



Z21-0018 & OCP21-0007 955 Manhattan Dr.

Rezoning and OCP Amendment Application



Proposal

- ▶ To rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone;
- ▶ With accompanying OCP Amendment to change the future land use designation of the lot from the S2RES – Single / Two Unit Residential designation to the MRL – Multiple Unit Residential Low Density Designation.

Development Process

Feb. 23, 2021

Development Application Submitted



Staff Review & Circulation



Apr. 9, 2021

Public Notification Received



June 14, 2021

Initial Consideration



Public Hearing
Second & Third Readings



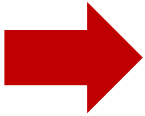
Final Reading
DP & Variances



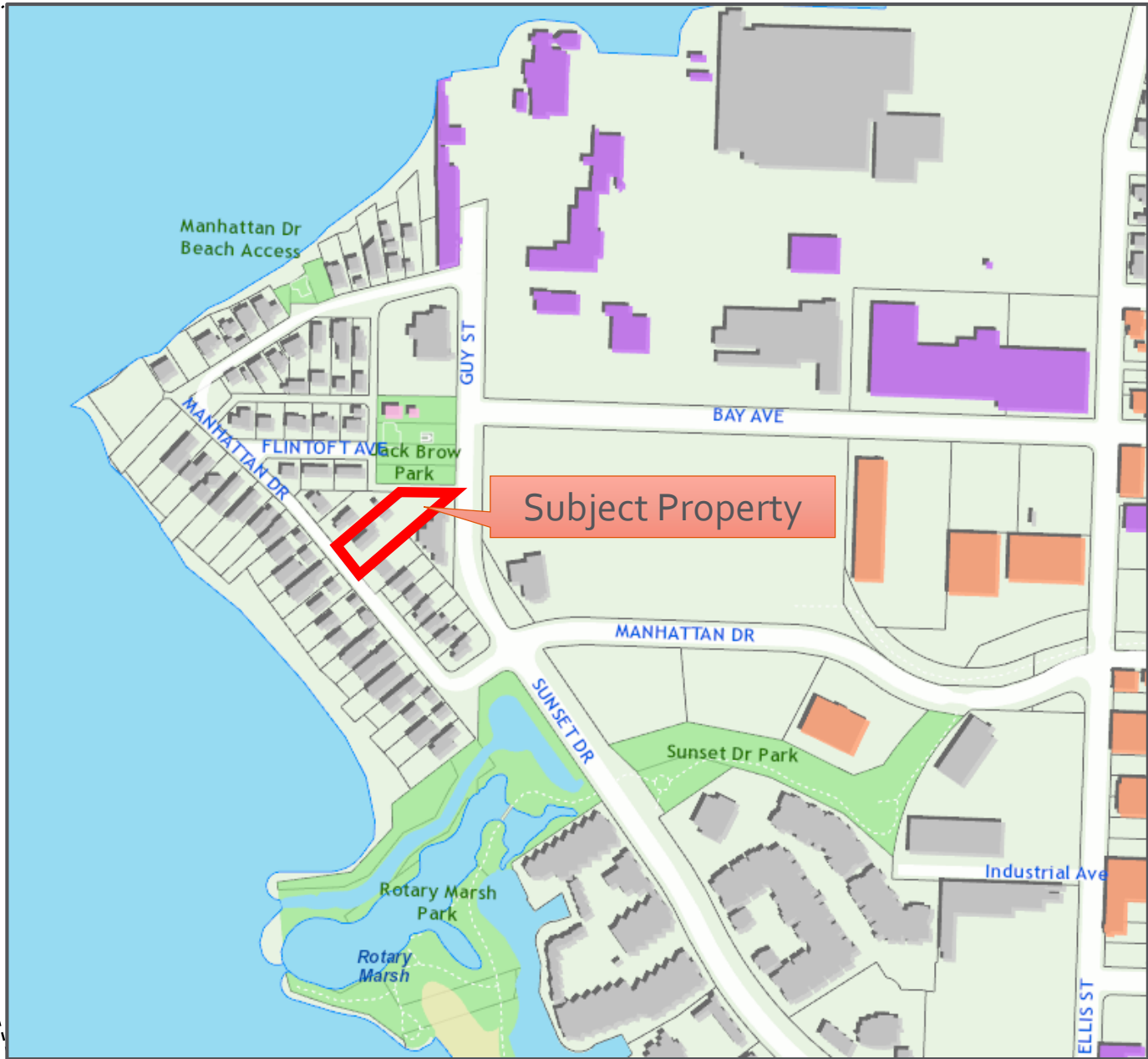
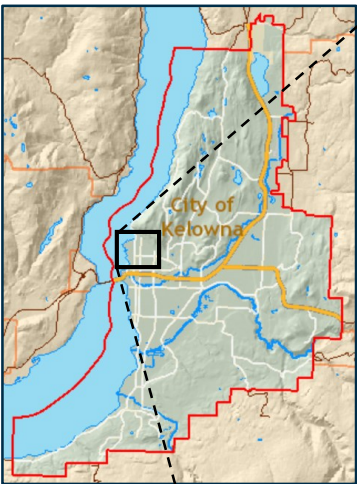
Building Permit



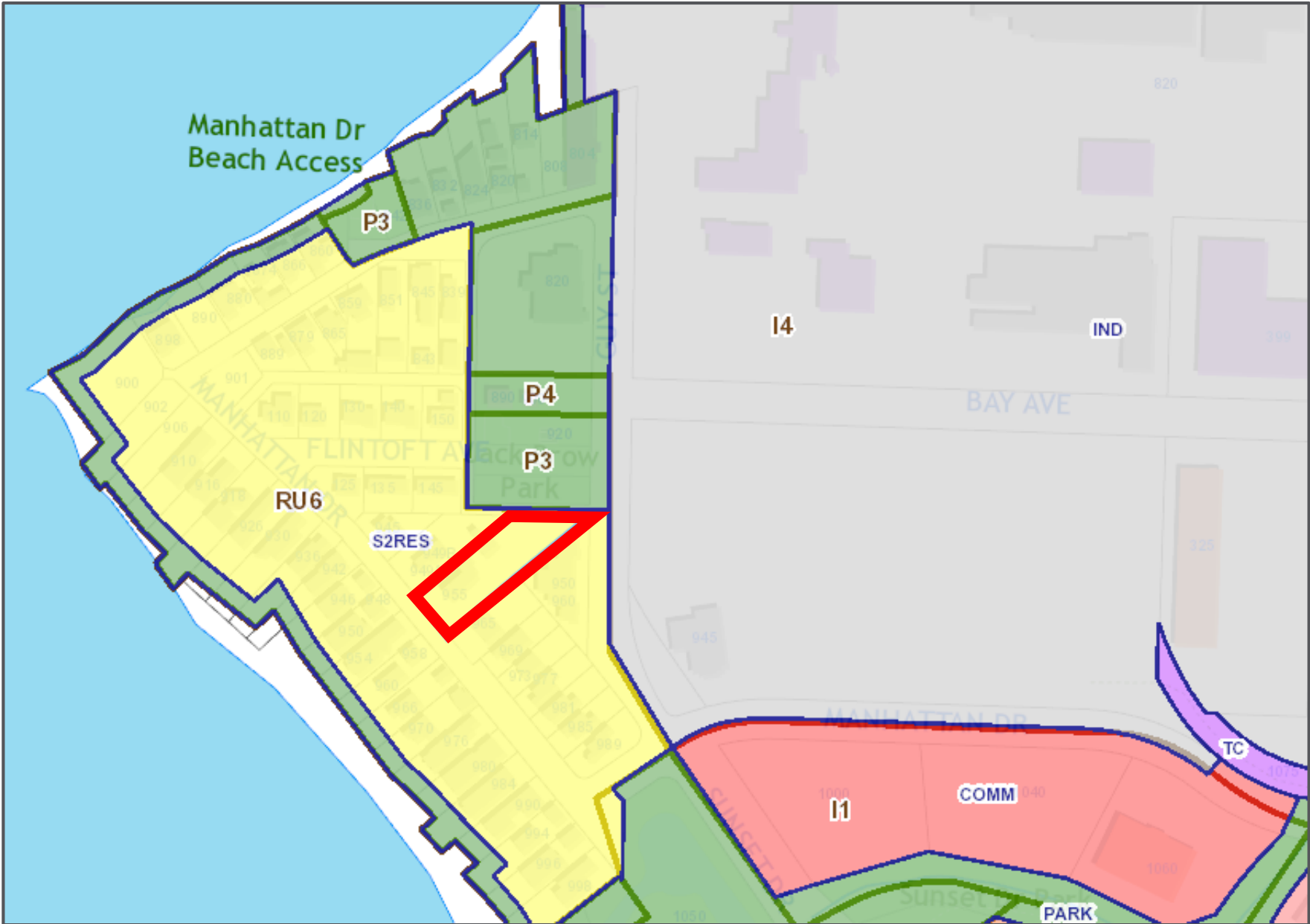
Council
Approvals



Context Map



OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ Rezone: RU6 ➡ RM3
- ▶ OCP Amendment: S2RES ➡ MRL
- ▶ Facilitate a multiple dwelling unit development

Discussion

- ▶ Staff support the proposed RM3 zone for the following reasons:
 - ▶ Size and orientation of lot
 - ▶ 2000m², cannot be conveniently subdivided
 - ▶ RM3 allows 3 storeys/10m height
 - ▶ Potential to be respectful of neighbours;
 - ▶ and fit the context of the neighbourhood.
 - ▶ Limited impact on local streets
 - ▶ Access to collector Guy St. via laneway



Discussion

- ▶ Close proximity to:
 - ▶ Downtown
 - ▶ Amenities:
 - ▶ Jack Brow Park
 - ▶ Rotary Marsh Park
 - ▶ Rail Trail
 - ▶ Waterfront Park
 - ▶ Sutherland Park
 - ▶ Knox Mtn. Park
- ▶ Densification sensitive to surrounding neighbourhood considered desirable



Design

- ▶ Existing design poses challenges
 - ▶ Semi-detached unit facing Manhattan Dr.
 - ▶ 5 storey, 10 unit apt. at rear of lot



Staff Recommendation

- ▶ Staff support the proposed RM₃ zone
 - ▶ Size and orientation of lot
 - ▶ RM₃, 3 storeys/10m height
 - ▶ Limited impact on local streets
 - ▶ Close proximity to downtown and amenities
 - ▶ Existing design is not supportable



Conclusion of Staff Remarks