

# Rezoning Application

2271 Harvey Ave

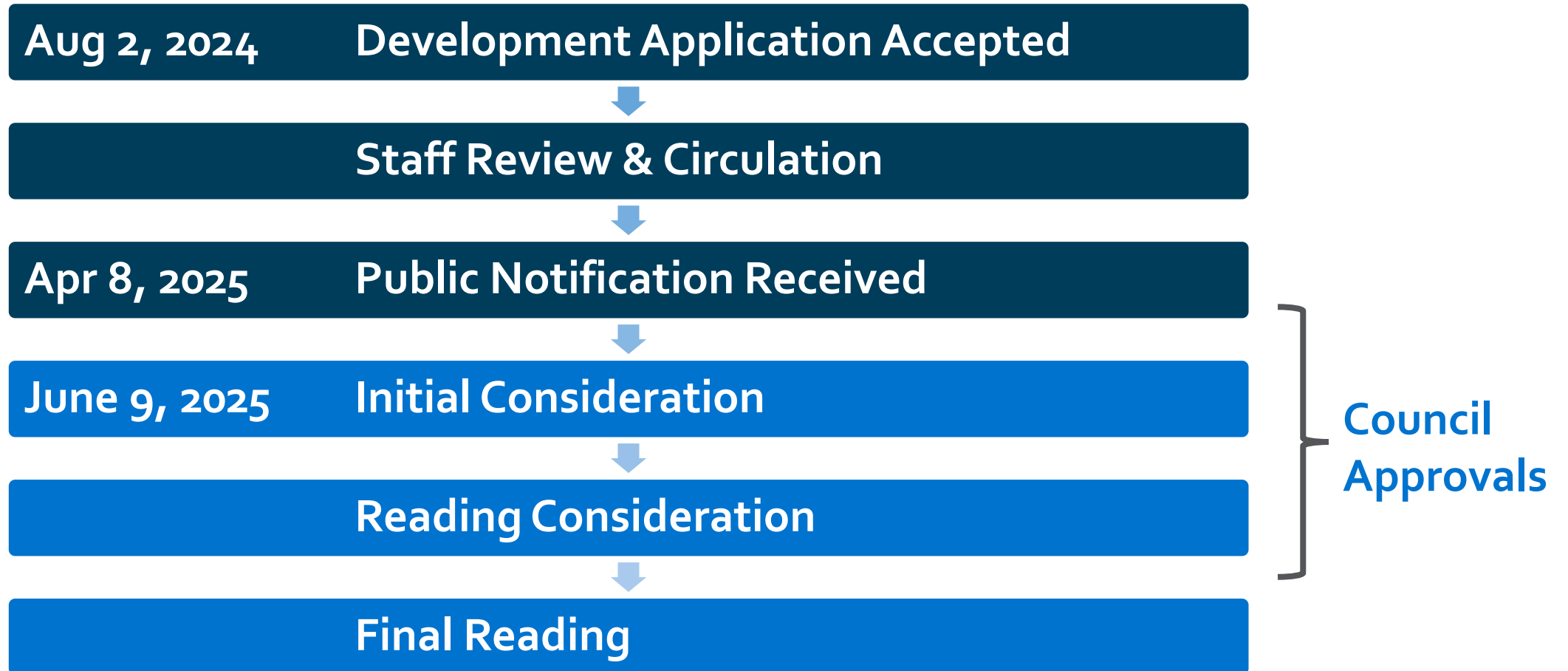
Z24-0040



# Purpose

To rezone a portion of the subject property from the C2 - Vehicle Oriented Commercial zone to the UC<sub>3</sub> – Midtown Urban Centre zone and the UC<sub>3r</sub> – Midtown Urban Centre Rental Only zone to facilitate a mixed-use development.

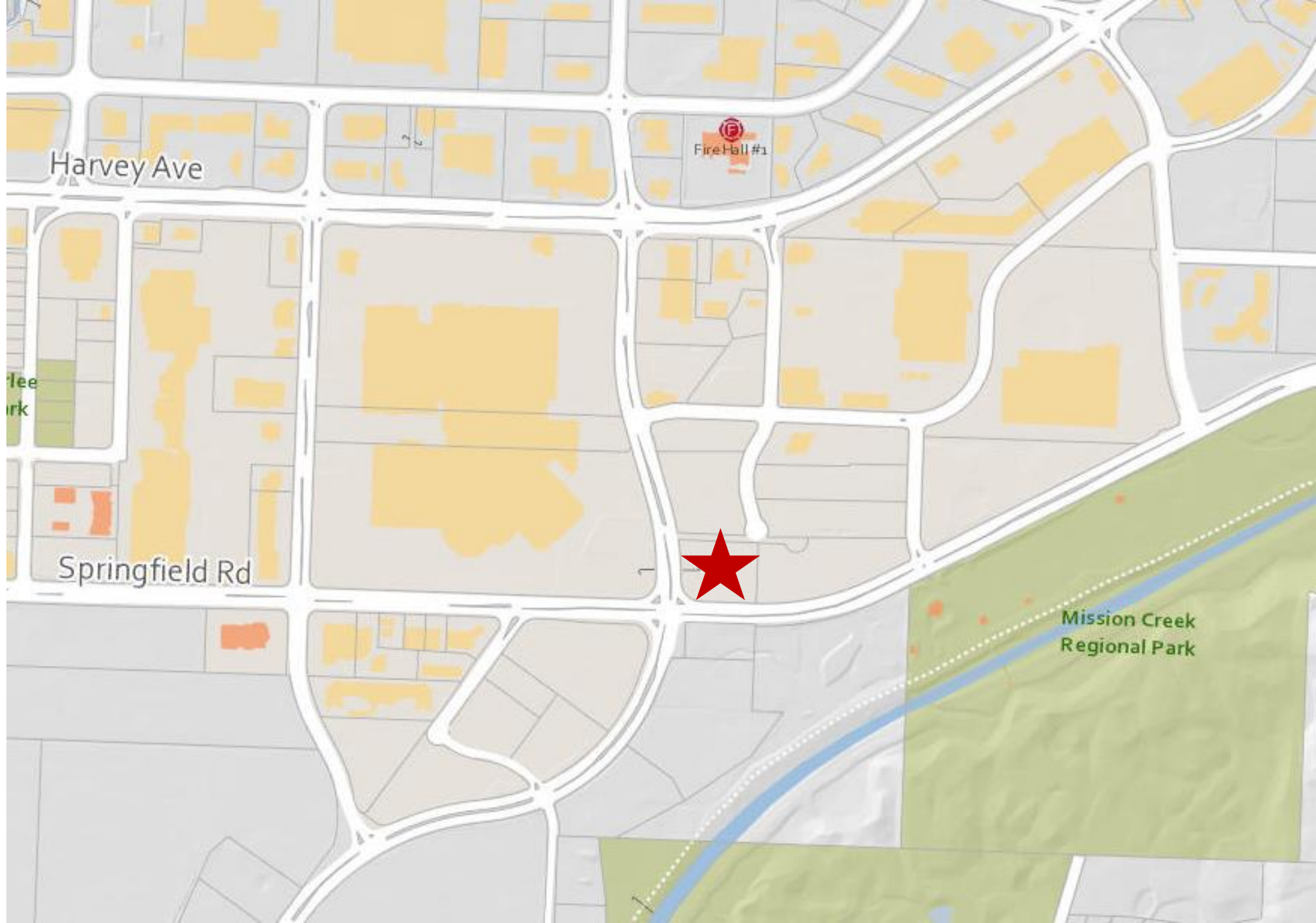
# Development Process







# Context Map





# Model City

Residential Units:

1403

Commercial Units :

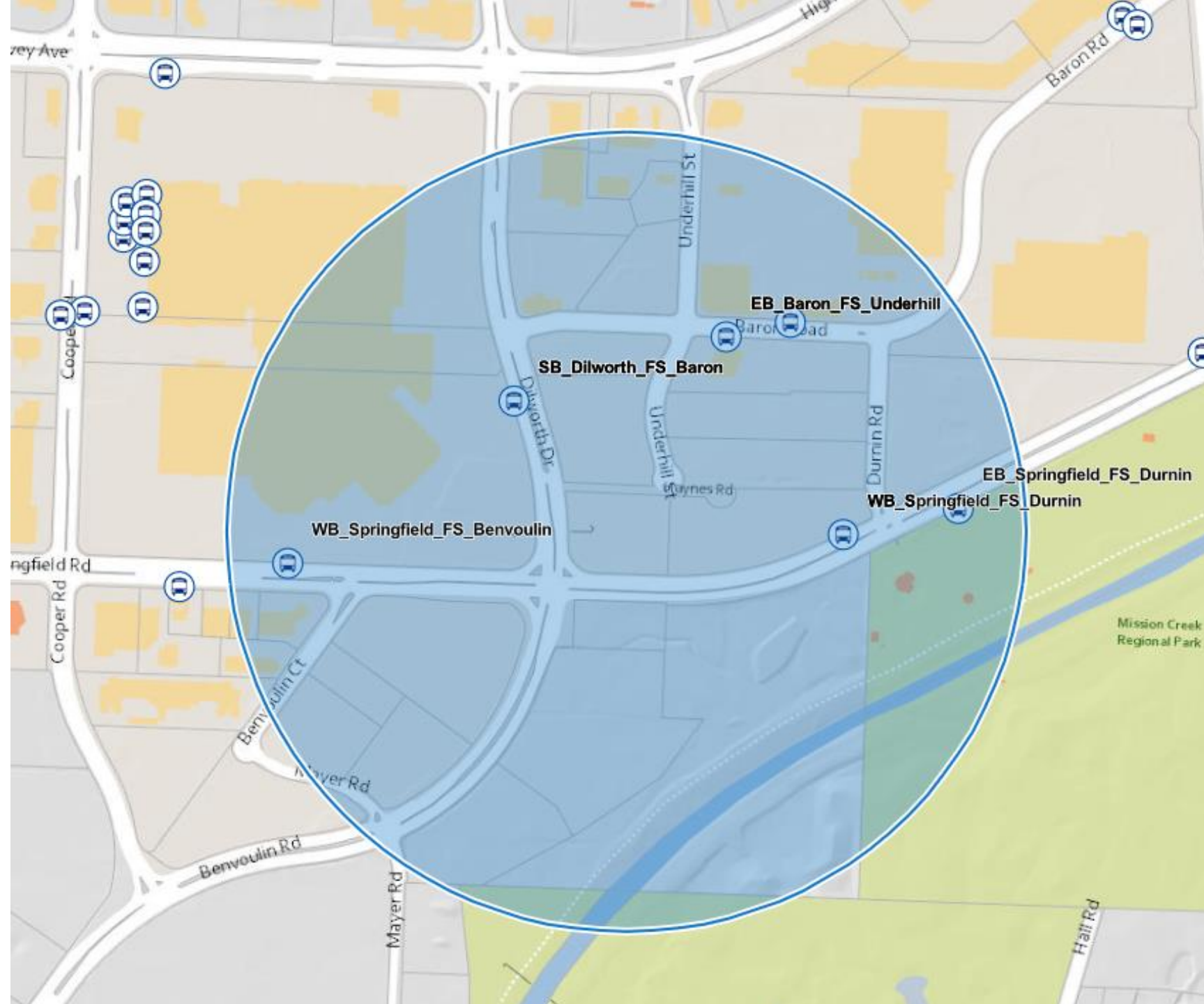
178

Estimated Population:

2007

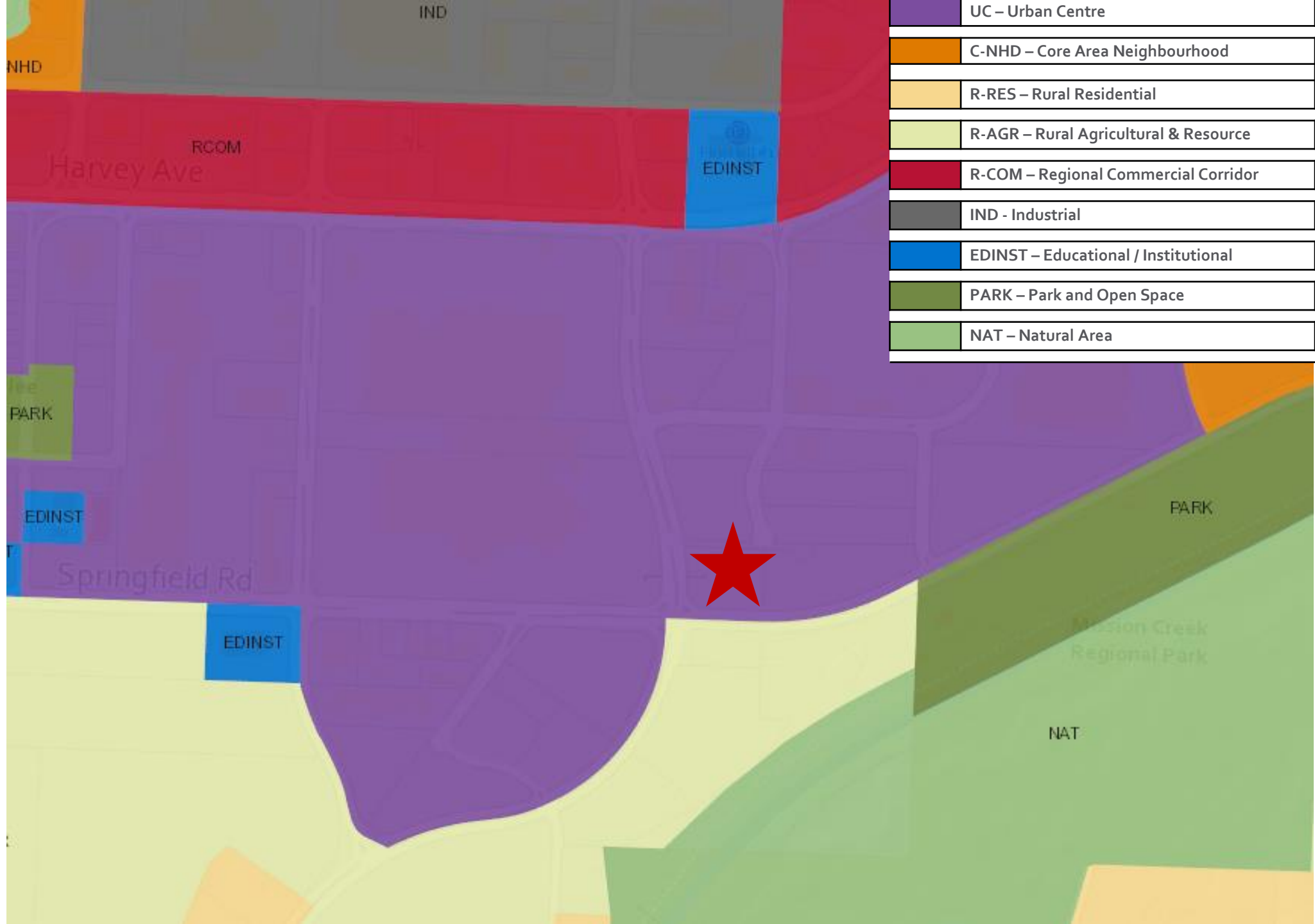
Estimated Jobs:

5231



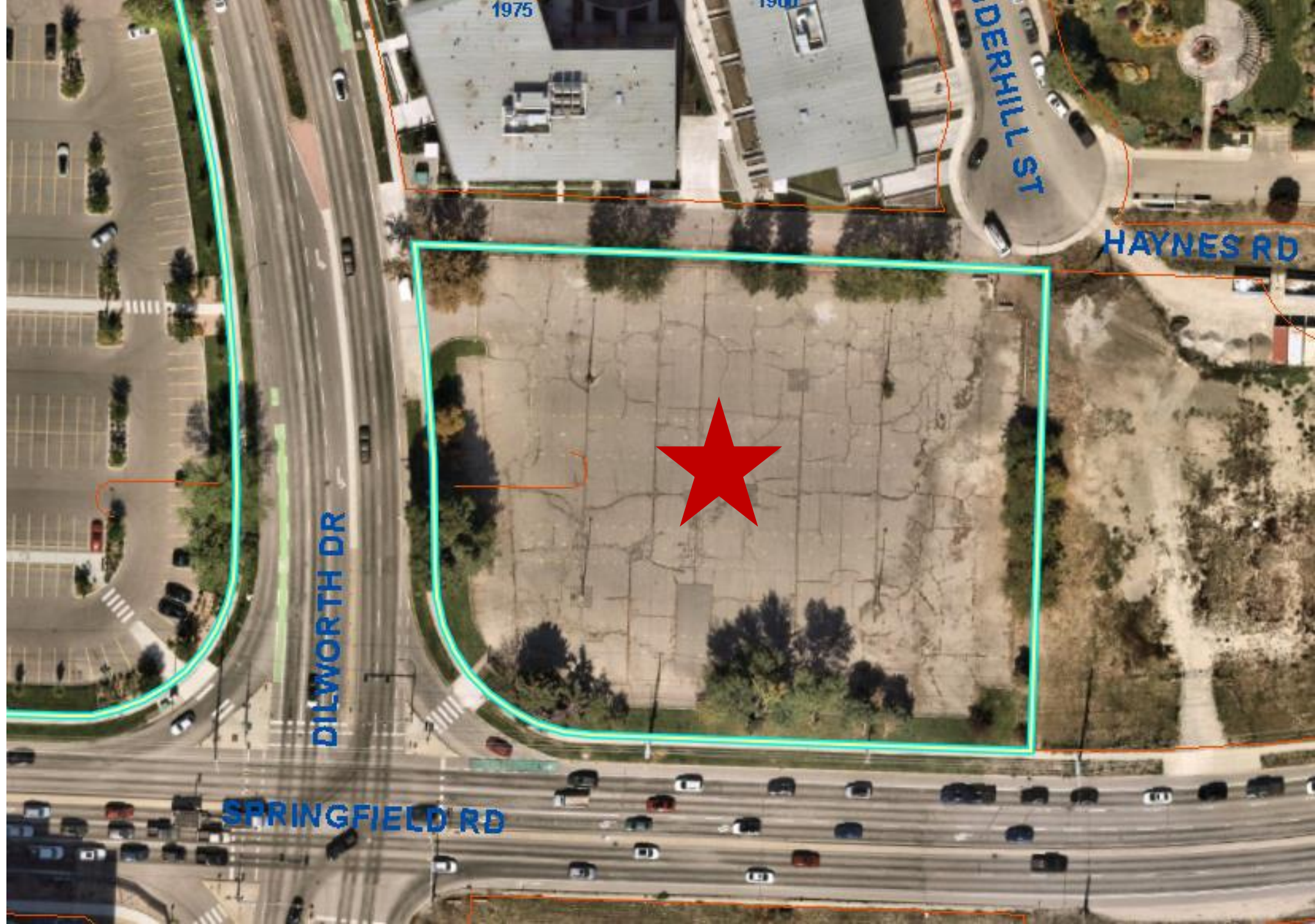


# Context Map: OCP Future Land Use





# Subject Property Map

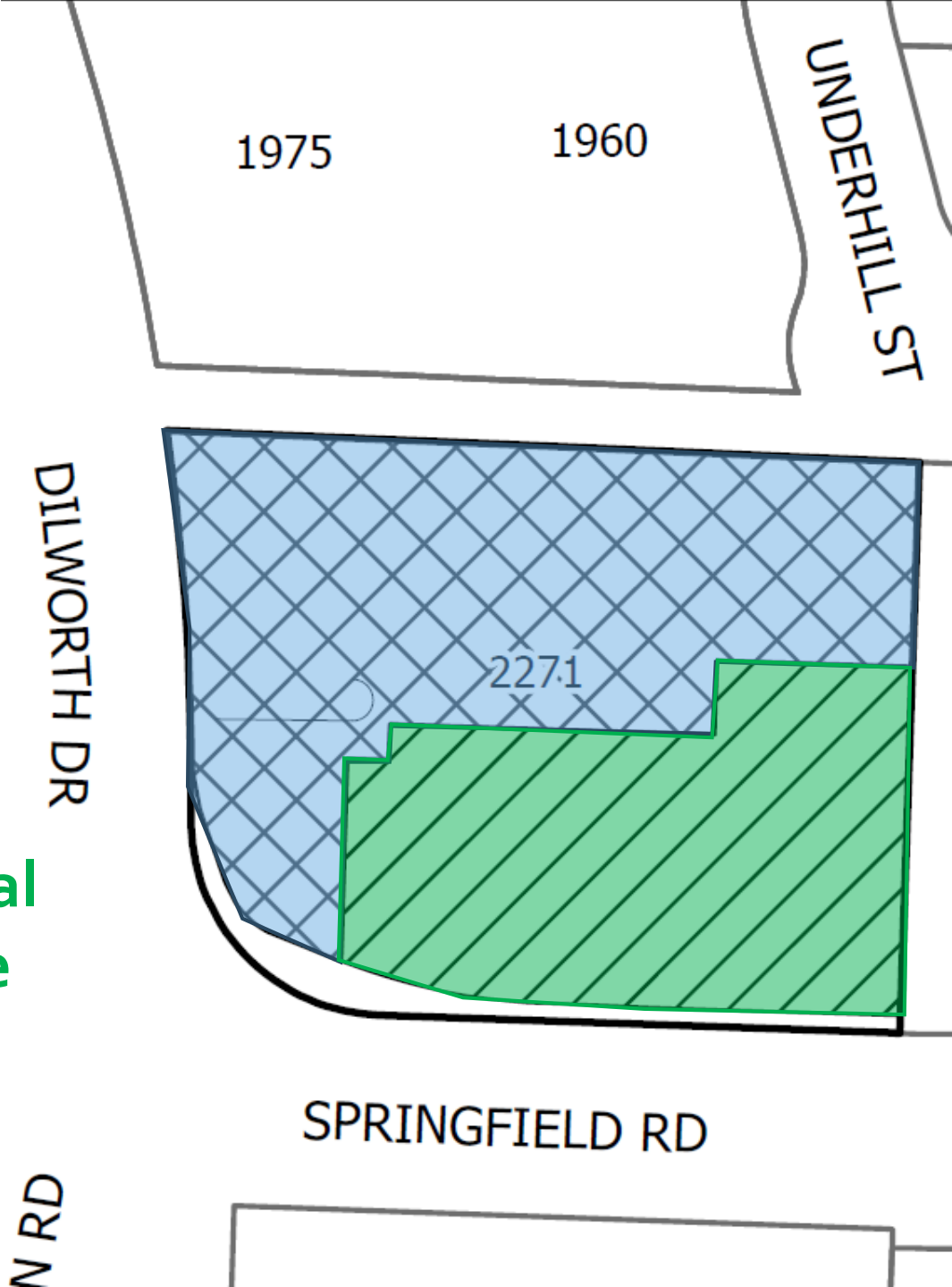




## Proposed Zoning

C2 – Vehicle Oriented Commercial  
to UC<sub>3r</sub> – Midtown Urban Centre  
Rental Only

C2 – Vehicle Oriented Commercial  
to UC<sub>3</sub> – Midtown Urban Centre





# 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	
<b>OCP Climate Resilience Consistency</b>	

## LEGEND

**Dark Green**  
meets criteria

**Light green**  
will meet criteria soon

**Yellow**  
does not meet criteria

# OCP Objectives & Policies

- Future Land Use - UC: Urban Centre
- Policy 4.12.1. Diverse Housing Forms
  - Ensure a diverse mix of density housing forms in Urban Centre's
- Policy 4.12.3. Diverse Housing Tenures
  - Encourage a range of rental and ownership tenures

# Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
  - OCP Future Land Use (UC – Urban Centre)
  - OCP Objectives in Chapter 4 Urban Centres
    - Housing Diversity
    - Rental Housing