



Z21-0088

1225 Findlay Road

Rezoning Application



Proposal

- ▶ To rezone the subject property to facilitate a multiple dwelling housing development.

Development Process

Sept 10, 2021

Development Application Accepted

Staff Review & Circulation

Dec 8, 2021

Public Notification Received

Feb 7, 2022

Initial Consideration

Notice of First Reading

Final Reading and Development Permit Consideration

Issuance of Building Permits

Council Approvals

Context Map

Walk Score
27

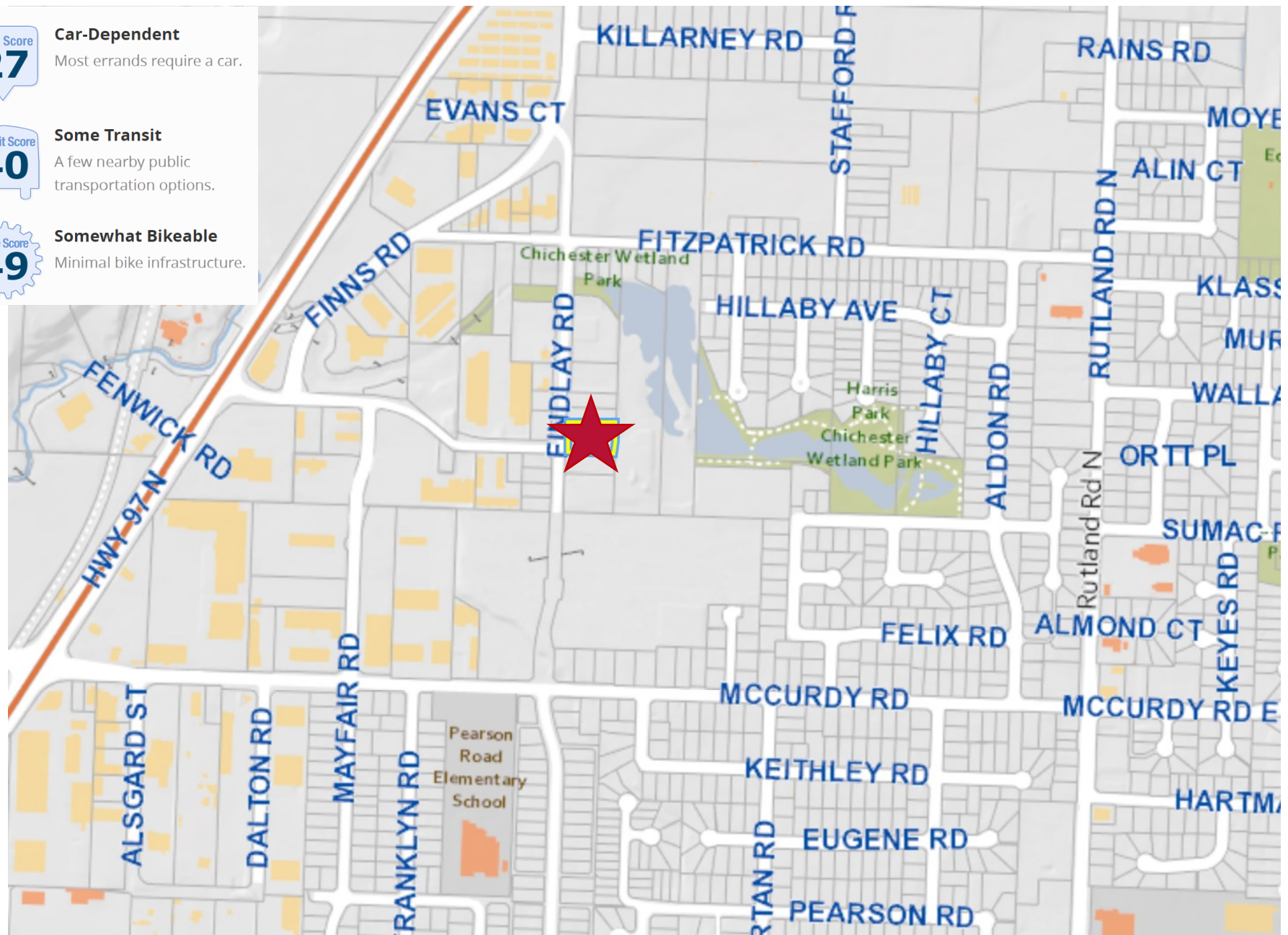
Car-Dependent
Most errands require a car.

Transit Score
40

Some Transit
A few nearby public transportation options.

Bike Score
49

Somewhat Bikeable
Minimal bike infrastructure.



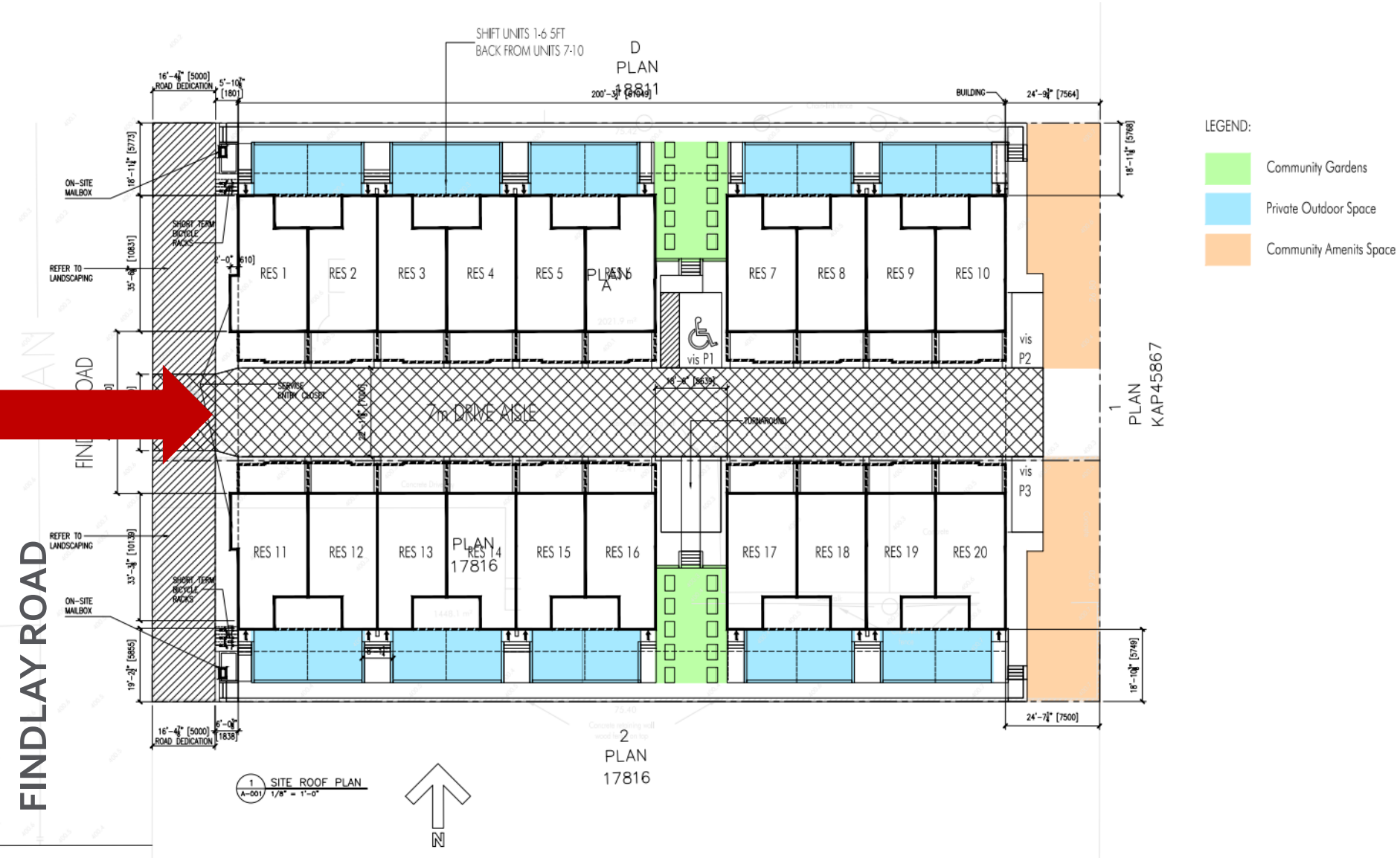
Future Land Use Map



Subject Property Map



Draft Site Plan



- LEGEND:
- Community Gardens
 - Private Outdoor Space
 - Community Amenities Space

1 SITE ROOF PLAN
A-001 1/8" = 1'-0"



2 PLAN
17816

Development Policy

- ▶ Meets the intent of Official Community Plan Suburban Neighbourhood Policies:
 - ▶ Land Use
 - ▶ Housing
- ▶ Consistent with Future Land Use **Suburban - Multiple Unit (S-MU)**

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Suburban Neighbourhood Policies
 - ▶ Appropriate location for adding residential density



Conclusion of Staff Remarks