



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

June 4, 2021

Development Application Accepted

Staff Review & Circulation

June 25, 2021

Public Notification Received

July 10-18, 2021

Public Information Session

 Oct 18, 2021

Initial Consideration

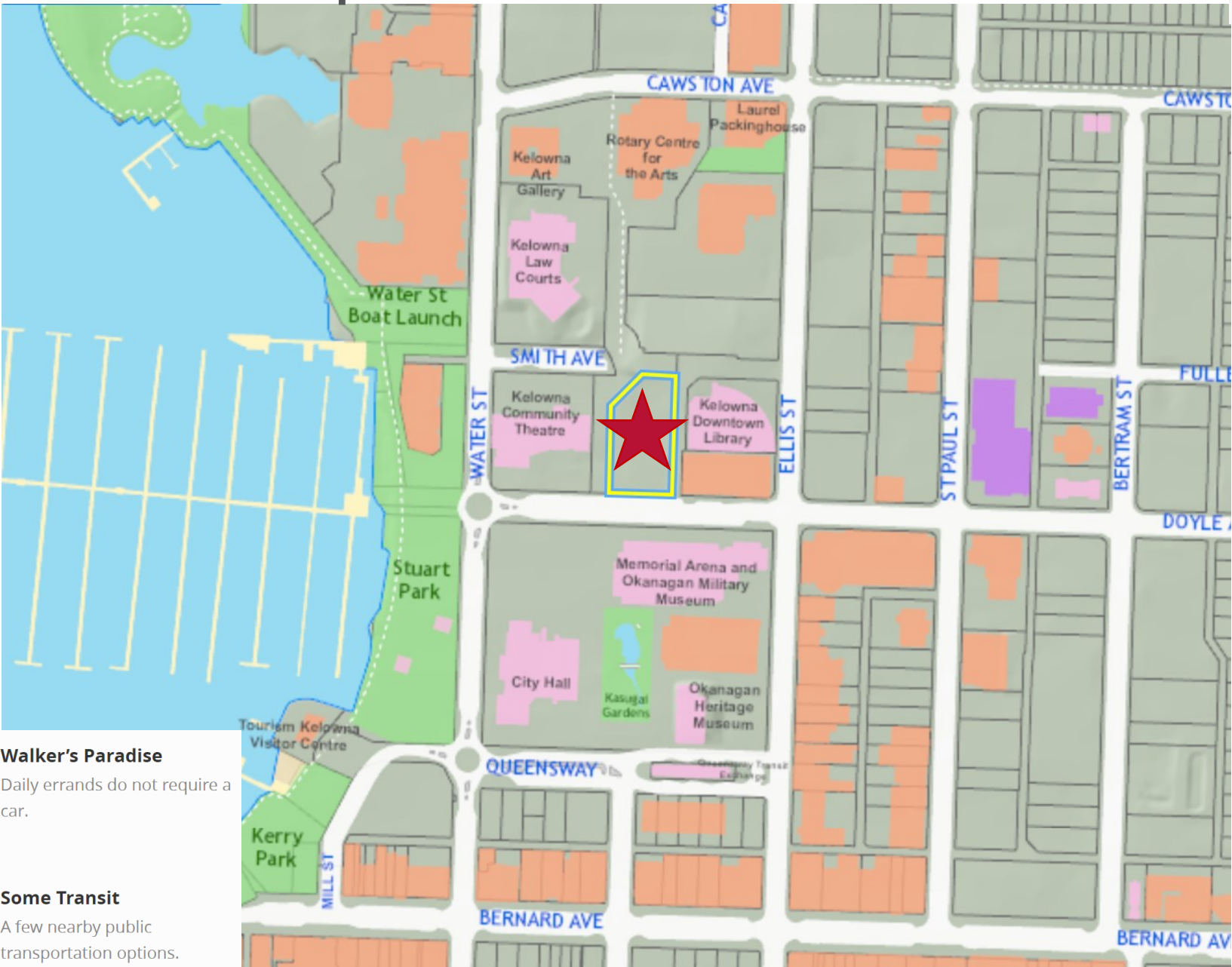
Public Hearing
Second & Third Readings

Final Reading
Development Permit & Development Variance Permit

Building Permit

Council Approvals

Context Map



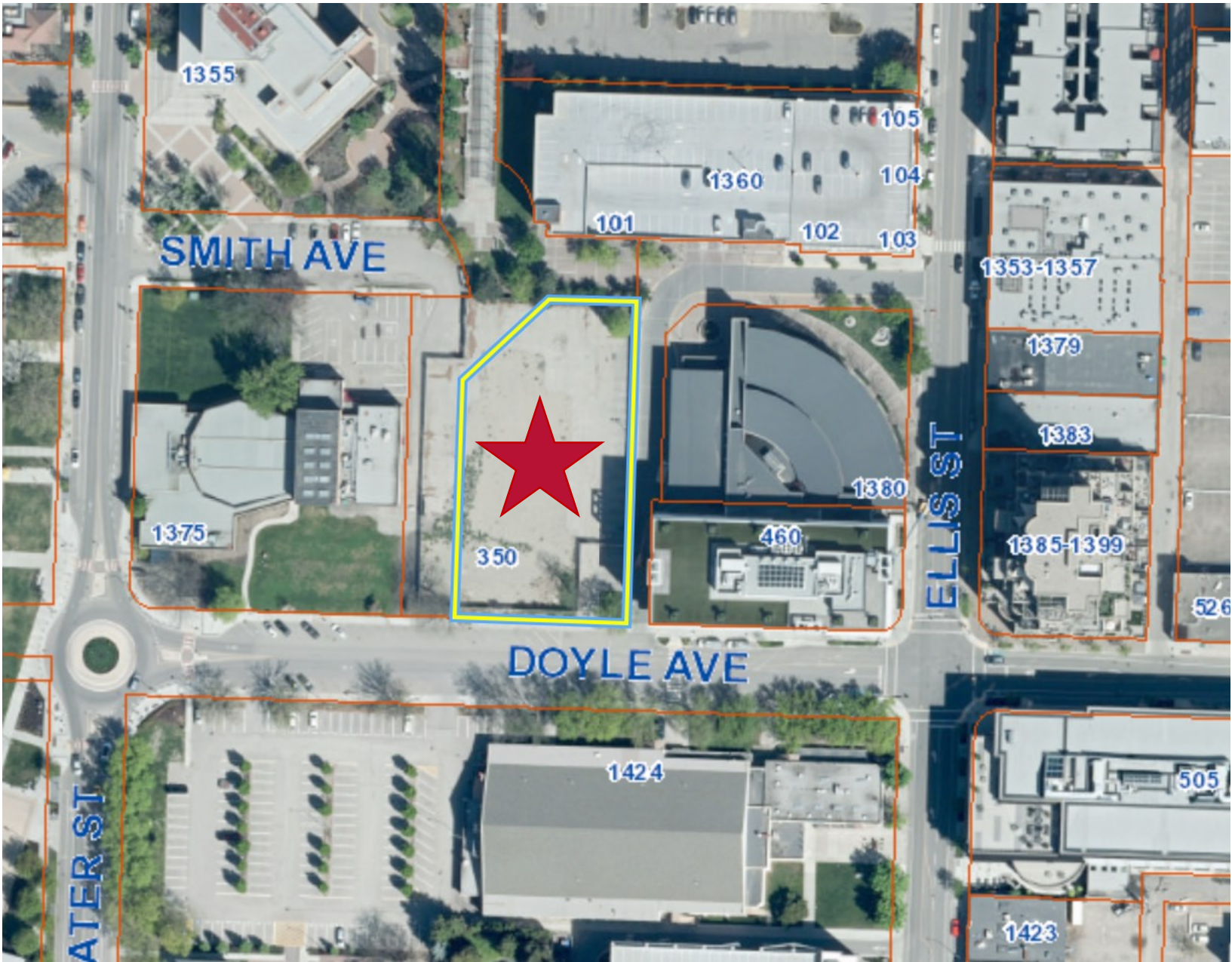
Walk Score
95

Walker's Paradise
Daily errands do not require a car.

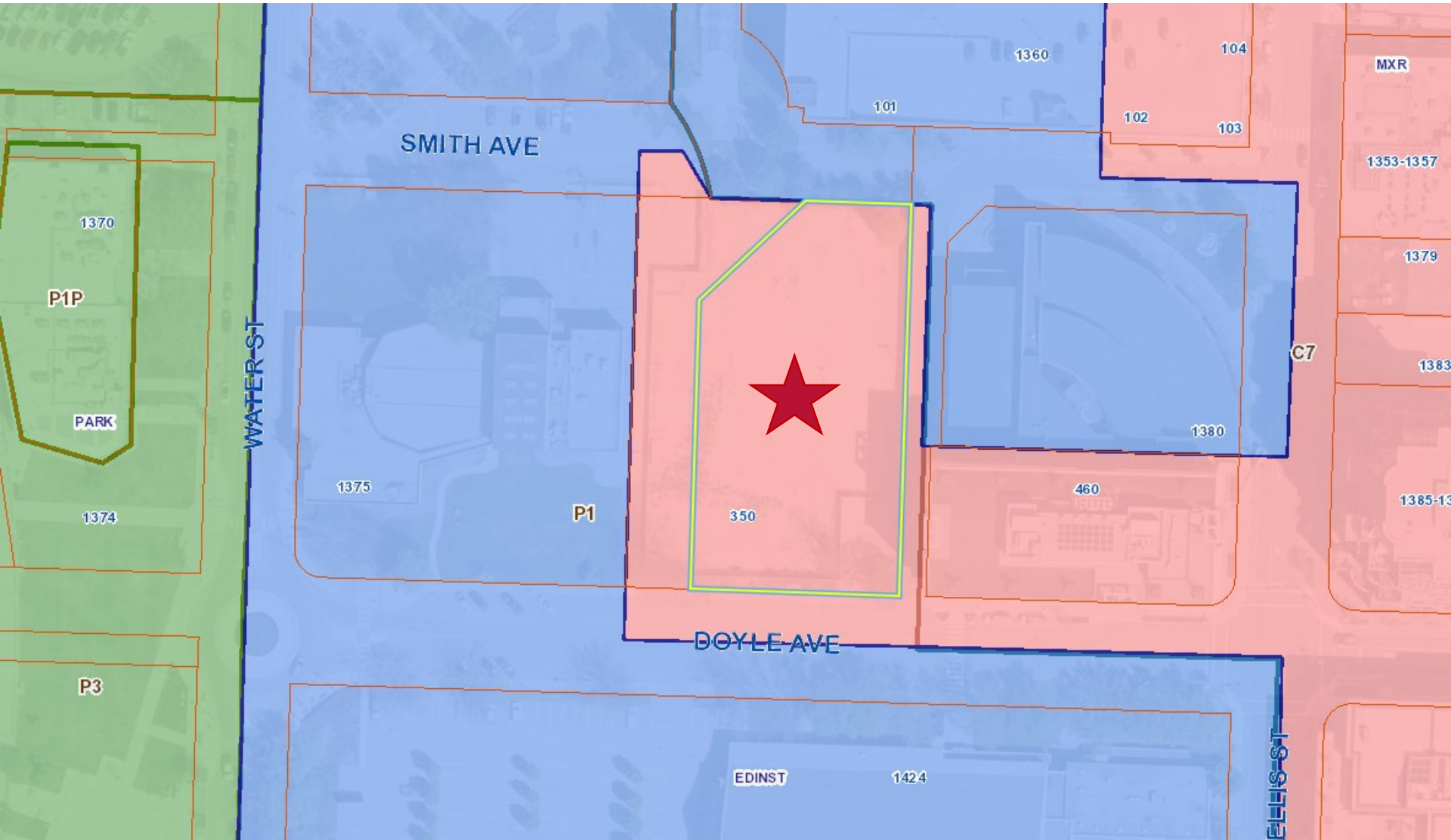
Transit Score
48

Some Transit
A few nearby public transportation options.

Subject Property Map



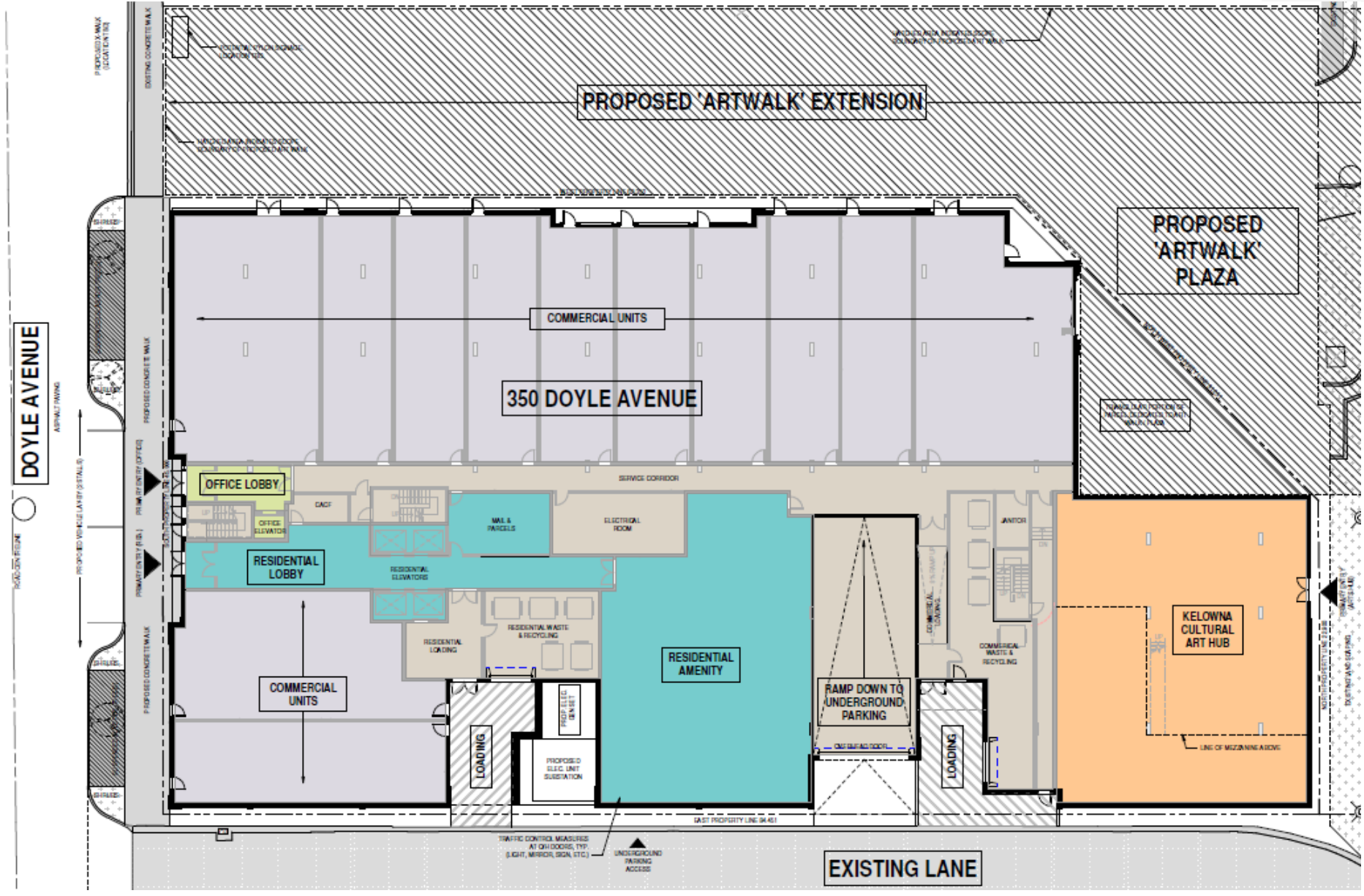
Zoning & Future Land Use Map





Active Community
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