



Z20-0097 368 Valley Rd.

Rezoning Application



Proposal

- ▶ To rezone the subject property from the RR3 – Rural Residential 3 zone to the RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of a purpose-built rental apartment.

Development Process

Nov. 13, 2020

Development Application Submitted



Staff Review & Circulation



Dec. 14, 2020

Public Notification Received



Mar. 22, 2021

Initial Consideration



Public Hearing
Second & Third Readings



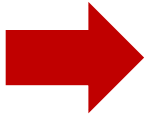
Final Reading
DP & Variances



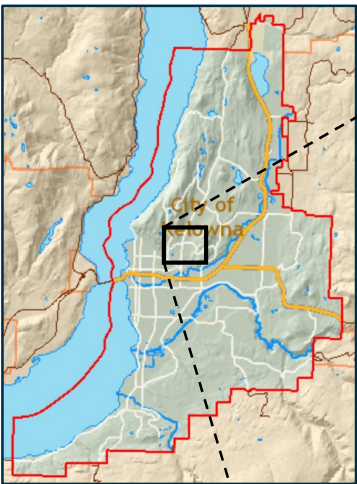
Building Permit



Council
Approvals

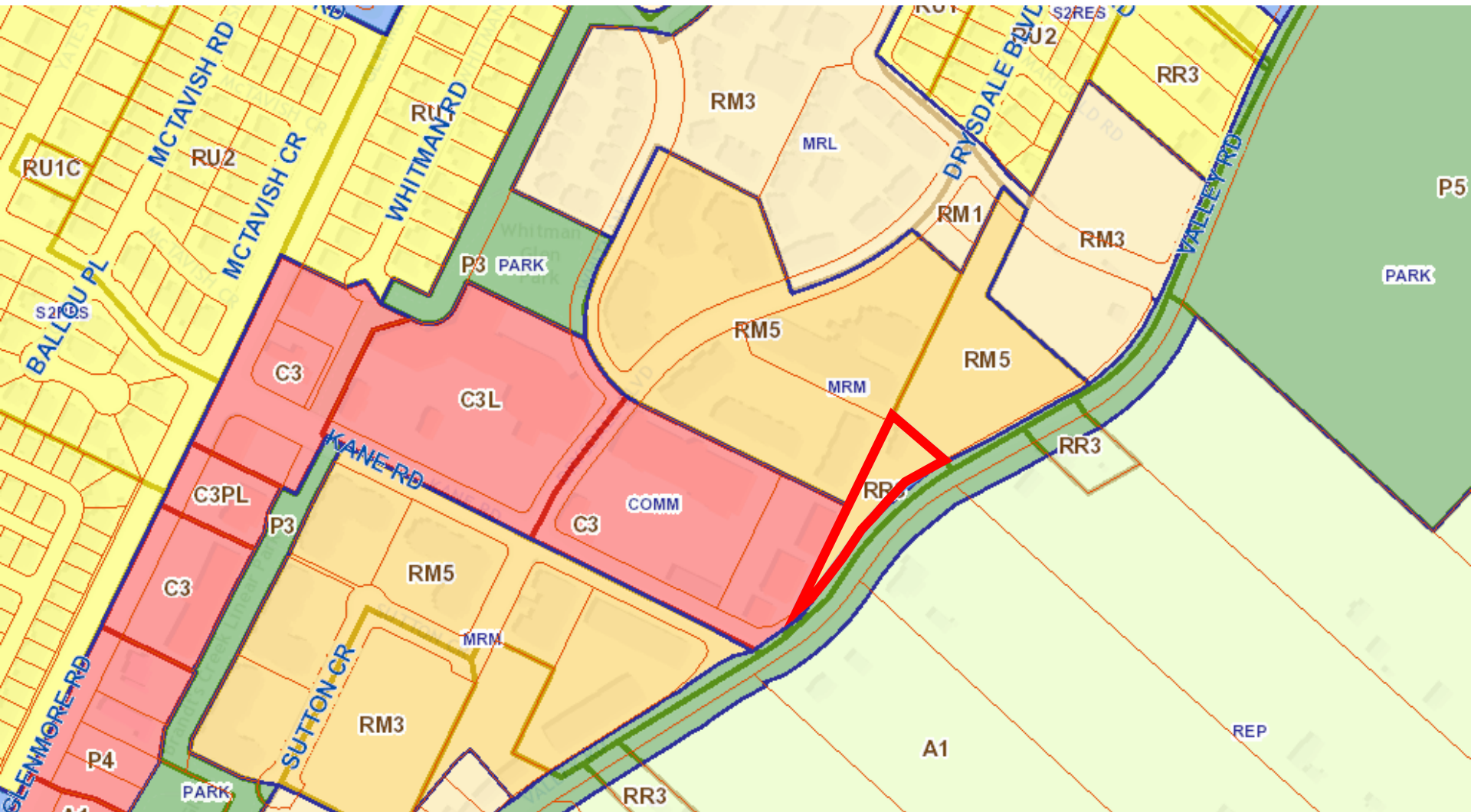


Context Map



Subject Property

OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ Rezone the lot to RM5r – Medium Density Multiple Housing (Residential Rental Tenure Only) to facilitate a purpose-built rental apartment.
- ▶ Applicant has applied for funding from BC Housing. If successful, this would be a subsidized rental apartment building ensuring affordable housing.
- ▶ Applicant has submitted conceptual drawings demonstrating to Staff's satisfaction that a development under the RM5r zone is feasible on the site.

Conceptual Site Plan

A
PLAN EPP94225



2

PLAN

EPP48909

VALLEY ROAD



PARCEL A
(DD 130155F AND PL
OF LOT 2
PLAN 4043

- PARKADE - 31 STALLS
- 1ST FLOOR - LOBBY AMENITIES, 1-1 BEDROOM, 1-2 BEDROOM, 1-3 BEDROOM - 7250 SQFT
- 2ND FLOOR - 8 UNITS, LAUNDRY - 6242 SQFT
- 3RD FLOOR - SIMILAR
- UNIT BREAKDOWN PER FLOOR
- 1- 3 BEDROOM
- 3- 2 BEDROOM
- 2- 1 BEDROOM
- 2- STUDIO

- 4TH FLOOR - 8 UNITS, LAUNDRY - 5879 SQFT
- 5TH FLOOR - SIMILAR
- 6TH FLOOR - SIMILAR
- UNIT BREAKDOWN PER FLOOR
- 3- 2 BEDROOM
- 4- 1 BEDROOM
- 1- STUDIO

- TOTAL - 43 UNITS
- PARKING - 51 STALLS
- MAIN FLOOR - 7276 SQFT

Conceptual Rendering



Development Policy

- ▶ Focus growth in urban and village centres
- ▶ Develop a compact urban form that maximizes use of existing infrastructure
- ▶ Future Land Use designation is MRM – Multiple Unit Residential Medium Density which supports the proposed RM5r zone
 - ▶ In Glenmore Valley Village Centre
 - ▶ Community commercial node to west
 - ▶ Good transit access (Glenmore Rd. a major transit corridor)
 - ▶ Schools and parks nearby
- ▶ Both OCP and Healthy Housing Strategy (HHS) recognize need for rental housing, and affordable housing

Staff Recommendation

- ▶ Staff support the proposed RM5r zone to facilitate the development of a purpose-built rental apartment
 - ▶ Growth in a village centre
 - ▶ Promotes a compact urban form through maximizing existing infrastructure
 - ▶ Future Land Use designation is MRM, which supports the RM5r zone



Conclusion of Staff Remarks