

# 6161 Macdonald Street – Amendment to Heritage Revitalization Agreement (HRA)

June 13, 2024, Public Hearing



## SITE:

- Located at the intersection of West 45<sup>th</sup> Avenue and Macdonald Street.
- Recently Rezoned from RS-5 to R1-1

Original (Parent Tract) 

Subject Site: 

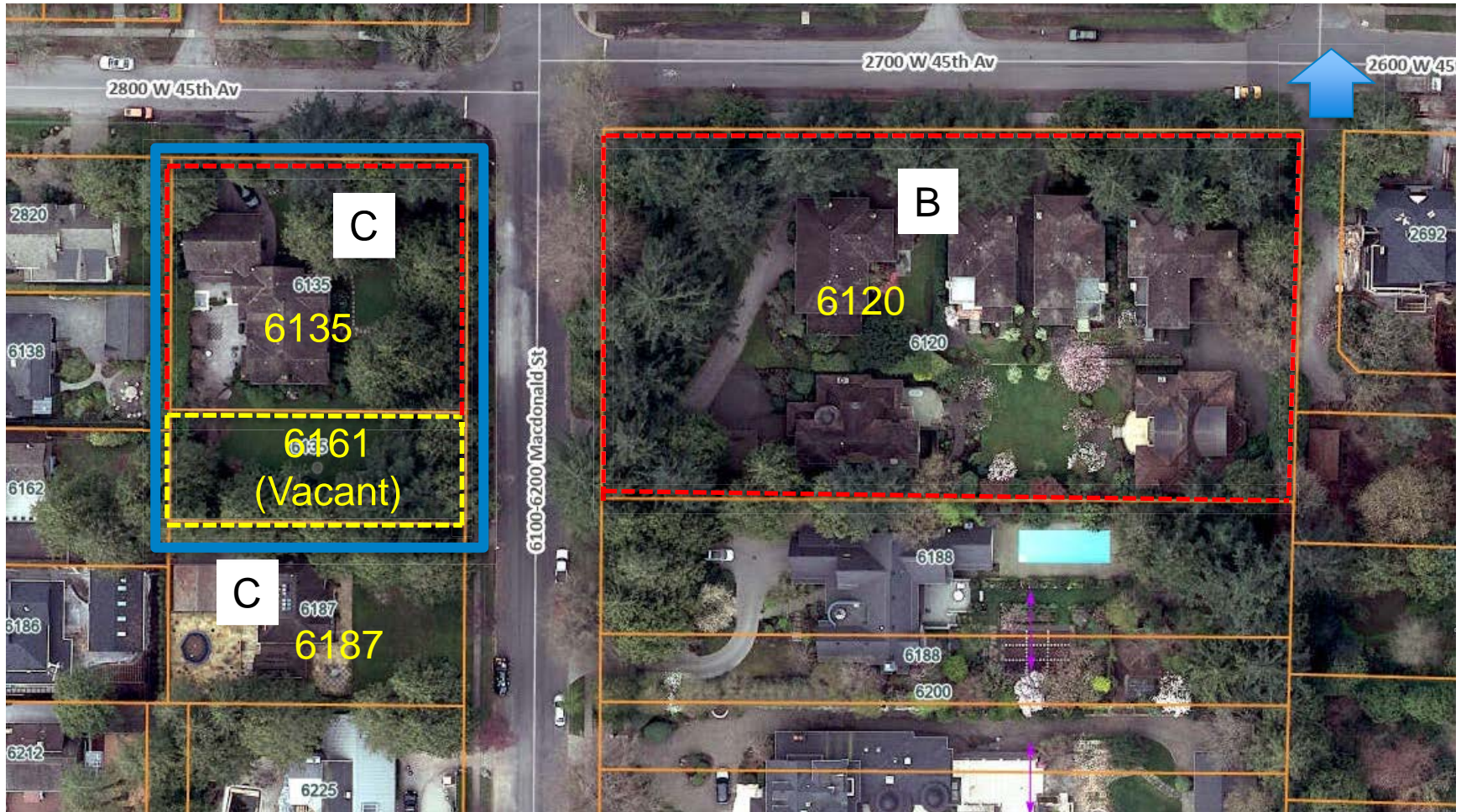
*Note: The current site is vacant and was created by the HRA as a subdivision of the original site (6135 Macdonald Street).*




## SITE CONTEXT





# 6161 Macdonald Street - Context



-  Protected Heritage Sites
-  Site Created By HRA (6135)
-  Original Parcel for 6135 Macdonald

 Heritage Register Category



# 6161 Macdonald Street - Photos

- The 2004 HRA anticipated new development on the vacant parcel at 6161 Macdonald under the RS-5 Zoning, including compatibility with the streetscape
- Zoning is now R1-1 which has a shallower front yard requirement and no streetscape or design (style) requirements



6135 MacDonald Street

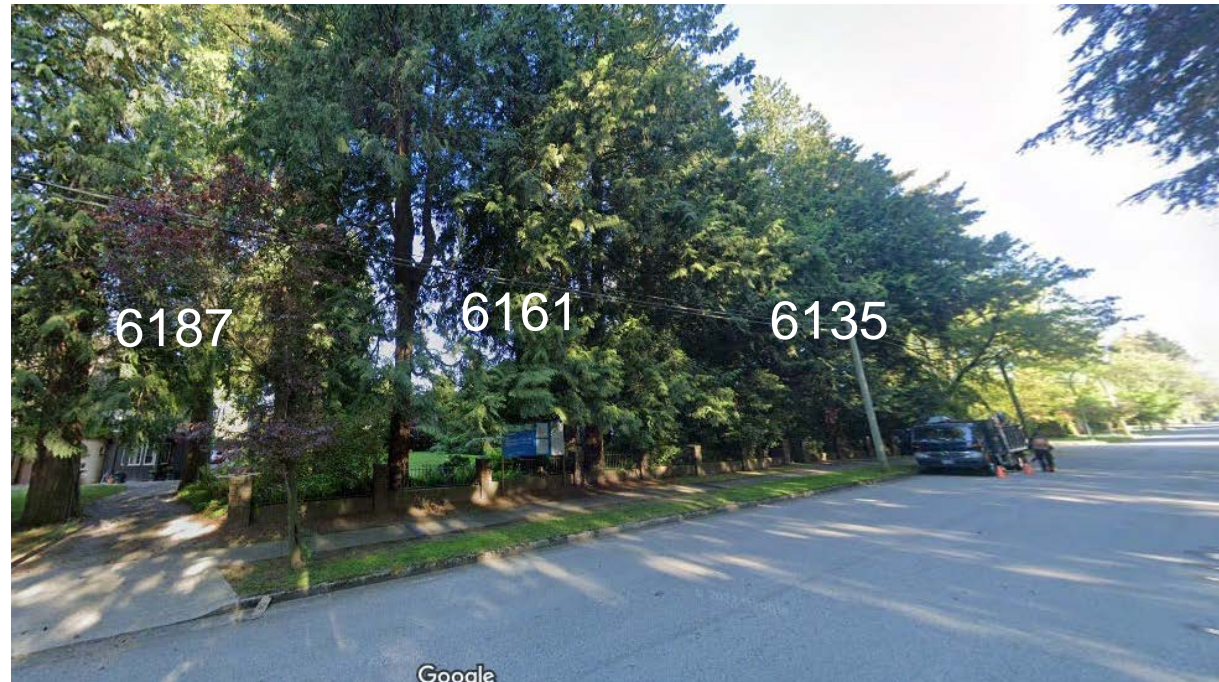


6161 (Vacant) – Subject Site

## RECOMMENDATION

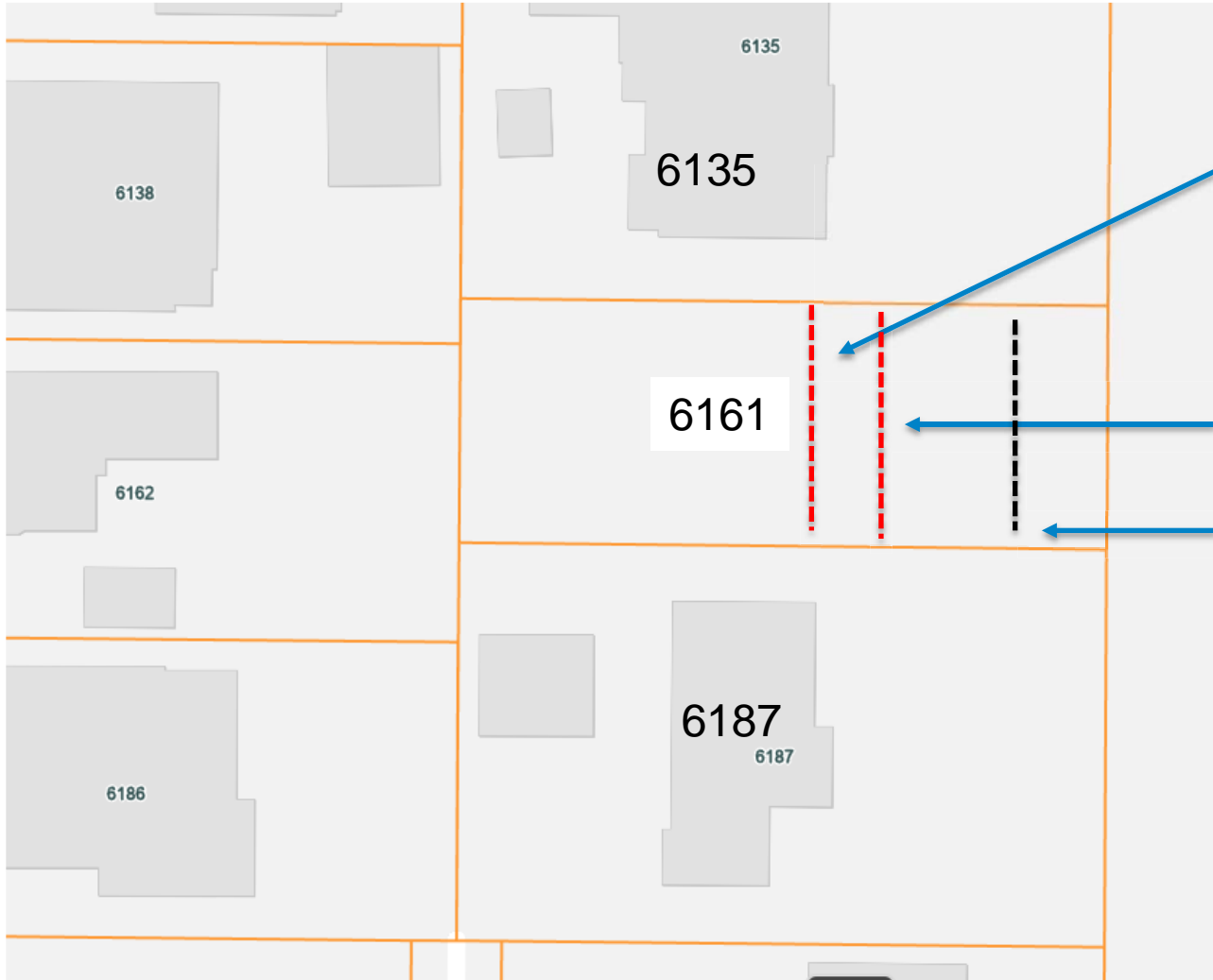
- Amend the existing HRA, approved in 2004 to:
  - Reflect the recent zoning change from RS-5 to R1-1 and address related housekeeping items.
  - Remove a Front Setback requirement in order to allow for R1-1 development.

*Note: an HRA does not create zoning but only supplements or varies the underlying zoning.*



Streetview Looking West From  
MacDonald Street

# 6161 Macdonald Street - Setbacks



HRA Setback (62.6')

Former RS-5 Minimum Front Yard (52.6')

Current R1-1 Minimum Front Yard (16')



# 6161 Macdonald Street - Summary

The proposed modifications to the HRA will allow for the larger envelope for development anticipated under R1-1 (schematically shown here in yellow compared to the former RS-5 envelope in blue)



End of Presentation