



Z21-0002 417 Cedar Avenue

Rezoning Application



Proposal

- ▶ To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the C4 – Urban Centre Commercial zone to facilitate the development of mixed-use multiple dwelling housing.

Development Process

Jan 14, 2021

Development Application Accepted

Staff Review & Circulation

Mar 15, 2021

Public Information Session

Apr 19, 2021

Initial Consideration

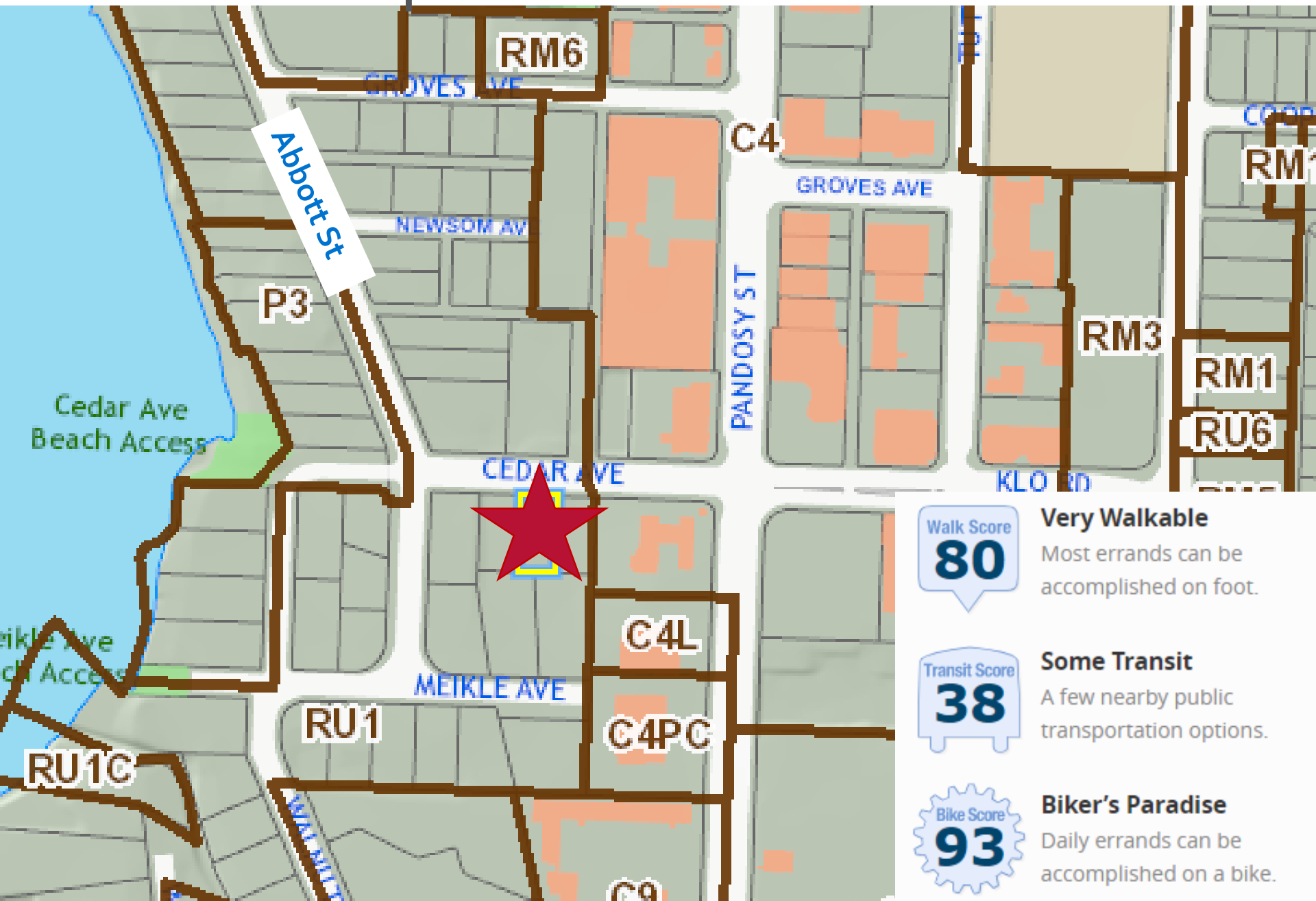
Public Hearing
Second & Third Readings

Final Reading and DP & Variances

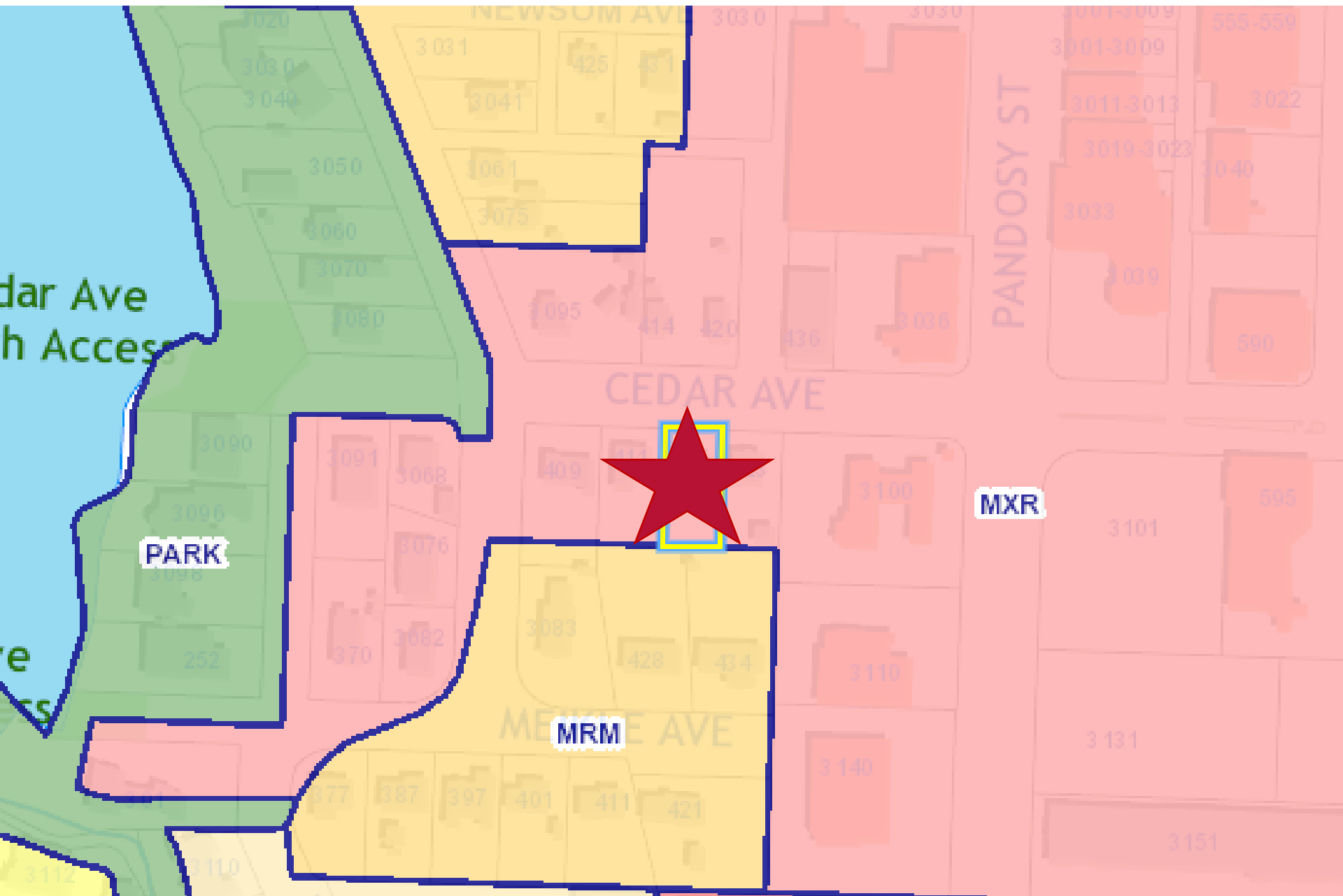
Building Permit

Council
Approvals

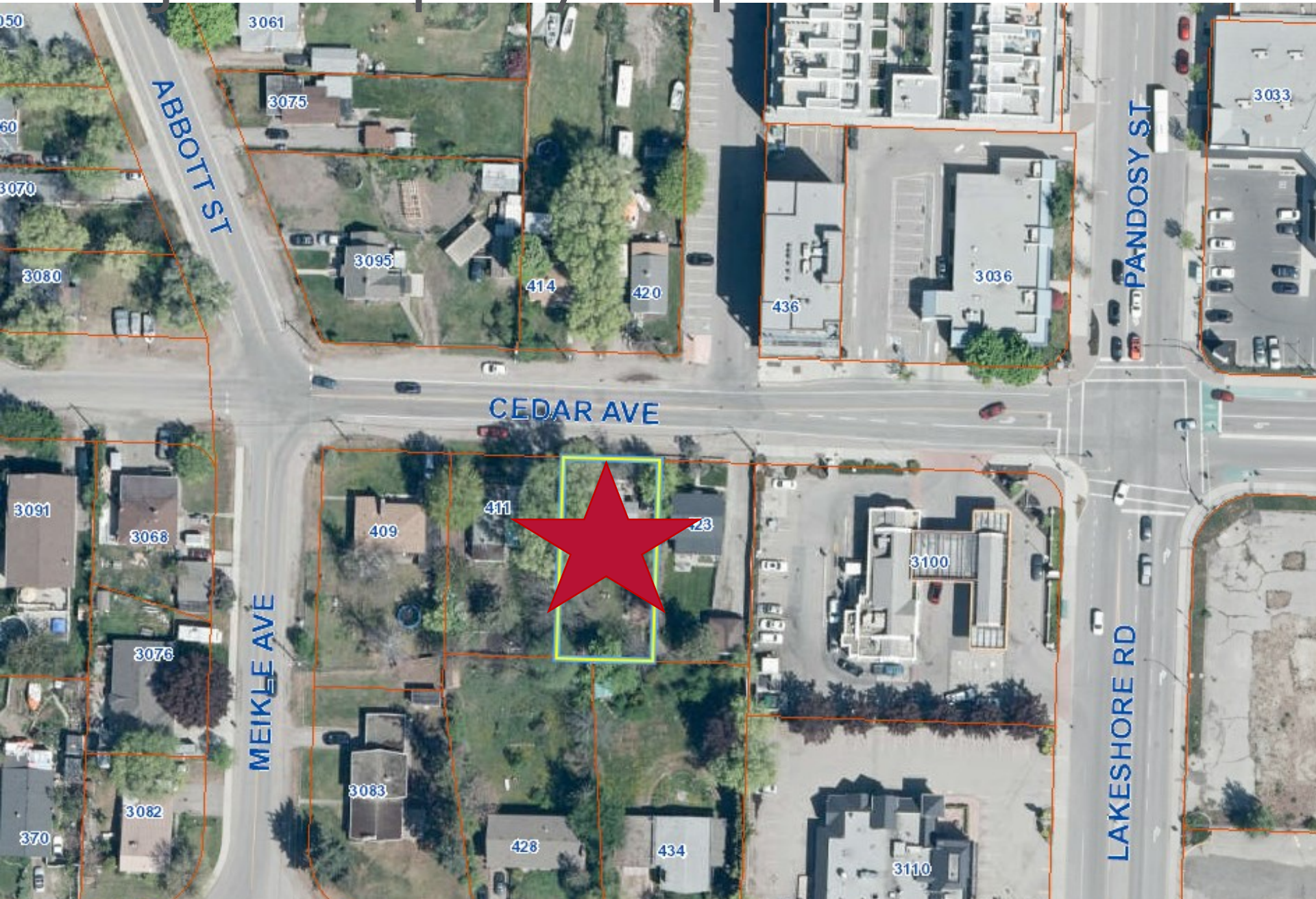
Context Map



Future Land Use



Subject Property Map

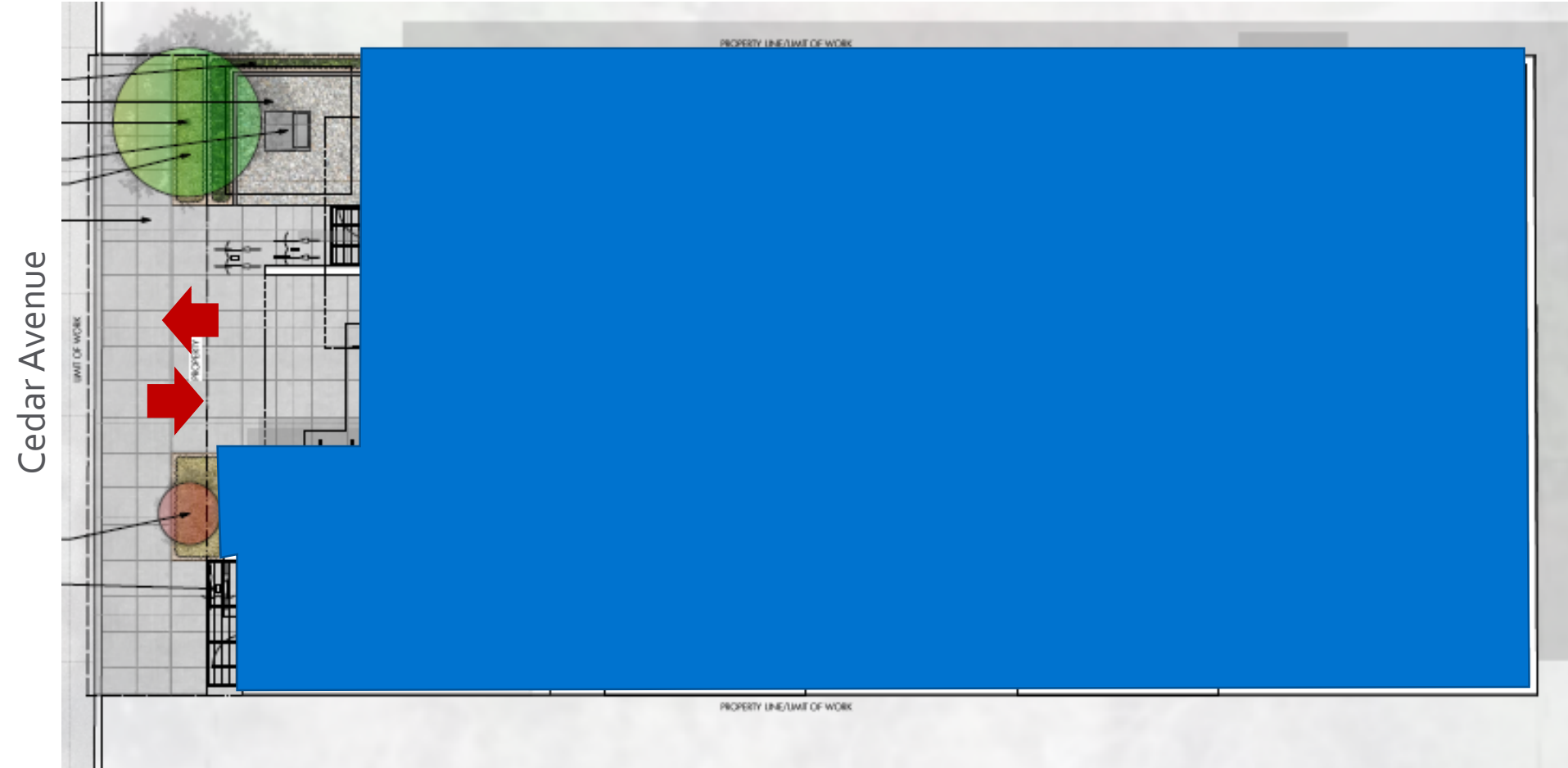




Project Details

- ▶ 6 storeys condo building
- ▶ 17 residential units (1 is a live/work)
- ▶ One level at-grade parking podium
- ▶ Site access from Cedar Avenue

Conceptual Site Plan



Development Policy



- ▶ Consistent with Future Land Use: MXR – Mixed Use (Residential/ Commercial)
- ▶ OCP Urban Infill Policies:
 - ▶ Complete Communities:
 - ▶ Support the development of complete communities with a minimum of intensity of approximately 35 – 40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes.
 - ▶ Compact Urban Form
 - ▶ Focus growth with compact, connected mixed-use developments in Urban & Village Centres.

Staff Recommendation

- ▶ **Support** of the proposed Rezoning:
 - ▶ Meets many objectives in the OCP
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



Conclusion of Staff Remarks

