



Rezoning Application

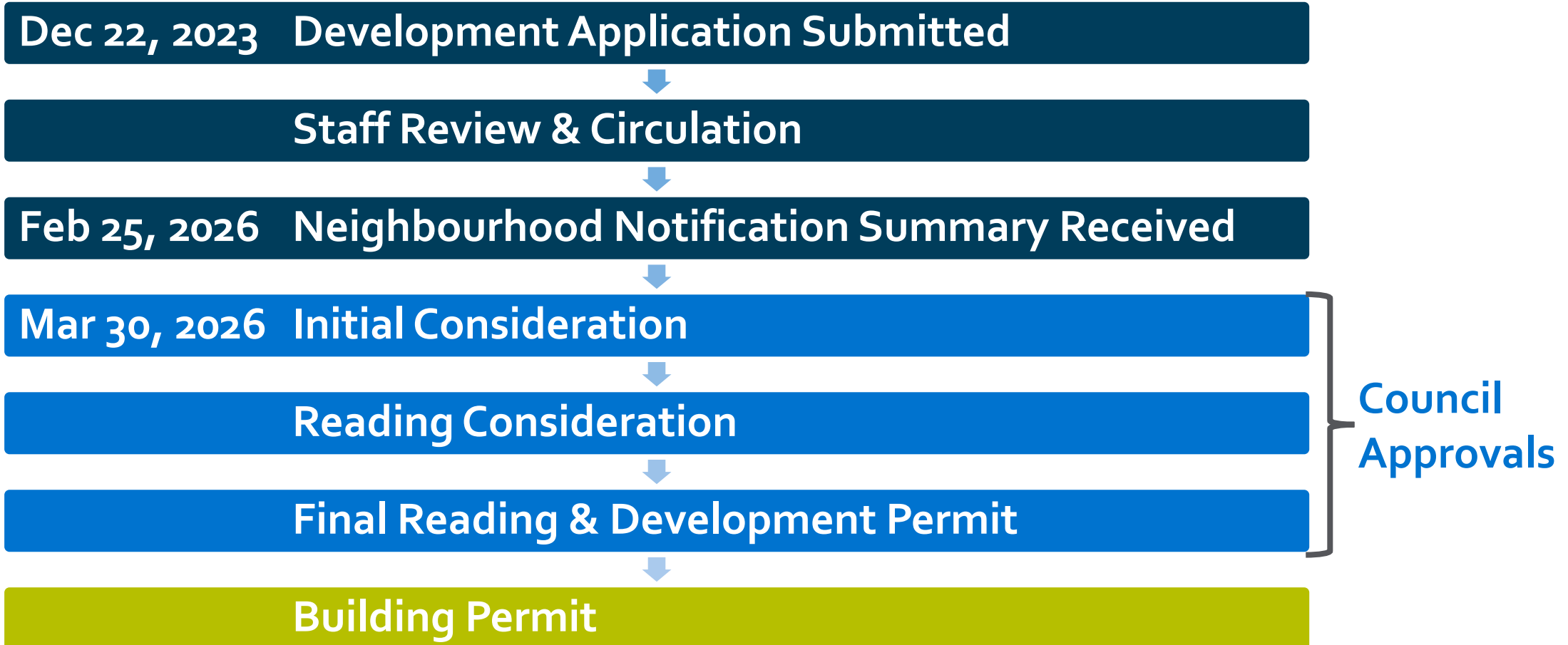
435 Sutton Cr

Z23-0087

Purpose

To rezone portions of the subject property from the MF2 – Townhouse Housing zone to the VC1r – Village Centre Rental Only zone to facilitate the development of apartment housing.

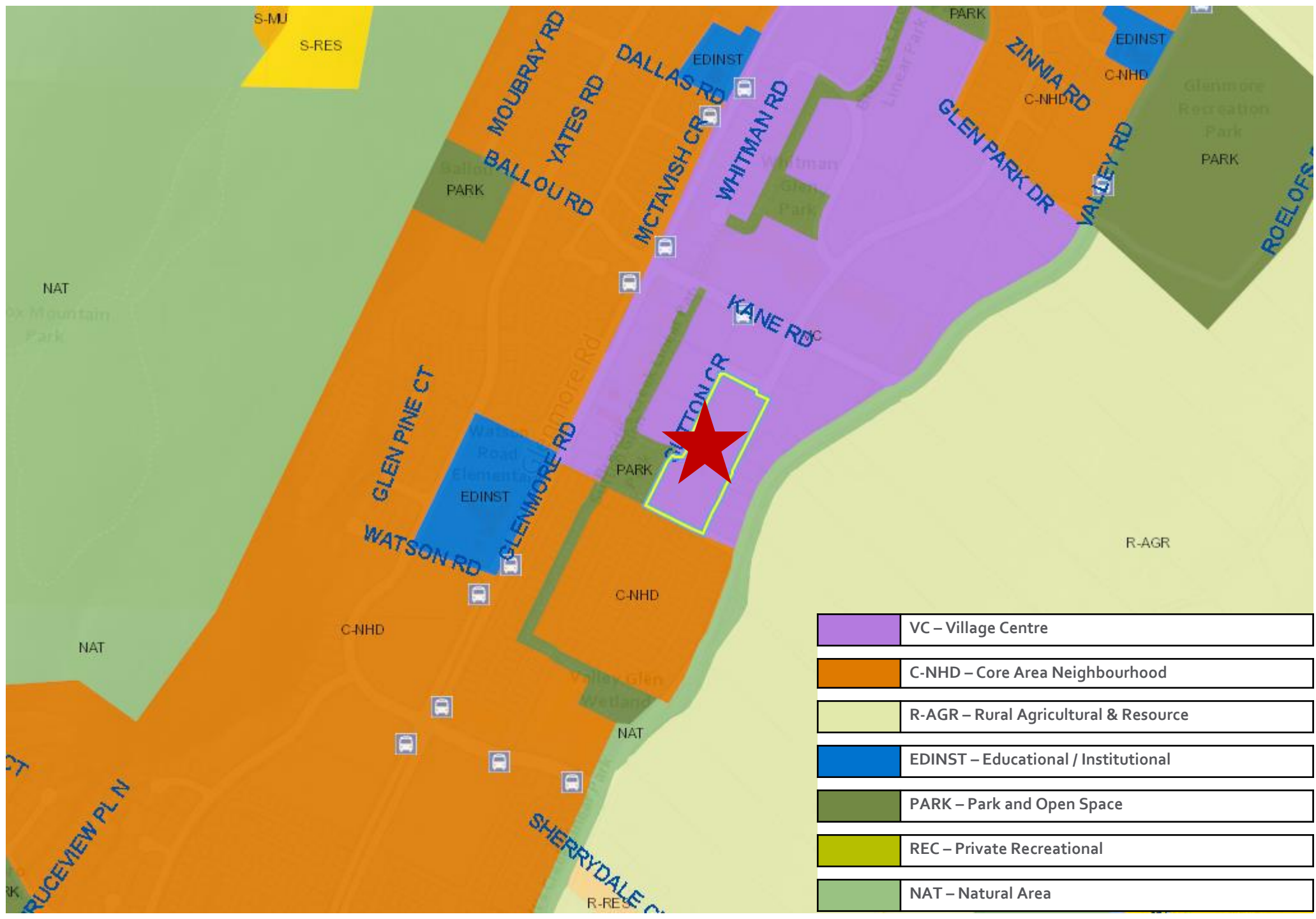
Development Process








Zoning Map



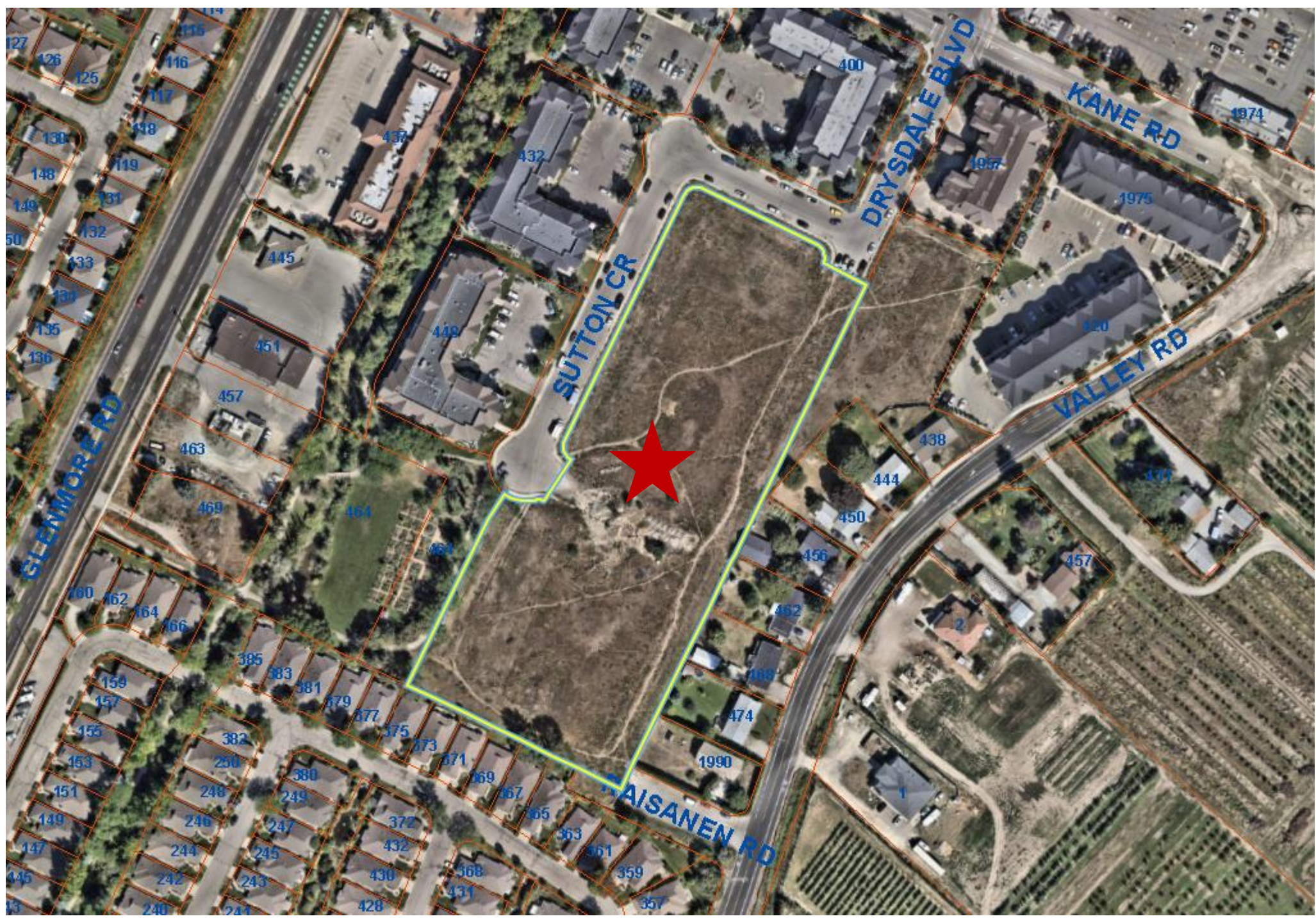
Context Map: OCP Future Land Use



| | |
|---|---------------------------------------|
|  | VC – Village Centre |
|  | C-NHD – Core Area Neighbourhood |
|  | R-AGR – Rural Agricultural & Resource |
|  | EDINST – Educational / Institutional |
|  | PARK – Park and Open Space |
|  | REC – Private Recreational |
|  | NAT – Natural Area |



Subject Property Map



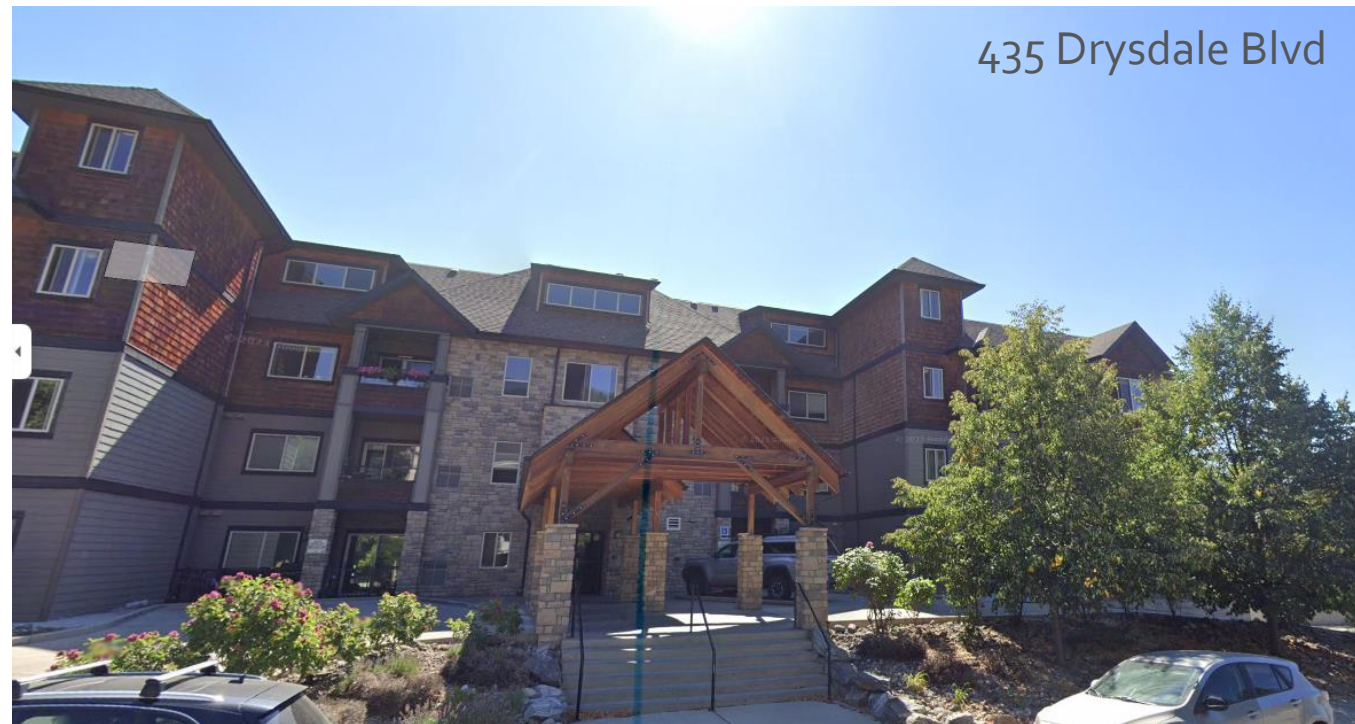
Streetscape and Form



428 Sutton Cr

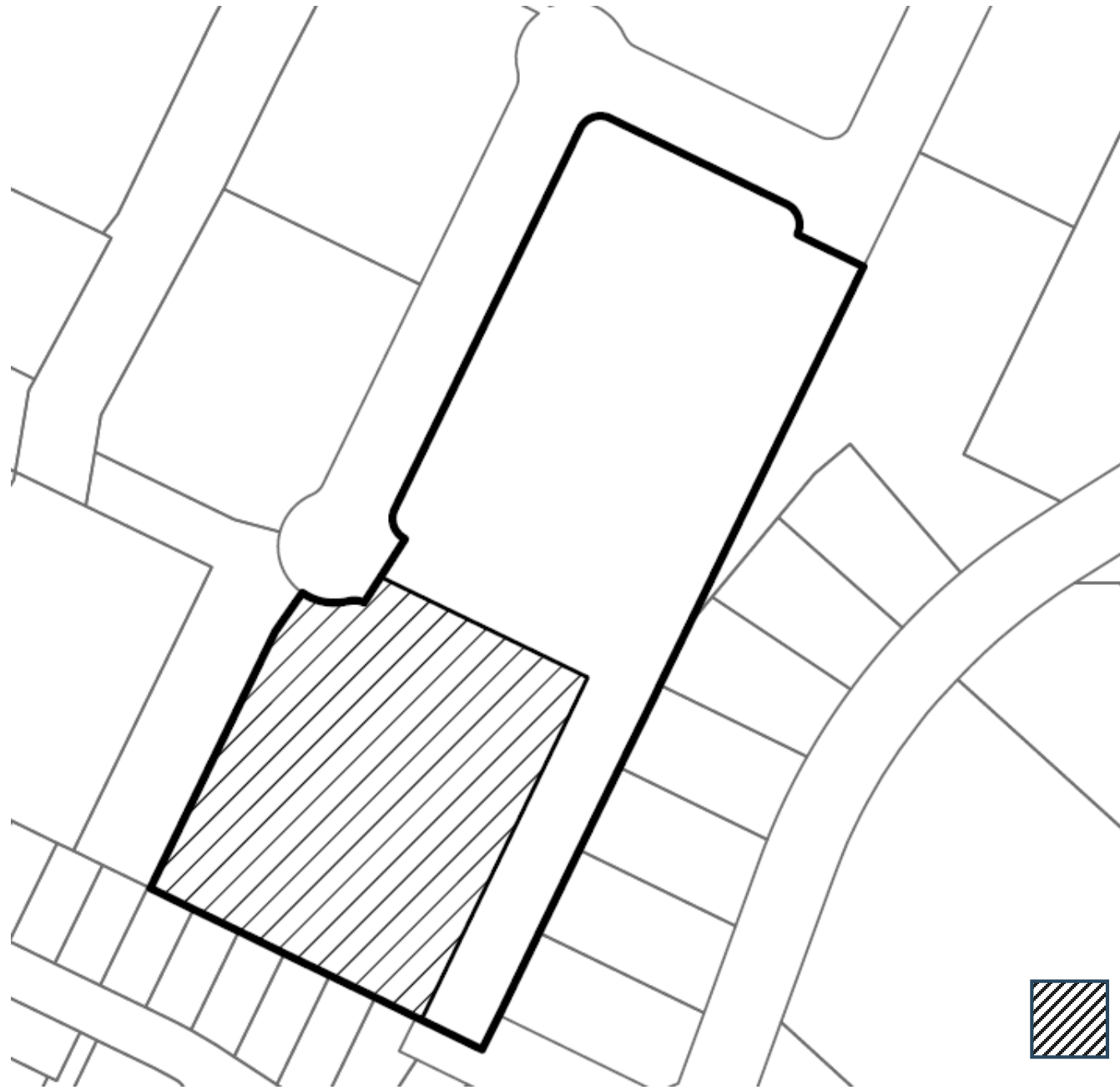


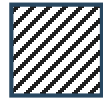
435 Drysdale Blvd





Proposed Rezoning



 **MF2** – Townhouse
Housing to
VC1r – Village Centre
Rental Only

“VC1r” Village Centre Zone

Purpose:

- To provide a zone for a comprehensive mixed-use area which can include a variety of uses specified for each Village Centre (as identified with the OCP).

Summary of Uses:

- Apartment Housing
- Stacked Townhouses
- Townhouses
- Small-scale and specialty retail
- Limited offices
- Restaurants at grade
- Health Services
- Personal Services
- Restaurants & Liquor Primary

“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 bareland stratification.

Summary of Uses:

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

“VC1r” Village Centre Zone

| Regulation | Permitted |
|------------------------------------|--------------------|
| Maximum Height (with bonus) | 22.0 m / 6 storeys |
| Potential Number of Units | ~229 units |
| Maximum Site Coverage of Buildings | 75% |

OCP Objectives: Climate Resilience

| | |
|---|-------------|
| 10 min walk to retail / restaurants | Dark Green |
| 5 min walk to park | Dark 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 | Light green |
| OCP Climate Resilience Consistency | Dark Green |

LEGEND

Dark Green
meets criteria

Light green
will meet criteria soon

Yellow
does not meet criteria

OCP Objectives & Policies

- VC – Village Centre Future Land Use.
 - Village Centre Composition
 - Glenmore Village Centre
- Potential to add density into the Glenmore Village Centre

Staff Recommendation

- Staff recommend **support** for the proposed rezoning as it is consistent with:
 - OCP Future Land Use VC – Village Centre
 - OCP Objectives in Chapter 5 Core Area
 - Village Centre Composition
 - Glenmore Village Centre
 - Development Permit required prior to Building Permit.