

## Development Permit (DP2015-2602) Summary

The public hearing and first reading of Bylaw 7D2017 (land use amendment for 1804, 1808, 1812, 1816, 1820, 1828 - 17 Avenue NW) was held on 2017 January 16. At the time of the public hearing, a development permit application (DP2015-2602) on the site for which the land use redesignation had been requested was under review by Administration. The applicant submitted the development permit on 2015 June 19 for an Assisted Living facility, consisting of 120 units in 3 interconnected buildings. While the initial development proposal met the North Hill Area Redevelopment Plan height limit of 12 metres, Council gave direction that the development permit should respect the height limit in order to provide assurance to the community. The maximum height of the proposed buildings is 11.7 metres. Parking is accommodated off the lane in an underground parkade. Community consultation has consisted of numerous meetings and correspondence between the applicant and the Community Association and nearby residents. The three year timeline for review of this application is the result of extensive community consultation and numerous significant revisions to the proposal.

### Administration's Reason(s) for Recommendation

The development permit has been reviewed by Administration and the applicant has incorporated suggested changes, including altering the architectural character to a more residential and less institutional feel. The proposed building meets the intent of the proposed Multi-Residential – Contextual Low Profile (M-C1) District as it provides a low height and medium density development that reflects the immediate low density residential context, provides space for social interaction, and provides landscaping to screen and buffer elements of the development that may impact nearby residents. The proposed development represents an appropriate increase in density and provides an assisted living housing option located in close proximity to numerous amenities and transit.

Figure 1: Development Permit Rendering



SOUTH VIEW - Overall view from 17th avenue

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Figure 2: Development Permit Landscape Plan

