Z21-0061
350 Doyle Avenue

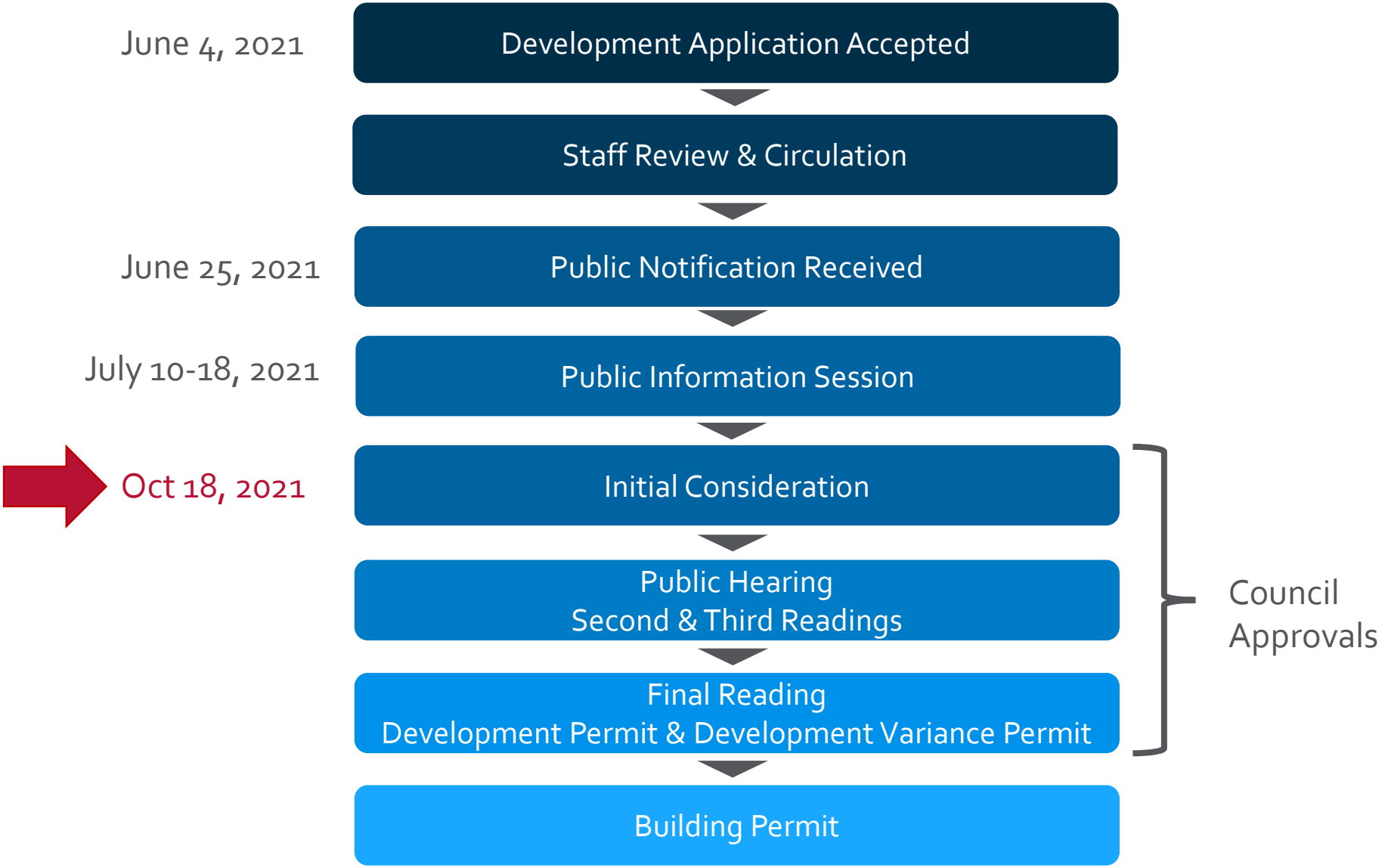
Rezoning Application



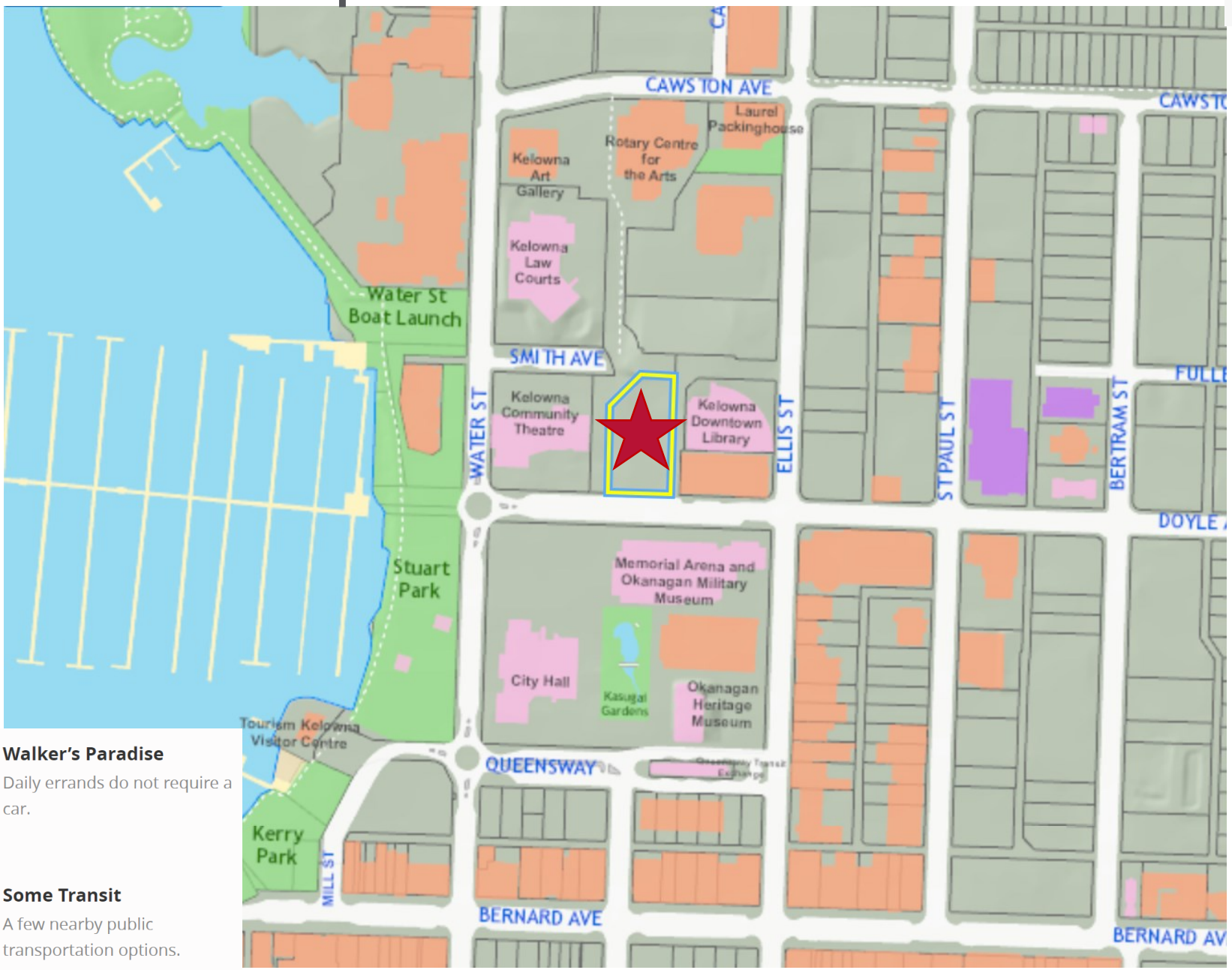
Proposal

- To rezone the subject property from P1 – Major Institutional to C7r – Central Business Commercial (Residential Rental Only Tenure) to facilitate a mixed-use rental development.

Development Process



Context Map



Walk Score 95

Walker's Paradise

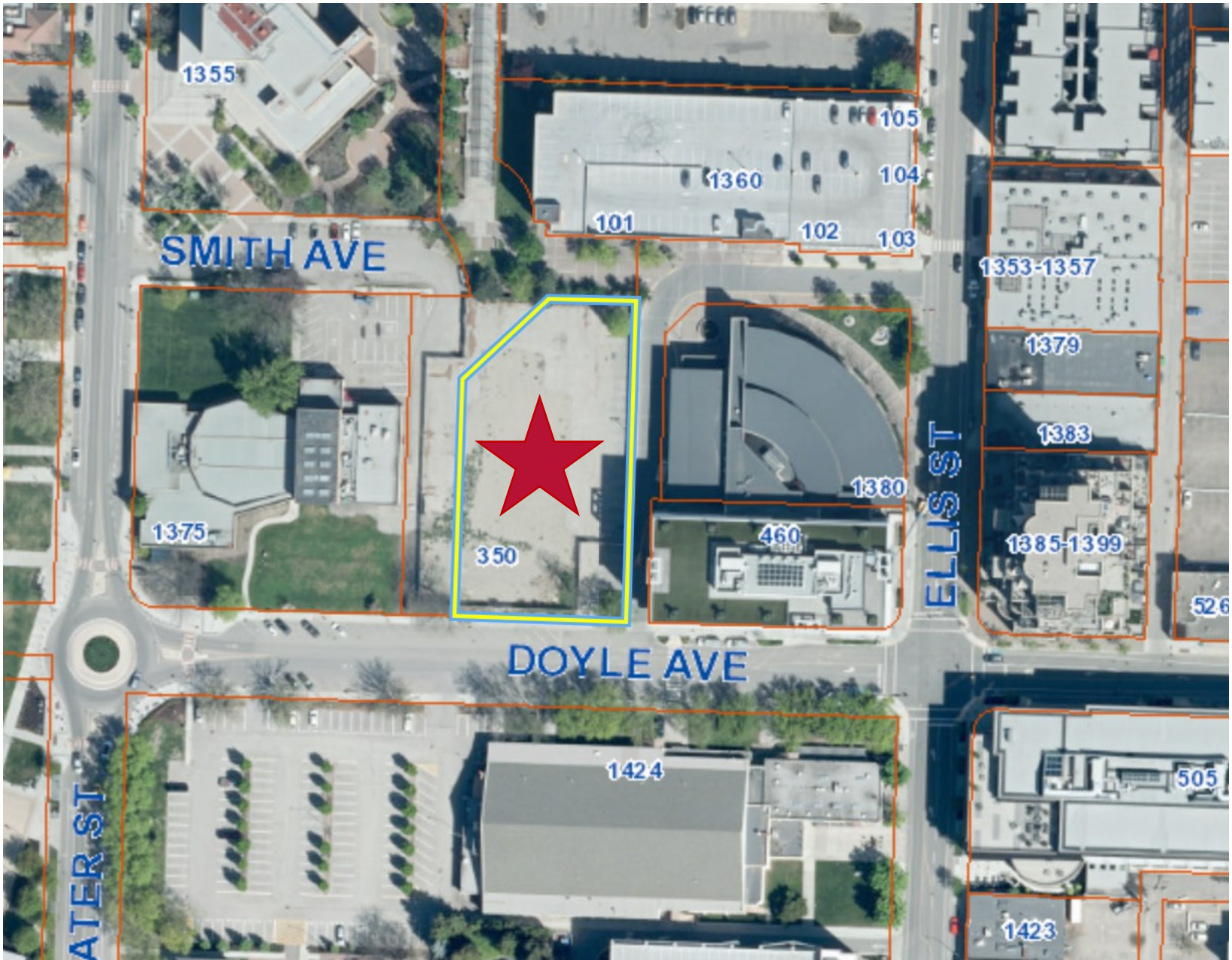
Daily errands do not require a car.

Transit Score 48

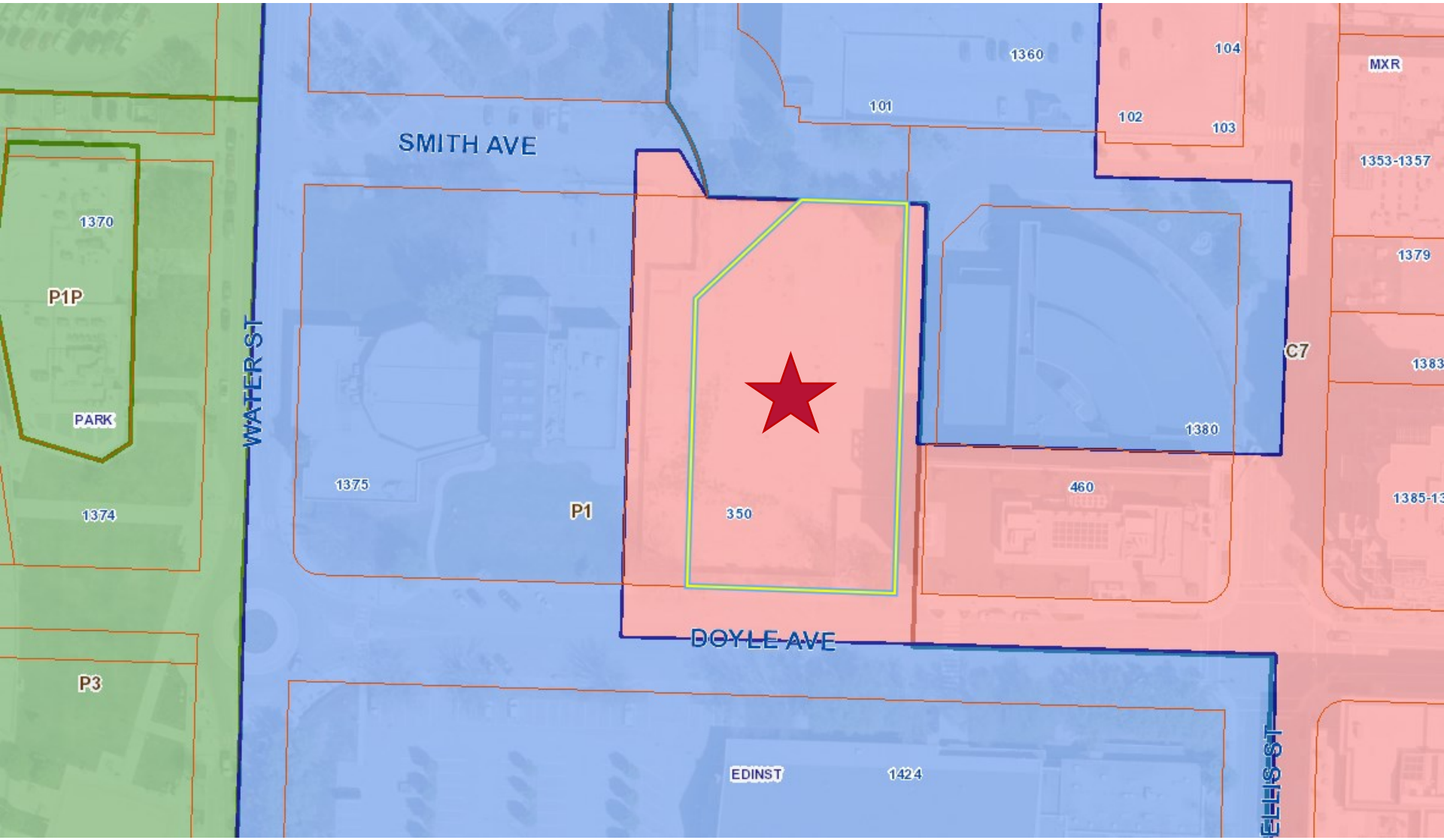
Some Transit

A few nearby public transportation options.

Subject Property Map

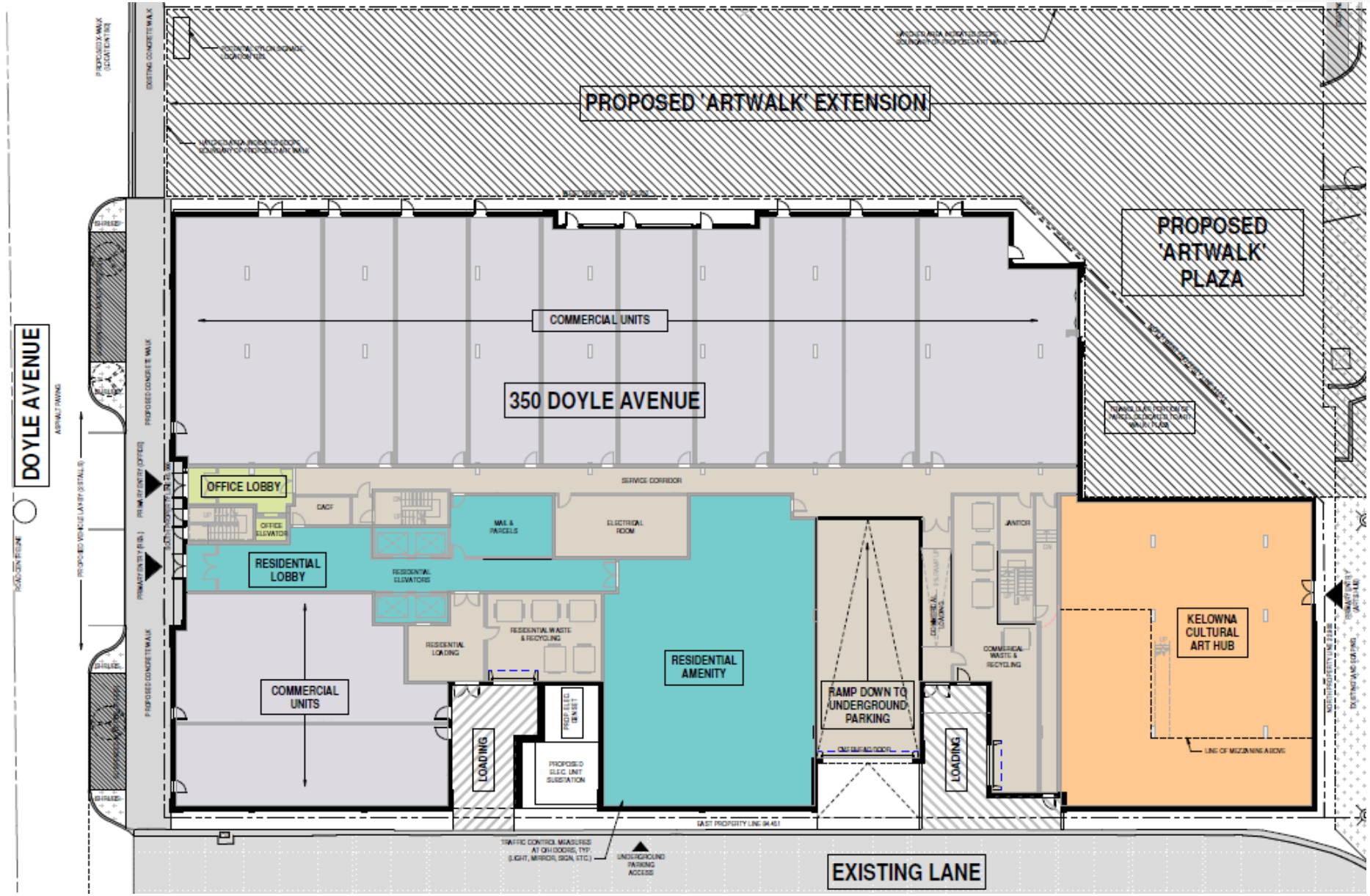


Zoning & Future Land Use Map




Fostering opportunity as a catalyst for business
FOR LEASE
250.712.3130

Conceptual Site Plan



Draft Rendering



Development Policy

- Consistent with Future Land Use (***MXR)***
- Consistent with the Civic Precinct Plan
- Meets the intent of Official Community Plan Urban Infill Policies:
  - Within Permanent Growth Boundary
  - Contain Urban Growth
  - Complete Communities
  - Compact Urban Form

Staff Recommendation

- Staff recommend **support** of the proposed rezoning
  - Meets the intent of the Official Community Plan
    - Urban Infill Policies
    - Appropriate location for adding residential density
  - Meets the intent of the Civic Precinct Plan
  - Includes rental-only subzone
- Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks