



# Z21-0008

# 4623 Gordon Drive

## Rezoning Application



# Proposal

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

# Development Process

Jan 27, 2021

Development Application Accepted

Staff Review & Circulation

Apr 15, 2021

Public Notification Received

July 12, 2021

Initial Consideration

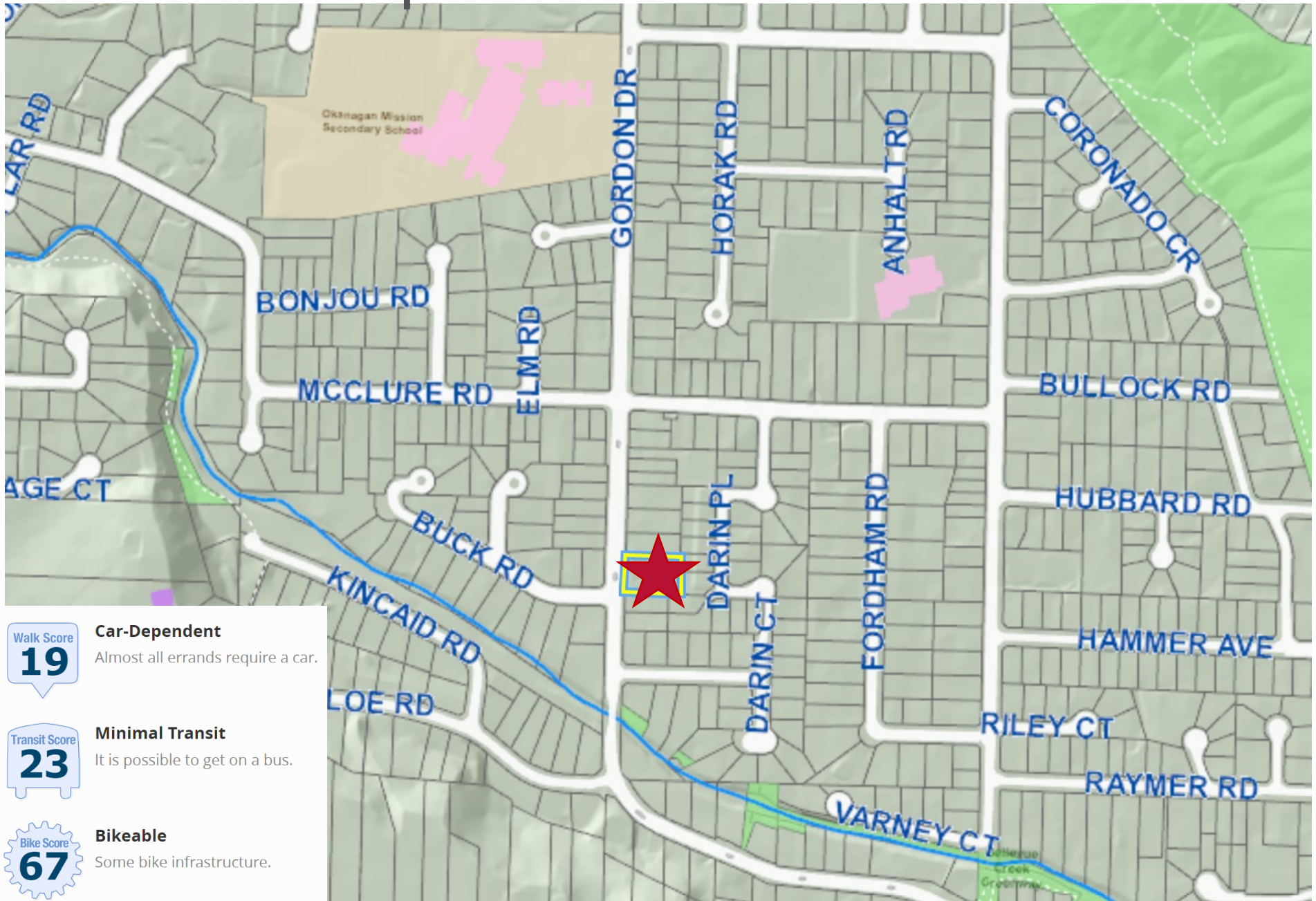
Waive Public Hearing  
Second & Third Readings

Final Reading

Issuance of Preliminary Layout Review

Council Approvals

# Context Map



Walk Score  
**19**

**Car-Dependent**  
Almost all errands require a car.

Transit Score  
**23**

**Minimal Transit**  
It is possible to get on a bus.

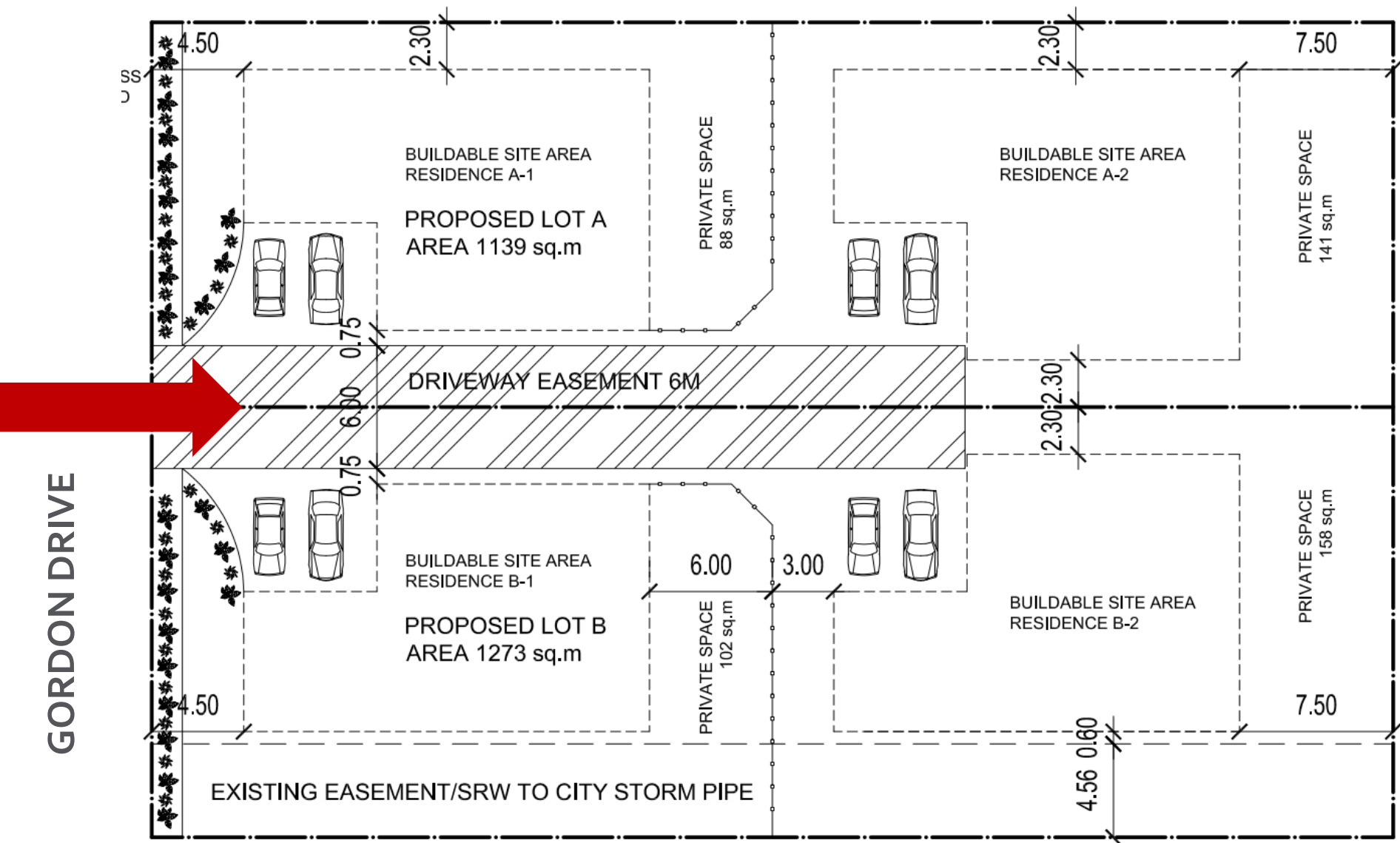
Bike Score  
**67**

**Bikeable**  
Some bike infrastructure.

# Subject Property Map



# Draft Subdivision Plan



# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Compact Urban Form
  - ▶ Within Permanent Growth Boundary
- ▶ Consistent with Future Land Use **S2RES**
- ▶ Consistent with Zoning Bylaw

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Urban Infill Policies
    - ▶ Appropriate location for adding residential density
- ▶ Recommend the Public Hearing be waived





## *Conclusion of Staff Remarks*