



Z20-0103 494 Trumpeter Road

Rezoning Application



Proposal

- ▶ To rezone the subject property from the RR2c – Rural Residential 2 with Carriage House zone to the RU1H- Large Lot Housing (Hillside Area) zone to facilitate a 2-lot subdivision

Development Process

Nov 13, 2020

Development Application Submitted



Staff Review & Circulation



Public Notification Received



July 26, 2021

Initial Consideration



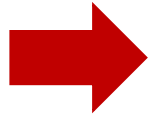
Second & Third Readings



Final Reading

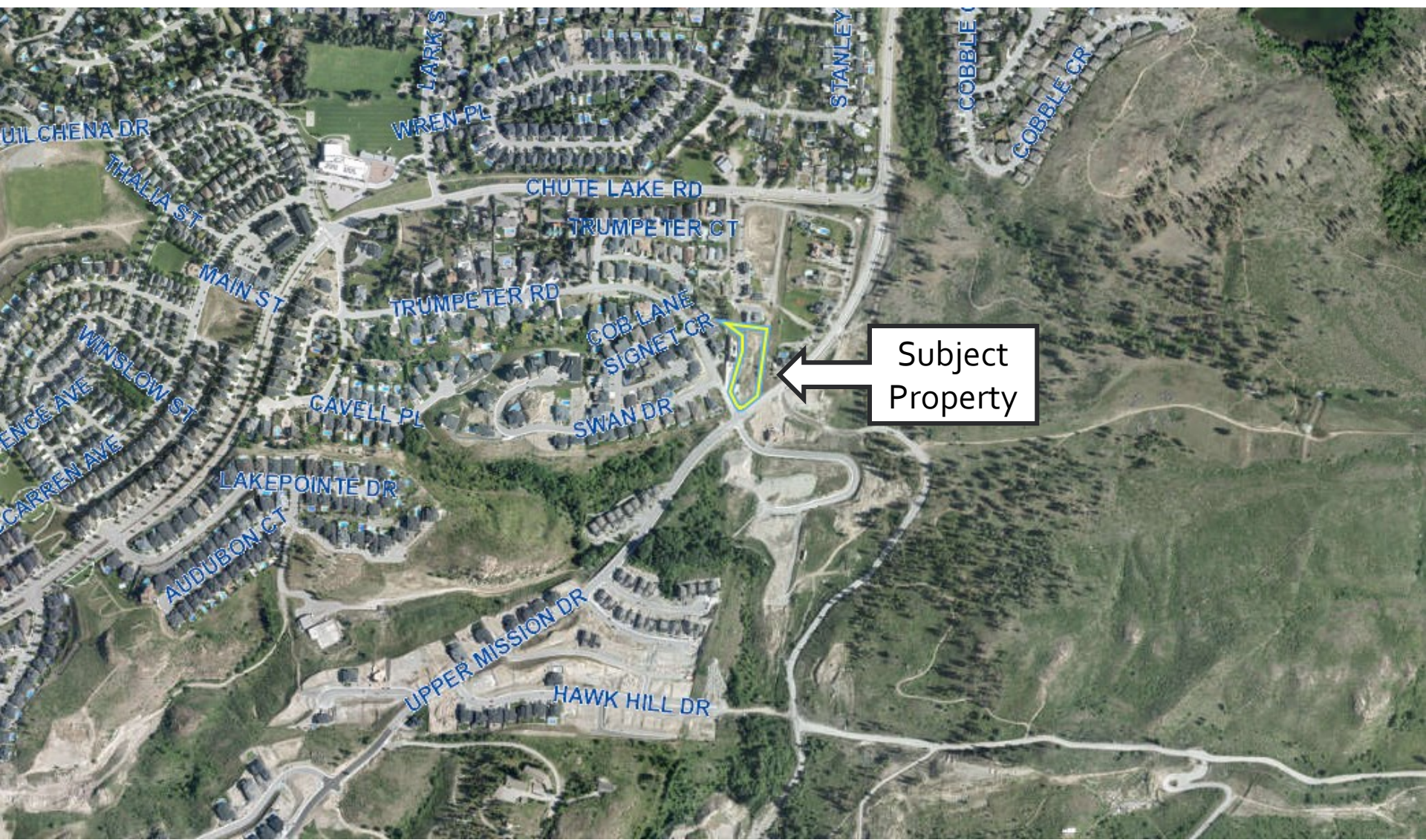


Building Permit

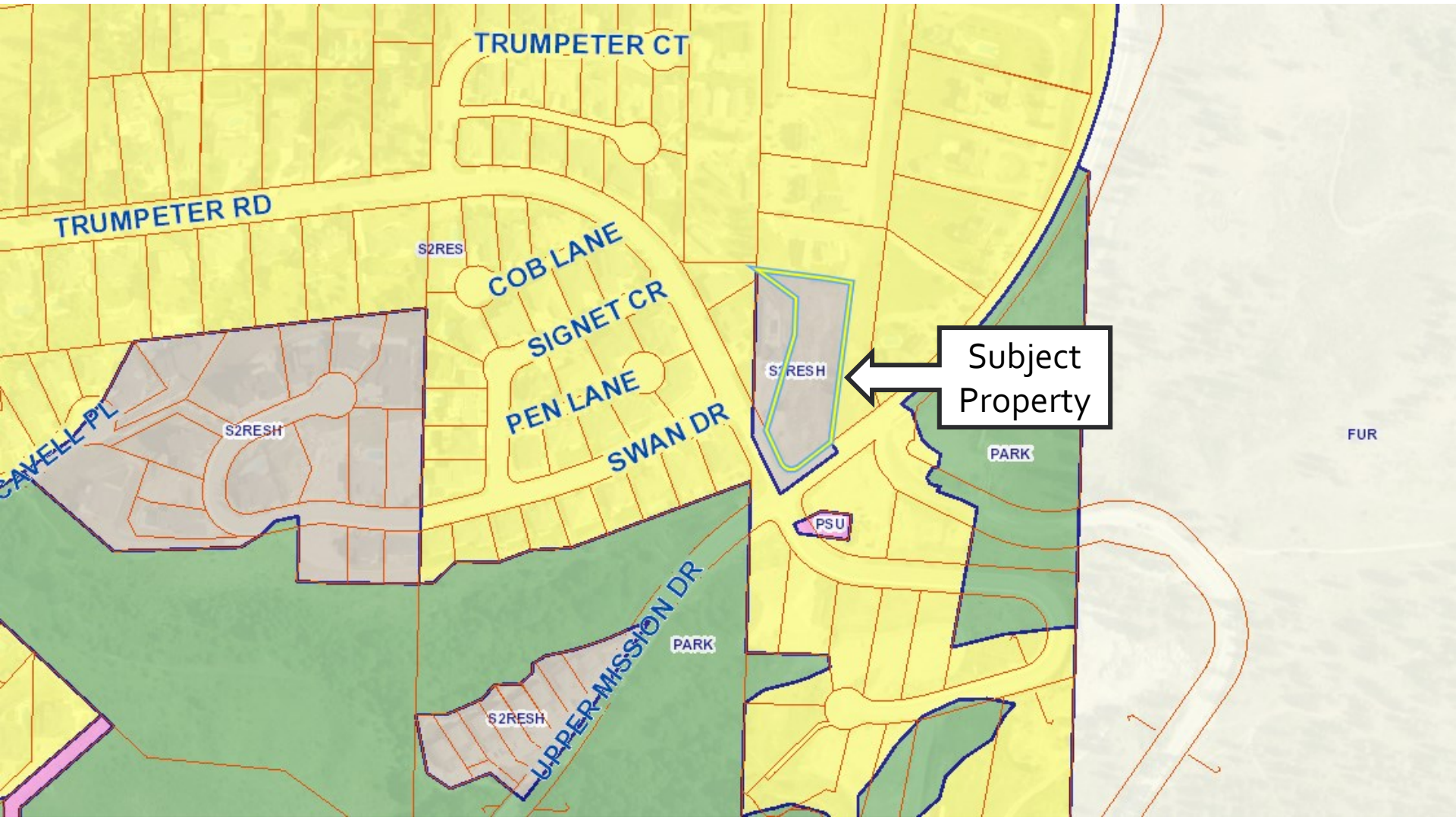


Council
Approvals

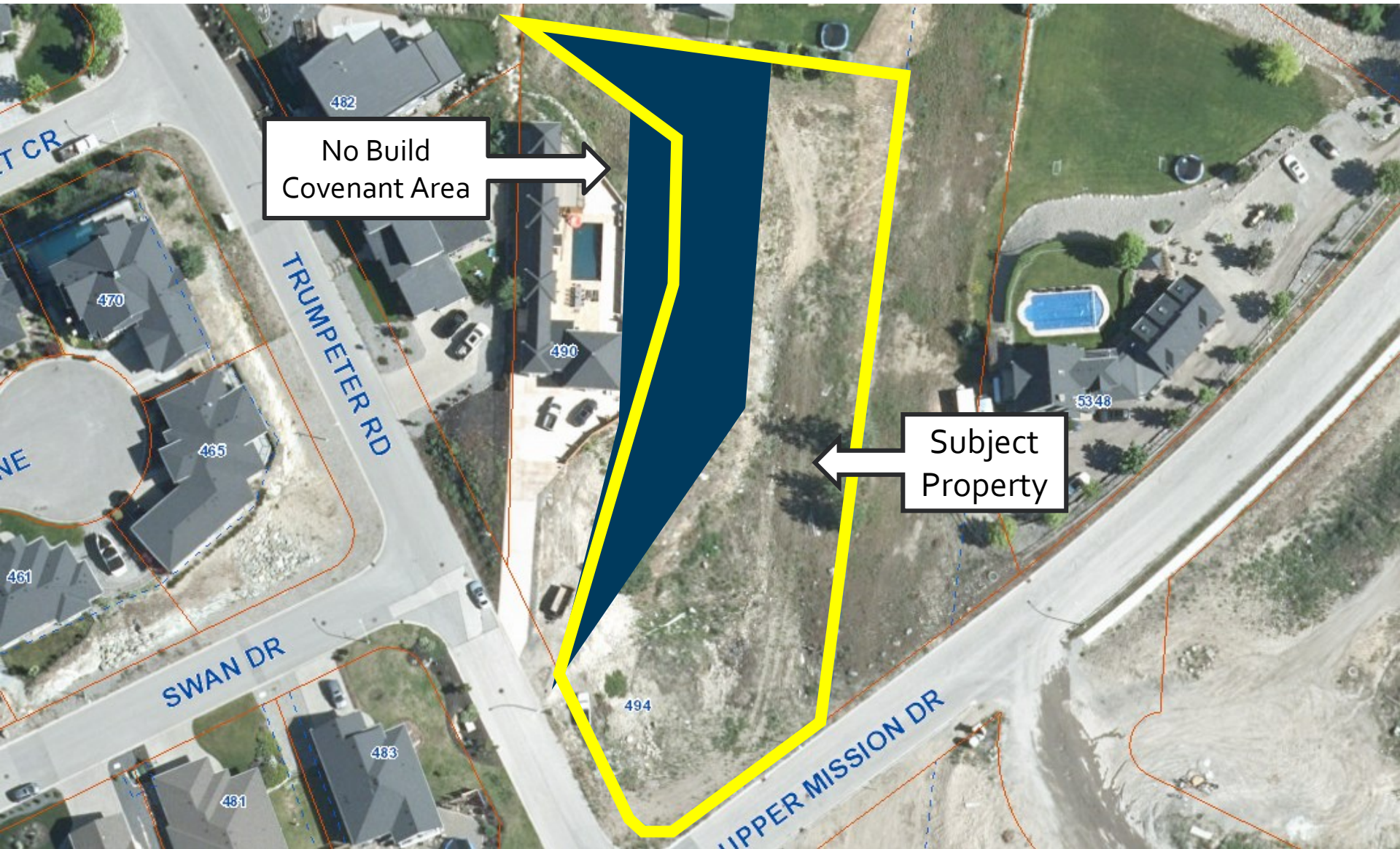
Context Map



OCP Future Land Use



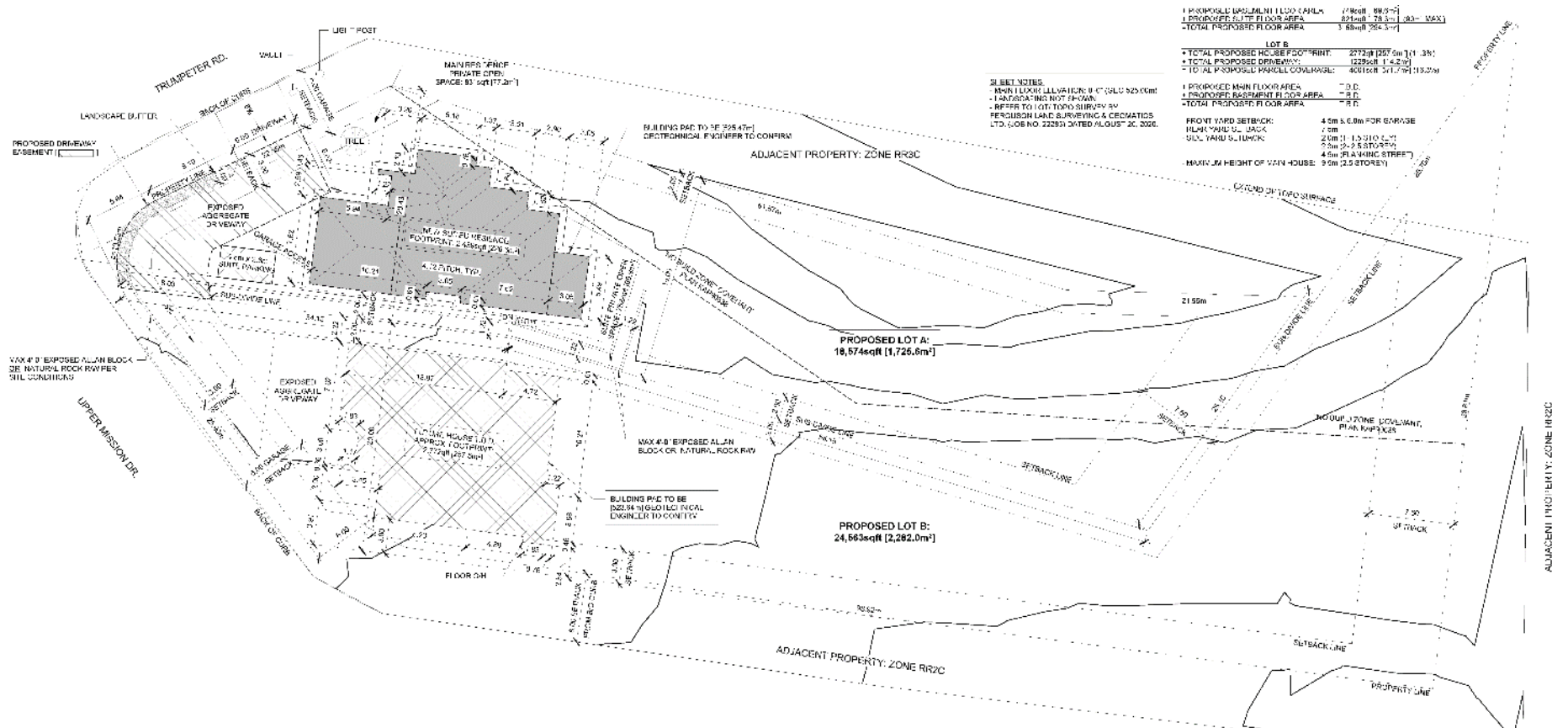
Subject Property Map



Project/technical details

- ▶ Proposed rezoning will facilitate a 2-lot subdivision
- ▶ Shared access for both properties off Trumpeter Road
- ▶ Both lots meet the depth, width and size requirements for RU₁H zoning

Site Plan



PROPOSED BASEMENT FLOOR AREA	4,350sqft (402.3m ²)
PROPOSED MAIN FLOOR AREA	4,727sqft (439.8m ²)
TOTAL PROPOSED FLOOR AREA	9,077sqft (842.1m ²)

LOT B	
TOTAL PROPOSED HOUSE FOOTPRINT	2,772sqft (257.6m ²) (1:1.38)
TOTAL PROPOSED DRIVEWAY	12,891sqft (1,192.9m ²)
TOTAL PROPOSED PARALLEL DRIVEWAY	4,001sqft (371.7m ²) (1:0.27m)

PROPOSED MAIN FLOOR AREA	4,727
PROPOSED BASEMENT FLOOR AREA	4,350
TOTAL PROPOSED FLOOR AREA	9,077

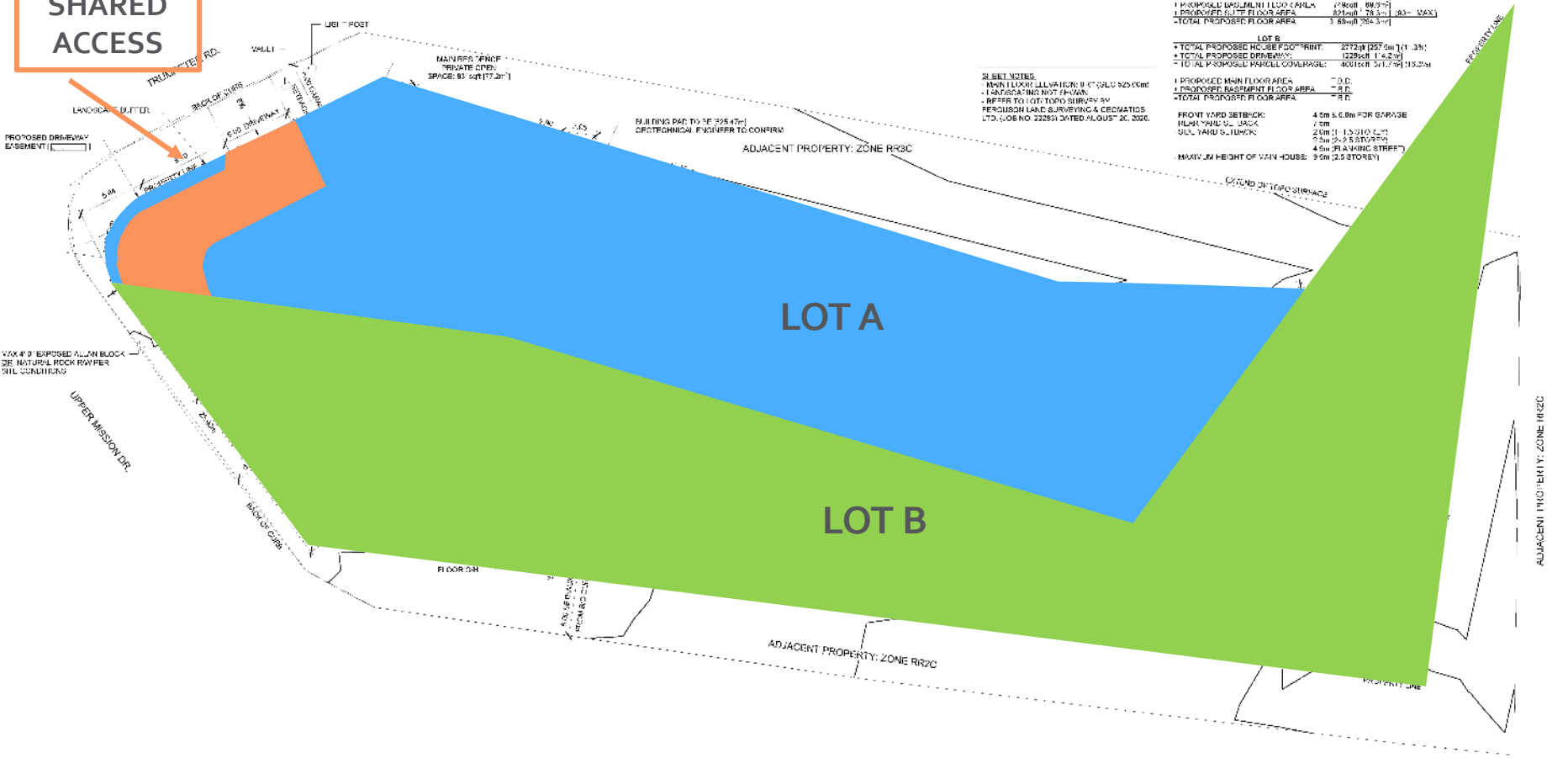
FRONT YARD SETBACK	4.5m (14.8ft) FOR GARAGE
REAR YARD SETBACK	7.90m (25.9ft)
SIDE YARD SETBACK	2.0m (6.6ft)
MAXIMUM HEIGHT OF MAIN HOUSE	9.0m (29.5ft) (2.5 STOREY)

SEAL NOTES

- MAIN FLOOR ALL WALLS: 9" C" (228.6mm)
- BASEMENT: 12" (305mm)
- REFER TO LOT TOPO SURVEY BY FERGUSON LAND SURVEYING & GEOMATICS LTD. (JOB NO. 22283) DATED AUGUST 20, 2020.

Site Plan

SHARED ACCESS



1 PROPOSED BASEMENT FLOOR AREA	778sqft (72.3m ²)
1 PROPOSED 1ST FLOOR AREA	891sqft (82.3m ²) (83' x 106'6")
1 TOTAL PROPOSED FLOOR AREA	1669sqft (154.6m ²)

LOT B	
1 TOTAL PROPOSED HOUSE FOOTPRINT	2772sqft (257.0m ²) (111.3m x 122.9m) (14.4:1)
1 TOTAL PROPOSED DRIVEWAY	1228sqft (114.2m ²)
1 TOTAL PROPOSED PARALLEL COVERAGE	4001sqft (371.2m ²) (113.2m x 32.7m)

1 PROPOSED MAIN FLOOR AREA	0 D.C.
1 PROPOSED BASEMENT FLOOR AREA	0 D.C.
1 TOTAL PROPOSED FLOOR AREA	0 D.C.

FRONT YARD SETBACK:	4.5m (14.8m) FOR GARAGE
REAR YARD SETBACK:	7.0m
SIDE YARD SETBACK:	2.0m (11.1m) TO LOT
SIDE YARD SETBACK:	2.5m (8.2m) TO STREET
4.0m (13.1m) (MINIMUM)	
MAXIMUM HEIGHT OF MAIN HOUSE:	9.0m (29.5 STOREYS)

SHEET NOTES:

- MAIN FLOOR LAYOUT: 9' 0" (2.74m) TO 5.0m (16.4m)
- 1:400 SCALE: NOT TO SCALE
- REFER TO LOT TOPO SHEET BY FERGUSON LAND SURVEYING & GEOMATICS LTD. (JOB NO. 22283) DATED AUGUST 20, 2020.

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Sensitive Infill
- ▶ Consistent with Zoning Bylaw – fits with purpose of RU₁H zoning

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



Conclusion of Staff Remarks