



Z20-0099

395 Fleming Road

Rezoning Application



Proposal

- ▶ To rezone the subject property from RU₁ – Large Lot Housing to RU_{1C} – Large Lot Housing with Carriage House.

Development Process

Dec 1, 2020

Development Application Submitted



Staff Review & Circulation



Dec 9, 2020

Public Notification Received



Feb 1, 2021

Initial Consideration



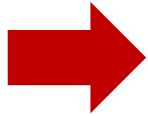
Public Hearing
Second & Third Readings



Final Reading
DP & Variances



Building Permit

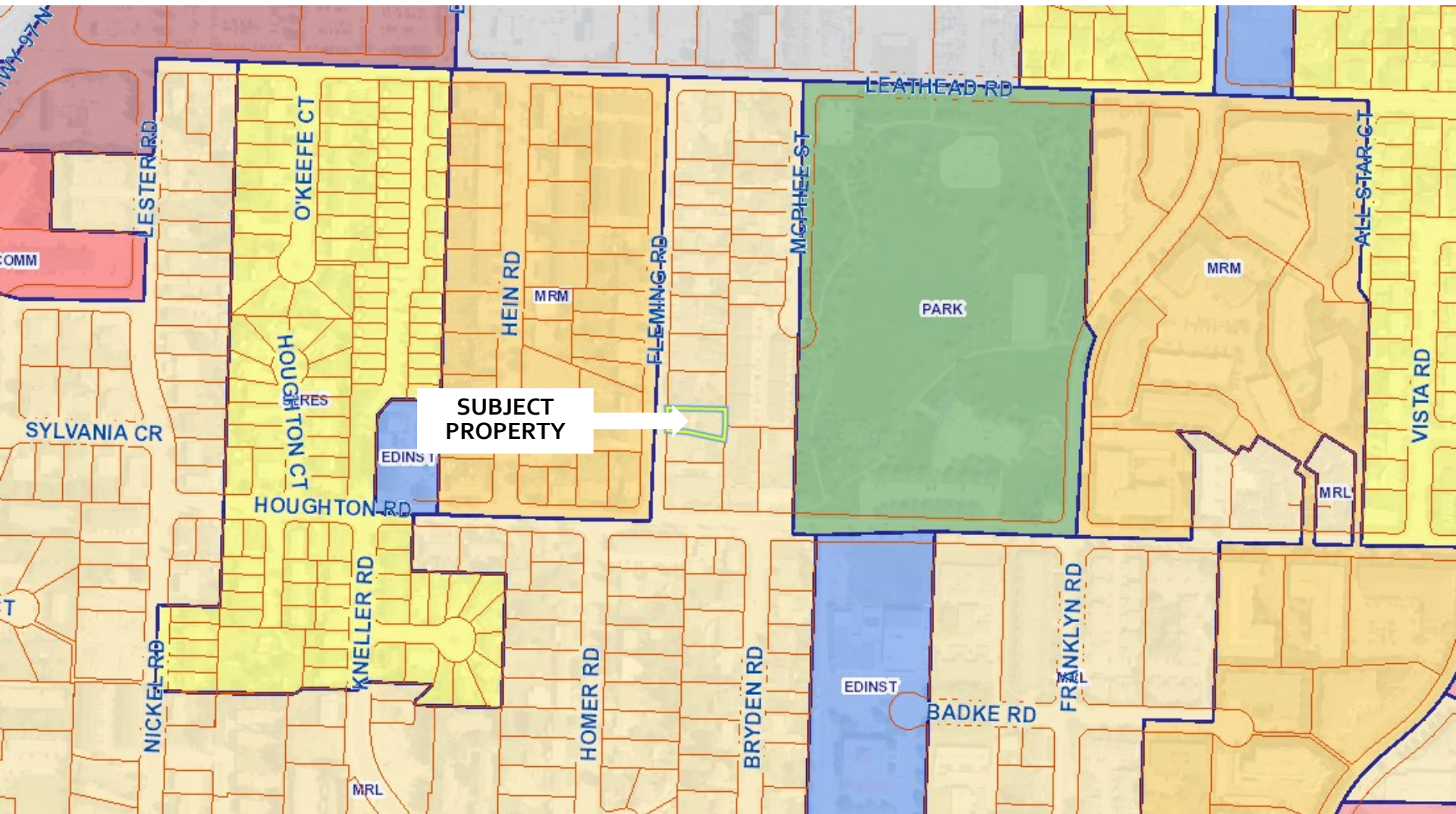


Council
Approvals

Context Map



OCP Future Land Use / Zoning



Subject Property Map



Project details

- ▶ The proposed carriage house will be 1 ½ storeys tall and located in the rear of the property.
- ▶ The carriage house is proposed to have a footprint of 65.5m² (705ft²) in size.
- ▶ The proposed carriage house will meet all Zoning Bylaw Regulations.

Site Photos

395 Fleming Rd. — Frontage and Access



Subject property frontage (west)



Side-yard access (north)



Proposed carriage house location
(trees to remain)



Rear yard (tree to remain)

Site Plan



1 SITE PLAN
Scale: 1:150



Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed Rezoning:
 - ▶ Subject property is within the Permanent Growth Boundary.
 - ▶ The Future Land Use Designation is MRL – Multiple Unit Residential (Low Density), however, this is considered a modest increase in density and generally meets the intent of the Official Community Plan.



Conclusion of Staff Remarks