



Z20-0024

125 Bach Road

Rezoning Application



Proposal

- ▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU1c – Large Lot Housing with Carriage House zone to allow the conversion of an existing detached garage to a carriage house.

Development Process

March 6, 2020

Development Application Submitted



Staff Review & Circulation



April 19, 2020

Public Notification Received



May 11, 2020

Initial Consideration



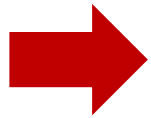
Public Hearing
Second & Third Readings



Final Reading
DP & Variances

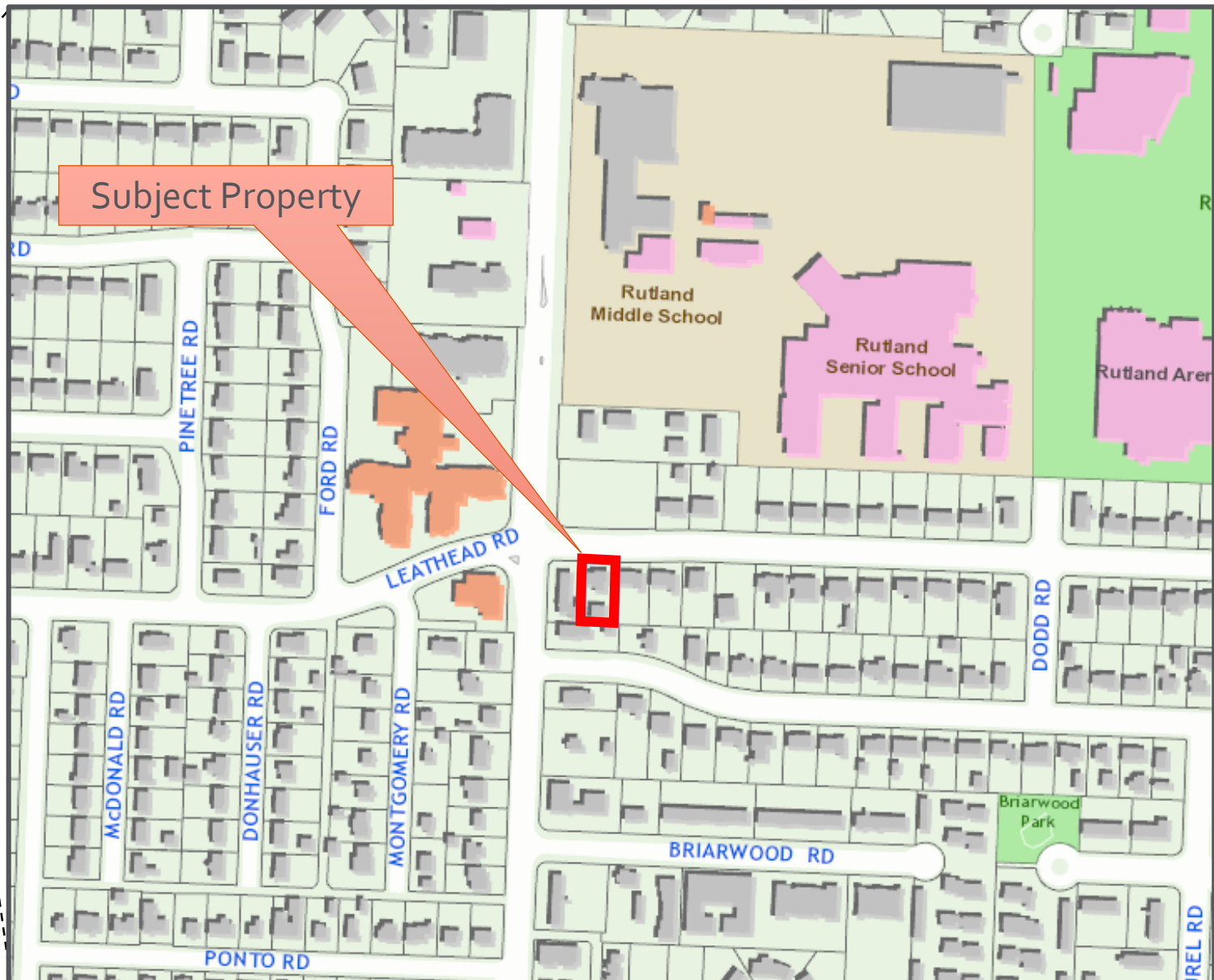
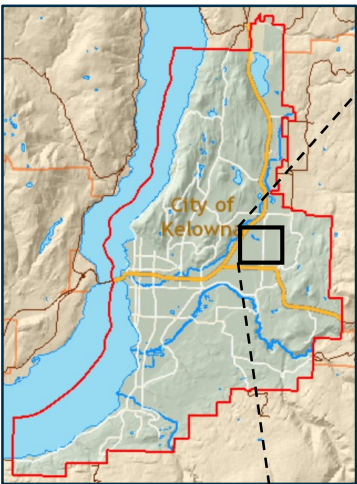


Building Permit



Council
Approvals

Context Map



Subject Property

Rutland Middle School

Rutland Senior School

Rutland Area

Briarwood Park

D

RD

RD

RD

RD

MCDONALD RD

DONHAUSER RD

MONTGOMERY RD

PINETREE RD

FORD RD

LEATHEAD RD

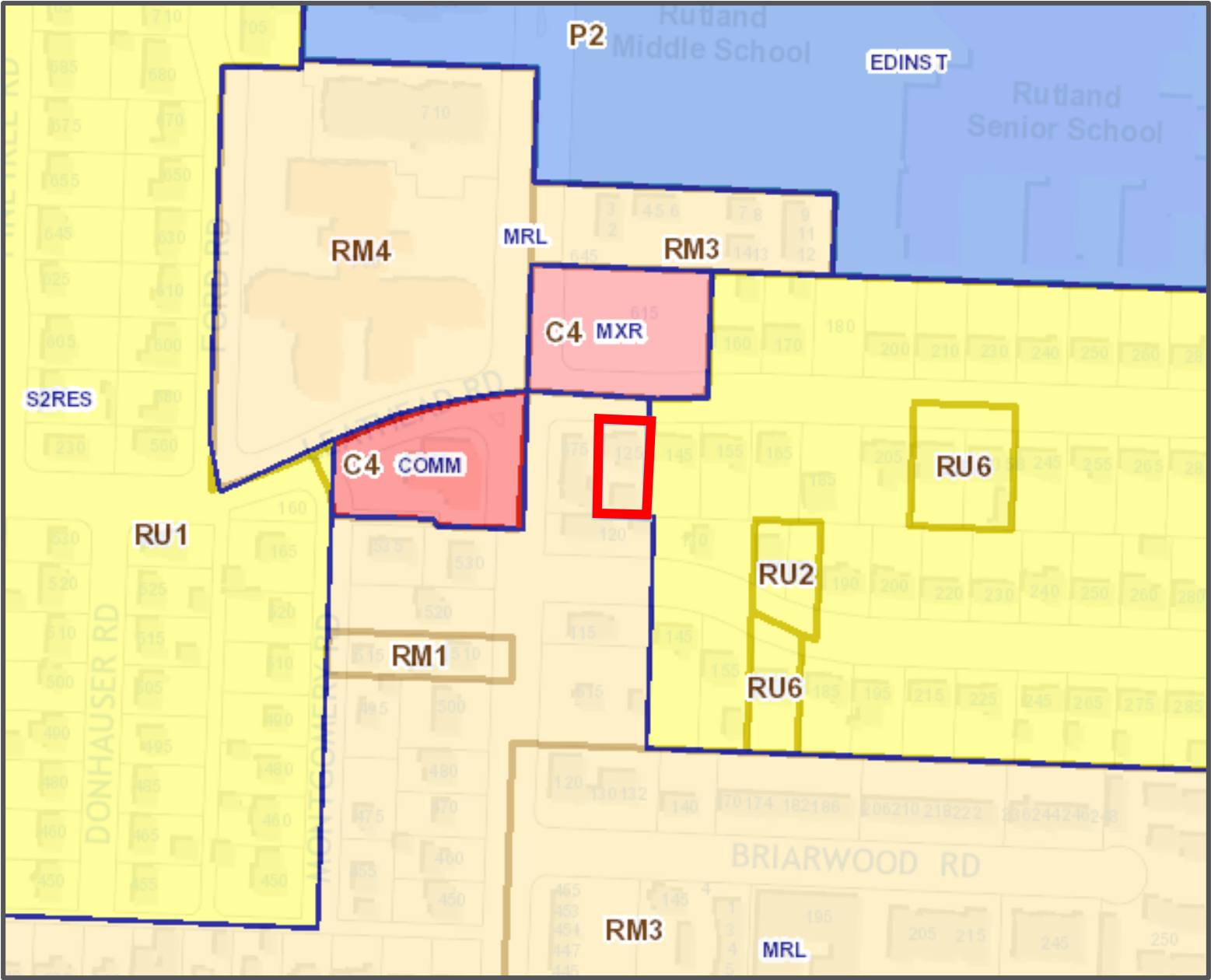
BRIARWOOD RD

DODD RD

IREL RD

R

OCP Future Land Use / Zoning



Subject Property Map



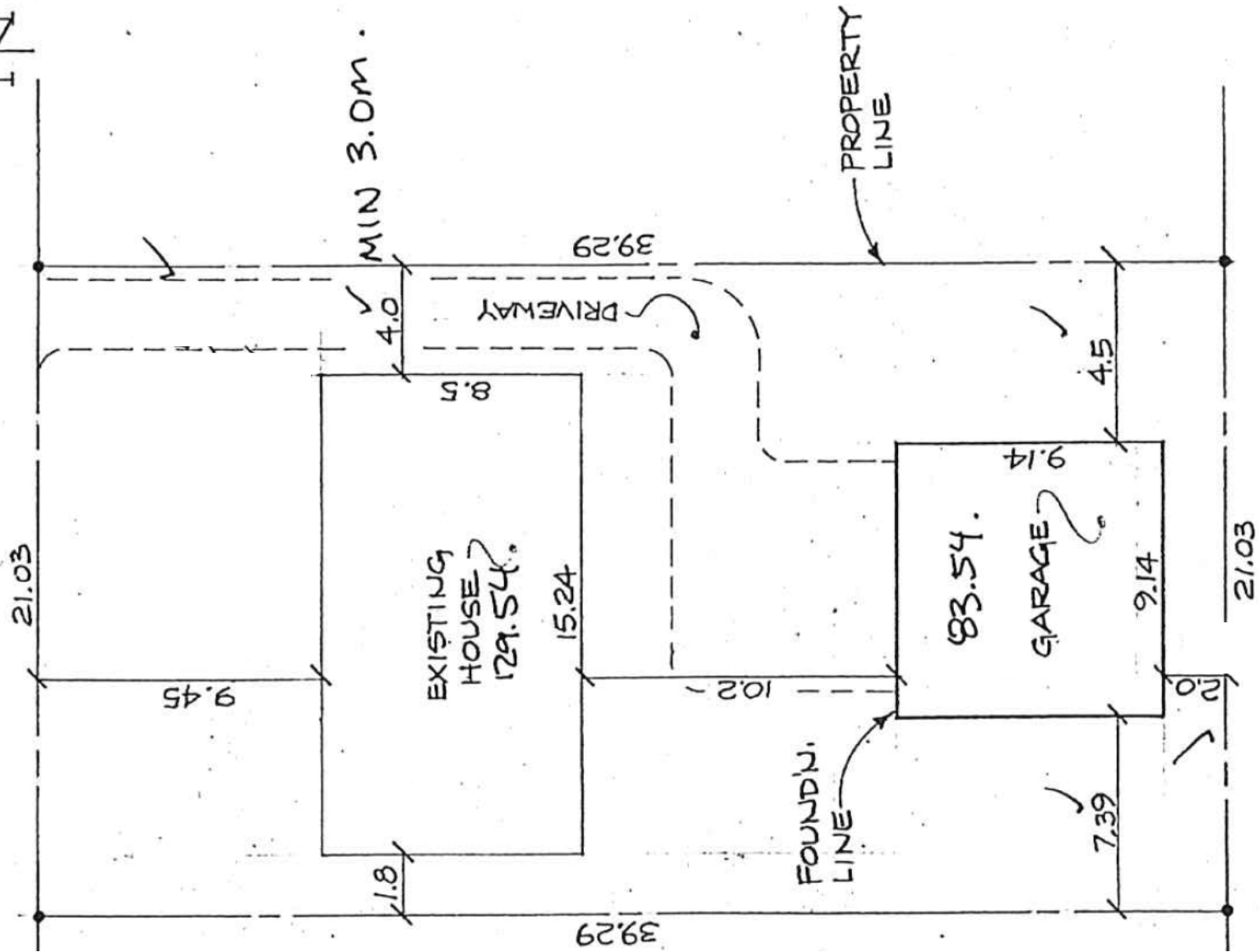
Project/technical details

- ▶ The applicant proposes to rezone the subject property to RU1c – Large Lot Housing with Carriage to allow the conversion of an existing detached garage to a carriage house.
- ▶ The existing detached garage adheres to all development regulations for carriage houses, and the application will not require any variances.

Site Plan



125 BACH ROAD



Elevations



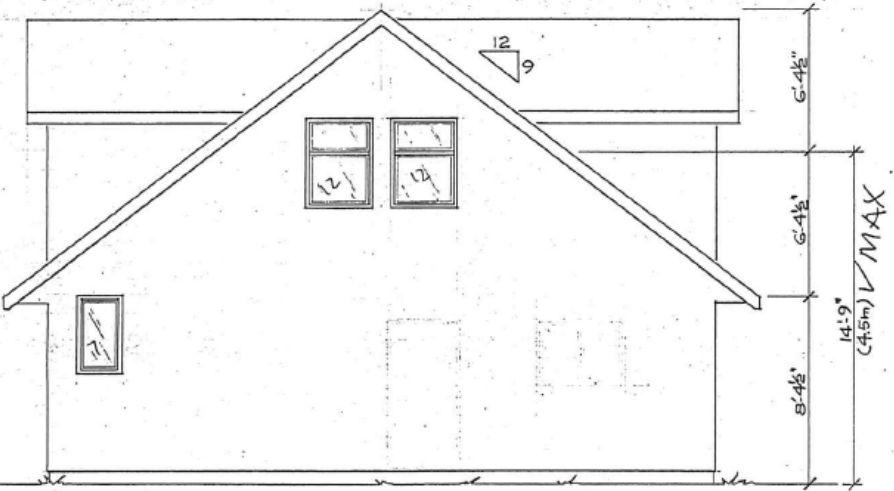
LEFT ELEVATION



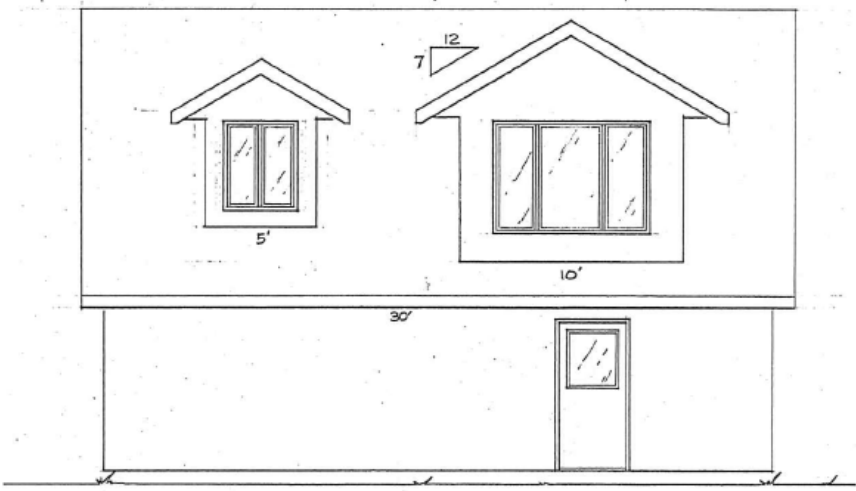
EXTERIOR FINISH
AS SPEC'D. BY OWNER

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION



RIGHT ELEVATION

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Sensitive Infill
 - ▶ Carriage Houses and Accessory Apartments

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate the conversion of an accessory building to a carriage house
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Compact urban form that uses existing infrastructure
 - ▶ Context sensitive additional density
- ▶ Recommend the Public Hearing be waived.



Conclusion of Staff Remarks