

Application to amend the Official Plan

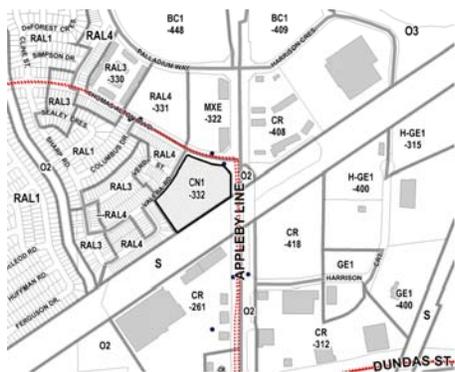
Applicant: Emery Investments
Addresses: 4880 Valera Road
Date: September 13, 2016



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

