



DVP19-0243

595 Mugford Road

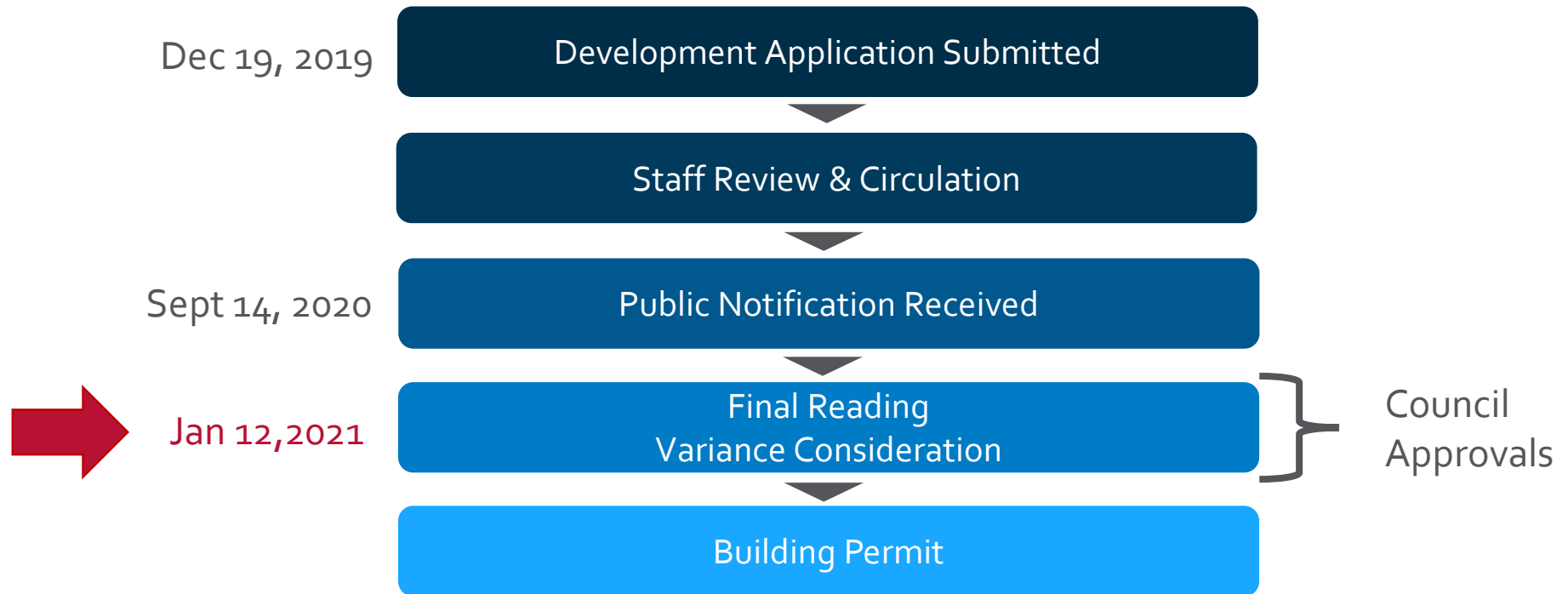
Development Variance Permit Application



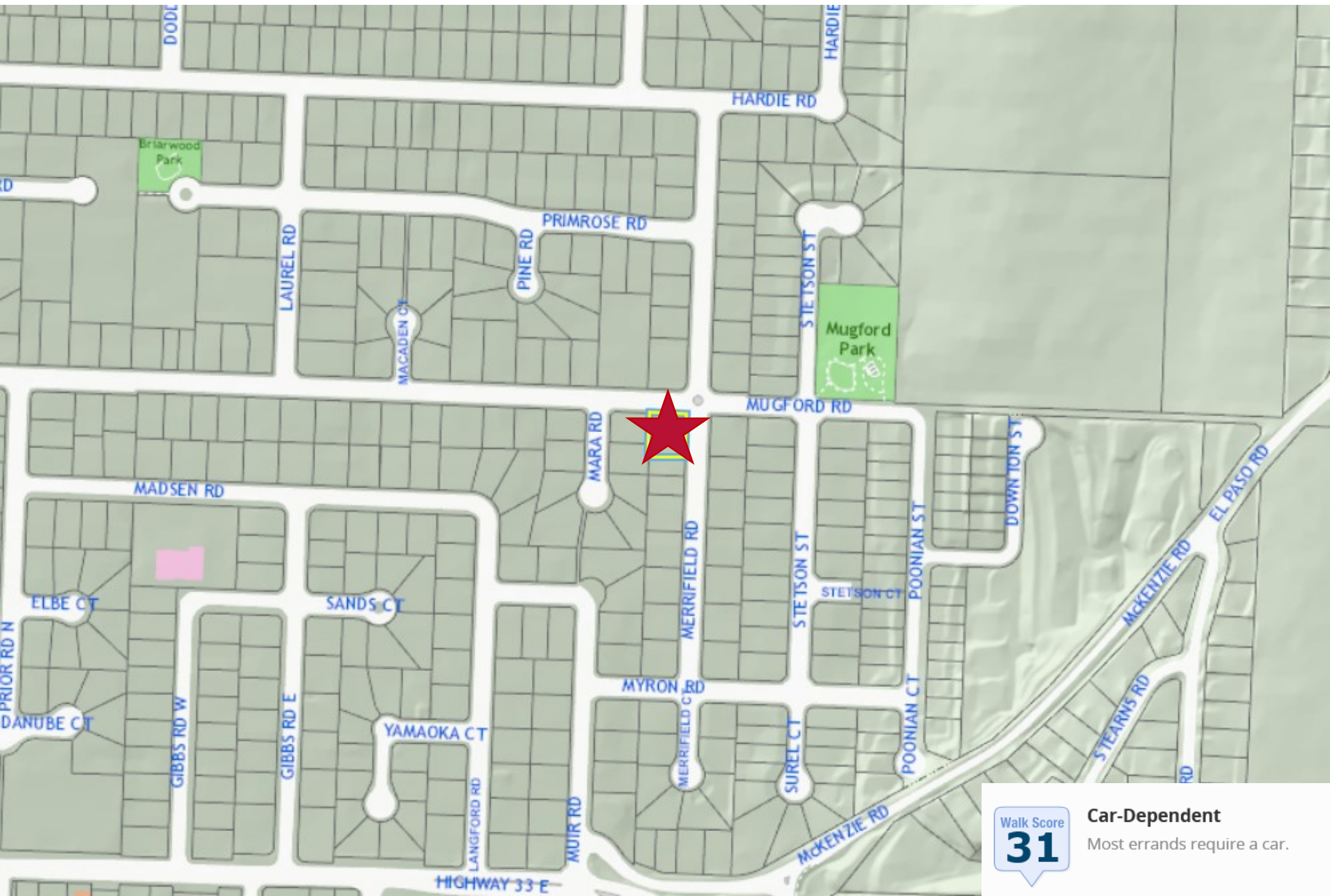
Proposal

- ▶ To vary lot width from 13.0 m required to 12.85 m for proposed Lot A to facilitate a 2-lot infill subdivision.

Development Process



Context Map



Walk Score
31

Car-Dependent

Most errands require a car.

Subject Property Map



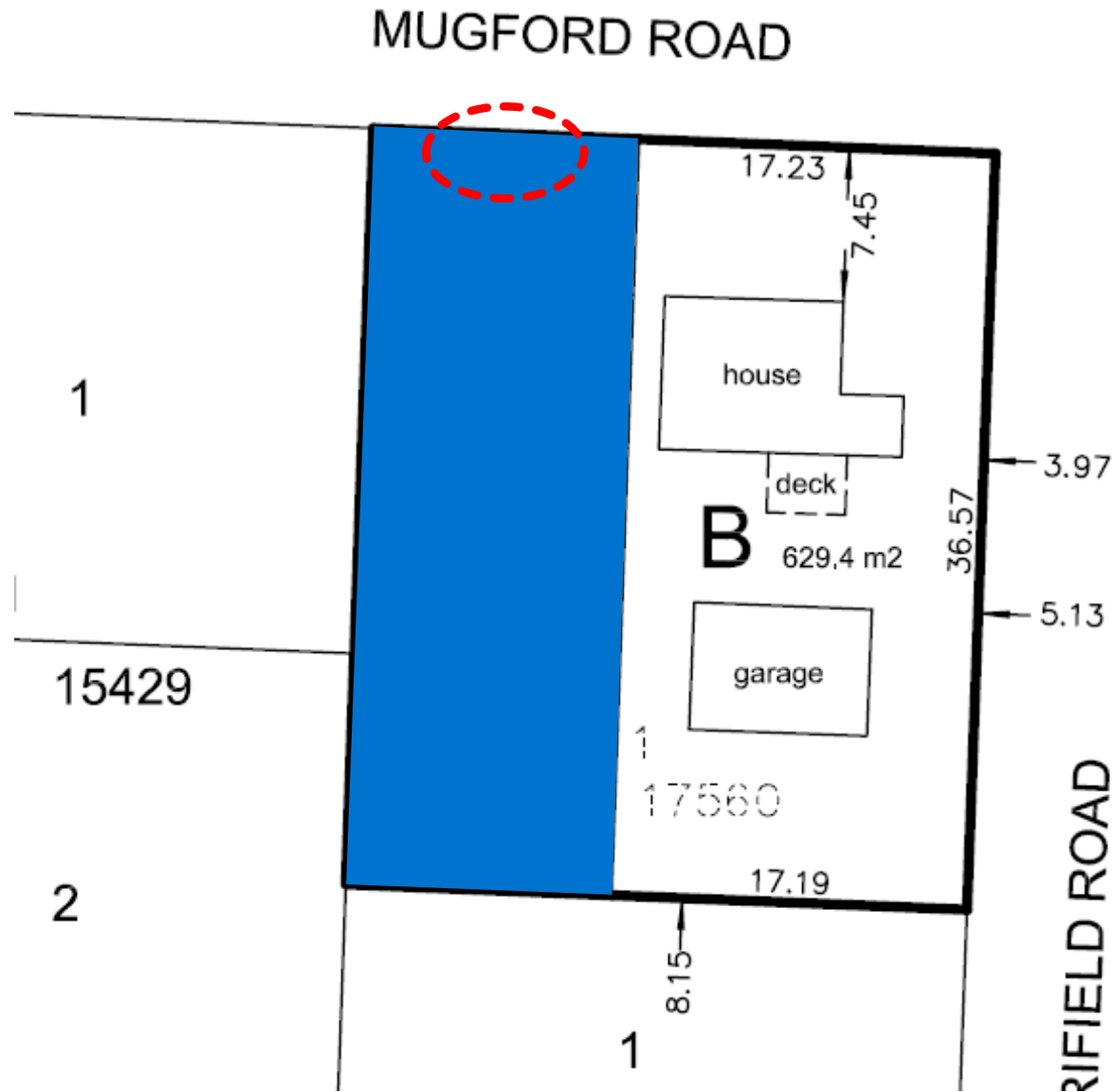
Street View Image



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** for the proposed DVP application
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Infill Policies
 - ▶ Appropriate location for adding residential density
 - ▶ Proposed lots exceed min. area and depth requirements for RU₂



Conclusion of Staff Remarks

Conceptual Site Plan

