



# Z20-0080

# 855 DeHart Road

Rezoning Application



# Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a 3-lot subdivision.

# Development Process

Sept 9<sup>th</sup>, 2020

Development Application Submitted

Staff Review & Circulation

Dec 19<sup>th</sup>, 2020

Public Notification Received

April 12<sup>th</sup>, 2021

Initial Consideration

Public Hearing  
Second & Third Readings

Final Reading

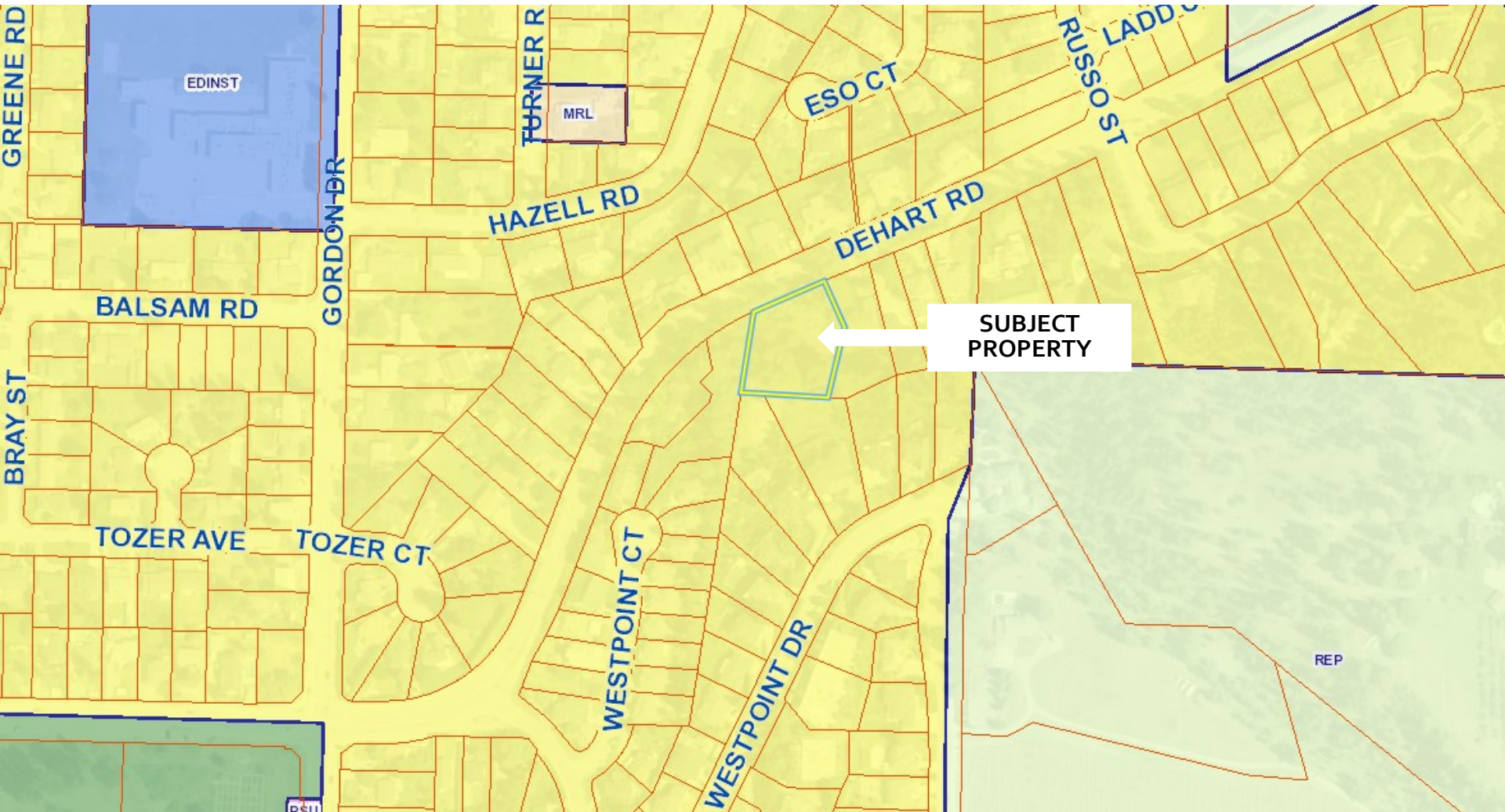
Building Permit

Council  
Approvals

# Context Map



# OCP Future Land Use / Zoning



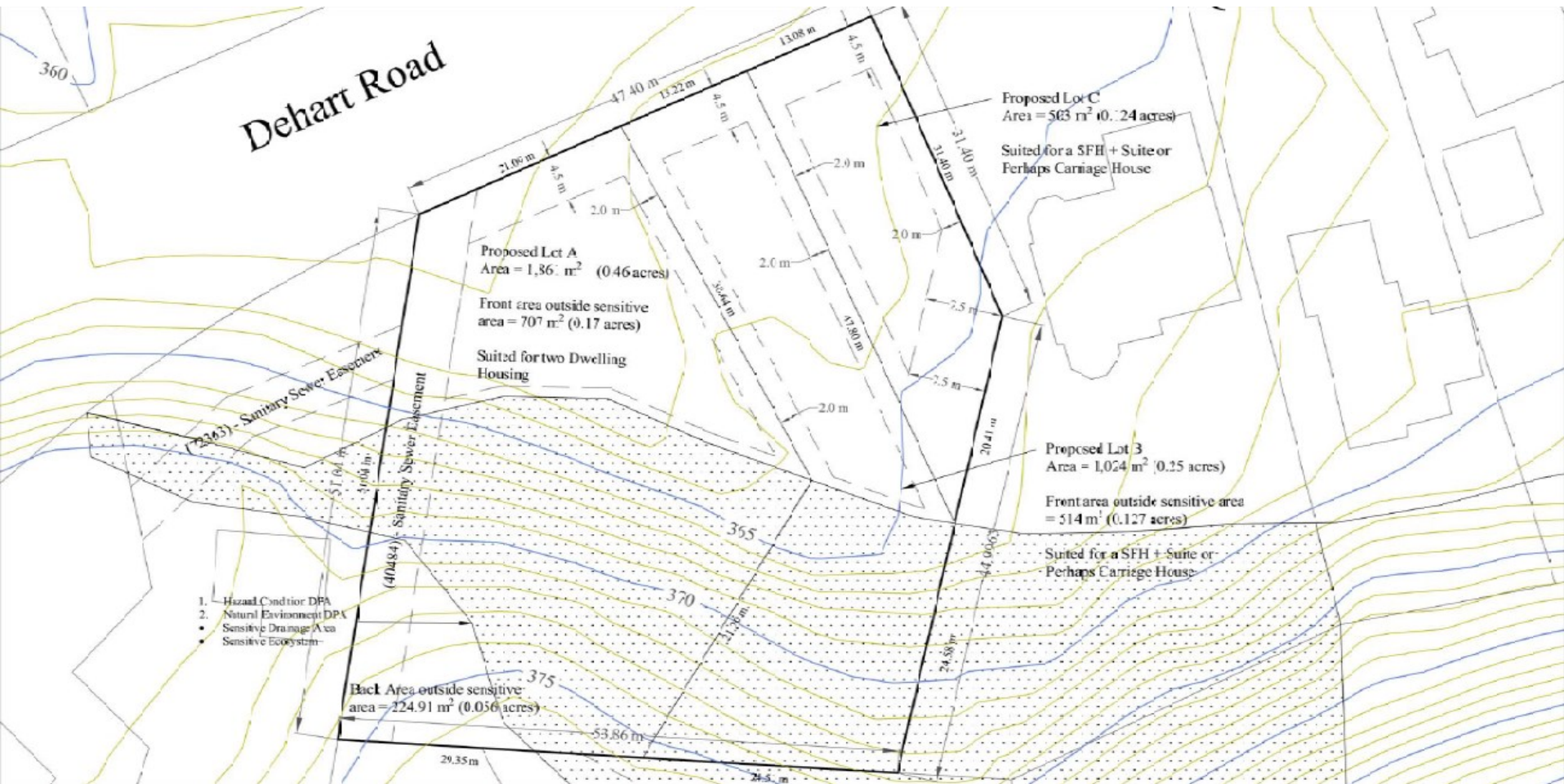
# Subject Property Map



# Project/technical details

- ▶ Proposed rezoning to RU6 –Two Dwelling Housing will facilitate a 2-lot subdivision.
- ▶ All lots meet the depth, width and size of the RU6 zone.
- ▶ Only one of the three will be large enough to build two dwellings.

# Site Plan



# Site Access



# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Within Permanent Growth Boundary
  - ▶ Sensitive Infill
- ▶ Consistent with Zoning Bylaw – no variances

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate a 2-lot subdivision
- ▶ 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*