



# 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

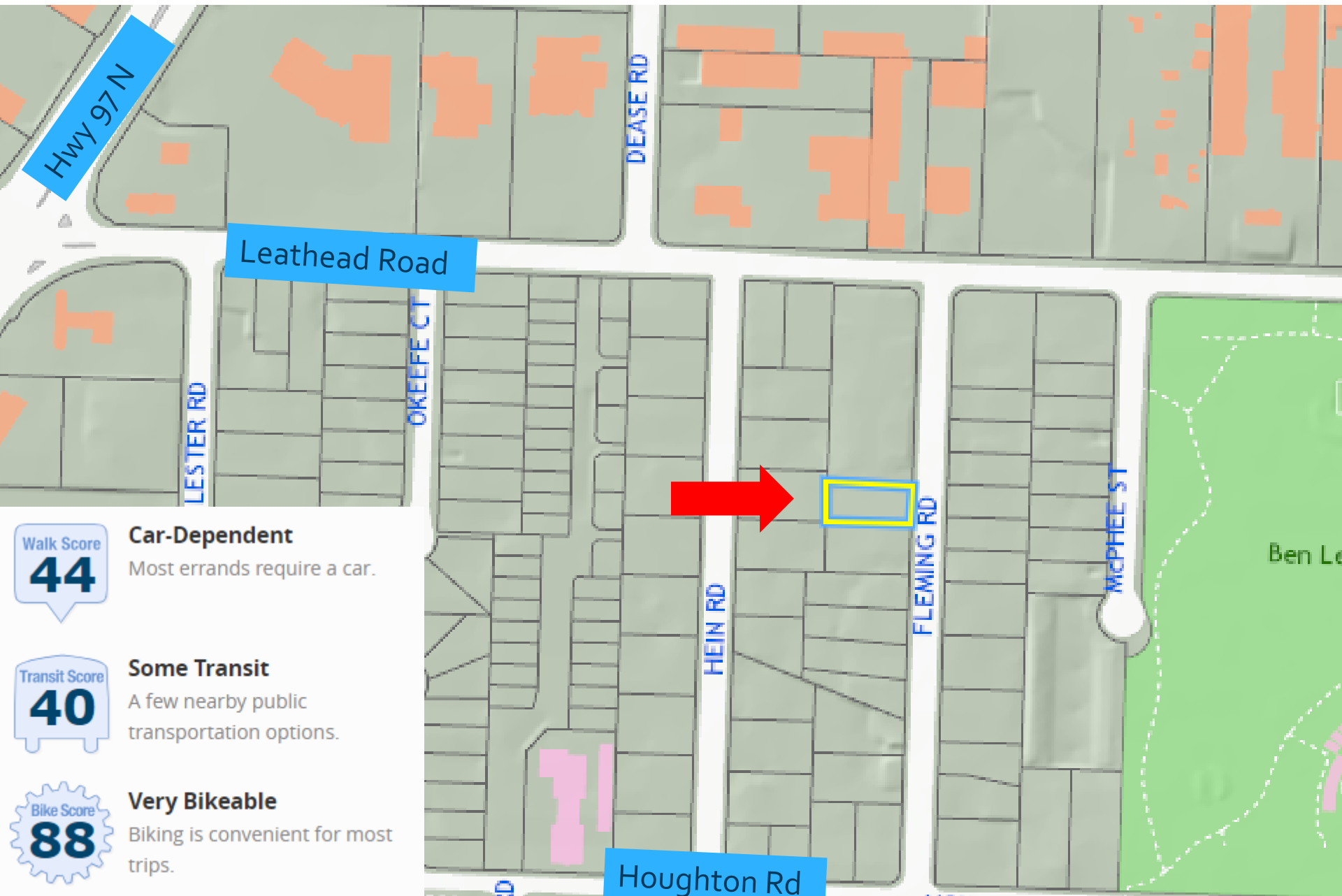
Public Hearing  
Second & Third Readings

Final Reading and DP & Variances

Building Permit

Council  
Approvals

# Context Map



Walk Score  
**44**

**Car-Dependent**  
Most errands require a car.

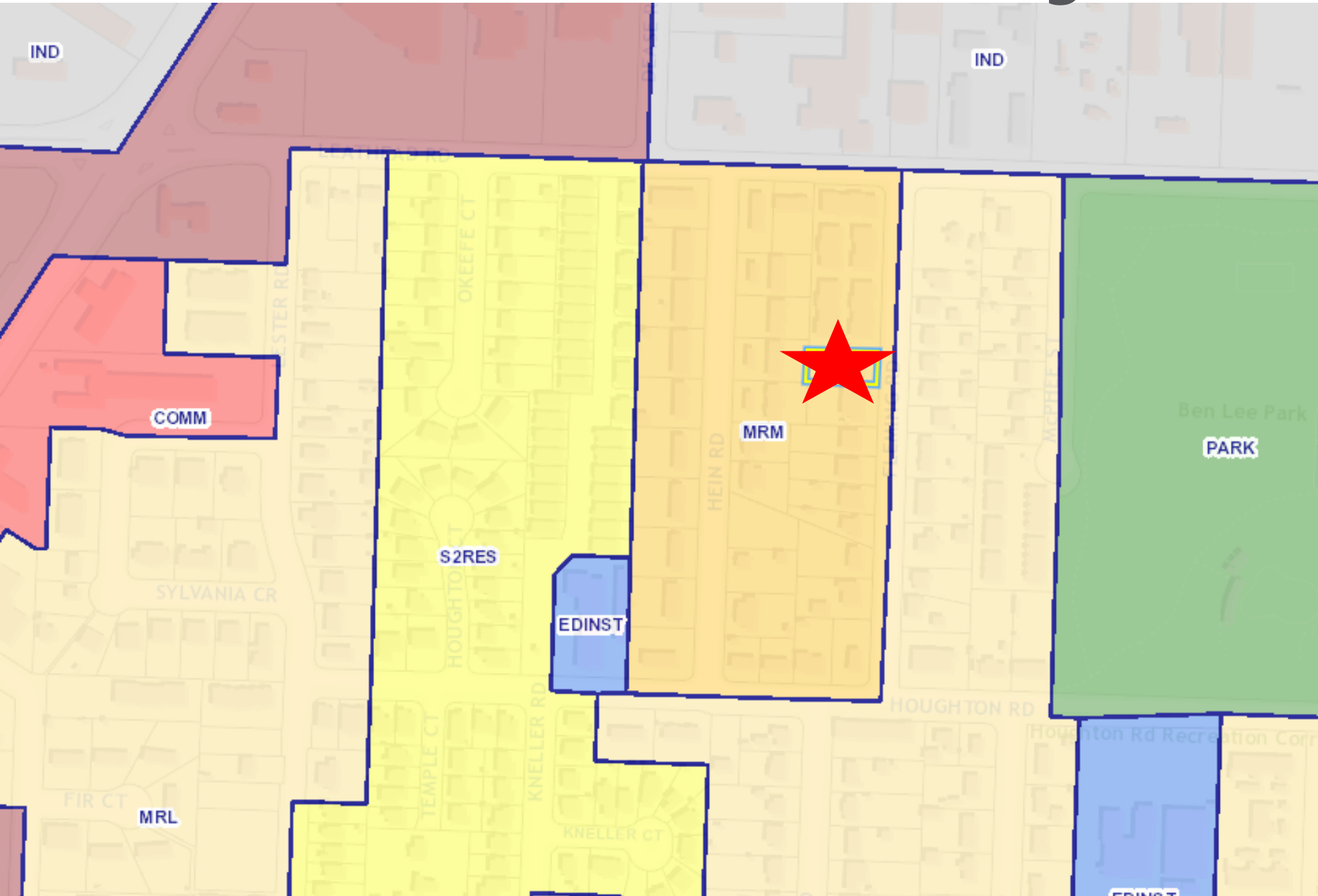
Transit Score  
**40**

**Some Transit**  
A few nearby public transportation options.

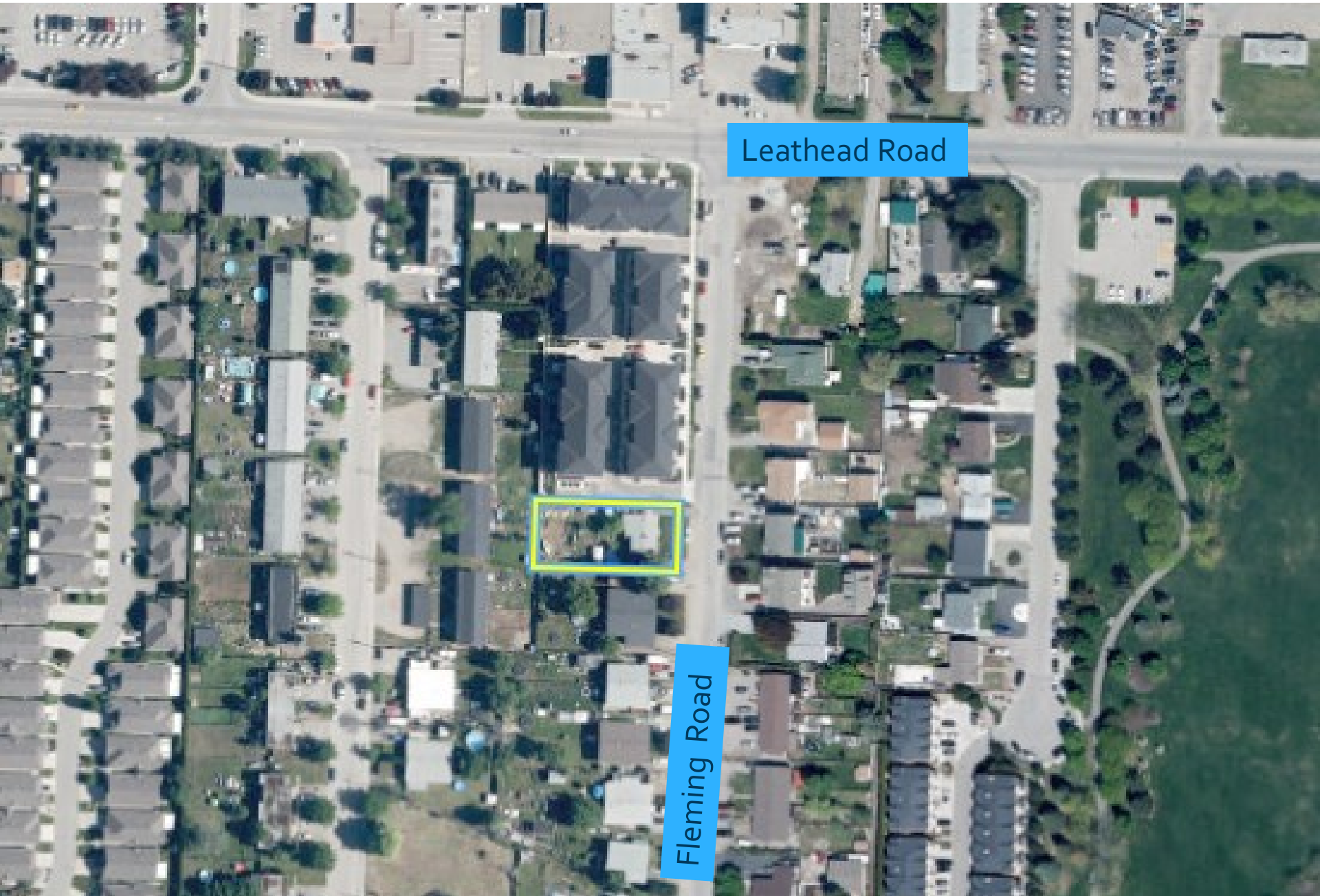
Bike Score  
**88**

**Very Bikeable**  
Biking is convenient for most trips.

# OCP Future Land Use / Zoning



# Subject Property Map



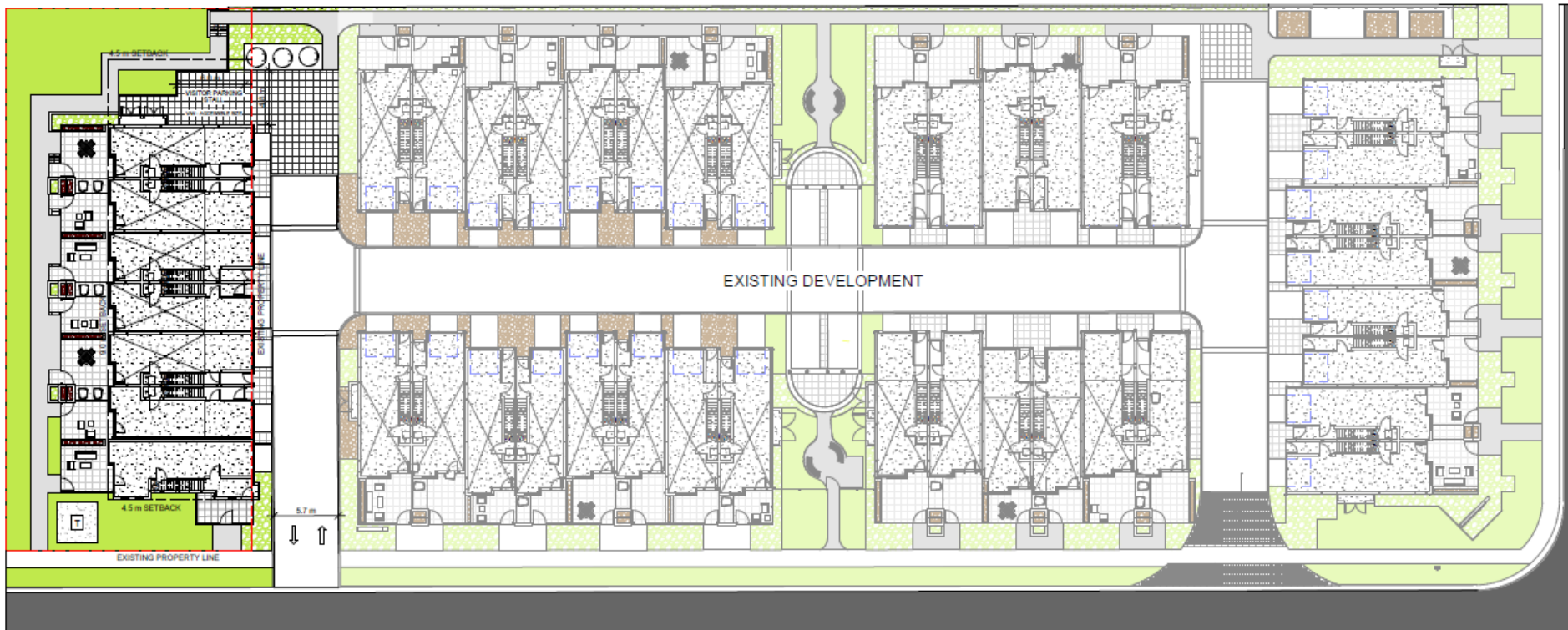
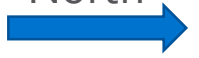
Leathead Road

Fleming Road



# Site Plan

North

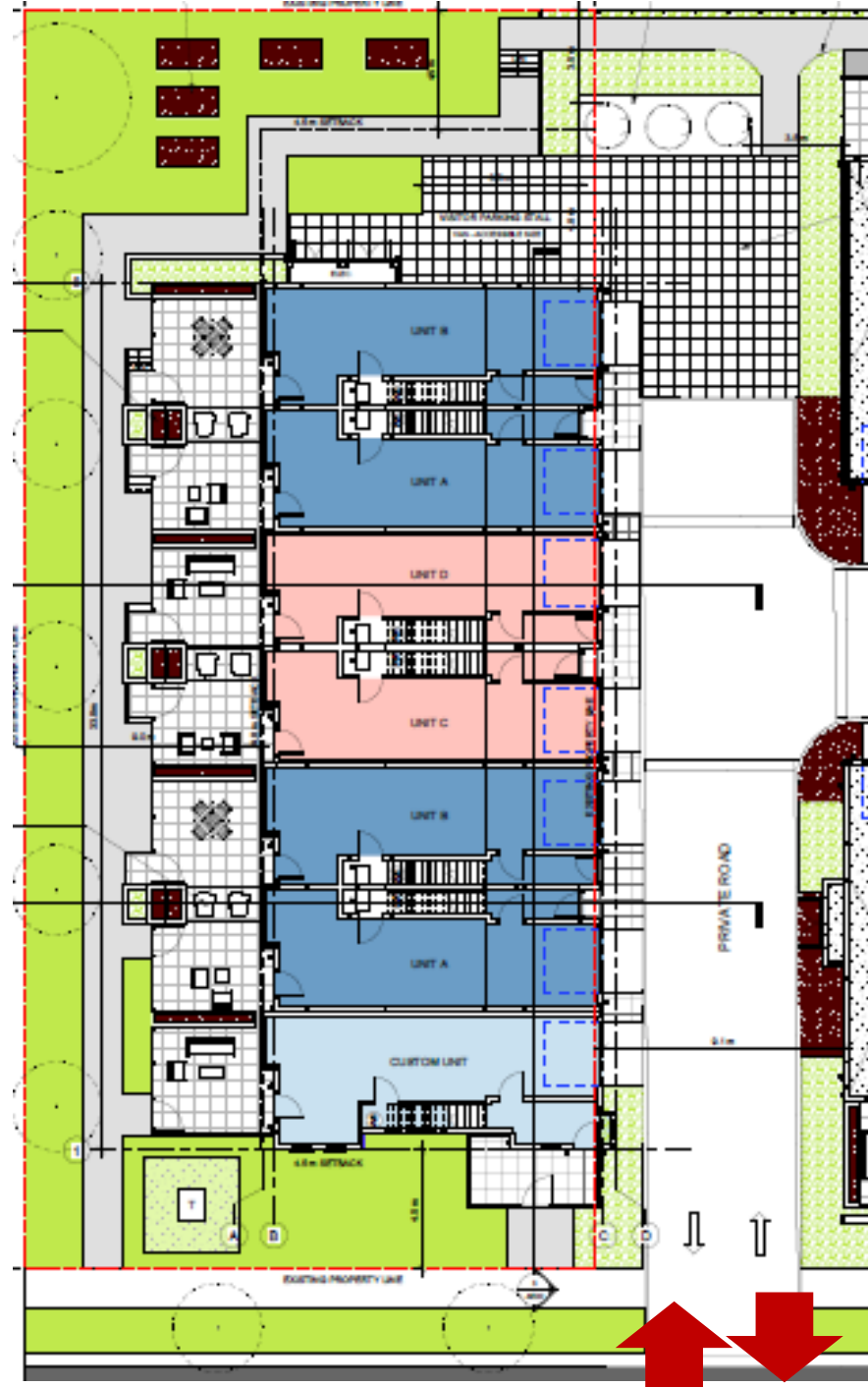


Proposed



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*