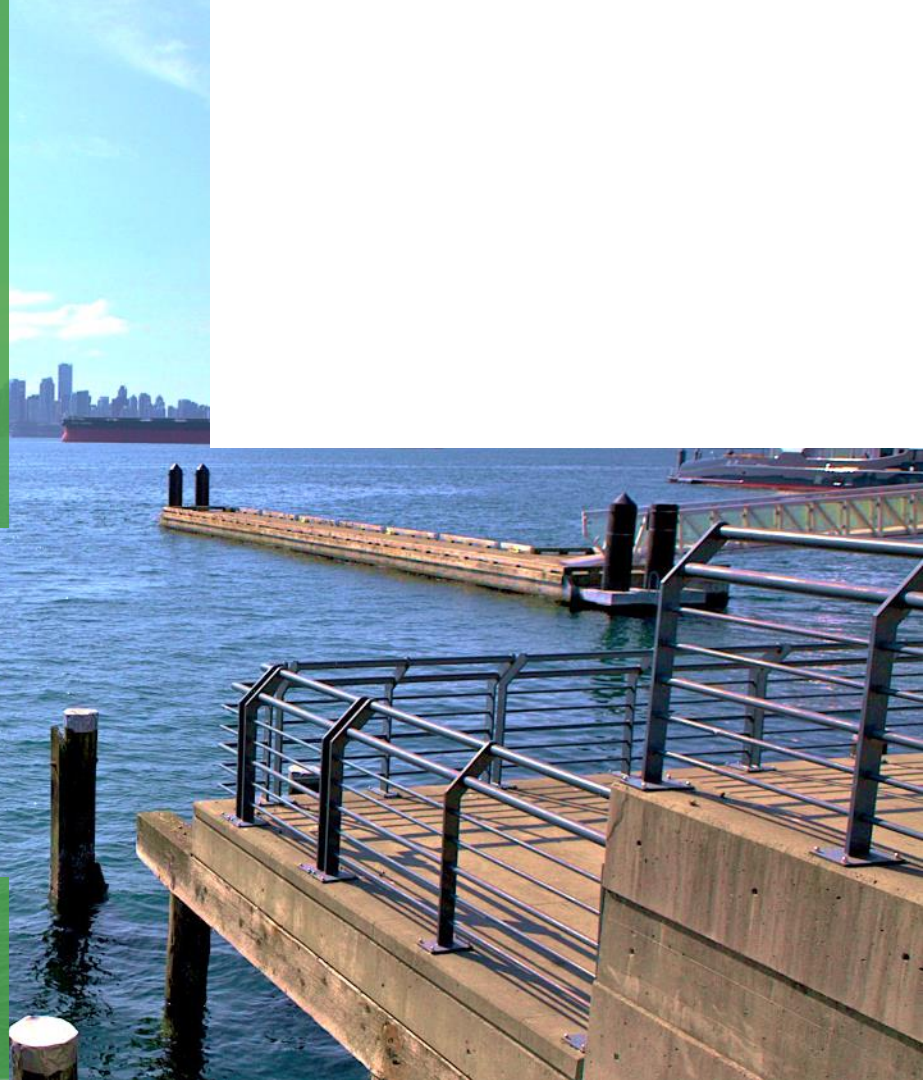


# Public Hearing presentation for 145-153 East 4<sup>th</sup> Street

Bylaw No. 8817

Presented February 22, 2021  
Development Planning

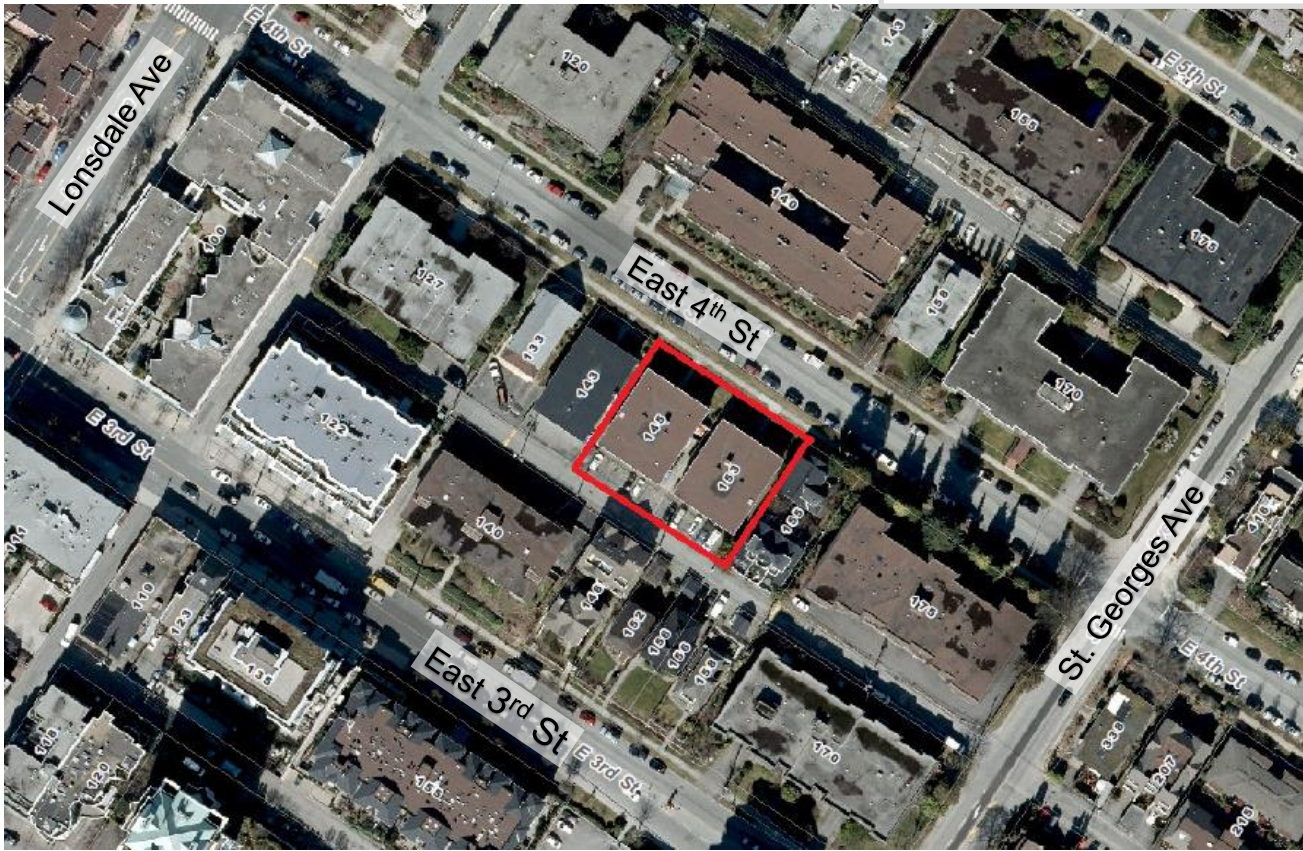


# Introduction

- For Council's consideration, a proposed rezoning for a six-storey residential apartment building containing:
  - 69 rental units on five storeys;
  - Roof-top indoor/outdoor amenity; and
  - Over one and one-half levels of underground parking.
- Replacing two existing 2-storey apartment buildings totaling 20 units.



# Location



# Land Use and Zoning

- OCP
  - Residential Level 5
  - 1.6 FSR base
  - 1.0 FSR density bonus
- Existing Zoning
  - Medium Density Apartment Residential 1 (RM-1)
  - 1.6 FSR maximum



# Neighbourhood Context



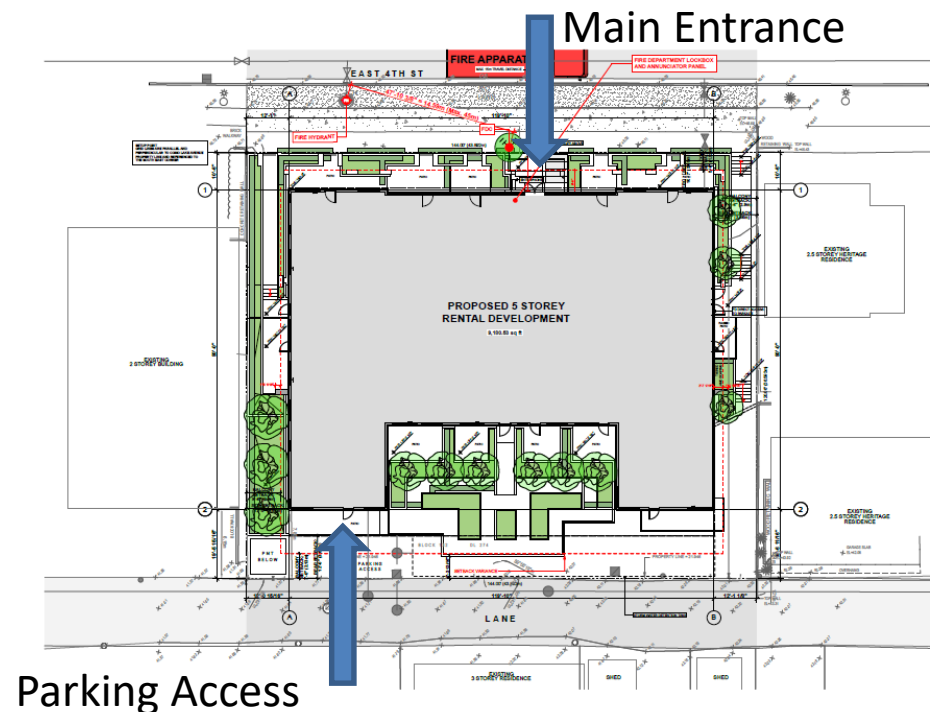
# Proposal

- Proposed 69 residential units on the first five levels.
  - 20 studio
  - 29 one bedroom
  - 10 two bedroom
  - 10 three bedroom
- 7 units to be secured as mid-market rental in perpetuity.
- Rooftop amenity room and outdoor space.



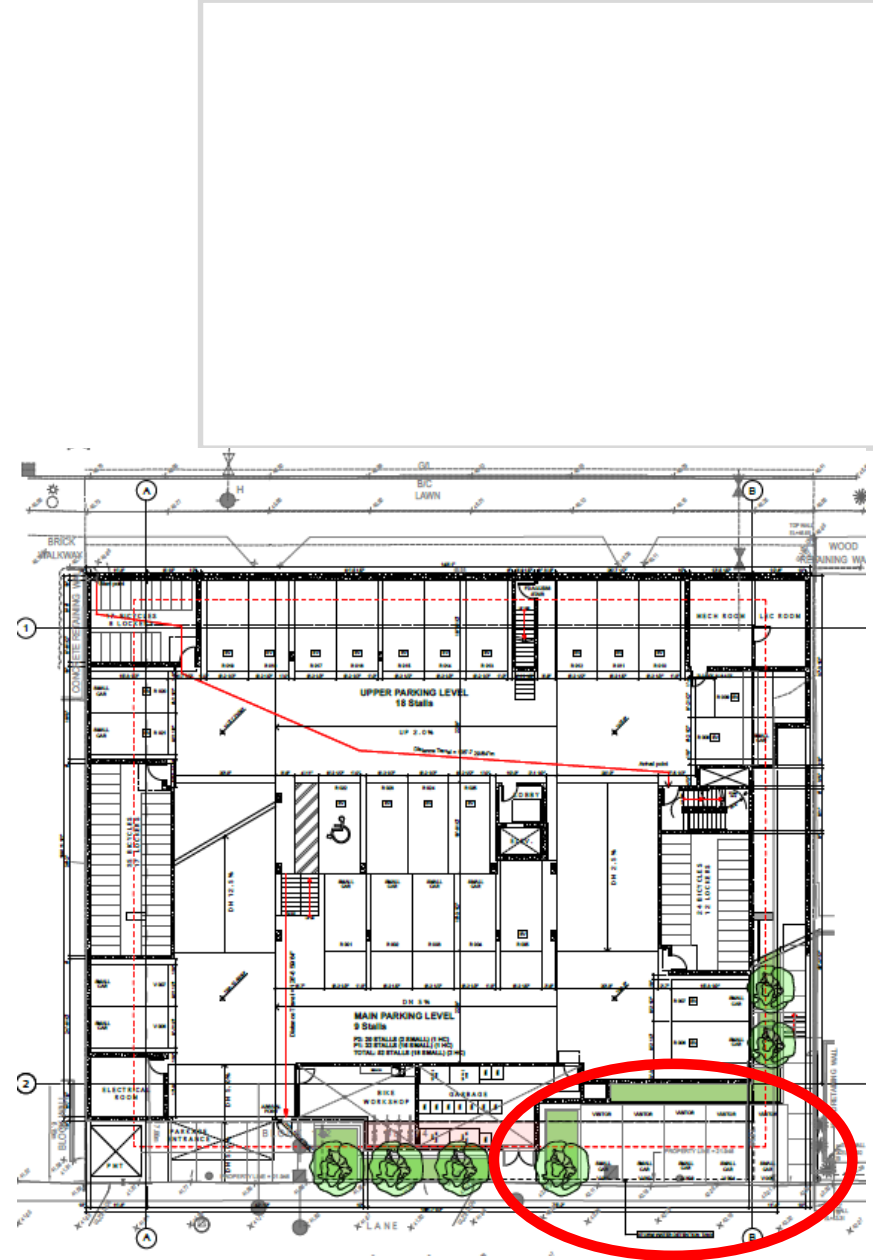
# Site Design

- “U-shaped” building with its main access is off of East 4<sup>th</sup> Street.
  - Ground level courtyard on the south side.
  - Direct outdoor access to ground level units fronting East 4<sup>th</sup> Street and the interior courtyard.
- Vehicle access is on the western edge of the back lane.
  - Walkway along the eastern edge of the site to connect visitor parking with the main entrance.



# Parking

- Access to one and one-half levels of underground parking, accessed off the rear lane to hold 45 resident parking stalls and two visitor stalls.
- Five additional visitor stalls are directly off the lane on the east side.
- Parkade also holds:
  - Secured bike storage and general storage.
  - Mechanical and LEC room.





# Policy Analysis

- The proposal complies with the OCP.
- Meets the City's Strategic Plan as a City for People in being close to public transit, local services and amenities, and increasing the rental and mid-market rental stock in the City.
- Meets the Housing Action Plan in proposing 10 three-bedroom units (14.5%).

# Policy Analysis

- Required Zoning Bylaw amendments include:
  - Allow a maximum density of 2.60 FSR;
  - Site coverage;
  - Building setbacks from property lines; and
  - Relax minimum size of 6 of the 20 studio units (375-395 square feet from 400 square feet minimum).

# Density Bonus

- 1.0 FSR density bonus supported through:
  - Supply of 100% rental apartment units; and
  - Minimum of 10% (7 units) be secured as Mid-Market units in perpetuity.
- The City's Density Bonus and Public Benefits Policy recognizes that an all rental building with an affordable component is a public amenity and mentions waiving the financial amenity contribution.

# City Contributions

- In addition to the standard off-site requirements such as infrastructure upgrades and frontage improvements, the applicant has agreed to a \$30,000 contribution towards a new pedestrian and cycling signal at St. Georges and East 4<sup>th</sup> Street.

# Advisory Panels

- The applicant appeared before the Advisory Design Panel at their February 19, 2020 meeting.
- Staff worked with the applicant to satisfy the comments raised by the Panel.

# Community Consultation

- The applicant held their Developer Information Session on February 18, 2020 where 25 people attended.
- Comment forms that were submitted were mixed and included items such as:
  - More parking should be provided on the property as parking is difficult to find in the area;
  - The building is too big and does not fit the scale of the neighbourhood;
  - More rental opportunities in the area is attractive. Below market units helps people stay on the north shore; and
  - The scale of the building is appropriate for the area.

# Conclusion

- The proposal complies with the OCP.
- The site is an appropriate location for this proposal.
- Takes advantage of existing amenities, commercial areas and active transportation facilities.
- Meets the City's Strategic Plan (City for People) by:
  - Increasing the number of rental and mid-market units;
  - The site is located close to a main transportation corridor along both Lonsdale Avenue and East 3<sup>rd</sup> Street.



Thank you.