



Z21-0026

472 Knowles Road

Rezoning Application



Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU2 – Medium Lot Housing to facilitate a 3-lot subdivision.

Development Process

Mar 30th, 2021

Development Application Submitted

Staff Review & Circulation

April 3rd, 2021

Public Notification Received

Aug 23rd, 2021

Initial Consideration

Public Hearing
Second & Third Readings

Final Reading

Building Permit

Council Approvals

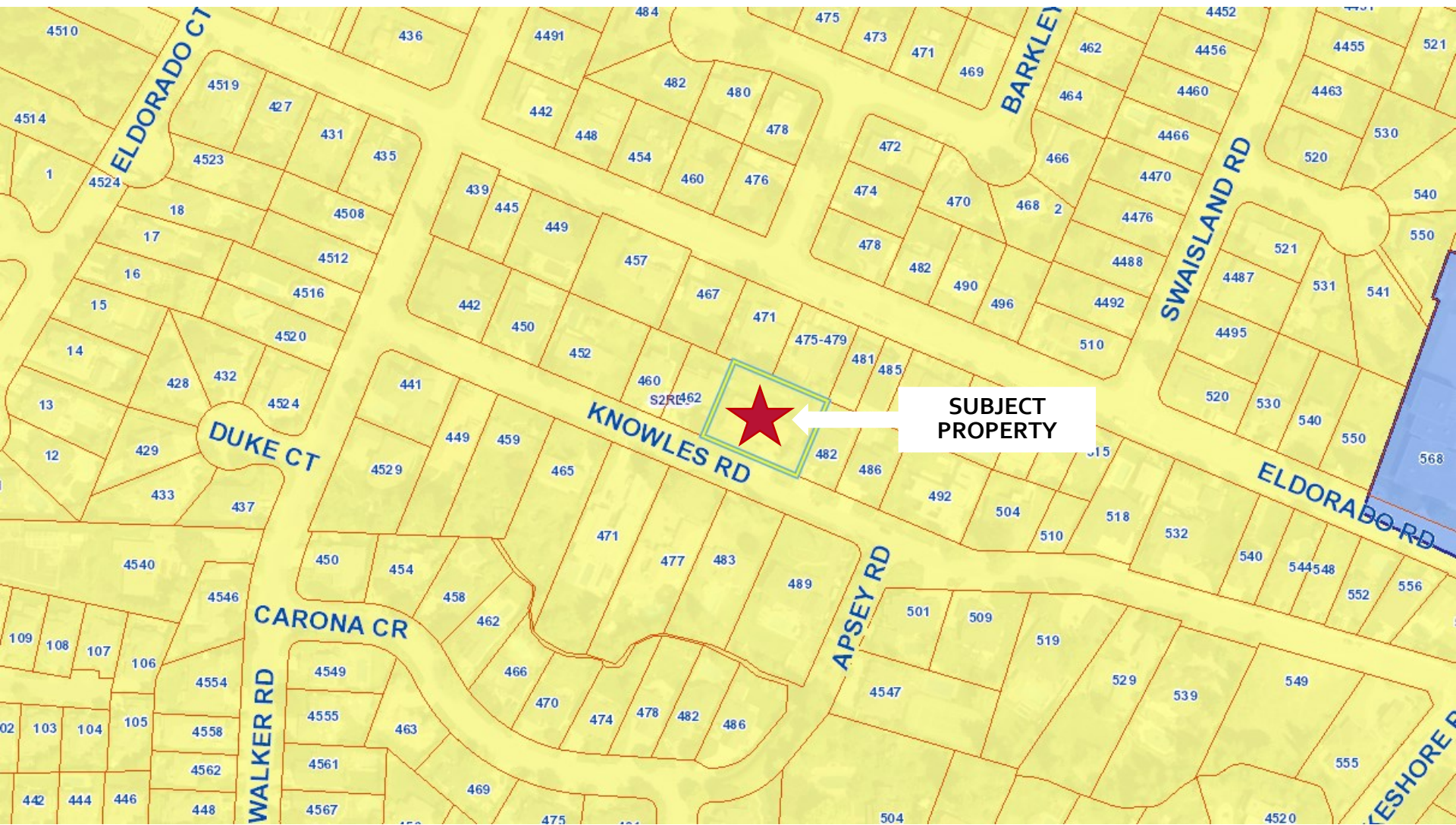


Context Map



**SUBJECT
PROPERTY**

OCP Future Land Use / Zoning



Subject Property Map



Project/technical details

- ▶ Proposed rezoning to RU2 – Medium Lot Housing will facilitate a 23-lot subdivision.
- ▶ All lots meet the depth, width and size of the RU2 zone.
- ▶ The applicant has agreed to place a Section 219 covenant on the property to limit the site coverage to 37% and the height to 8.5m.

Conceptual Renderings



Conceptual Renderings



Conceptual Renderings



Conceptual Renderings



Landscape Plan



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 3-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