



# Z21-0040 2590 Richter Street

Rezoning Application



# Proposal

- ▶ To consider an application to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of multiple dwelling housing.

# Development Process

Apr 28, 2021

Development Application Accepted

Staff Review & Circulation

Jul 12, 2021

Public Information Session

Oct 4, 2021

Initial Consideration

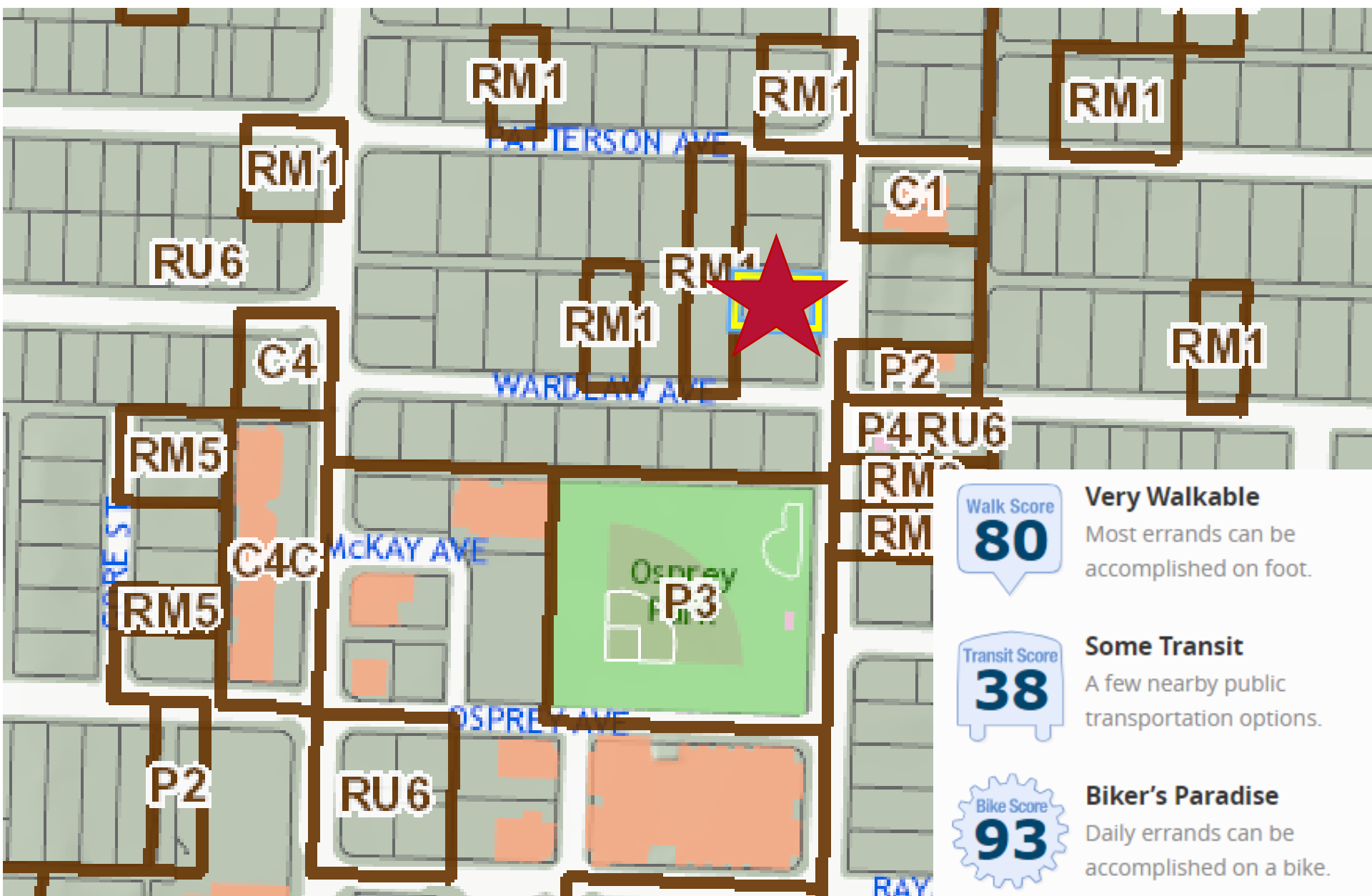
Public Hearing  
Second & Third Readings

Final Reading and DP & Variances

Building Permit

Council Approvals

# Context Map

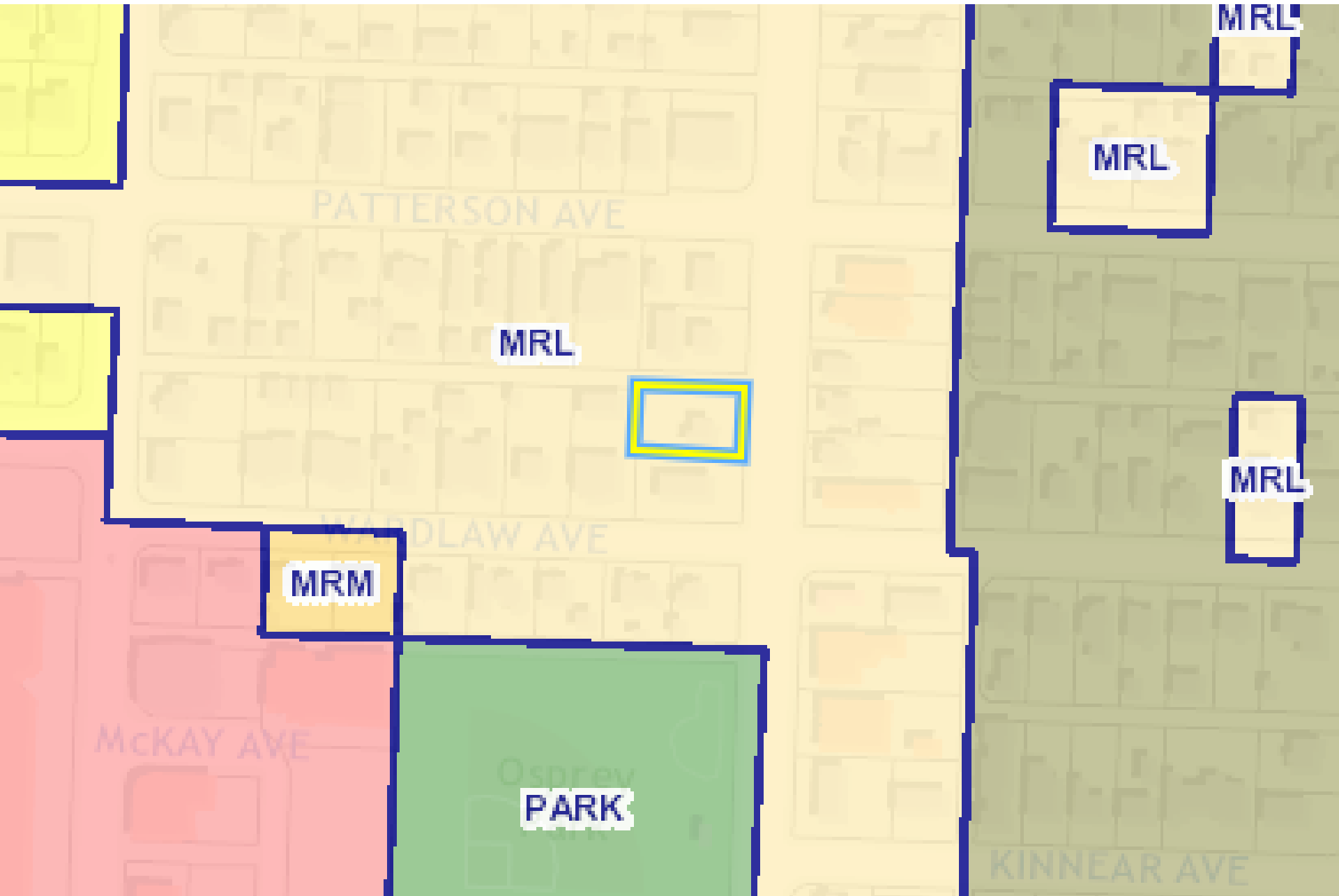


Walk Score **80**  
**Very Walkable**  
Most errands can be accomplished on foot.

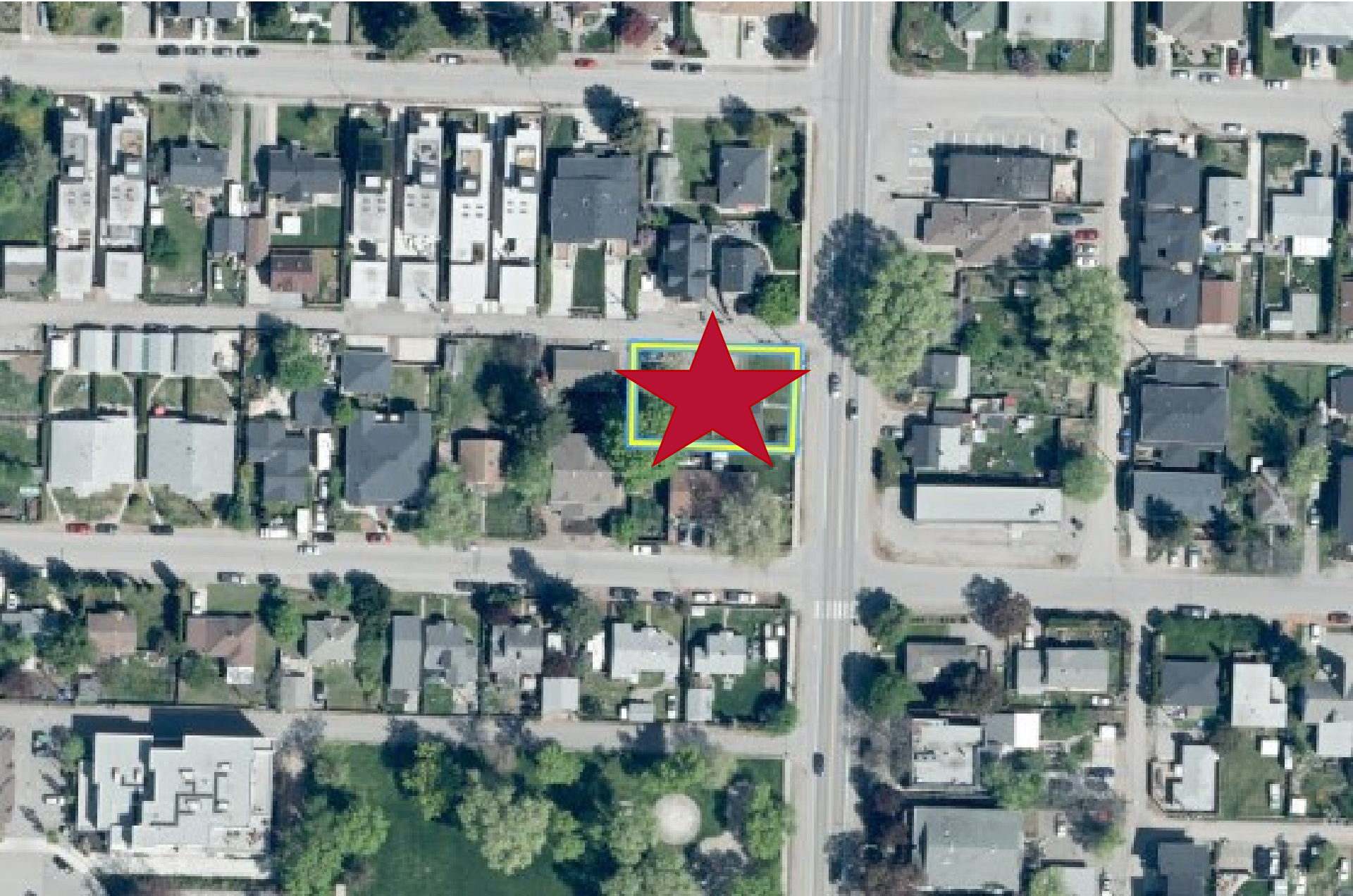
Transit Score **38**  
**Some Transit**  
A few nearby public transportation options.

Bike Score **93**  
**Biker's Paradise**  
Daily errands can be accomplished on a bike.

# Future Land Use



# Subject Property Map





# Project Details

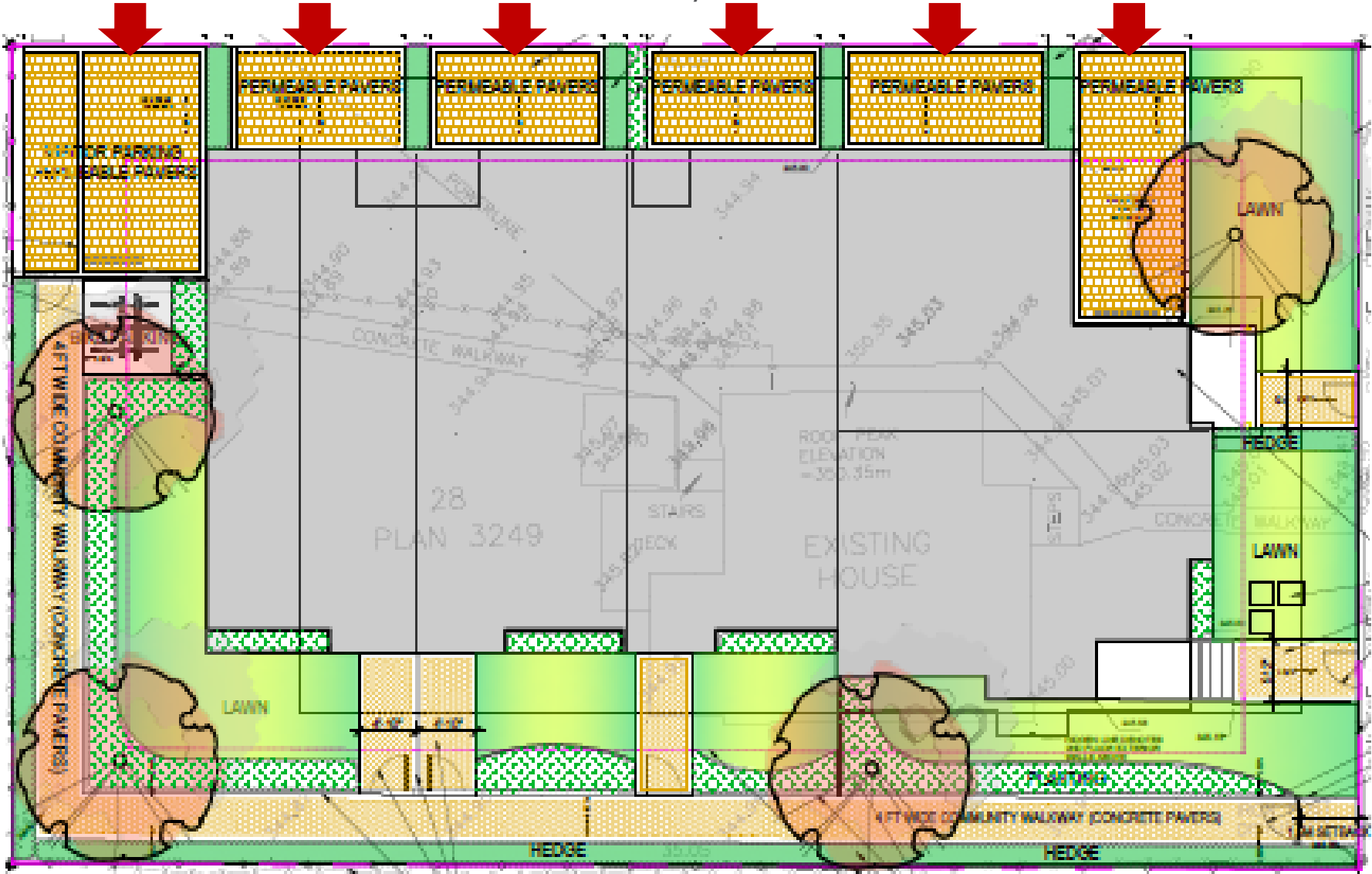
- ▶ 5 - 3-storey townhouses
- ▶ Two ground-oriented units fronting Richter Street
- ▶ Attached garages with site access from laneway adjacent to the north property line.



# Conceptual Site Plan



Laneway



Richter Street

# Development Policy



- ▶ Consistent with Future Land Use: MRL – Multiple Unit Residential (Low Density)
- ▶ OCP Urban Infill Policies:
  - ▶ Complete Communities:
    - ▶ Support the development of complete communities with a minimum of intensity of approximately 35 – 40 people and/or jobs per hectare to support basic transit service – a bus every 30 minutes.
  - ▶ Compact Urban Form
    - ▶ Focus growth with compact, connected mixed-use developments in Urban & Village Centres.

# 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*

