Z19-0143
595 Mugford Road

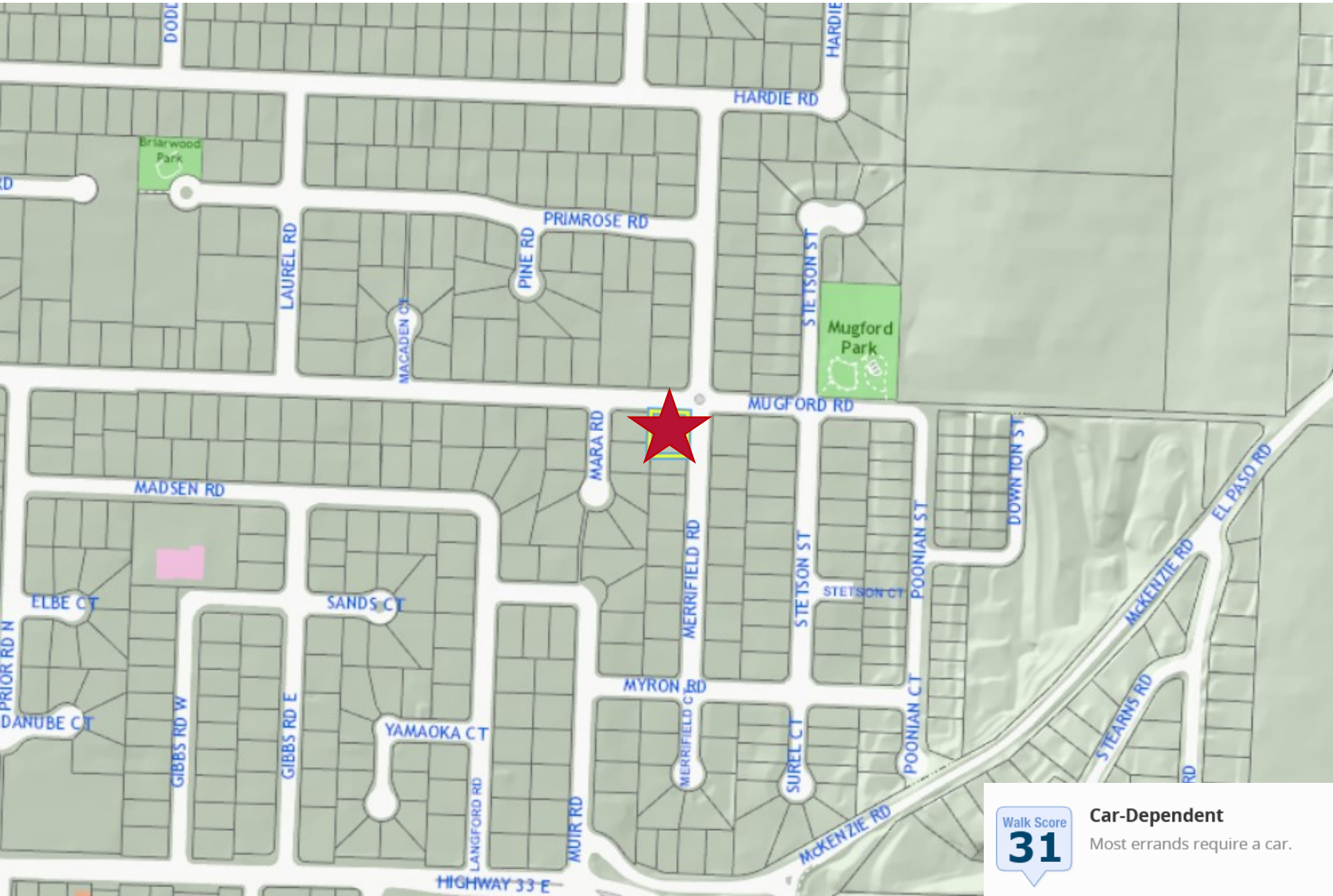
Rezoning Application

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

Context Map

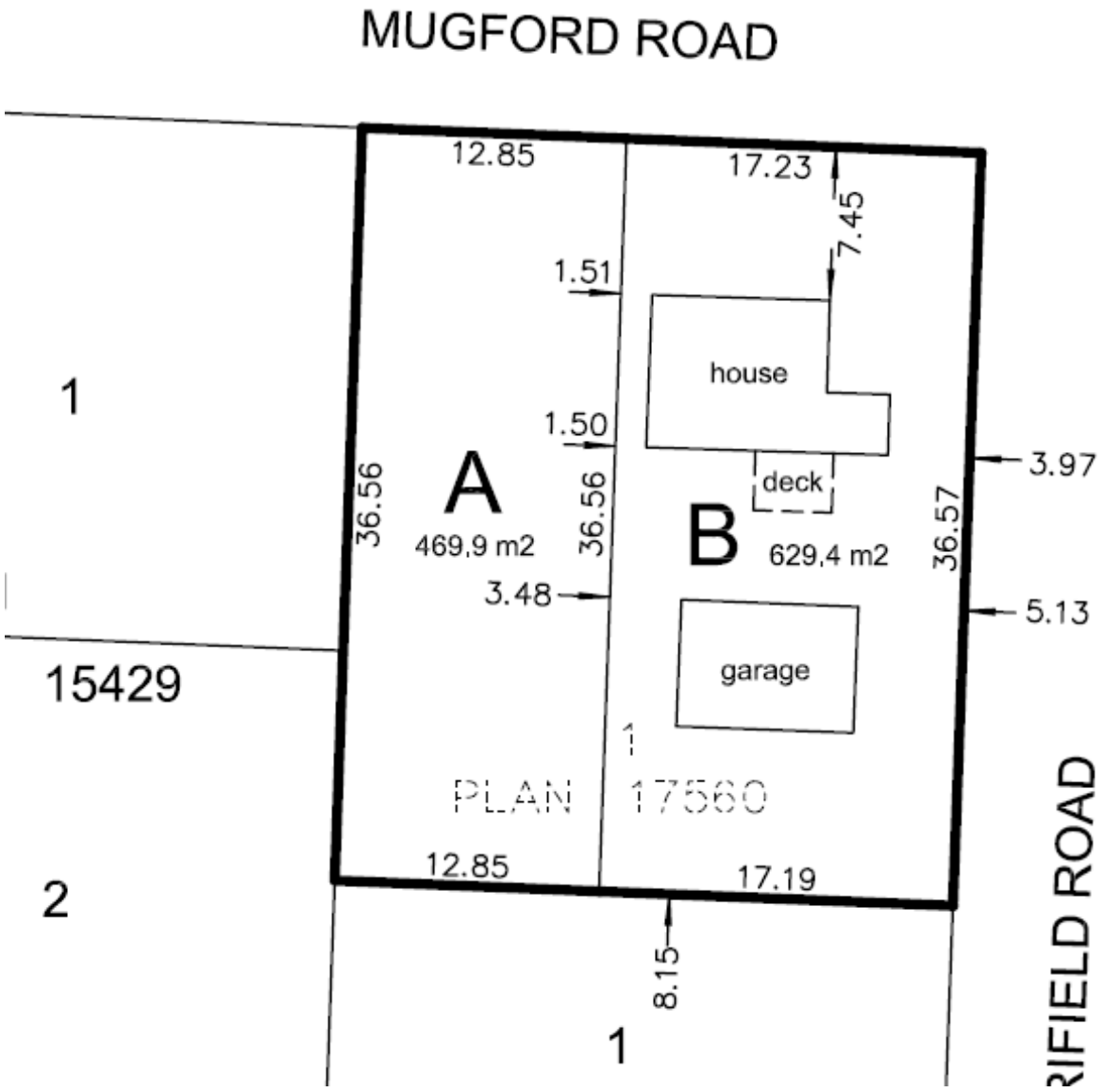

HARDIE RD
Briarwood Park
PRIMROSE RD
LAUREL RD
PINE RD
MACADEN CT
STETSON ST
Mugford Park
MUGFORD RD
MARA RD
MADSEN RD
MERRIFIELD RD
STETSON ST
POONIAN ST
DOWNTON ST
EL PASO RD
McKENZIE RD
STETSON CT
ELBE CT
SANDS CT
MYRON RD
DANUBE CT
GIBBS RD W
GIBBS RD E
YAMAOKA CT
LANGFORD RD
MUIR RD
SUREL CT
POONIAN CT
STEARNS RD
McKENZIE RD
HIGHWAY 33 E
Walk Score
31
Car-Dependent
Most errands require a car.

Subject Property Map

Street View Image

Street View Image

Conceptual Site Plan

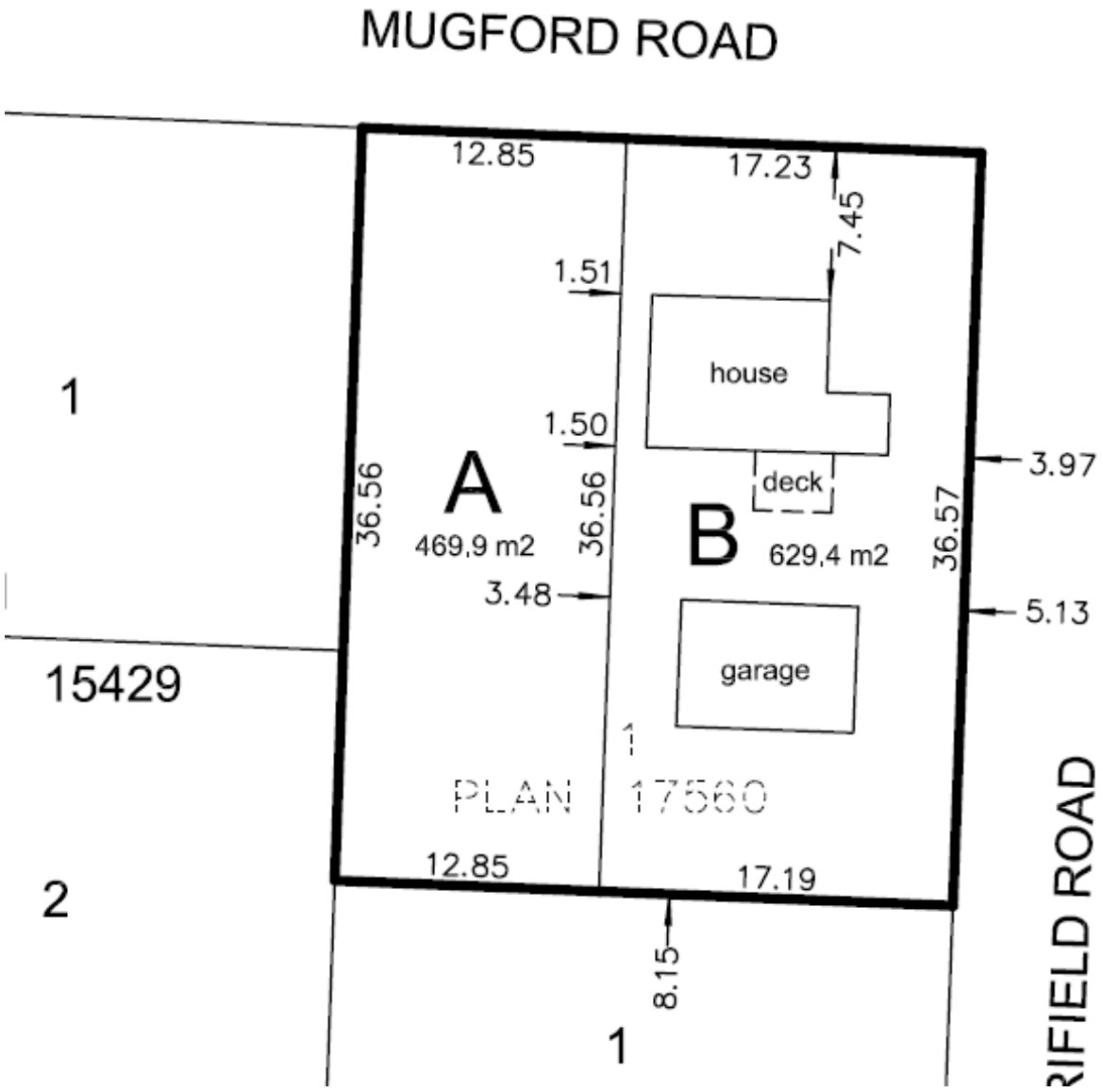


Development Policy

- 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