



Z18-0117 145 Sadler Rd, 180 & 190 Hwy 33E

Rezoning Application



Proposal

- ▶ To consider an application to rezone the subject properties from RU1 – Large Lot Housing and RU6 – Two Dwelling Housing zones to C4 – Urban Centre Commercial zone to facilitate the development of multiple dwelling housing.

Development Process

Dec 10, 2018

Development Application Accepted

Dec 3, 2019

Public Hearing, 2nd & 3rd Readings

Jun 21, 2021

Rescindment of 2nd & 3rd Readings

Jun 28, 2021

Initial Consideration

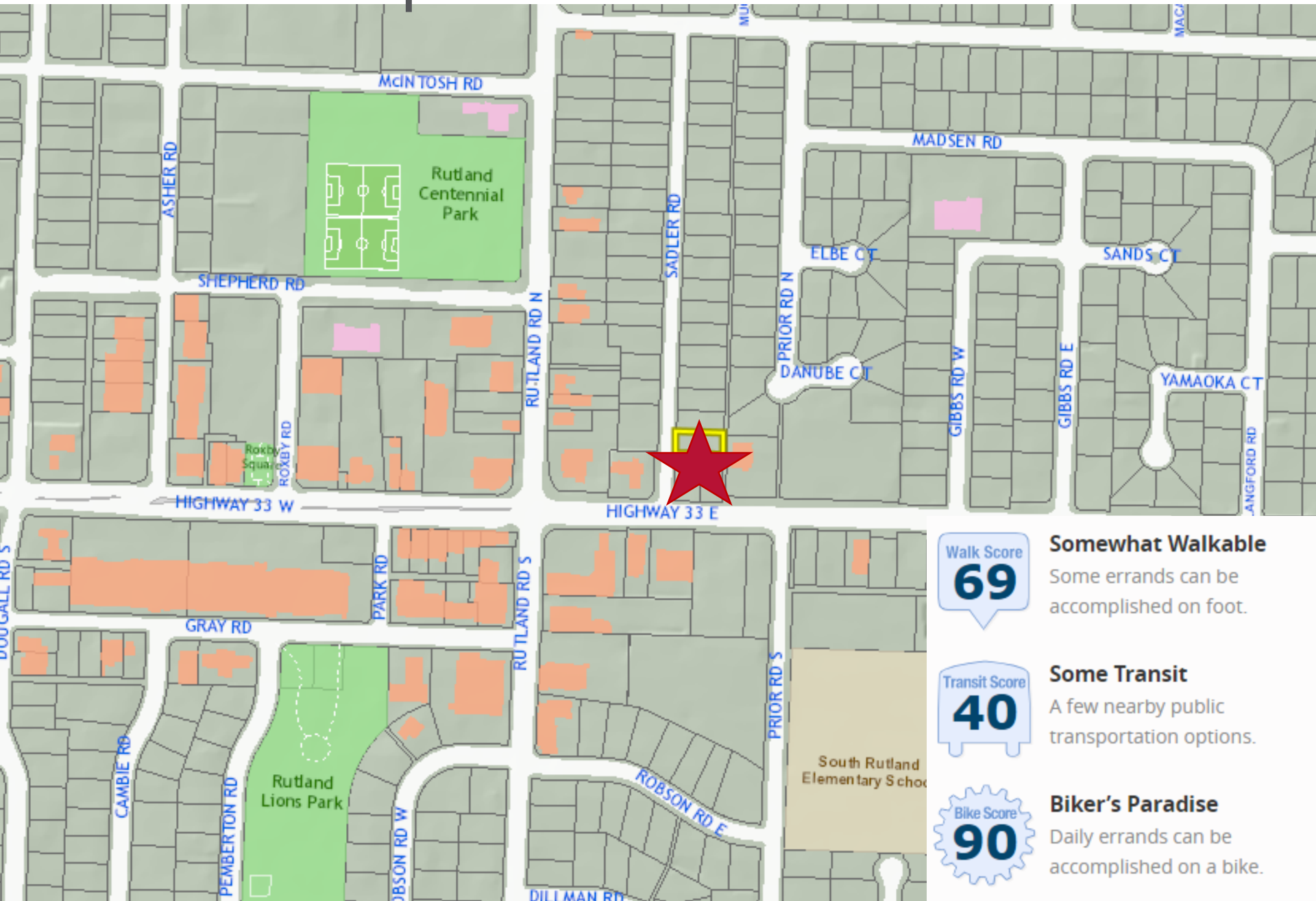
Public Hearing
Second & Third Readings

Final Reading and DP & Variances

Building Permit

Council
Approvals

Context Map



Walk Score
69

Somewhat Walkable

Some errands can be accomplished on foot.

Transit Score
40

Some Transit

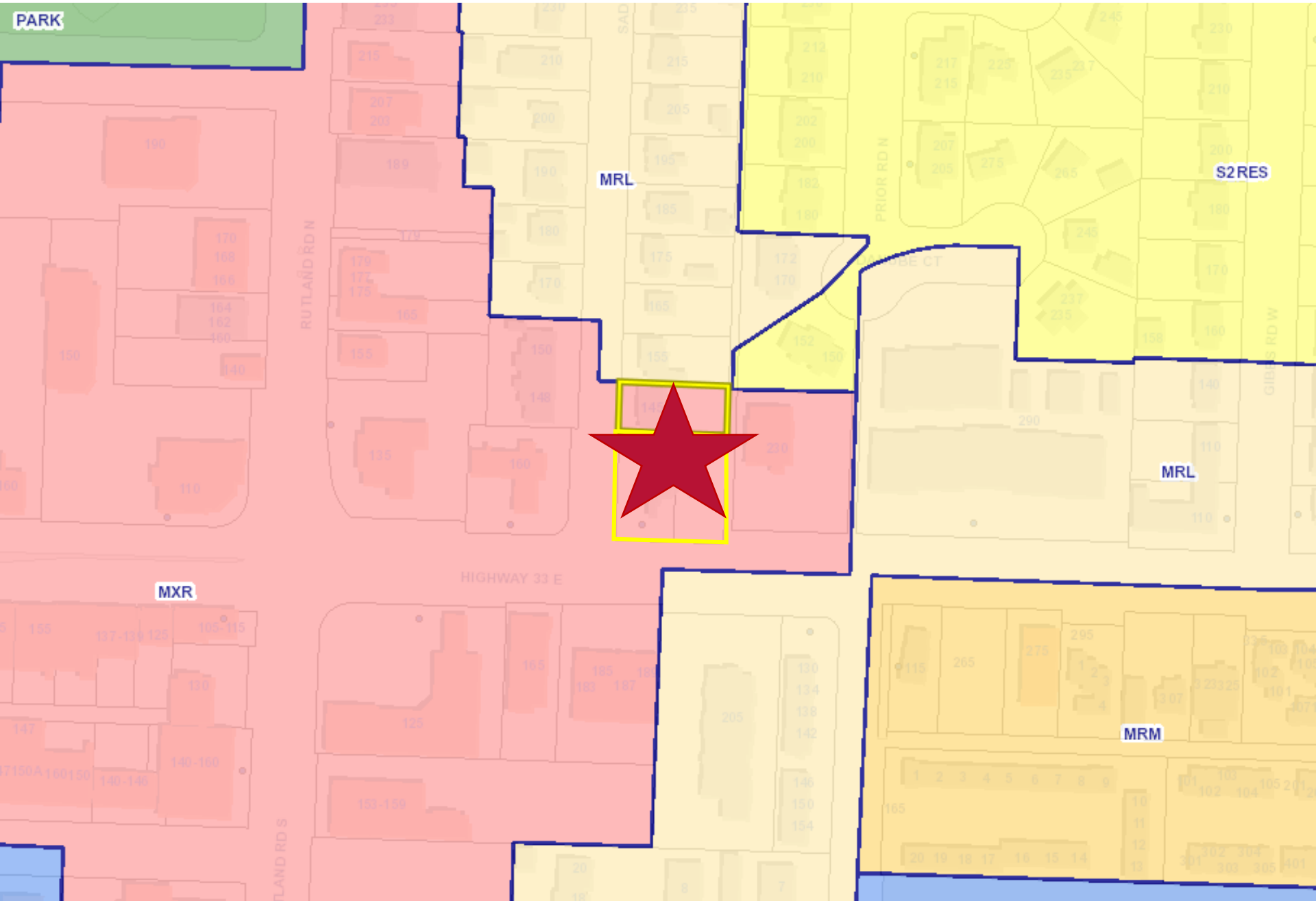
A few nearby public transportation options.

Bike Score
90

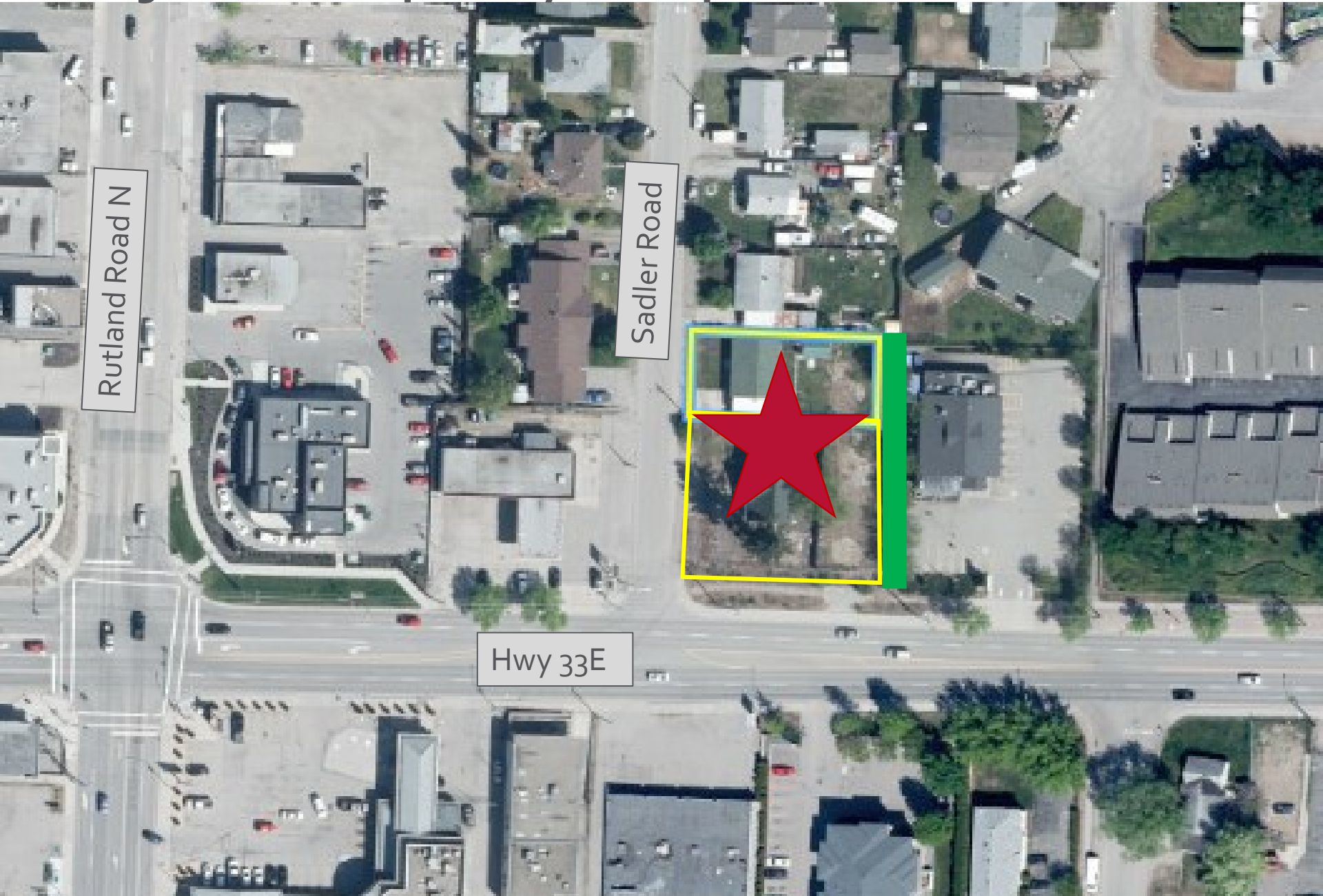
Biker's Paradise

Daily errands can be accomplished on a bike.

Future Land Use



Subject Property Map



Rutland Road N

Sadler Road

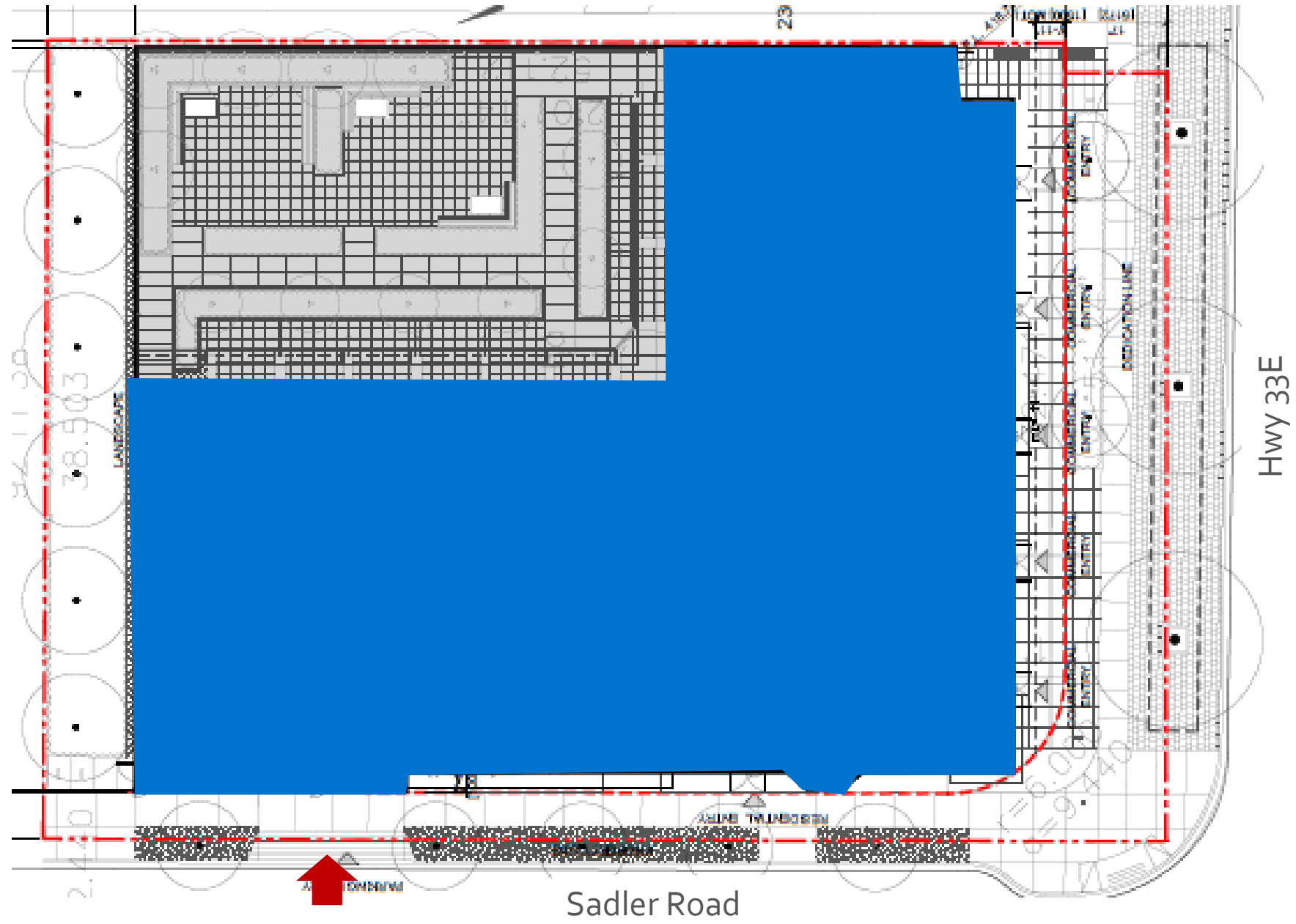
Hwy 33E



Project Details

- ▶ Changed to proposal:
 - ▶ 2 heritage building facades no longer part of proposal
 - ▶ Unit mix to be increased (less micro-suites, more family-oriented units)
- ▶ 5 storeys mixed use condo building
- ▶ 2 Commercial CRU's (285 m²)
- ▶ Two level parking podium (one buried)
- ▶ 91 parking stalls provided (Cash-in lieu for remainder)
- ▶ Site access from Sadler Road

Conceptual Site Plan



Development Policy

- ▶ OCP Urban Infill Policies:
 - ▶ Contain Urban Growth
 - ▶ Focus growth with compact, connected mixed-use developments in Urban & Village Centres.
 - ▶ Housing Mix
 - ▶ Support a greater mix of housing unit size, form and tenure in multi-unit residential and mixed-use developments.
 - ▶ Walkable location with shops, services and local amenities in close proximity.
 - ▶ Compatibility with surrounding land uses:
 - ▶ Various existing multi-family and commercial developments

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Rezoning:
 - ▶ Meets many objectives in the OCP
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



Conclusion of Staff Remarks

