4320 Prospect Road

Public Hearing - November 16, 2021
Bylaw 8524 – Rezoning Bylaw
Site Context
North Lonsdale-Delbrook Reference Policy

The North Lonsdale-Delbrook Plan provides for consideration of rezoning and subdivision in this area with the following implementation statement:

“the large private lots in the 4200 and 4300 blocks Prospect Road may be considered a potential rezoning (to RS2 and RS3) and subdivision area subject to private owners’ initiatives”. 

# Zoning/Proposal

<table>
<thead>
<tr>
<th></th>
<th>Lot Area</th>
<th>Lot Width</th>
<th>Lot Depth</th>
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</thead>
<tbody>
<tr>
<td><strong>RS3 Zone Regulations</strong></td>
<td>660 m² (7,104.2 sq. ft.)</td>
<td>18 m (59 ft.)</td>
<td>34 m (111.55 ft.)</td>
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<tr>
<td><strong>Proposed RS3 Lots</strong></td>
<td>724 m² (7,793.1 sq. ft.)</td>
<td>15.84 m (51.97 ft.)</td>
<td>45.72 m (150 ft.)</td>
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Subdivision Proposal

- Shared driveway and non-tandem parking spaces on each lot
- Unique house designs
- Approx. $28,000 DCC contribution
- 4 boulevard tree replacements required
- STEP 5 (or Step Code 3 with low carbon energy system)
Public Input

- Increase in density, space, privacy, and access to nature
- Trees and shrubs
- Visibility of cars
- Impacts to views
- Neighbours’ signatures of support provided by applicant
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Thank You