



## APPLICATION RATIONALE | SUBJECT PROPERTY 11470 BOND ROAD

### SUMMARY OF THE PROPOSED LAND USE AMENDMENTS

This letter of rationale is provided in support of an application which proposes to transform a 2.5-acre parcel from single family rural lot to a 55-unit townhome development. The intent of this application is to better serve affordable housing demand in the community including young families with children attending the adjacent Davidson Road Elementary School. Additionally, the project is eligible for BC Housing's "Affordable Home Ownership Program".

The property is located on the south side of Davidson Road which delineates the "Urban Containment Area Boundary". The subject property is currently in the Rural Area and proposes Council consider a boundary adjustment to facilitate a zoning and OCP amendment. Below in figure 1., are the proposed land use amendments.

*Figure 1. Application Details*

	EXISTING	PROPOSED
<b>Zoning Amendment</b>	RR2	RM4
<b>OCP Amendment</b>	Residential Rural	Residential multi-family
<b>Boundary Adjustment</b>	Rural	Urban Containment

### KEY FACTORS FOR CONSIDERATION

#### *Zoning Regulation*

The current zoning is RR2 Rural Residential for single family dwellings. The application proposes a zoning amendment to RM4 to accommodate town home development with a potential density of up to 55 dwelling units per the conceptual site plan shown in Figure 2. Figure 3. Shows its conformance to the RM4 zone regulations.

One of the key benefits of this amendment, would be reducing the carbon footprint generated from bussing and driving children to school. The subsequent *Development Permit* would provide for much needed frontage improvements along Davidson such as a parking aisle, sidewalk, bicycle lane and corner island at the Bond Road four-way stop. These improvements would prioritize and enhance pedestrian safety. Frontage improvements also include similar upgrades on Bond Road which the District identifies as an active transportation corridor.

One of the key reasons to support the proposed increase in density is in response to the increasing demand for much needed housing in the "missing middle" that is attainable for young families and promotes a healthy lifestyle. Could it be more appropriate than next to an elementary school?