



# OCP 21-0009 / Z 21-0035 1994 Springfield Road

OCP Amendment & Rezoning Applications



# Proposal

- ▶ An OCP Amendment to change the Future Land Use Designation from SC – Service Commercial to MXR – Mixed Use (Residential/Commercial) and a Rezoning application to rezone the subject property from the C10 – Service Commercial zone to C4 – Urban Centre Commercial zone.

# Development Process

Apr 19<sup>th</sup>, 2021

Development Application Submitted



Staff Review & Circulation



May 13<sup>th</sup>, 2021

Public Notification Received



Aug 23<sup>rd</sup>, 2021

Initial Consideration



Public Hearing  
Second & Third Readings



Final Reading  
DP & Variances



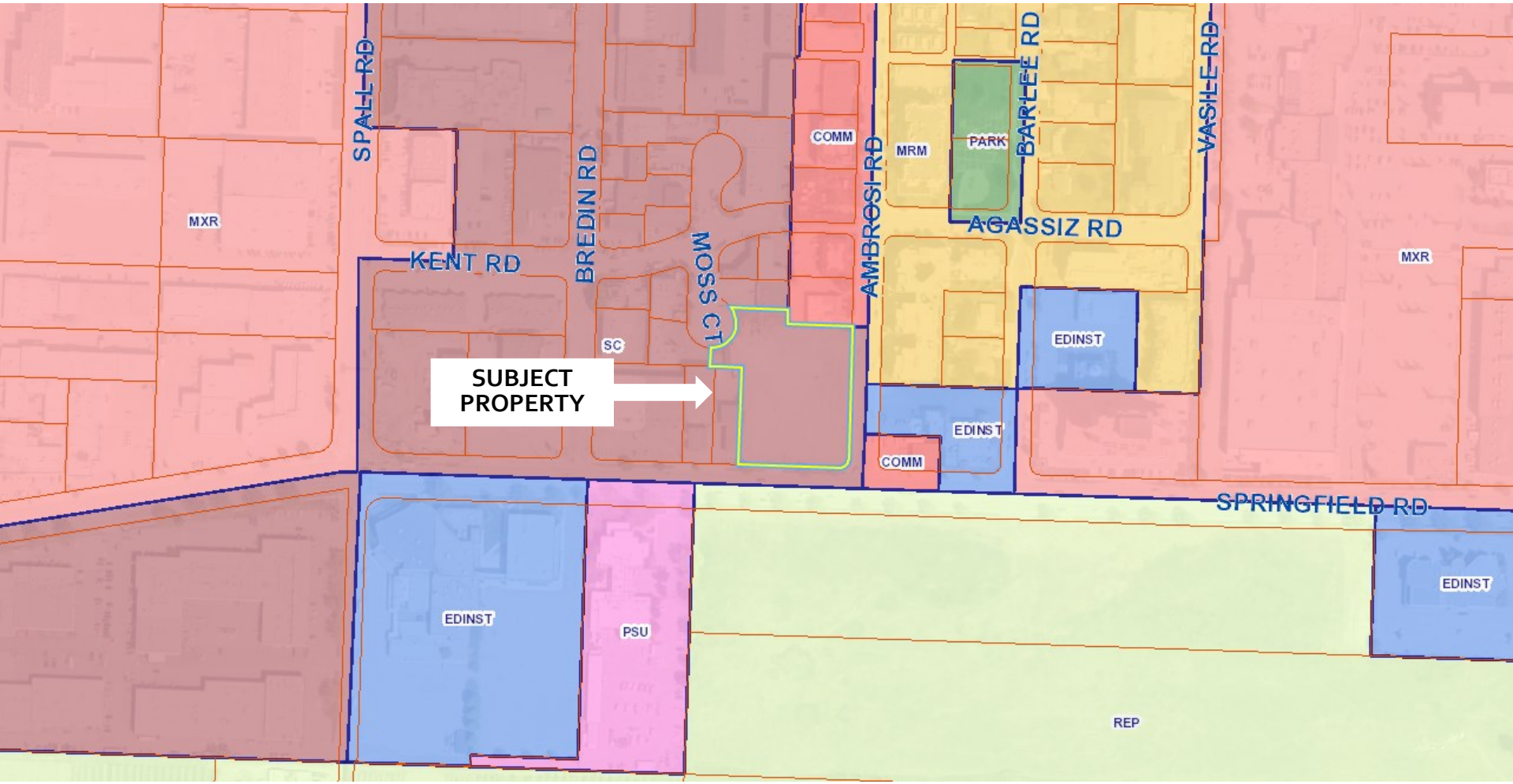
Building Permit

Council  
Approvals

# Context Map



# OCP Future Land Use / Zoning



# Urban Centre



# Subject Property Map



# Site Photos



VIEW FROM MOSS COURT - LOOKING EAST



VIEW FROM SPRINGFIELD ROAD - LOOKING NORTH



VIEW FROM SPRINGFIELD & AMBROSI - LOOKING NORTH WEST



VIEW FROM AMBROSI ROAD - LOOKING SOUTH WEST



# Site Photos



VIEW FROM AMBROSI ROAD - LOOKING WEST



VIEW FROM SPRINGFIELD ROAD - LOOKING SOUTH EAST



VIEW FROM AMBROSI ROAD - LOOKING NORTH



VIEW FROM AMBROSI ROAD - LOOKING SOUTH

# Project details

- ▶ Rezoning to C<sub>4</sub> – Urban Centre Commercial and OCP Amendment to MXR – Mixed Use (Residential/Commercial).
- ▶ Rezoning will facilitate the development of a six-storey mixed-use apartment building with commercial at grade.
- ▶ Development Permit and Development Variance Permit are required prior to construction.



# Development Policy

- ▶ Meets the intent of Official Community Plan:
  - ▶ Complete Communities
  - ▶ Compact Urban Form
  - ▶ Housing Mix

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed OCP Amendment & Rezoning:
  - ▶ Subject property is within the Midtown Urban Centre and is located along Springfield & Ambrosi.
    - ▶ Important location for density and commercial.
  - ▶ Proposal meets the intent of the Official Community Plan.



## *Conclusion of Staff Remarks*

# Site Plan – Level 2



**LEVEL 2**  
SCALE: 1 : 500

# Site Plan – Level 3-5



**LEVEL 3 - LEVEL 5**

SCALE: 1 : 500



# Site Plan – Level 6



**LEVEL 6**  
SCALE: 1 : 500