



Z19-0143

595 Mugford Road

Rezoning Application



Proposal

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

Development Process

Dec 19, 2019

Development Application Submitted

Staff Review & Circulation

June 30, 2020

Public Notification Received

Aug 10, 2020

Initial Consideration

Public Hearing – Request to Waive
Second, Third Readings, DVP

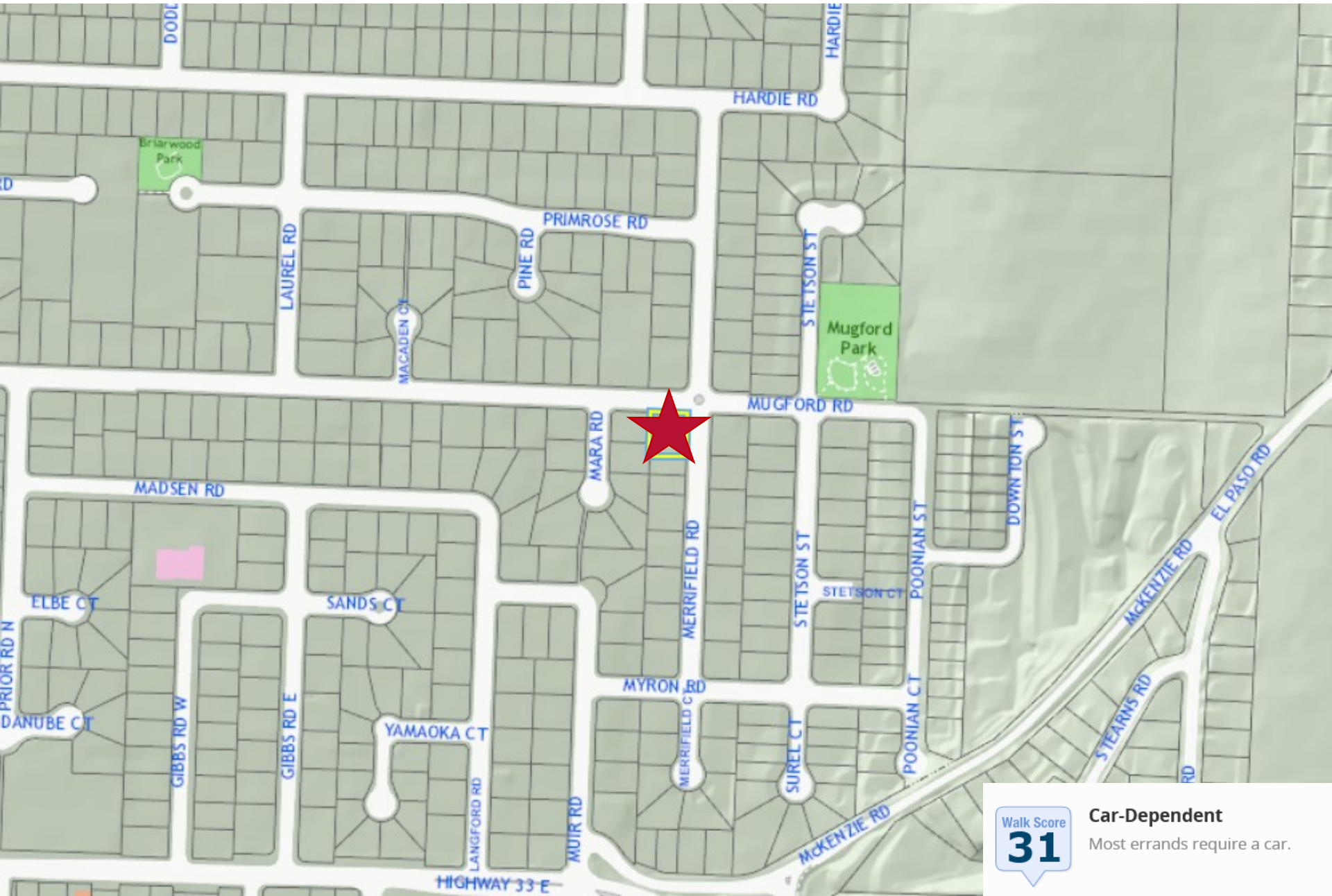
Final Reading

Subdivision Application

Council Approvals



Context Map



Walk Score
31

Car-Dependent
Most errands require a car.

Subject Property Map



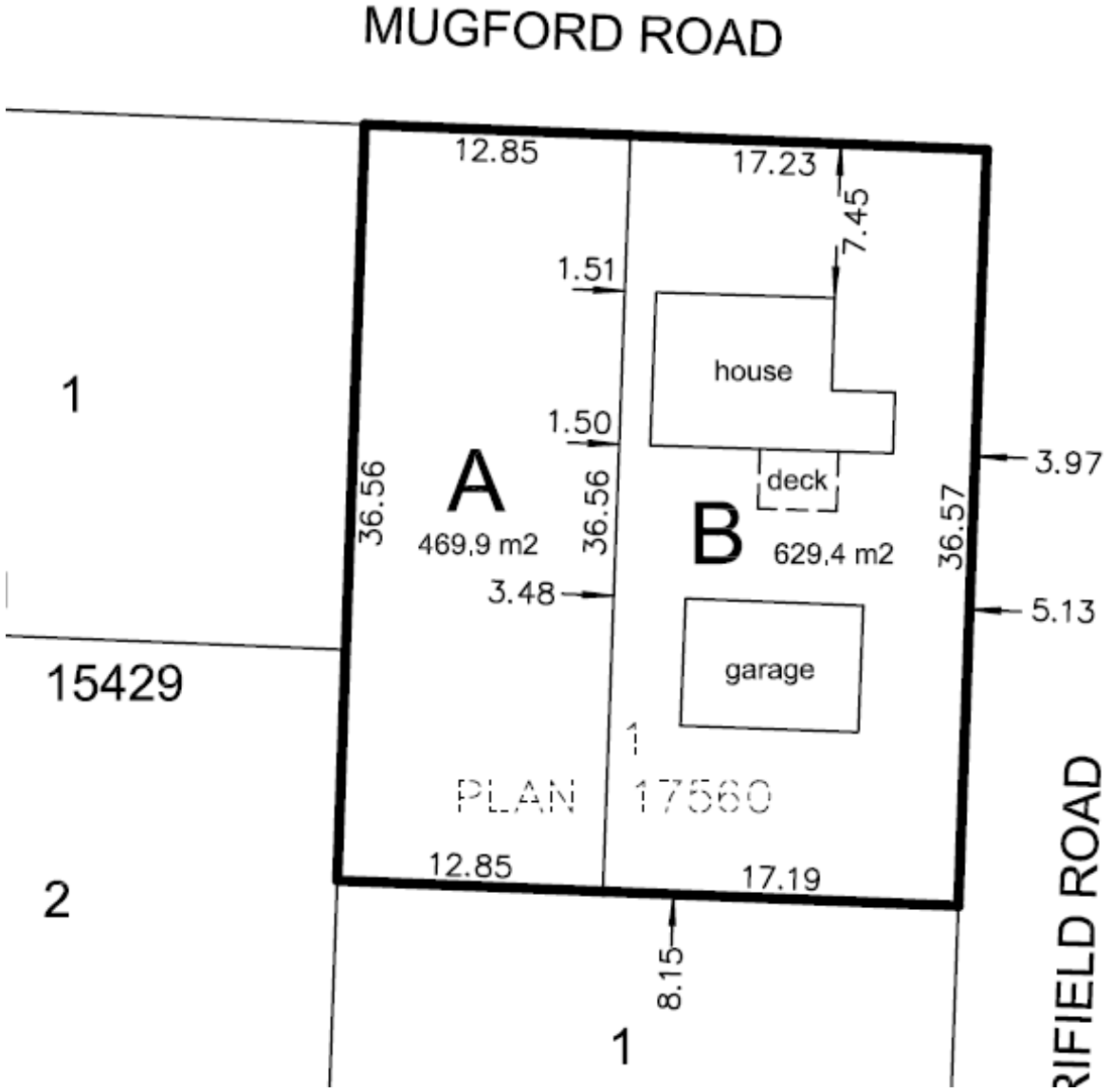
Street View Image



Street View Image



Conceptual Site Plan



Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Sensitive Infill
 - ▶ Compact Urban Form
- ▶ Consistent with Future Land Use of S2RES.

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Infill Policies
 - ▶ Appropriate location for adding residential density
- ▶ Recommend Public Hearing be waived for rezoning bylaw



Conclusion of Staff Remarks

Conceptual Site Plan

