



# TA21-0017 155, 165, 175-179 & 179 Rutland Road N

Text Amendment Application



# Proposal

- ▶ To consider a site-specific Text Amendment to the Zoning Bylaw to allow a maximum building height of 8 storeys and 32.0 m and to allow a density of 2.35 FAR for the subject properties.

# Development Process

Oct 1, 2021

Development Application Accepted

Staff Review & Circulation

Dec 7, 2021

Neighbourhood Notification

Feb 7, 2022

Initial Consideration

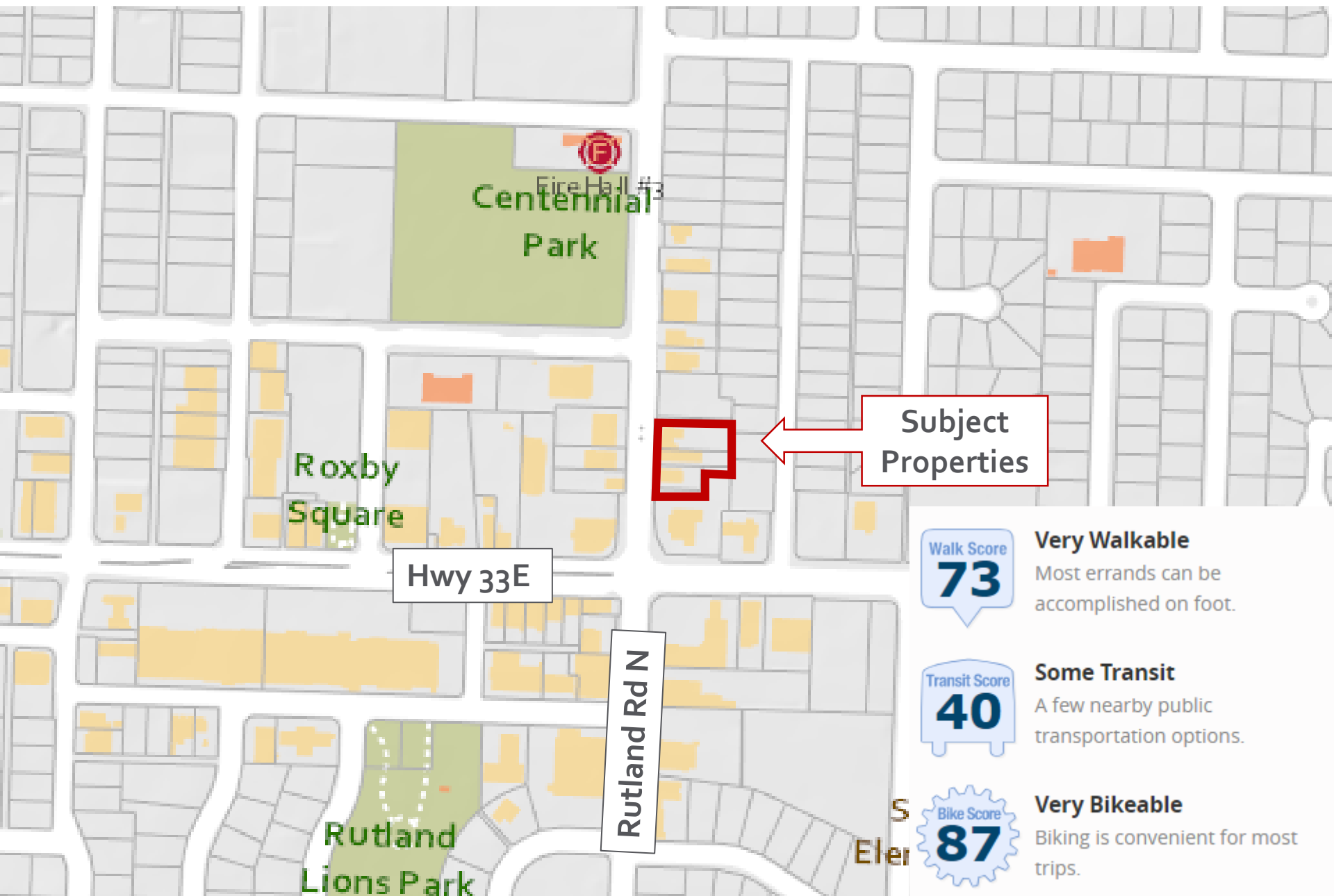
Public Hearing  
Second & Third Readings

Final Reading and DP & Variances

Building Permit

Council Approvals

# Context Map



**Subject Properties**

Walk Score  
**73**

**Very Walkable**  
Most errands can be accomplished on foot.

Transit Score  
**40**

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

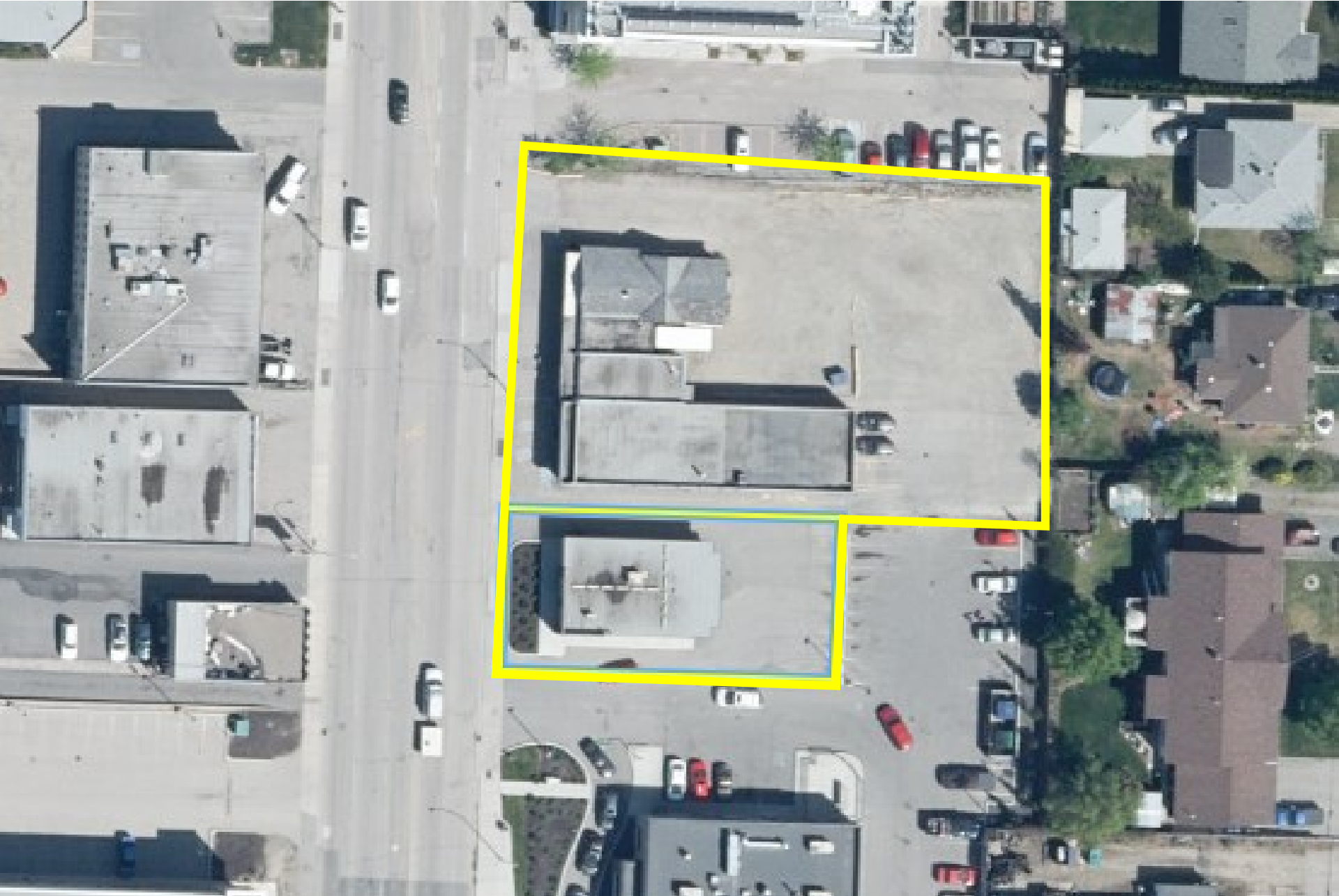
Bike Score  
**87**

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

# Future Land Use



# Subject Property Map



# Site Specific Text Amendment

## C<sub>4</sub> – Urban Centre Commercial

- ▶ Height: 4 Storeys and 15.0 m max.
- ▶ Proposing: 8 storeys and 32.0 m
  
- ▶ Density: Base of 1.3 FAR (to a maximum of 2.35 with bonusing)
- ▶ Maximum density achievable in Rutland Urban Centre is 2.08 FAR
- ▶ Proposing: 2.35 FAR

# Development Policy



- ▶ Consistent with Future Land Use: UC – Urban Centre
- ▶ OCP Urban Centre Policies:
  - ▶ Live/Work Balance:
    - ▶ Direct growth in Urban Centres
  - ▶ Taller Rutland Buildings
    - ▶ Consider higher heights than outlined in Map 4.7, where the proposal contains affordable, supportive and/or rental housing component that further advances Urban Centre housing objectives;
- ▶ Consistent with Key Considerations of the Urban Centres Roadmap:
  - ▶ Achieving moderate to high residential densities is fundamental to realizing the goal of dense, livable Urban Centres.



# Staff Recommendation

- ▶ Development Planning Staff recommend **support** of the proposed site-specific Text Amendment:
  - ▶ Meets many objectives in the OCP and considerations in the Urban Centres Roadmap
- ▶ Recommend the bylaw be forwarded to Public Hearing for further consideration.



## *Conclusion of Staff Remarks*

