




## MEMORANDUM

TO: Chair and Members of Development Services Committee

FROM: Jim Baird, M.C.I.P., R.P.P., Commissioner of Development Services 

PREPARED BY: Scott Heaslip, M.C.I.P., R.P.P., Senior Project Coordinator, Central District

DATE: May 19, 2015

RE: **APPLICANT PRESENTATION**  
**Del Ridge (Mid-town) Inc. (Greenlife Midtown)**  
**7768 Kennedy Road**  
**(north-west corner of 14<sup>th</sup> Avenue and Kennedy Road)**  
**Application for site plan approval for a 6-storey condominium apartment building.**  
**File No. SC 14 110234**

## RECOMMENDATION

1. That the staff memorandum dated May 19, 2015 titled "APPLICANT PRESENTATION, Del Ridge (Mid-town) Inc. (Greenlife Midtown), 7768 Kennedy Road (north-west corner of 14<sup>th</sup> Avenue and Kennedy Road), Application for site plan approval for a 6-storey condominium apartment building, File No. SC 14 110234", be received.
2. That Development Services Committee endorse the application, in principle, based on the revised plans incorporating a separate parking garage entrance ramp and a second underground parking level, and delegate final approval to the Director of Planning and Urban Design to be issued when the conditions contained in the February 3, 2015 staff report have been met.
3. That staff be authorized and directed to do all things necessary to give effect to this resolution.

## COMMENT

On February 3, 2015, Development Services Committee endorsed a site plan application for Del Ridge's proposed 6-storey condominium apartment building at the north-west corner of 14<sup>th</sup> Avenue and Kennedy Road.

On February 24, 2015, Bridget Simon, a resident of the adjoining Hagerman Corner Community Home, made a deputation to Council expressing concerns with the proposed development. Council directed staff to report back to a future Development Services Committee meeting for final approval of the site plan application and that Bridget Simon be advised.

On April 7, 2015, Development Services Committee received a memorandum from staff updating Committee on the status of the proposed development and the ongoing discussions between the applicant and Hagerman Corner Community Home (Appendices 'A' and 'B').

Since that time, Del Ridge Homes and Hagerman Corner Community Home have continued to negotiate the Shared Facilities Agreement and other areas of mutual interest. The major point of contention between the parties has been the shared parking garage entrance. To address this issue, Del Ridge is now proposing to introduce a separate parking garage entrance ramp and a second underground parking level to make up the parking spaces lost to the new ramp (revised site plan attached as Figure 1).

Staff are advised that Del Ridge Homes and Hagerman Corner Community Home have substantively resolved their issues on the basis of the revised plan. A letter dated April 30, 2015 from the Solicitor for Hagerman Corner Community Home confirming this is attached as Appendix 'C'. On May 1, Hagerman Corner Community Home withdrew their appeal to the Del Ridge Homes minor variances. Del Ridge Homes advises that they will withdraw their appeal to their conditions of site plan approval after Development Services Committee has endorsed the revised plans and the issues with Hagerman Corner Community Home have been fully resolved.

Dave deSylva of Del Ridge Homes has requested the opportunity to present the proposed development to Development Services Committee. His presentation will focus on exterior materials and colours, and the changes that have been made to the plans to address the concerns of Hagerman Corner Community Home.

Staff recommend that Development Services Committee endorsed the revised plans and delegate final approval to staff in accordance with the conditions contained in the February 3, 2015 staff report (Appendix 'D').

#### ATTACHMENTS:

Figure 1 - Revised site plan

Appendix 'A' - Staff memorandum dated April 7, 2015

Appendix 'B' - Development Services Committee extract dated April 7, 2015

Appendix 'C' - Letter from solicitor for Hagerman Corner Community Home

Appendix 'D' - Staff report dated February 3, 2015