



777 Laurel Street/308 Dolph Street North OR05/23 – Recommendation

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File Planner:

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01

Proposal

Residential infill development within:

- Built-up Area
- Regeneration Area



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Official Plan Amendment

Proposed Official Plan Designation:

High Density Residential with Site Specific Policies

Policy	Existing Official Plan Policy	Proposed
Height	Maximum Permitted 8 storeys	Maximum proposed 19 storeys
Density	Maximum Permitted 2.0 FSI	A minimum and maximum FSI shall not apply. A maximum of 1,215 units shall apply.

03

Zoning By-law Amendment

Existing Zoning:

- General Industrial – ‘M3’

Proposed Zoning:

- Multiple Residential H(RM3) with site-specific provision 4.1.477

Development Standard	Existing Zoning By-law 150-85	Proposed (H)RM3 s.4.1.477
Maximum density (units/ net residential hectare)	75 UPH	385 UPH (1,215 total units)
Minimum Amenity Area	20 sq.m. per one-bedroom unit; 30 sq.m. per two or more-bedroom unit	15 sq.m. per unit; includes private and common amenity area
Minimum Required Parking Rate	1.25 spaces per unit	1.15 spaces per unit;
Minimum Parking Stall Width	2.9 metres	2.75 metres
Maximum Building Height	N/A	8 to 19 storeys, subject to meeting additional minimum setbacks
Minimum Setback from Railway	This standard is not part of the Zoning By-law	30 metres (or 15 metres horizontal and 15 metres vertical setback), subject to Section 3 of (RAC) Guidelines
Definitions – Lot Lines	As per Section 1	Establish the front, rear, side and exterior side lot lines (due to irregular shaped lot)

04

Response to Public Meeting Comments

- Land Use Compatibility, Building Height, Scale
- Parking & Traffic on Local Roads
- Shadow Impacts
- Railway Safety
- Housing Affordability

05

Recommendation

It is the opinion of Planning Staff that the proposal is consistent with Provincial, Regional and City policy.

The proposal represents good planning by adding to the rental housing supply.

Planning Staff recommends approval of the proposed Official Plan and Zoning By-law Amendments