



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

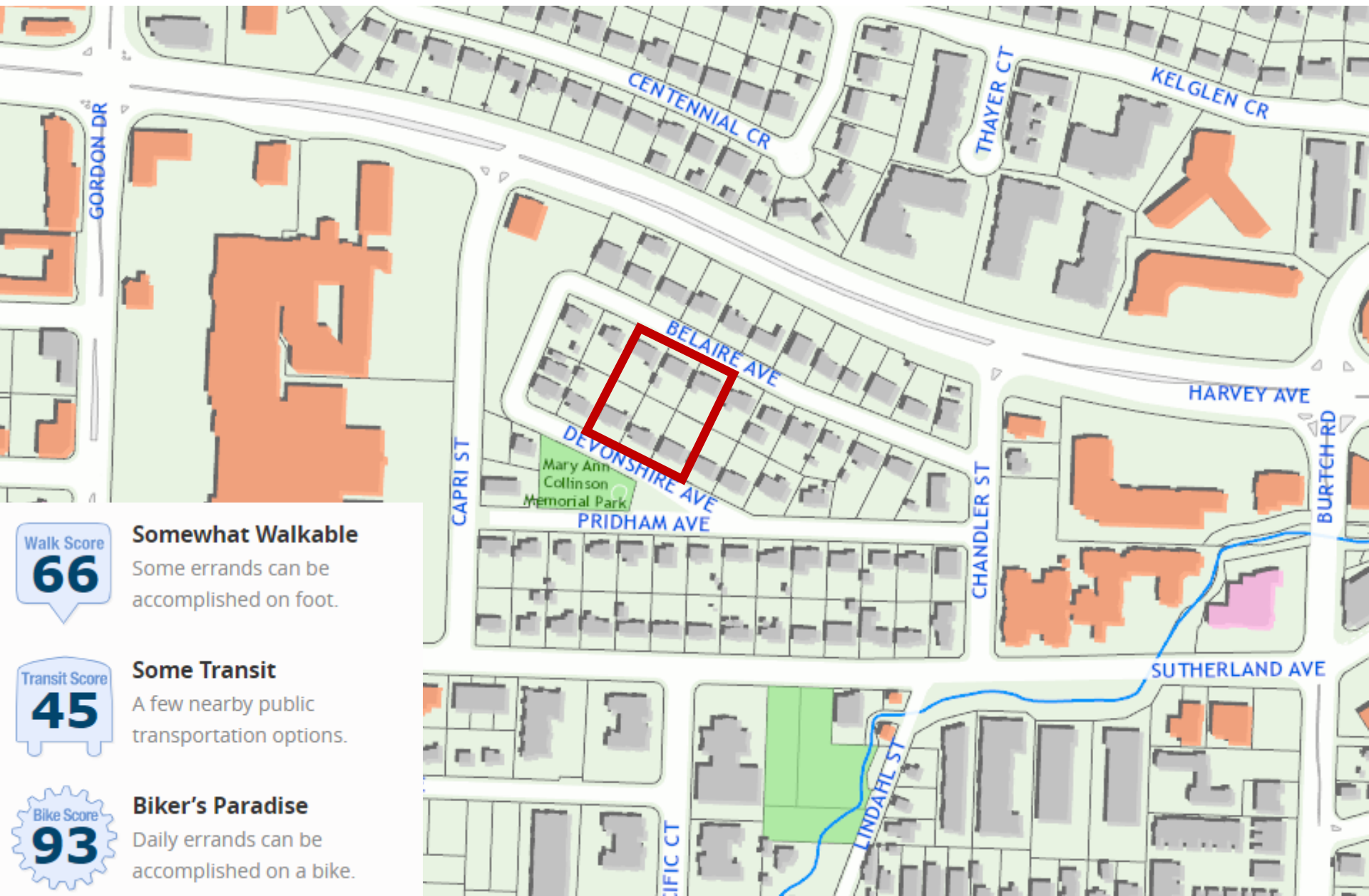
Public Hearing
Second & Third Readings

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.

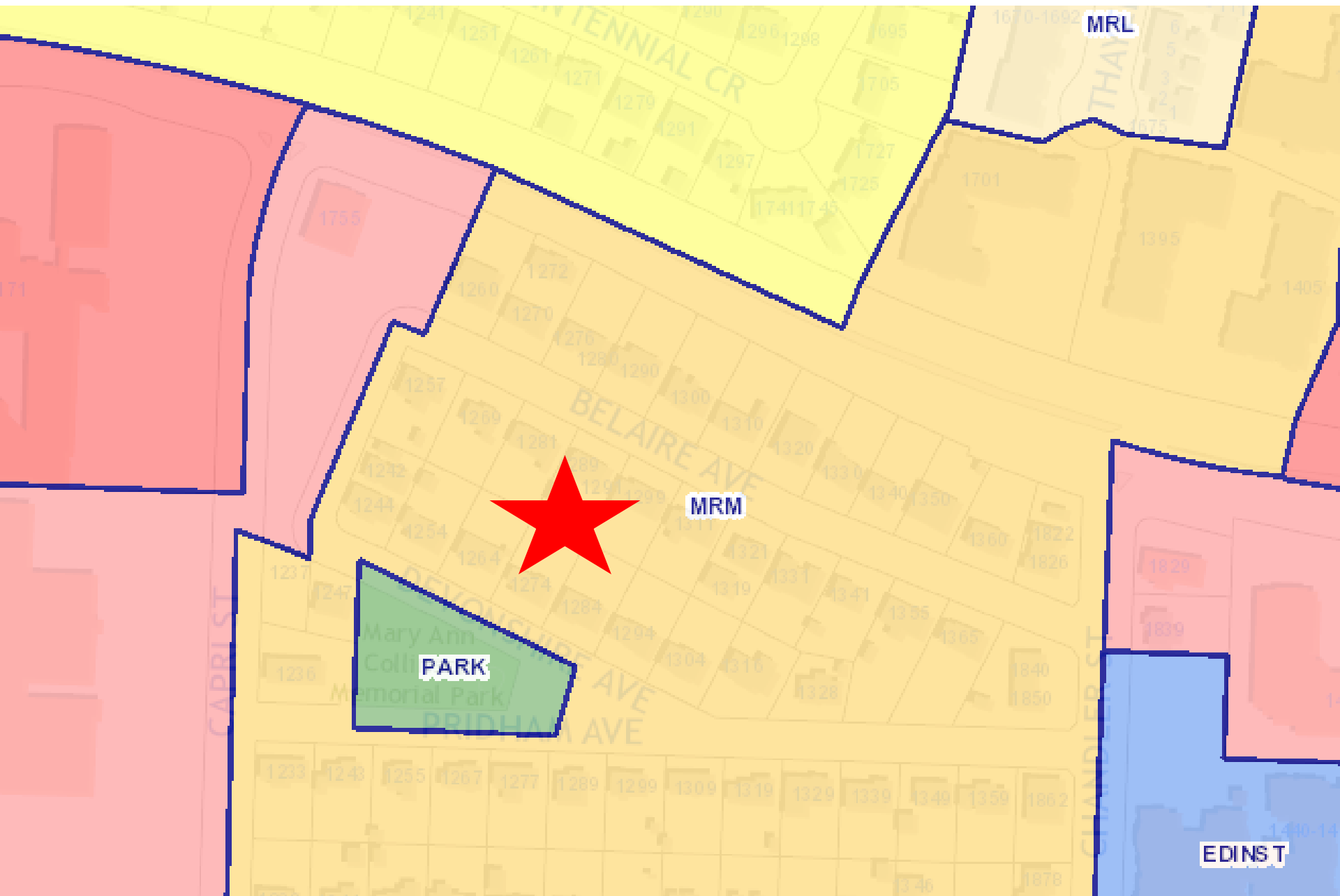
Bike Score

93

Biker's Paradise

Daily errands can be accomplished on a bike.

OCP Future Land Use / Zoning

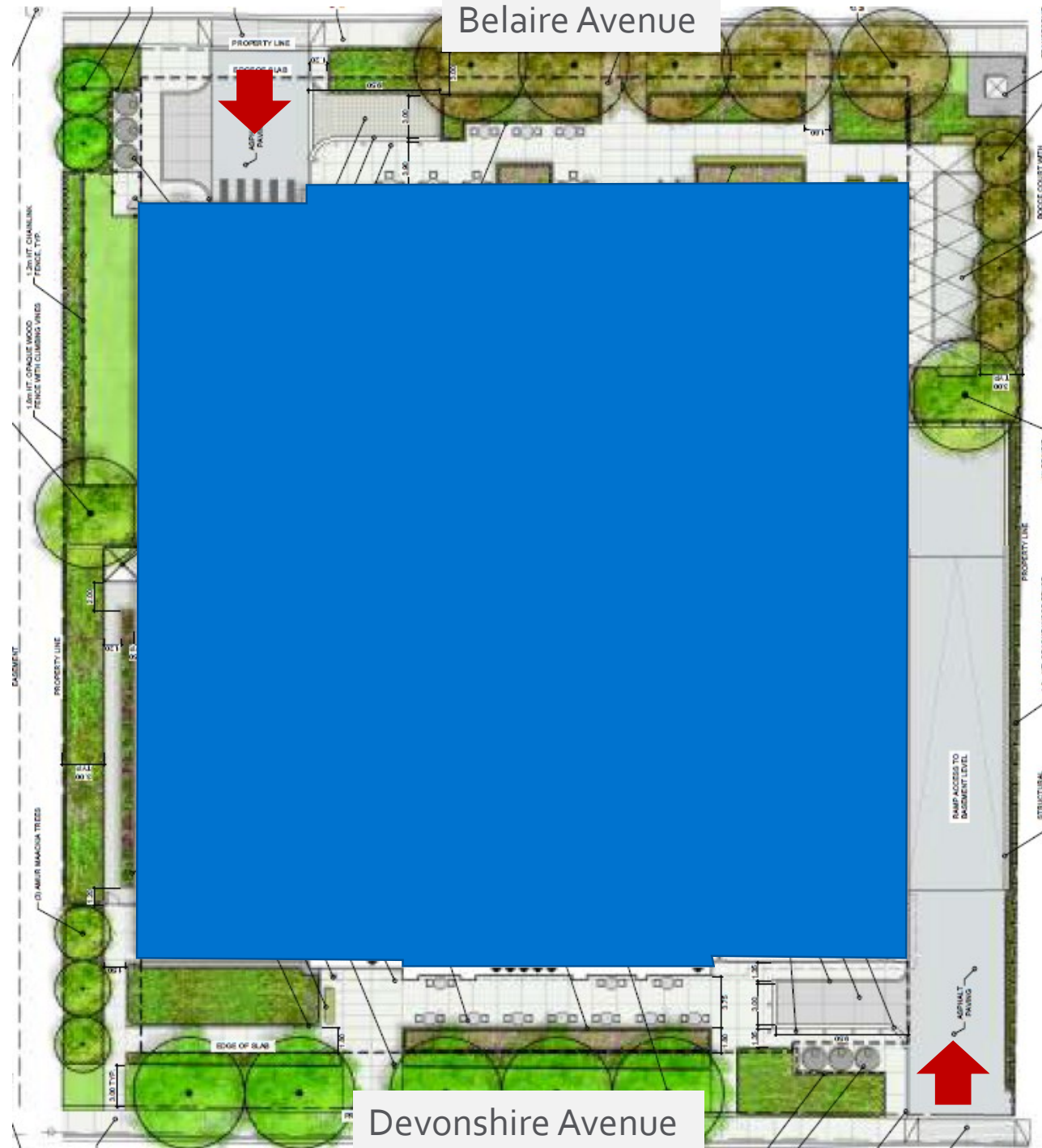


Subject Property Map



Site Plan

North



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