



MEMO

To: Advisory Planning Commission

From: Ivo van der Kamp, A/Manager of Development Services

Date: September 13, 2024

Subject: 1934 Hovey Road – Revisions to Development Proposal

The proposal for the subject site was originally introduced to Council on July 22, 2024 and the applications were referred to the APC. Since then, the applicant has made changes to the proposal to address comments from Council and neighbourhood input. This memo provides a brief overview of the changes and asks the APC to comment on the proposal as amended.

- The top floor (6th storey) of the west building has been removed, thereby reducing the building to 5 storeys. The footprint of the building has been expanded to the east and west to accommodate the lost floor area. In addition, the roofline has been modified to reduce the overall height and appearance.
- The roofline of the east building (Legion) has been modified to reduce the overall height and appearance, and the step back on the top floor has been increased.
- The entrance to the parkade has been moved to the northwest corner of the site and would be accessed from the existing Legion site to the north. This allows for expansion of the parkade to accommodate more parking and reduces the increase in traffic volume on Hovey Road as a result of this project.
- Improvements with respect to traffic and safety would be made and are outlined in the letter to Council and a revised amenity package is being reviewed.

Respectfully,

Ivo van der Kamp
A/Manager of Development Services