



**Subject:** *PLN26-003 E.L.T. Property Holdings MPS Amendment & DA Application*  
**To:** Planning Advisory Committee, June 16, 2026  
**Date Prepared:** June 4, 2026  
**Related Motions:** None  
**Prepared by:** John Woodford, Director of Planning and Development  
**Approved by:** John Woodford, Director of Planning and Development

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### Summary

The Municipality has received a development agreement application from E.L.T. Property Holdings requesting approval for a multi-unit development on property at 22 Kali Lane, Elmsdale identified as PID 45151735. The property is zoned Multiple Unit Residential (R-3) Zone.

### Financial Impact Statement

A financial impact analysis has not been undertaken for this report.

### Recommendation

That staff be authorized to schedule a public information meeting.

### Recommended Motion

*Planning Advisory Committee recommends to Council that Council:*

- *Authorize staff to schedule a public information meeting to consider a multi-unit development proposal for the property at 22 Kali Lane, Elmsdale.*

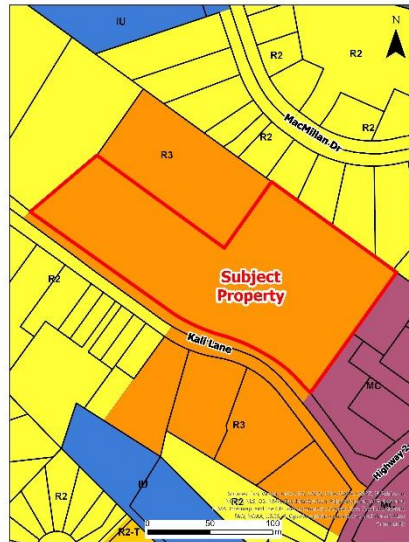
## Background

Planning staff have received an application from E.L.T. Property Holdings Limited. The applicant is requesting to enter into a development agreement with the Municipality to permit a multi-unit development on lands that are zoned Multiple Unit Residential (R3) Zone. The R3 Zone allows the consideration, through a development agreement, of *“Developments having more than the maximum number of buildings permitted.”* and *“Large Multiplex Developments having more than the maximum number of dwelling units permitted up to a maximum ratio of 24 dwelling units per 0.3 hectares.”*

## Subject Property

The property is identified as PID 45151735, 22 Kali Lane, Elmsdale. The size of the subject property is approximately 2.3 hectares (5.9 acres). The property has approximately 273 m of road frontage located along Kali Lane. There is also an easement across the property to provide access for an existing apartment building at 86 Kali Lane.

Zoning for the subject property is Multiple Unit Residential (R3). Surrounding lands are zoned Two Dwelling Unit (R2), Mixed Use Centre (MC) as well as Multiple Unit Residential (R3).



The property is partially treed and there are no existing structures.



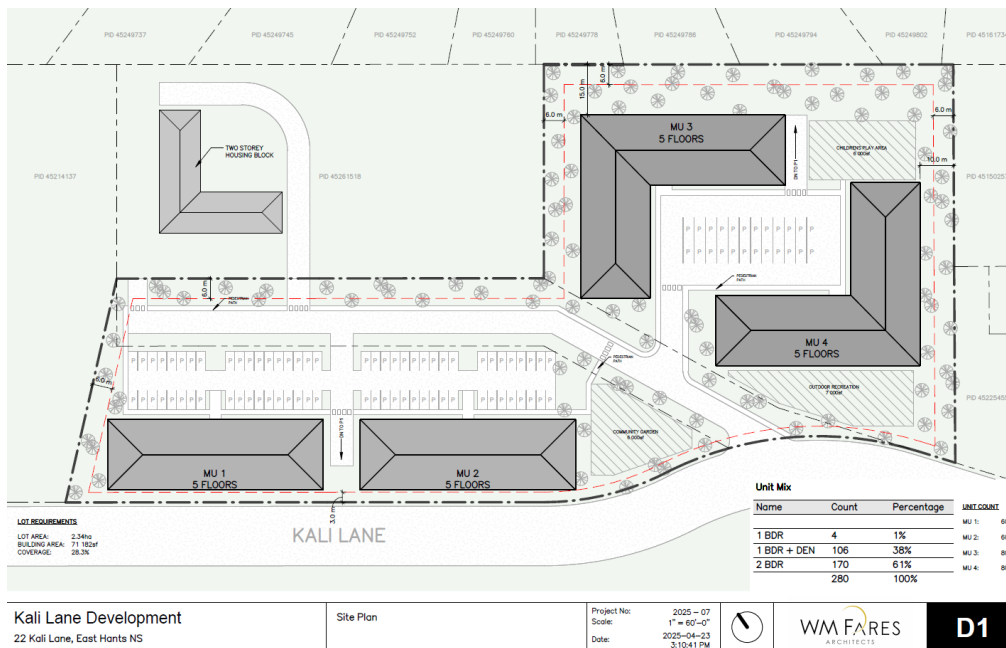
View of 22 Kali Lane driveway



Apartment buildings across the street from 22 Kali Lane

## Development Proposal

The applicant is proposing four multi-unit buildings, each with five storeys containing a total of 280 dwelling units with a mix of one and two-bedroom units. Parking is to be accommodated underground and at-grade. The proposal also includes three amenity areas including a community garden and children's play area.



## Policy Analysis

The Planning and Development Department will review the proposed application based on the applicable policies contained in the Municipal Planning Strategy. A detailed table of the enabling and evaluative criteria and corresponding comments from staff and reviewing agencies will be attached to the final report.

Policy RD40 of the MPS states that Council shall consider applications where more primary buildings and/or more dwelling units are proposed than permitted as-of-right, up to a limit of 24 units per 0.3 ha. Because the proposed number of units exceeds the current maximum ratio, an MPS amendment will also be required.

To address potential issues with the capacity of hard services (e.g., sewer and water), soft services (e.g., recreation and education), traffic, pedestrian safety and emergency services, staff will be requesting comments from internal departments and external agencies. The application is appealable to the NSRAB.

### STRATEGIC ALIGNMENT

One of the Key Strategies from the Strategic Plan is Strong Community. Having a variety of housing forms contributes to a stronger community.

### LEGISLATIVE AUTHORITY

The legislative authority and process for entering into a development agreement are set out in the Municipal Government Act, Part VIII.

### FINANCIAL CONSIDERATIONS

A financial analysis of this proposal has not been undertaken.

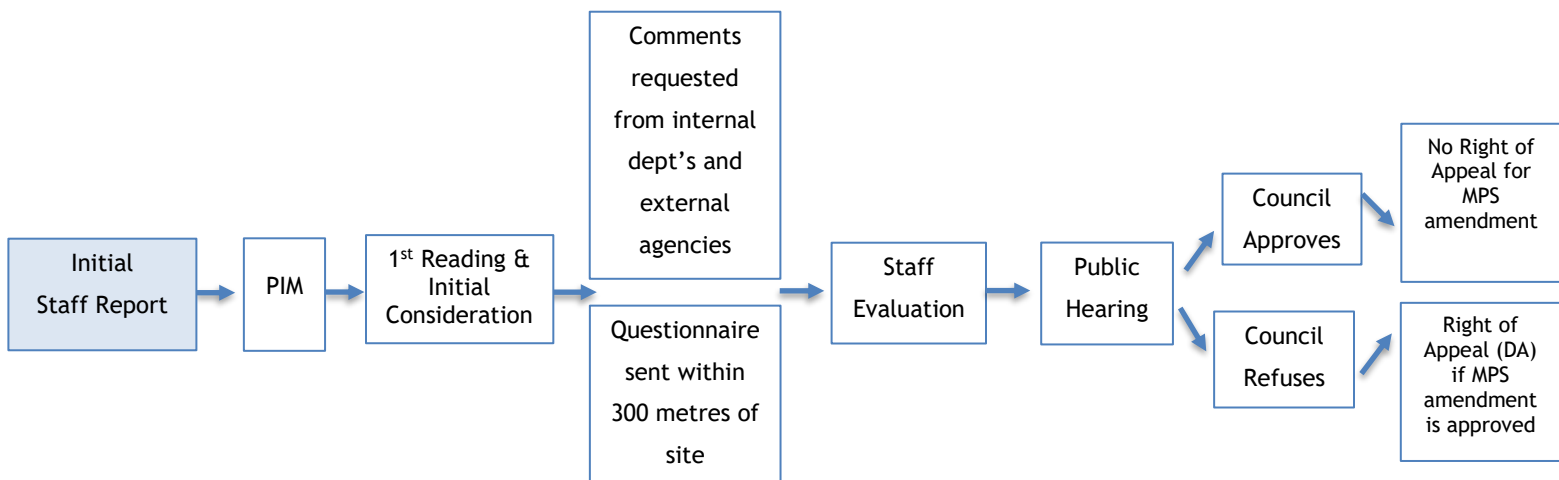
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## Citizen Engagement

Planning staff will comply with the Citizen Engagement Policies of the Municipal Planning Strategy when processing this application. An advertisement outlining the proposal and indicating that it is under review by staff will be placed in the Chronicle Herald.

A letter and questionnaire will be mailed to all property owners within 300 m of the subject property, asking for comments on the proposed application.

The MPS requires a Public Information Meeting for this application.



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## Alternatives

Planning Advisory Committee may decide to not authorize a PIM and thereby provide a negative recommendation to Council.