

Rezoning Application

675 Black Mountain Drive

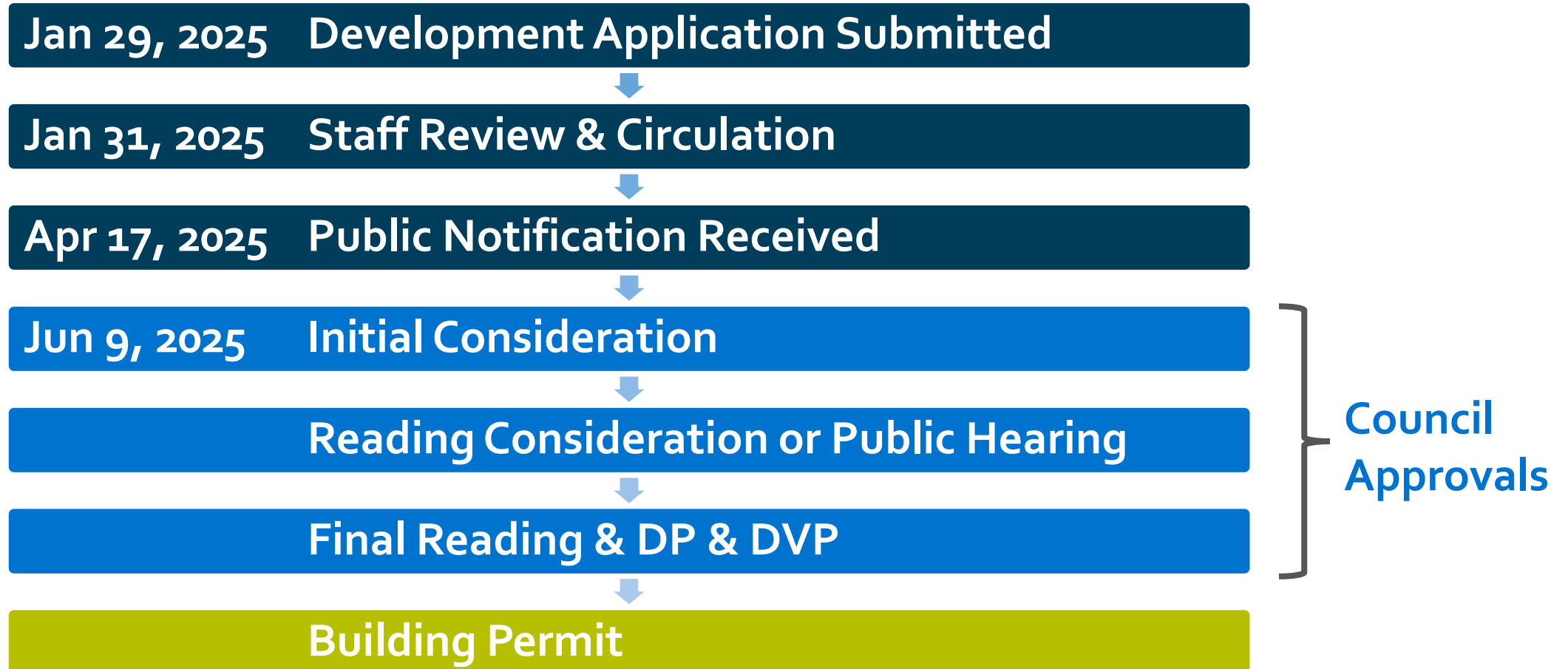
Z25-0004



Purpose

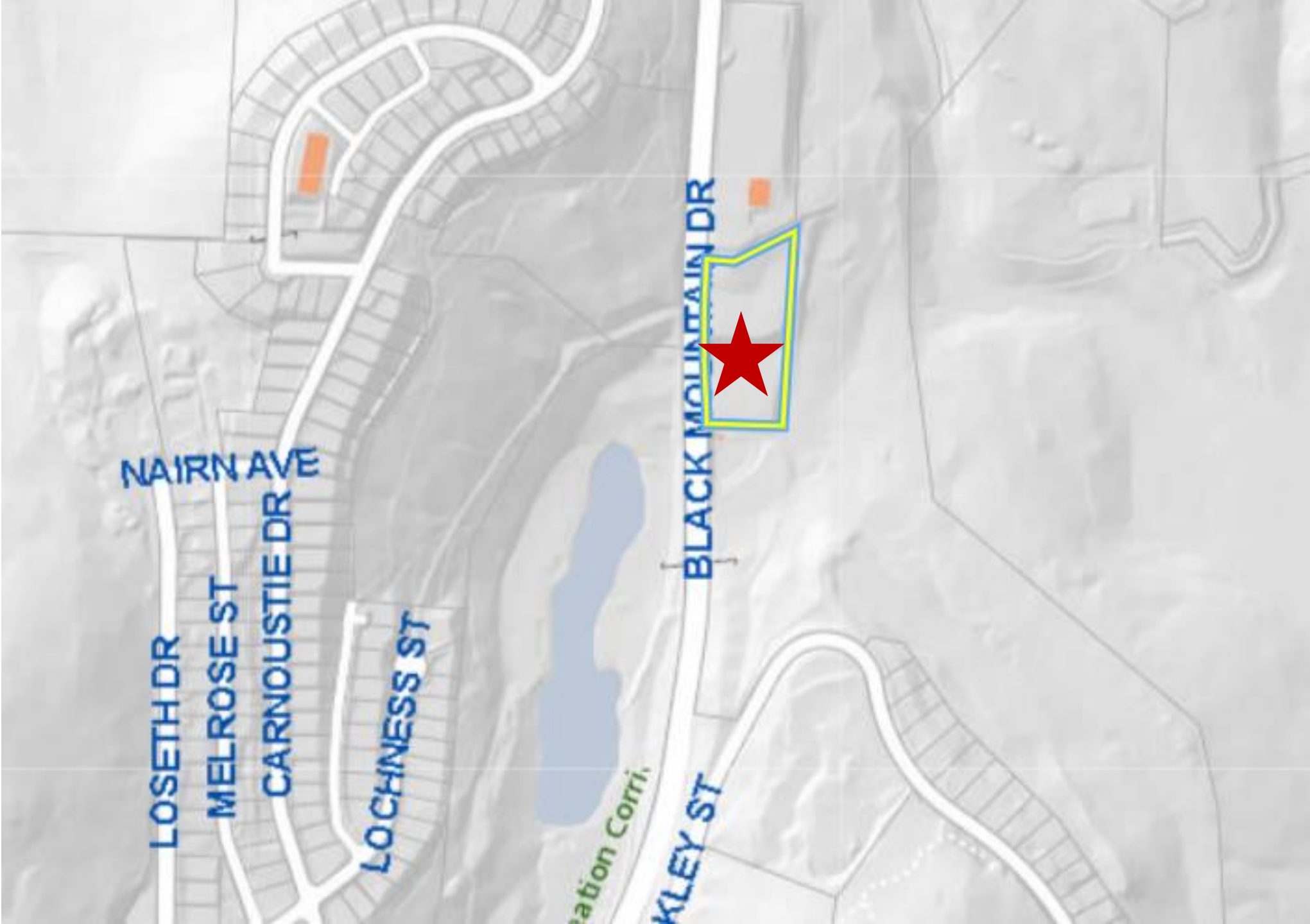
To rezone the subject property from the MF3 – Apartment Housing zone to the MF2 – Townhouse Housing zone to facilitate a townhouse development.

Development Process





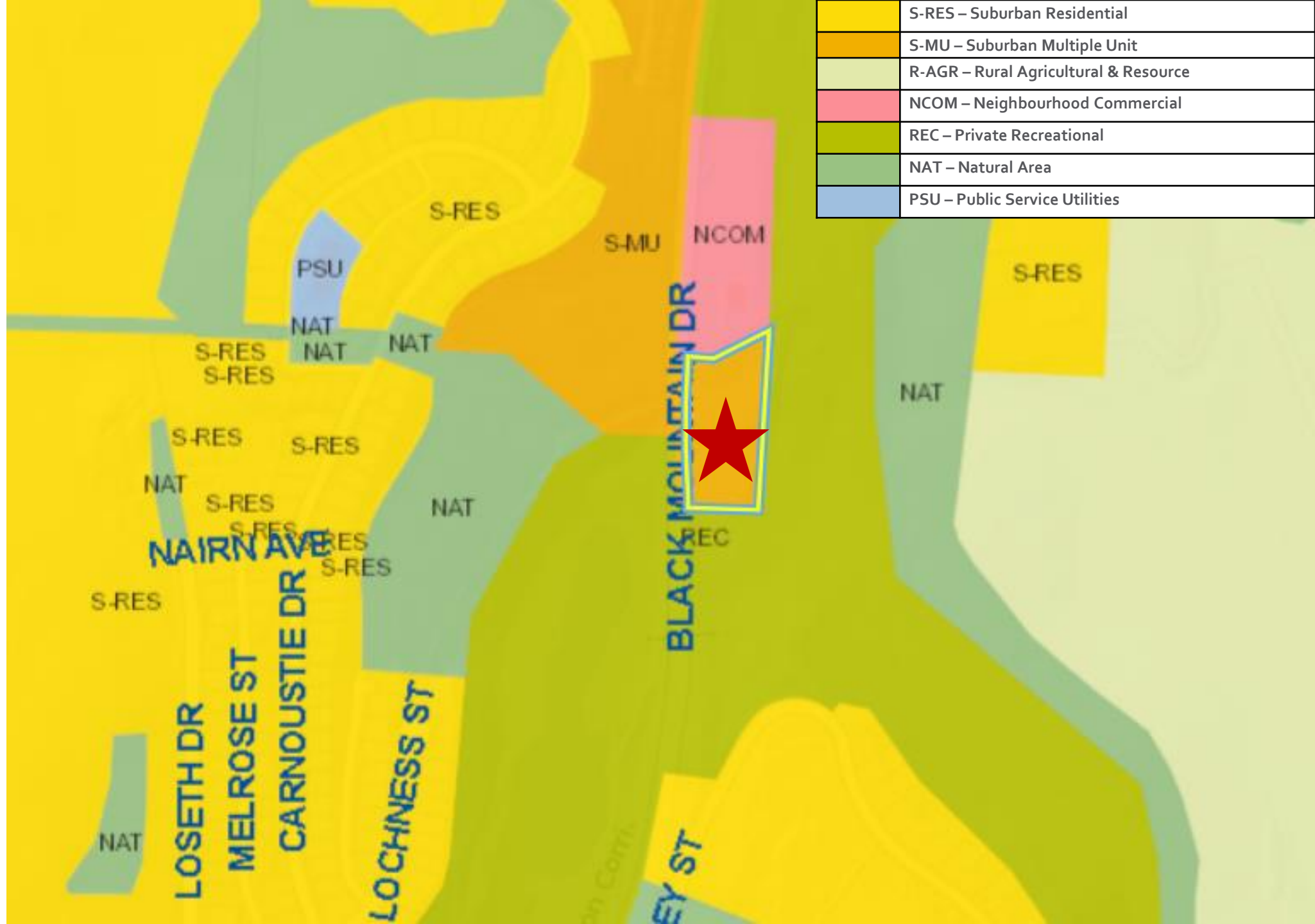
Context Map





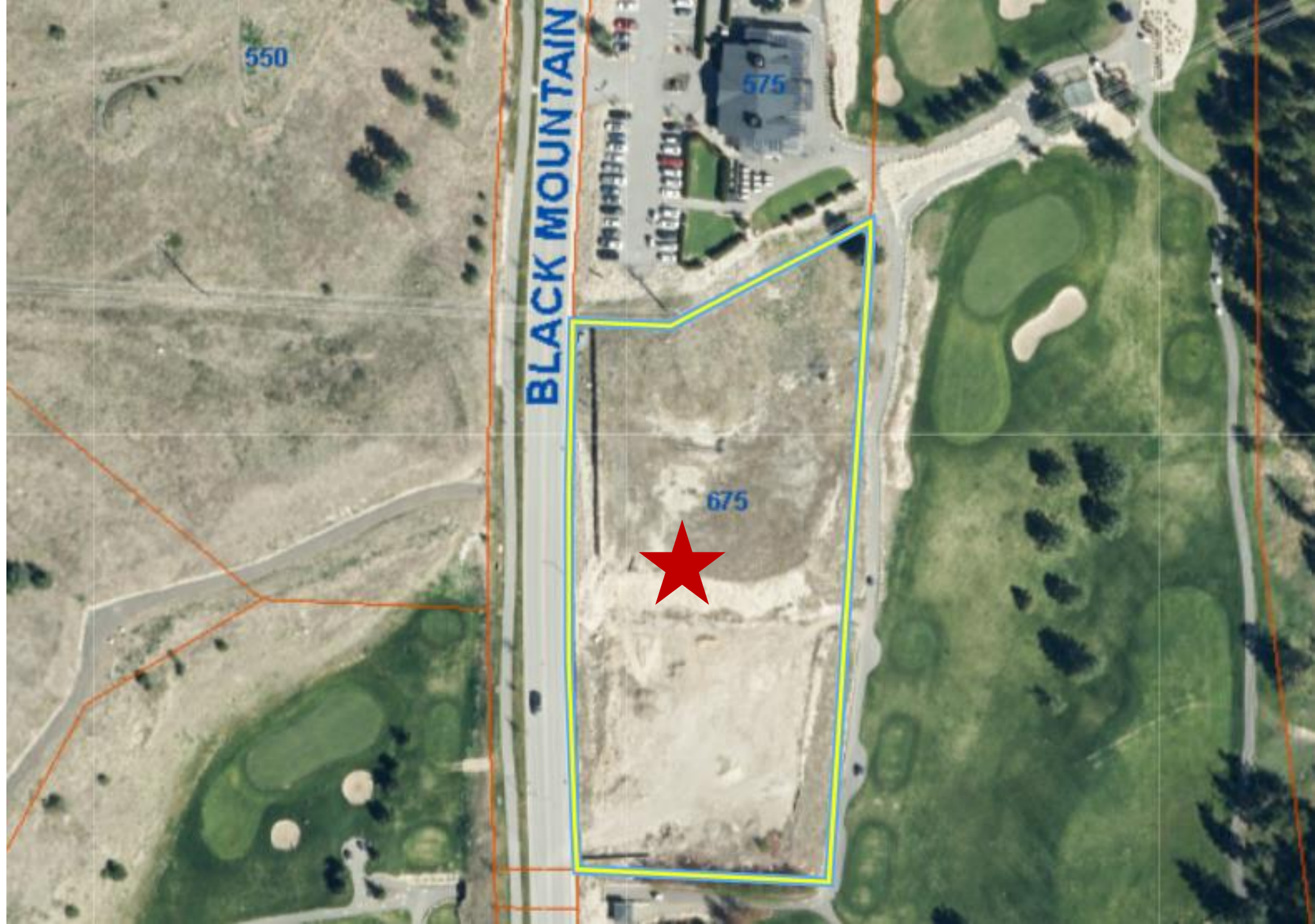
Context Map: OCP Future Land Use

	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-AGR – Rural Agricultural & Resource
	NCOM – Neighbourhood Commercial
	REC – Private Recreational
	NAT – Natural Area
	PSU – Public Service Utilities





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	1.0 FAR + Bonus Density Options
Maximum Site Coverage of Buildings	55%

OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	Yellow
5 min walk to park	Dark Green
10 min bike to public school	Light green
20 min bus to urban/village centre / employment hub	Light green
Retaining trees and/or adding trees	Dark Green
OCP Climate Resilience Consistency	Light green

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- S-MU – Suburban Multiple Unit

- Policy 7.2.1 Ground Oriented Housing

- Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities.

- Policy 7.3.1 Private Open Space

- Encourage the development of private open space amenities as part of new multi unit residential development in Suburban Neighbourhoods.

Staff Recommendation

- Staff recommend **support** for the proposed rezoning as it is consistent with:
 - OCP Future Land Use S-MU
 - OCP Objectives in Chapter 7 Suburban Neighbourhoods
 - Ground Oriented Housing
 - Private Open Space
 - Development Permit to follow for Council consideration