



OCP21-0006 & Z21-0015 1451 & 1469 Bertram St

OCP Amendment & Rezoning Applications

Proposal

- ▶ To amend the OCP Future Land Use and rezone the subject properties to facilitate the development of a mixed-use rental housing project.

Development Process

Feb 16, 2021

Development Application Accepted

Staff Review & Circulation

Apr 29, 2021

Public Consultation

May 17, 2021

Initial Consideration

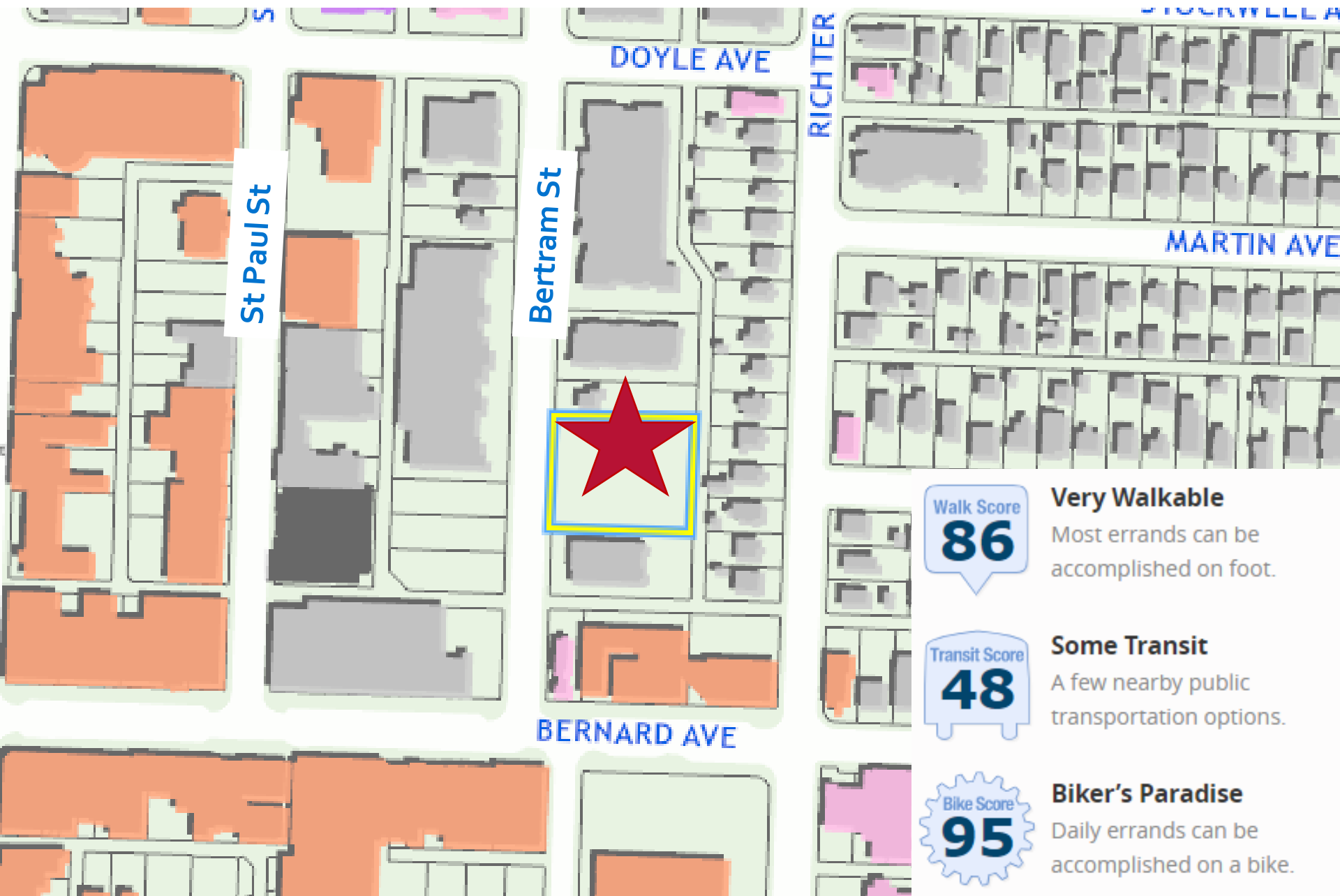
Public Hearing
Second & Third Readings

Final Reading and DP & Variances

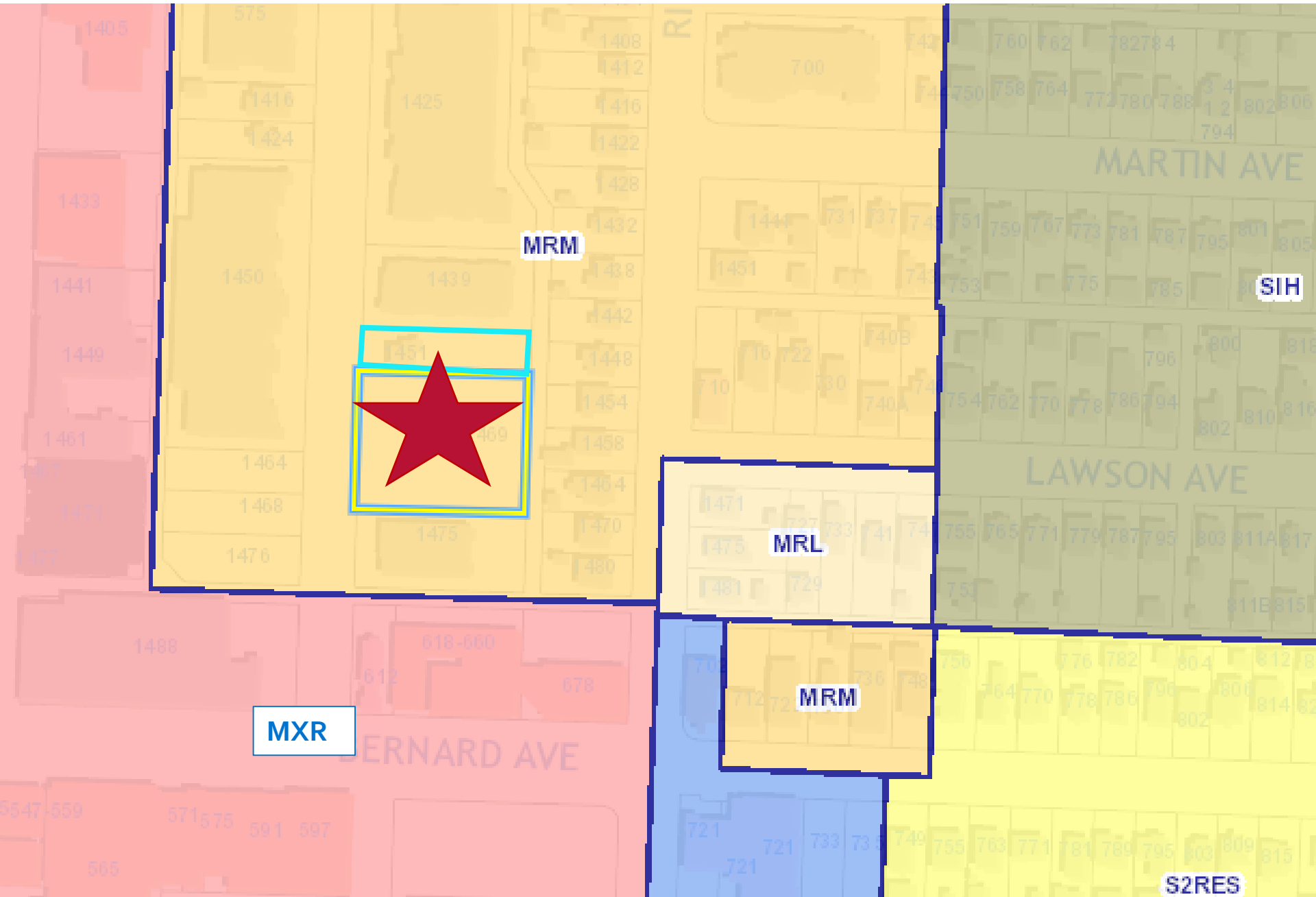
Building Permit

Council
Approvals

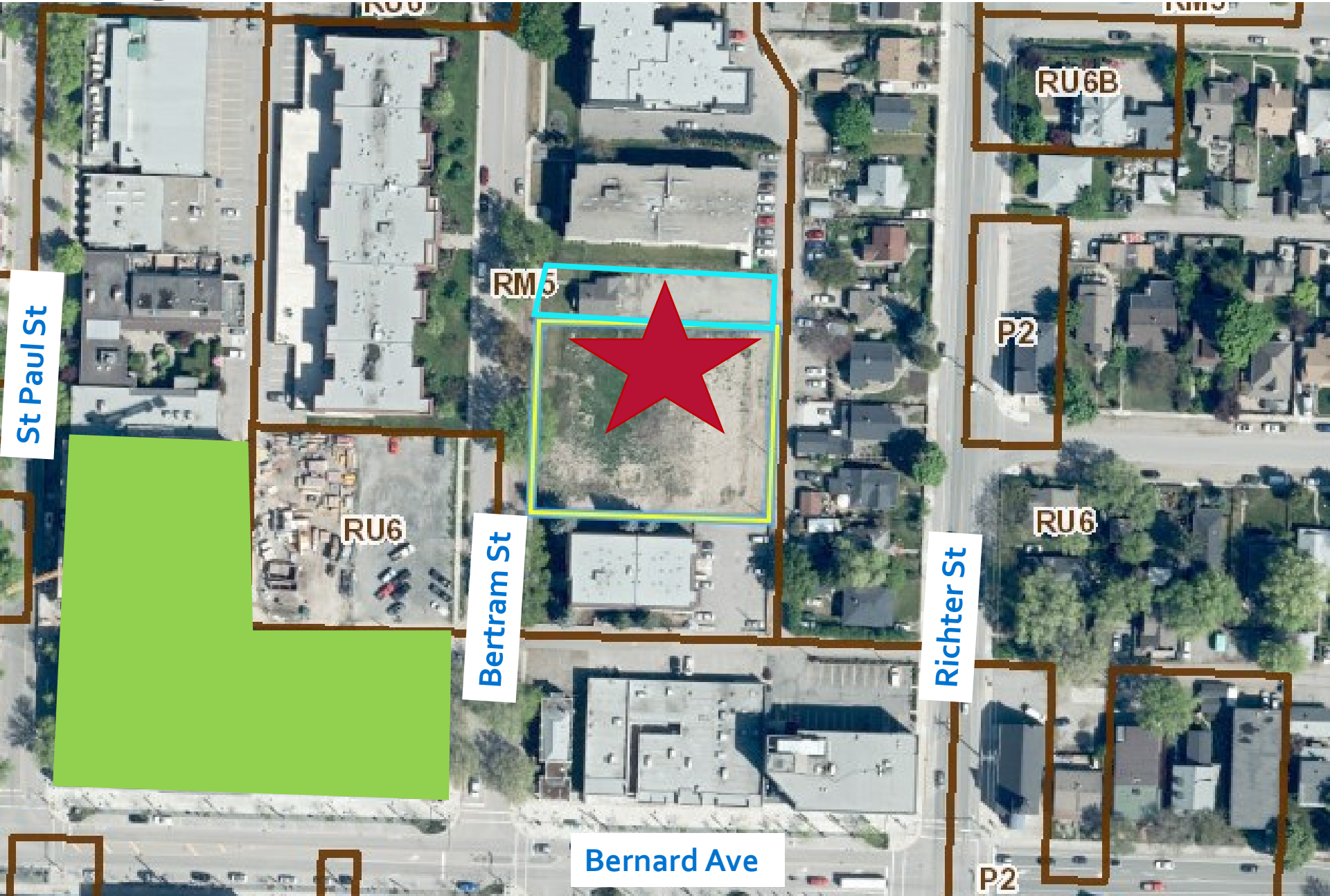
Context Map



Future Land Use



Subject Property Map





Project Details

- ▶ Two parcels to be consolidated
- ▶ Mature boulevard trees to be retained.
- ▶ 20-storeys (17-storey residential tower on 3-storey parking podium)
- ▶ 162 residential units
- ▶ Daycare and 14 townhomes to screen parkade along Bertram St and north shared property line.

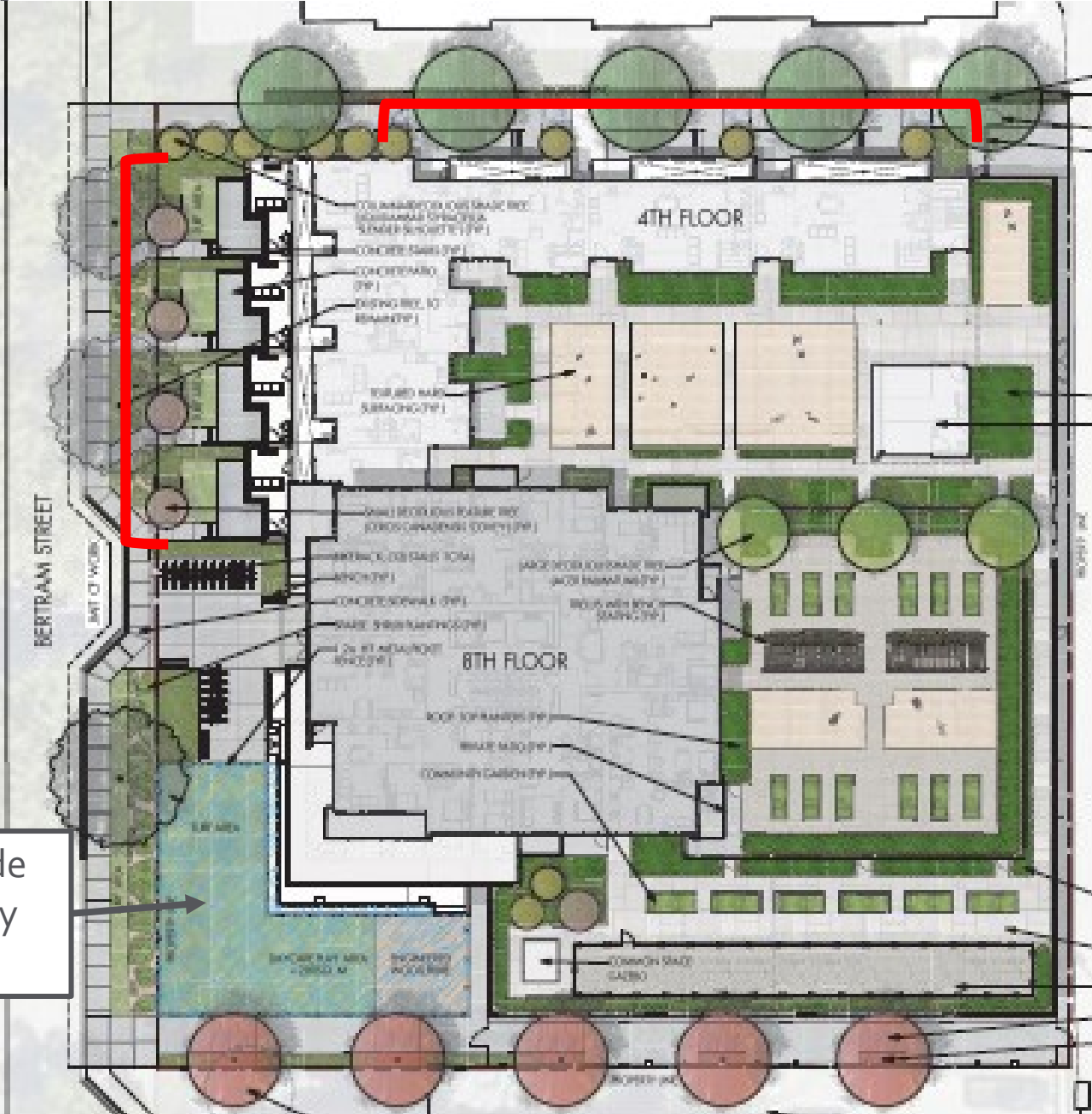
Conceptual Site Plan



Bertram Street

Rear Lane

Daycare at-grade outdoor amenity area



Development Policy



- ▶ Amendment of Future Land Use to MXR – Mixed Use (Residential/ Commercial)
- ▶ OCP Urban Infill Policies:
 - ▶ Compact Urban Form
 - ▶ Focus growth with compact, connected mixed-use developments in Urban & Village Centres.
 - ▶ Support the creation of affordable and safe rental, non-market and/or special needs housing.

Staff Recommendation

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



Conclusion of Staff Remarks

