



OCP/Rezoning Application

4482 and 4498 Gordon Drive

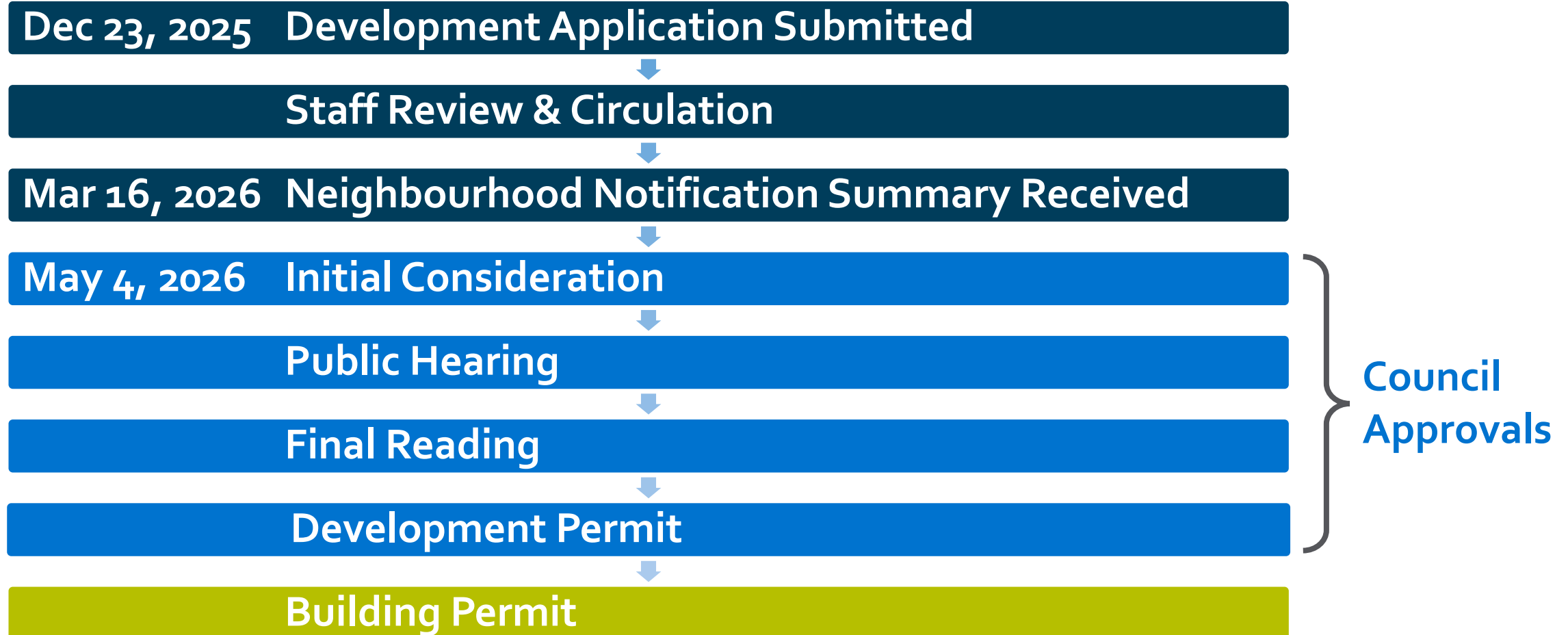
OCP25-0023 and Z25-0053

Purpose

To facilitate a future townhouse development.

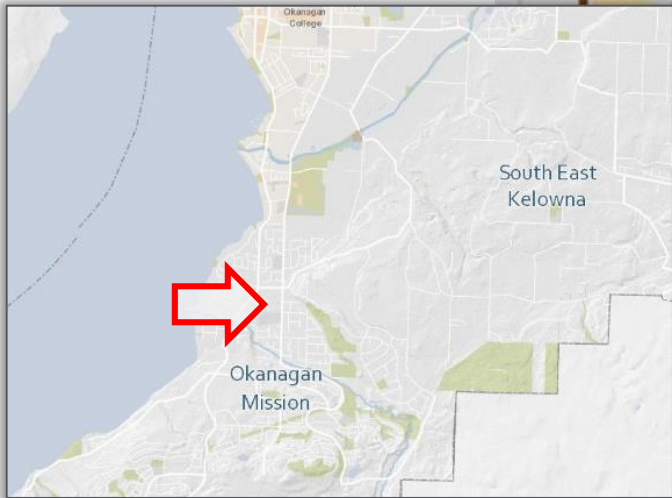
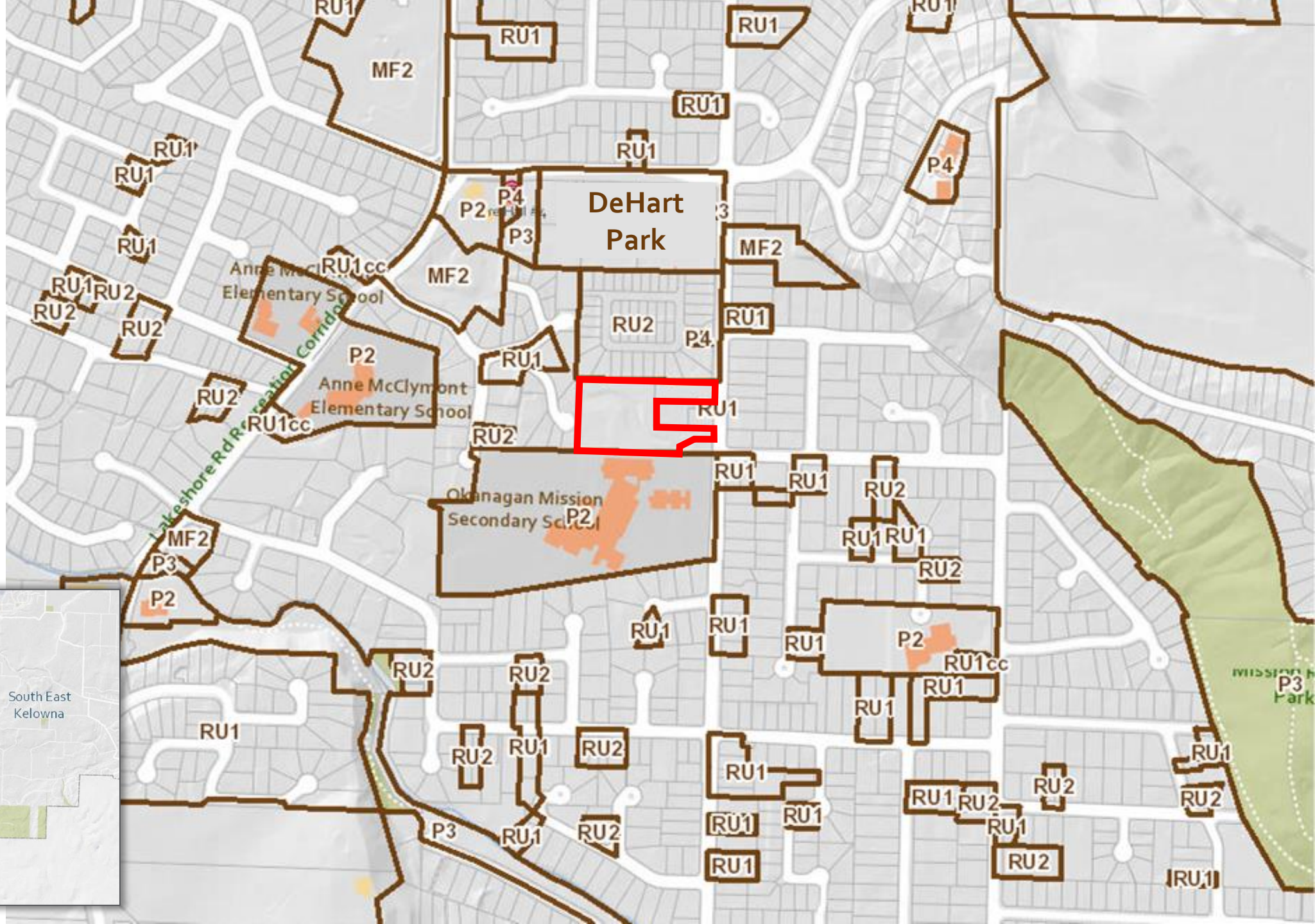
- Amend the Official Community Plan to change the future land use of the subject properties from the S-RES Suburban Residential designation to the S-MU Suburban Multi-Unit designation; and to,
- Rezone the properties from RU1 - Large Lot Housing to MF2 – Townhouse Housing

Development Process





Context Map: Zoning

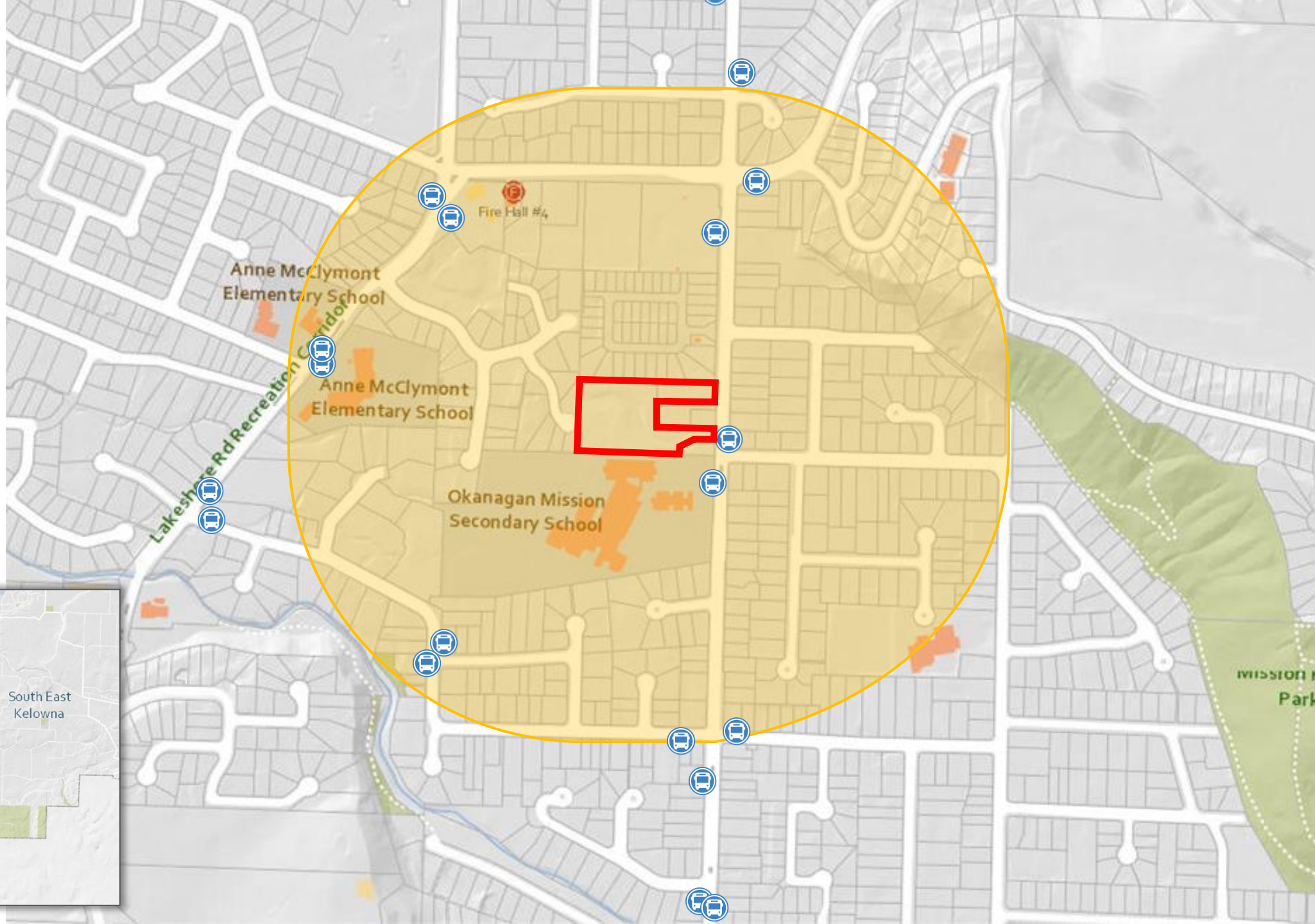
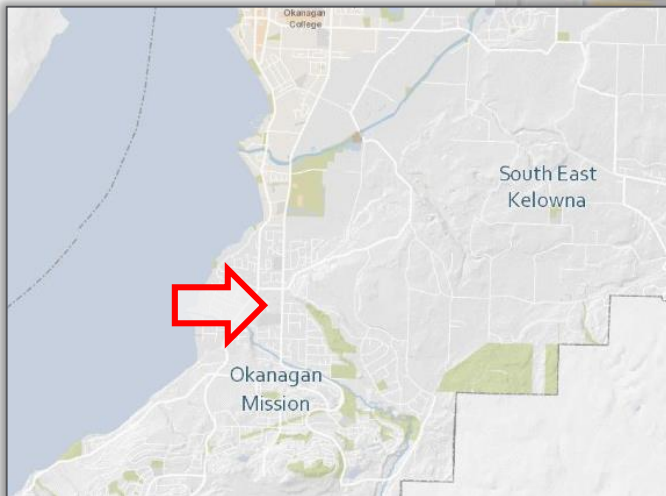




Model City

Estimated
Population: 1721

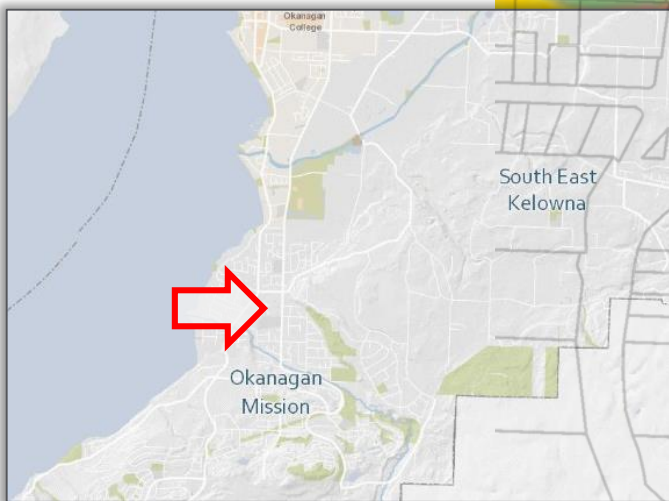
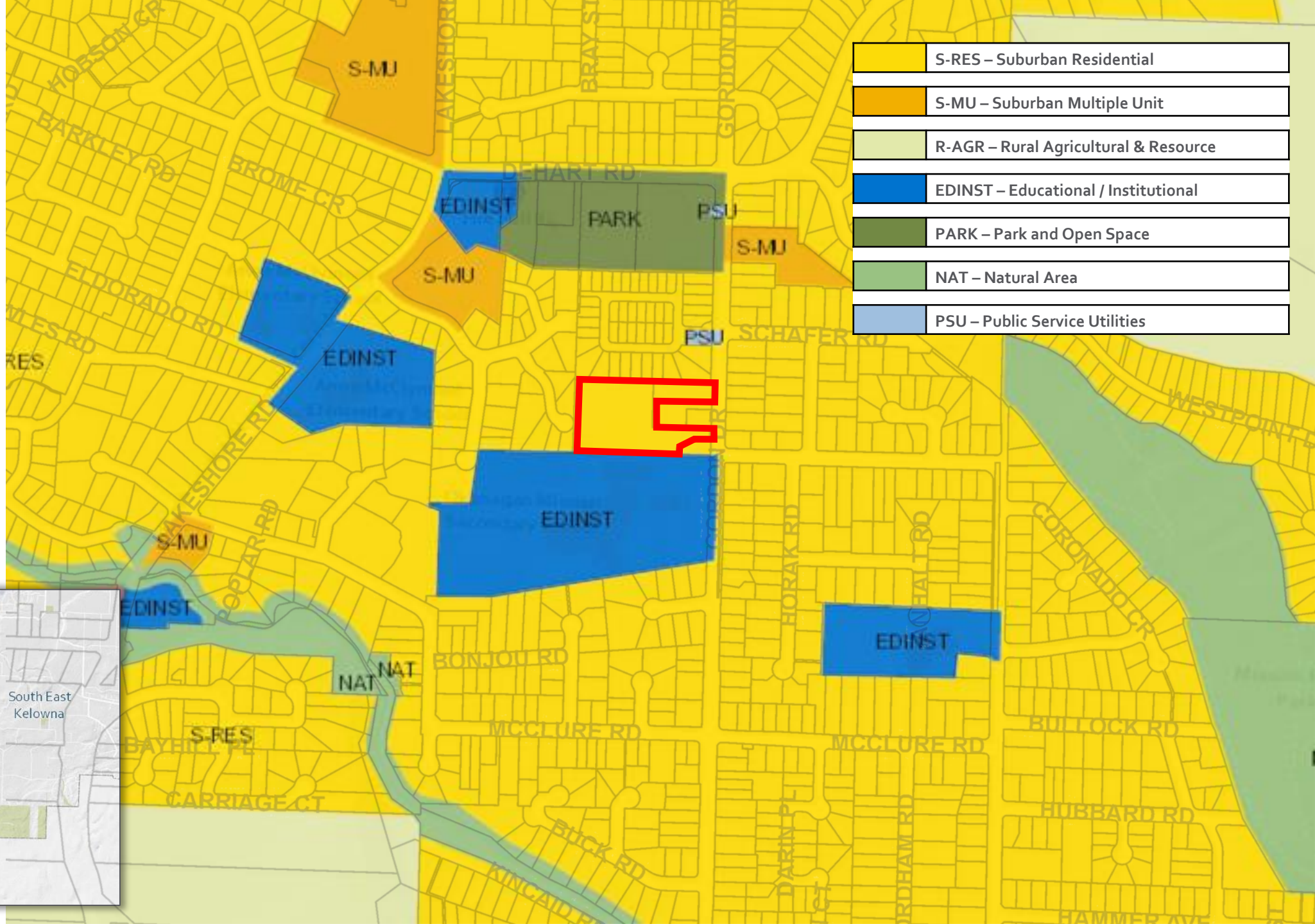
Estimated
Jobs: 770



Context Map: OCP Future Land Use

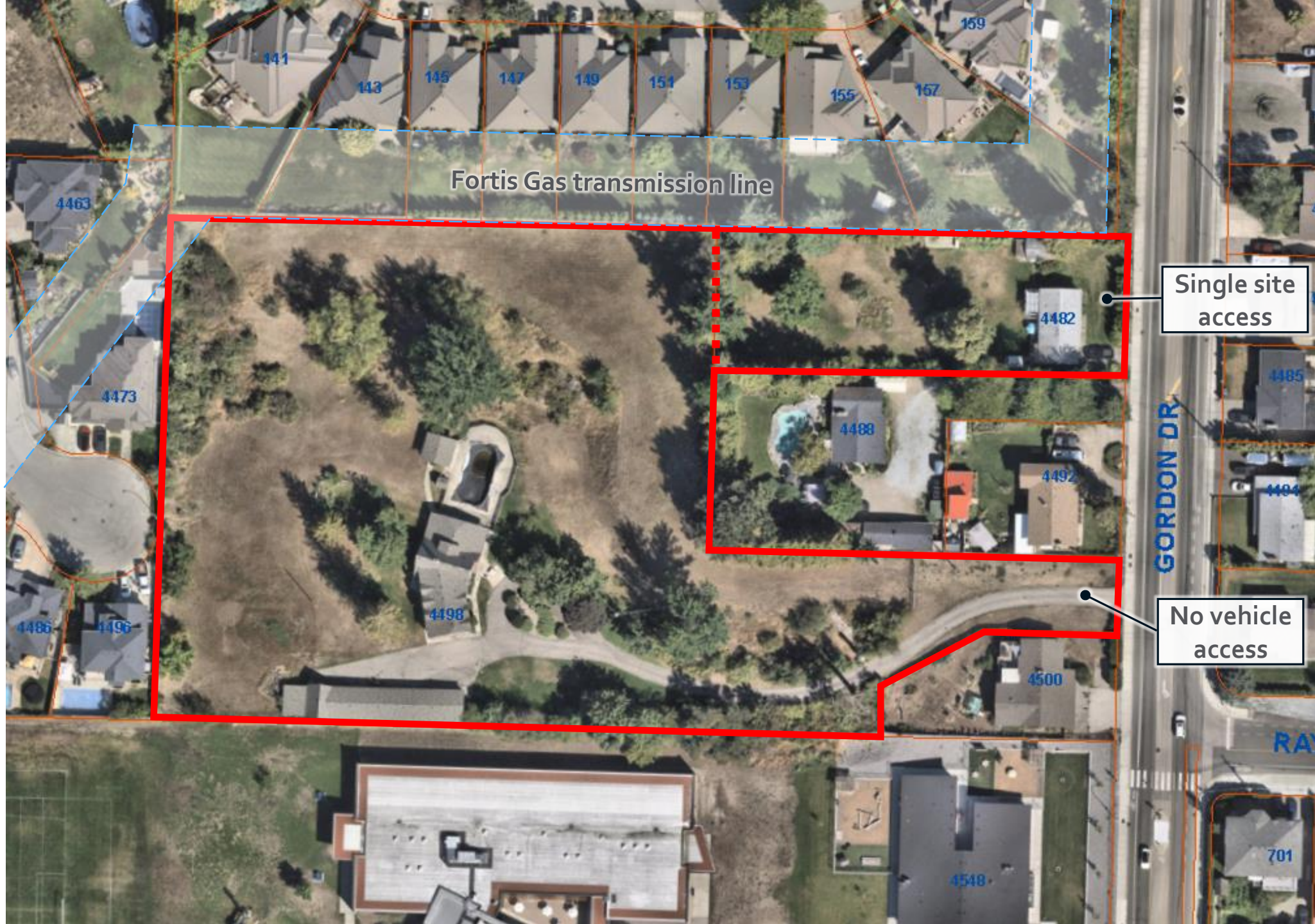


	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	R-AGR – Rural Agricultural & Resource
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area
	PSU – Public Service Utilities





Subject Property Map



Neighbourhood Context

62 units
MF2
~62 UPH



65 units
MF2
~50 UPH



44 units
RU2
~14 UPH



Development Concept

62 units
MF2
~62 UPH



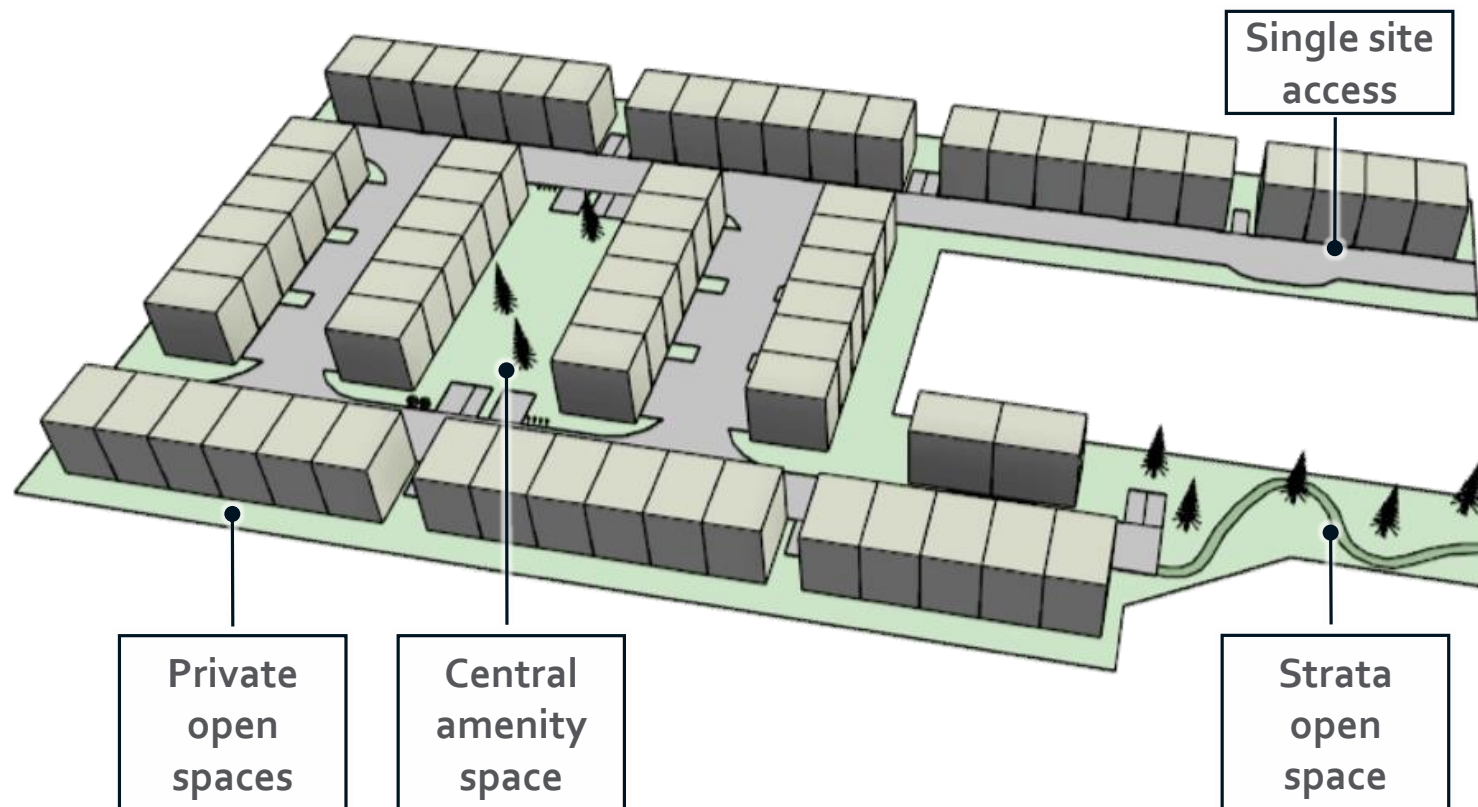
65 units
MF2
~50 UPH



44 units
RU2
~14 UPH



Approximately 65 townhomes – MF2 – 48 Units Per Hectare



“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:

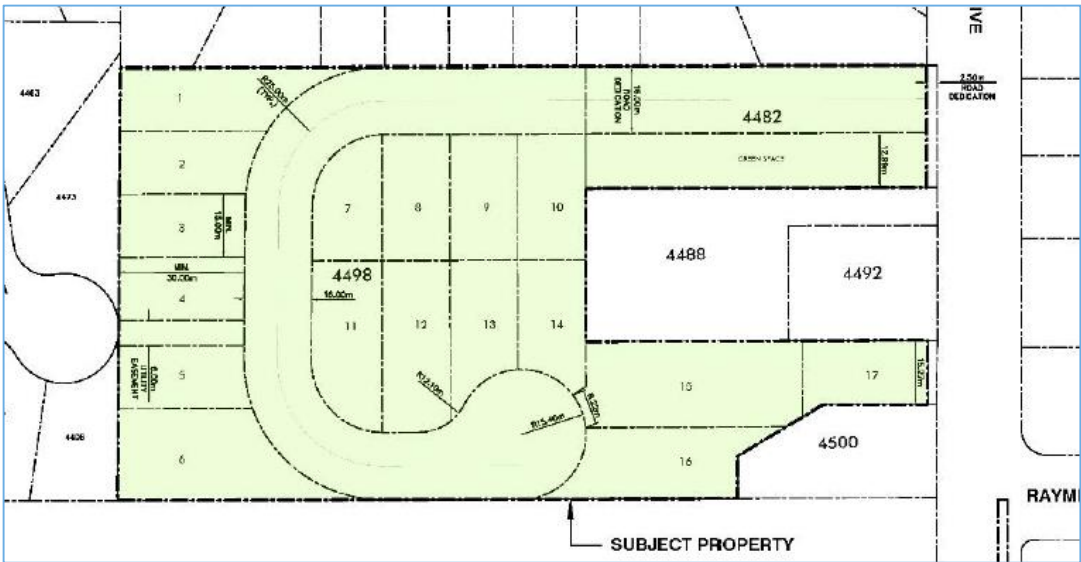
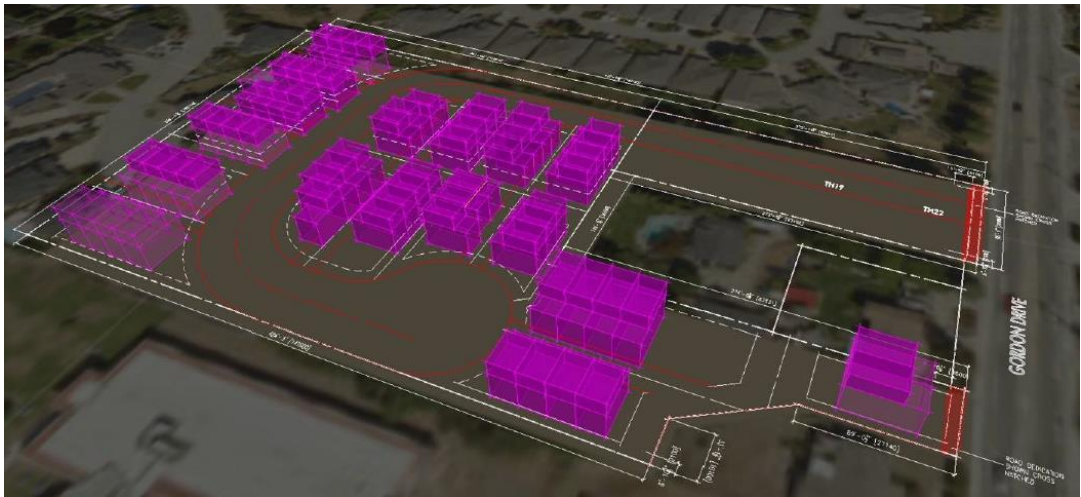
- Townhouses
- Stacked Townhouses
- Duplex Housing
- Semi-Detached Housing
- Home Based Businesses

“MF2” Townhouse Housing Zone

Regulation	Permitted
Maximum Height	11.0 m & 3 storeys
Potential Number of Units	~65 / 1.0 FAR
Maximum Site Coverage of Buildings	55%

Current Zoning Development Option

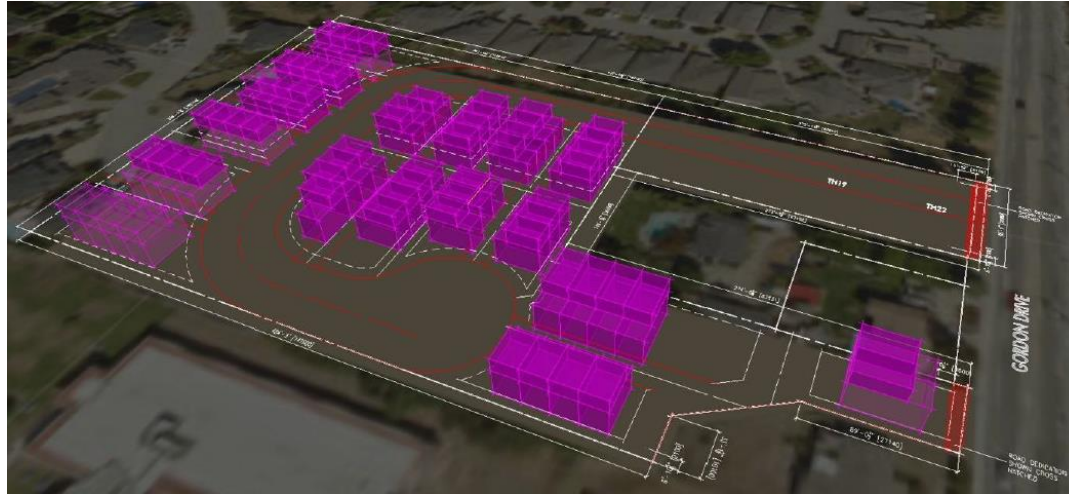
Subdivision Concept
Current RU1 Zoning



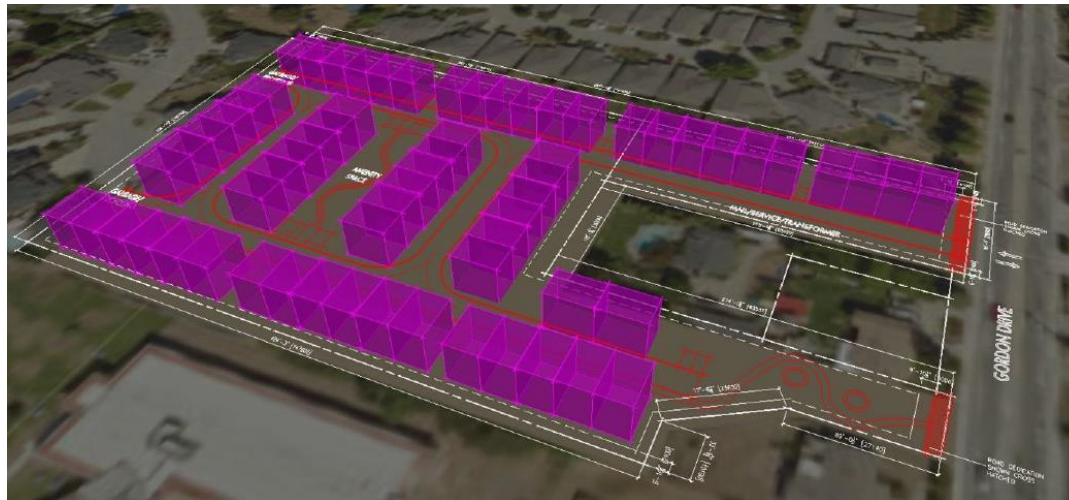
	RU1 permitted
Setbacks	
Front	3.0m
Side	2.1m
Rear	6m
Height	11m / 3-storeys
Site Coverage	
Buildings	40%
Total	70%
Max Density	4 units / lot
Potential Yield (Estimate)	64 units

Current vs. Proposed Zoning

Subdivision Concept
Current RU1 Zoning



Townhouse Concept
Proposed MF2 Zoning



	RU1 permitted	MF2 permitted
Setbacks		
Front	3.0m	3.0m
Side	2.1m	2.1m
Rear	6m	4.5m
Height	11m / 3-storeys	11m / 3-storeys
Site Coverage		
Buildings	40%	55%*
Total	70%	80%*
Max Density	4 units / lot	1.0 FAR*
Potential Yield (Estimate)	64 units	65 units

* The concept plan has 34% building coverage, 63% total site coverage, and 0.78 FAR

OCP Objectives: Climate Resilience

10 min walk to retail / restaurants*	Yellow	LEGEND Dark Green meets criteria Yellow does not meet criteria
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	Dark Green	
OCP Climate Resilience Consistency	Dark Green	

*Estimated 18 minutes walk to retail / restaurants at the corner of Lakeshore and Collett Road

OCP Objectives & Policies

Policy 7.2.1 - Suburban Housing Variety:

Consider proposals for more intensive housing based on alignment with:

- Efficiency of services
- Large lot size compared to adjacent area
- Sensitive transitions to neighbouring properties
- Inclusion of a public park component
- Inclusion of affordable or rental housing component
- Proximity to amenities (i.e. public transit, active transportation)
- Projects of a similar size and scale in the area
- Consistency with OCP Form & Character and other DP guidelines.

Staff Recommendation

Staff recommend support for the proposed OCP and Zoning Bylaw amendments as they are consistent with:

- OCP Growth Strategy direction for the Suburban Multi Unit future land use designation
- OCP Objectives in Chapter 7 – Suburban Neighbourhoods
 - Suburban Housing Variety
 - Social connections through design