

Rezoning Application

790 Torrs Court

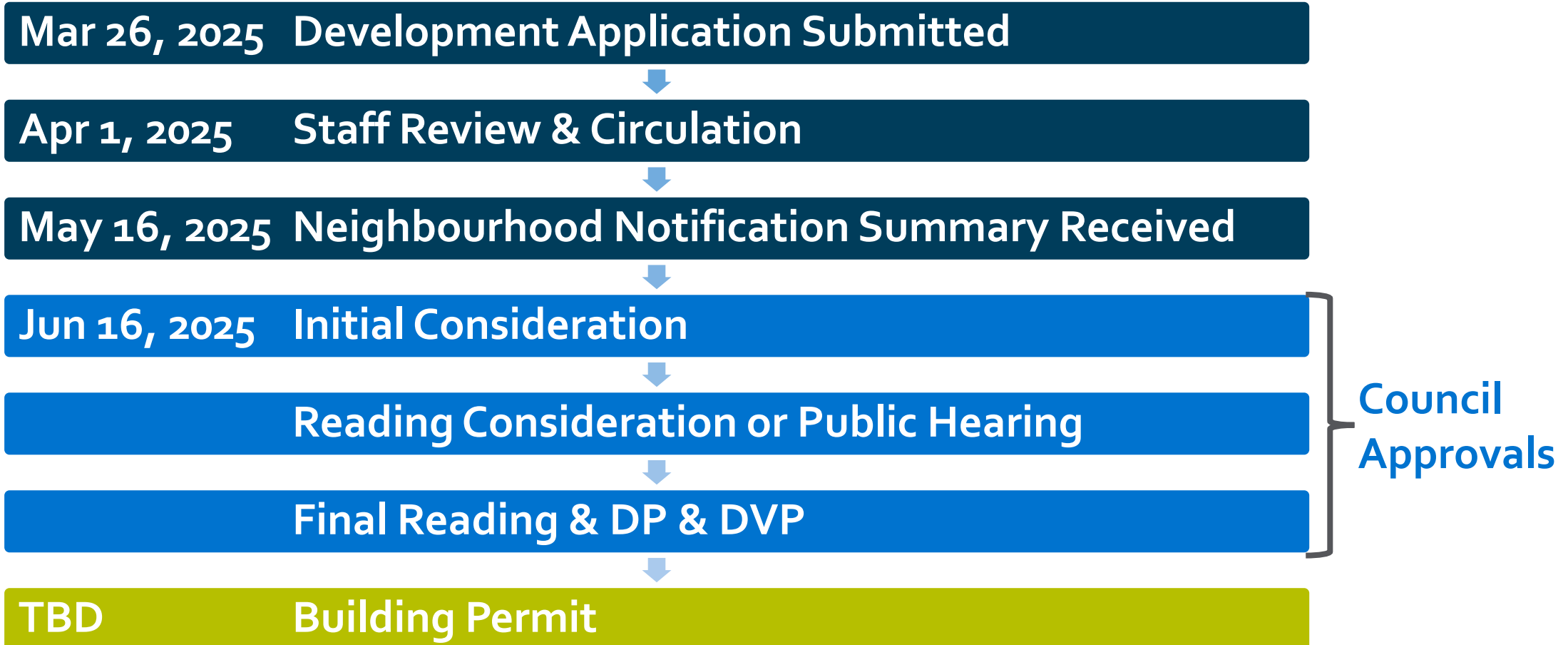
Z25-0009



Purpose

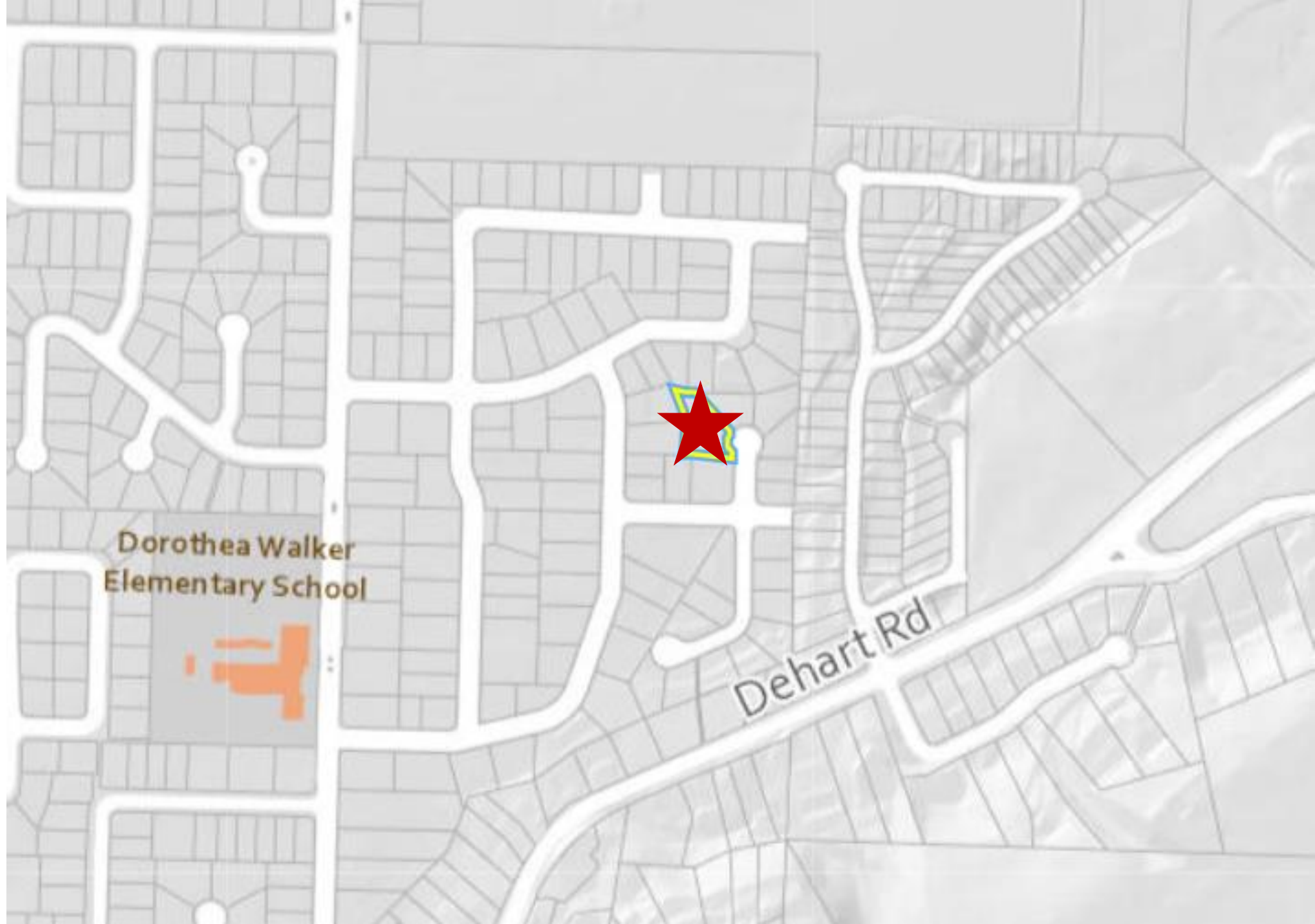
To rezone the subject property from the RU1 – Large Lot Housing zone to the RU2 – Medium Lot Housing zone to facilitate a two-lot subdivision.

Development Process





Context Map





Model City

Estimated Population: 980

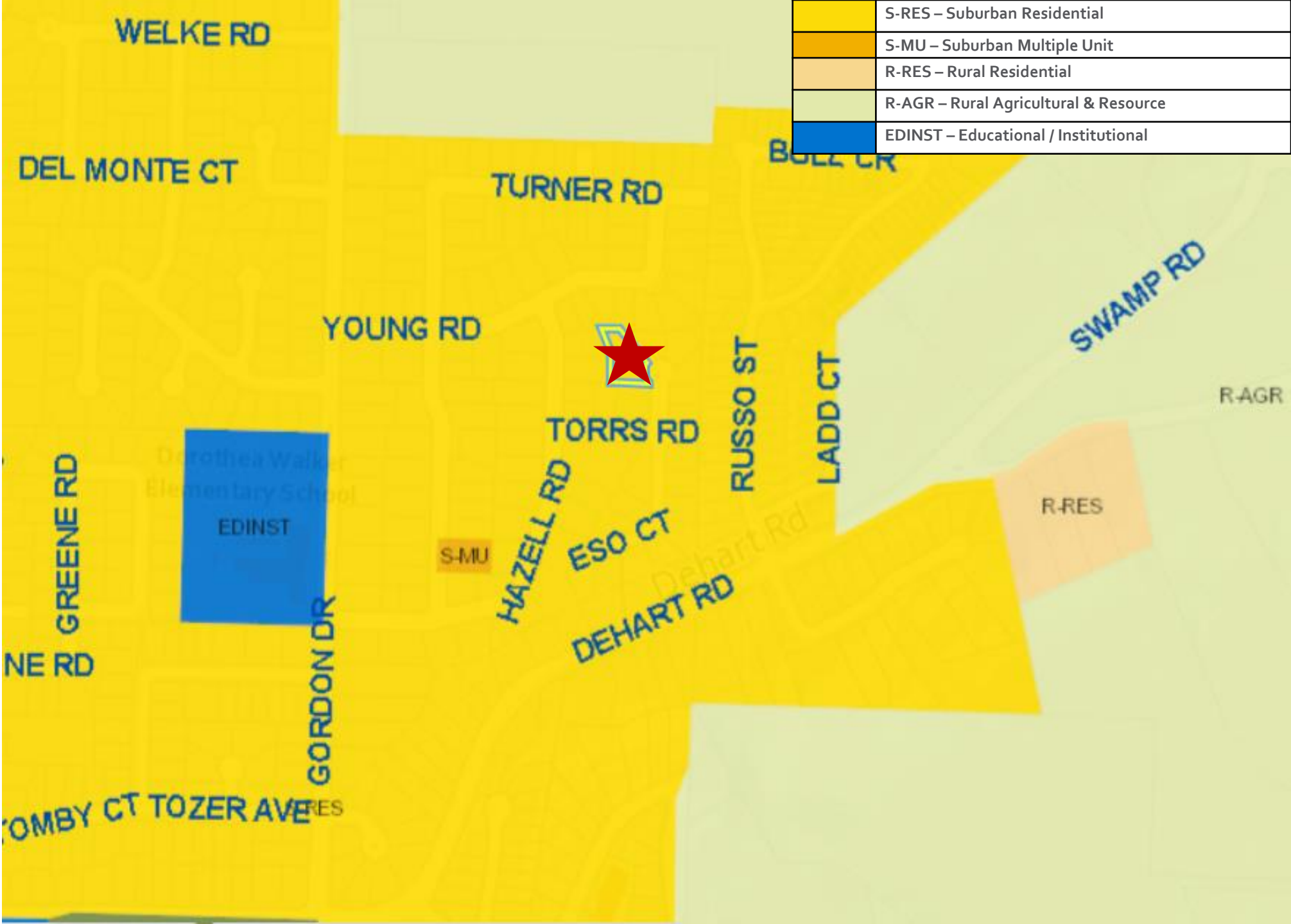
Estimated Jobs: 121

Residential Units: 323





Context
Map:
OCP
Future
Land Use





Subject Property Map



“RU₂” Medium Lot Housing Zone

Purpose:

- To provide a zone for up to 4 dwelling units on medium serviced urban lots.

Summary of Uses:

- Single Detached Housing
- Semi-Detached Housing
- Duplex Housing
- Townhouses
- Secondary Suite
- Home Based Business
- Child Care Centre, Minor

“RU2” Medium Lot Housing Zone

Regulation	Permitted
Maximum Height	11.0 m & 3 storeys
Maximum Height with Walk-out Basements	Front Elevation: 9.0 m Rear Elevation: 12.5 m
Maximum Number of Units	4 dwelling units per lot
Maximum Site Coverage of Buildings	40%

OCP Objectives: Climate Resilience

10 min walk to retail / restaurants	Yellow
5 min walk to park / school	Light green
10 min bike to public school	Dark Green
20 min bus to urban/village centre / employment hub	Dark 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-RES – Suburban Residential
 - Policy 7.2.1 Ground- Oriented Housing

Improve housing diversity by providing a range of low density housing options

Staff Recommendation

- Staff recommend **support** for the proposed rezoning as it is consistent with:
 - OCP Future Land Use S-RES – Suburban Residential
 - OCP Objectives in Chapter 7 Suburban Neighbourhood Area
 - Ground Oriented Housing