





PROJECT TEAM

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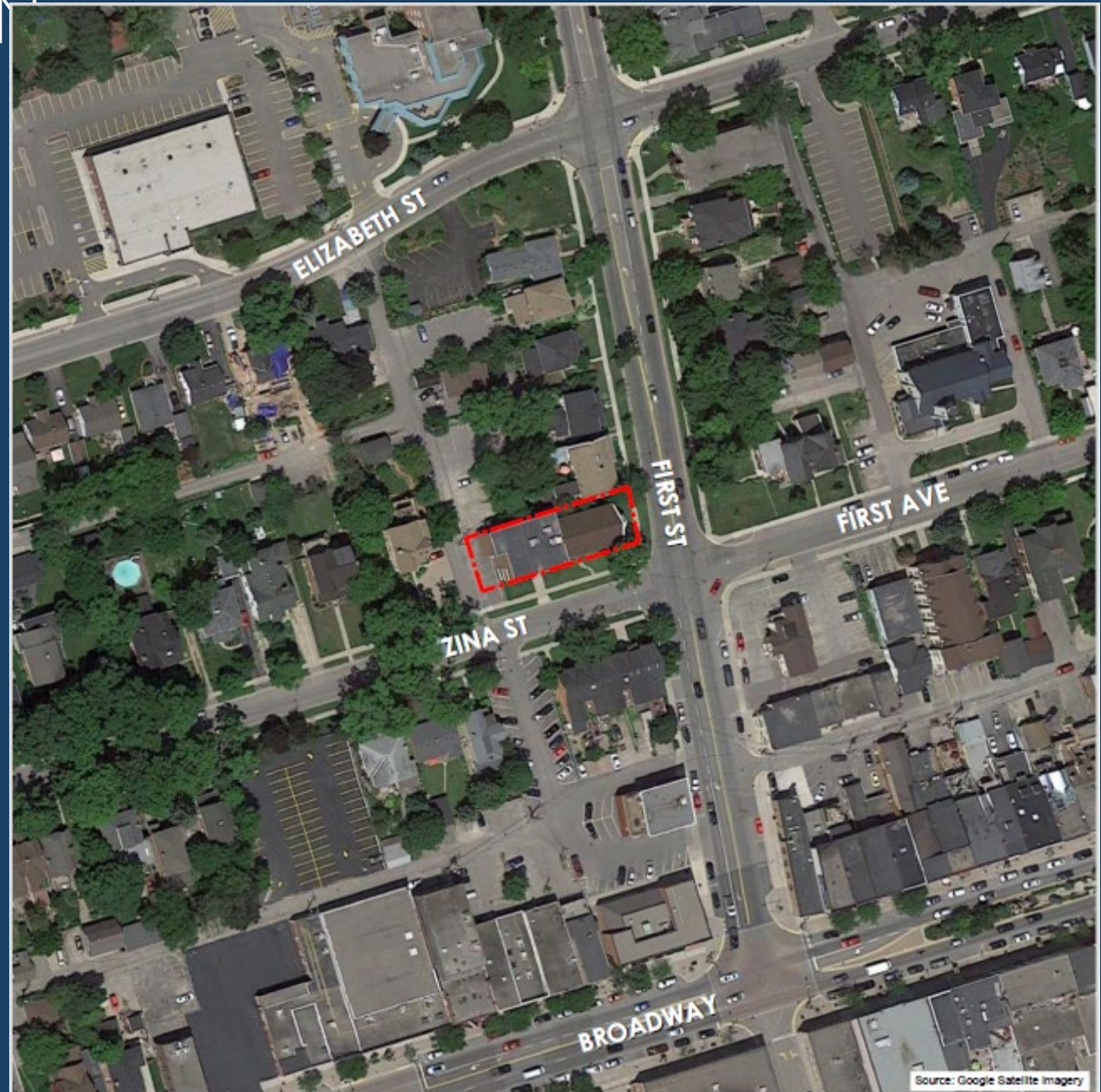
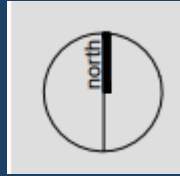
Amritpal Singh Bansal, Architect, OAA,M. ARCH , *KHALSA Design*

CONSULTANTS:



Mike Vaughn, P.Eng. *Van Harten Surveying Inc.*

3 ZINASITE LOCATION



3 ZINA| PROPOSAL



- Total of 8 apartments – 6 of which are geared toward seniors 40 m² (436 ft²) to 56 m² (604 ft²)
- 2 Loft style units apartments ranging from 125 m² (1343 ft²) to 172m² (1849 ft²) in size
- 184m² (1980 ft²) of Community Flex space (former Sanctuary)
- Basement Café 165 m² (1773 ft²)
- 6 on site parking spaces

PLANNING APPLICATIONS

PURPOSE OF PLANNING APPLICATION

Adaptive reuse project to convert the existing Church into a mixed use building containing 8 residential uses, a café and community flex space.

EXISTING ZONE:

Institutional

Permits insitutional uses



PROPOSED ZONE:

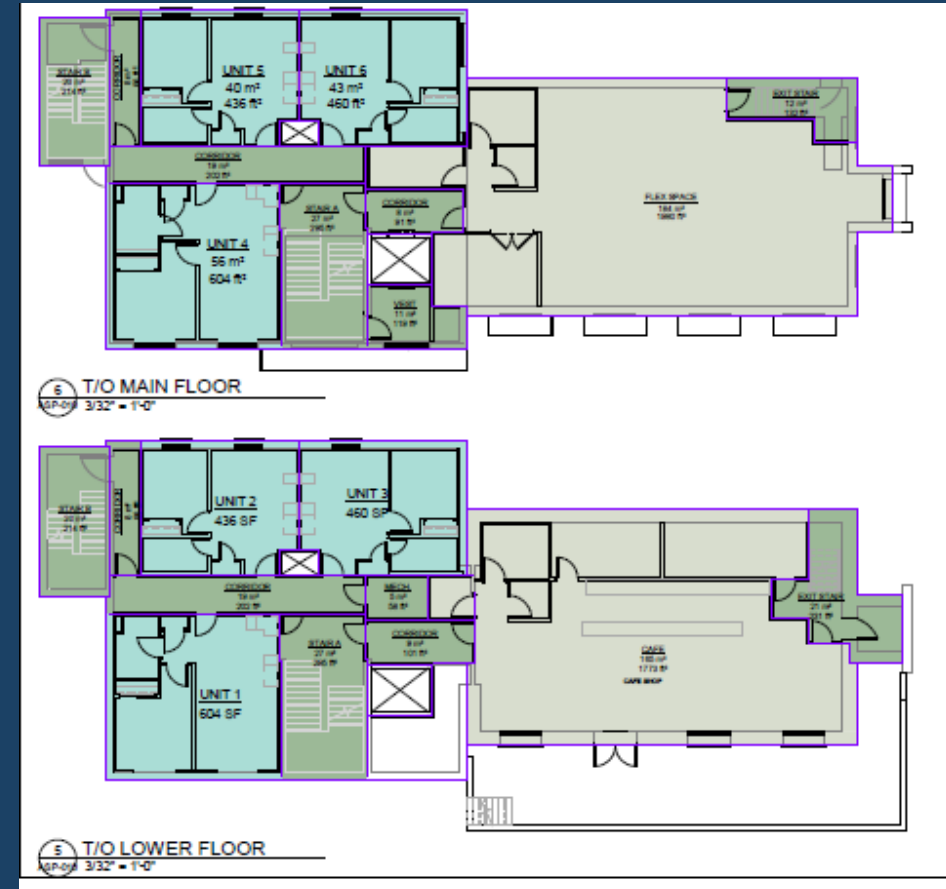
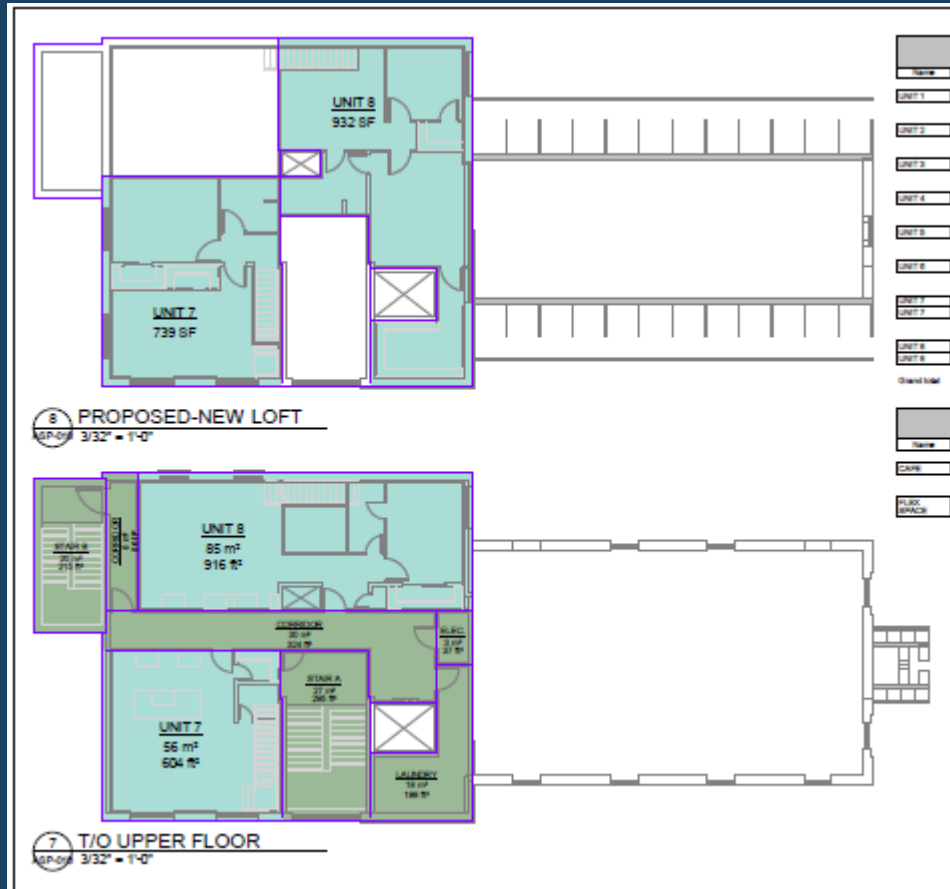
Restricted Commercial (C5 Zone) with Specialized Provision Zone to recognize existing conditions on site including interior and exterior side yard and rear yard setback reductions ; maximum building height of the existing buildings; reduction in the on site landscaping as it exists today; and reduction in parking for a total of 7 spaces and to permit the 7th space in the Town's right of way . Also the following new uses are requested: multiple residential, café, assembly hall, theatre, club house and art gallery.

PROPOSED IMPROVEMENTS



Minor exterior façade improvements are planned as part of this adaptive reuse to improve the overall appearance and to make it contiguous with the Annex portion . Proposed addition includes decorative green living shades. The overall integrity of the building is maintained.

PROPOSED SITE PLAN



Site plan showing the layout of the apartment units, café and flex space.

Proposed Cafe



PROPOSED IMPROVEMENTS BEFORE AND AFTER



Minor exterior façade improvements are planned as part of this adaptive reuse to improve the overall appearance and to make it contiguous with the Annex portion . Proposed addition includes decorative green living shades and better fenestration breaking up the blank wall in the annex portion.. The overall integrity of the building is maintained.

PROPOSED IMPROVEMENTS BEFORE AND AFTER



The overall integrity of the former church building is maintained.

IN CONCLUSION

- The proposed Zoning By-law Amendments is consistent with the PPS and conforms to the Provincial Growth Plan. The proposed zone change conforms with the Town's Official Plan.
- The proposed use will be **permitted** by the Official Plan and zoning by-law through a Special Policy/Provision not compromise the planned function of the adjacent Central Business District.
- The proposed zoning requests several variances to recognize the existing conditions on site and proposes to add a few new uses and proposes reduced parking which is appropriate given the location and the availability of nearby parking, transit and active transportation linkages and is supported by a Parking Study submitted in support of the applications.
- The location for the proposed use is appropriate and considers Official Plan direction to locate these uses to provide a transition between the CBD and the stable neighbourhoods. The property will provide a more attainable housing option.
- Improvements are proposed to the building and site. These include improvements to landscaping and lighting, as well as minor exterior façade improvements.
- On behalf of our client, we thank Council and Planning staff for the efforts to process this application efficiently.

THANK YOU