



Z21-0011

1405 St Paul St

Rezoning



# Proposal

- ▶ To rezone the subject property from the C4 – Urban Centre Commercial zone to the C7 – Central Business Commercial zone to facilitate mixed use multiple dwelling housing.

# Development Process

Feb 13, 2021

Development Application Submitted



Staff Review & Circulation



March 30, 2022

Public Notification Received



May 9, 2022

Initial Consideration



First, Second & Third Readings

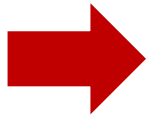


Development Permit and Variances

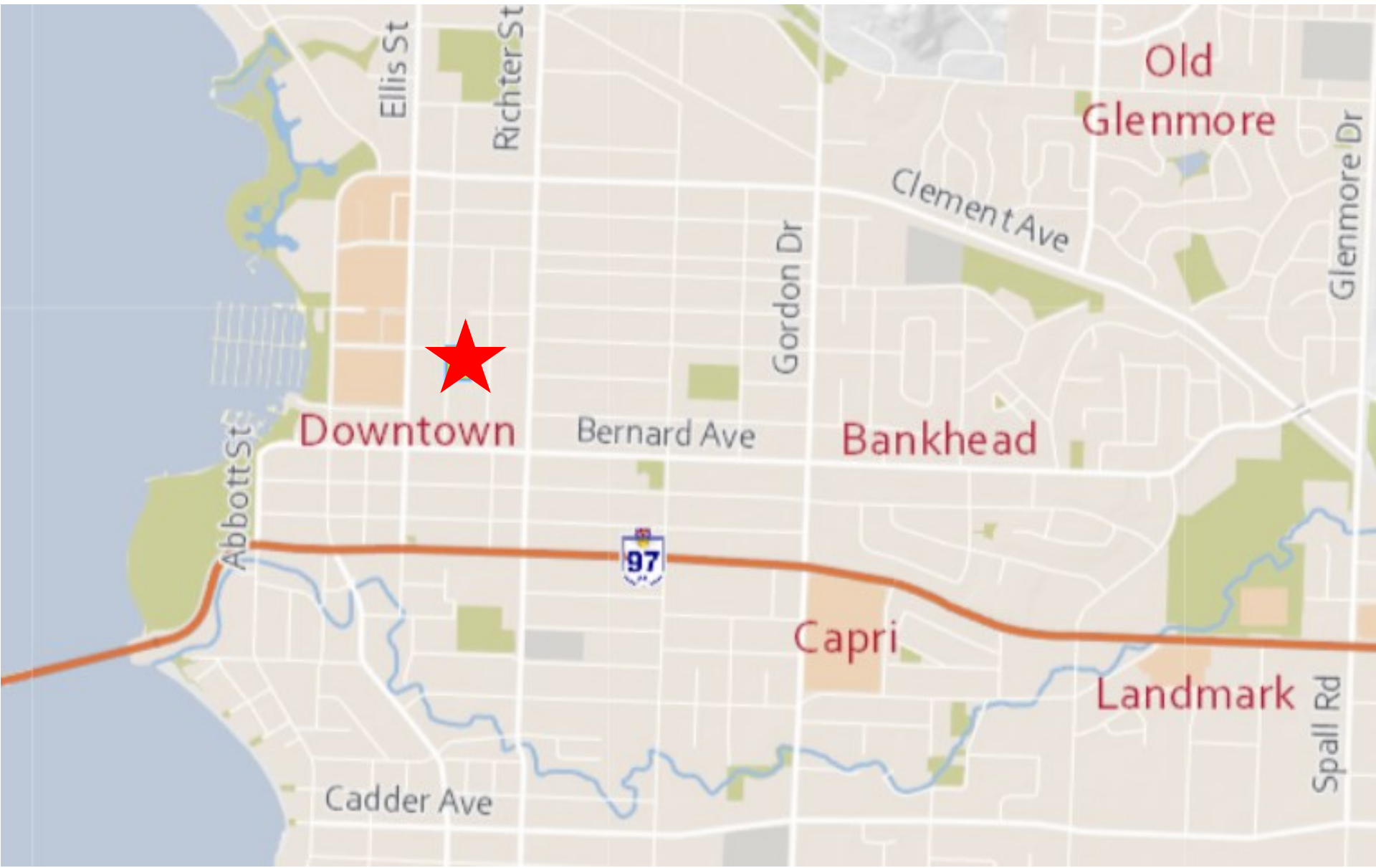


Final Adoption

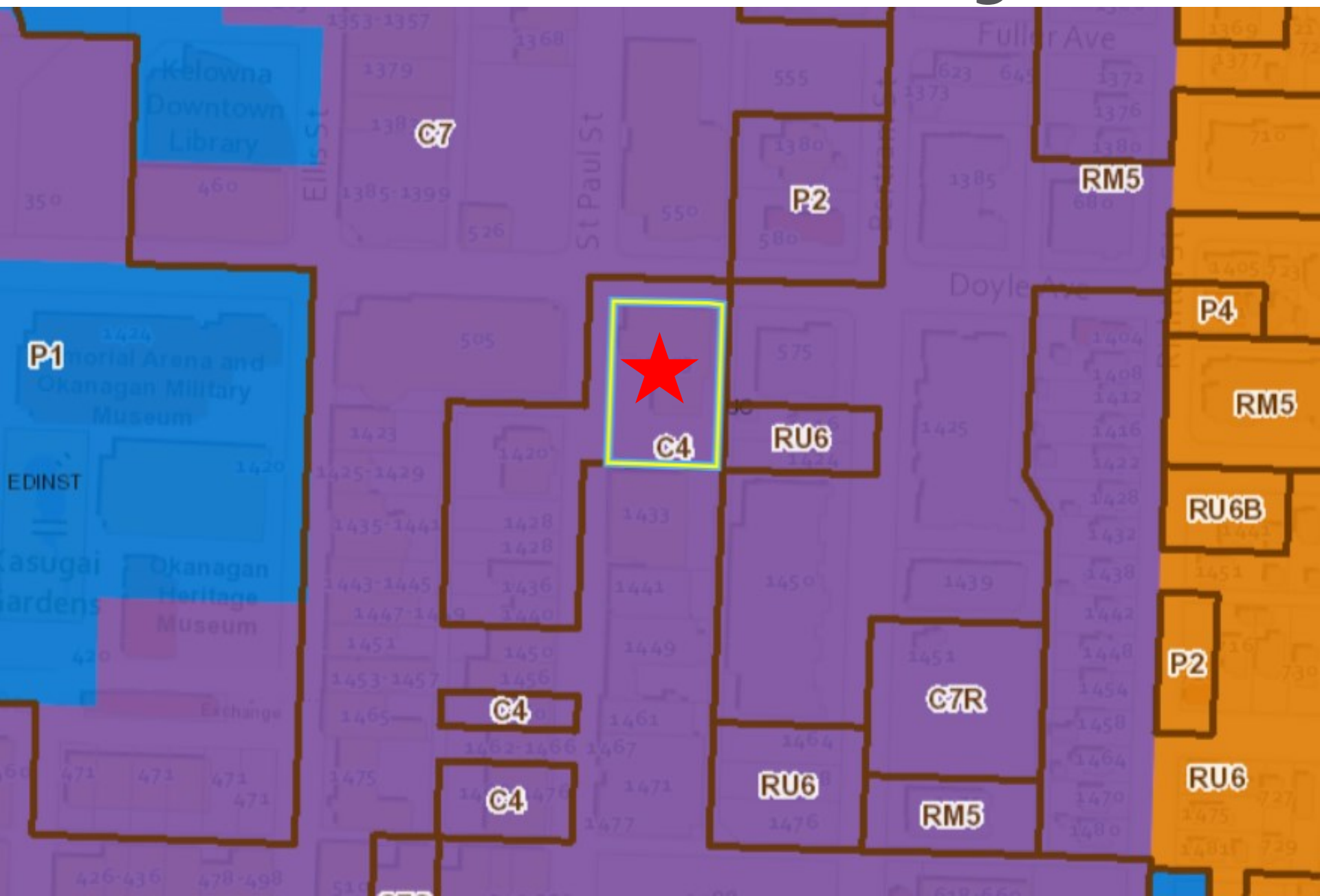
Council  
Approvals



# Context Map



# OCP Future Land Use / Zoning





# Subject Property Map



# Project Details

- ▶ Mixed Use Multiple Dwelling Housing
- ▶ Commercial uses on ground floor
- ▶ Residential uses above
- ▶ Rezoning triggers:
  - ▶ Off site improvements to Doyle Ave and St Paul St
  - ▶ Lane dedication
- ▶ Council Approved Development Permit & Development Variance Permit Required





# Site Photos



View of the site from the northwest corner of the site, facing southeast onto the current site condition



View of the current site condition - surface parking lot and lowrise commercial spaces from the south edge of the site facing north

# Public Notification Policy #367

- ▶ Public Information Session (virtual) March 29, 2022
  - ▶ Notices in Daily Courier March 15 & March 22
  - ▶ One sign on each road frontage
- ▶ Summary provided to Staff on March 30, 2022

# Staff Recommendation

- ▶ Staff are recommending support for the proposed rezoning application:
  - ▶ Consistent with Future Land Use Designation
  - ▶ Consistent with Chapter 4 OCP Objectives:
    - ▶ Urban Centre Hierarchy
    - ▶ High Density Residential Development
  - ▶ Consistent with Urban Centres Road Map
    - ▶ Mix it Up
    - ▶ Places for People
    - ▶ People First Transportation



## *Conclusion of Staff Remarks*