

25 Chalmers Street S

OR10/24

Applicant: City Initiated

City Planner on file: Nicole Goodbrand

STATUTORY PUBLIC MEETING

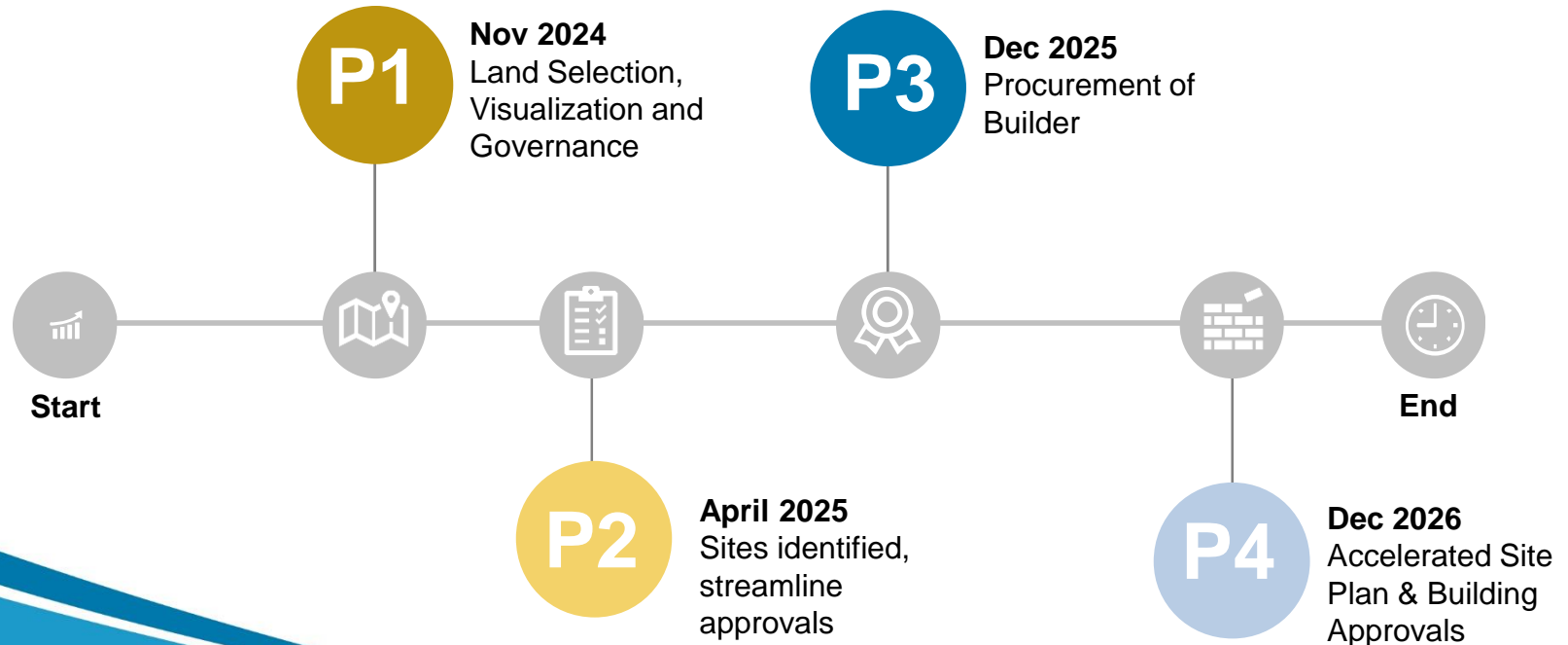
November 12, 2024



Background:

Housing Accelerator Fund Project #1

Municipal Land for Affordable Housing



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



Background: (P1)

Visualizations



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

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

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?

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? <ul style="list-style-type: none"> • <i>Min Visitor Parking</i> • <i>Min Non-Res Parking</i>

Next Steps

- Exploration of Potential Development Partnerships
- **Staff Recommendation Report OPA/ZBA – Spring 2025**
 - By-laws Passed
- Builder Procurement
- Accelerated Site Plan & Building Approvals

CONTACT INFORMATION

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