

Rezoning Application

125 Park Rd

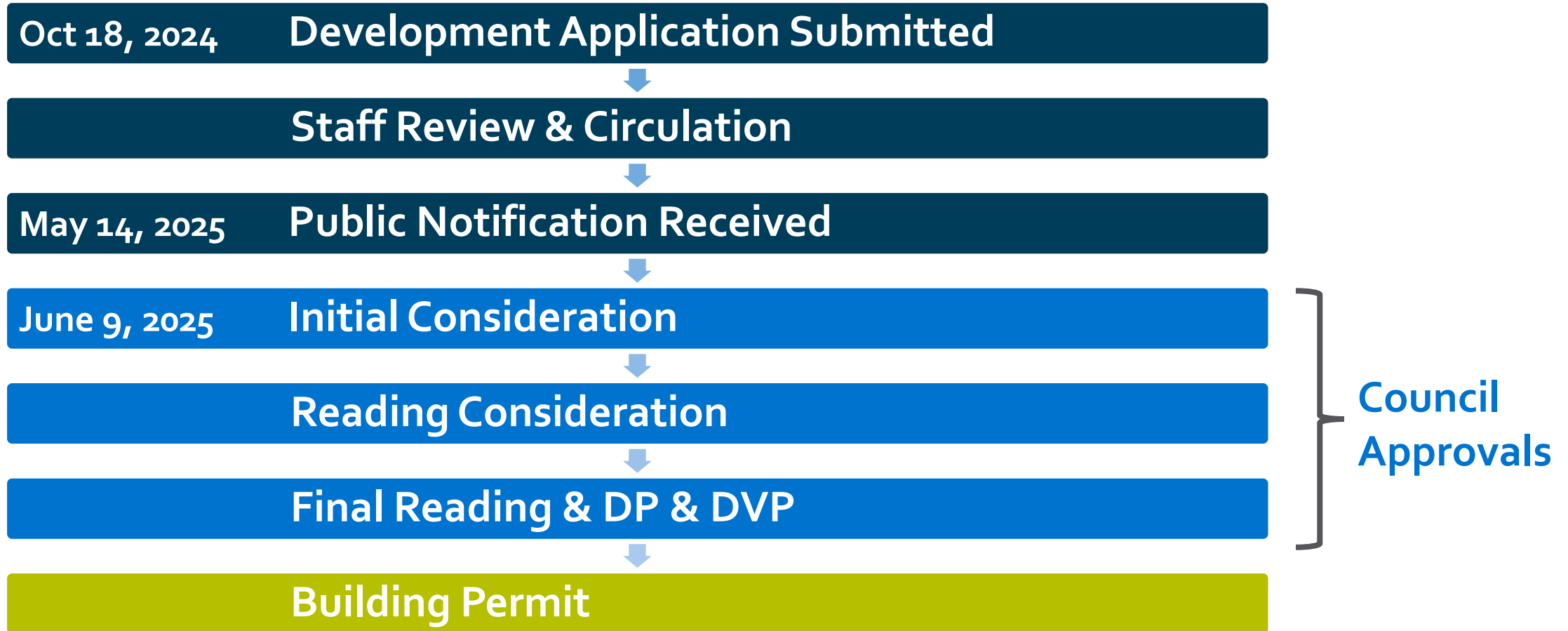
Z25-0010



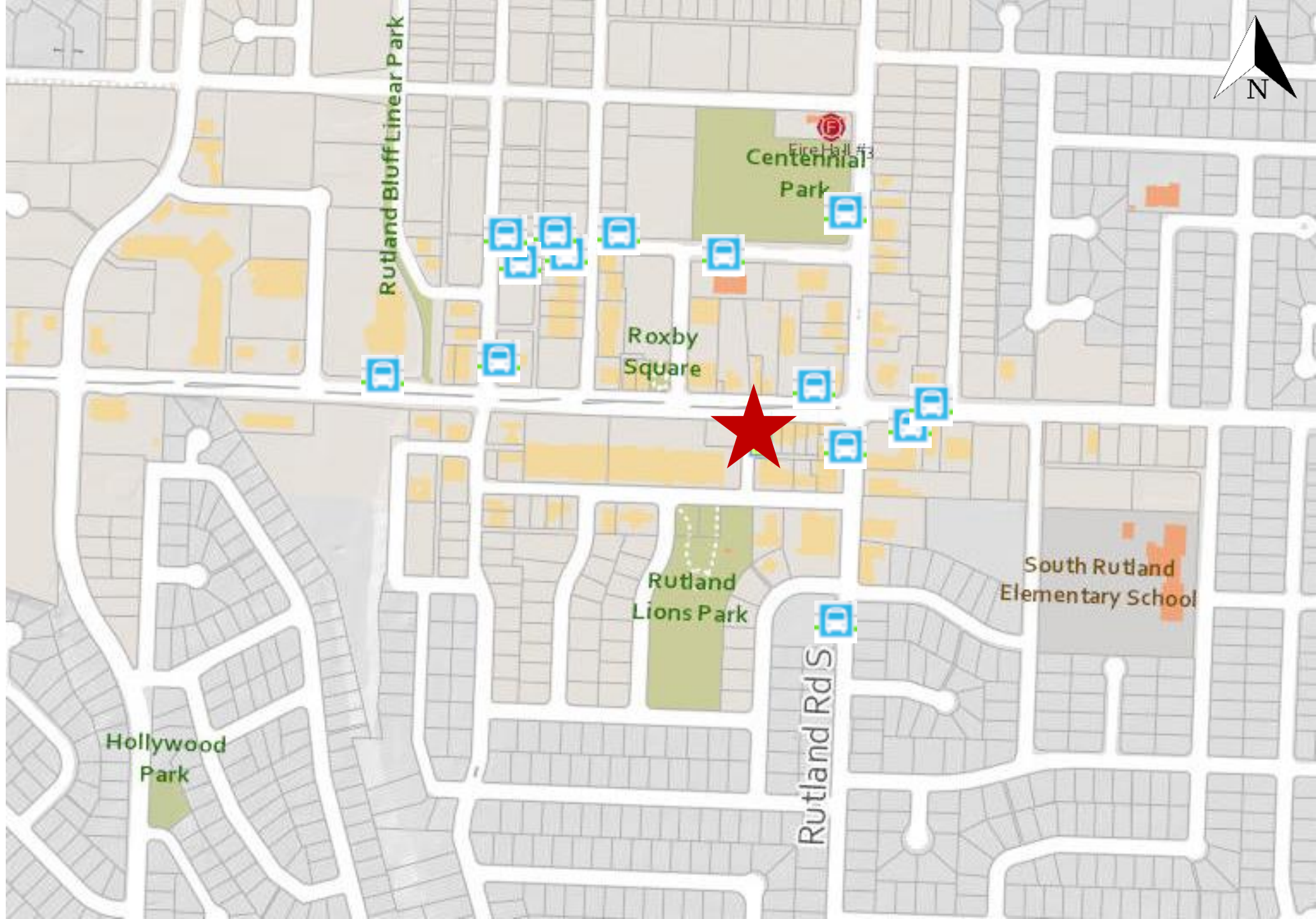
Purpose

To rezone the subject property from the UC₄ – Rutland Urban Centre zone to the UC_{4r} – Rutland Urban Centre Rental Only zone to facilitate a mixed-use rental apartment building.

Development Process

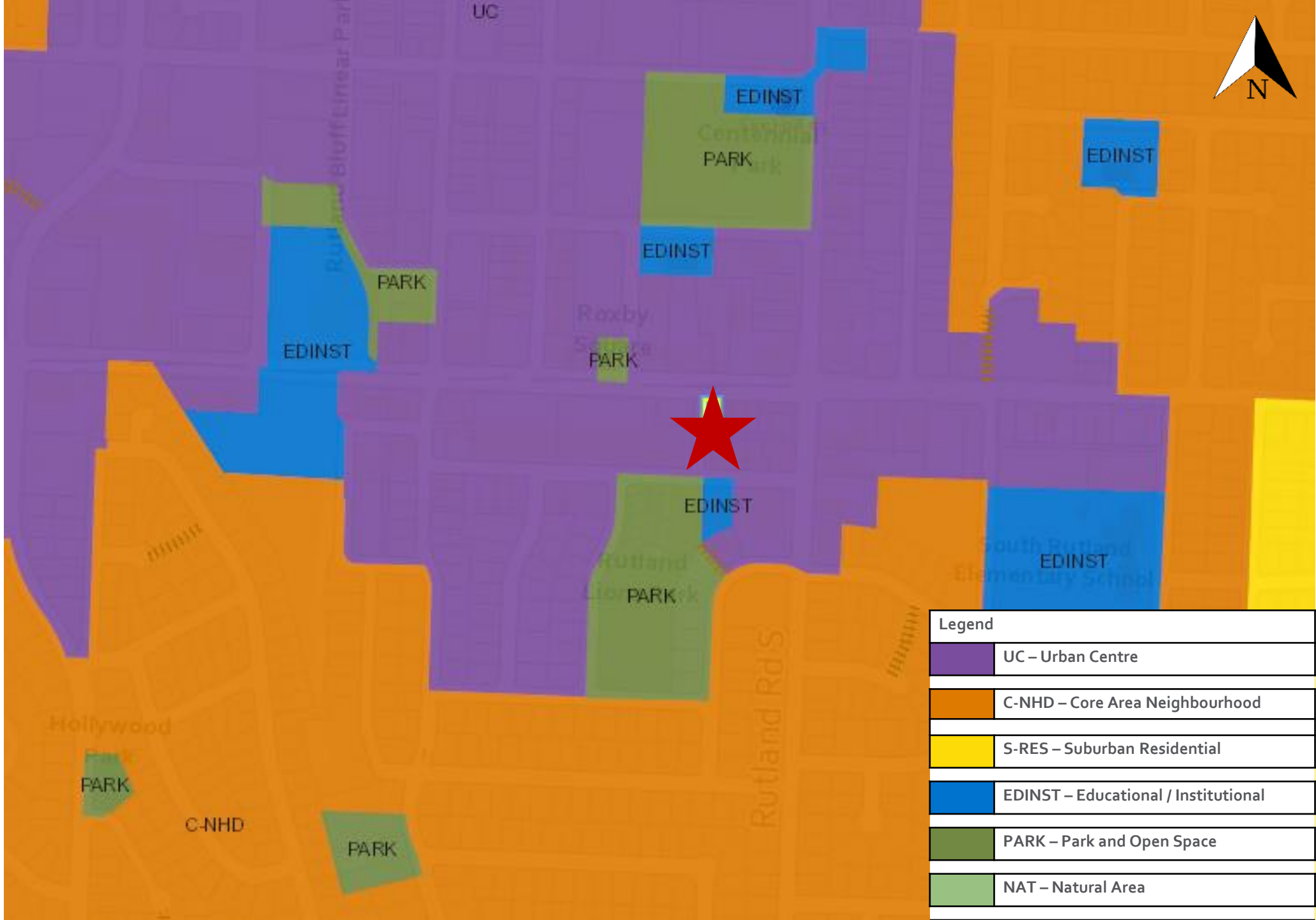


Context Map





Context Map: OCP Future Land Use



Legend

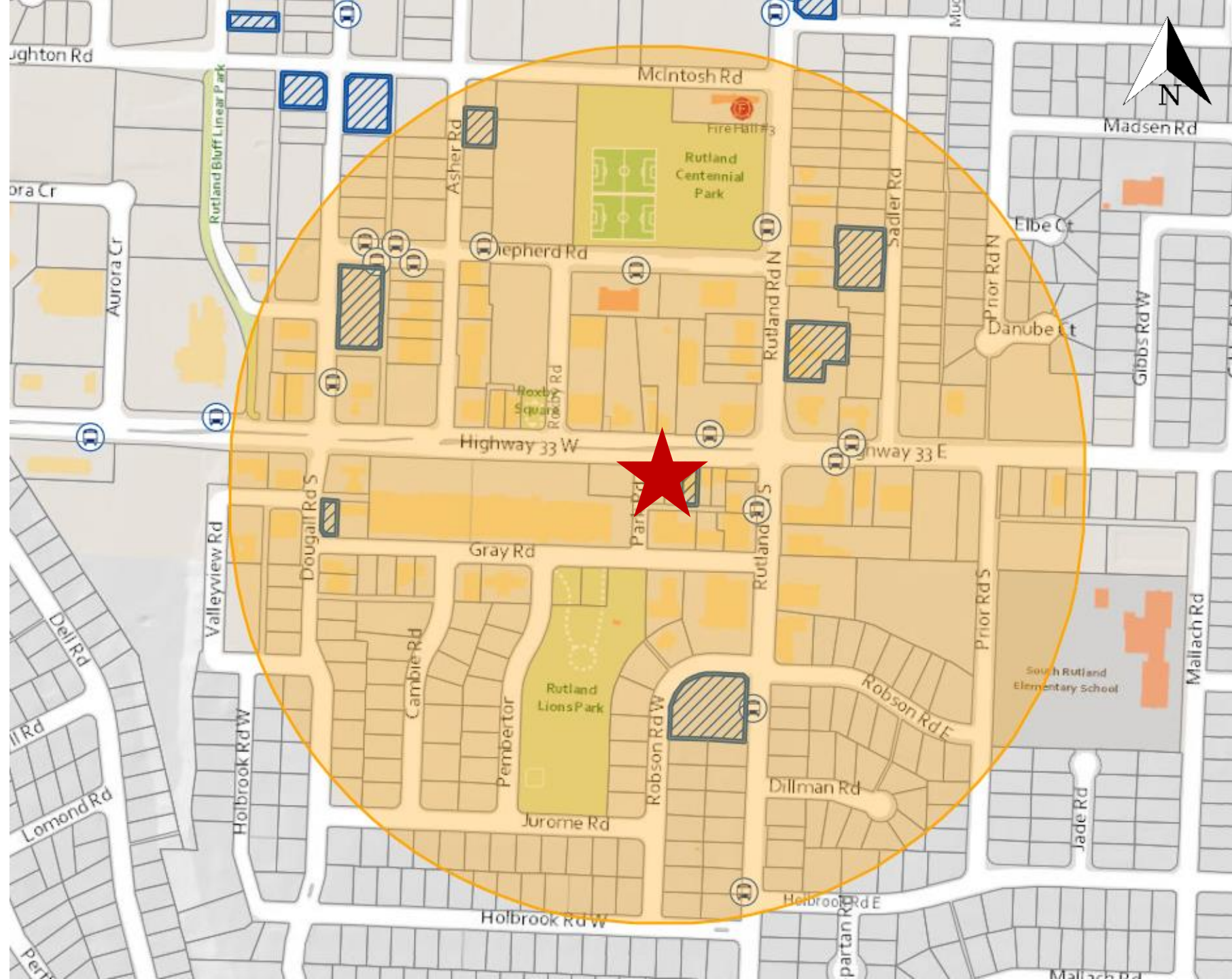
UC	UC – Urban Centre
C-NHD	C-NHD – Core Area Neighbourhood
S-RES	S-RES – Suburban Residential
EDINST	EDINST – Educational / Institutional
PARK	PARK – Park and Open Space
NAT	NAT – Natural Area



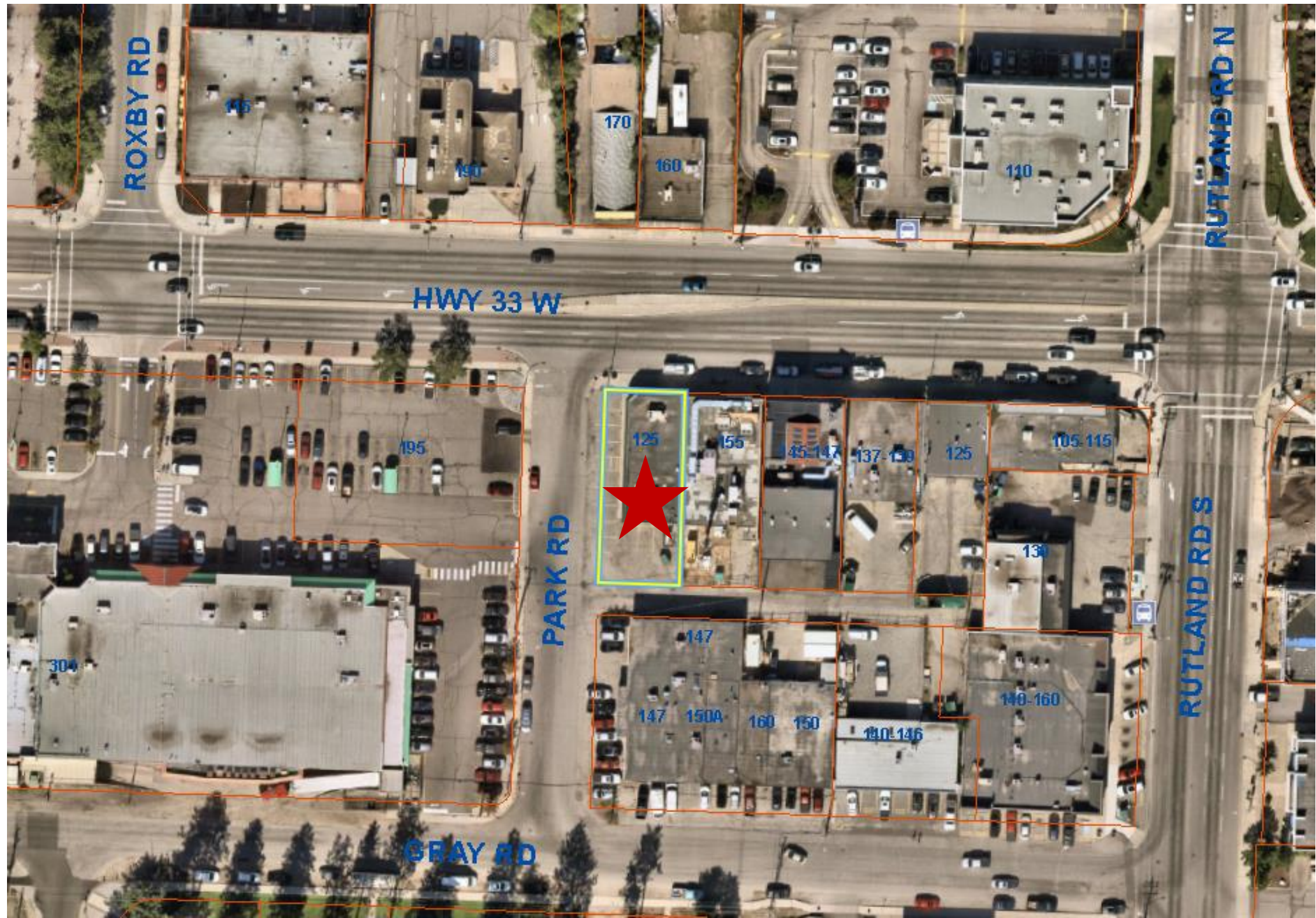
Model City:

Estimated Population: 1492

Estimated Jobs: 2049



Subject Property Map



“R” Rental Only Subzone

Purpose:

- To provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bare land stratification.

Summary of Uses:

- Dwelling units must be long-term rental only
- Eligible to apply for Revitalization Tax Exemption

"R" Rental Only Subzone

Regulation	Permitted
Max Height	6 storeys (4 proposed)
Potential Units	13
Bonus Floor Area Ratio	Rental/Affordable: 0.3

OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	
5 min walk to park	
10 min bike to public school	
20 min bus to urban/village center / employment hub	
Retaining trees and/or adding trees	N/A
OCP Climate Resilience Consistency	

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- UC – Urban Centre
 - Policy 4.12.1. Diverse Housing Forms

Ensure a diverse mix of medium-density and high-density housing forms in Urban Centres to support a variety of household types and sizes, income levels and life stages
- Climate Resiliency
 - Policy 12.1.2. Climate Resilient Land Use Planning

Focusing growth in connected, walkable, Urban Centres and Core Area

Staff Recommendation

- Staff recommend **support** for the proposed rezoning as it is consistent with:
 - OCP Future Land Use UC
 - OCP Objectives in Chapter 4 Urban Centres
 - Rental Housing
 - OCP Objectives in Chapter 12 Climate Resiliency
 - Focusing growth in connected, walkable, Urban Centres and Core Area
- Development Permit to follow for Council consideration