

## Application to amend the Official Plan

**Applicant:** Emery Investments

**Addresses:** 4880 Valera Road

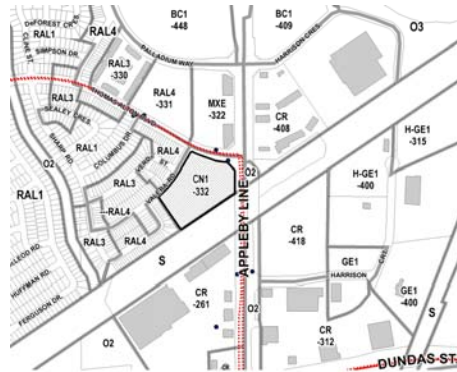
**Date:** September 13, 2016



## Property under Application



## Development Proposal



Proposes to amend the Official Plan designation from Neighbourhood Commercial to High Density Residential with site specific policies requiring a commercial component and height transitions to existing residential uses.



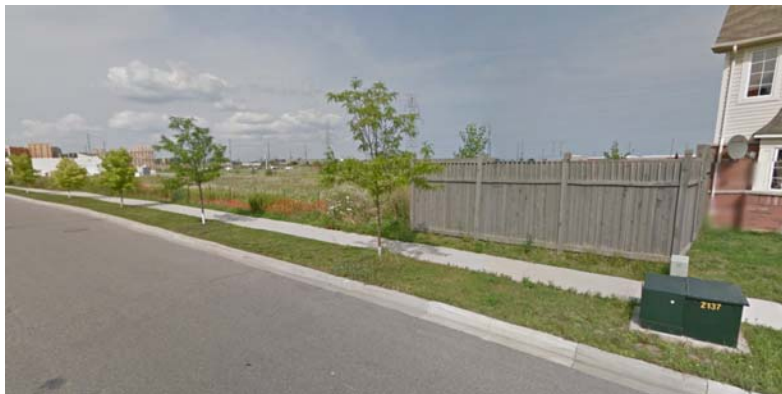
## Public Consultation

- A neighbourhood information meeting was held June 23, 2015.
- Information report and presentation to Development and Infrastructure Committee September 14, 2015
- General Themes:
  - Residents wanted convenience by having commercial close by.
  - Residents had the following concerns in considering high density residential uses:
    - Traffic.
    - Amenity Space.
    - Shadow and privacy impacts on surrounding homes.

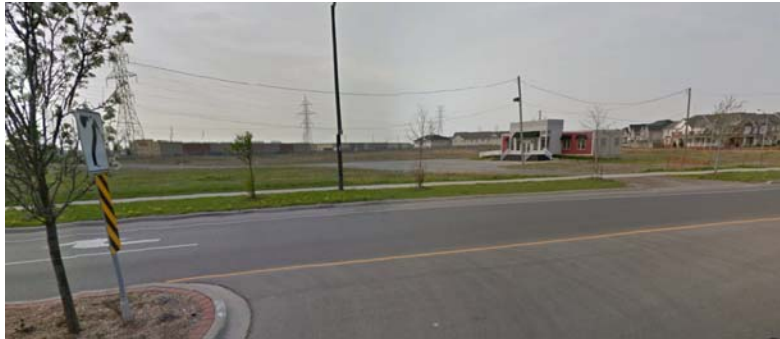
## **Recommendation**

- It is recommended that the site be re-designated from “Neighbourhood Commercial” to “Residential – High Density” in the City’s Official Plan, with policies that require commercial uses along Thomas Alton Blvd and a height transition from the existing residential development to the west

## **Views of site and surrounding area**



## Views of site and surrounding area



## Views of site and surrounding area

