

March 15, 2024

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The following, is additional information, updates and a process summary relating to the Proposed Development and application review. Please note:

- The application still pertains to a proposed 5-storey building + daycare at 535 Douglas Avenue (Proposed Development); however, there are updates regarding design, etc.
  - 535 Douglas Avenue is the civic address that applies to the current parcel, which extends from Douglas Avenue to 20<sup>th</sup> Avenue – should the applications be approved, the Proposed Development would occupy a new parcel fronting 20<sup>th</sup> Avenue.
  - The proposed zoning of the property will change from **RH (Residential High-Rise)** to **RL (Residential Low-Rise)**. Both zones permit identical development, but the RH zone may be modified in the future to grant additional permissions.
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### Revised Plans

The Applicant has resubmitted revised site and building plans, which respond to some of the concerns submitted by community residents. These revised plans, summarized below, have been added to the Proposed Development section of City Website and will be presented at the March 21<sup>st</sup> Information Session.

- Side yard set back on the west side increased to 3m (RL has a minimum of 1.2m)
- 4<sup>th</sup> and 5<sup>th</sup> floors stepped back (recessed), from floors 1-3, to reduce the visual impact.
- Increased “green balconies” to create more opportunities for plants on the building.
- Made the road access to the east of the building a 2-way road access, at 7.5m wide.
- Parkade access changed to the east side of the building.

### Shadow Study

The Applicant has submitted a Sun Shadow Study, which relates to the up-to-date building plans described above. The Sun Shadow Study has been added to the Proposed Development section of City Website and will be presented at the March 21<sup>st</sup> Information Session.

### Traffic Study

A Traffic Impact Assessment (TIA), prepared by the Applicant’s engineering consultant, has been submitted to, and reviewed by the City:

- Based on the traffic analysis completed, the existing transportation network adequately serves the proposed development.
- The traffic analysis concluded that, following the complete build-out of the proposed development, the development does not adversely impact the traffic operations within the study area and that traffic operations remain consistent with existing conditions.
- No recommendations were made for roadway improvements, additional signage, or intersection signalization.

The City concludes that that the TIA has been prepared in accordance with the City’s standards and requirements and accepts the conclusions.

**Zoning Bylaw Amendments**

*Housing Accelerator Fund (HAF) Action Plan* (initiative to expand housing options)

The City is in the process of updating the Zoning Bylaw, in accordance with direction provided by City Council, in order to remove barriers to housing development and enable the delivery of housing options that meet the needs of our growing city. These changes enable the City to take advantage of \$35.2 million in federal funding (HAF funding) to fast track more than 1,000 housing units over the next three years to address housing shortages. Implications of this initiative, for the Proposed Development, include:

- On January 31, 2024, Council approved an amendment to increase permitted height limits for various zones. For the RL and RH Zone, the discretionary height threshold increased from 11m to 15m.

The height of the Proposed Development is 18m; therefore, needs to be reviewed through the Discretionary Use process, as it exceeds 15m.

- On January 31, 2024, Council approved an amendment that results in the former minimum requirements for on-site parking now being “recommended”, as opposed to “required”.

For the Proposed Development, the recommended number of parking is 96 and the Applicant is providing **74 116** (revised March 20) (this is a voluntary measure, as no parking is required).

- At its April 10, 2024 meeting, Council will consider amendments that will allow, as a Permitted Use, multi-unit buildings, up to 6-storeys in height, that are within 200m of Main Transit Routes and that are on parcels that already permit residential development.

The parcel at 535 Douglas Avenue is currently zoned Institutional and is not within a 200m walk of a Main Transit Route, so the changes would not impact this parcel.

- The Wascana Height Overlay Zone requires discretionary use approval of any proposed building greater than 13m height. This requirement is being reviewed and may tentatively be considered by Council on April 10, 2024.

**Process Summary**


**Note:** A correction was made on March 21 regarding RPC and Council meeting dates