

Rezoning Application

2091 Harvey Avenue

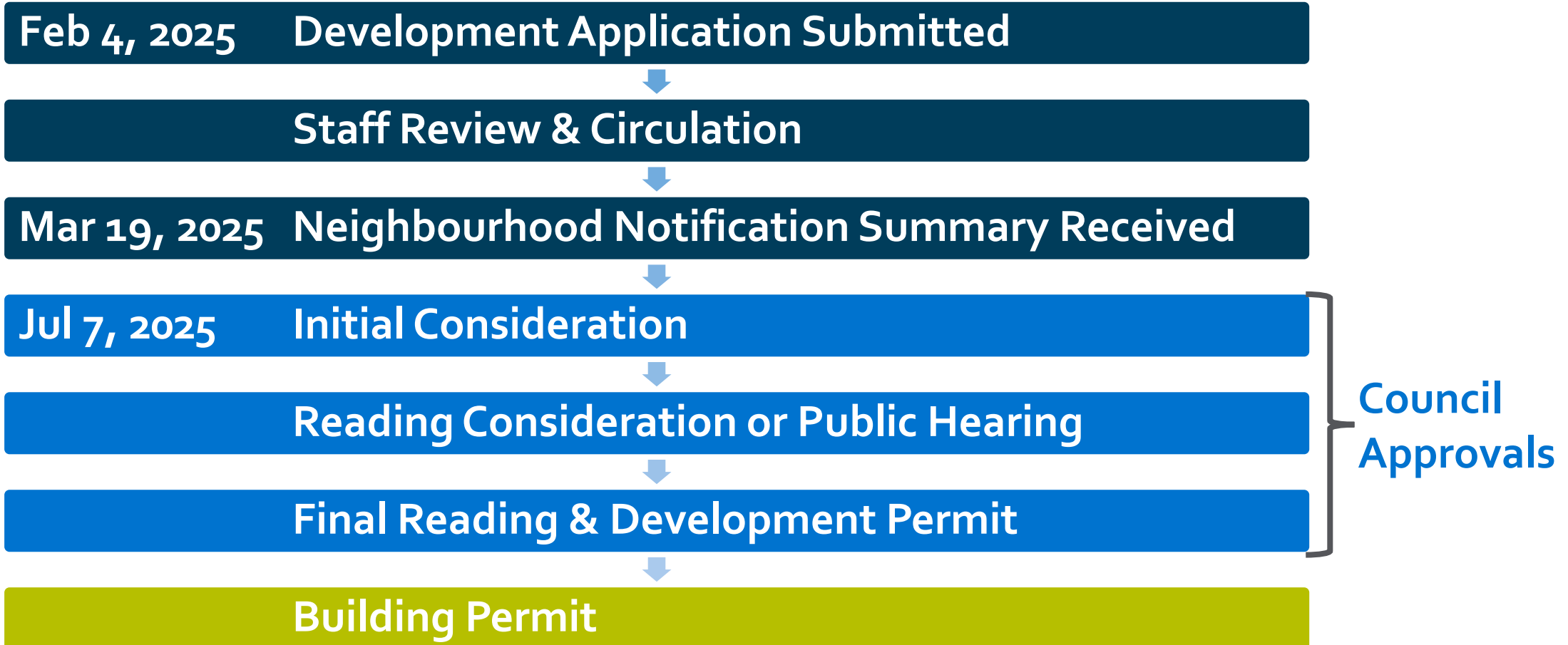
Z25-0005



Purpose

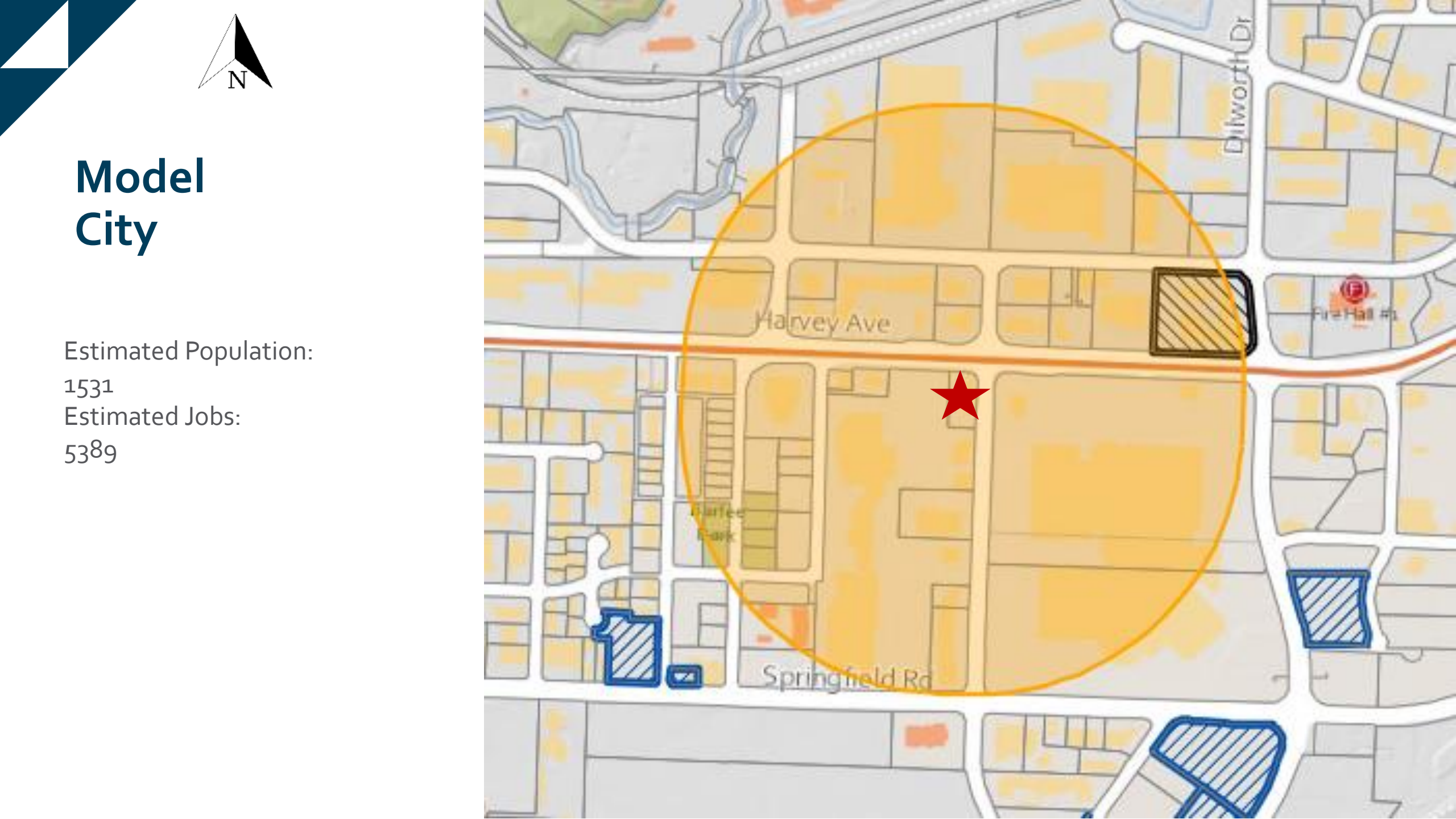
To rezone the subject property from UC₃ – Midtown Urban Centre zone to the UC₃dt – Midtown Urban Centre with Drive Through zone to facilitate the development of a food primary establishment with a drive through.

Development Process



Context Map



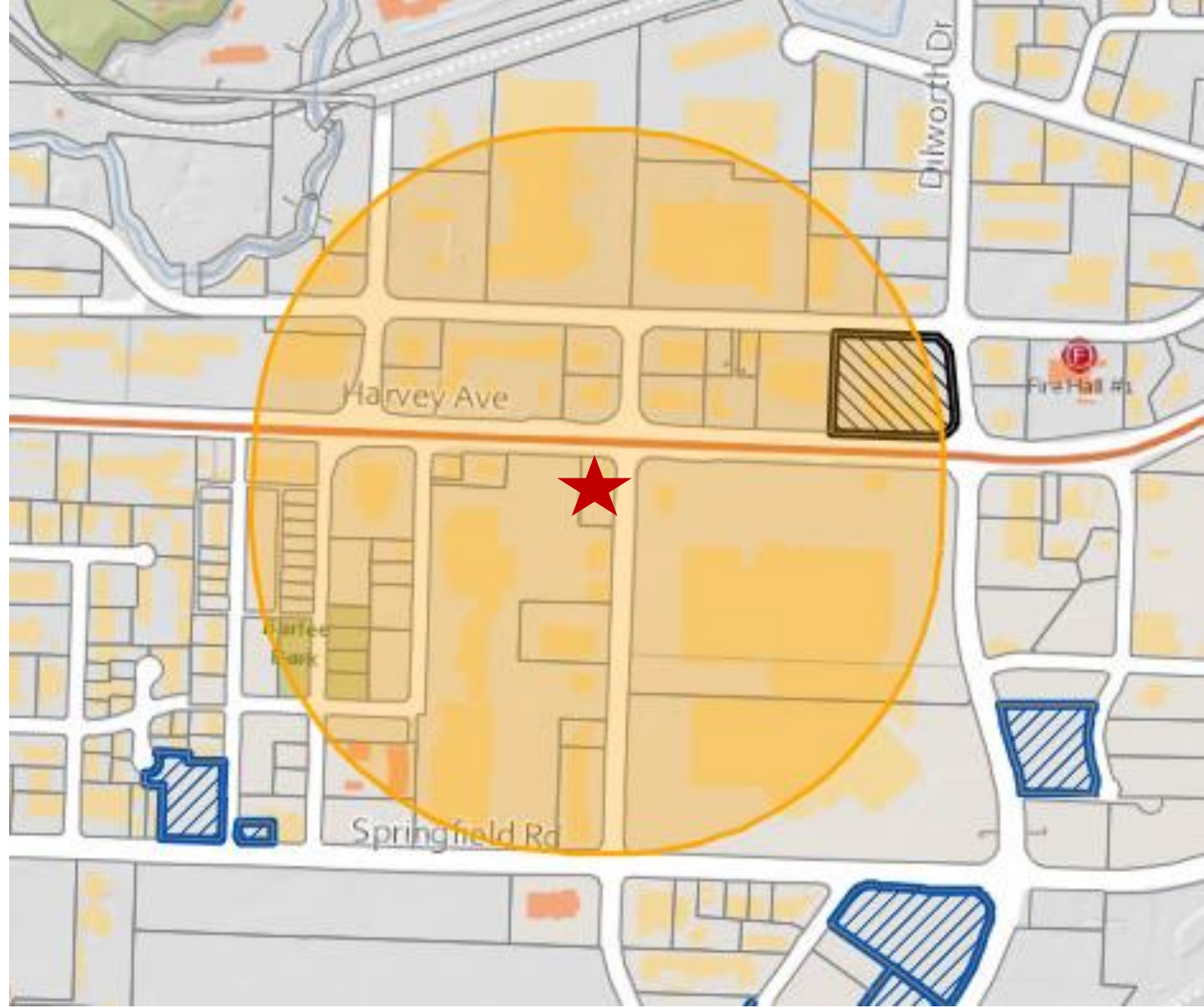


Estimated Population:
1531

Estimated Jobs:
5389

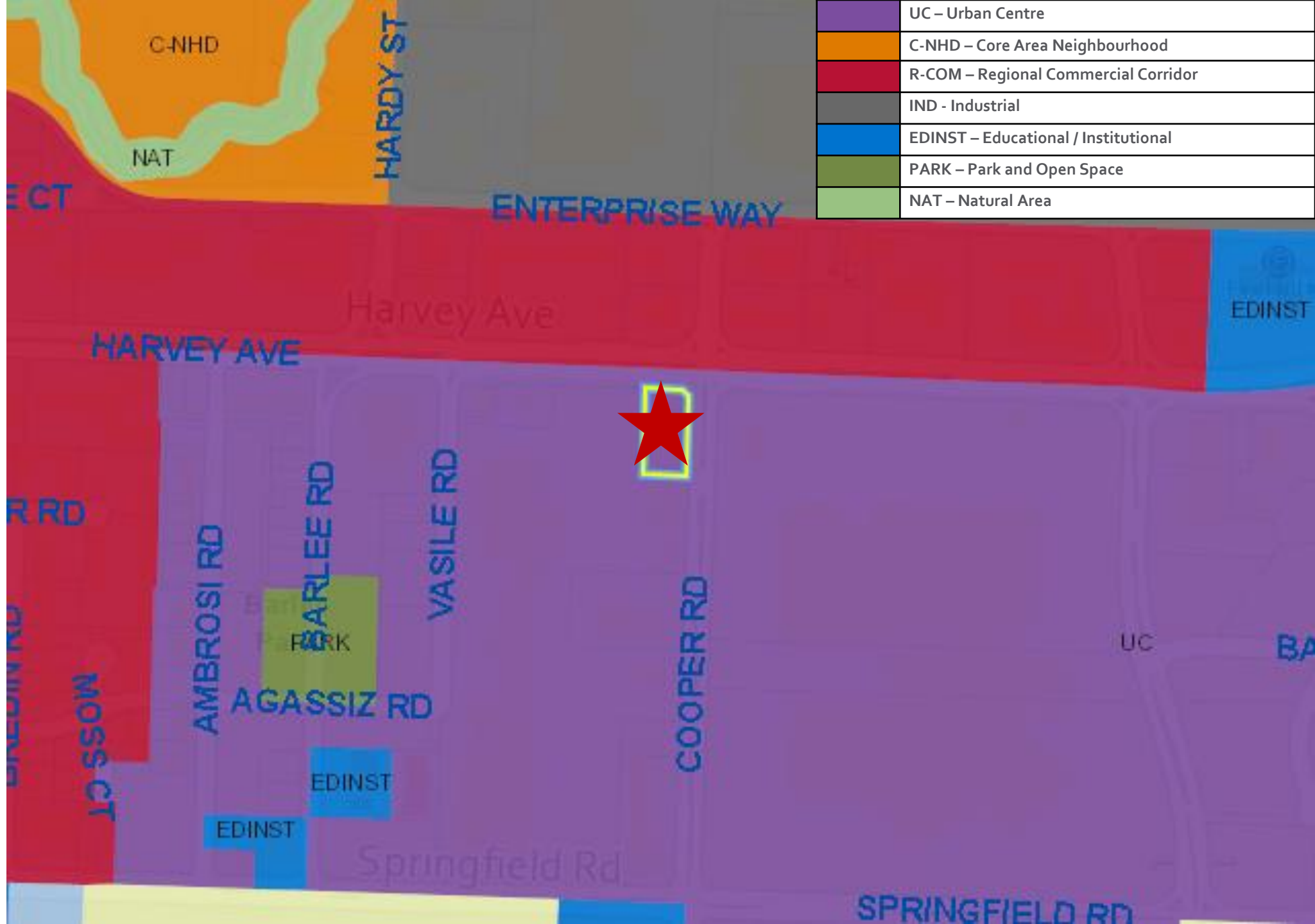
1531

5389



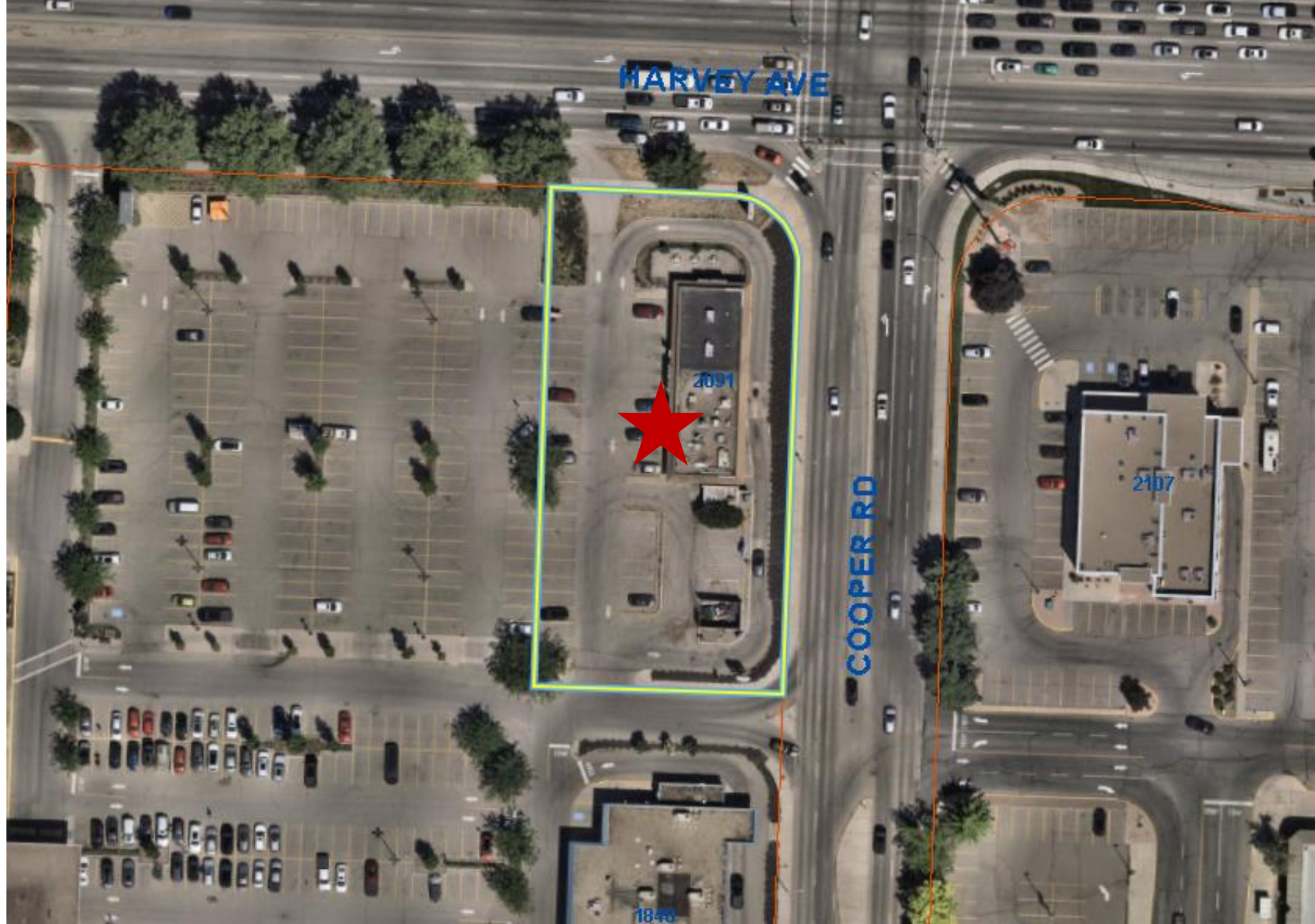


Context Map: OCP Future Land Use





Subject Property Map



“Dt” Drive Through Subzone

Purpose:

- To provide a sub-zone that allows Drive Throughs on selective lots.

Summary of Uses:

- Drive Through Uses would be permitted in this zone

“Dt” Drive Through Subzone

Regulation	Maximum Permitted
Bonus Height	No additional height permitted
Bonus Floor Area Ratio	No additional Floor Area Ratio Permitted

OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	Dark Green
5 min walk to park (approx. 8 min walk to rail trail)	Light 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	Dark 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

- Policy 4.1.8 Car-oriented Development
 - Direct large format retail and other commercial development that is car-dependent to Regional Commercial lands to ensure that Urban Centres continue to grow into the City's most walkable neighbourhoods.
 - The current use of the subject property involves a food primary establishment with an existing drive through.
 - The subject property is adjacent to Regional Commercial Lands.

Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with:
 - OCP Future Land Use UC – Urban Centre
 - Proposed Use is Existing
 - Facilitates a 3.65 m road dedication on Cooper Road
 - Development Permit to follow for Council consideration