

Proposed Fulton Lands Rezoning

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March 10, 2025 –Council Meeting

Responding to Council direction

At its February 24, 2025 meeting, Council released the following decision:

THAT

1. Staff be directed to proceed with preparing a zoning amendment bylaw for 1542 Fulton Ave, 1538 Fulton Ave, 791 15th St, and 775 15th St, consistent with the Official Community Plan Policy BF-B4.4.2; and
2. Staff report back to a future regular Council meeting with the proposed bylaw for Council's consideration.

Subject lots and context

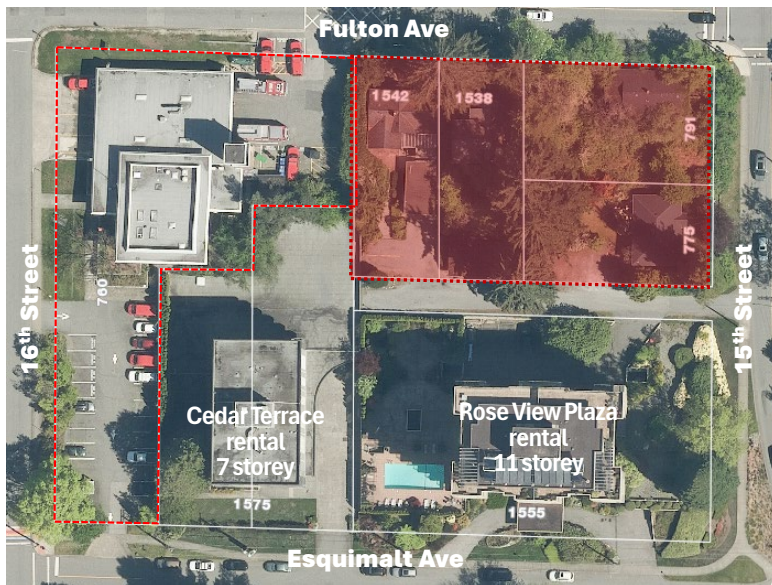


FULTON AVENUE ASSESSOR - CLOSED COUNCIL MEETING - FEBRUARY 11, 2025

Apartment area OCP policy

Policy BF-B 4.4.2

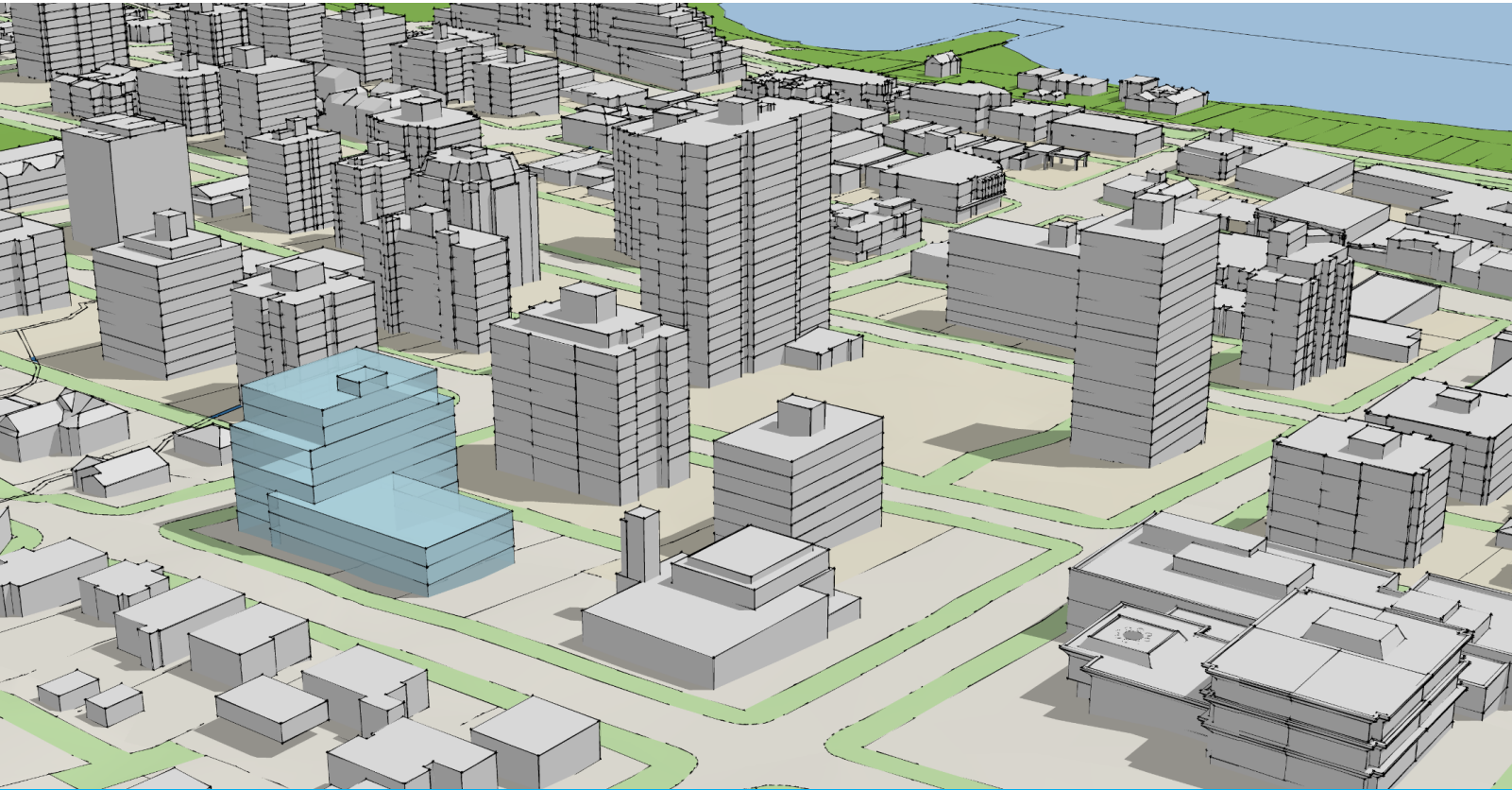
District-owned lands on the south face of the 1500-block of Fulton Avenue (shown on Map 3) may be considered for more diverse and affordable housing (including, but not limited to, strata, rental, below-market rental, and seniors) up to 21.33-27.43 metres (6-8 storeys) at 2.5 FAR.



- 4 subject lots are a combined 27,700 ft²
- i.e. 69,000 ft² residential floor area at 2.5 FAR
- Proposed zoning amendment is OCP compliant:
 - Reflects maximum height and density
 - Allows for strata, rental, below-market, seniors
- Subsequent RFP process would ascertain interest in and value of different tenures

Example massing

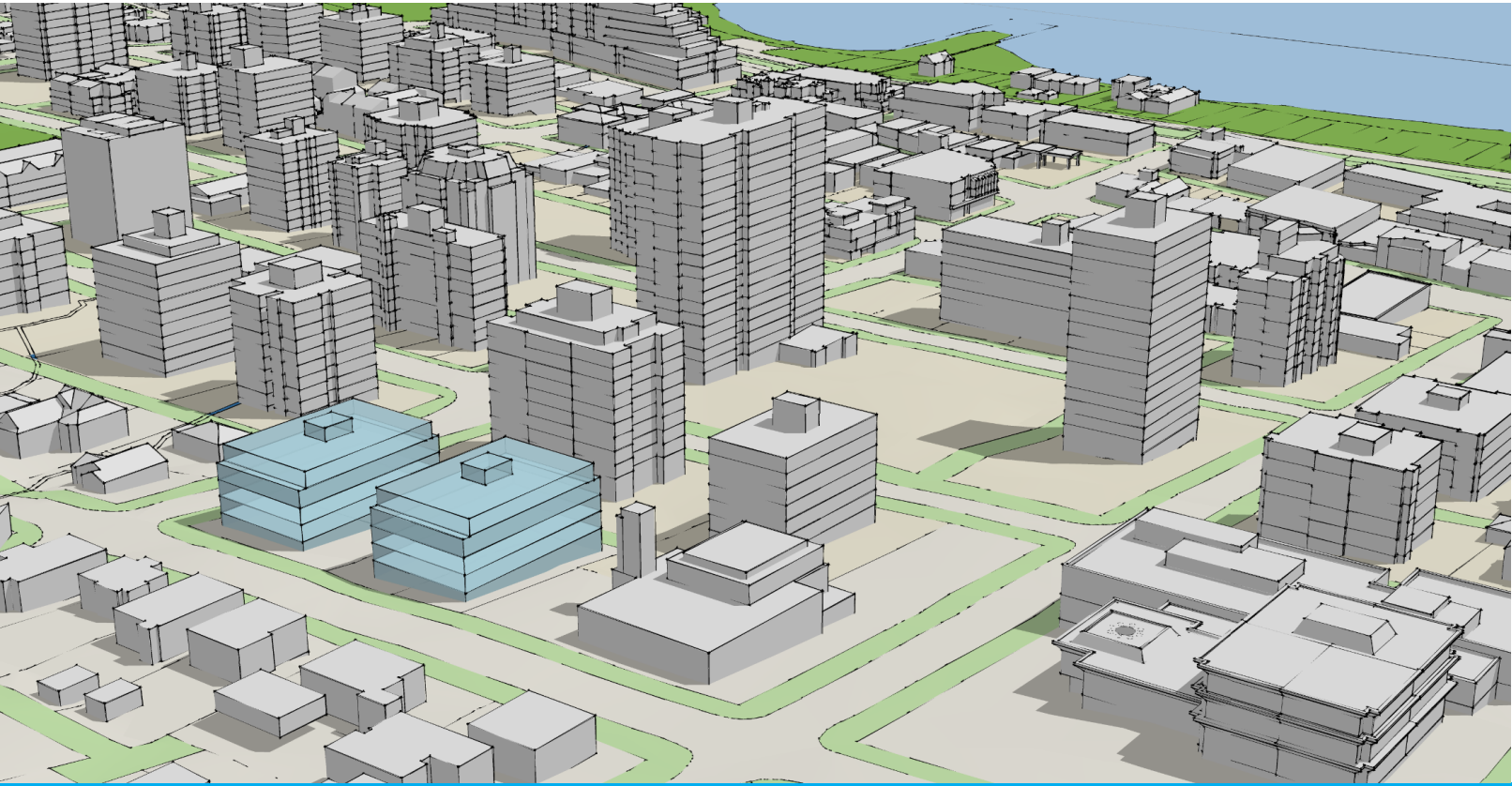
Mid-rise apartments and townhouse podium



FULTON AVENUE ASSEMBLY - COUNCIL MEETING - MARCH 10, 2025

Example massing

Two low-rise apartment buildings



Expected next steps, pending Council's decision

- Council considers zoning amendment (proposed for April 14)
- District issues a request for proposal
- Council evaluates proposals (e.g. dollar values, mix of housing)
- Based on Council's satisfaction, development proposal invited
- Application processed and subject to a development permit

Recommendation

THAT

The proposed Zoning Bylaw Amendment be considered for first, second, third, and fourth readings at the April 14, 2025 Council meeting, and that notice be given of the scheduled consideration.