



Z20-0019

Property Address:

Type of Application:



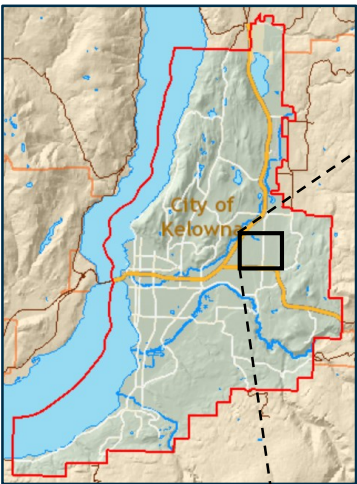
Proposal

- ▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 - Medium Lot Housing zone to facilitate a 2-lot subdivision.

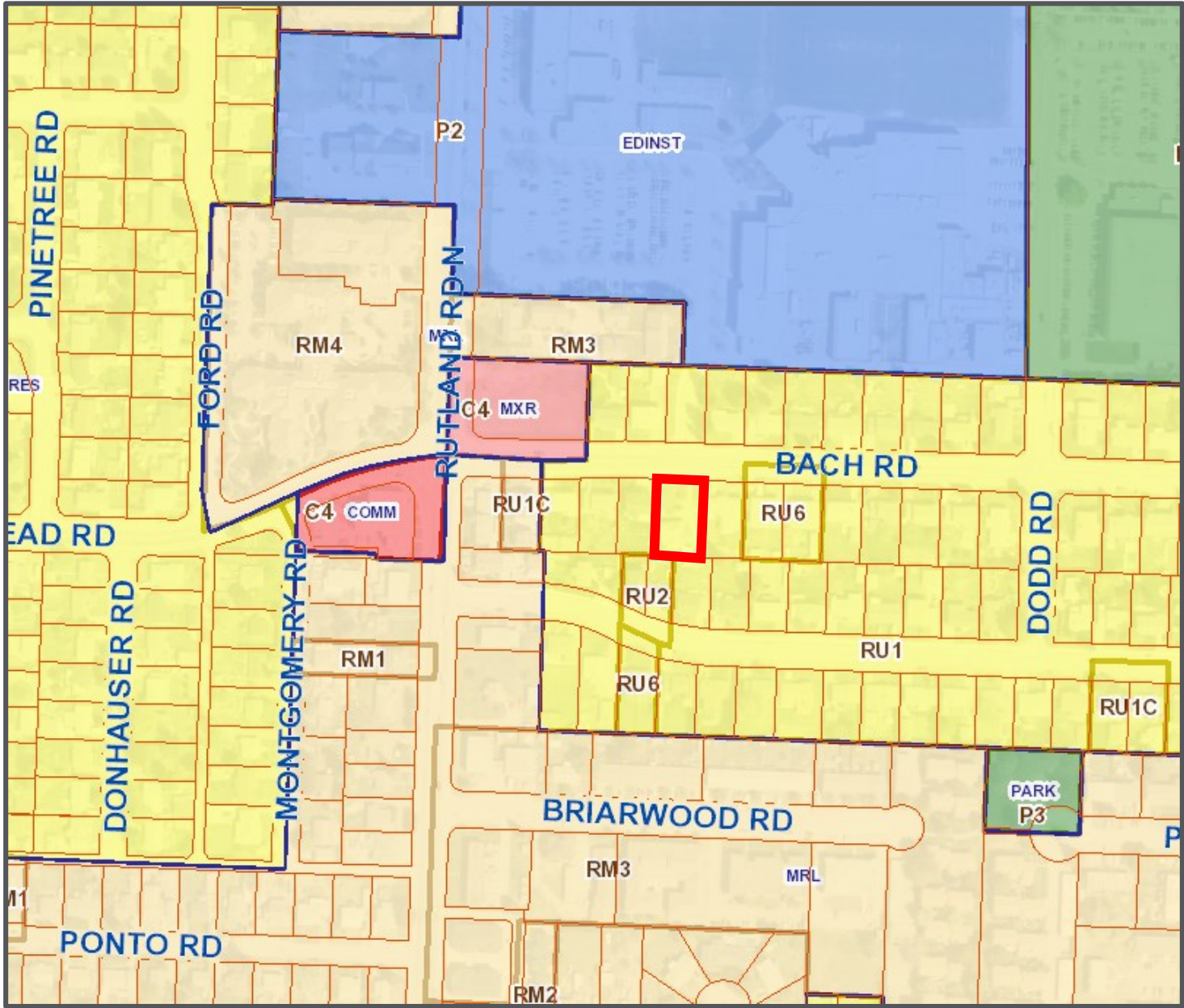
Development Process



Context Map



OCP Future Land Use / Zoning



Subject Property Map



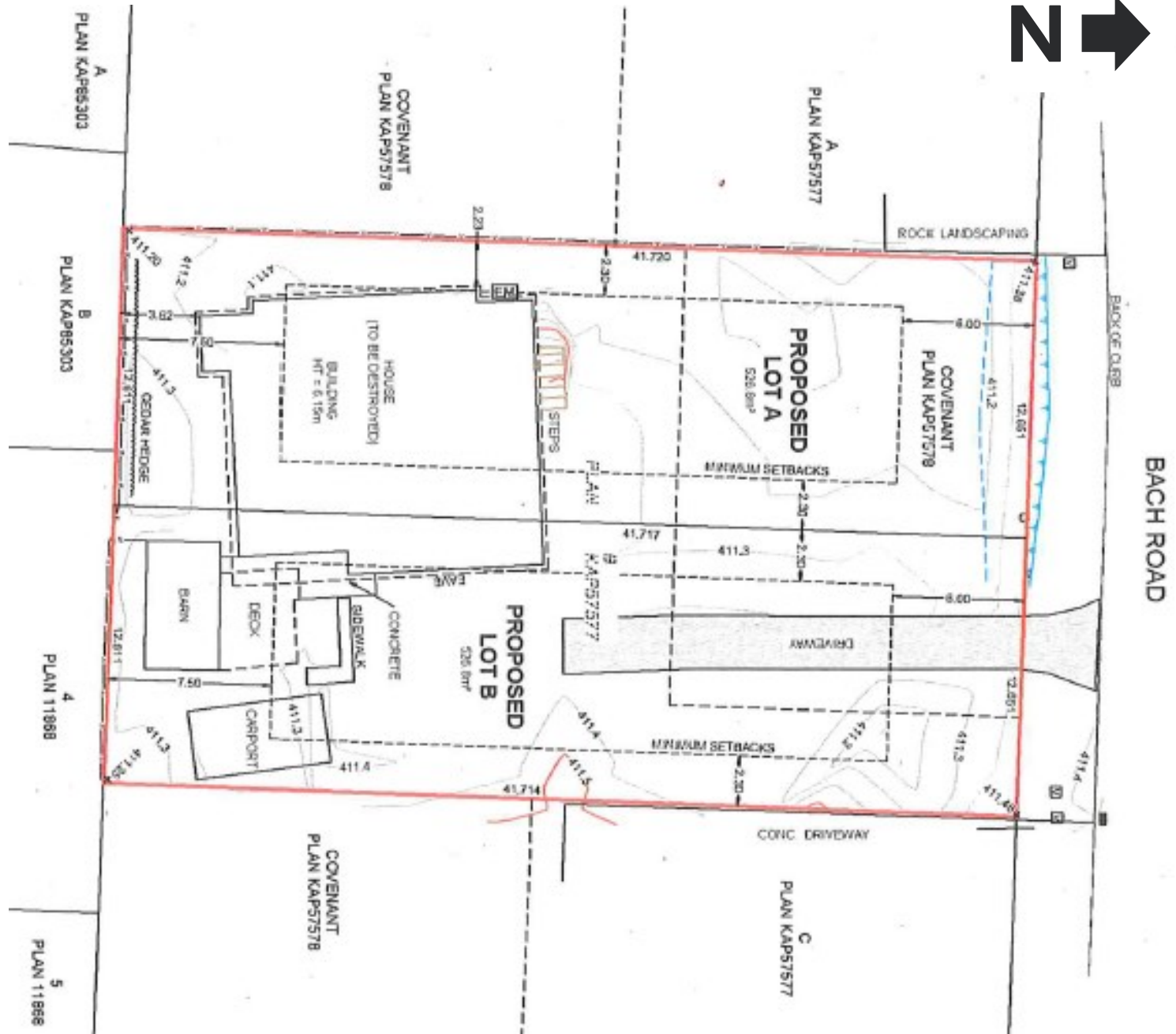
Project/technical details

- ▶ The applicant proposes to rezone the subject property to RU2 – Medium Lot Housing to facilitate a 2-lot subdivision.
- ▶ The 2 proposed lots meet the minimum dimensions of the RU2 zone except for width, which would be reduced by **35 centimetres** on each lot.

	RU2 Min. Dimensions	Proposed Lots
Width	13m	12.65m
Depth	30m	41.7m
Area	400m ²	526.8m ²

- ▶ A variance will be required to reduce lot width below the minimum requirement
- ▶ A reciprocal access agreement will be required on Title limiting the two lots to a single car access.

Subdivision Plan



Development Policy

- ▶ In an area of the city with urban services (incl. roads, sewer and water) that are able to accommodate a modest amount of infill, including RU2 lots (hence S2RES designation).
- ▶ Within walking distance of numerous schools and parks (incl. Rutland Recreation Park), as well as a commercial node at the intersection of Leathead Rd. and Rutland Rd. N.
- ▶ Proposed lots are in keeping with the context in the area.
 - ▶ Several lots in the area have already been upzoned from RU1 to RU2/RU1c/RU6

Public Notification Policy #367

- ▶ Public Consultation executed in full compliance with Public Notification Policy #367.
 - ▶ Neighbour Consultation completed May 20, 2020

Staff Recommendation

- ▶ Staff support rezoning the lot to RU2 to facilitate a 2-lot subdivision
 - ▶ Makes use of existing infrastructure (contain urban growth and reduce urban sprawl)
 - ▶ Proposed lots fit within the context of the neighbourhood (sensitive infill)



Conclusion of Staff Remarks