



Z21-0055 1875 Richter Street

Rezoning Application



Proposal

- ▶ To consider an application to rezone the subject property from the RU6 – Two Dwelling Housing zone to the RM3r – Low Density Multiple Housing (Residential Rental Tenure Only) zone to facilitate the development of multiple dwelling housing.

Development Process

May 26, 2021

Development Application Accepted

Staff Review & Circulation

Sept 24, 2021

Neighbourhood Consultation

Oct 18, 2021

Initial Consideration

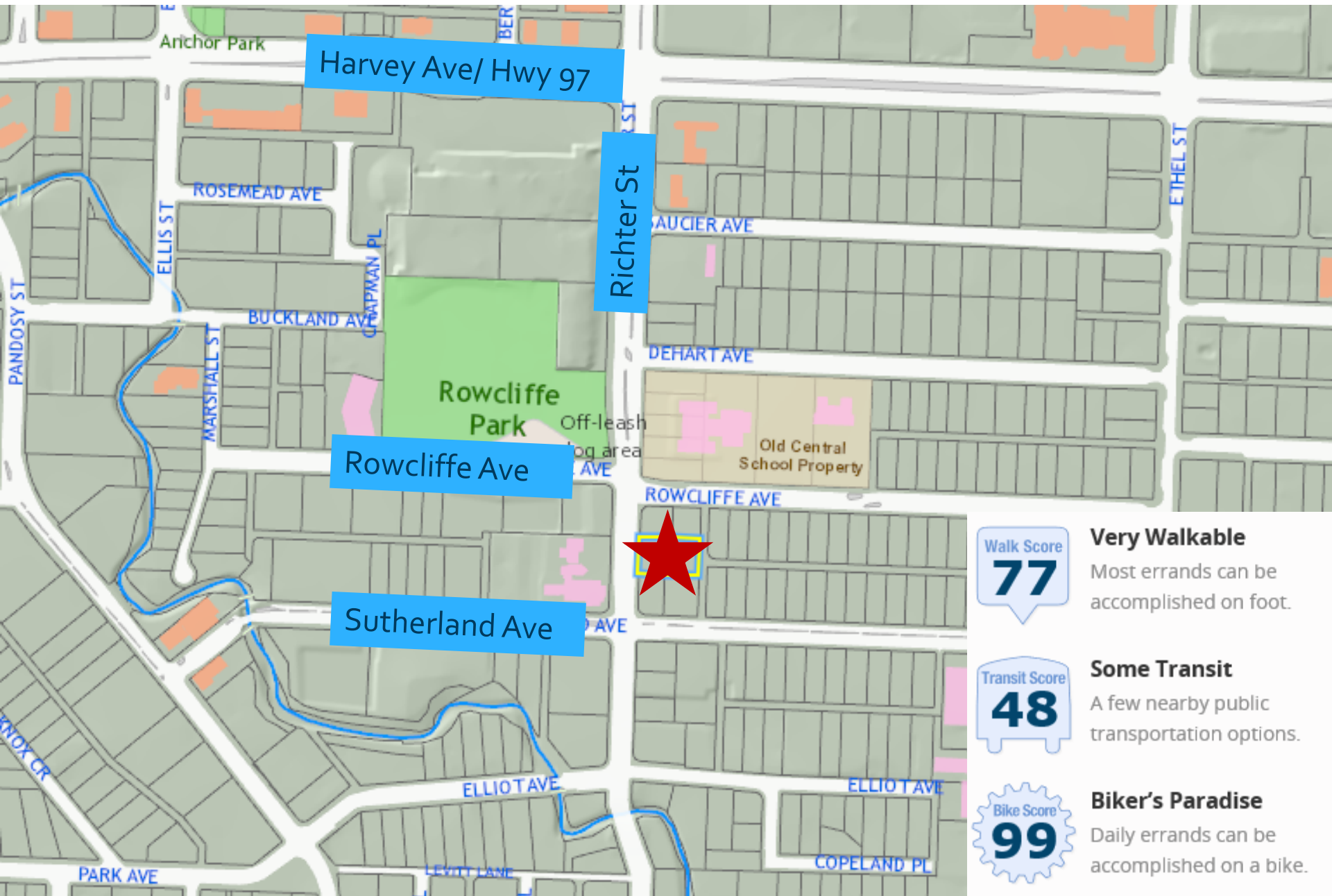
Waive Public Hearing

Final Reading and DP

Building Permit

Council Approvals

Context Map



Walk Score
77

Very Walkable

Most errands can be accomplished on foot.

Transit Score
48

Some Transit

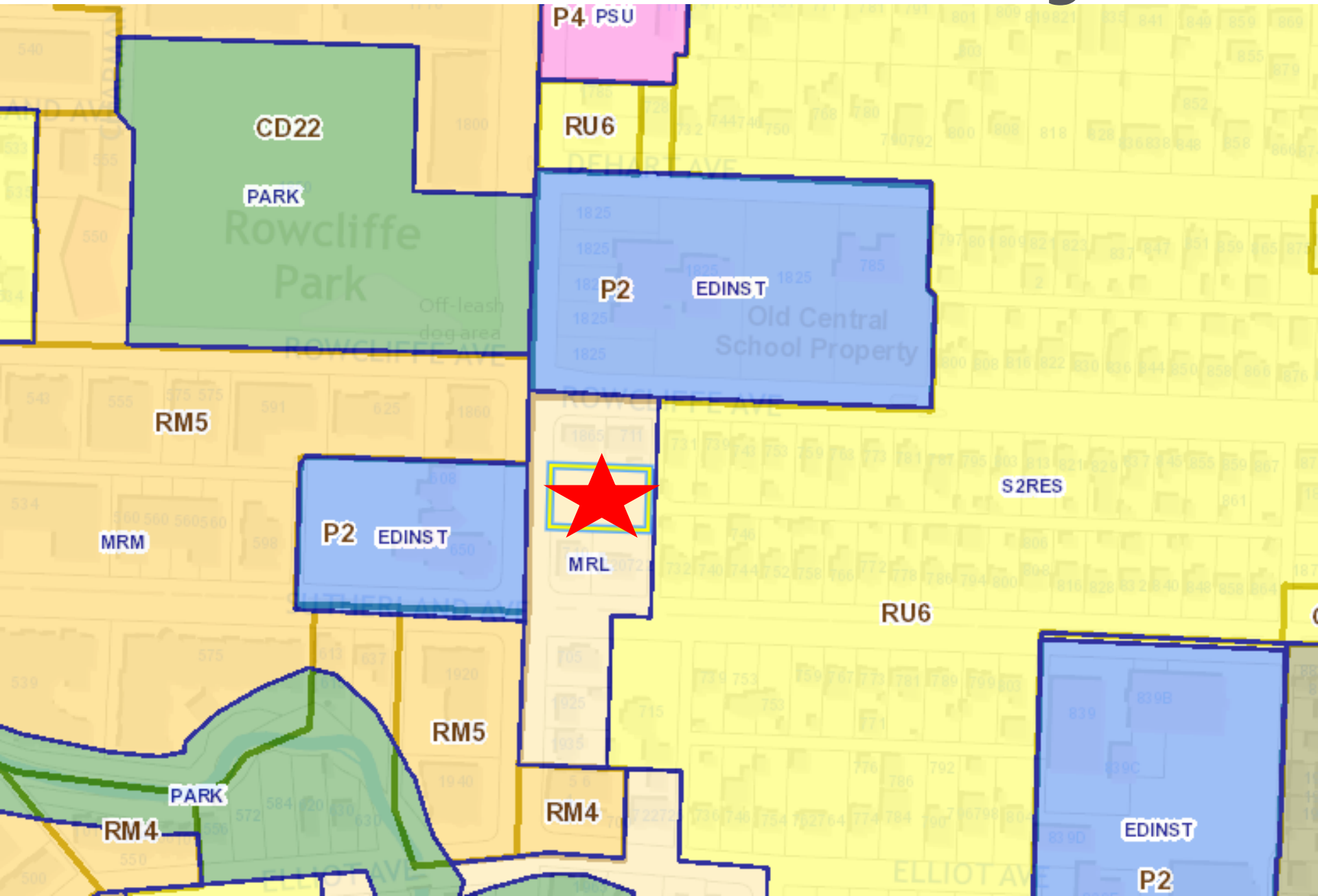
A few nearby public transportation options.

Bike Score
99

Biker's Paradise

Daily errands can be accomplished on a bike.

OCP Future Land Use / Zoning



Subject Property Map



Site Plan



Proposed Rendering



View from Richter Street

Development policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ 5.2.4 – Complete Communities
 - ▶ 5.3.2 – Compact Urban Form
 - ▶ 5.22.1 – Sensitive Infill
- ▶ Consistent with the Future Land Use → MRL – Multiple Unit Residential (Low Density)

Staff Recommendation

- ▶ **Support** of the proposed Rezoning:
 - ▶ Meets many objectives in the OCP
- ▶ Recommend that Public Hearing be waived



Conclusion of Staff Remarks