



Rezoning Application

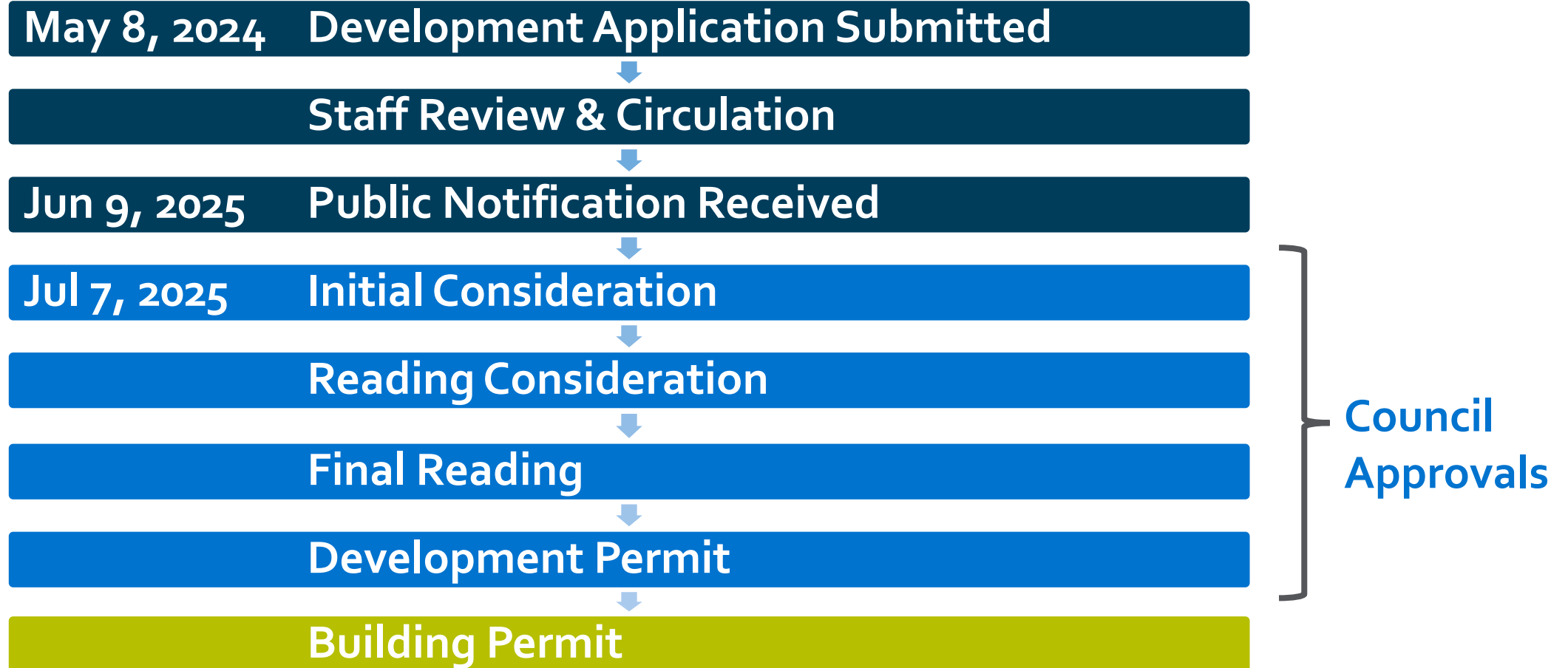
1089-1095 & 1097 Clement Avenue

Z24-0019

Purpose

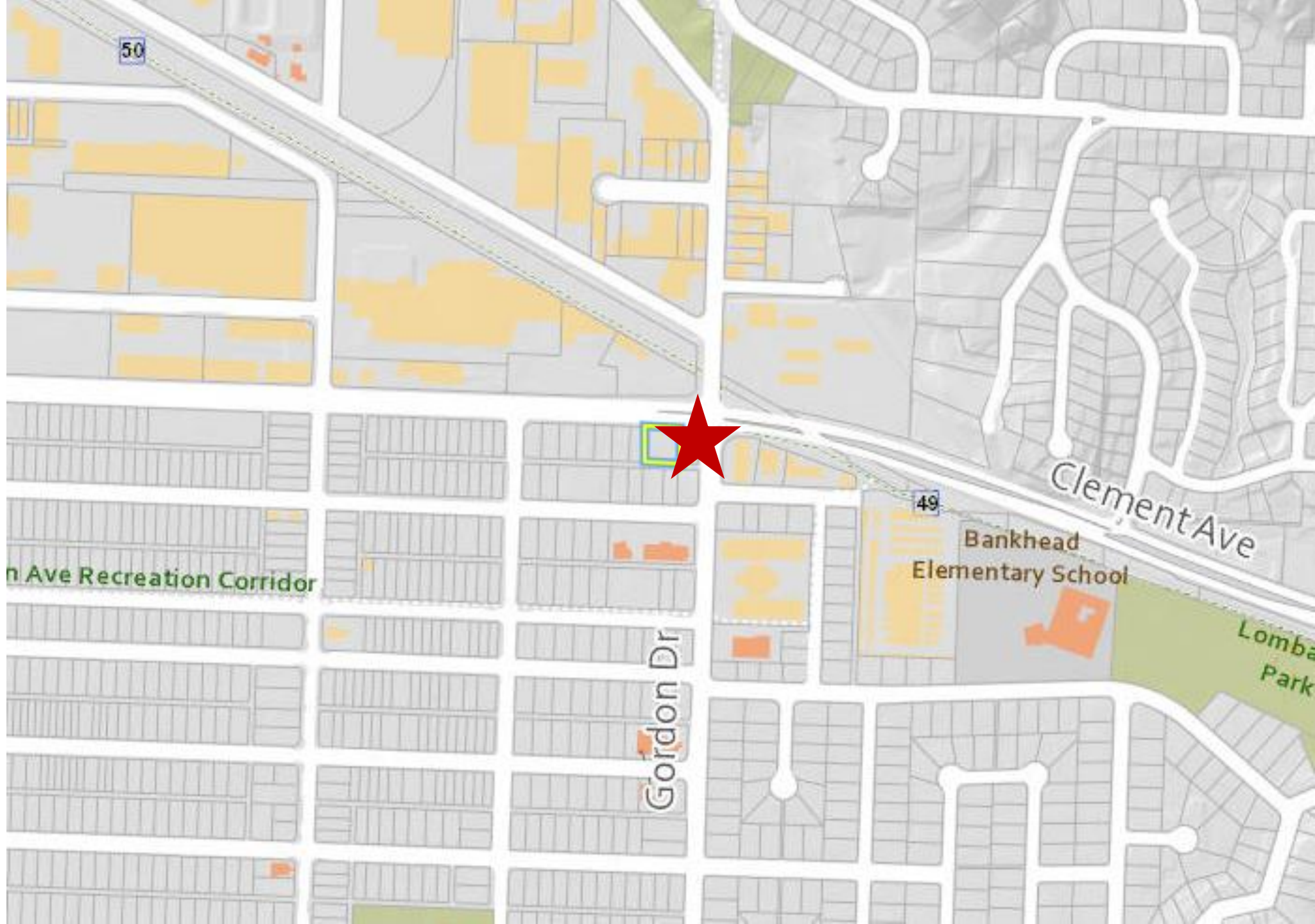
To rezone the subject properties from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone.

Development Process





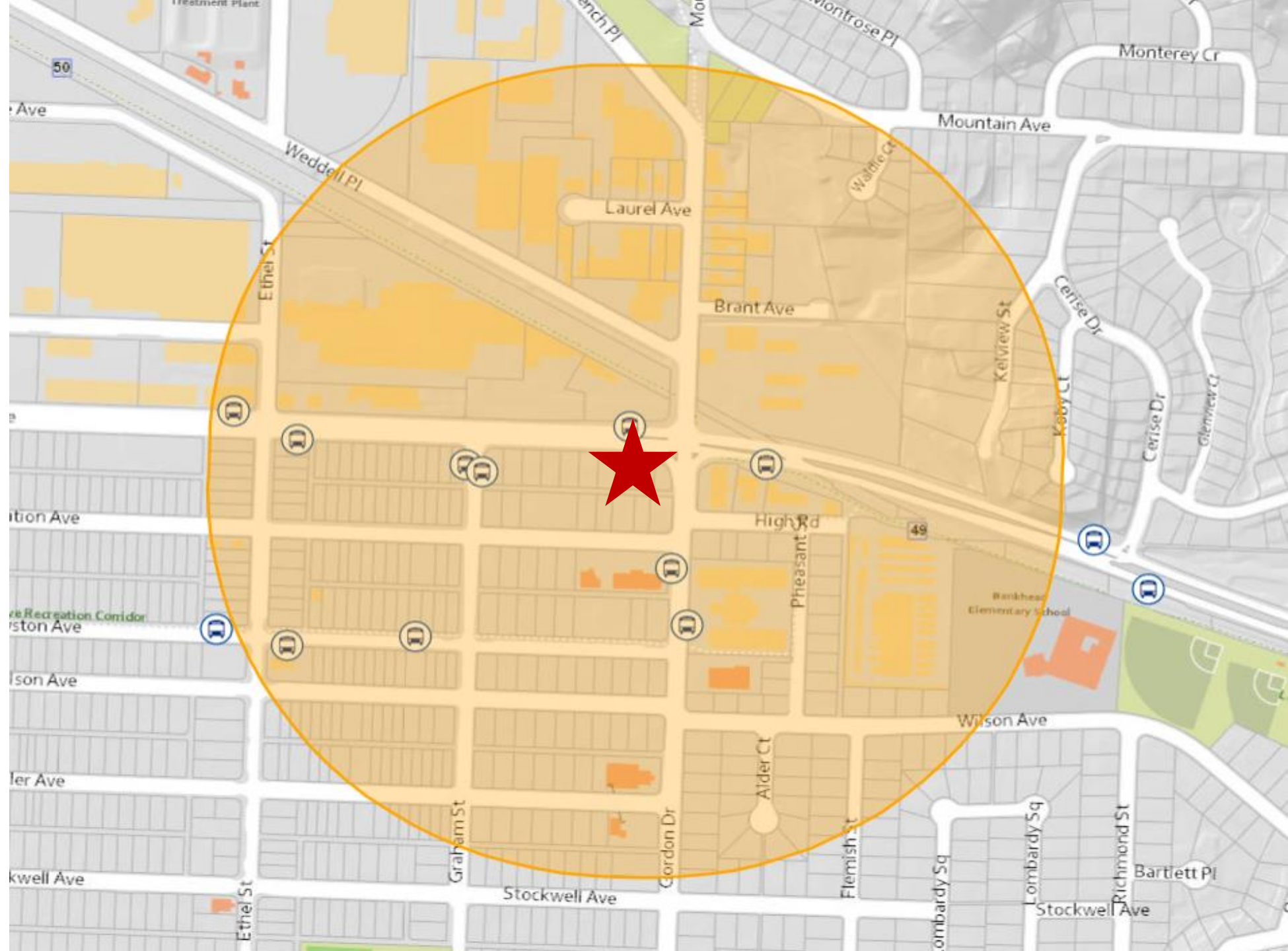
Context Map



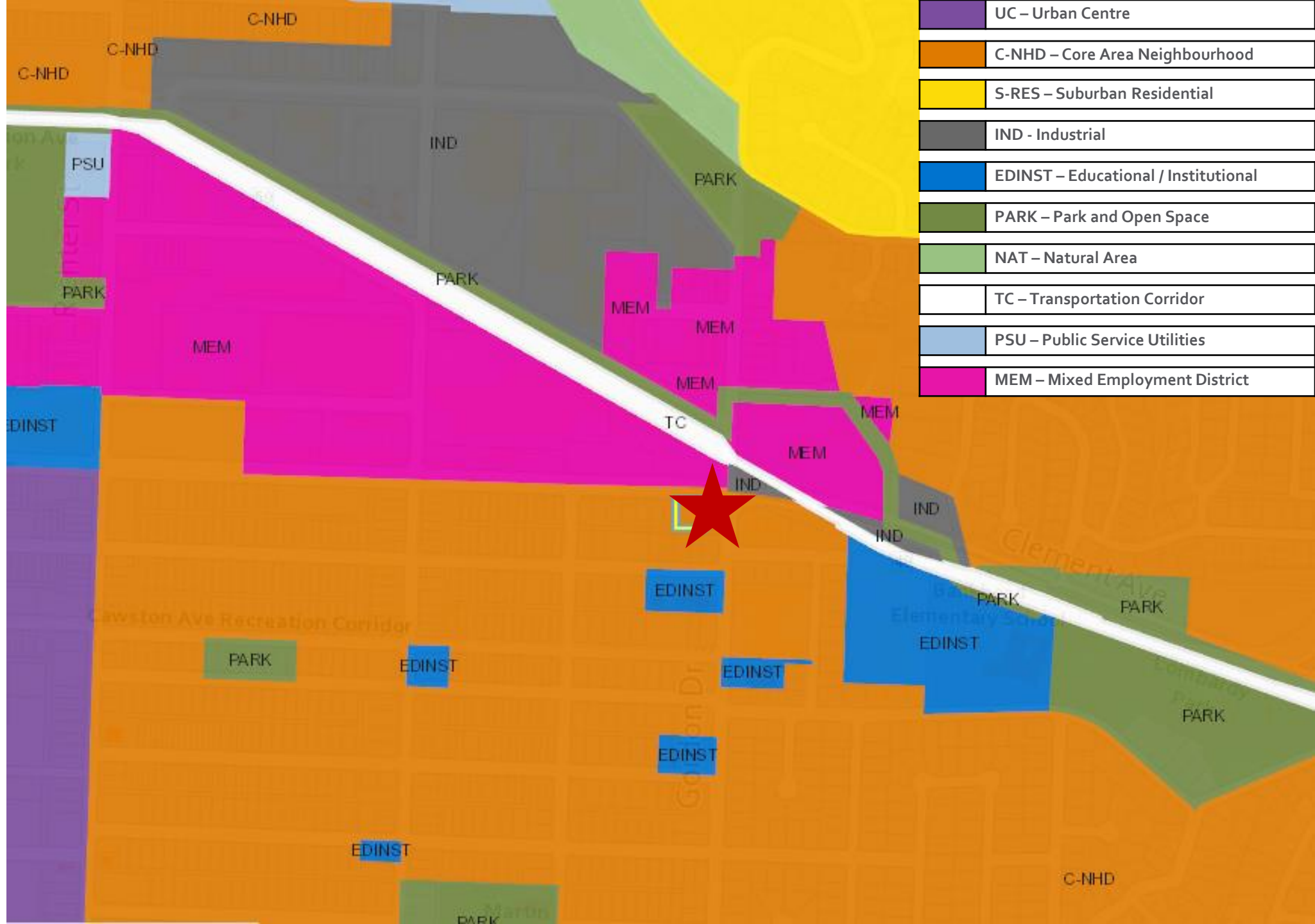


Model City

Residential Units:
689
Commercial Units:
113
Estimated Population:
1302
Estimated Jobs:
1850



Context Map: 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	60 Units
Maximum Site Coverage of Buildings	65%

OCP Objectives: Climate Resilience

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

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- C-NHD: Core Area Neighbourhood – adjacent to Transit Supportive Corridor
 - Encourage increased density along Transit Supportive Corridor to support improved transit services and local services
 - Discourage underdevelopment
 - Support apartment housing up to 6 storeys in height

Staff Recommendation

- Staff recommend **support** for the proposed rezoning as it is consistent with:
 - OCP Future Land Use: C-NHD – Core Area Neighbourhood
 - OCP Policies:
 - Policy 5.2.1 Transit Supportive Corridor Densities
 - Policy 5.2.2 Transit Supportive Corridor Building Heights