



Z21-0080

1264, 1274, 1284

Devonshire Avenue

1281, 1289-1291, 1299

Belaire Avenue

Rezoning Application

# Proposal

- ▶ To consider an application to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM5 – Medium Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

# Development Process

Aug 17, 2021

Development Application Accepted

Staff Review & Circulation

Oct 26, 2021

Neighbourhood Consultation

Nov 15, 2021

Initial Consideration

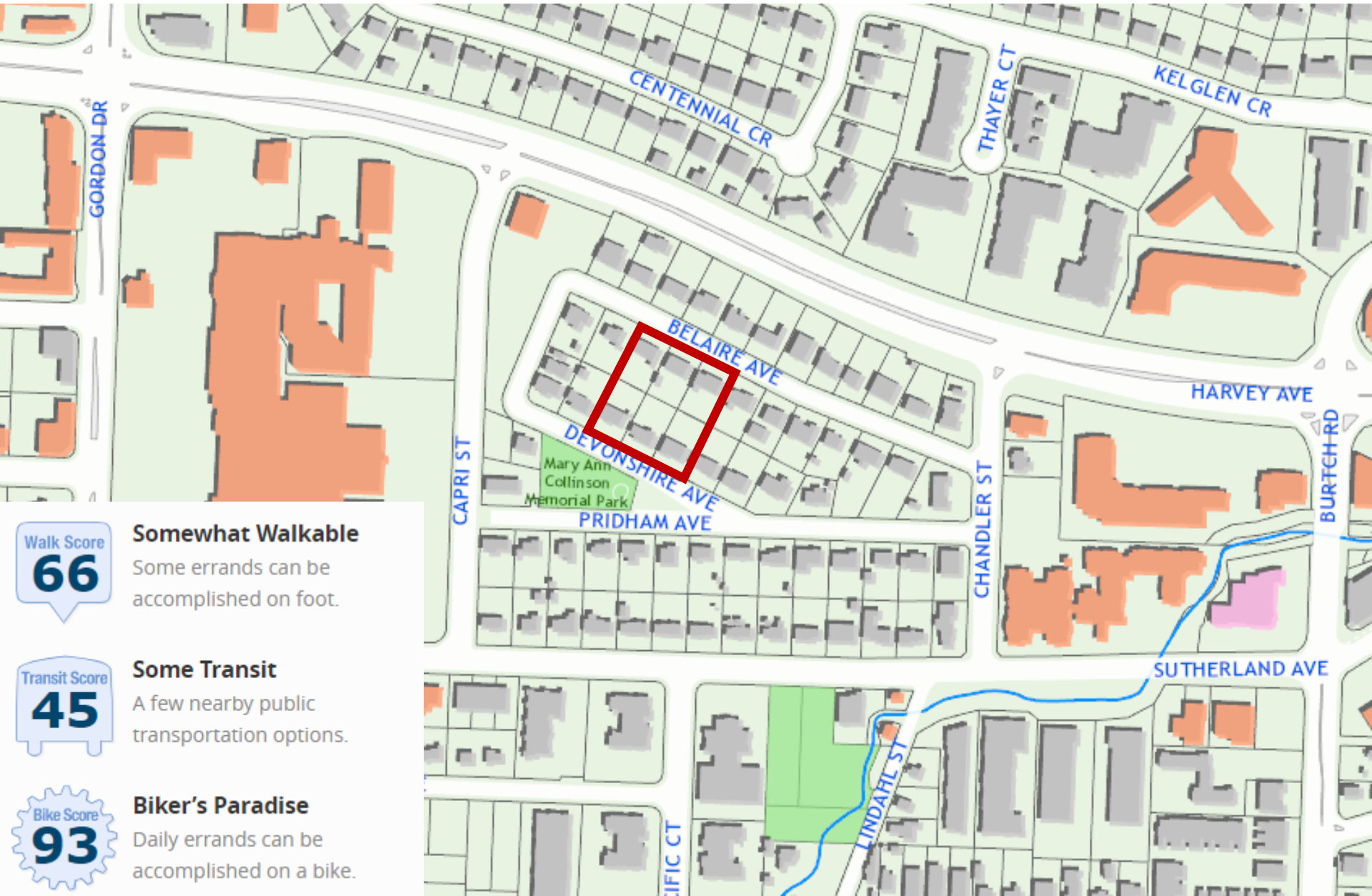
Public Hearing  
Second & Third Readings

Final Reading and DP & Variances

Building Permit

Council Approvals

# Context Map



Walk Score  
**66**

**Somewhat Walkable**  
Some errands can be accomplished on foot.

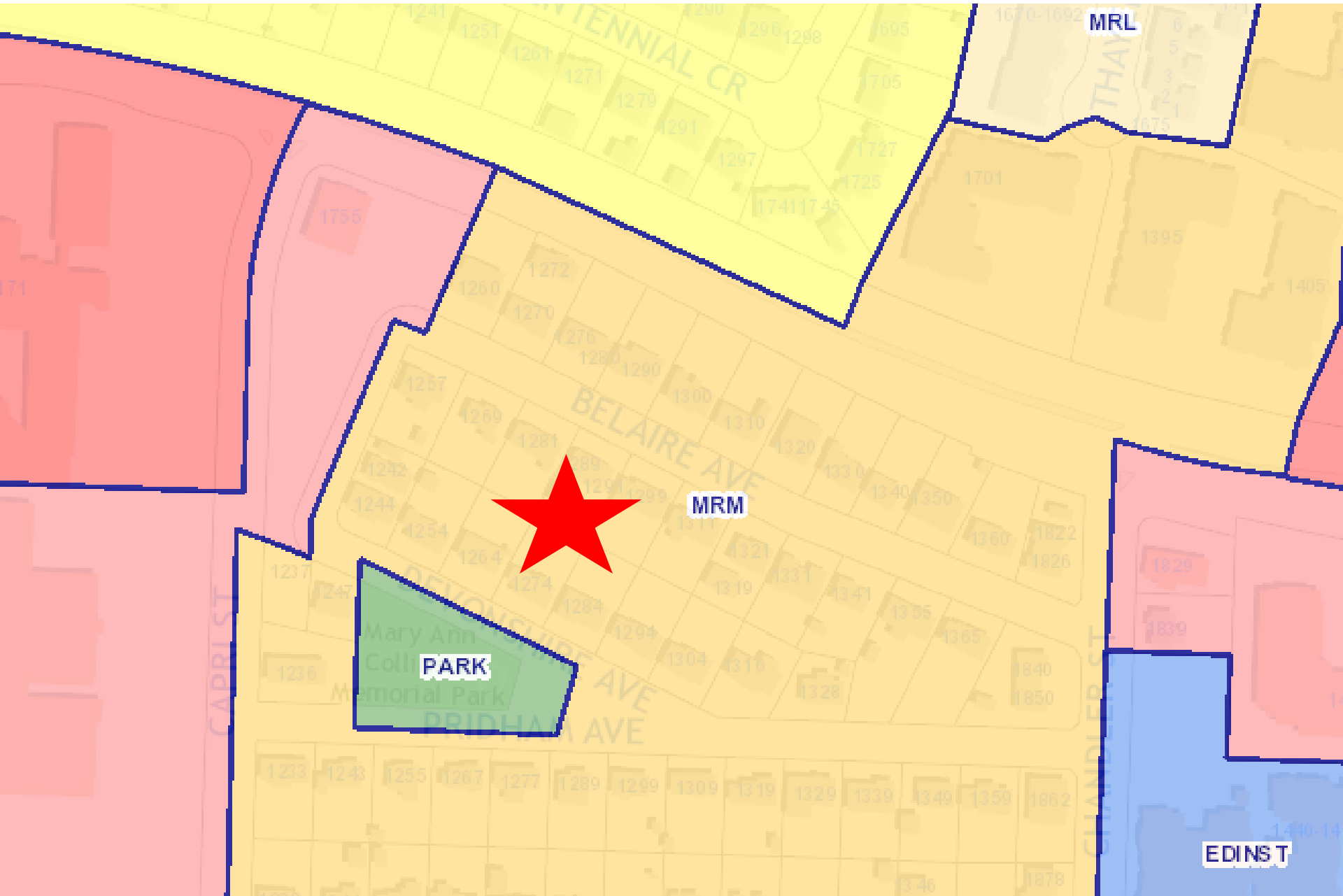
Transit Score  
**45**

**Some Transit**  
A few nearby public transportation options.

Bike Score  
**93**

**Biker's Paradise**  
Daily errands can be accomplished on a bike.

# OCP Future Land Use / Zoning





# Subject Property Map



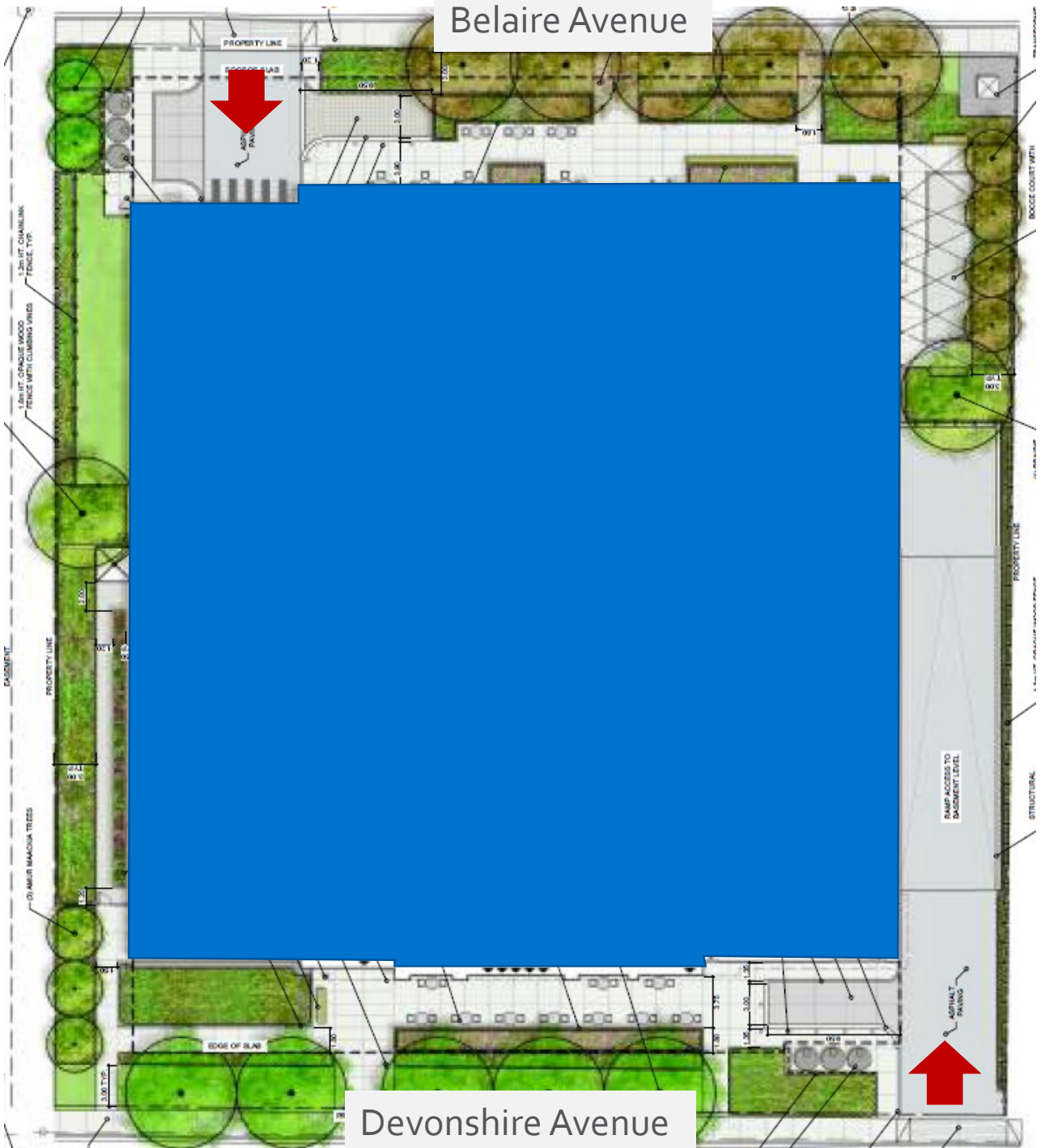
Harvey Ave

Belaire Ave

Devonshire Ave

Mary Ann Colinson

# Site Plan



Belaire Avenue

Devonshire Avenue



# Proposed Rendering



View from Belaire Avenue



# Proposed Rendering



View from Devonshire Avenue

# Development policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ 5.2.4 – Complete Communities
  - ▶ 5.3.2 – Compact Urban Form
  - ▶ 5.3.11 – Housing Mix
- ▶ Consistent with the Future Land Use → MRM – Multiple Unit Residential (Medium Density)

# Staff Recommendation

- ▶ **Support** of the proposed Rezoning:
  - ▶ Meets many objectives in the OCP
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.





## *Conclusion of Staff Remarks*