

Rezoning: Z22-0009

728 Massie Drive & 2746 Dinan Place



OTG Developments Ltd.
August 12, 2024

Subject Lands - 728 Massie Drive & 2746 Dinan Place



-  Subject Properties
-  Area of Undeveloped Sidewalk
-  City Road Right of Way

Proposed Consolidated Lot

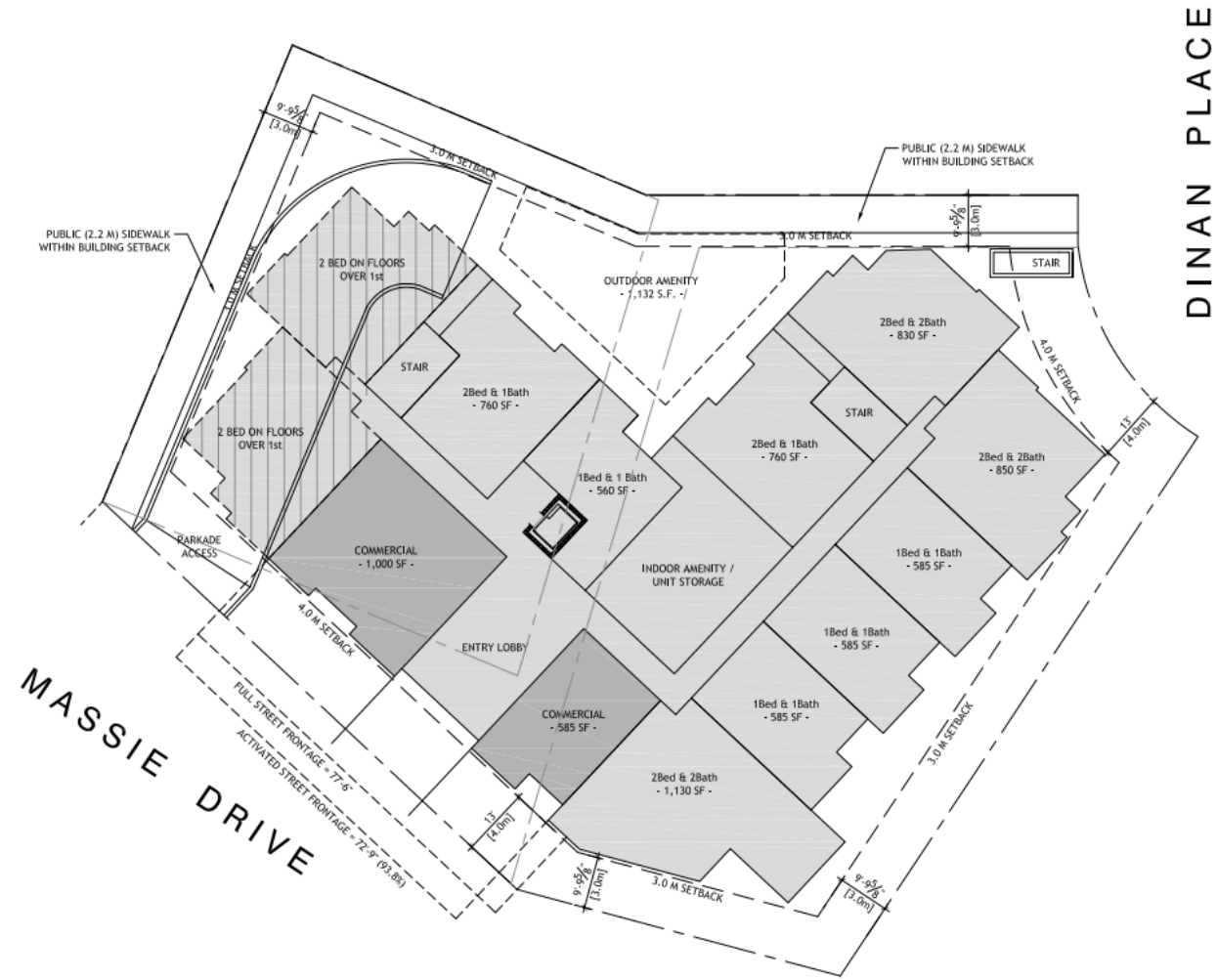


Proposal

To rezone the consolidated area from the 'One and Two-Family Residential' (R2) Zone the 'City Centre 1' (CC1) Zone to facilitate the development of six storey mixed use commercial and residential apartment building.

The proposed building will include:

- Two and half floors of below ground parking with 99 parking spaces.
- A ground floor containing a mix of commercial (147 sqm) and residential units.
- Five floors above containing residential units.
- A total of 81 apartment units comprised of a mix of unit sizes.



Conceptual Ground Floor Site Plan

Landscaping

The proposed development provides adequate room for the provision of attractive landscaping including a variety of trees, shrubs, grassed areas, and decorative paving.

The proposed development also includes 105 sqm (1,132ft²) of shared outdoor amenity space on the northern portion of the site and private outdoor amenity areas for ground floor units.



Conceptual - Landscape Plan

Public Walkway

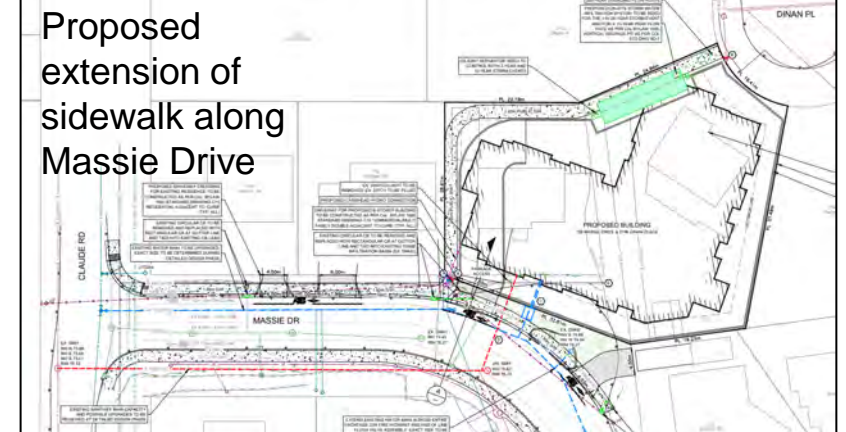
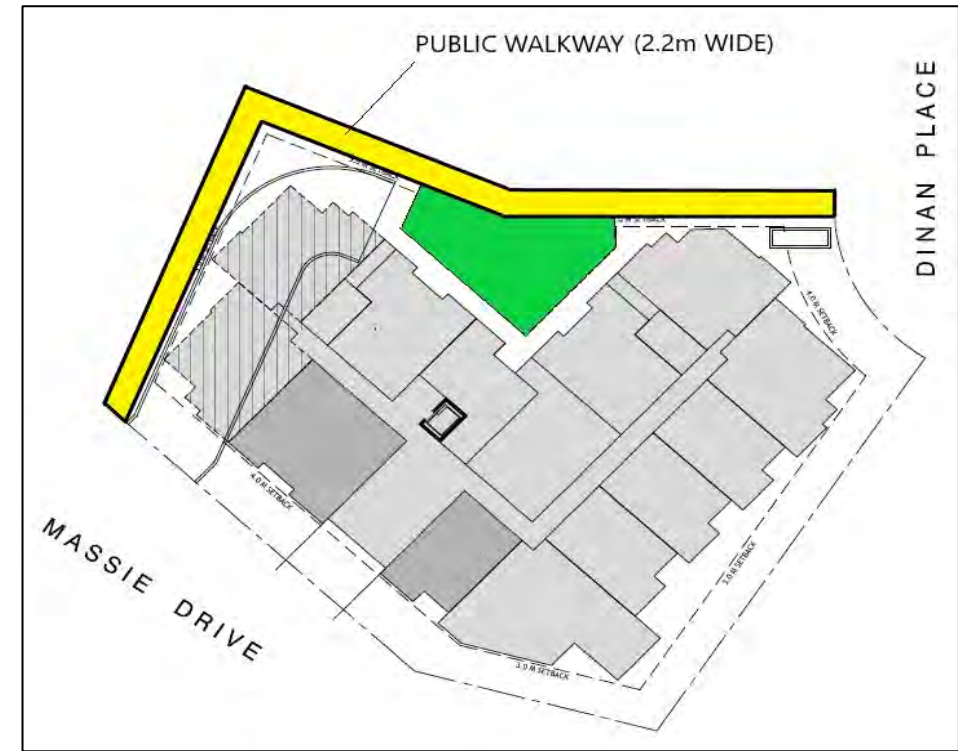
An existing undeveloped City owned corridor currently separates the two Subject Properties. This corridor will be shifted to the north and surfaced with decorative paving to provide pedestrian connection from Dinan Place through to Massie Drive. The public walkway will be secured for public use through a Right-of-Way.



View from Massie Drive



View from Dinan Place



Conceptual Rendered Images



Rationale

The Official Community Plan designates the subject properties as “City Centre”, which encourages a major regional growth centre that supports a wide range of high-density housing.

The proposal meets the OCP objectives through:

- Creating high density housing in the City’s core;
- Creating mixed-use development, contributing to providing more services within walking distance of downtown residents; and,
- Providing a right of way dedication for improved pedestrian and cycle network connectivity.

OTG Developments Ltd.
August 12, 2024

