

Area Redevelopment Plan Approval and OCP Amendment

1574 & 1634 Harvey Avenue

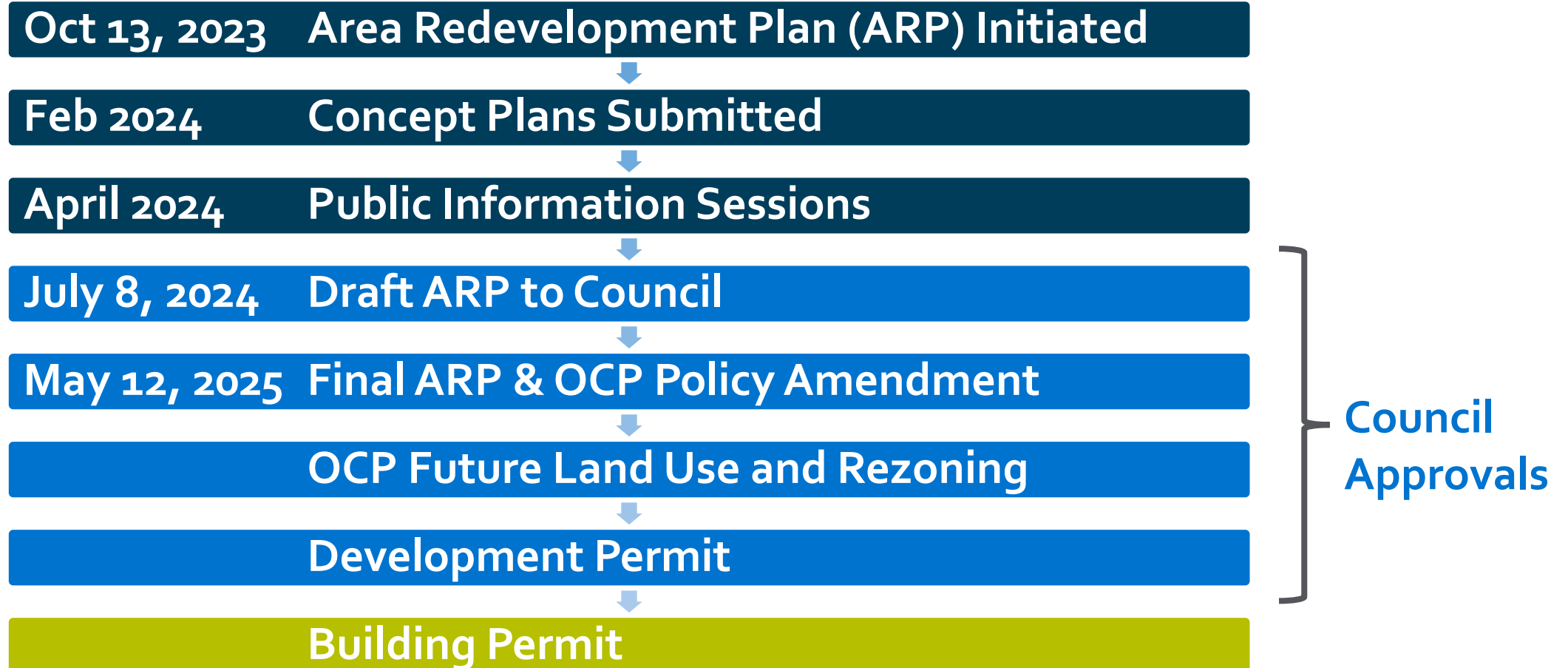
ARP24-0001 OCP24-0012



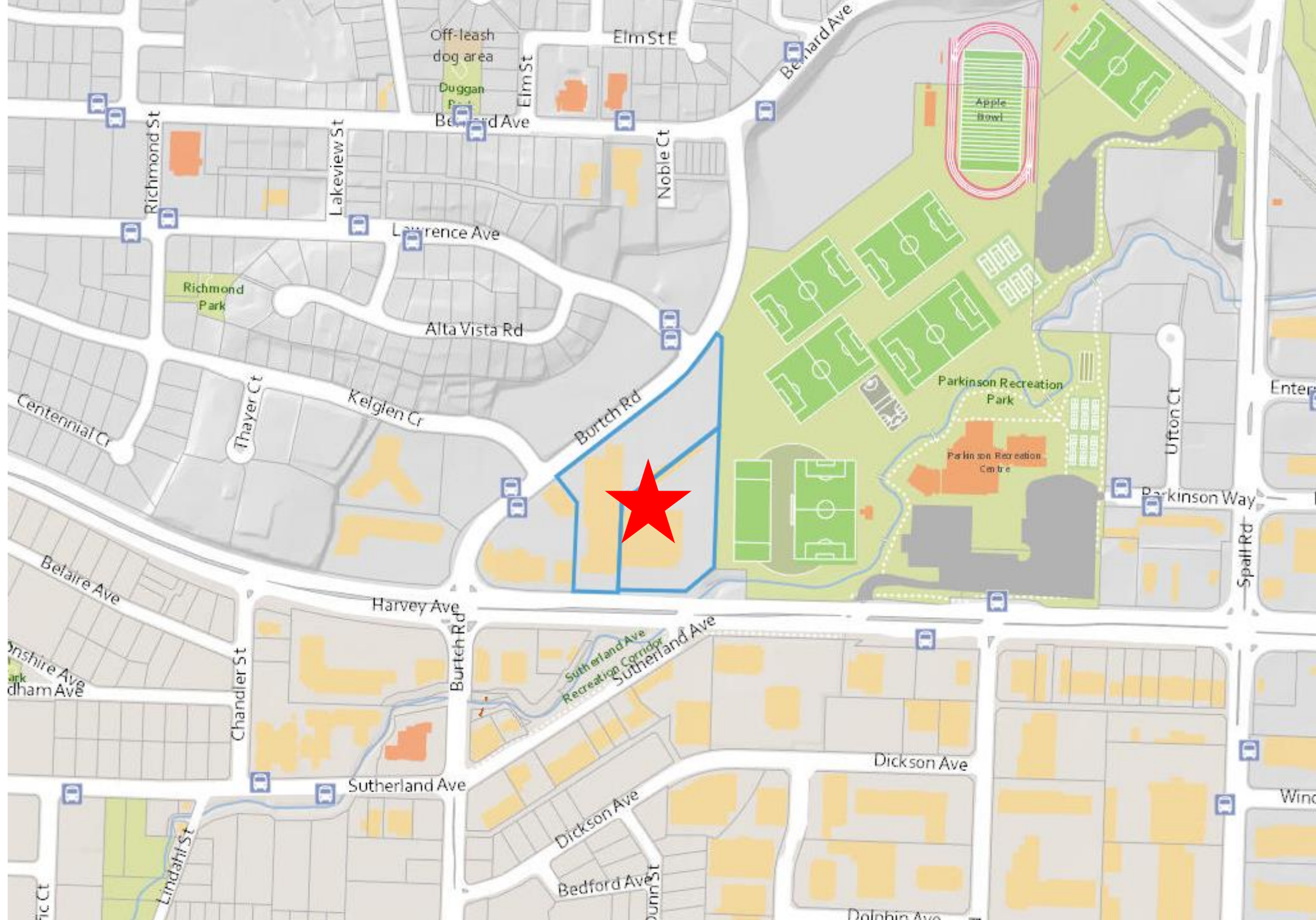
Purpose

To endorse the Burtch/Harvey Area Redevelopment Plan and to amend the Official Community Plan to reflect the adoption of the Burtch/Harvey Area Redevelopment Plan.

Development Process











Context Map

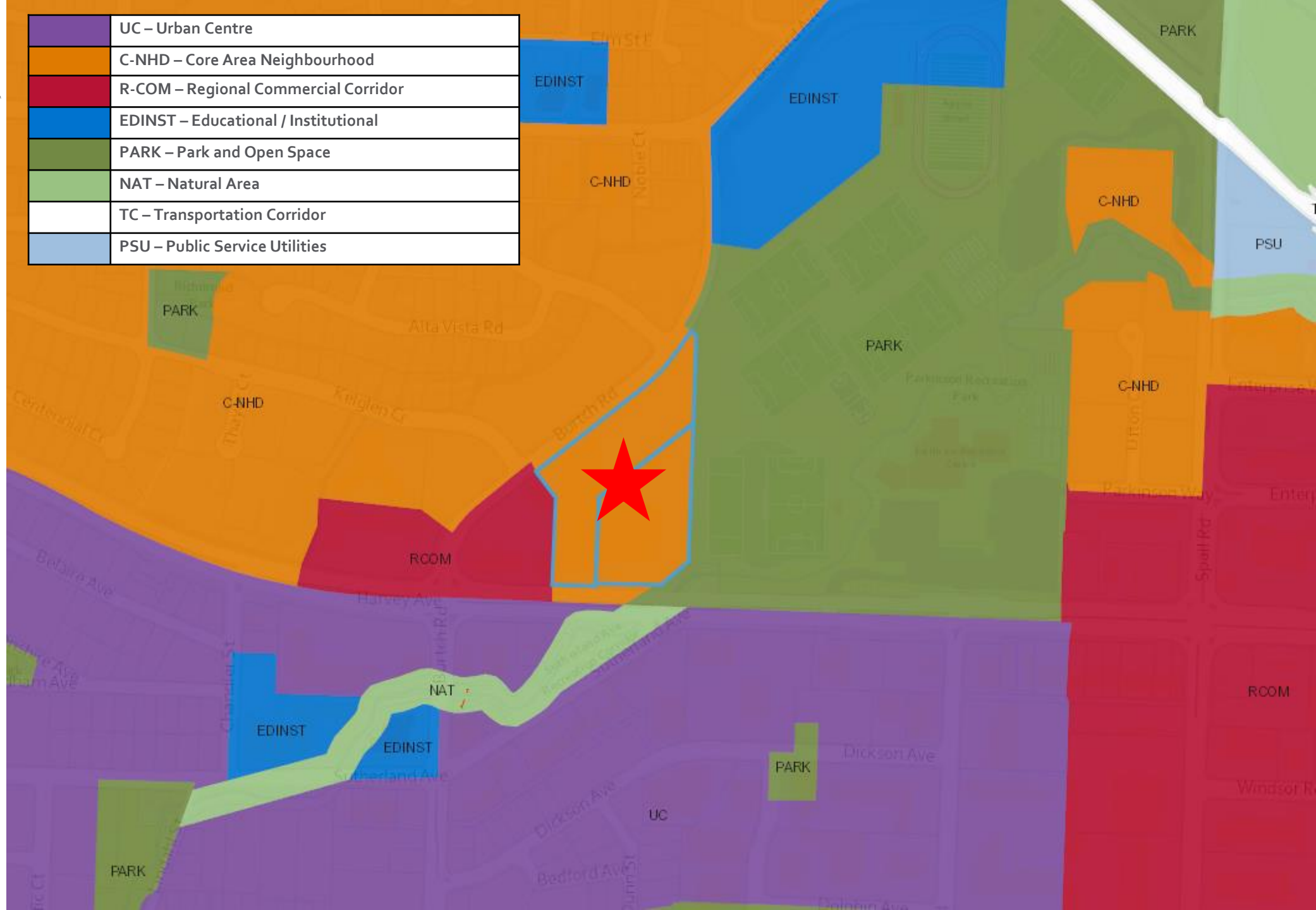




Context Map: OCP Future Land Use

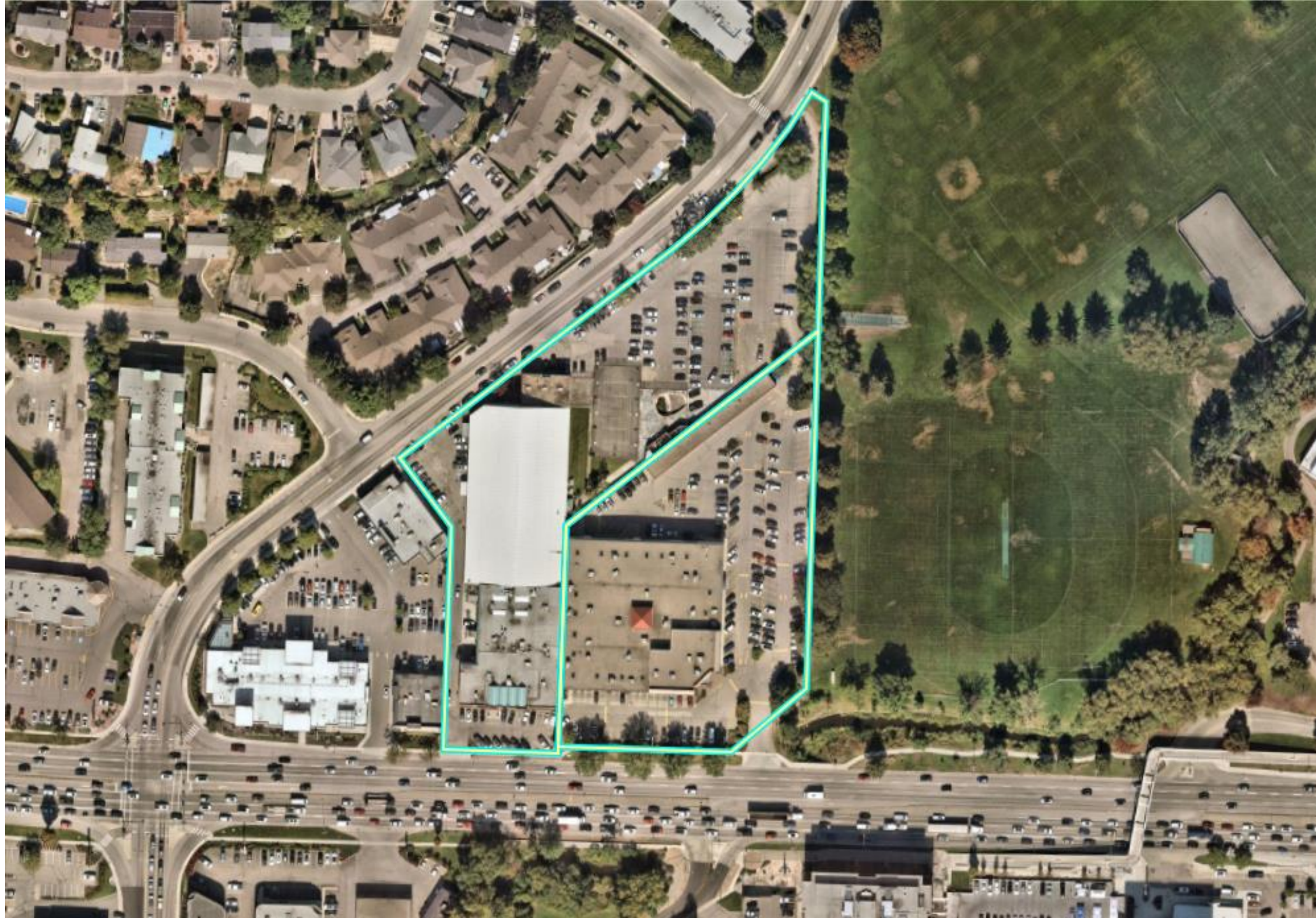


	UC – Urban Centre
	C-NHD – Core Area Neighbourhood
	R-COM – Regional Commercial Corridor
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area
	TC – Transportation Corridor
	PSU – Public Service Utilities





Subject Property Map



Background

OCP Policy 5.2.6 Burtch/Harvey Area Redevelopment Plan

- Consider greater heights and densities than afforded in the Core Area Neighbourhood designation in the Burtch/Harvey Area as outlined in Map 16.1, only at such time as an Area Redevelopment Plan initiated by the property owners is completed.

Final Area Redevelopment Plan

- Support for future Urban Centre development on the subject properties
- Provide policy guidance for future approvals
- OCP Future Land Use Amendment and Rezoning would follow at a later date to implement the direction of the ARP

General Principles

Mixed Use

- Apartment housing
- Offices
- Ground-oriented retail/commercial



General Principles

Density and Height

- Base density and heights consistent with Capri-Landmark Urban Centre
 - 6 to 26 storeys
- Potential heights between 36 and 39 storeys may be supported through density bonusing and associated public benefit



General Principles

Transition

- Tallest buildings along Harvey Avenue
- Transition downward in height towards Burtch Road
- Largest massing along Harvey Avenue, with more site permeability along Burtch Road



General Principles

High Street

- Activity centred on an internal high street
- Promote pedestrian activity and vibrancy



General Principles

Greenspaces

- Greenspace integrated throughout the site
- Publicly accessible parkland
- Pedestrian connections along internal roads



Plan Refinements

- Based on Council feedback of draft Plan
- Additional elements added to plan



Plan Refinements

Publicly Accessible Parkland

- Commitment to a minimum of 0.1 ha (0.25 acres) of parkland
- Contiguous, publicly accessible space
- In addition to other private greenspaces



Plan Refinements

Parkinson Recreation Park Integration

- Consideration for opportunities with Parkinson Recreation Park
- Viewing areas, retail, pedestrian connections



Plan Refinements

Streetscape Typologies

- Policy on types of streetscapes proposed for development
- Public roadways and internal street network
- Burtch – welcoming & permeable
- Harvey – active pedestrian
- Internal streets – pedestrian-friendly



Plan Refinements

Public Benefit

- Increasing the supply of housing
- Additional public benefit to achieve the scale of development proposed
- Negotiated through Rezoning process

Possible Examples

- Affordable Housing
- Contribution to Housing Opportunities Reserve Fund
- Contribution towards off-site improvements (ex: sidewalks, transit stops, improvements at Parkinson Recreation Park)
- Public art
- On-site amenities (ex: child care, community facility)

Policy Alignment

- **Council Priorities:** affordable housing, transportation, climate and environment
- **OCP Pillars:**
 - promote more housing diversity
 - stop planning new suburban neighbourhoods
 - target growth along transit supportive corridors
 - take action on climate
- **OCP Policy:** Policy 5.2.6 Burtch Harvey Area Redevelopment Plan

Staff Recommendation

- Staff recommend **support** for the proposed Area Structure Plan and OCP Amendment as it is consistent with:
 - Council Priorities
 - Official Community Plan:
 - 10 Pillars
 - Policy 5.2.6: Burtch Harvey Area Redevelopment Plan
 - OCP Future Land Use Amendment and Rezoning to follow