

Z21-0050 959-961 & 971 Lawson Ave

Rezoning Application





Proposal

➤ To rezone the subject properties from the RU7 – Infill Housing zone to the RM3 – Low Density Multiple Housing zone to facilitate the development of multiple-dwelling housing.

Development Process





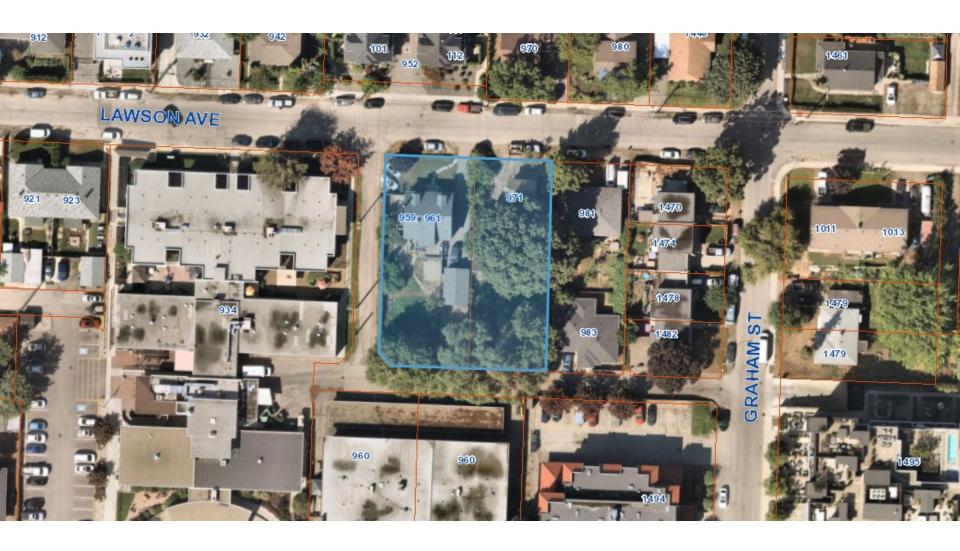
Context Map



OCP Future Land Use / Zoning



Subject Property Map

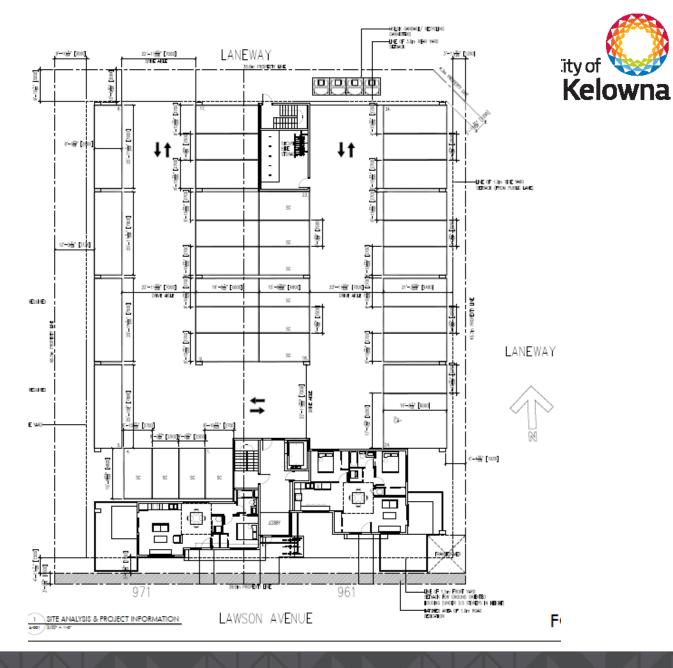




Project details

- ► The proposal is to rezone the subject property from RU7 – Infill Housing to the RM3 – Low Density Multiple Housing zone.
- ► The proposal is for a 3-storey, 22-unit housing development.
- ▶ Both dwellings will have to be removed.
- ▶ If the land use is successful, a Development Permit and Development Variance Permit will come to Council.

Site Plan



Conceptual Rendering







Staff Recommendation

- ▶ Development Planning Staff recommend support of the proposed Rezoning:
 - ► Meets the Future Land Use Designation of Core Area Neighbourhood Designation.
 - Property is in the Permanent Growth Boundary and near two Transit Supportive Corridors.



Conclusion of Staff Remarks