations. For clarification purposes in light of the CALUC letter, the subject properties located at 43, 45 and 55 Gorge Road East are designated Large Urban Village, which supports mixed-use buildings up to six storeys and a density of up to approximately 2.5:1 floor space ratio (FSR). The subject properties located at 2827, 2829 and 2831 Irma Street are designated Urban Residential, which supports multi-unit residential buildings up to six storeys and a density of up to 2:1 FSR. The proposed building would appear five storeys at street level; however, the building is considered six storeys as a result of the parkade projecting slightly above grade (defined as a storey in the *Zoning Regulation Bylaw*). The proposed overall density is 2.43:1 FSR.

Even though the proposed density is slightly above the density specified for Urban Residential, the proposal further advances other policies and objectives in the OCP, such as:

- assembling properties to realize the best development potential for an area
- providing 153 rental dwelling units in perpetuity (additional multi-family housing along Gorge Road East is strongly encouraged in the OCP)
- providing family-size dwelling units, including ground-oriented units along Irma Street
- incorporating a plaza at the corner of Gorge Road East and Irma Street
- including village commercial uses on the ground floor

- providing underground parking
- providing outdoor amenities for residents, including a children’s play area on the rooftop and a courtyard at ground level
- incorporating allotment gardens for food production and areas for play and socializing.

### Building Design

The proposal is for a single building, with frontages along both Gorge Road East and Irma Street. In order to break up the amount of building mass, staff encouraged the applicant to construct two buildings on the subject properties, especially along the south elevation, which would provide a more sensitive transition to the lower density residential uses to the south. However, the applicant has indicated that the project would not be economically viable with two buildings of rental housing in perpetuity and therefore, has chosen to proceed with the current proposal.

To address these concerns, the applicant has revisited the proposal by stepping back the majority of the articulated fifth storey by approximately 12m from the fourth storey along the south elevation, which faces the two-storey apartment building and single-family dwellings to the south as well as increase the setback from the south property line.

The OCP encourages a high quality of architecture, landscape and urban design to enhance the visual identity and appearance of the City. The applicant is proposing ground floor commercial uses along Gorge Road East with a plaza at the corner of Gorge and Irma Street, which would bring new amenities into the neighbourhood and enhance the public realm. Along Irma Street, the applicant is proposing residential uses at grade, that have been designed to have the “look and feel” of townhouse units with landscaped private patio space, which would also enhance the pedestrian experience along Irma Street. All residential, commercial and visitor parking would be provided underground.

The applicant is proposing a large interior courtyard and south-facing rooftop amenity space for residents. These common areas would include a number of shared amenities including barbeques and dining tables, a giant chess and checkers board, Patanque Court, a children’s sand play area and rubber surfacing, garden planters for food production, seating and storage benches, pedestrian lighting, hydrapress slab paving, lawn, and soft landscaping.

### Housing

The OCP supports a range of housing types, forms and tenures across the City and within neighbourhoods to meet the needs of residents at different life stages, and to facilitate aging in place. In addition, the OCP encourages a mix of residents, including households with children, by increasing opportunities for innovative forms of ground-oriented, multi-unit residential housing. The applicant is proposing a mix of unit types, including 76 one-bedroom, 69 two-bedroom and 8 three-bedroom units, as well as four ground-oriented units. Approximately 50% of the dwelling units are two and three-bedroom units, which are suitable for families with children.

### Food Security

The OCP encourages the provision of gardens and other food production spaces for the use of residents in new multi-unit residential developments. The applicant is proposing allotment gardens for food production on the south-facing rooftop to encourage gardening in the building.

## Burnside Gorge Neighbourhood Plan

The subject properties located at 43, 45 and 55 Gorge Road East are designated Large Urban Village in the *Burnside Gorge Neighbourhood Plan, 2017*, which supports mixed-use buildings up to five storeys and a density of up to approximately 2.5:1 FSR. The properties located at 2827, 2829 and 2831 Irma Street are designated Urban Residential in the Plan, which supports multi-unit residential buildings up to four storeys and a density up to 2:1 FSR.

The Plan supports the development of a new large urban village consisting of commercial and residential uses at the corner of Gorge Road East and Irma Street in response to the location's close proximity to pedestrian routes, future waterfront access and employment. To create a sense of place within a new urban village, a focus on streetscape improvements is strongly encouraged in the Plan. The Plan also states that any new design should incorporate on-street parking, street trees, street furnishing, bicycle parking and space for café seating wrapping around the Gorge-Irma corner. In response to these policy directions, the applicant is proposing village commercial uses such as retail stores, restaurants, coffee shops, and professional and/or personal services, which would bring new amenities into a predominantly residential neighbourhood and create an active and attractive street frontage along Gorge Road East. The commercial retail units would be designed to accommodate up to three smaller commercial tenants or one large tenant.

Lastly, the Plan encourages a mix of housing units, including units attractive to families with children (i.e. three bedroom units), which would be provided in this development.

## 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. This application was received after October 24, 2019, so *Tree Preservation Bylaw No. 05-106* (consolidated November 22, 2019) applies. The Neighbourhood Plan notes that an urban village development on the south side of Gorge Road between Irma and Balfour Streets should incorporate street trees.

The Burnside Gorge neighbourhood currently has the second lowest tree canopy cover within the City, at just 13% of the total area based on 2013 data. The average canopy coverage in the City is 26%. This application proposes that some large canopy trees are replaced with small canopy trees, contributing to further canopy reduction in this neighbourhood.

The tree inventory for this proposal includes 46 trees that could be impacted by development activities. Of the 19 bylaw-protected trees on site, 16 are slated for removal; all of the non-bylaw-protected trees are proposed for removal.

### Tree Impact Summary

Tree Type	Total	To be REMOVED	To be PLANTED	Net Change
On site trees, bylaw-protected	19	16	16	0
On site trees, non-bylaw-protected	11	11	10	-1



Tree Type	Total	To be REMOVED	To be PLANTED	Net Change
Municipal trees	6	6	8	+2
Neighbouring trees, bylaw-protected	2	0	0	0
Neighbouring trees, non-bylaw-protected	8	0	0	0
<b>Total</b>	<b>46</b>	<b>33</b>	<b>34</b>	<b>1</b>

### Trees Suitable for Retention

In regard to the significant trees on or adjacent to the subject properties, staff have discussed with the applicant the possibility of making revisions to the proposal in order to accommodate the long-term preservation of six large trees. The application currently proposes to retain three of the large trees, however the proposal without refinements, would require that two trees be significantly pruned (roots and canopy) and the other three be removed. Below is a list of the notable large trees on or adjacent to the site, followed by a map and further information about each tree.

Tree	Trunk Diameter	Condition	Type	Retained in Current Proposal
Garry oak (#2)	88 cm	Fair/Good	On site	Yes with impacts – can be further mitigated
Garry oak (#34)	71 cm	Good	On site	Yes with impacts – can be further mitigated
Douglas fir (#46)	60 cm	Good	Neighbouring, bylaw-protected	Yes with impacts
Douglas fir (#4)	83 cm	Good	On site	No
Silver fir (#3)	80 cm	Good	On site	No
Douglas fir (Irma St #16)	110 cm	Good	Municipal	No - can be retained through building redesign (relocation of driveway and garbage/recycling)





Figure 1. Location of trees

Garry oak #2 is in the northeast corner along Gorge Road East and Garry Oak #34 is located on the east side of the subject property. Both Garry oaks require canopy and root pruning to accommodate the building. To successfully retain these two trees, the design of the underground parkade will need to utilise a vertical excavation face. A review from structural/geotechnical consultants is required to verify the feasibility of the vertical excavation needed to achieve the minimum distance from building excavation to the Garry oaks, as designated by the Project Arborist.

Douglas fir #46 is located on the neighbouring property to the south. To successfully retain this tree, the design of the underground parkade will need to utilise a vertical excavation face. Review from structural/geotechnical consultants is required to verify the feasibility of the vertical excavation needed to achieve the minimum distance from building excavation to the tree, as designated by the Project Arborist.

Douglas fir #4 is located tree on the northeast corner of the subject property along Gorge Road East. This tree is in good condition.

Silver fir #3 is in the northeast corner along Gorge Road East and the canopy and critical root zones of this tree overlaps Douglas fir #4 with Garry oak #2.

Douglas fir (#16) is a 110cm diameter at breast height (DBH) municipal tree located on Irma Street. The west face is pruned to allow hydro wire clearance. This tree is considered a notable tree due to its species and size, one of the largest (0.02%) in the City's inventory. This Douglas

fir provides evergreen canopy coverage for a neighbourhood that is lacking in such coverage. In the current proposed plans, the driveway, parkade entrance and underground parkade encroach into the critical root zone to the extent that the tree would require removal.

The applicant has indicated that in order to meet the Burnside Gorge Neighborhood Plan's vision for this site as *Large Urban Village*, while also providing rental units for the neighbourhood, retaining Douglas firs #3 and #4 is not feasible.

### Proposed Planting and Replacement Tree Compensation

A total of 34 trees are proposed to be planted in association with the project, consisting of 16 replacement trees, ten small-canopy Japanese maples, and eight new street trees (four on Irma Street and four on Gorge Road).

The new street trees proposed on Irma Street and Gorge Road East will be planted under power lines and will be small to medium canopy trees.

At the required 2:1 replacement ratio for bylaw-protected trees, 32 replacement trees are required. A total of 16 designated replacement trees have been proposed; therefore, \$32,000 cash-in-lieu towards the City's Tree Reserve Fund would be required (\$2,000 x 16 trees not planted).

### **Development Considerations**

This application presents a number of challenges and will require trade-offs in terms of Council priorities. This area is anticipated to develop as a Large Urban Village, with a form of development that provides a street-fronting building with active commercial uses along Gorge Road East and a corner plaza. Along Irma Street, appropriate transition is provided through ground-oriented housing which provide an opportunity for family housing. Additional density allows for a purpose-built rental building in perpetuity.

There are also objectives that have been set out in the *Urban Forest Master Plan*, that anticipate the retention of trees to support the health of our environment. On this site, previously residential lots, there are a number of significant healthy trees that warrant consideration of preservation.

However, all stated objectives cannot be achieved on this site.

- As noted above, shifting the building further away from the two Garry oak trees would be more respectful of the long-term health of these trees and reduce the amount of canopy and potentially root pruning needed. The increased setbacks would result in reduced building massing in those locations and therefore a reduction in the proposed floor space. As the decreases would not be substantial, there may be an opportunity to relocate this floor area in an alternate way.
- Retaining the Douglas fir tree on Irma Street is possible without impacting the development potential of the site. This would, however, require that the entrance to underground parking mid-block on Irma Street, and the adjacent garbage/recycling room, to be relocated mid-block resulting in significant design changes to the building, especially to the row of ground-oriented dwelling units along the street, and would ultimately negatively impact the on-street experience of the building along Irma Street.

- The location of the existing Douglas fir and Silver fir trees make it challenging to develop the site as a large urban village given the site area required to preserve these trees. The applicant has indicated in a letter dated June 22, 2020 (attached) that their retention would trigger a complete redesign of the project and the site would not be feasible to develop as a large urban village with a substantial mix of commercial and residential uses, including 100% rental housing, as envisioned in the OCP and *Burnside Gorge Neighbourhood Plan*.

In the attempt to balance the various priorities on this site, the staff recommendation has focused on ensuring the retention and health of the two Garry oak trees and the municipal Douglas fir tree on Irma Street, noting that substantial design revisions would be required to facilitate this option. However, staff have included an alternate motion should Council wish to ensure the retention and health of the two Garry oak trees only.

Should Council also wish to retain the Fir trees along Gorge Road East then a major redesign of the building would be required, which would result in a substantial loss of ground floor commercial space and residential rental units and it would be unlikely that the site could be developed to its full potential as a large urban village as envisioned in the OCP and *Burnside Gorge Neighbourhood Plan*. If this is the preferred approach, Council may wish to consider declining the application and instructing staff to amend the OCP to change the land use designation from Large Urban Village to a lower classification which envisions less density and without community serving, ground floor commercial uses.

## Regulatory Considerations

### Statutory Right-of-Way

Staff recommend Council require a Statutory Right-of-Way (SRW) of 4.92 m along the Gorge Road East frontage and a 1.38m SRW along the Irma Street frontage as a condition of rezoning. Gorge Road East has been identified as a Greenway, an All Ages and Abilities (AAA) cycling corridor, and part of the Frequent Transit Network (FTN). The additional width on Irma Street would allow for sidewalk enhancements and the addition of a treed boulevard. These recommended public realm improvements on Gorge Road and Irma Street are consistent with the objectives of the Official Community Plan.

### Reduction in Vehicle Parking

A parking variance has been requested by the applicant. A summary of the required and proposed parking for this development is provided in the table below.

Uses	Required Parking	Proposed Parking
Residential	141	106
Commercial	6	6
Visitor	15	7
Modo car share	n/a	2
<b>Total Parking</b>	<b>162</b>	<b>121</b>

There would be a residential parking shortfall of 35 parking spaces and a visitor parking shortfall of eight parking spaces. To help offset some of the parking shortfall, the applicant is proposing the following Transportation Demand Management (TDM) measures, which are supported by staff and recommended to be secured in a Section 219 Covenant and registered on title:

- two car share vehicles with assigned parking spaces on-site
- 121 car share memberships for the life of the building along with a one time \$100 usage credit for each membership
- six commercial parking spaces would be assigned to residential visitors after business hours and on weekends.

The subject properties are located on a frequent transit route and there is an existing transit stop within 50m of the site.

### Financial Implications

There are new City assets that will be added if this application is approved, and staff have calculated the annual maintenance costs as shown below. Once the new assets are in place, these costs will be reflected in the City's Financial Plan.

Increased inventory	Annual Maintenance Cost
Street trees - 2 net new	\$120
Grass boulevard – approx. 350 m <sup>2</sup>	\$2,200
Irrigation system	\$750
<b>Total</b>	<b>\$3,070</b>

### CONCLUSIONS

The proposal to increase the density and permit a mixed-use building consisting of village commercial uses and approximately 153 rental dwelling units further advances several policies and objectives in the OCP related to place-making, housing, and food security. While there are still some concerns with the proposed building mass and transition (discussed further in the concurrent Development Permit with Variance report), the applicant has tried to address the issues through revisions to their proposal. More significantly, there are some outstanding challenges in terms of competing City priorities, namely the the retention of significant trees while providing rental housing on sites designated as Large Urban Village. As the resolution to these could have impacts on the density, form and massing, a recommendation is provided to refer this application back to staff for further refinements in conjunction with the Development Permit with Variances application, specifically to reduce the impacts on the Garry oak trees and retain the municipal Douglas fir tree on Irma Street. Staff have provided alternative motions including support for the proposal as it stands, or if the retention of the Gorge Road East trees is the objective, that the application be declined.

### ALTERNATE MOTIONS

#### Option 1 (Advance the application to a Public Hearing “as is”)

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00720 for 43,

45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and that a Public Hearing date be set once the following conditions are met:

- a. Preparation and execution of the appropriate legal agreements executed by the applicant in order to secure the following:
  - i. a housing agreement to ensure the residential rental units remain rental in perpetuity
  - ii. Statutory Right-of-Ways of 4.82m on Grant Street and 1.38m on Irma Street be registered on title to the satisfaction of the Director of Engineering and Public Works
  - iii. construction of a public plaza on the corner of Gorge Road East and Irma Street to the satisfaction of the Director of Community Planning and Sustainable Development and Director of Engineering and Public Works.
  - iv. purchase of two car share vehicles with assigned parking spaces on-site, 121 car share memberships for the life of the building along with \$100 usage credit for each membership and 6 commercial parking spaces assigned to residential visitors after business hours and on weekends to the satisfaction of the Director of Community Planning and Sustainable Development.
- b. The applicant confirms that all the current tenants have reviewed the Tenant Assistance Plan and had an opportunity to identify their individual needs and that the applicant update the Tenant Assistance Plan accordingly to the satisfaction of the Director of Community Planning and Sustainable Development.

## Option 2 (Decline)

That Council decline Rezoning Application No. 00720 for the properties located at 43, 45 and 55 Gorge Road East and 2827, 2829 and 2831 Irma Street and request that staff explore the option of changing the Official Community Plan (OCP) urban place designation of the properties located at 43, 45 and 55 Gorge Road East to a lower OCP classification.

Respectfully submitted,

  
Leanne Taylor  
Senior Planner  
Development Services Division



  
Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: June 26, 2020

## List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 22, 2020

- Attachment D: Letter from applicant to Mayor and Council dated June 10, 2020 and June 22, 2020
- Attachment E: Community Association Land Use Committee Comments dated December 10, 2019 and May 26, 2020
- Attachment F: Tenant Assistance Plan
- Attachment G: Arborist Report, dated May 20, 2020
- Attachment H: Letter from Modo Car Share dated May 21, 2020
- Attachment I: Advisory Design Panel report, dated February 19, 2020
- Attachment J: Advisory Design Panel minutes from February 26, 2020
- Attachment K: Correspondence (Letters received from residents).