



# Z21-0013

# 4617 Fordham Road

## Rezoning Application



# Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a 2-lot subdivision.

# Development Process

Feb 16<sup>th</sup>, 2021

Development Application Submitted

Staff Review & Circulation

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

Public Notification Received

May 10<sup>th</sup>, 2021

Initial Consideration

Public Hearing  
Second & Third Readings

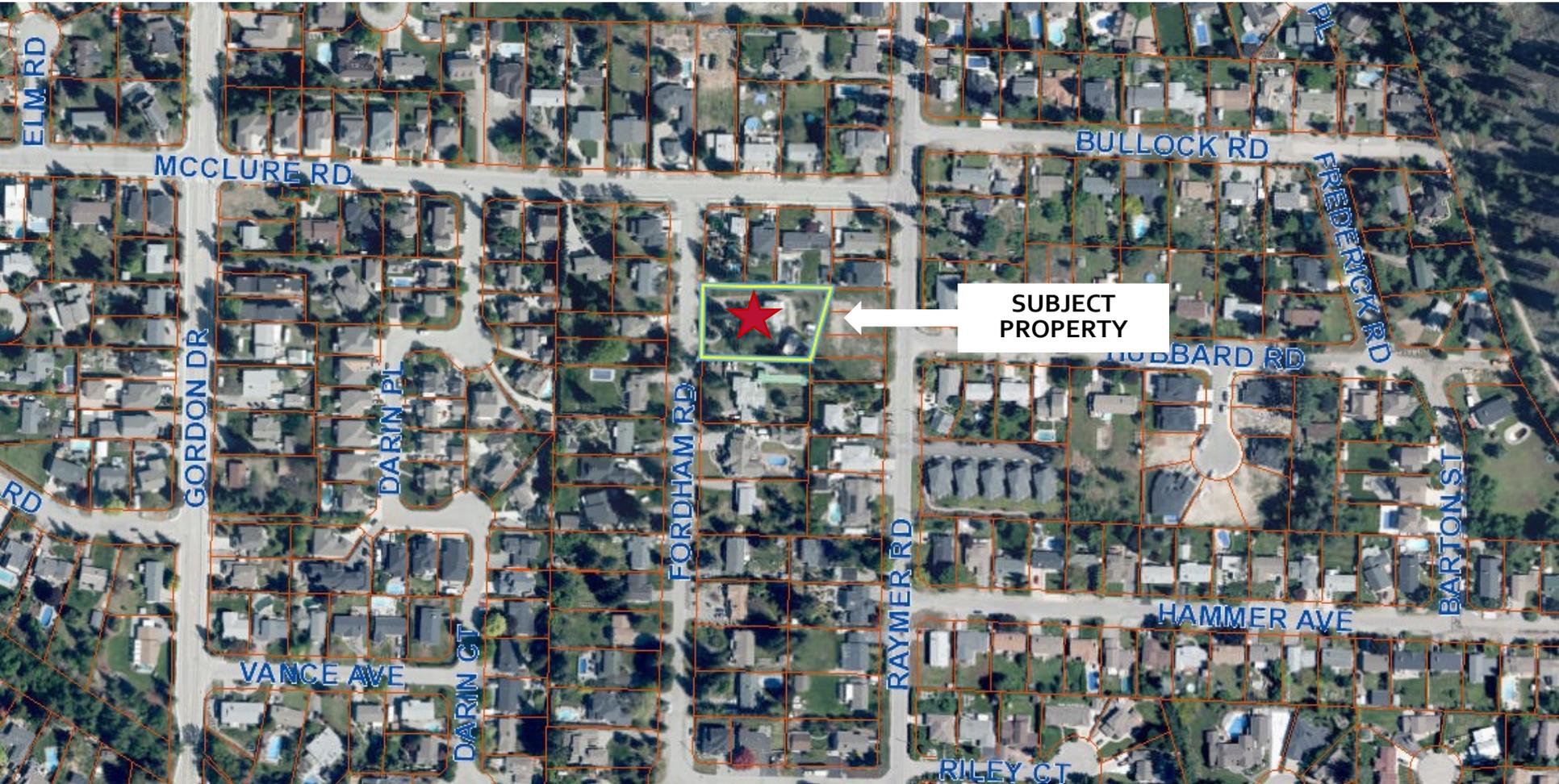
Final Reading

Building Permit

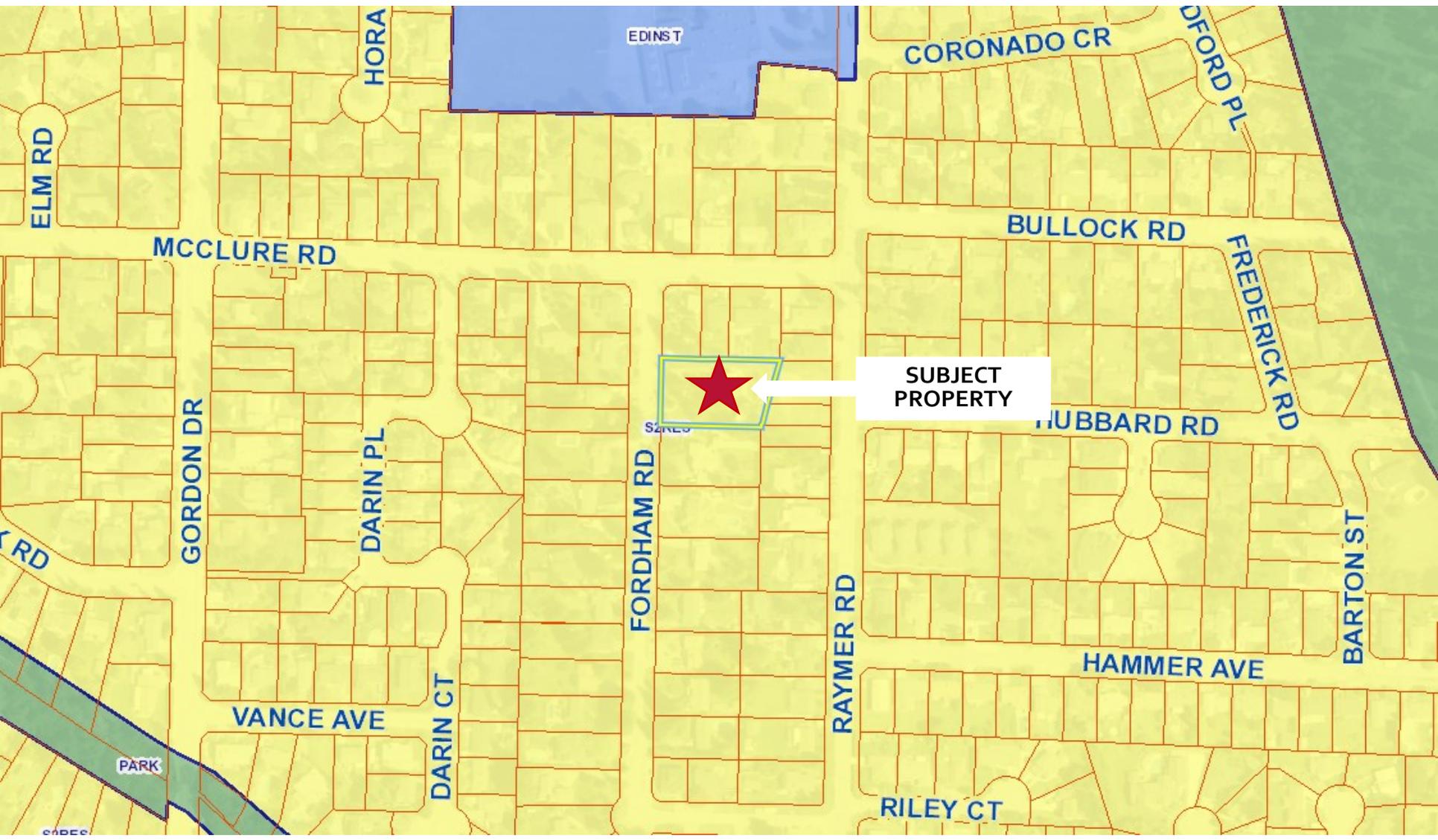
Council Approvals



# 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.
- ▶ Both lots meet the depth, width and size of the RU6 zone.
- ▶ The property has the North Fork of Bellevue Creek run through it, which will require a Statutory-Right-Of-Way.



# Development Policy

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

# 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
- ▶ Consistent with Zoning Bylaw and the proposed lots meet the size minimums.
- ▶ Recommend the Bylaw be forwarded to Public Hearing



## *Conclusion of Staff Remarks*