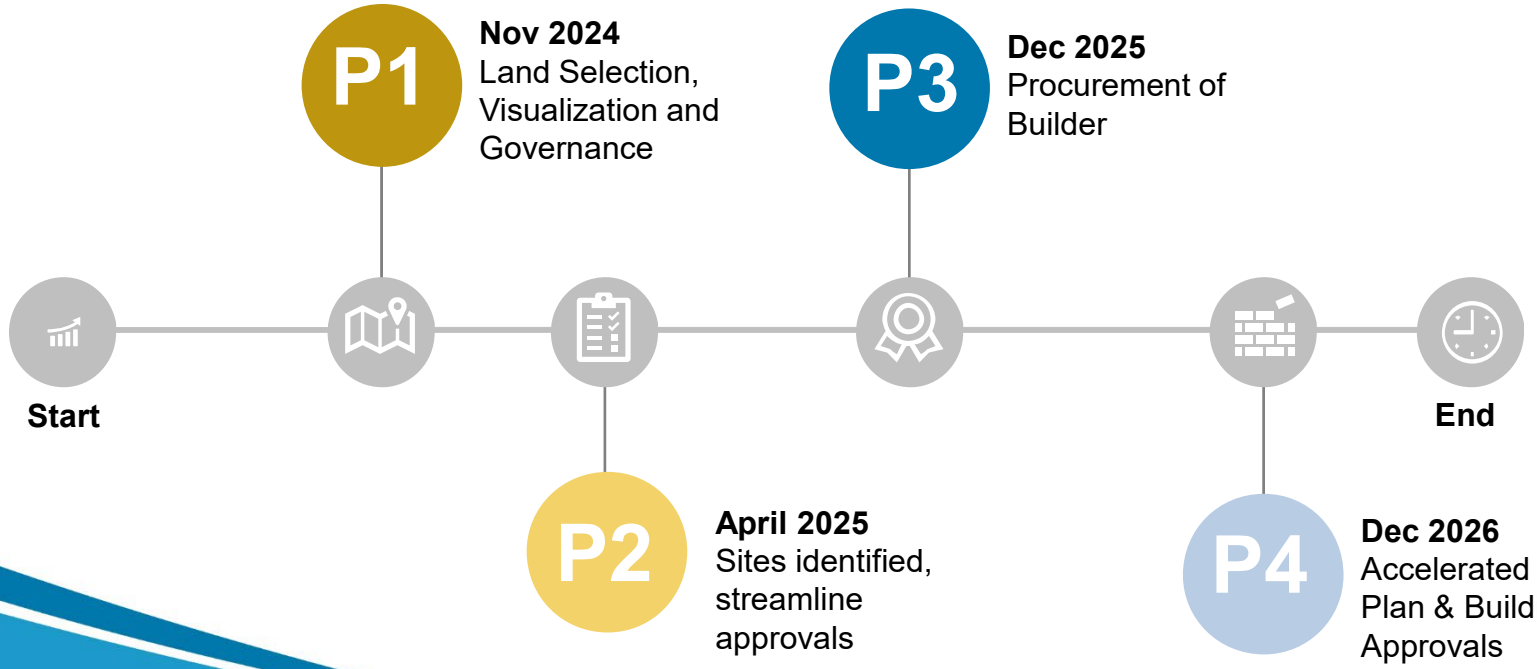
25 Chalmers Street South
OR10/24

Neighbourhood Meeting

February 3, 2025

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Background:
Housing Accelerator Fund Project #1
Municipal Land for Affordable Housing



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ELLIOTT ST
ELLIOTT ST
WOOLLEY ST
ELGIN ST S
CHALMERS ST S
LOWREY AVE S
SOUTH ST
SOUTH ST

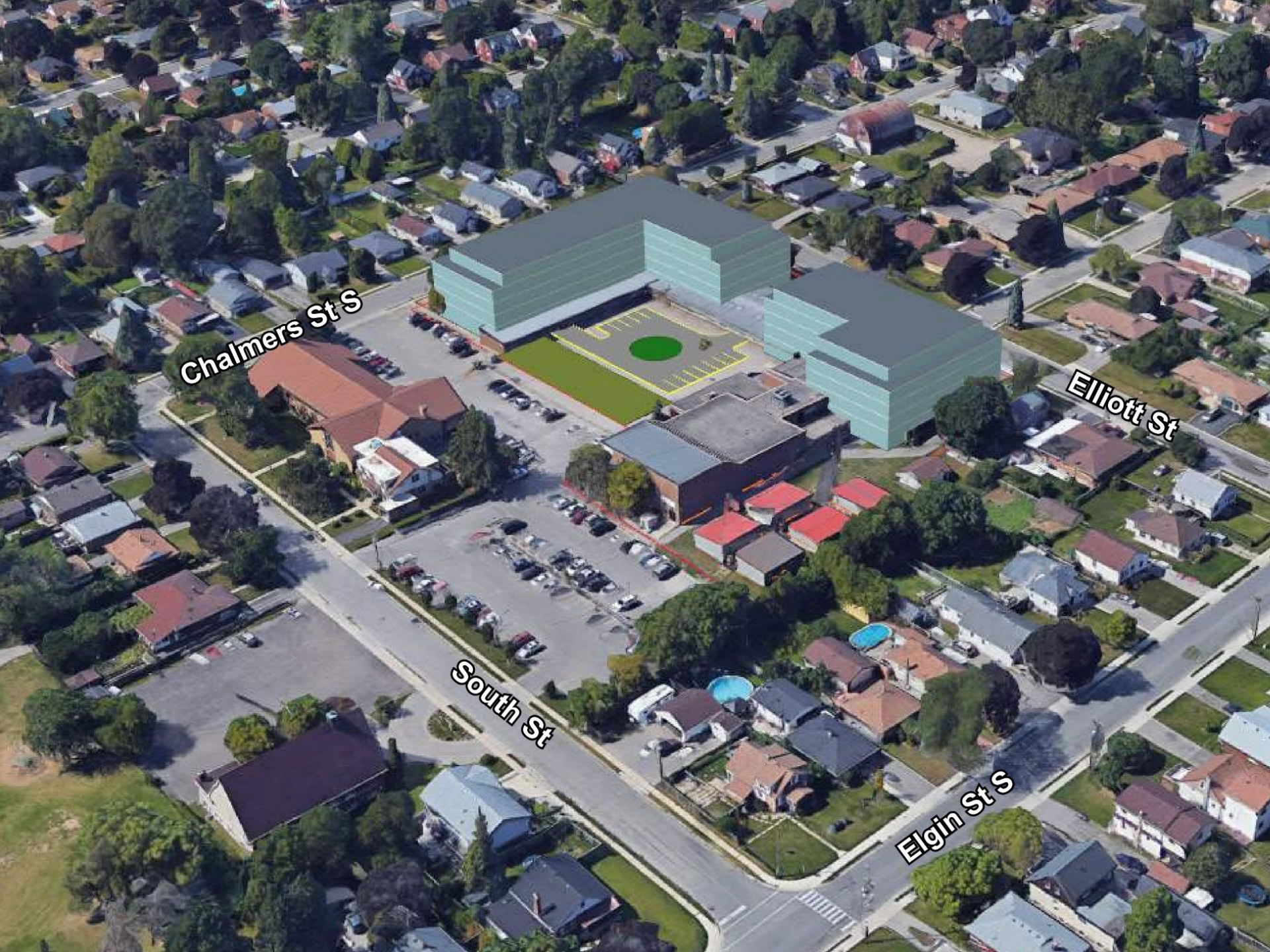

ELLIOTT ST
CHALMERS ST S

Background: (P1)
Site Shortlisted

- 25 Chalmers Street South
- Former St. Ambrose School Site
- 1.14 ha, with frontage on Chalmers St South & Elliot Street
- Located in residential neighbourhood
    - Predominantly single detached residential
    - Close to multi-residential forms including apartments and townhouse developments



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Chalmers St S
Elliott St
South St
Elgin St S

Background: P2
Sept 17, 2024 - Council Direction on Selected Sites

AND THAT Council direct staff to initiate Official Plan and Zoning By-law Amendment applications for 25 Chalmers Street S to increase the maximum permitted density, permit mixed-used development and to add a maximum permitted height of four-storeys and minimum required parking rate of 1.25 spaces per unit to advance the Low-Rise Apartment with future phase and municipal facility Development;

Quick Summary Components:

Increase Density	Permit mixed-use development	Maximum Height of 4 storeys	Minimum required parking rate of 1.25 spaces/unit	Permit Apartments

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P2: City Initiated Planning Approvals

- Official Plan Amendment & Zoning By-law Amendment to establish a policy and zoning framework for the future development of the site as affordable housing

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Official Plan Amendment

	Current Designation	Amendment to High Density Residential	Site Specific Amendment (based on Council Direction)
Designation	Low Medium Density Residential	High Density Residential	**High Density Residential**
Building Types	All Types (Singles to Apartments)	All Types (Singles to Apartments)	**Apartments, Non-Residential Uses (Mixed-Use)**
Density	40 uph	None	**200uph**
Floor Space Index	None	0.5 to 2.0	**3.5**
Height	None	None	**Max 4 storeys**
Other	-	-	**Other Site Specifics?**

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Zoning By-law Amendment

	Current Zoning	Amendment to RM2	RM2 (based on Council Direction)
Zone Category	R4 (& N1)	N1RM2	**N1RM2**
Building Types	Singles & various Institutional uses	All Res. Types except for Singles and Semis, & various Institutional uses	**Apartments, Non-Residential (Mixed Use) and Institutional**
Lot Frontage	Min 18 (corner)	30m	**TBD**
Lot Area	Min 540 sq.m.(corner)	None	**TBD**
GFA per unit	Min 90 sq.m./unit	Ranges	**TBD**
Density	40 uph (OP policy)	Max 150 uph	**200 uph**
Height	None	None	**Max 4 storeys**
Parking	Min 1 space/unit with 4 bedroom or less	Min 1 + 0.25 visitor spaces / unit (multiples)	**1.25 spaces/unit**
Amenity Area	None	20-30 sq.m./unit	**TBD**
Other	-	-	**Other Site Specifics?** • *Min Visitor Parking* • *Min Non-Res Parking*

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