



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

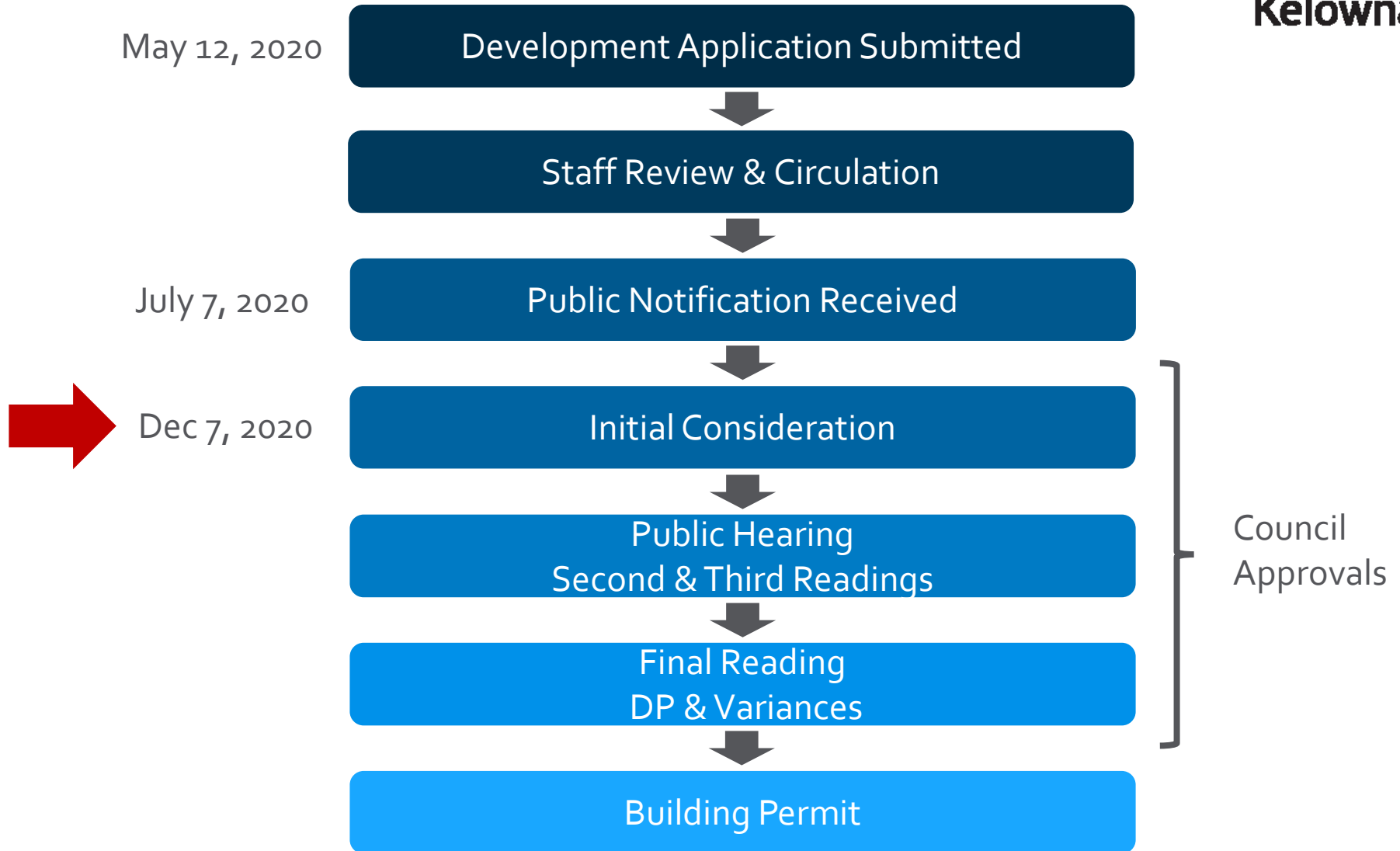
Rezoning and Official Community Plan Amendment
Applications



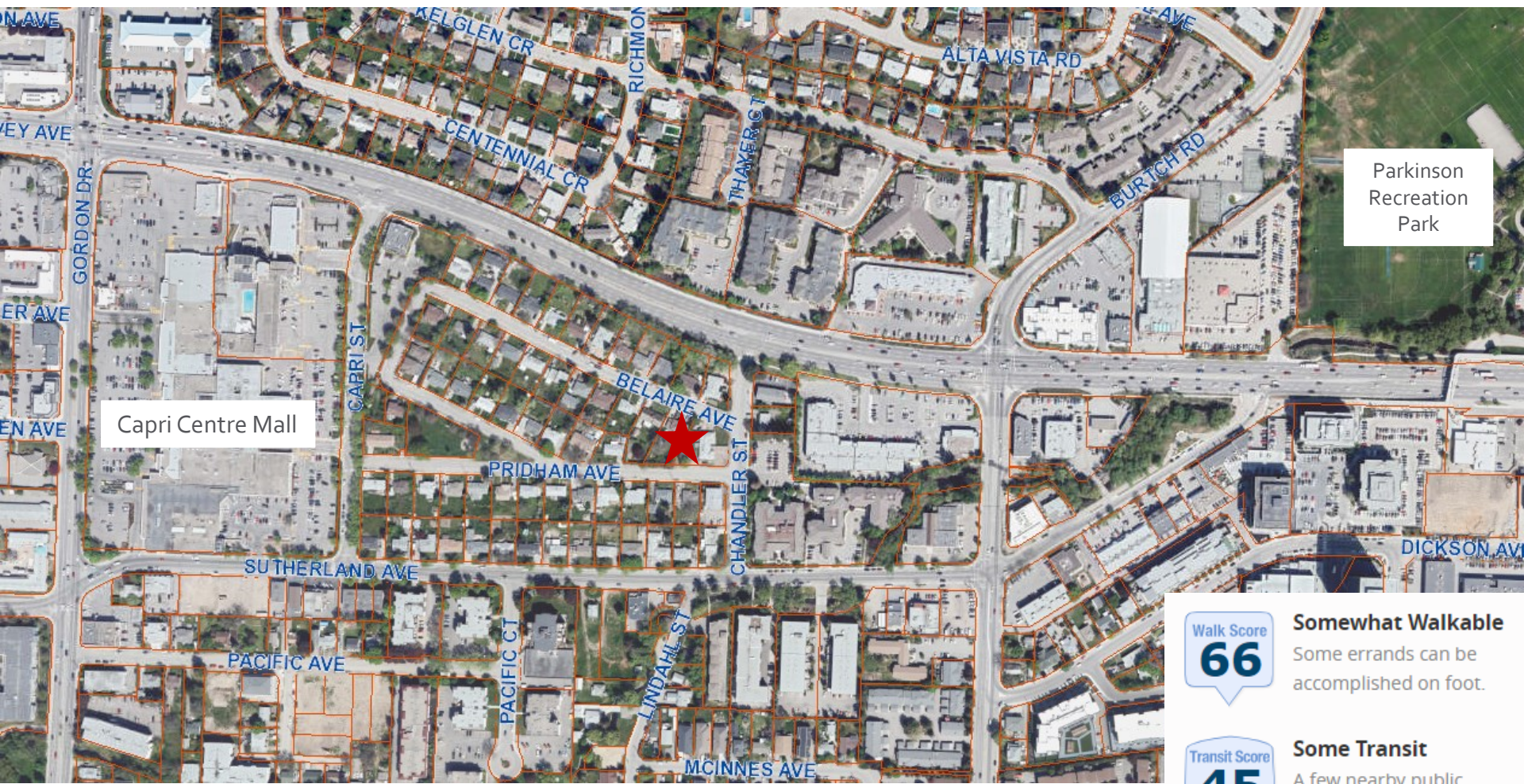
Proposal

- ▶ 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

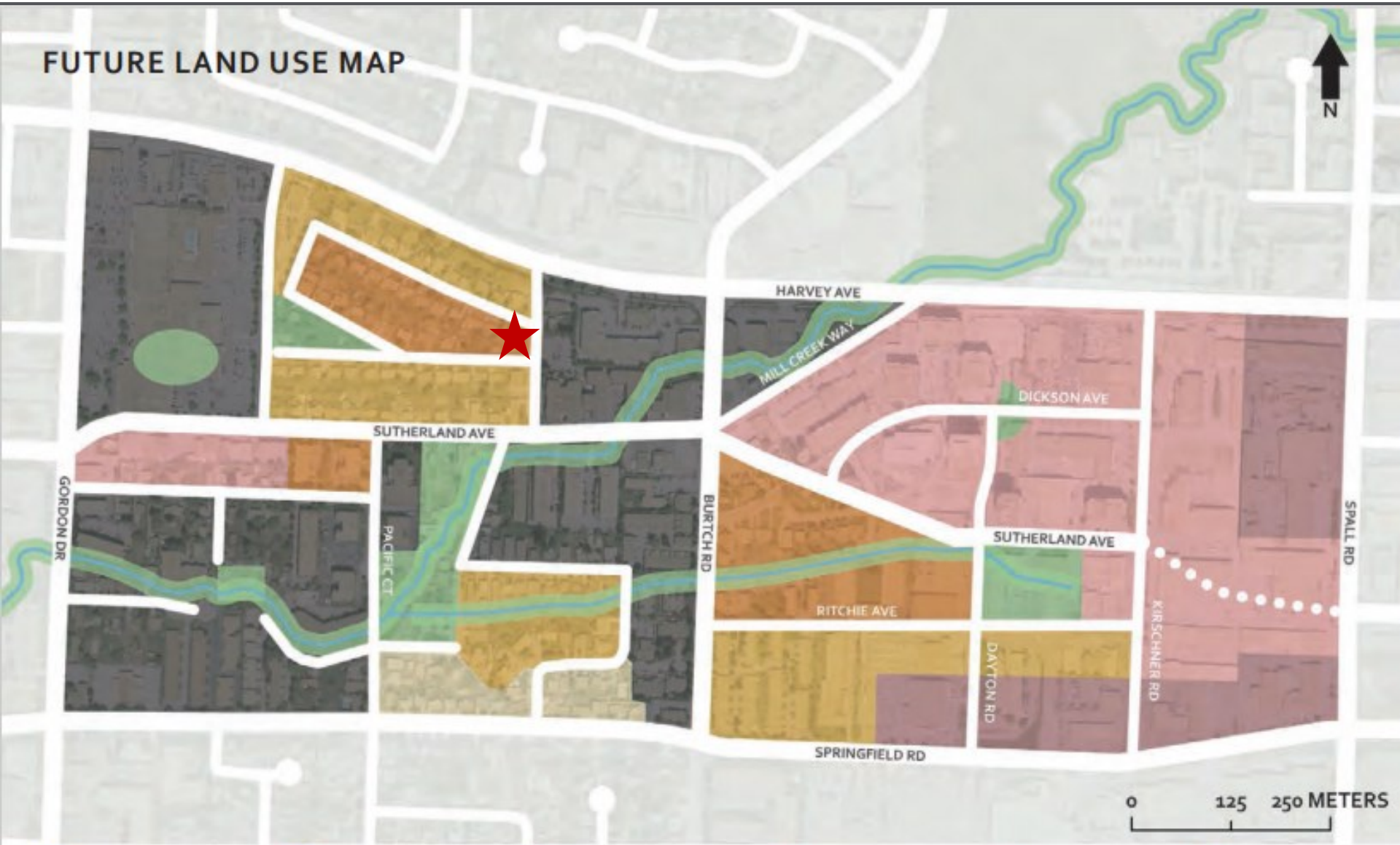
Parkinson Recreation Park

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