



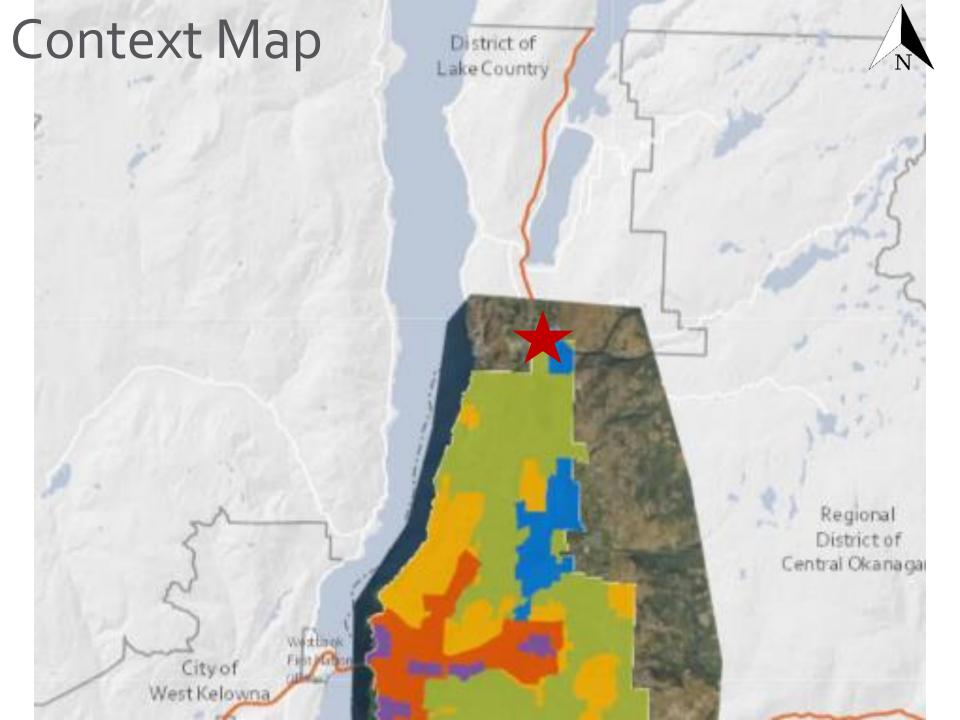
Purpose

▶ To amend the Official Community Plan to change the future land use designation of the subject properties from the IND – Industrial designation to the S-MU – Suburban Multiple Unit designation; and to rezone the subject properties from the I2 – General Industrial zone to the MF3 – Apartment Housing zone to facilitate a multi-dwelling development.

Development Process

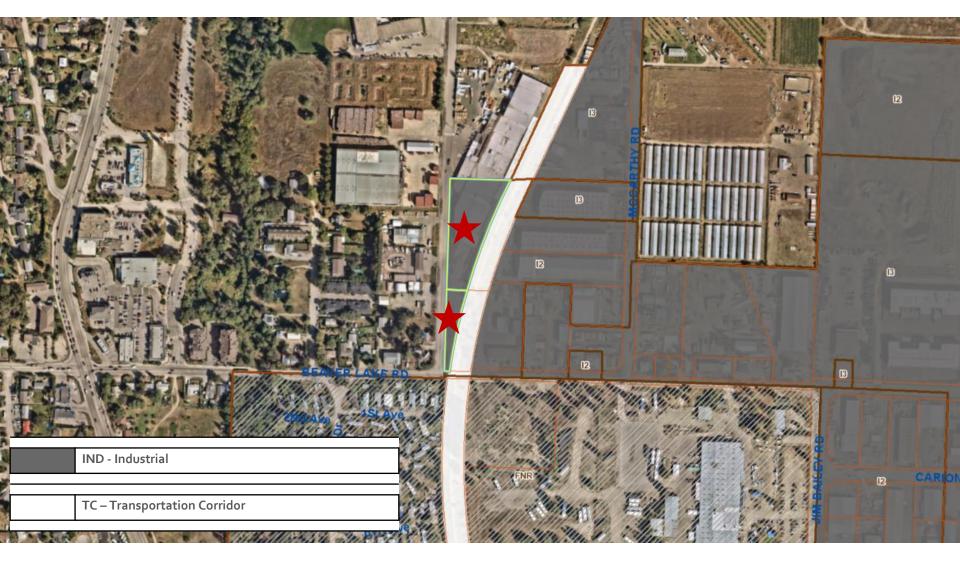






OCP Future Land Use





Subject Property Map





MF3 – Apartment Housing Zone

Purpose

 To provide a zone for apartments on serviced urban lots with various commercial uses permitted on Transit Supportive Corridors

Summary of Uses

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Local commercial and institutional

MF3 – Apartment Housing Zone

Regulation	Permitted
Maximum Height (with bonus)	22.0 m & 6 storeys
Potential Number of Units	640 dwelling units*
Maximum Site Coverage of Buildings	65%

^{*}Units based on entire site, incl. DLC land





Climate Criteria

Dark Green – Meets Climate Criteria Light Green – Will Meet Criteria Soon Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	
5 min Walk to Park	
10 min Bike to Public School	
20 min Bus to Urban Centre/Village Centre/Employment Hub	
Retaining Trees and/or Adding Trees	
OCP Climate Resilience Consistency	



OCP Objectives & Policies

- Suburban Multiple Unit Future Land Use Designation (Growth Strategy Role)
 - ► Future Land Use supportive within the Gateway District
- Support the continued development of industrial lands with the Gateway District
 - ▶ Undevelopable industrial zoned land fragmented
 - ▶ Industrial / Residential Interface
 - Residential options close to employment



Staff Recommendation

Staff recommend support for the proposed OCP Amendment and rezoning application and recommend the application be forwarded to a Public Hearing

