



Z21-0027 470 Fleming Road

Rezoning Application



Proposal

- ▶ To consider an application to rezone the subject property from the RU1 – Large Lot Housing zone to the RM4 – Transitional Low Density Housing zone to facilitate the development of multiple dwelling housing.

Development Process

Mar 30, 2021

Development Application Accepted

Staff Review & Circulation

Aug 23, 2021

Neighbourhood Consultation

 Sep 13, 2021

Initial Consideration

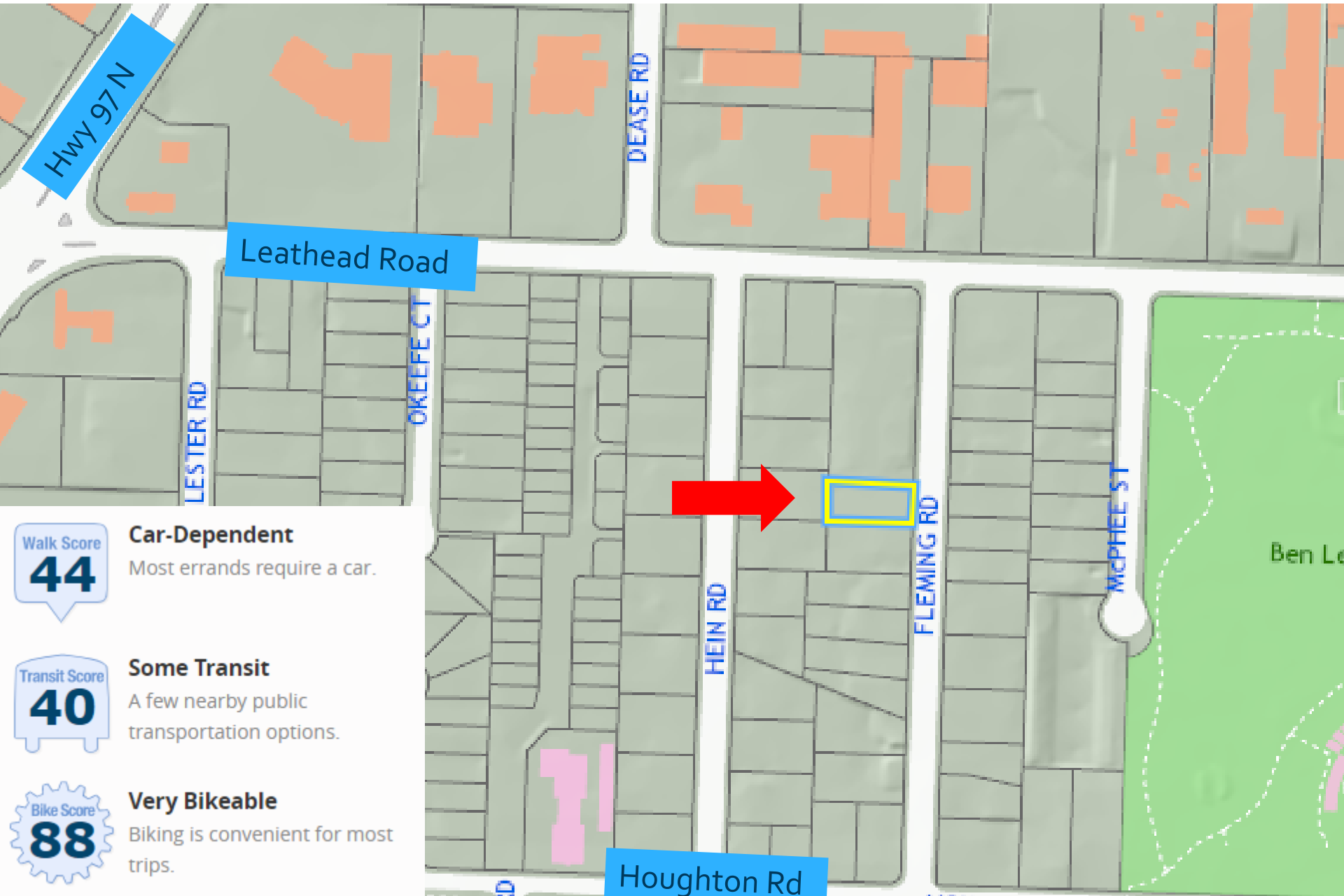
Public Hearing
Second & Third Readings

Final Reading and DP & Variances

Building Permit

Council Approvals

Context Map



Walk Score
44

Car-Dependent
Most errands require a car.

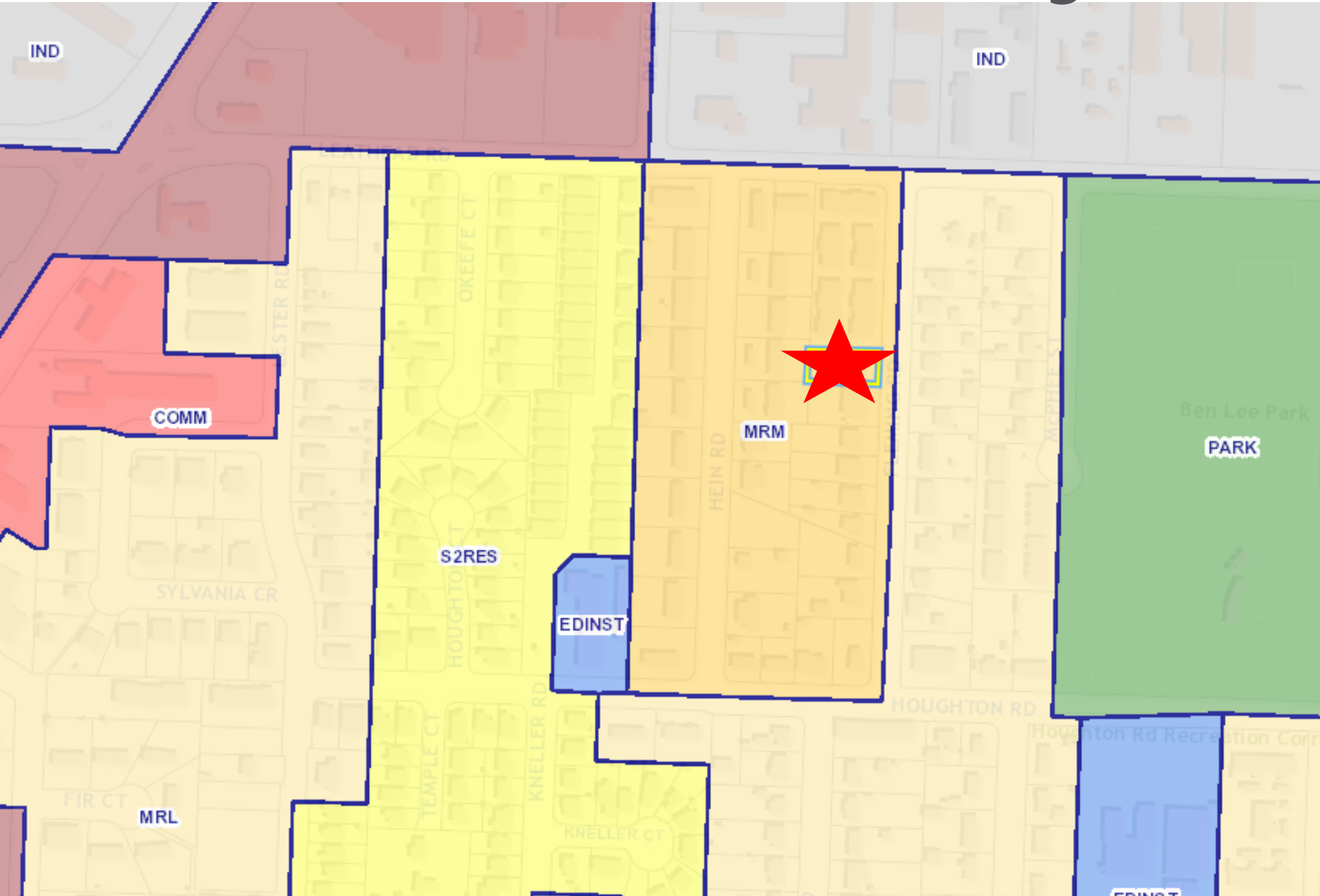
Transit Score
40

Some Transit
A few nearby public transportation options.

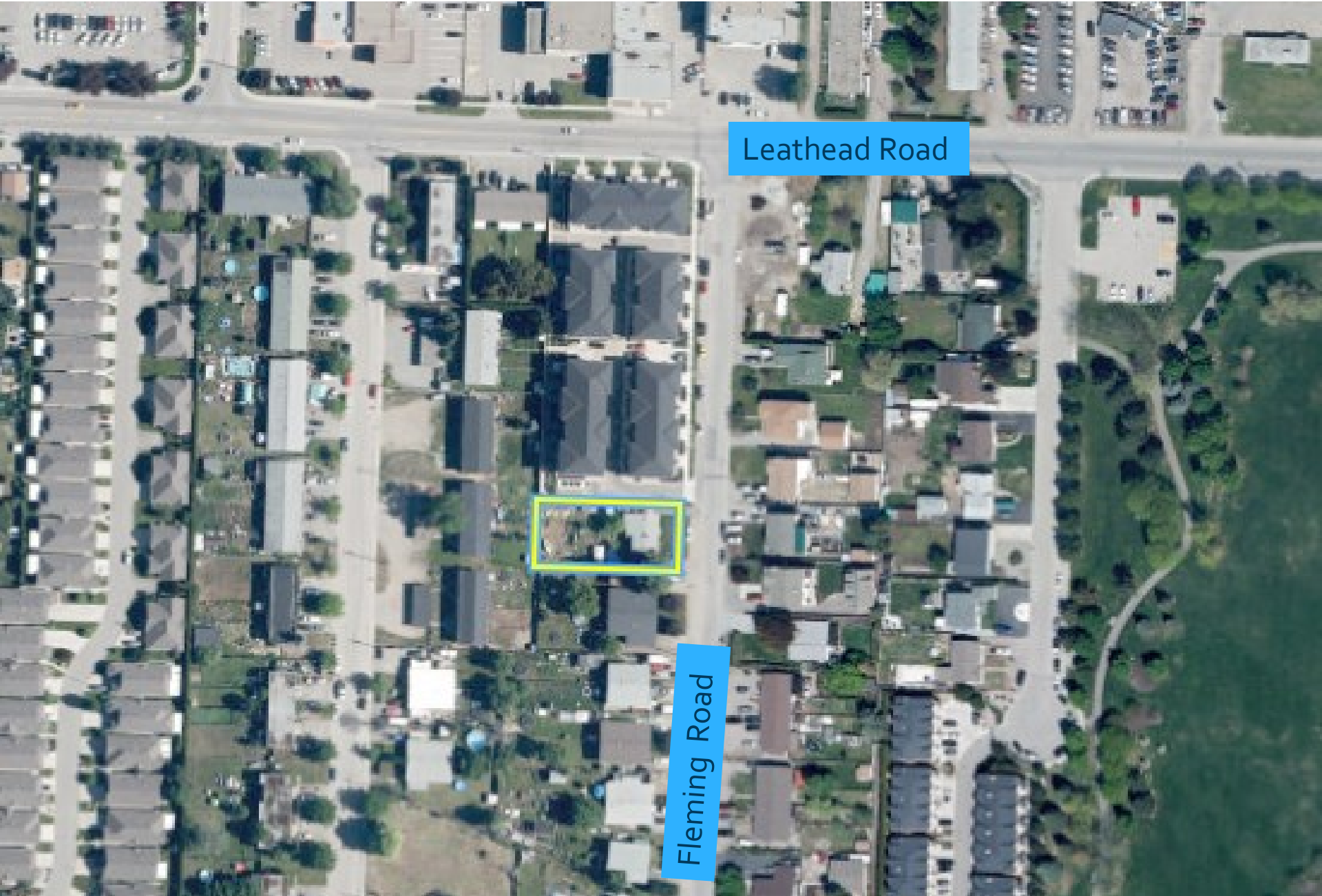
Bike Score
88

Very Bikeable
Biking is convenient for most trips.

OCP Future Land Use / Zoning



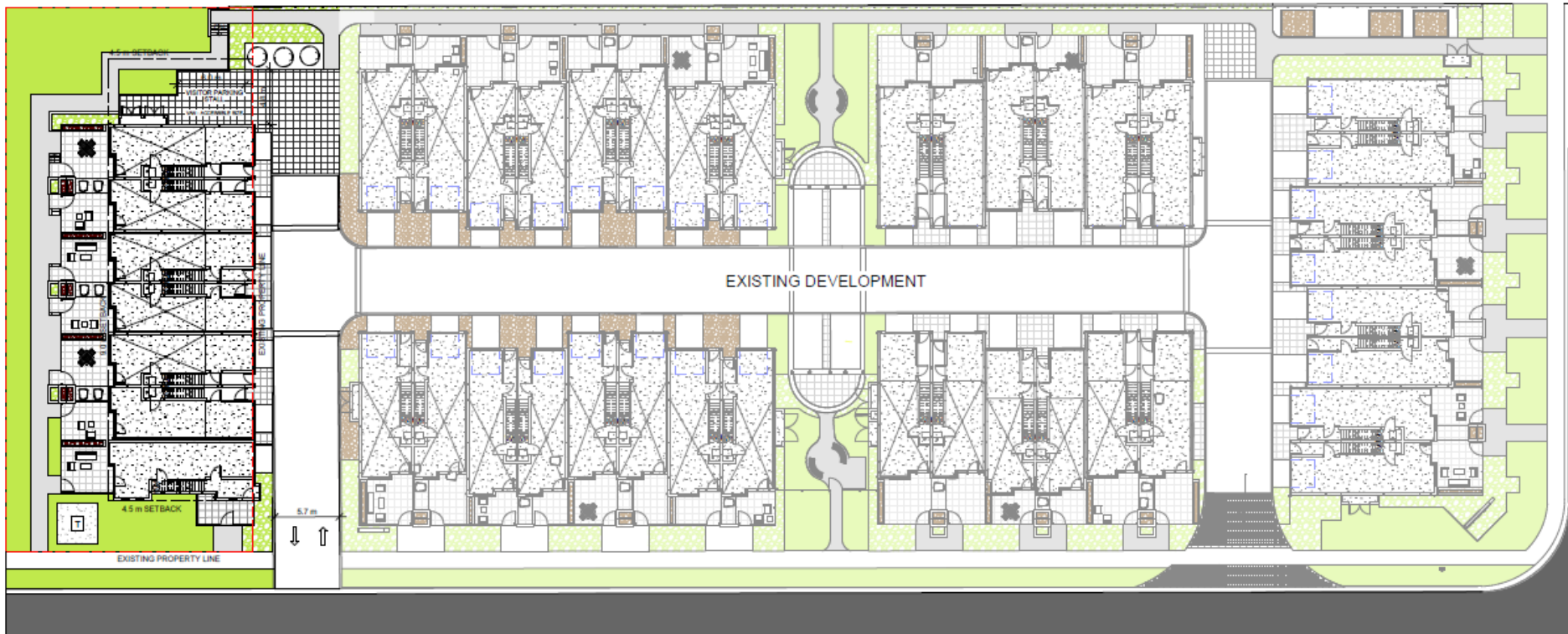
Subject Property Map



Leathead Road

Fleming Road

Site Plan

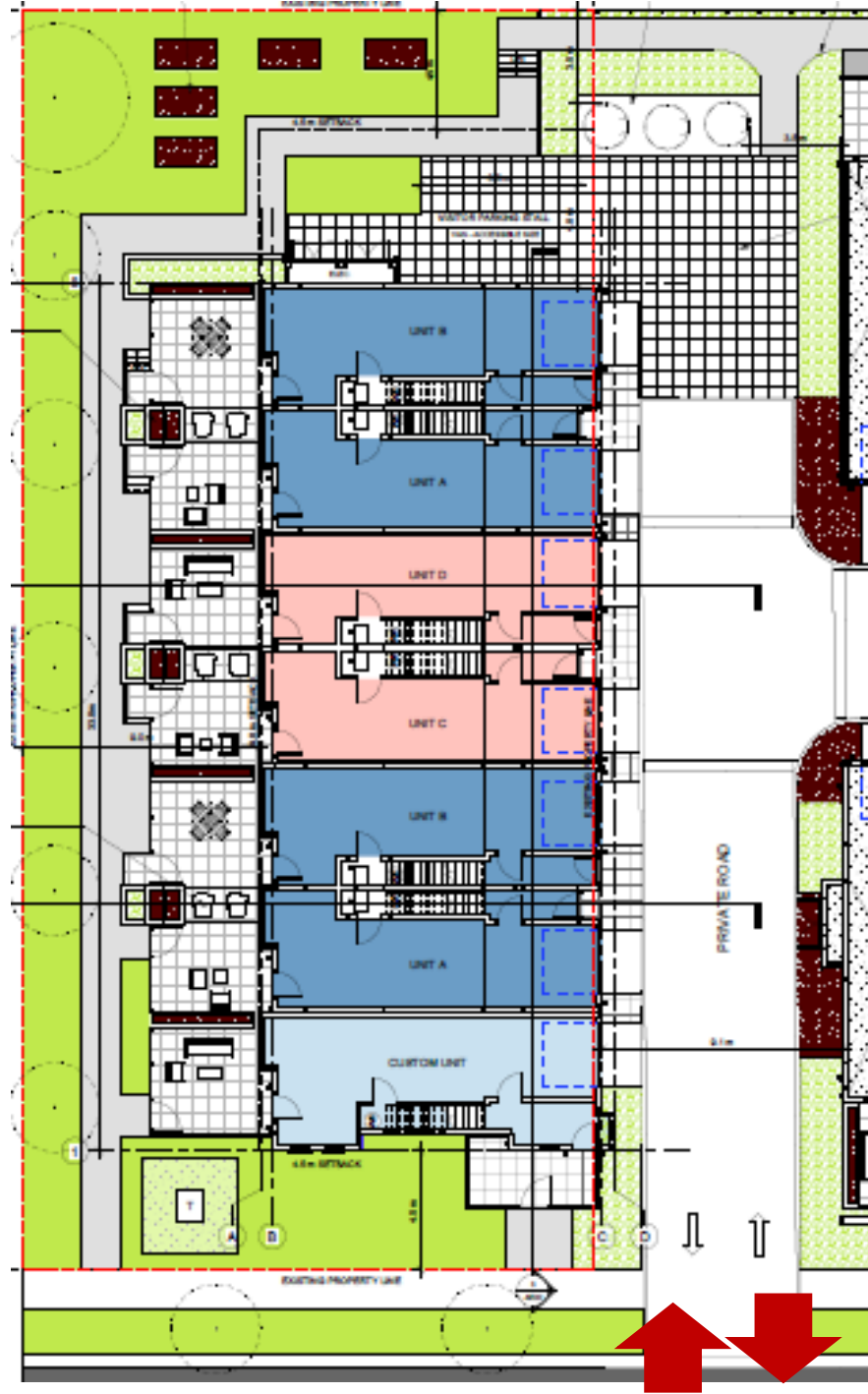


Proposed



Extent of Existing

Site Plan



Proposed Rendering



View from Fleming Road

Development policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ 5.2.4 – Complete Communities
 - ▶ 5.3.2 – Compact Urban Form
 - ▶ 5.23.1 – Ground Oriented Housing
- ▶ Consistent with the Future Land Use → MRM – Multiple Unit Residential (Medium Density)

Staff Recommendation

- ▶ **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