



# Z20-0045 OCP20-0011 1840-1850 Chandler Street 1365 Belaire Avenue

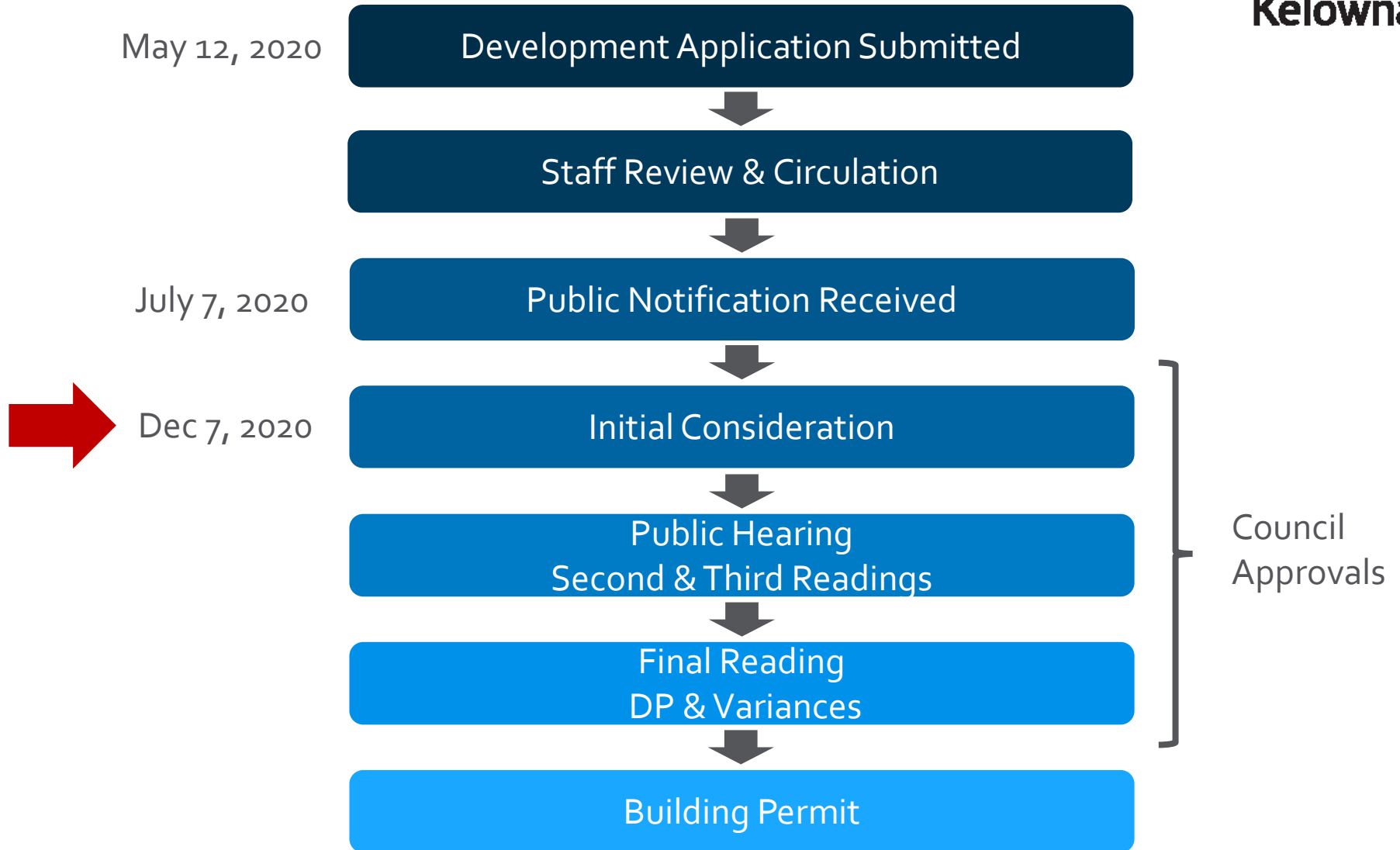
Rezoning and Official Community Plan Amendment  
Applications



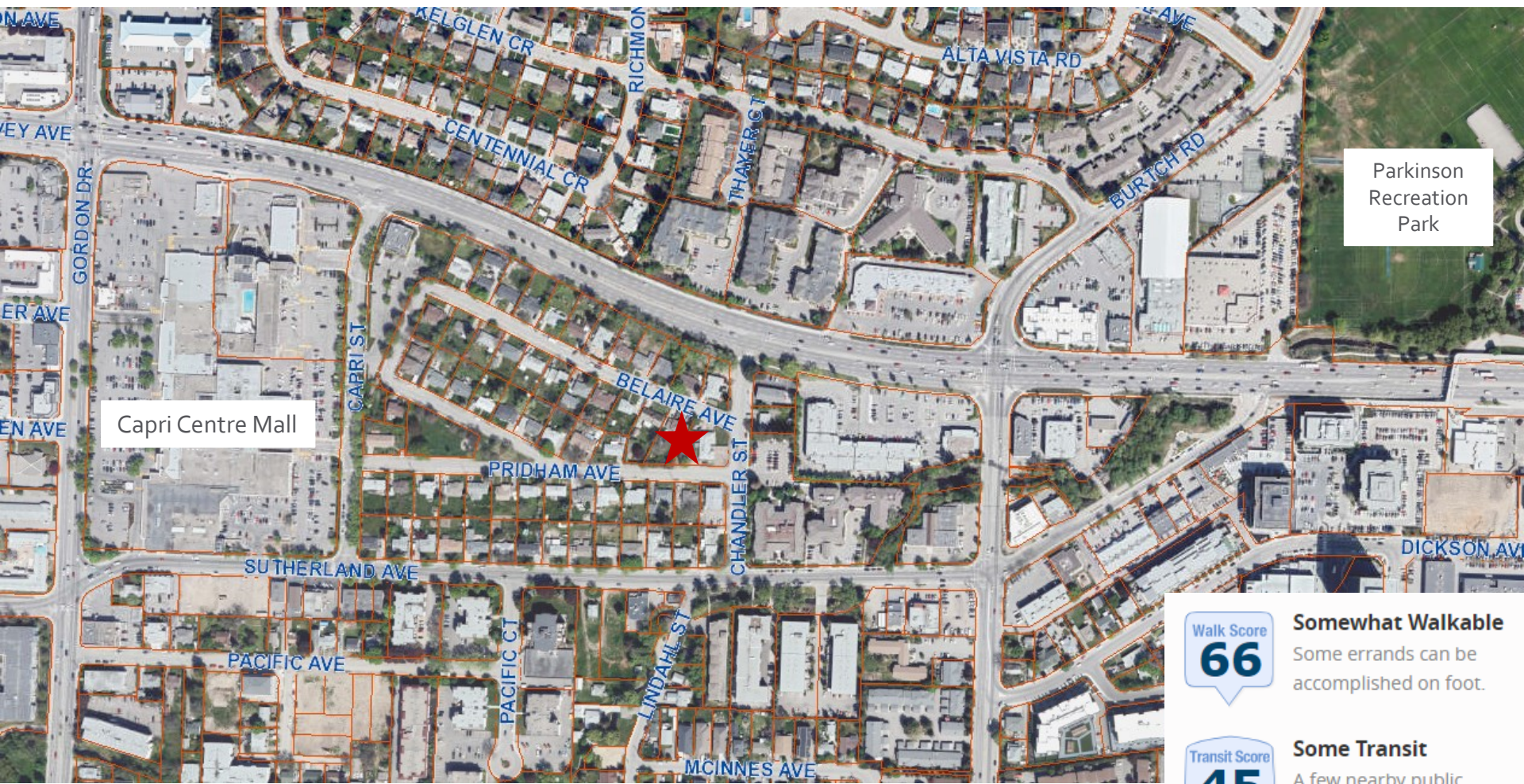
# Proposal

- ▶ To rezone the subject property and to amend the Official Community Plan to change the future land use designation of the subject property to facilitate a multiple dwelling housing development.

# Development Process



# Context Map



Capri Centre Mall

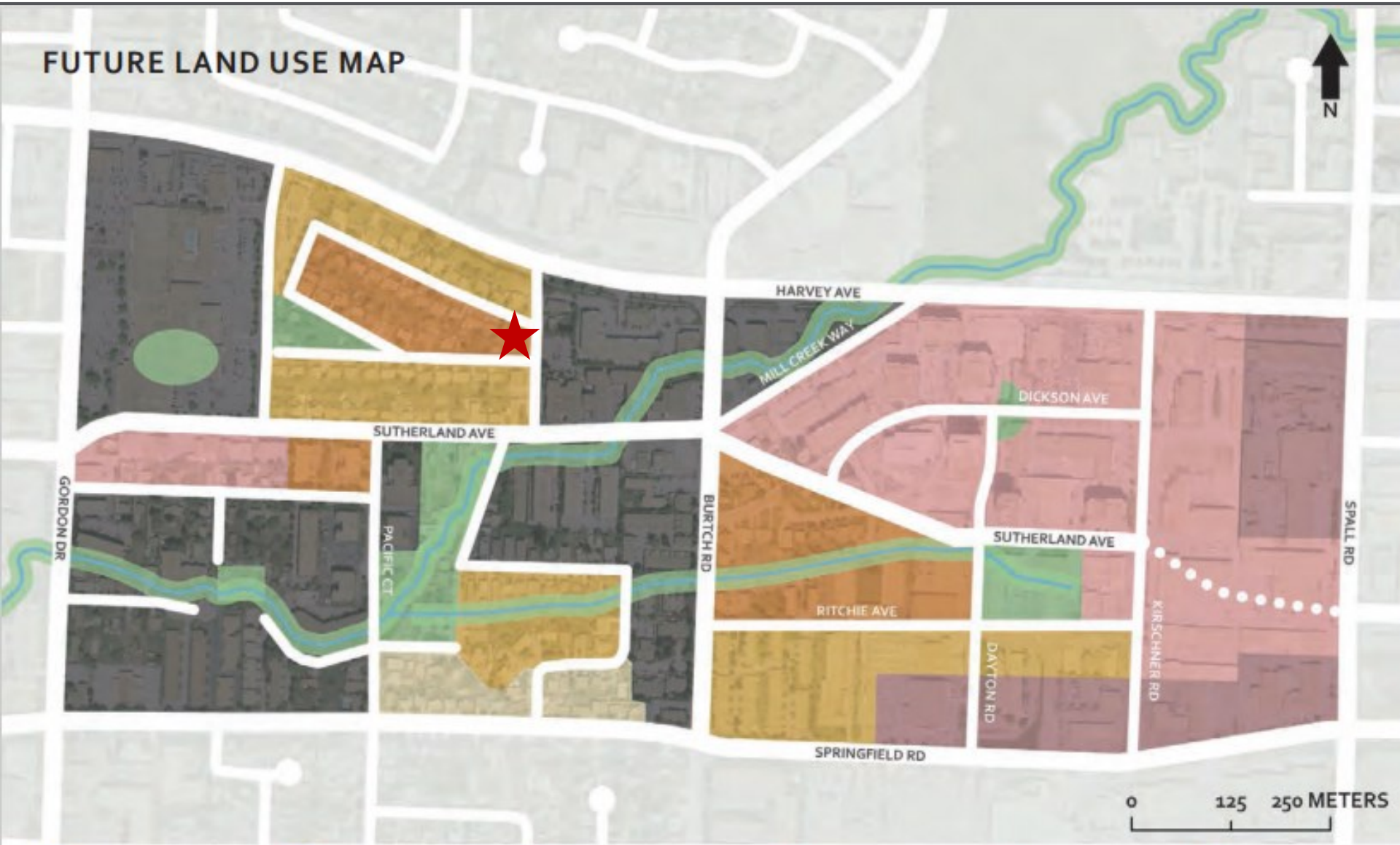
Parkinson  
Recreation  
Park

Walk Score  
**66**  
**Somewhat Walkable**  
Some errands can be  
accomplished on foot.

Transit Score  
**45**  
**Some Transit**  
A few nearby public  
transportation options.

Bike Score  
**99**  
**Biker's Paradise**  
Daily errands can be  
accomplished on a bike.

# Capri-Landmark Future Land Use



FUTURE LAND USE MAP

- High Density Residential
- Medium Density Residential
- Low Density Residential
- Mixed-use Residential
- Service Commercial
- Parks
- Consistent with Existing

# Subject Property Map



# Project Details

- ▶ Multiple dwelling housing development
  - ▶ Six-storey buildings
  - ▶ 94 units
  - ▶ Mix of micro suites, one, two and three bedrooms
  - ▶ Ground and underground parking





# Draft Rendering



# Development Policy

- ▶ Meets the Intent of the Official Community Plan
  - ▶ Housing Mix
  - ▶ Family Housing
  - ▶ Address Housing Needs of All Residents
- ▶ Meets the Intent of the Capri-Landmark Urban Centre Plan
  - ▶ Prevent under-development of sites
  - ▶ Intensify existing residential neighbourhoods
  - ▶ Build a variety of multi-unit housing types and tenures
  - ▶ Promote the consolidation of single-detached lots

# Staff Recommendation

- ▶ Staff recommend support for the Rezoning and OCP Amendment Applications
  - ▶ Supported by policies in the OCP and Capri-Landmark Urban Centre Plan
- ▶ Recommend the Bylaws be forwarded to a Public Hearing



## *Conclusion of Staff Remarks*