



Z21-0003 & OCP21-0002

1464, 1468 & 1476

Bertram Street

Rezoning and OCP Amendment Applications



Proposal

- ▶ To consider a staff recommendation to NOT amend the Official Community Plan and to NOT rezone the subject properties that would facilitate a mixed-use development.

Proposal

- ▶ The applicant is seeking:
 - ▶ An OCP Amendment from MRM – Multiple Unit Residential (Medium Density) to MXR – Mixed Use (Residential/Commercial); and
 - ▶ To rezone the subject properties from the RU6- Two Dwelling Housing zone to the C7 – Central Business Commercial zone.

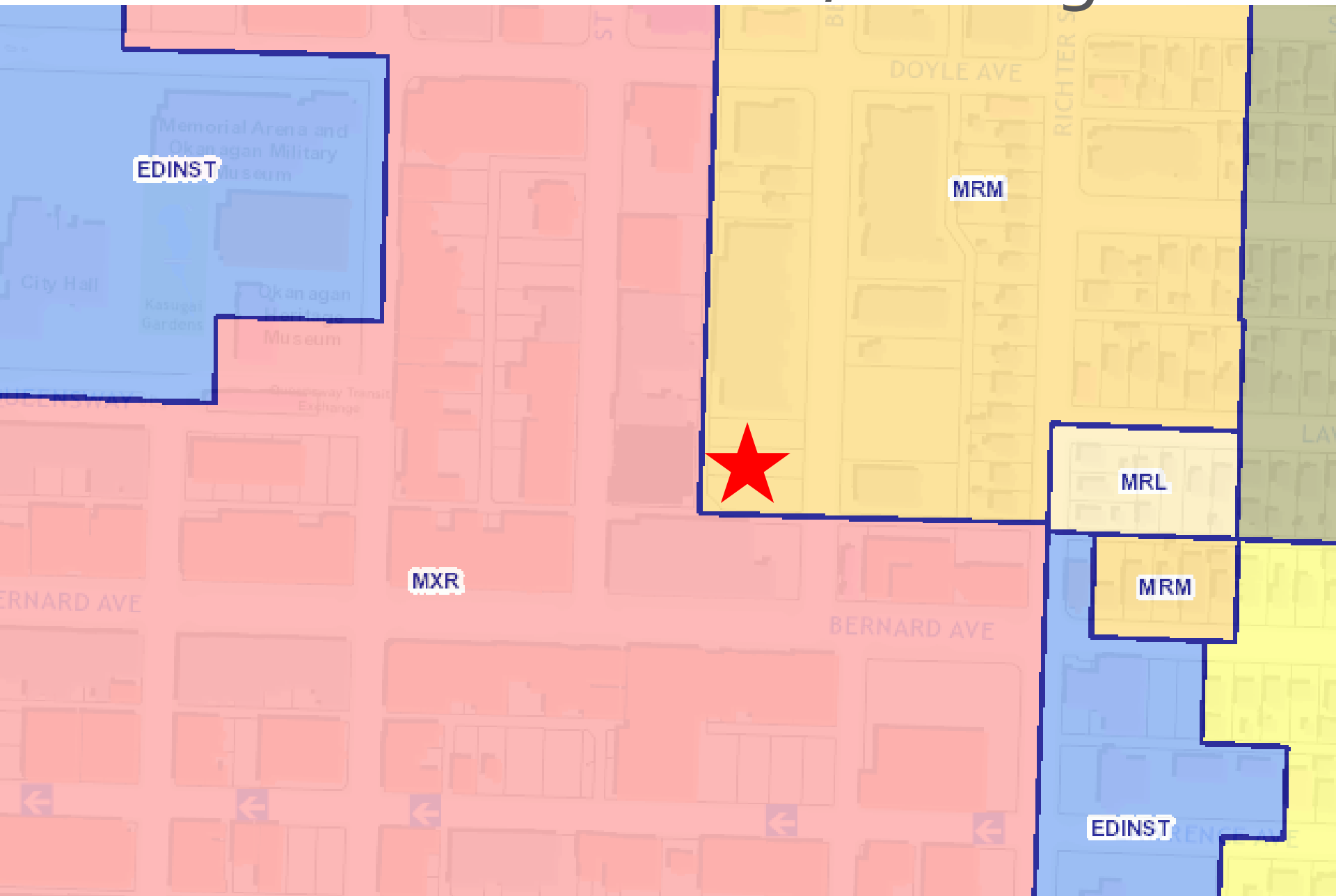
MRM → MXR

RU6 → C7

Context Map



OCP Future Land Use / Zoning



Subject Property Map



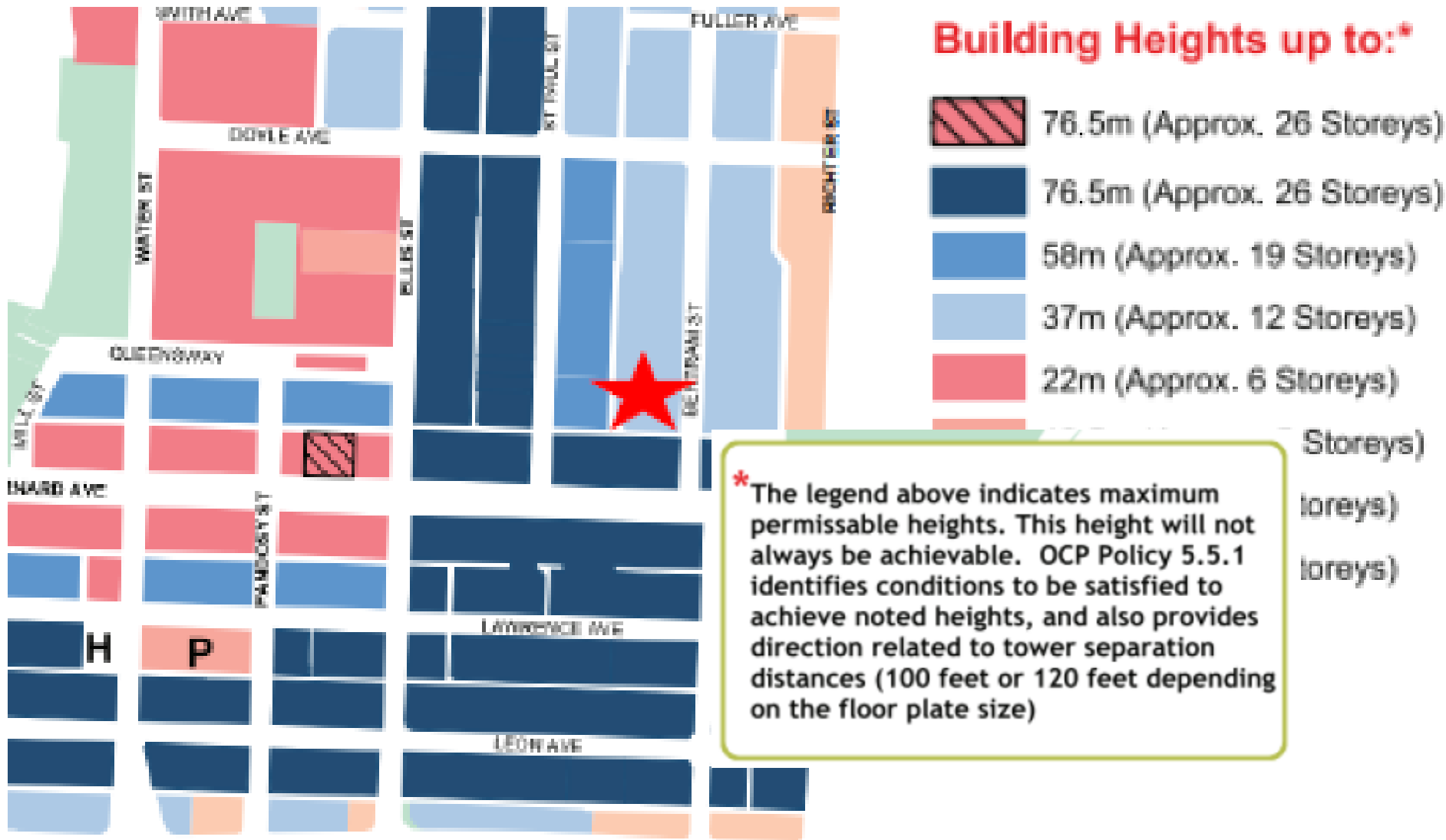
St Paul Street

Bertram Street

Richter Street

Bernard Avenue

OCP Downtown Heights Map



- 76.5m (Approx. 26 Storeys)
- 76.5m (Approx. 26 Storeys)
- 58m (Approx. 19 Storeys)
- 37m (Approx. 12 Storeys)
- 22m (Approx. 6 Storeys)

* The legend above indicates maximum permissible heights. This height will not always be achievable. OCP Policy 5.5.1 identifies conditions to be satisfied to achieve noted heights, and also provides direction related to tower separation distances (100 feet or 120 feet depending on the floor plate size)

Storeys)
oreys)
oreys)

Zoning Bylaw Downtown Heights Map



Technical Details

- ▶ 6.57 FAR (reduced from 8.88)
- ▶ 35 storeys & 109 m (reduced from 46 storeys and 141 m)
- ▶ 5 storey parking podium
- ▶ 281 residential units
- ▶ 5 ground-oriented townhouses along Bertram Rd
- ▶ Parking provisions under review

Staff Recommendation

- ▶ Staff recommend non-support of the proposed OCP Amendment and rezoning applications.



Conclusion of Staff Remarks

Development Process

