



Committee of the Whole Report For the Meeting of December 12, 2024

To: Committee of the Whole **Date:** November 28, 2024

From: Karen Hoese, Director, Planning and Development

Subject: Rezoning Application No. 00861 and Development Permit with Variances Application No. 00251 for 50 Government Street

RECOMMENDATION

That Council decline Rezoning Application No. 00861 and Development Permit with Variances Application No. 00251 for the property located at 50 Government Street.

LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application and a Development Permit with Variances Application. Relevant rezoning considerations include the proposal to increase the density and reduce the minimum lot size for multiple dwelling buildings, while the relevant Development Permit with Variances considerations relate to the application's consistency with the design guidelines and the impact of the variances.

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 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.

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.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application and Development Permit with Variance Application for the property located at 50 Government Street. The proposal is to rezone from the R3-2 Zone, Multiple Dwelling District to a new site-specific zone to increase the density and allow multiple dwelling uses at this location. There is a concurrent Development Permit with Variances Application pertaining to the proposed form, character, exterior design, finishes and landscaping, and variances related to parking.

The following points were considered in assessing the Rezoning Application:

- 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. The proposed 4.5-storey multiple dwelling building is generally consistent with the Official Community Plan (OCP, 2012) Urban Residential Urban Place Designation in terms of built form and use.
- The OCP also indicates total floor space ratios (FSR) may generally range up to 1.2:1. Additional density may be considered up to 2:1 FSR if the proposal supports the growth management concept, provides public benefit and meets other City policies. The applicant is requesting an increase in the floor space ratio to 1.94:1 due to the proposal's location, as well as the proposed rental housing and two units of affordable housing.
- 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 proposal would advance the OCP's objectives with regards to providing rental housing.
- The proposal would advance the OCP's objectives with regards to providing affordable housing in the form of two units (10% of the total number of units) to be rented to tenants with a total household income that does not exceed the Median Income Limit identified in the Victoria Housing Reserve Fund Guidelines.
- The proposal does not meet the family housing targets in the Family Housing Policy. It proposes two two-bedroom units and no three-bedroom units, which is insufficient in terms of two or more bedroom units (providing 12.5% instead of 25%) and insufficient in terms of three or more bedroom units (providing 0% instead of 5%).

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

- The proposal is not considered sufficiently consistent with the objectives and guidelines of Development Permit Area 16: General Form and Character. It does not achieve a design with sufficient usable outdoor space, trees, a positive street relationship, massing transitions to the surrounding single-family dwellings, and limited impacts on adjacent properties.
- Variances related to parking would be required to facilitate this proposal. The variances to the number of parking stalls are supported due to the mitigation proposed and the variance to the space required behind a parking stall is also supported because it would not impact the right-of-way. The variance to the accessible parking requirements, however, is not supported.
- The proposal does not meet the requirements of the *Tree Protection Bylaw No. 21-035*, specifically, the tree minimum would not be met on-site. This lot requires three trees to be planted. The Landscape Plan shows three new trees on the subject lot however, two of the trees do not meet the requirements of the *Tree Protection Bylaw*.

In summary, while the proposal is consistent with the vision in the Urban Residential Urban Place Designation, it does not meet the objectives and guidelines of the Development Permit Area. The small lot size and small scale residential and heritage context makes it challenging to design a proposal with this amount of floor space while meeting the objectives and guidelines associated with the development permit area. Therefore staff recommend decline but have provided an alternative recommendation which would direct staff to work with the applicant to make revisions for consistency with the Development Permit Area guidelines, *Tree Protection Bylaw*, and accessible parking requirements before preparing the necessary bylaw amendments and bringing them forward to a Council Meeting for consideration of introductory readings.

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 1.94:1 FSR and accommodate construction of a 4.5-storey multiple dwelling building (approximately 16 dwelling units). A Zoning Data Table is attached to this report (Attachment D).

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

- reducing the minimum lot size from 1840m² to 586m²
- adding the property to Schedule N – Residential Rental Tenure Properties
- increasing the maximum site coverage from 40% to 59.15%
- reducing the minimum open site space from 50% to 32.59%
- reducing the rear setback from 10.00m to 2.74m
- reducing both side setbacks from 6.00m to 1.37m.

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

- 4.5-storey building form
- access to upper units from external staircases and walkways
- private patios for the ground level units
- landscaping materials include concrete paving, wood deck, permeable pavers, river rock, stepping stones, lawn, shrubs, and metal planters.

The proposed variances are related to parking as follows:

- reducing the minimum number of vehicle parking stalls from 16 to two (including one carshare)
- reducing the minimum number of van accessible vehicle parking stalls from one to zero
- reducing the minimum space required behind a parking stall from 7.00m to 1.74m.

Land Use Context and Existing Site Development Potential

The area is characterized by a mix of single-family dwellings, duplexes, and apartment buildings (Figure 1). Immediately adjacent land uses include:

- North-West – Single Family Dwelling, Heritage Designated
- North-East – Single Family Dwelling, Heritage Designated
- South-East – Single Family Dwelling

The surrounding properties are designated Traditional Residential in the *Official Community Plan* which envisions primarily ground-oriented building forms including single, duplexes, townhouses and row-houses and house conversions.



Figure 1. Aerial photo of subject site

The site is presently used as a four-plex. This use is lawfully non-conforming because it was built prior to the current zone being approved.

Under the current R3-2 Zone, Multiple Dwelling District, the property could *not* be developed as multiple dwellings because the current lot size (586m²) is below the minimum requirement (920m²). The current zone does permit duplexes and single-family dwellings (with or without a secondary suite or a garden suite).

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on March 23, 2023, prior to submission of the application, the application 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 April 12, 2023. A letter dated April 17, 2023 along with the comment forms are attached to this report.

In response to this consultation, the applicant reduced the height of the building.

In accordance with the *Procedures for Processing Rezoning and Variance Applications*, further consultation was required because the north, south, and rear setbacks had decreased by more than 20% since the Pre-Application Consultation. The proposal was posted to the Development Tracker with a link to an online comment form on January 31, 2024, a sign was posted on site, a notice was sent to owners and occupiers within 100m, and an online meeting with the CALUC was held on February 14, 2024. A letter dated February 27, 2024 along with the comment forms are attached to this report. The applicant has not revised the proposal in response to this consultation.

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. The OCP also indicates total floor space ratios may generally range up to 1.2:1 and that 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 (max of approximately 2:1 FSR).

The applicant is requesting an increase in the floor space ratio to 1.94:1 due to the proposal's location approximately 70m from a frequent transit priority corridor (Niagara Street) and approximately 300m from the James Bay Large Urban Village, as well as the proposed rental housing and two units of affordable housing.

The proposed built form and use are therefore generally consistent with this designation. The small lot size and small scale residential and heritage context, however, makes it challenging to design a proposal with this amount of floor space while meeting the objectives and guidelines associated with the development permit area (see Development Permit with Variance Application section below).

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.

Regulatory Considerations

The following differences from the current R3-2 Zone are being proposed and would be accommodated in the new zone:

- reducing the minimum lot size from 1840m² to 586m²
- adding the property to Schedule N – Residential Rental Tenure Properties
- increasing the maximum site coverage from 40% to 59.15%
- reducing the minimum open site space from 50% to 32.59%
- reducing the rear setback from 10.00m to 2.74m
- reducing both side setbacks from 6.00m to 1.37m.

The existing lot is smaller in size (586 m²) than the minimum requirement in the current zone (920 m²) and standard zone (1840m²) which creates challenges in the context of the surrounding lower-scale buildings and buildings with heritage designation, making it more difficult to achieve a design with sufficient usable outdoor space, trees, a positive street relationship, massing transitions to the surrounding single-family dwellings, and limited impacts on adjacent properties. The Development Permit with Variance Application section below provides analysis related to these topics.

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 a community amenity contribution because it is a proposal for secured rental housing.

Housing

The application, if approved, would add approximately 12 new residential rental units (the existing four units would be replaced by 16 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 is for market rental housing and, as per the IHCAC policy, 100 percent, secured, purpose-built rental projects are exempted from providing affordable units. The applicant, however, is proposing two of the units (10% of the total number of units) to be affordable and secured by legal agreement for a term of 60 years with the following requirements for each unit:

- to be rented at 95% of Canada Mortgage and Housing Corporation (CMHC) median market rates
- to be rented to tenants with a total household income that does not exceed the Median Income Limit identified in the Victoria Housing Reserve Fund Guidelines.

Housing Mix

Council approved the Family Housing Policy and Advisory Design Guidelines on June 27, 2024 and it came into effect on September 1, 2024. The policy states that all applications for new purpose built rental multi-unit residential developments consisting of four or more storeys should have a minimum of 25% of the total units containing two or more bedrooms, with a minimum of 5% of total units containing three or more bedrooms. The proposal does not meet the family housing targets in the Family Housing Policy. It proposes two two-bedroom units and no three-bedroom units, which is insufficient in terms of two or more bedroom units (providing 12.5% instead of 25%) and insufficient in terms of three or more bedroom units (providing 0% instead of 5%). The applicant has agreed to secure the two bedroom units in a legal agreement if Council moves the application forward.

Unit Type	Family Housing Policy		Proposal	
	Percentage of Units	Number of Units	Percentage of Units	Number of Units
Two or more bedrooms	25%	4	12.50%	2
Three or more bedrooms	5%	1	0%	0

Table 1. Family Housing Policy Minimum Targets

Unit Type	Number of Units Proposed	Percentage of Units Proposed
Studio	8	50.00%
One-bedroom	6	37.50%
Two-bedroom	2	12.50%
Three-bedroom	0	0.00%
TOTAL	16	100.00%

Table 2. Proposed Number of Units by Type

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 an existing building which would result in a loss of four existing residential rental 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 3.68m wide Statutory Right-of-Way (SRW) along Government Street be a condition of rezoning to help fulfill *Official Community Plan* objectives such as enhanced sidewalks and the urban tree canopy.

Development Permit with Variance 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)*.

The proposal is not considered sufficiently consistent with these objectives and guidelines. Reducing the proposed amount of floor space on-site may make it easier for the applicant to design the proposal to meet the guidelines in the small scale residential and heritage context. Analysis related to open space, the street relationship, the form and massing, and the impact on adjacent properties is provided for Council's consideration as follows.

Open space

The design guidelines indicate that open space should be provided that is usable and attractive. Only approximately 70m² (11.95%) of the site area is open site space that is greater than 1.37m wide and located outside of the public SRW area. This would have negative impacts on the urban forest and stormwater runoff by reducing the amount of space for large trees and landscaping. It would also negatively impact the useable outdoor space, by providing reduced space for people to be outside, such as in courtyards, gardens, patios and other landscaped areas. To help mitigate these impacts, the applicant is proposing to have private decks for the top floor units and has enlarged the external corridors for the second and third floor units which do not have balconies. No common indoor or outdoor amenity space is proposed.

Increasing the size of the proposed rear setback would be more consistent with the guidelines by providing more space for the urban forest and usable outdoor space for residents.

Street relationship

The design guidelines encourage development to have a positive relationship to the street. Residential entries should be prominent and design features, such as porches, steps, and alcoves, should provide transitions from the public realm of the street and sidewalk to the private realm. There are concerns that the proposal would provide insufficient street vitality, pedestrian activity, safety and visual interest. Specifically:

- The building is set back only 1.35m from the public statutory right-of-way (SRW) on Government Street. The intention of acquiring this SRW is to make improvements to the public street in the future, which may result in a sidewalk located only 1.35m from the building. This would provide insufficient space for a transition between the public sidewalk and the private building.

- The ground-level building facades along Government Street should include architectural features that provide pedestrian interest. Although the design of the front elevation includes windows and doors, it is dominated by vehicle and bike parking. Locating a dwelling unit on the east side of the building on the ground floor connecting to the public sidewalk could help address this.

Increasing the size of the proposed front setback to the SRW would be more consistent with the guidelines by providing more space to transition from the private realm to public realm.

Form and massing

The design guidelines look for new development to provide a transition in its form and massing to surrounding lower-density building forms, many of which are Heritage Registered or Heritage Designated, and are therefore unlikely to be redeveloped as larger scale buildings in the future. There are concerns that the proposed height and setbacks would not provide a sufficient transition to these buildings. The proposed 4.5-storey building is only 1.37m from the side property lines and 2.74m from the rear property line.

Impact on adjacent properties

Multi-unit residential development that is adjacent to residential buildings that are smaller in scale should be designed to address impacts on adjacent properties. There are concerns that the external staircases would cause overlook issues, especially given the limited side and rear yard setbacks noted above.

VariANCES

VariANCES related to parking would be required to facilitate this proposal as follows:

- reducing the minimum number of vehicle parking stalls from 16 to two (including one carshare)
- reducing the minimum number of van accessible vehicle parking stalls from one to zero
- reducing the minimum space required behind a parking stall from 7.00m to 1.74m.

To help mitigate potential impacts of these variANCES, the applicant is proposing to provide the following transportation demand management (TDM) measures:

- one car share membership with a \$100 usage credit for each unit
- \$55,000 contribution toward the purchase and operation of a shared, home based fully electric vehicle
- one on-site level two charger with radio frequency identification (RFID) and communications
- one on-site car share parking space
- BC Transit EcoPass fund value of \$9,600
- four cargo bicycle sized long term parking stalls
- one on-site bicycle maintenance and dog wash area
- access to 110v plugs for 50% of the provided bicycle parking stalls
- additional bike parking beyond the amount required by the *Zoning Regulation Bylaw* (30 long-term spaces proposed instead of the required 18 spaces).

These TDM measures would be secured through a legal agreement as part of the rezoning process.

The variances to the number of parking stalls are supported due to the mitigation proposed. The variance related to the space required behind a parking stall is supported because the parking stall is functional.

A variance to allow the applicant to provide an accessible stall instead of a van accessible stall is not supported. If Council moves the application forward, the alternate motion would require the applicant to increase the size of the parking stall to meet the accessible parking requirements in the *Zoning Regulation Bylaw*.

Advisory Design Panel

The application was reviewed by the Advisory Design Panel on June 26, 2024. At that meeting, the following motion was passed:

That the Advisory Design Panel recommend to Council that Development Permit Application No. 00251 for 50 Government Street be approved as presented.

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

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 and optimizing community benefits from the urban forest in all neighbourhoods. The *Urban Forest Master Plan* recommends a city-wide canopy cover of 40%. Based on 2019 LiDAR analysis, the City’s overall canopy cover is 28% and James Bay canopy cover is 27%. The *Tree Protection Bylaw No. 21-035* applies to this application.

There are currently no existing trees on the subject lot or the frontage. Of the three trees that have been inventoried, two are off-site bylaw protected trees and one is a municipal hawthorn tree on the adjacent frontage; all offsite existing trees will be retained following the mitigation measures outlined in the Arborist Memo.

The *Tree Protection Bylaw's* tree minimum provision requires three trees be planted on the subject lot, meeting siting and soil volumes. The current proposal does not meet this requirement. The Landscape Plan shows three new trees on the subject lot however, two of the trees do not meet the requirements of the *Tree Protection Bylaw*. One new municipal tree is proposed on the frontage. An alternate motion has been provided with a condition to revise the proposal to meet the *Tree Protection Bylaw* if Council chooses to direct staff to prepare the necessary bylaws and move the application forward.

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

CONCLUSIONS

The proposal to increase the density and reduce the minimum lot size to allow for a 4.5 storey multiple dwelling building does not meet the objectives and guidelines of the development permit area requirements, is not suitable for the site context and does it meet the *Tree Protection Bylaw*. The proposal does not achieve a design with sufficient outdoor space, trees, a positive street relationship, massing transitions to the surrounding single-family dwellings, and limited impacts on adjacent properties. The proposed parking variance, however, is supported given the proposed TDM package.

It is therefore recommended for Council's consideration that the applications be declined, in which case the applicant could redesign the proposal to better fit with the City's policies and regulations before reapplying. An alternate option has also been provided in case Council wishes to move the application forward with revisions.

ALTERNATE MOTION

Revise the proposal and move forward to a Council Meeting

Rezoning Application

1. That Council instruct the Director of Planning and Development to prepare the necessary Zoning Regulation Bylaw amendment that would authorize the proposed development outlined in the staff report dated November 28, 2024 for 50 Government 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 once the following conditions are met:
 - a. revise the plans to meet the accessible parking requirements in the *Zoning Regulation Bylaw*, to the satisfaction of the Director of Planning and Development.
 - b. revise replacement tree species and locations on the plans to meet the tree minimum requirements on-site and outside of the public SRW areas per the Tree Protection Bylaw No. 21-035 Schedule "F", to the satisfaction of the Director of Parks, Recreation and Facilities.
 - c. revise the plans to meet the objectives and guidelines associated with Development Permit Area 16, and adjust the parking variances with Development Permit with Variances No. 00251 as necessary, to the satisfaction of the Director of Planning and Development, including:
 - i. reducing the amount of floor space if needed to meet the design objectives
 - ii. providing more usable outdoor space for residents
 - iii. providing more trees and landscaping
 - iv. improving the relationship to the public SRW
 - v. improving the massing transition to surrounding residential buildings
 - vi. reducing impacts on adjacent properties.

3. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Planning and Development and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. secure no less than two two-bedroom dwelling units
 - b. secure the rental tenure of all dwelling units in perpetuity
 - c. secure 10% of the dwelling units in the building (a total of two units) for a term of 60 years with the following requirements for each unit:
 - i. to be rented at 95% of Canada Mortgage and Housing Corporation (CMHC) median market rates
 - ii. to be rented to tenants with a total household income that does not exceed the Median Income Limit identified in the Victoria Housing Reserve Fund Guidelines.
4. That following the third reading of the zoning amendment bylaw, the applicant prepare and execute the following legal agreements, with contents satisfactory to the Director of Engineering and Public Works and form satisfactory to the City Solicitor prior to adoption of the bylaw:
 - a. 3.68m wide right of way along Government Street for highway purposes
 - b. provision of transportation demand management measures including:
 - i. one car share membership with a \$100 usage credit for each unit
 - ii. minimum \$55,000 contribution toward the purchase and operation of a shared, home based fully electric vehicle
 - iii. one on-site level two charger with radio frequency identification (RFID) and communications
 - iv. one on-site car share parking space
 - v. BC Transit EcoPass fund value of \$9,600
 - vi. minimum four cargo bicycle sized long term parking stalls
 - vii. one on-site bicycle maintenance and dog wash area
 - viii. access to 110v plugs for a minimum of 50% of the provided bicycle parking stalls
 - ix. additional bike parking beyond the amount required by the *Zoning Regulation Bylaw* (30 long-term spaces proposed instead of the required 18 spaces).
5. 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.
6. 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. 00251 for 50 Government Street, in accordance with plans submitted to the Planning and Development department and date stamped on November 21, 2024, subject to:
 - a. proposed development meeting all City zoning bylaw requirements, except for the following variances:
 - i. reduce the minimum number of parking stalls from 16 to two (including one carshare)
 - ii. reduce the minimum space required behind a parking stall from 7.00m to 1.74m.
2. That the Development Permit with Variances, if issued, lapses two years from the date of this resolution.”

Respectfully submitted,

Rob Bateman
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 November 21, 2024
- Attachment C: Letter from applicant to Mayor and Council dated October 7, 2024
- Attachment D: Zoning Data Table
- Attachment E: Tenant Assistance Plan dated August 24, 2024
- Attachment F: Advisory Design Panel Meeting minutes from June 26, 2024
- Attachment G: Arborist Report dated May 10, 2024
- Attachment H: Community Association Land Use Committee Letters dated April 17, 2023 and February 27, 2024.
- Attachment I: Pre-Application Consultation Comments from Online Feedback Form
- Attachment J: Correspondence (Letters received from residents).