

**831 5th Ave N****COMMUNITY ENGAGEMENT SUMMARY**

Proposed Official Community Plan Land Use Map Amendment from *Low Density Residential* to *Medium Density Residential* land use designation
and
Rezoning from *R2 Low Density Residential District 2*
to *RM3 – Medium Density Multiple-Unit Dwelling District by Zoning Agreement*
City Park Neighbourhood

Applicant: Aesthetic Construction
File: PL 4350-OCP8/25 and PL 4350-Z23/24

Project Description:

Aesthetic Construction has applied for a rezoning at 381 5th Ave N in City Park, subject to a Zoning Agreement, to facilitate the development of a multiple unit dwelling.

The proposed development consists of a multiple unit dwelling containing six (6) units totalling a building footprint of approximately 191m² (2,060sqft). A total of 8 at grade on-site parking spaces, as well as bicycle parking have been proposed.

Development Proposal – Applications:

The development proposal includes the following applications that require a decision by City Council at a Public Hearing:

1. OCP Land Use Map Amendment – amending the land use designation on the OCP Land Use map.
An amendment to the existing OCP Land Use Map from Low Density Residential to Medium Density Residential.
2. Rezoning Application – Zoning by Agreement to permit the proposed development.
The subject property is currently zoned R2 – Low Density Residential District 2, which provides for residential development in the form of one- to four-unit dwellings, as well as related community uses.
The applicant is proposing a Zoning Agreement based off the RM3 – Medium Density Multiple Unit Dwelling District. A Zoning Agreement would ensure that only the application's specific development proposal could be constructed.

Engagement Information:

- Public Notice mailed January 10, 2025
 - Development Review received 9 responses

- Engage Page posted January 10, 2025
- Notice of Public Information Meeting (PIM) mailed February 18, 2024
 - Development Review received 5 responses
- Public Information Meeting held on March 7, 2025
 - 21 individuals attended

What We Heard:

Themes	Number of Responses
What We Heard	
Concern. Adding more multiple unit dwellings without adequate infrastructure and neighbourhood amenities (grocery store, park space, schools).	6
Concern. The proposal might exacerbate existing parking challenges.	6
Concern. There is already an adequate amount of multiple unit dwellings in the City Park Neighbourhood	5
Concern. The addition of medium density development increases the destruction of historical homes and neighbourhoods. The proposal doesn't align with the character of the City Park Neighbourhood.	2
Concern. The proposal does not adhere to existing legislation (Growth Plan to Half a Million, City Park LAP, Corridor Plans).	2
Concern. Proposal is going above and beyond approved HAF amendments.	1
Concern. Proposal will increase to amount of rental units in the neighbourhood which already has a high percentage of rental units.	1
Against the proposal. No reason given.	1
In support of the proposal.	2
General questions about the HAF amendments.	1