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

OCP Amendment, Rezoning, and Text Amendment Applications



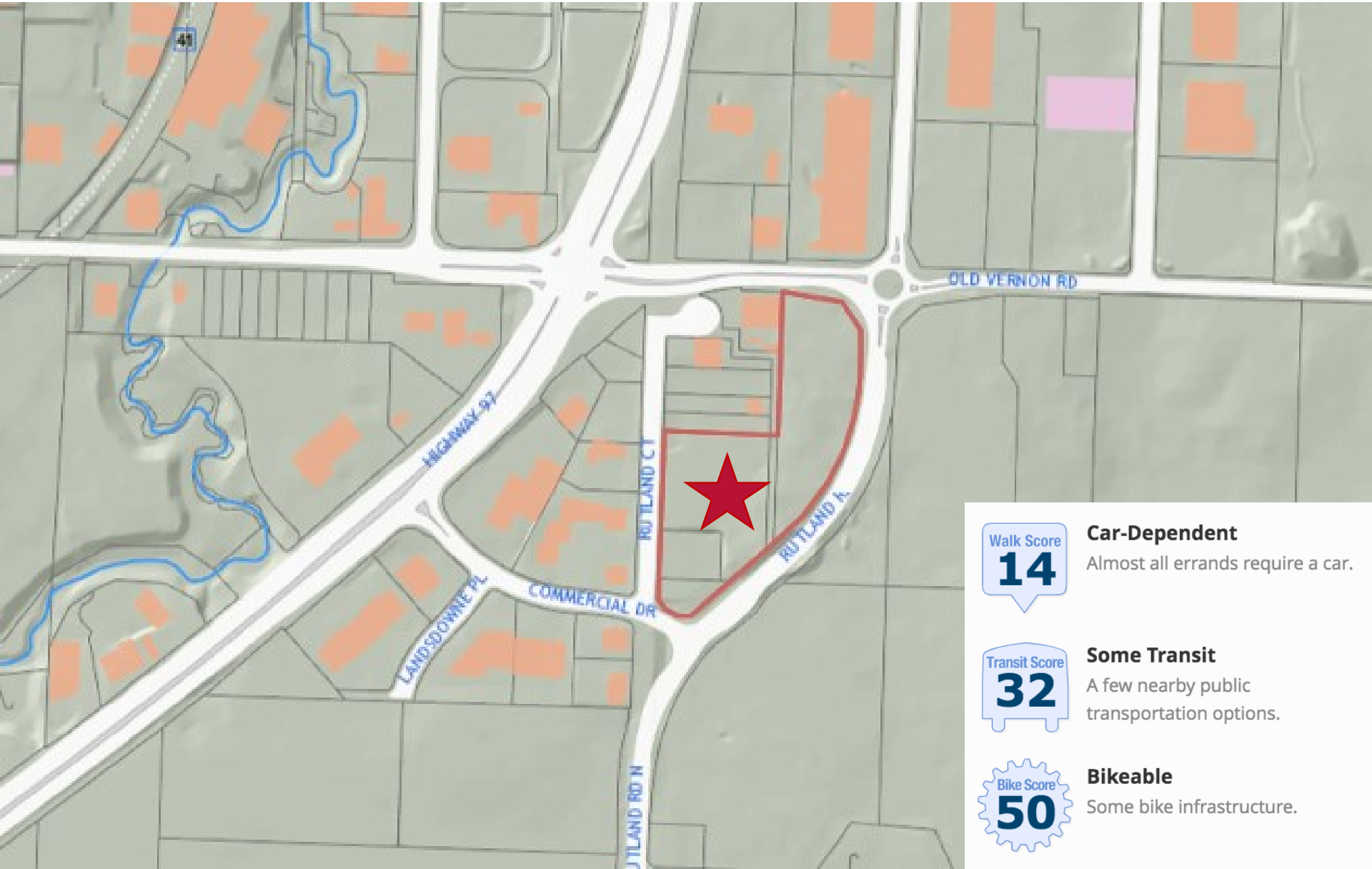
Proposal

- 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

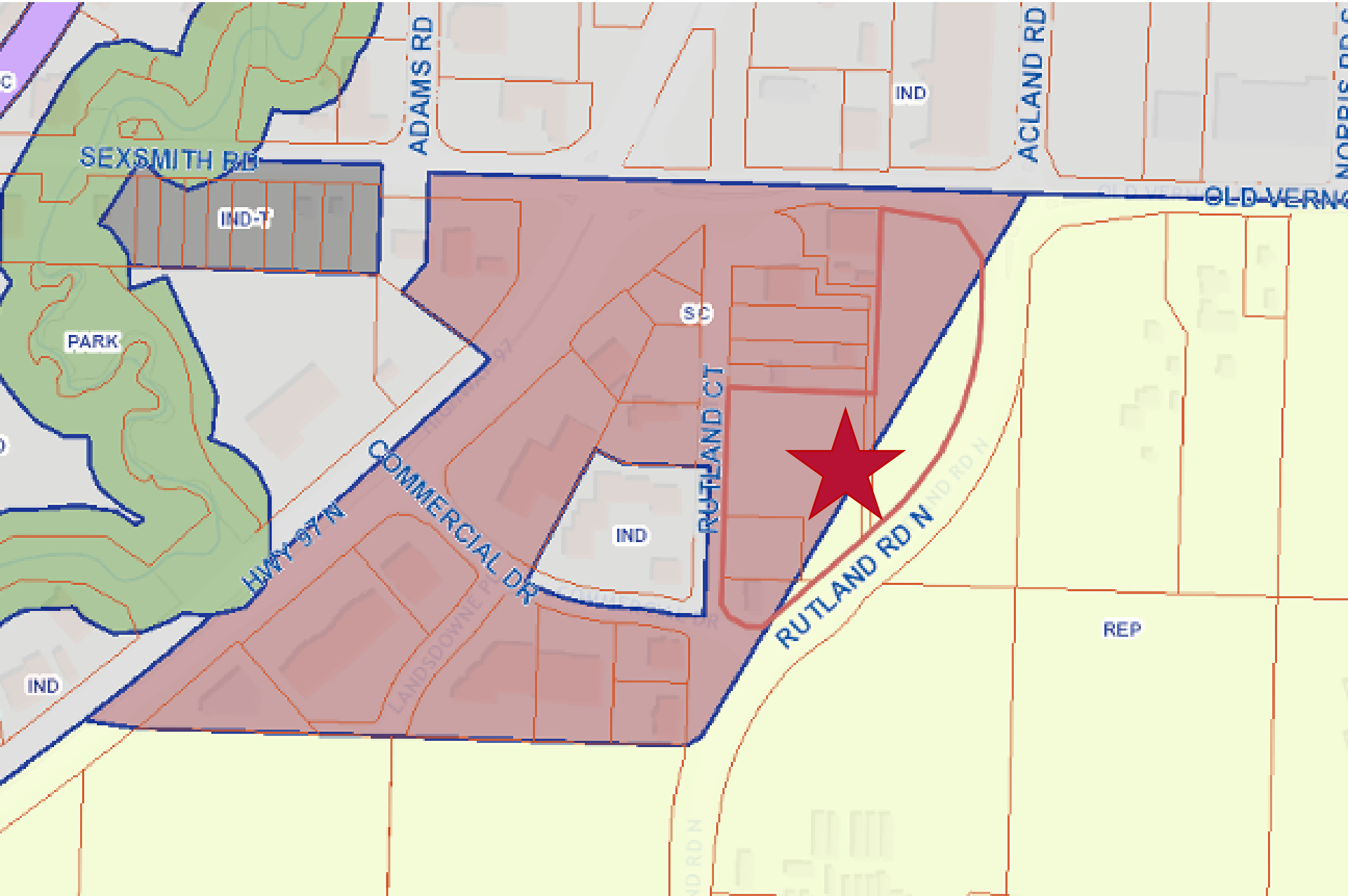
Development Process



Context Map


41
OLD VERNON RD
HIGHWAY 97
RUTLAND CT
RUTLAND A
COMMERCIAL DR
LANDSDOWNE PL
RUTLAND RD N
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



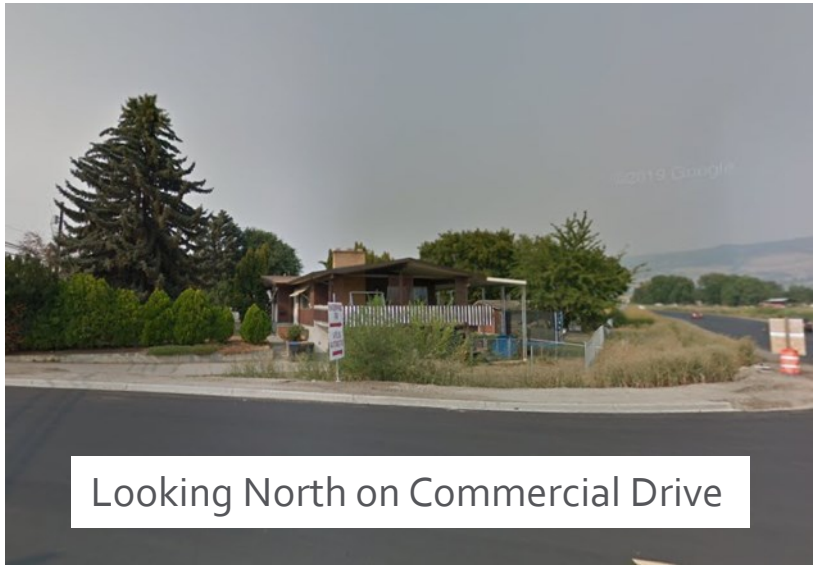
Subject Property Photos



Looking South from Old Vernon Road



Looking West on Rutland Road N



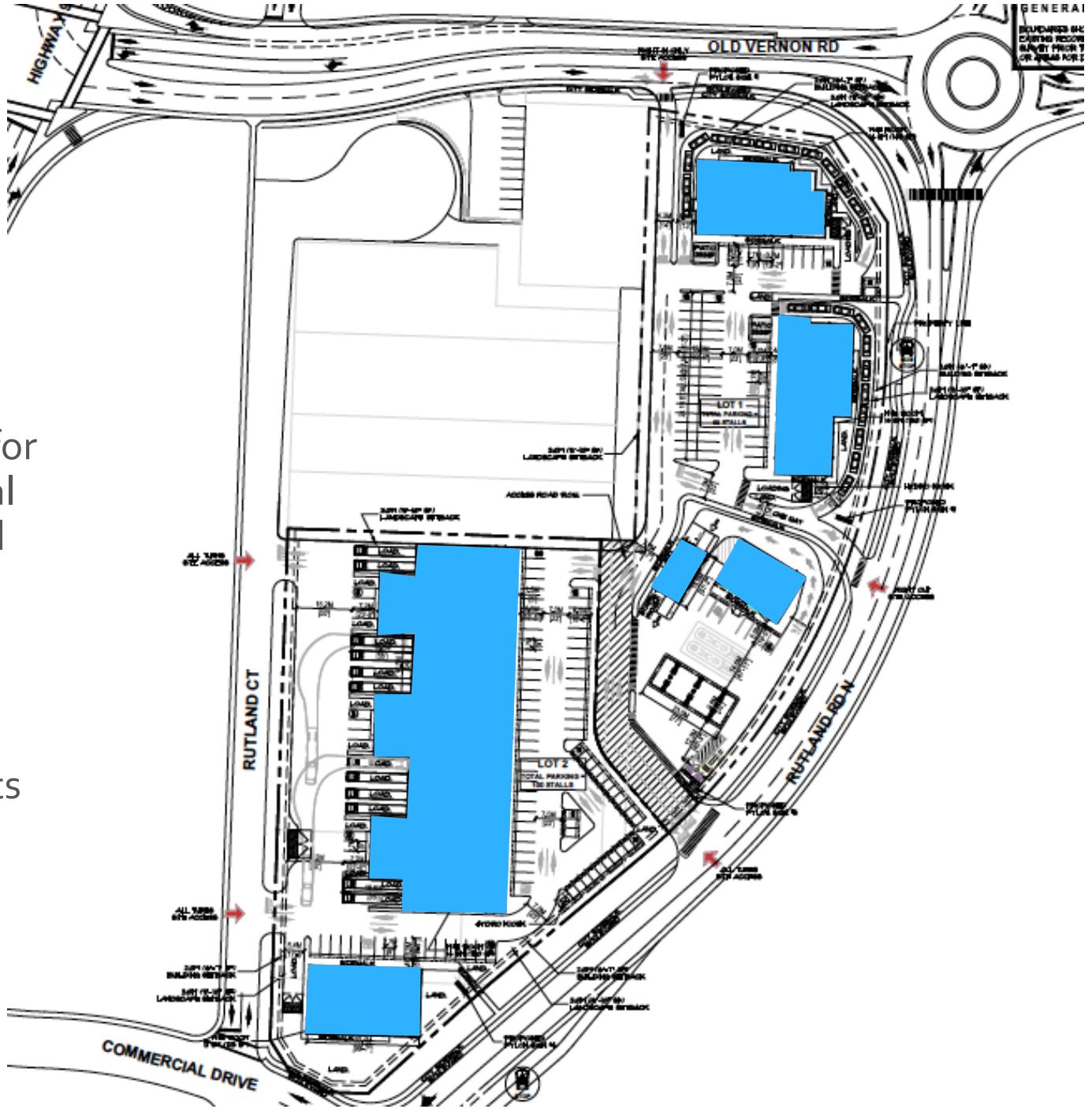
Looking North on Commercial Drive



Looking East on Rutland Court

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