



OCP18-0005, TA18-0011, Z18-0019 175 Old Vernon Road 2053, 2065, and 2115 Rutland Court

OCP Amendment, Rezoning, and Text Amendment Applications



Proposal

- ▶ To amend the Official Community Plan to change the Future Land Use Designation of the subject properties to SC – Service Commercial
- ▶ To rezone the subject property to C10lp – Service Commercial (Liquor Primary) with the following additional permitted uses:
 - ▶ Retail Store, Convenience; Retail Store, General; Health Services, Major and Minor; Personal Service Establishments; Contractor Services, Limited; and Financial Services

Development Process

Nov 9, 2018

Development Application Submitted

Staff Review & Circulation

May 20, 2019

Public Notification Received

June 15, 2020

Initial Consideration

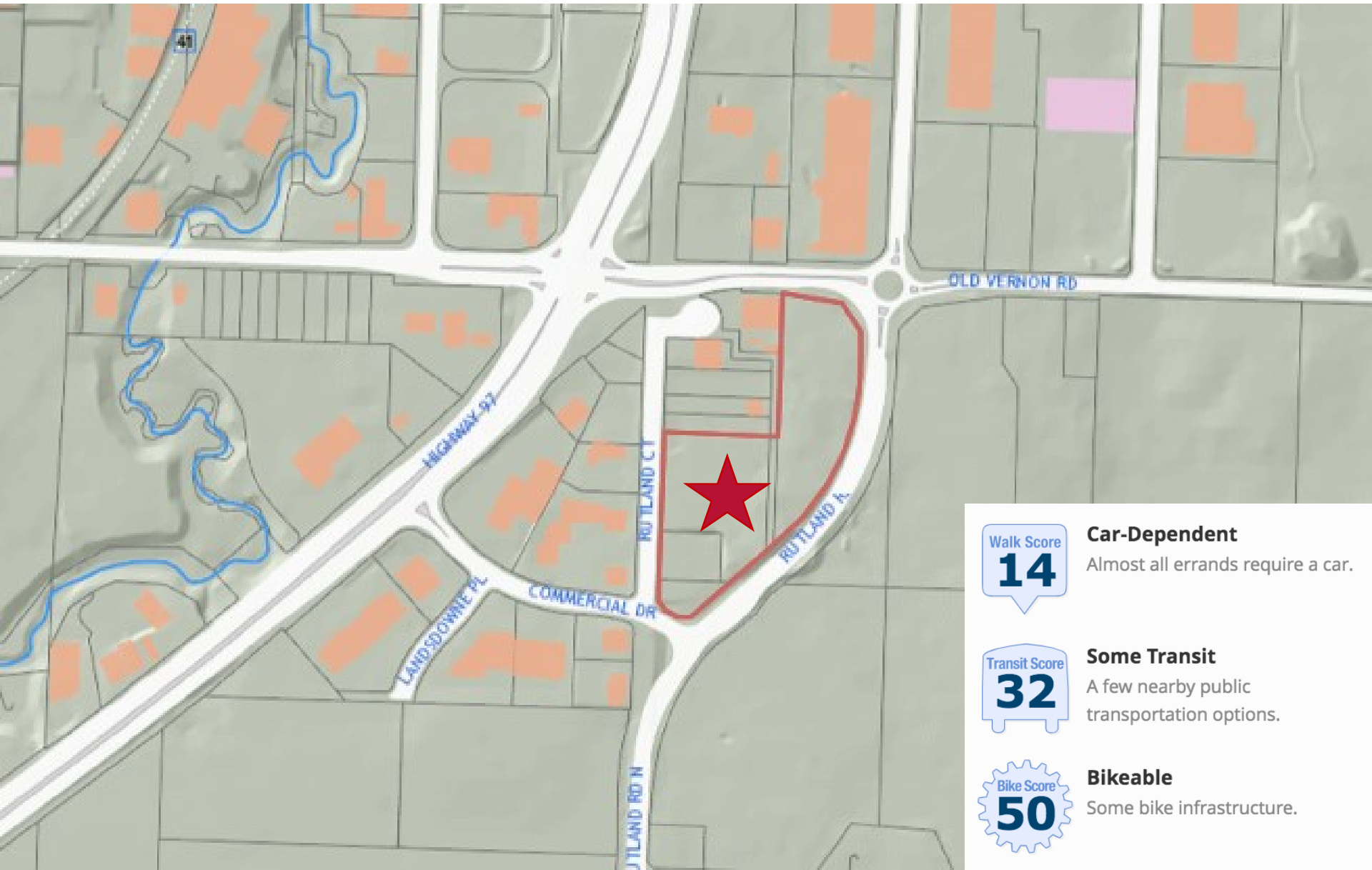
Public Hearing
Second & Third Readings

Final Reading, Development Permit

Building Permit

Council Approvals

Context Map



Walk Score
14

Car-Dependent
Almost all errands require a car.

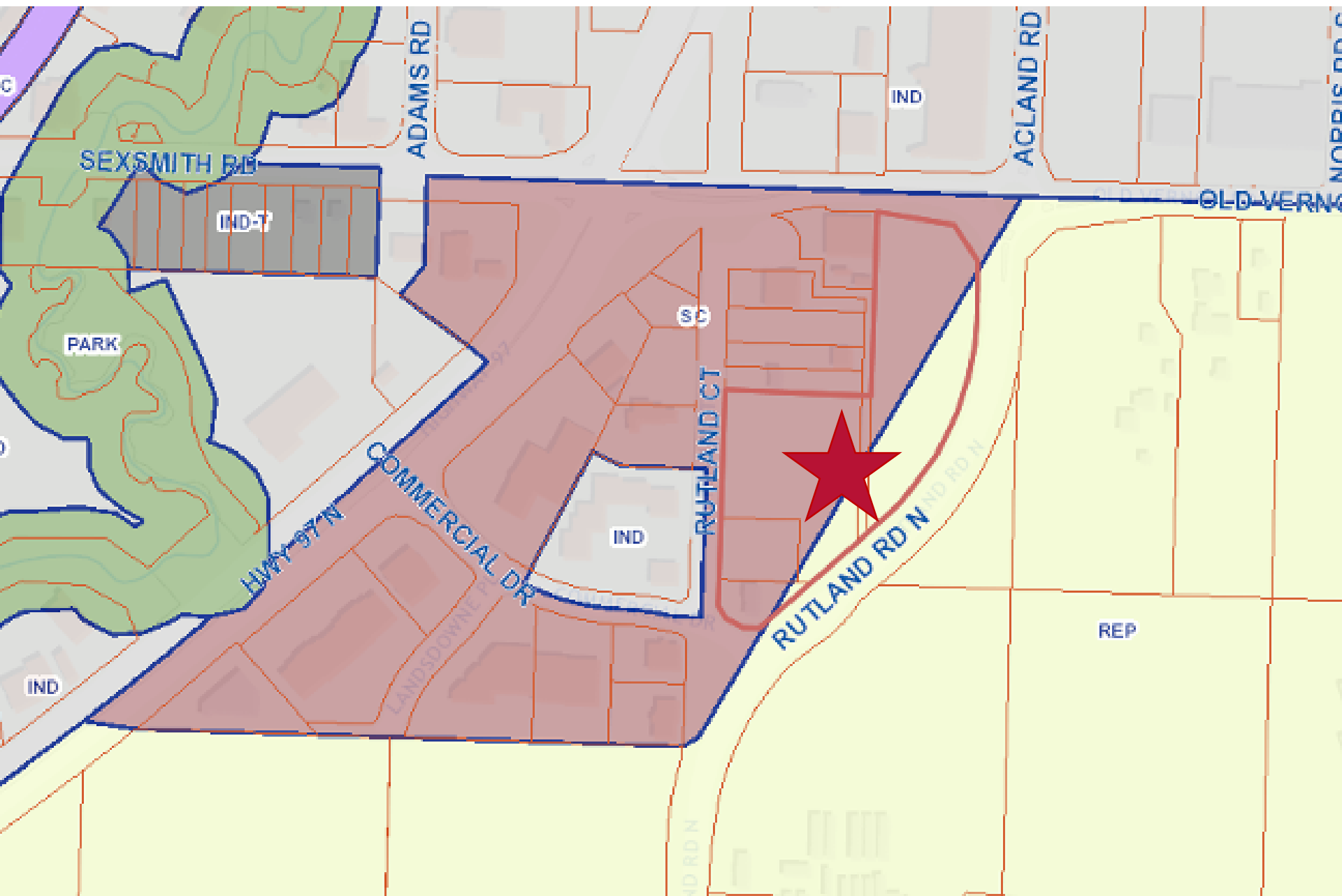
Transit Score
32

Some Transit
A few nearby public transportation options.

Bike Score
50

Bikeable
Some bike infrastructure.

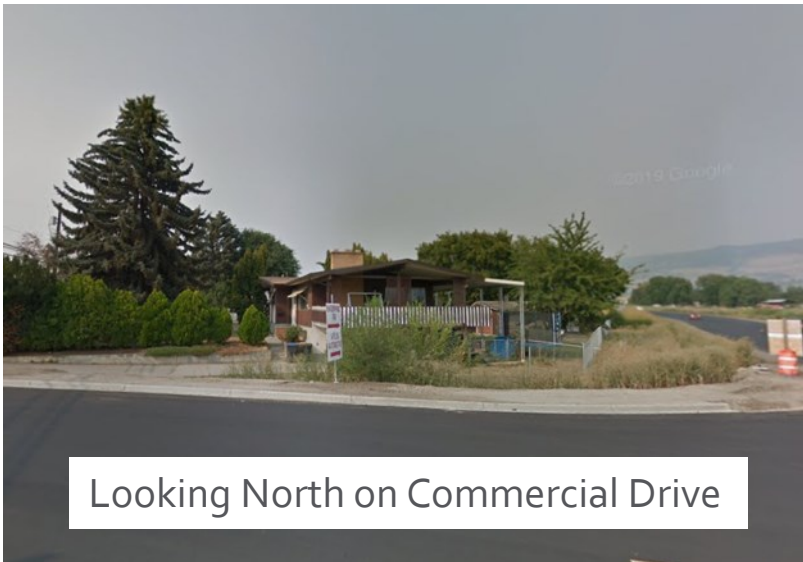
Future Land Use



Subject Property Map

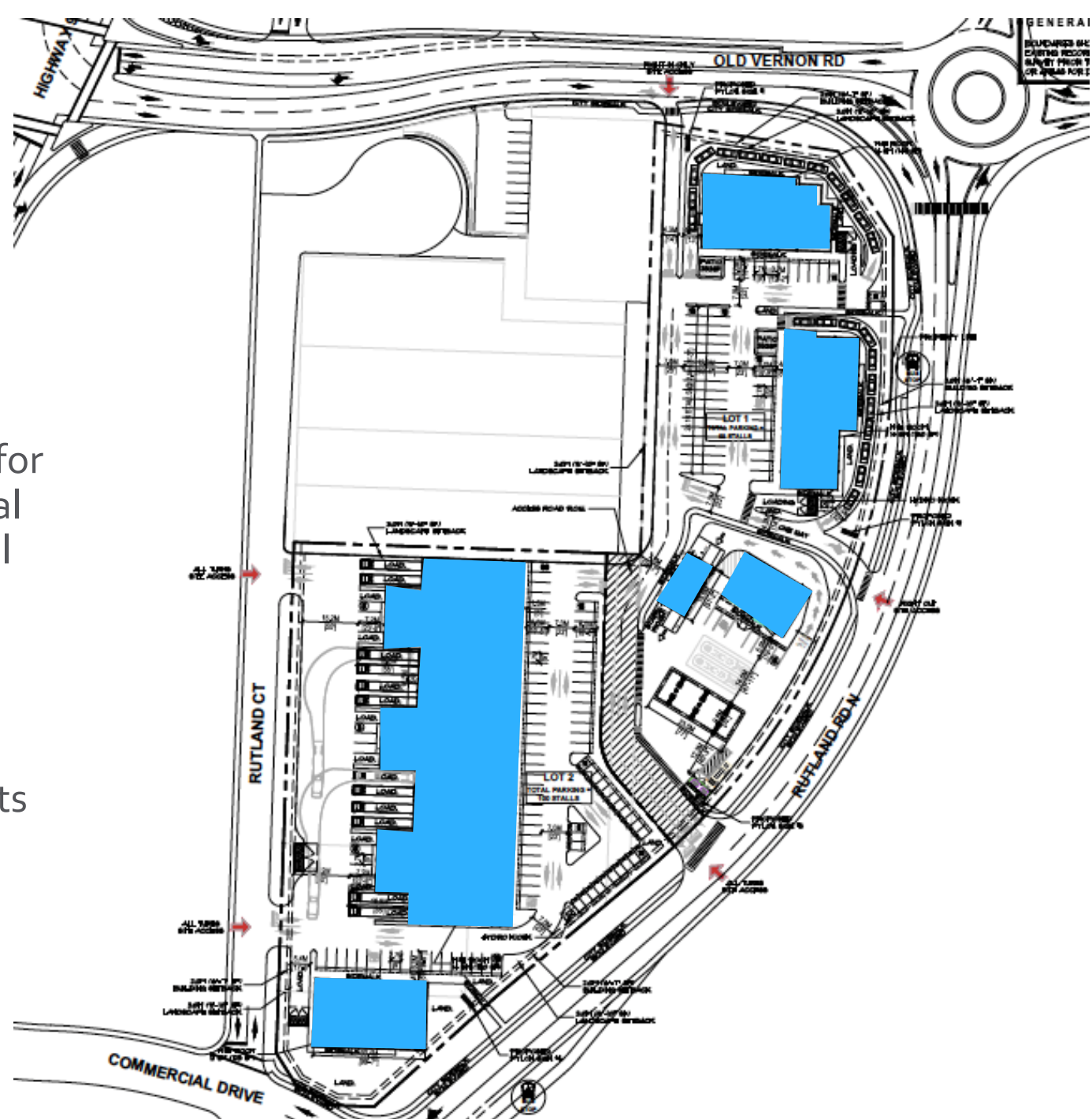


Subject Property Photos



Conceptual Site Plan

- ▶ Overall goal: develop a multi-building complex for service commercial and light industrial businesses
- ▶ Subdivision underway to consolidate and reconfigure the lots



OCP Amendment

- ▶ Two thirds of the site is designated Service Commercial, one third designated Resource Protection Area
- ▶ The Future Land Use designation boundary follows the previous Rutland Road N alignment; needs to be amended to reflect the new alignment
- ▶ Entire site would then be designated Service Commercial

Rezoning

- ▶ Meets the intent of OCP Development Policies:
 - ▶ Policy 5.3.2 – Compact Urban Form
 - ▶ Policy 5.2.2 – Compete Suburbs
- ▶ Zoning is consistent with Future Land Use of SC – Service Commercial
 - ▶ Appropriately located in an area characterized by light industrial and service commercial businesses
 - ▶ Proposal includes liquor primary subzone, which would allow a liquor primary establishment in the future pending provincial approval

Text Amendment

- ▶ Additional uses proposed through site-specific text amendment:
 - ▶ Retail Store, Convenience; Retail Store, General; Health Services, Major and Minor; Personal Service Establishments; Contractor Services, Limited; and Financial Services
- ▶ Intended to provide shops and services for residents working and living in the area beyond what is permitted under C10lp zoning
- ▶ No anticipated conflicts with C10lp zoning or surrounding land uses

Staff Recommendation

- ▶ Staff recommend **support** of the proposed OCP Amendment, Rezoning, and site-specific Text Amendment
 - ▶ OCP Amendment will align Future Land Use Designations with current road configuration
 - ▶ Rezoning and proposed uses meet the intent of the Official Community Plan
 - ▶ Compact urban form and complete suburbs
 - ▶ Appropriate location for commercial and light industrial uses including liquor primary and additional requested uses
- ▶ Recommend the applications be forwarded to Public Hearing



Conclusion of Staff Remarks