

The properties are directly adjacent to existing urban development on the west side of 164 Street within the Morgan Heights NCP Area and, therefore, can be considered a logical extension of development in the Grandview Heights area;

The existing homes are at the end of their lifecycle and rebuilding estate homes under the current RA Zone on any of these properties would be short-sighted and would effectively eliminate redevelopment of these lands for many years;

The site is located within the Urban Containment Boundary (draft OCP A1 Policy A1.2) (*This, incidentally includes ALL of Grandview Heights.*)

Municipal services and utilities are available to service the proposed development, and the development would therefore allow for a more efficient use of land and assist the City in meeting its growth management priorities (draft OCP A1 Policy A1.5);

Further to the point above, the proposal is consistent with the City's growth priorities (draft OCP A1) as it involves extending urban development on underutilized land within a growing urban area, which is already serviced by engineering infrastructure, community amenities, and a major commercial and employment centre (Grandview Corners);

The proposal is considered to be appropriate in scale and density to its neighbourhood context, with large lots adjacent to existing suburban lots to the east, and single family small lots adjacent to existing urban lots to the west draft OCP A3 Policy A3.6);

The proposed neighbourhood park in the Orchard Grove NCP area would service this proposed development. Further, the NCP amenity contributions that would be required as a condition of approval would go toward Park development, and the 5 percent cash-in-lieu of parkland contribution required as a condition of subdivision approval would go toward park acquisition;

The site is located within walking distance to a transit route on 24 Avenue. The densification of the subject site would be conducive to increasing potential transit ridership along 24 Avenue, and the proposed development would benefit from this alternative mode of transportation; and as part of the proposed current OCP (By-law No. 12900) amendment amenity contribution, if the application proceeds the applicant would be required to construct an approximately 90 metre (295 ft.) long section of sidewalk from the subject site south to 26 Avenue.