



# Z20-0033

# 535 Elliot Avenue

Rezoning Application



# Proposal

- ▶ To consider an application to rezone the subject property from RU6 – Two Dwelling Housing zone to RM1 – Four Dwelling Housing zone to facilitate the development of a fourplex dwelling.

RU6  RM1

# Development Process



April 16, 2020

Development Application Submitted



Staff Review & Circulation



June 10, 2020

Public Notification Received



 **November 16, 2020**

Initial Consideration



Public Hearing  
Second & Third Readings



Final Reading  
DP & DVP Applications

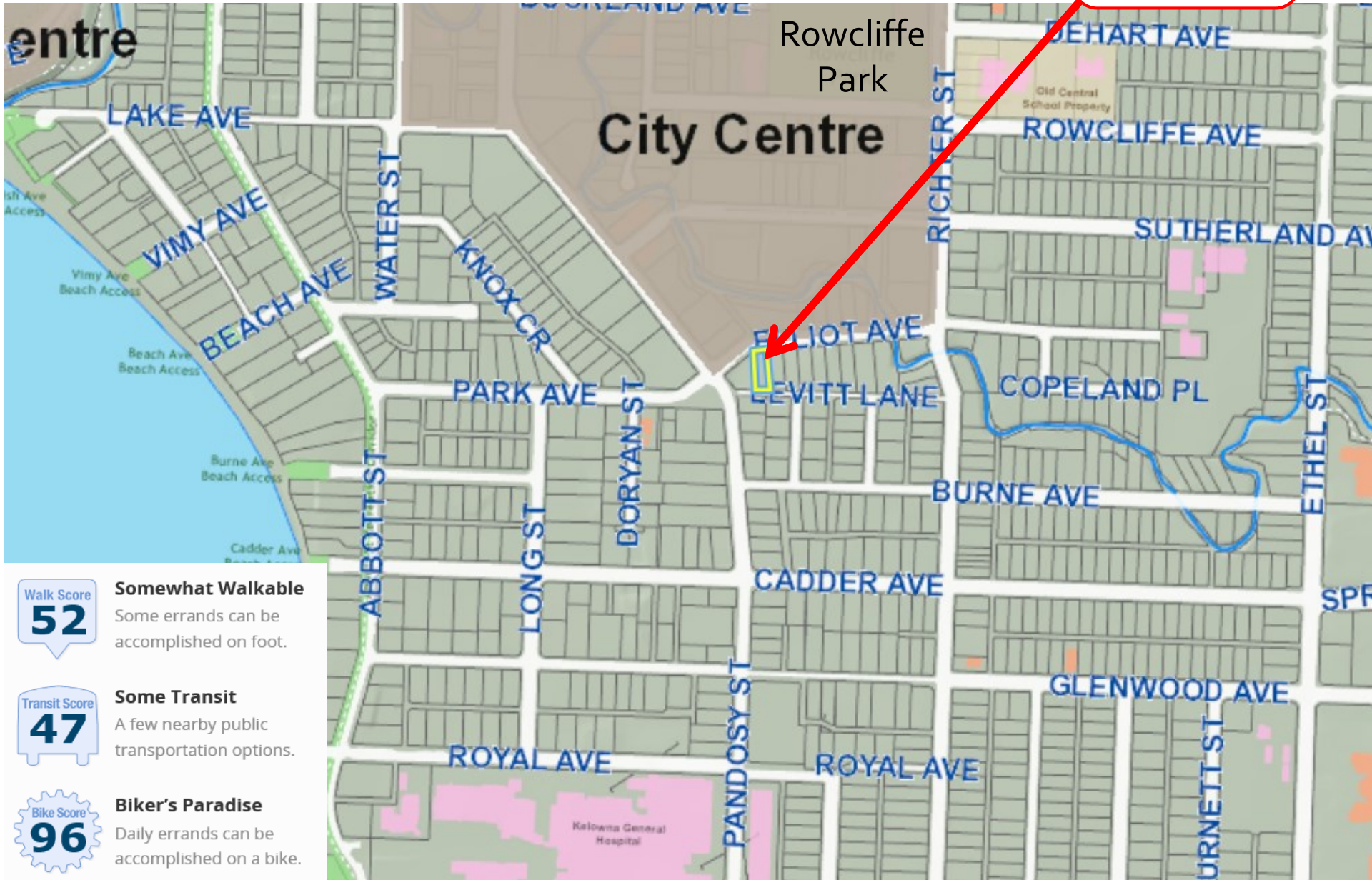


Building Permit

} Council Approvals

# Context Map

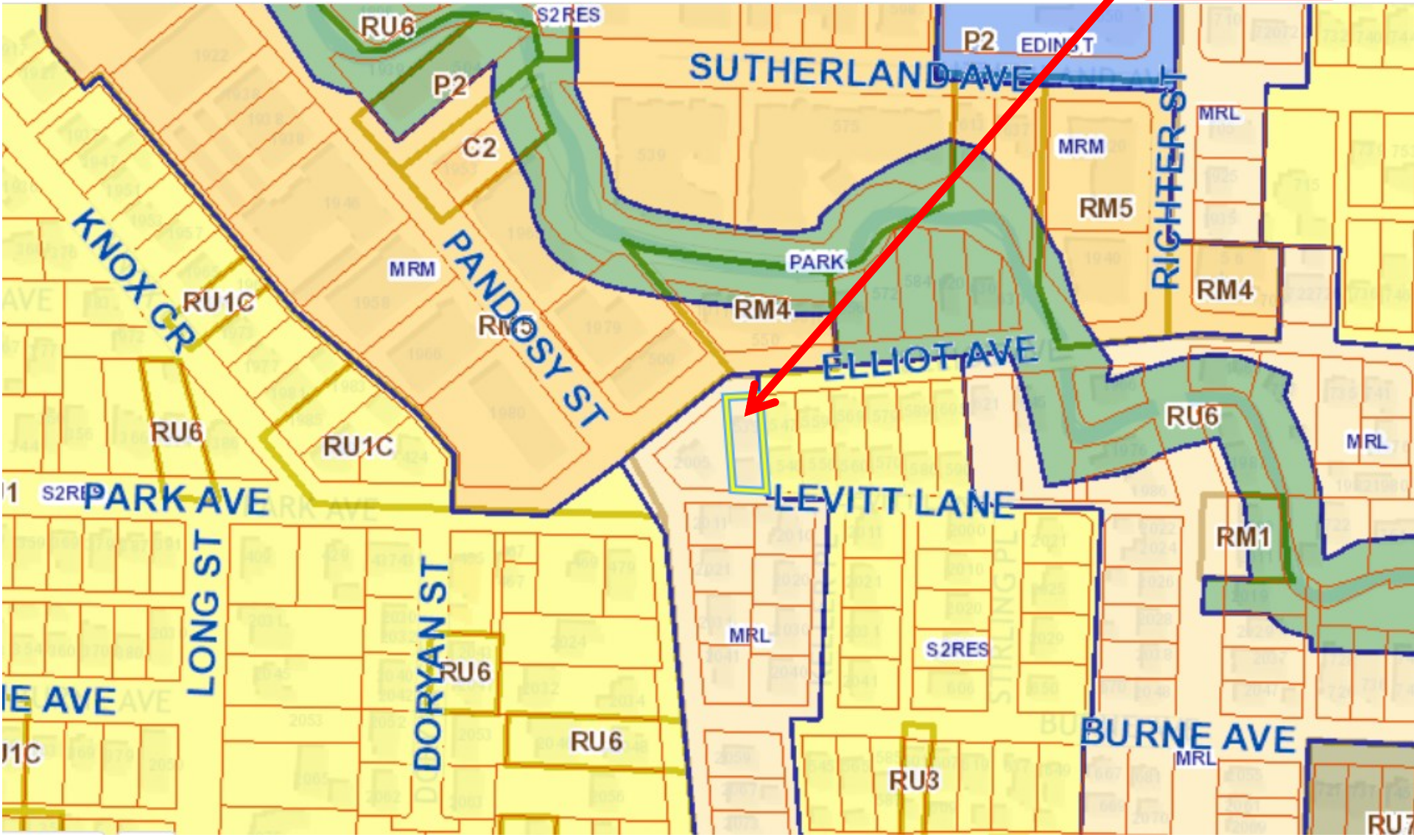
Subject  
Property





# Zoning and OCP Future Land Use

Subject  
Property





# Subject Property Map





# Subject Property Photo – Elliot Ave

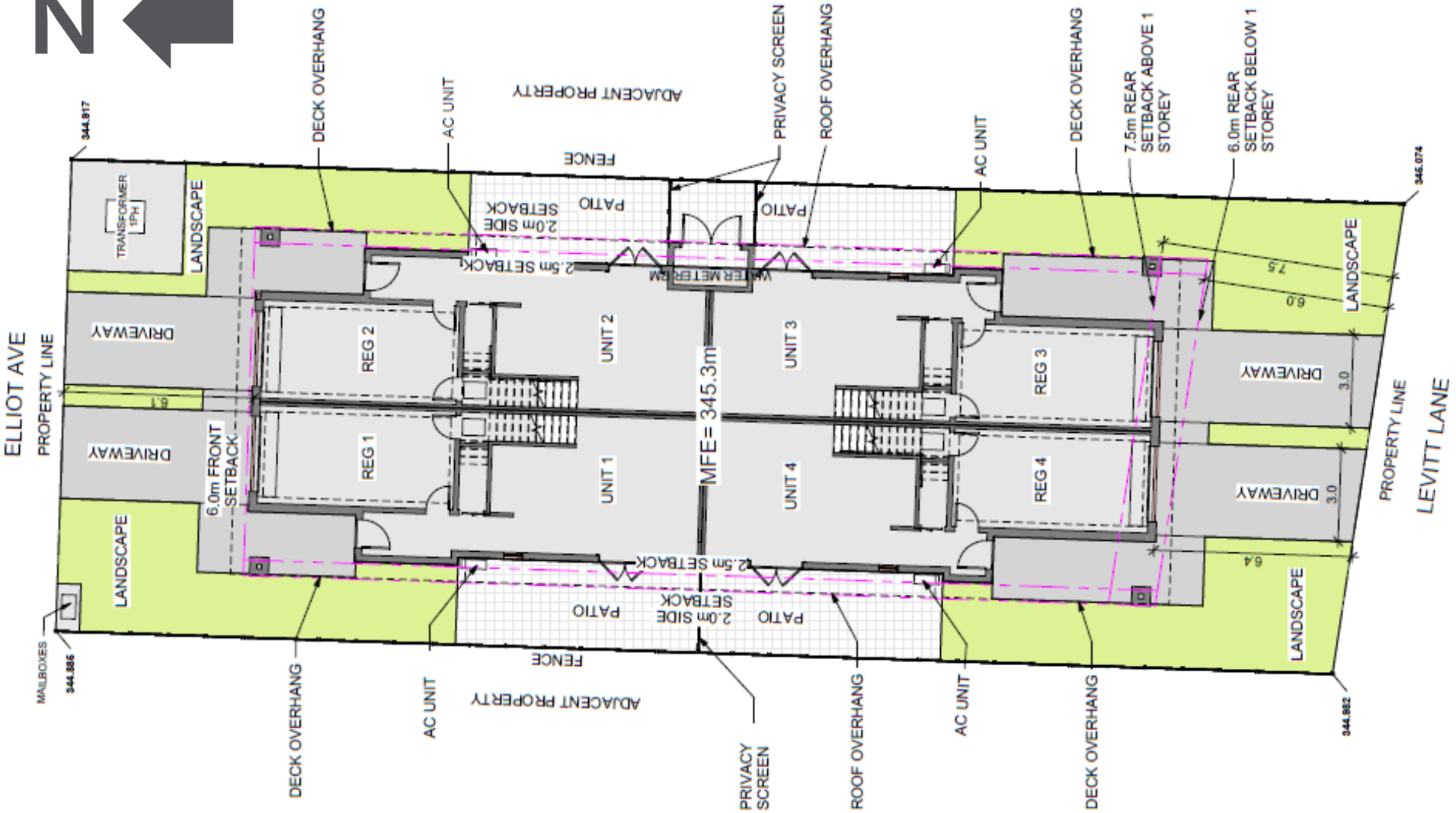


# Subject Property Photo – Levitt Lane





# Conceptual Site Plan



# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Within Permanent Growth Boundary
  - ▶ Compact Urban Form
  - ▶ Sensitive Infill
  - ▶ Healthy Communities



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning to facilitate the development of a fourplex dwelling.
- ▶ Meets the intent of the Official Community Plan
  - ▶ Urban Infill Policies
  - ▶ Appropriate location for adding residential density
- ▶ Recommend the Bylaw be forwarded to Public Hearing



## *Conclusion of Staff Remarks*



# Conceptual Site Plan

