



# 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

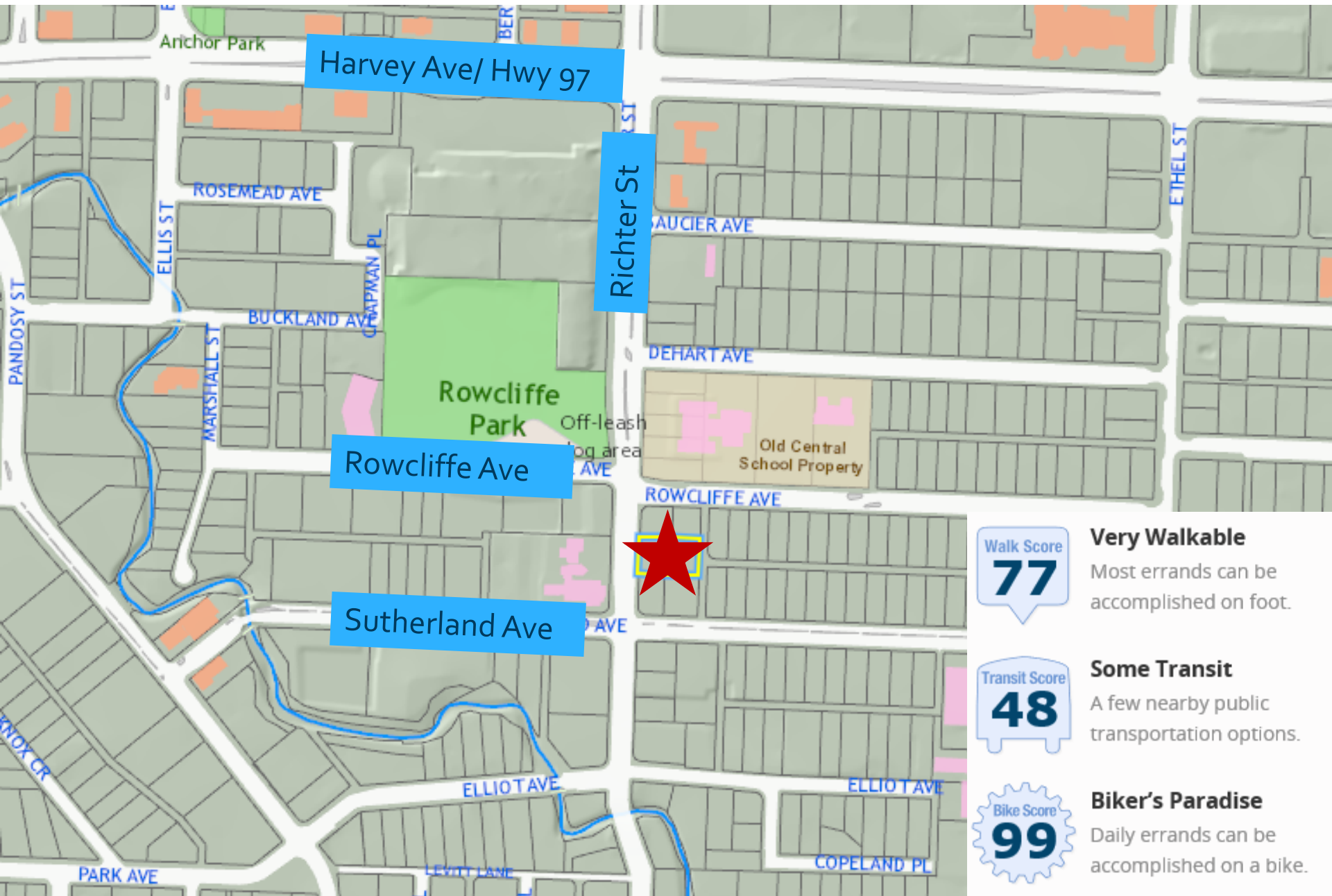
Waive Public Hearing

Final Reading and DP

Building Permit

Council Approvals

# Context Map



Harvey Ave/ Hwy 97

Richter St

Rowcliffe Ave

Sutherland Ave

Rowcliffe Park

Off-leash  
dog area

Old Central  
School Property

Walk Score  
**77**

**Very Walkable**

Most errands can be  
accomplished on foot.

Transit Score  
**48**

**Some Transit**

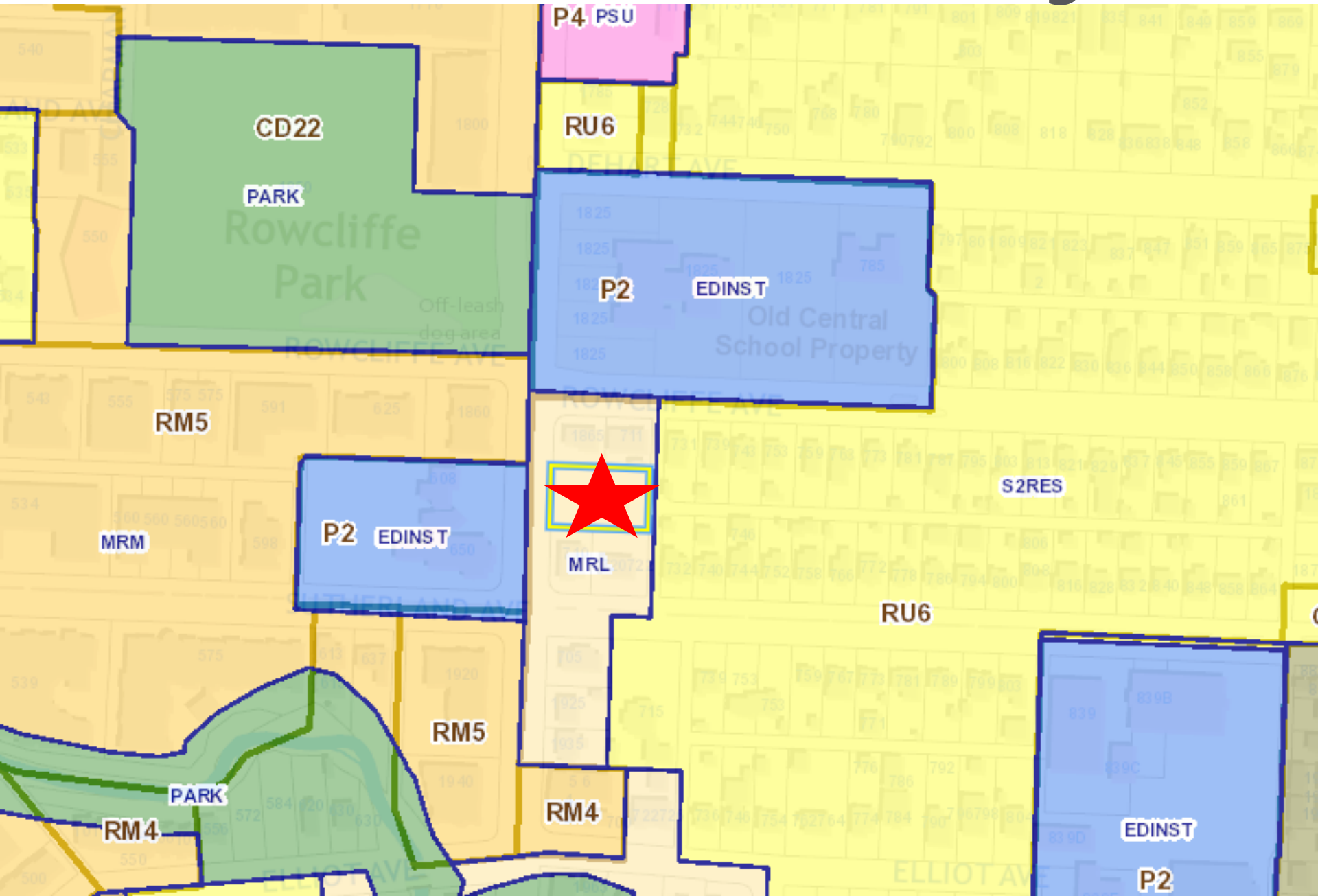
A few nearby public  
transportation options.

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*