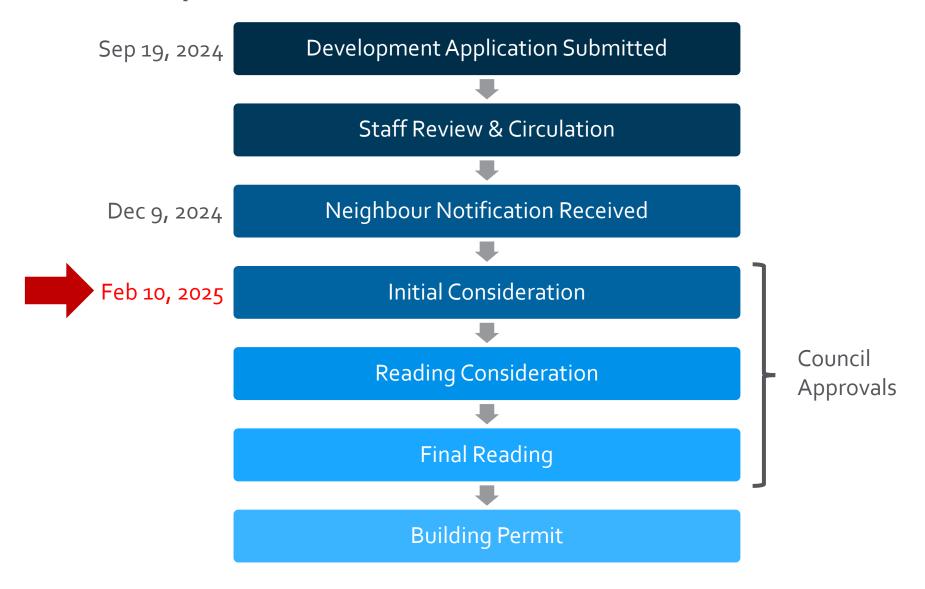


Purpose

➤ To rezone the subject property from the MF1 – Infill Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

Development Process



Context Map





OCP Future Land Use





Subject Property Map





MF2 – Townhouse Housing Zone

Purpose

 To provide a zone for ground-oriented multiple housing (typically townhouses) up to 3 storeys on serviced urban lots.

Summary of Uses

- Townhouses
- Stacked Townhouses
- Duplex Housing
- Semi-Detached Housing
- Home Based Businesses

MF2 – Townhouse Housing Zone

Regulation	Permitted
Maximum Height	11.0 m & 3 storeys
Potential Number of Units	9 units
Maximum Site Coverage of Buildings	55%

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria Light Green – Will Meet Criteria Soon Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	
5 min Walk to Park	
10 min Bike to Public School	
20 min Bus to Urban Centre/Village Centre/Employment Hub	
Retaining Trees and/or Adding Trees	
OCP Climate Resilience Consistency	

OCP Objectives & Policies

- ► Future Land Use: C-NHD: Core Area Neighbourhood
 - ▶ Objective 5.3: Design residential infill to be sensitive to neighbourhood context.
 - ► Encourage ground-oriented residential uses such as houseplexes, townhouses and narrow lot housing up to approximately 3 storeys to fit with the existing neighbourhood development pattern.
 - ➤ Objective 5.11: Increase the diversity of housing forms and tenure to create an inclusive, affordable and complete Core Area.
 - ► Ensure a diverse mix of low and medium density housing forms in the Core Area to support a variety of household types and sizes, income levels and life stages.

Staff Recommendation

- ➤ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use: Core Area Neighbourhood
 - ▶ OCP Objectives in Chapter 5 Core Area
 - Core Area Neighbourhood Infill
 - Housing Diversity
 - Development Permit to follow for Council consideration