

# Z21-0002 417 Cedar Avenue





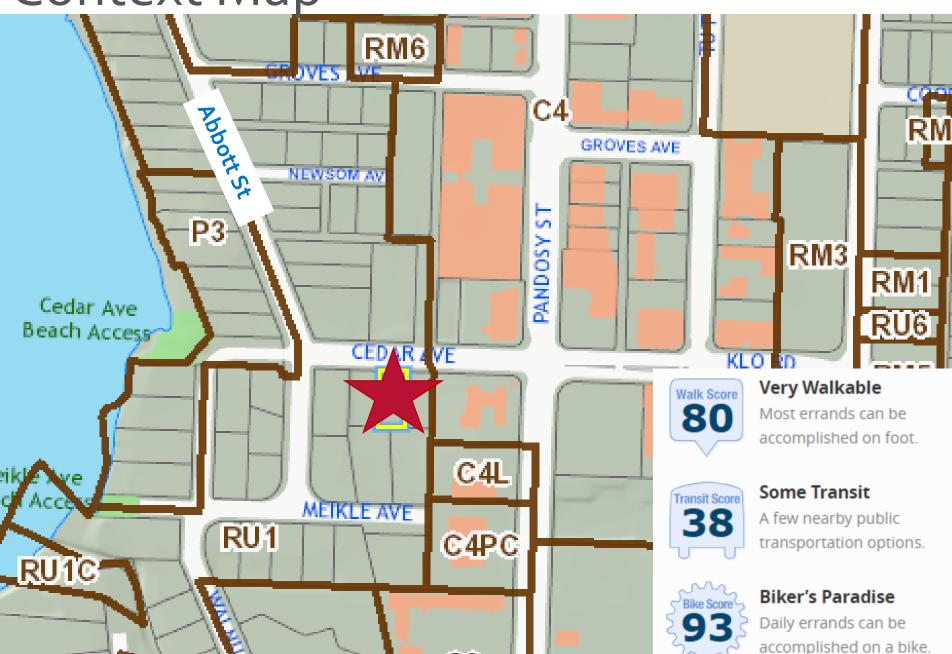
#### Proposal

➤ 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

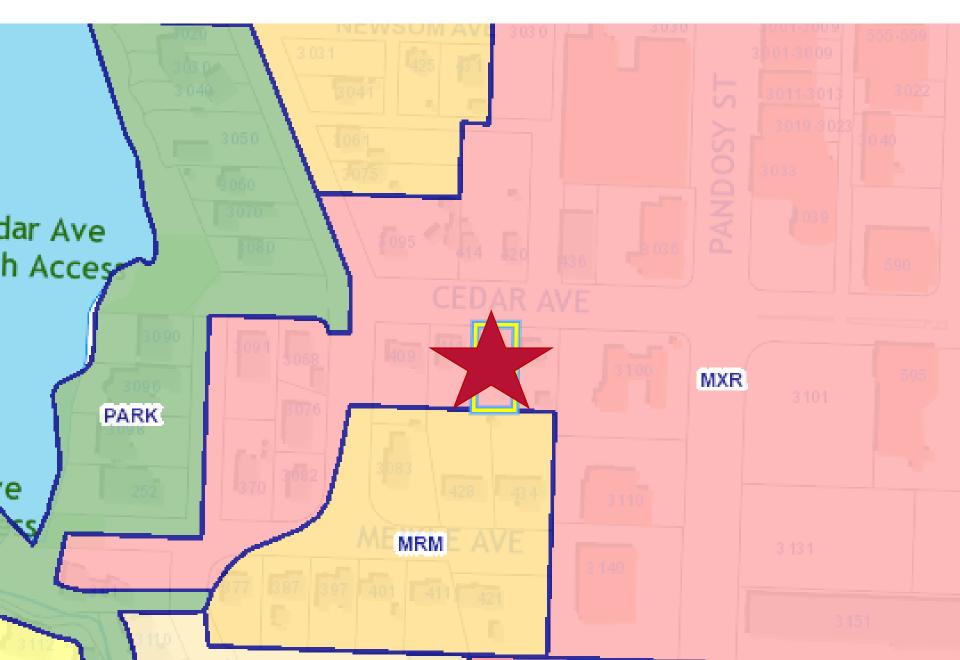


Context Map

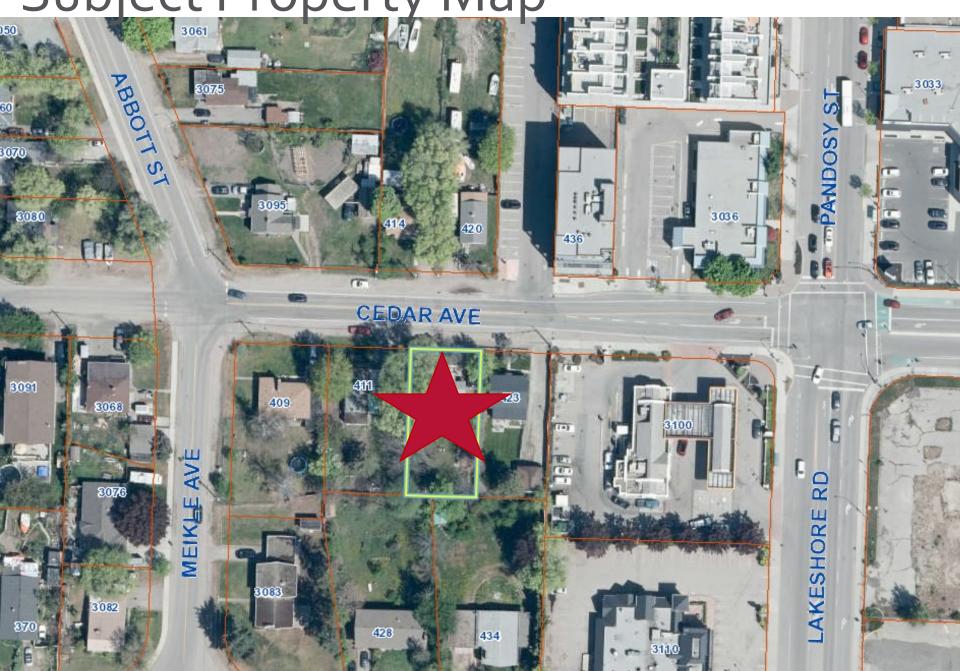


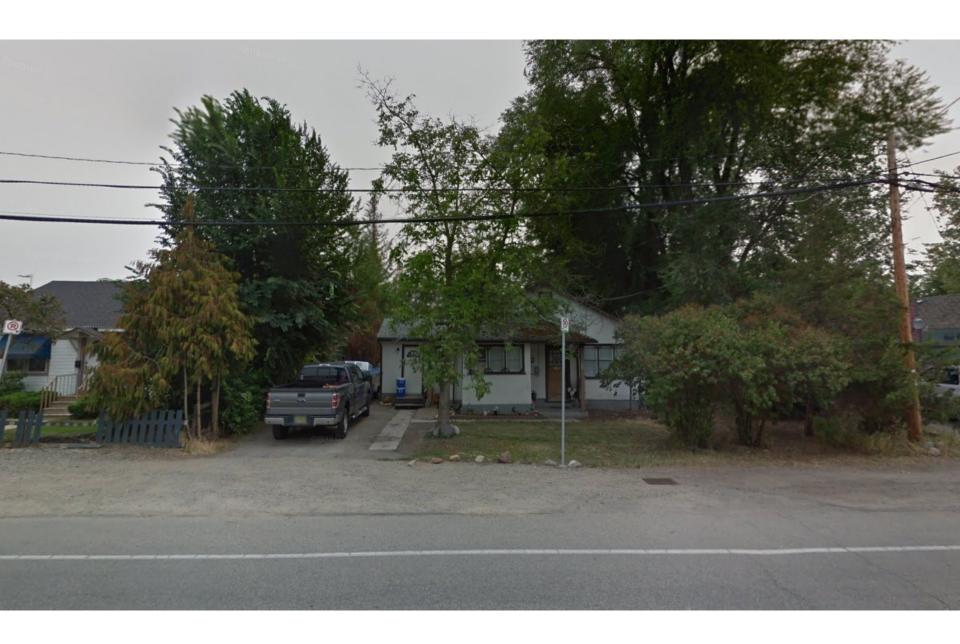
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## Future Land Use



Subject Property Map





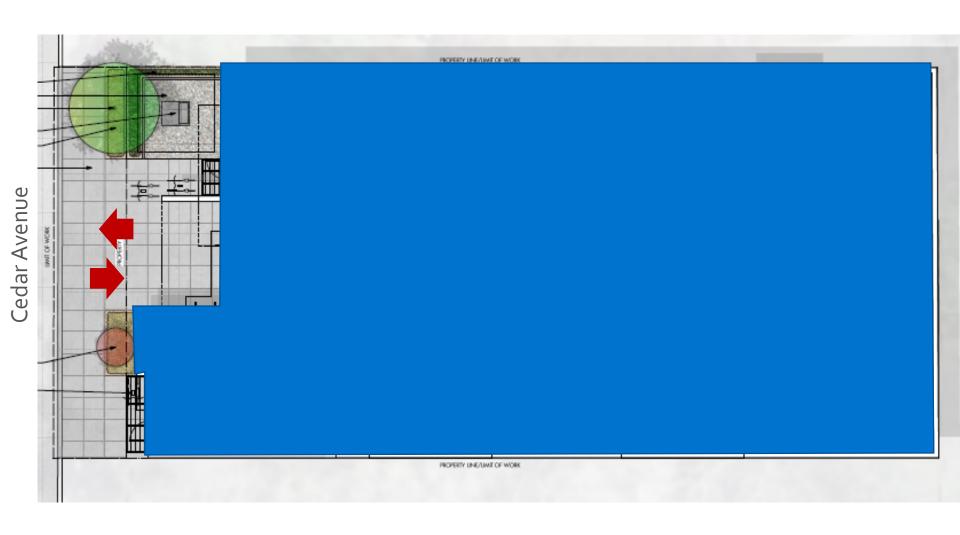


# Project Details

- ▶ 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



