

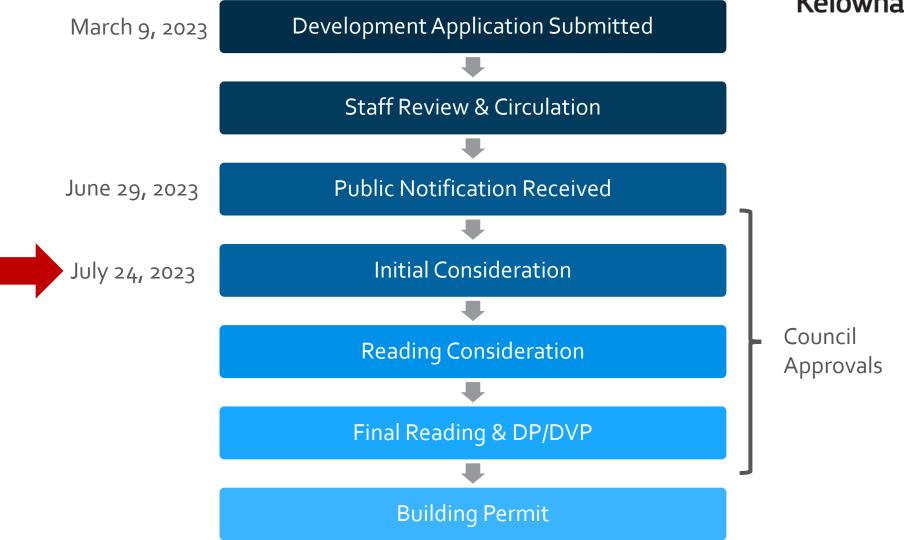


Purpose

➤ To rezone the subject property from the MF3 — Apartment Housing zone to the MF3r — Apartment Housing (Rental Only) zone to facilitate the development of rental apartment housing.

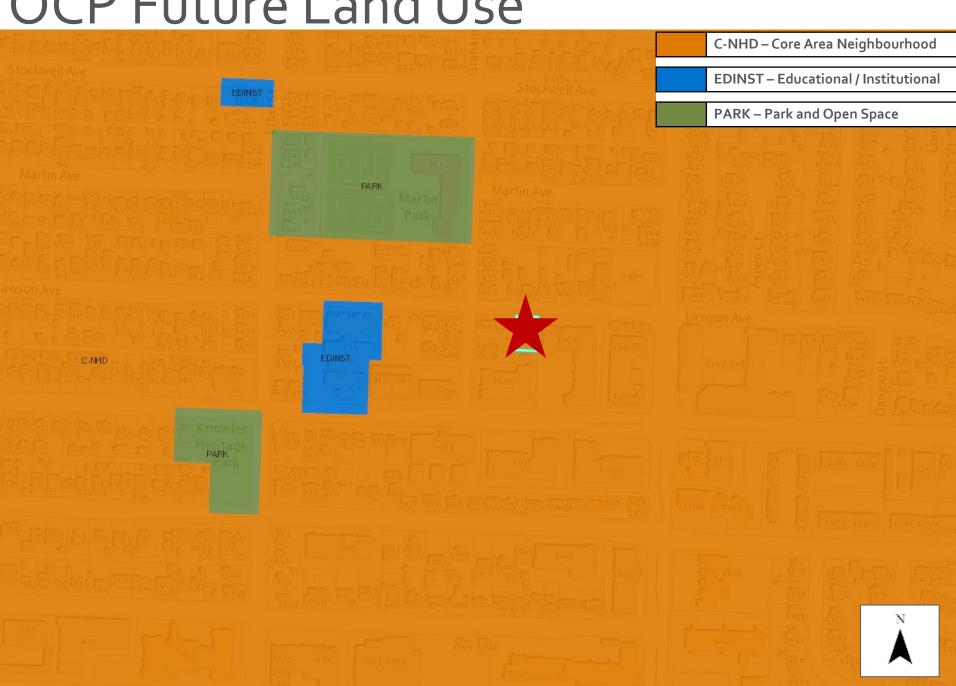
Development Process





Context Map **Walk Score** 1369 | 923 | 931 | 943 | 951 | 965 | 977 | 989 | 927 | 937 | 955 | 965 | 985 | 993 + 1342 827 1346 1365 136 1037 1049 1057 1373 Colors ă 1387 1352 1359 137 1377 1381 Gordon 1395 1361 138 954 958 980 Stockwell Ave 1128 1122 1132 1142 1152 1392 1388 1110 Stockwell Ave **Transit Score** 1405 1409 1413 1415 925 941 957 963 933 949 959 969 939-947 thel 1404 781 3-4 1 2 1 2 1 2 1 2 2 1 1047 1061 1071 1414 1121 1127 1131 1141 1151B 1165 4 1411 1417 1414 14 1032 2 3 3 4 1066 12 1036 12 1066 1415 1428 1431 1423 1423 1427 142 862 864 1424 832 1421 1434 Martin Ave 1431 1435 1438 1437 1432 767, 9 2 1 573 781 787 795 801 805 811 821 831 841 2 1 861 871 881 8 15 815 843 3 4 1 2 1 861 871 881 8 18 18 819 843 3 4 1 2 1 863 871 881 Martin Ave 1435 Martin 1443 1449 1440 1448 1011 1015A & B 1031 1051 1055 1023 1037 -116 775 785 803 2 3 811B 819 1445 1447 Park_ 1457 1451 1455 1454 **Bike Score** 1447 1458 1444 1 2 796 800 818 856 856 54 762 770 778 786 794 802 810 826 1 4 836 845 858 852 864 1468 1463 1460 105 108 105 109 976 103 110 102 111 101 122 121 970 980 1467 1474 1478 1488 1479 1447 T 1489 1480 1460 ASI 1036 1022 1046 1052 1068 Lawson Ave 5 765 771 779 787 795 803 811A 817 825 831 2 3 1 4 851 859 867 873 811B 815 1 1.42 3 1 2 853 875 1492 1130 1471 921 1473 Lawson Ave 1474 981 1474 1478 1011 1 1073 2151 1161 983 1482 1056 1480 1221 1193 1479 1479 1490B 7,76 7,82 804 812 818 830 844 854 864 764 770 778 786 796 806 830 840 848 862 87.0 1173 1480 - 1481 F 1493 1132-1160 1490 960 960 1491 1495 906 916 1494 1178 Danj 1490A Bernard Ave 1495 1230 124 815 825 835 845 855 Knowles 901 911 925 933 941 947 959 969 1153 21 19 18 17 855 Heritage 983 927 935 1115 1125 1181 1191 1229 32 808 814 830 832 850 852 858 862 868 1075 968 966 976 982 998 2008 1016 1032 1034 910 926 930 1044 1056 1068-1088 Lawrence Ave 1100 1110 13 12 1180 1190 1228 1230 795 803 815 825 831 845 963 975 1621 1001 1 2 3 4 5 12 11 10 9 1055 796 804 810 816 830 832 844 846 860 870 1638 1101 1603-1615 1102 1631 1610 1201 1121 966 980 990 1002 1012 1022 1 10241032 1122 Leon Ave --1131 1132 5.6 797 1141 1142 1001 1011 1140 1148 1151 863 1665 925 955-1011 202 1210

OCP Future Land Use



Subject Property Map





Project Details

- ► MF₃ Apartment Housing zone to MF₃r Apartment Housing (Rental Only) zone
 - ► Facilitate construction of apartment housing
 - Long-term rental housing
 - Vehicle access from the lane



OCP Objectives & Policies

- ► Policy 5.11.2 Diverse Housing Tenures
 - ► Encourage a range of rental and ownership tenures that support a variety of households, income levels and life stages.



Staff Recommendation

- Staff recommend **support** for the proposed Rezoning as it is consistent with:
 - ▶ OCP Future Land Use C-NHD
 - ▶ OCP Policy 5.11.2: Diverse Housing Tenures