



# Z20-0092 387 Moubray Rd.

Rezoning Application



# Proposal

- ▶ To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a 2-lot subdivision
- ▶ To waive the Public Hearing, in accordance with Local Government Act s. 464(2).

# Development Process

Oct. 22, 2020

Development Application Submitted



Staff Review & Circulation



Nov. 23, 2020

Public Notification Received



Feb. 1, 2021

Initial Consideration



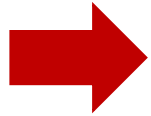
Public Hearing  
Second & Third Readings



Final Reading  
DP & Variances

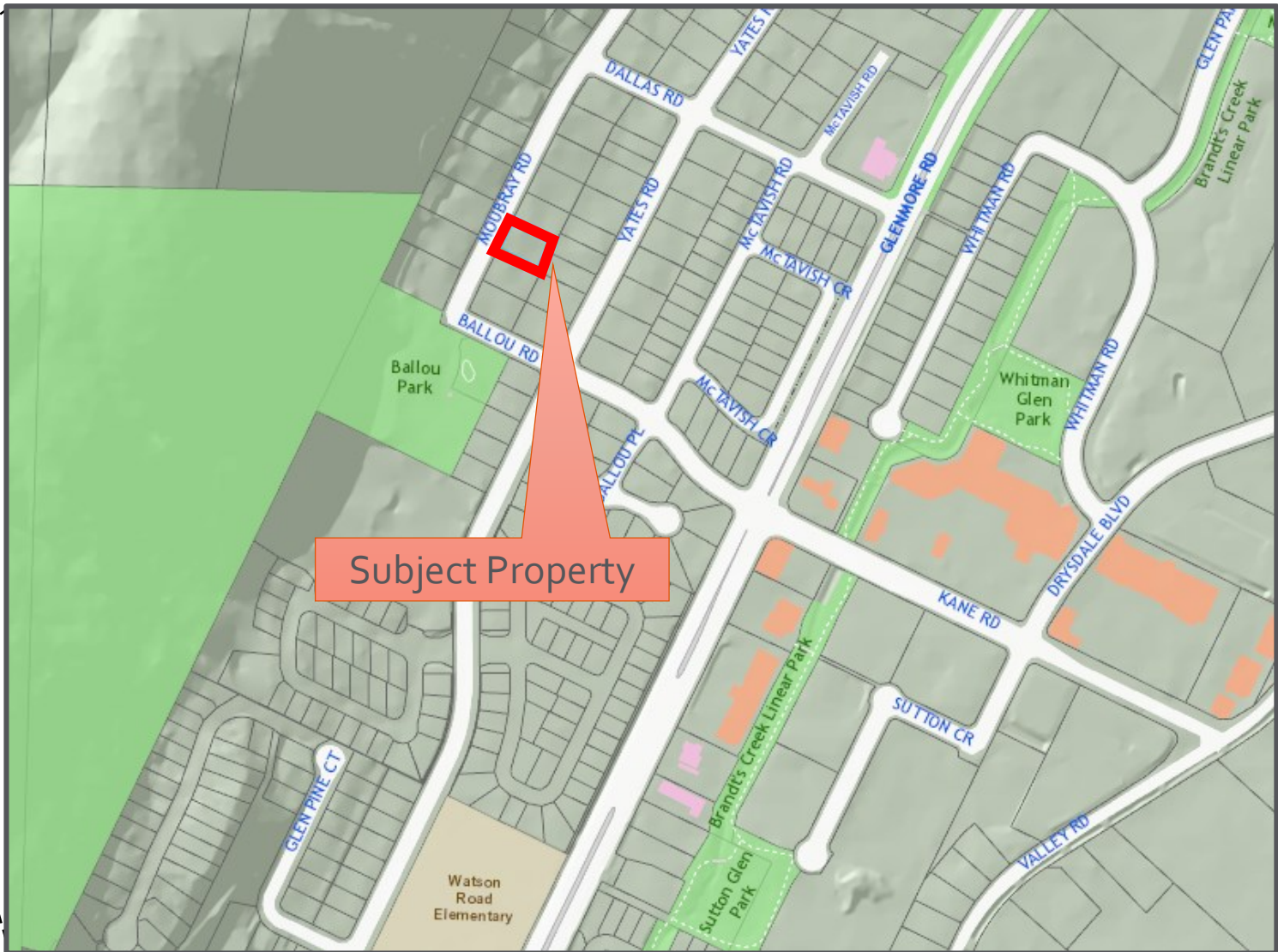
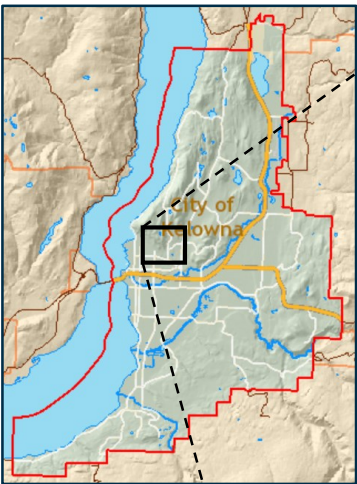


Building Permit



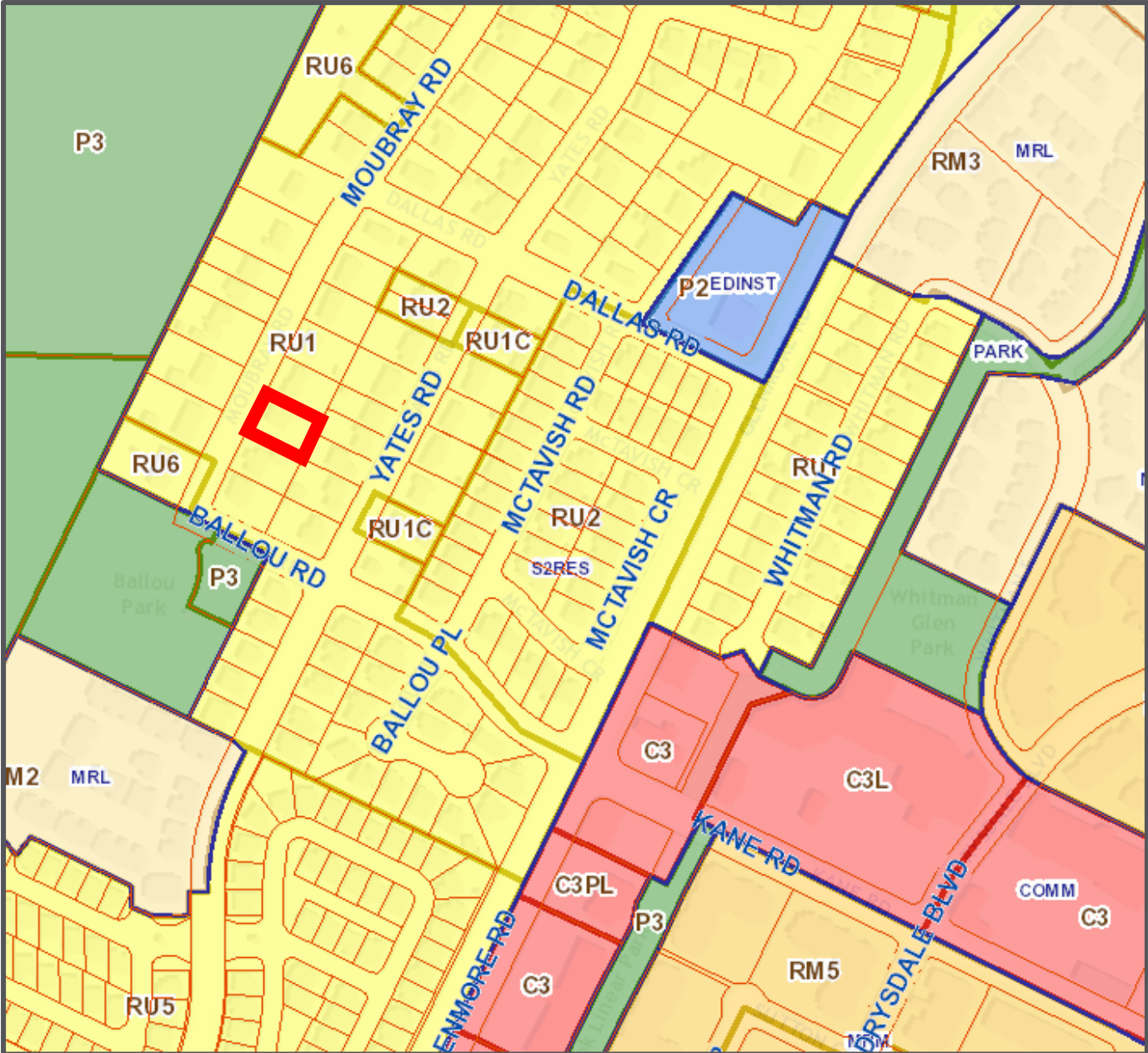
Council  
Approvals

# Context Map





# OCP Future Land Use / Zoning





# Subject Property Map



# Project/technical details

- ▶ Rezone to RU2 – Medium Lot Housing to facilitate a 2-lot subdivision.
- ▶ Proposed lots meet the minimum lot dimensions of the RU2 zone.

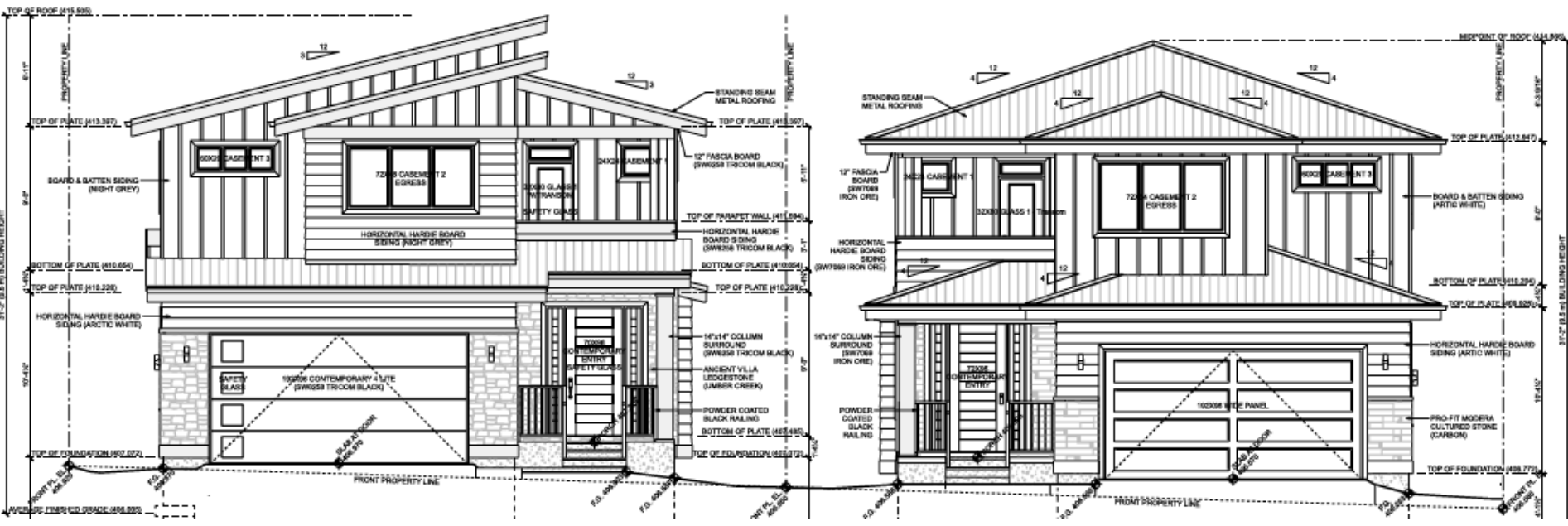
	RU2 Min. Dimensions	Proposed Lots	RU1 Min. Dimensions
Width	13m	13.7m	16.5m
Depth	30m	40.5m	30m
Area	400m <sup>2</sup>	555m <sup>2</sup>	550m <sup>2</sup>







# Conceptual Elevations



# Development Policy

## ▶ ***OCP Policy 5.3.2 Compact Urban Form:***

- ▶ In an area of the city where existing infrastructure is able to accommodate a moderate amount of infill development, in line with the RU2 zone
- ▶ Close to parks, schools and a neighbourhood commercial node
- ▶ S2RES future land use designation supports RU2 zone

## ▶ ***OCP Policy 5.3.6 Sensitive Infill:***

- ▶ Several lots in the area have already been rezoned to RU2/RU1c/RU6 and are of similar lot dimensions

# Staff Recommendation

- ▶ Staff support rezoning the lot to RU2 to facilitate a 2-lot subdivision
  - ▶ Promotes compact urban form
  - ▶ Context-sensitive infill development





## *Conclusion of Staff Remarks*