

Rezoning Application

1181 – 1191 Bernard Ave

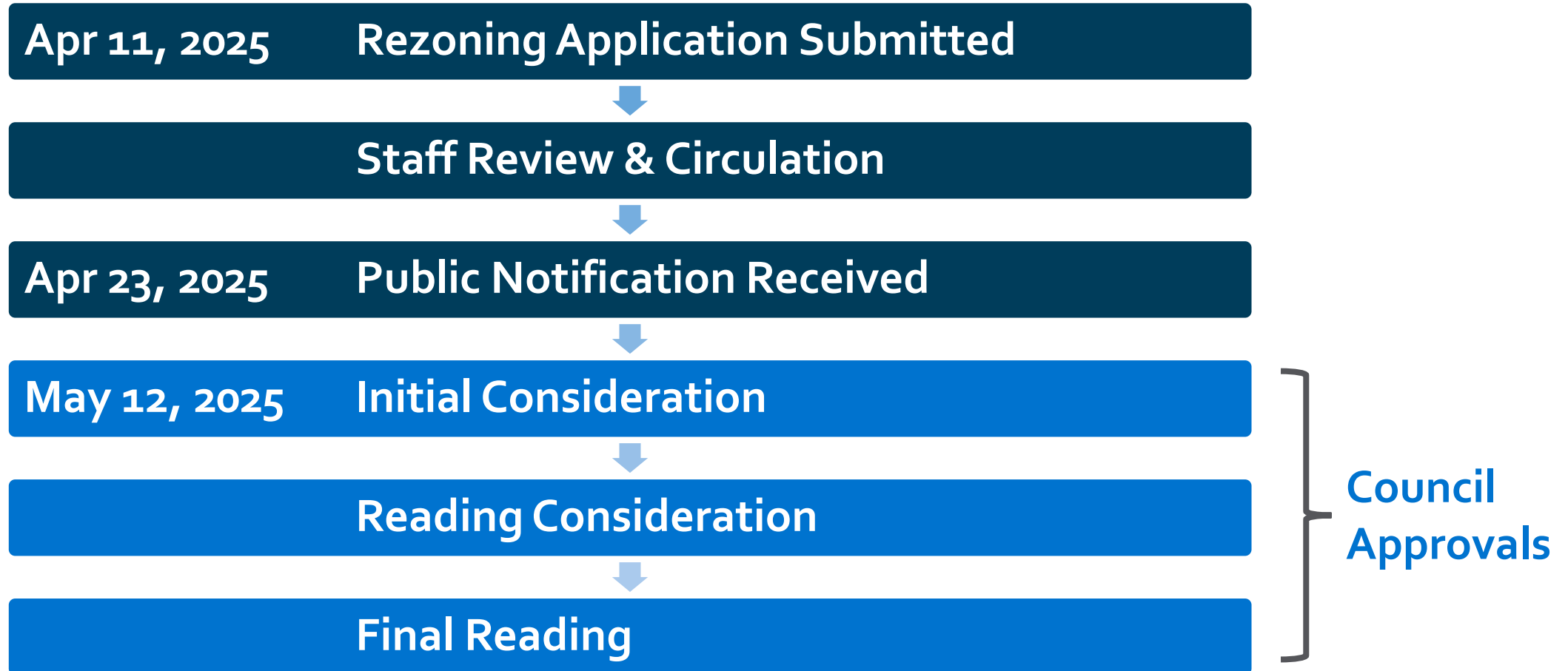
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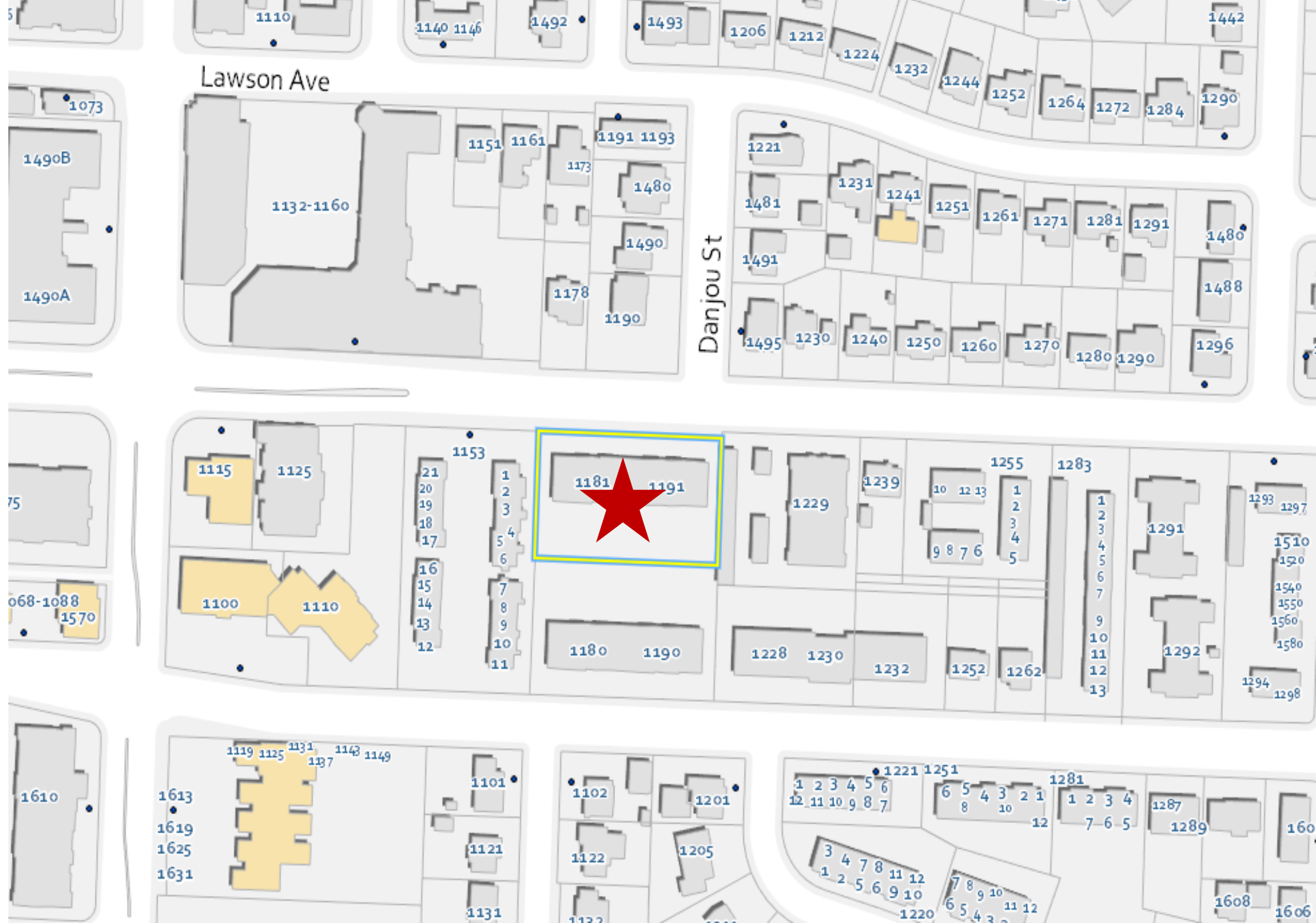


Purpose

To rezone the subject property from the MF3 – Apartment Housing zone to the MF3r – Apartment Housing Rental Only zone to facilitate apartment housing.

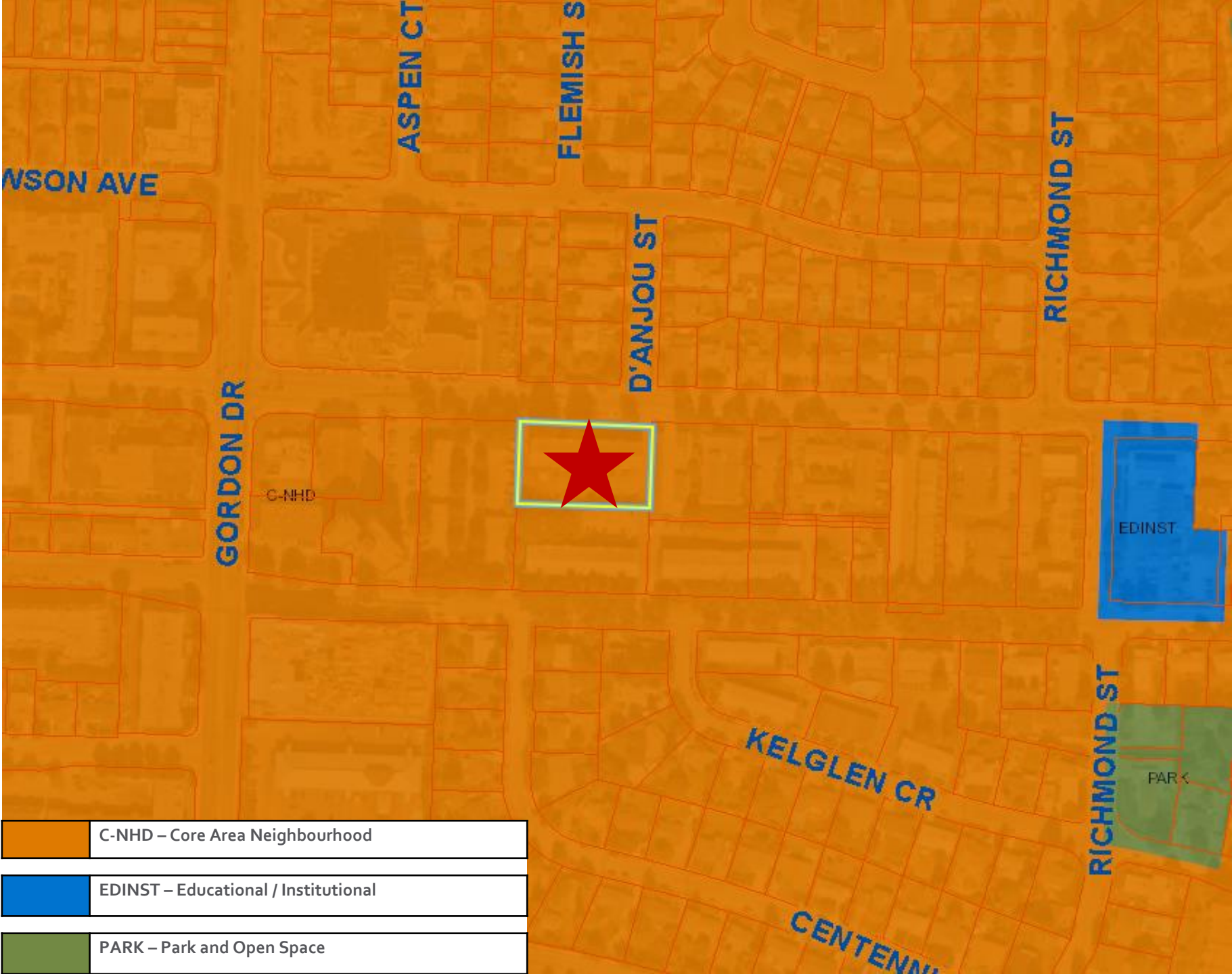
Development Process







Context
Map:
OCP
Future
Land Use





Subject Property Map



“R” Rental Only Subzone

Purpose:

- To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bareland stratification.

Summary of Uses:

- Dwelling units must be long-term rental only
- Eligible to apply for Revitalization Tax Exemption

OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	
5 min walk to park	
10 min bike to public school	
20 min bus to urban/village centre / employment hub	
Retaining trees and/or adding trees	
OCP Climate Resilience Consistency	

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- Future Land Use: C-NHD: Core Area Neighbourhood
 - Objective 5.2: Focus residential density along Transit Supportive Corridors.
 - Policy 5.2.1: Transit Supportive Corridor Densities
 - Objective 5.11: Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.
 - Policy 5.11.2: Diverse Housing Tenures

Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
 - OCP Future Land Use C-NHD
 - OCP Objectives in Chapter 5 Core Area
 - Transit Supported Corridor Policies
 - Housing Diversity
 - Rental Housing
 - Development Permit to follow for Council consideration