



Mixed-Use Development
at 1043 & 1057 3rd Avenue East
Zoning By-law Amendment No. 46

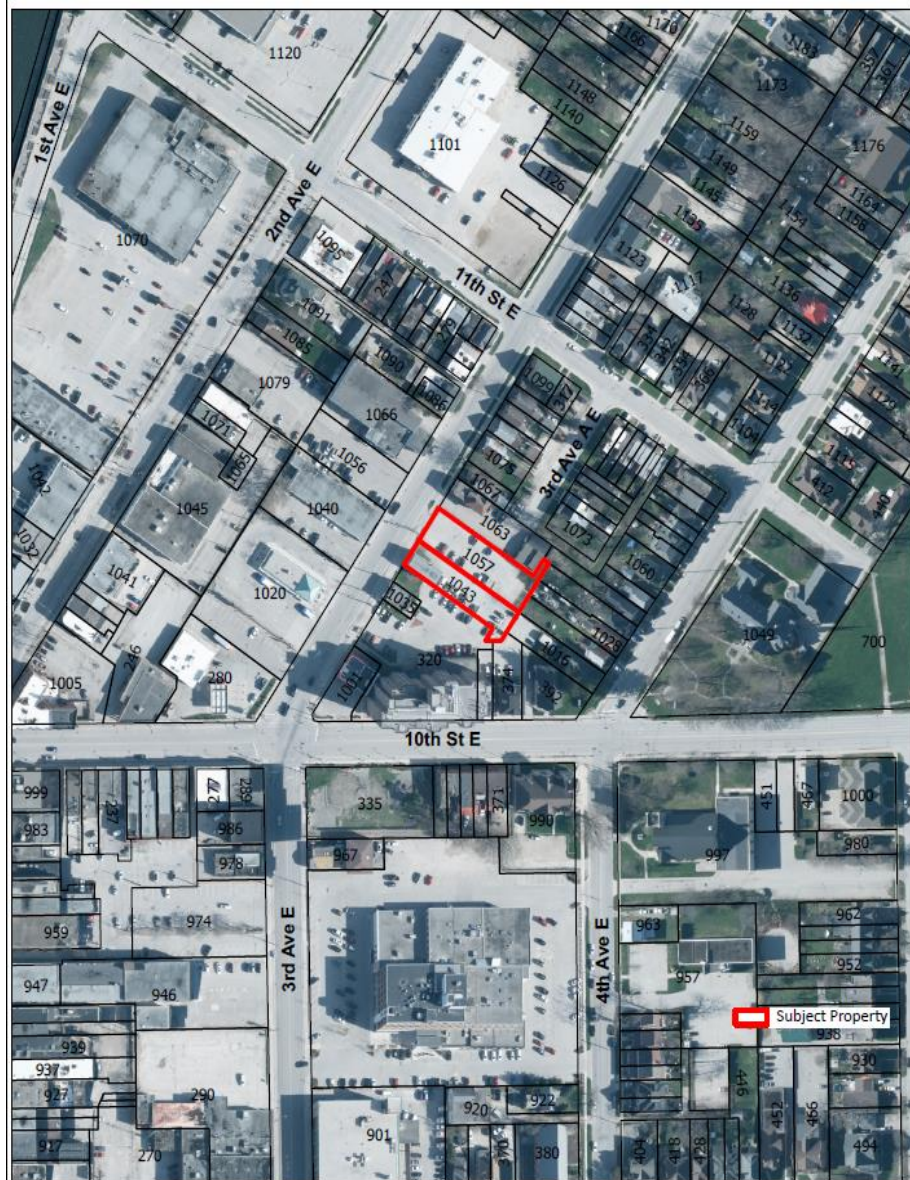
City Council
May 8, 2023

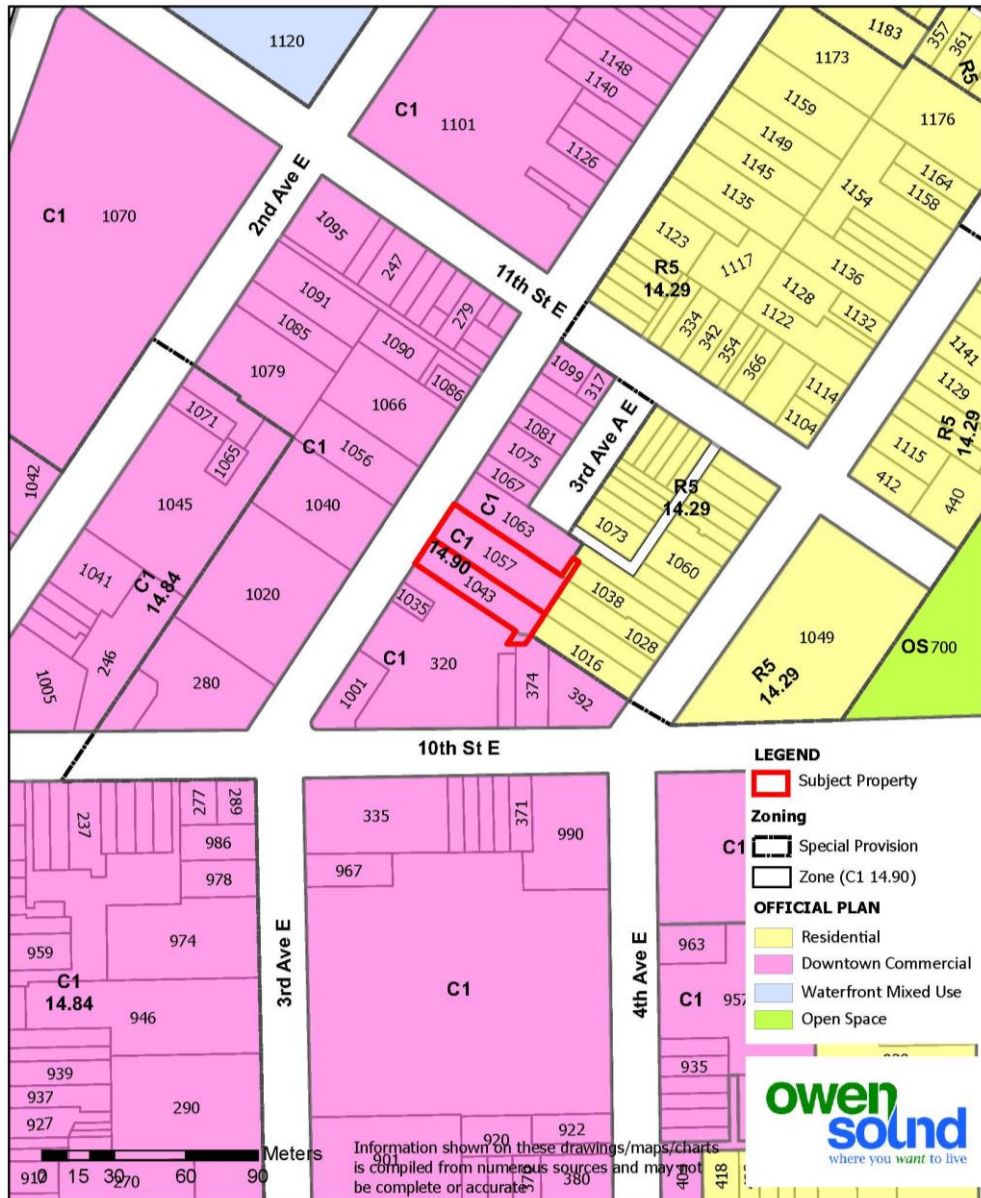
Subject Lands



1043 and 1057
3rd Avenue East

Subject Lands





Official Plan:

- River District Commercial

Zoning:

- 'Core Commercial' with Special Provision 14.90 (C1 14.90)

Purpose & Effect

- The purpose of the application is to permit the development of the property for a six-storey mixed-use building with a commercial unit on the ground floor and supporting residential uses in the remainder of the building.
- The building is proposed to contain 40 residential units, including five 2-bedroom units and 35 1-bedroom units. The commercial unit on the ground floor is proposed to be used for community rental.
- The site plan proposes 23 parking spaces located both in at-grade surface parking to the south and north of the building as well as partially covered parking on the ground level.

Purpose & Effect

The effect of the application is to amend the special provisions applying to the subject lands generally in accordance with the following:

Current Zoning	Proposed Zoning
<p>Core Commercial with Special Provision 14.90 (C1-14.90)</p> <p>The current special provisions provide:</p> <ul style="list-style-type: none">• Reduced parking ratio of 0.5 spaces per unit• Modification to the calculation of landscaped open space to include balconies	<p>Core Commercial with revised Special Provision 14.90 (C1-14.90)</p> <p>The current special provisions will continue with the following proposed additions:</p> <ul style="list-style-type: none">• Proposed maximum height of 24.6 m (12 m current max)• Proposed south interior side yard abutting St. Francis' lot line of 0 m (1 m current minimum)







The applicant has submitted a complete application, including:

- Planning Report
- Site Plan & Renderings
- Urban Design Study
- Shadow Study
- Archaeological Assessment
- Survey
- Stormwater Management Report
- Civil Servicing Drawings
- Servicing Feasibility Study

The Process So Far

Date	Step	Days
March 10, 2023	Submission of application for ZBLA with supporting materials and fees	1
April 3, 2023	Letter re Notice of Complete Application to the applicant Request for Comments to City staff & external agency	25
April 18, 2023	Notice of Complete Application & Public Meeting mailed to property owners within 120 metres of subject lands and posting sign on property	40
May 8, 2023	Public Meeting & Technical Report to Council	60

Final review and consideration of public comments to inform:

Date	Step	Days
May 29, 2023	Zoning By-law Amendment Recommendation Report & Enacting By-law	81

Comments or Questions?