

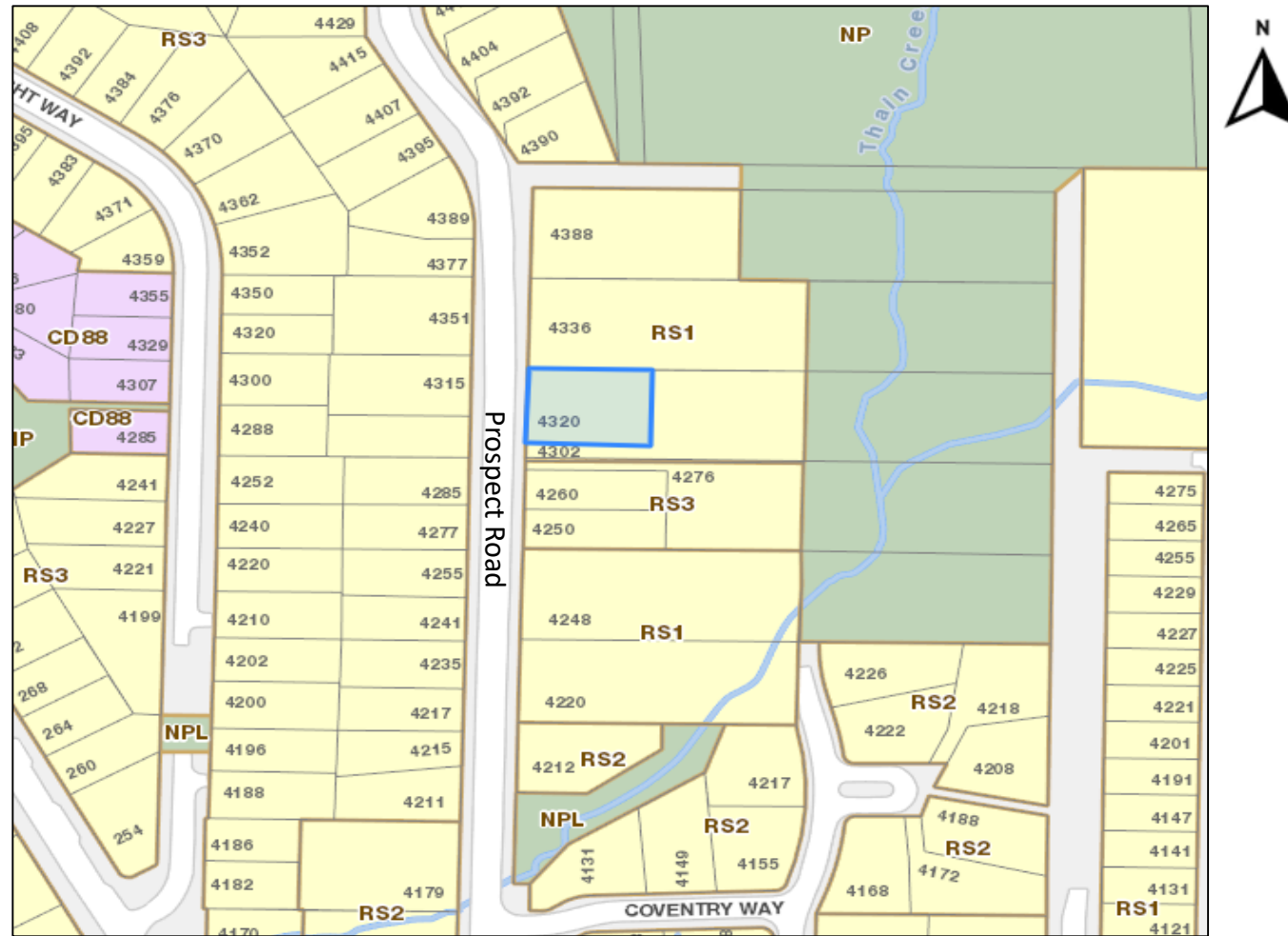


4320 Prospect Road

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:

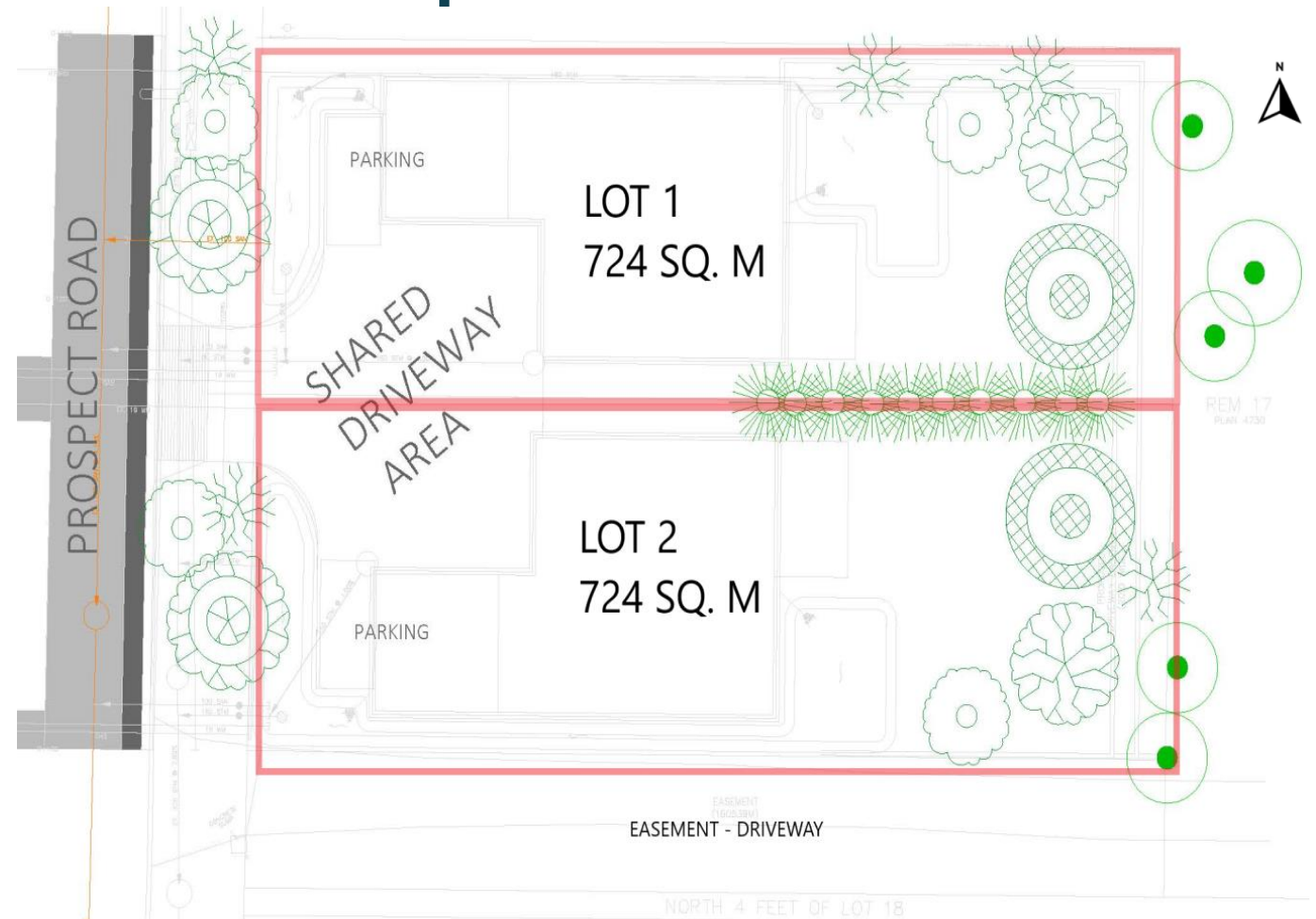
“the large private lots in the 4200 and 4300 blocks Prospect Road may be considered a potential rezoning (to RS2 and RS3) and subdivision area subject to private owners’ initiatives”.

Zoning/Proposal

	Lot Area	Lot Width	Lot Depth
RS3 Zone Regulations	660 m ² (7,104.2 sq. ft.)	18 m (59 ft.)	34 m (111.55 ft.)
Proposed RS3 Lots	724 m ² (7,793.1 sq. ft.)	15.84 m (51.97 ft.)	45.72 m (150 ft.)

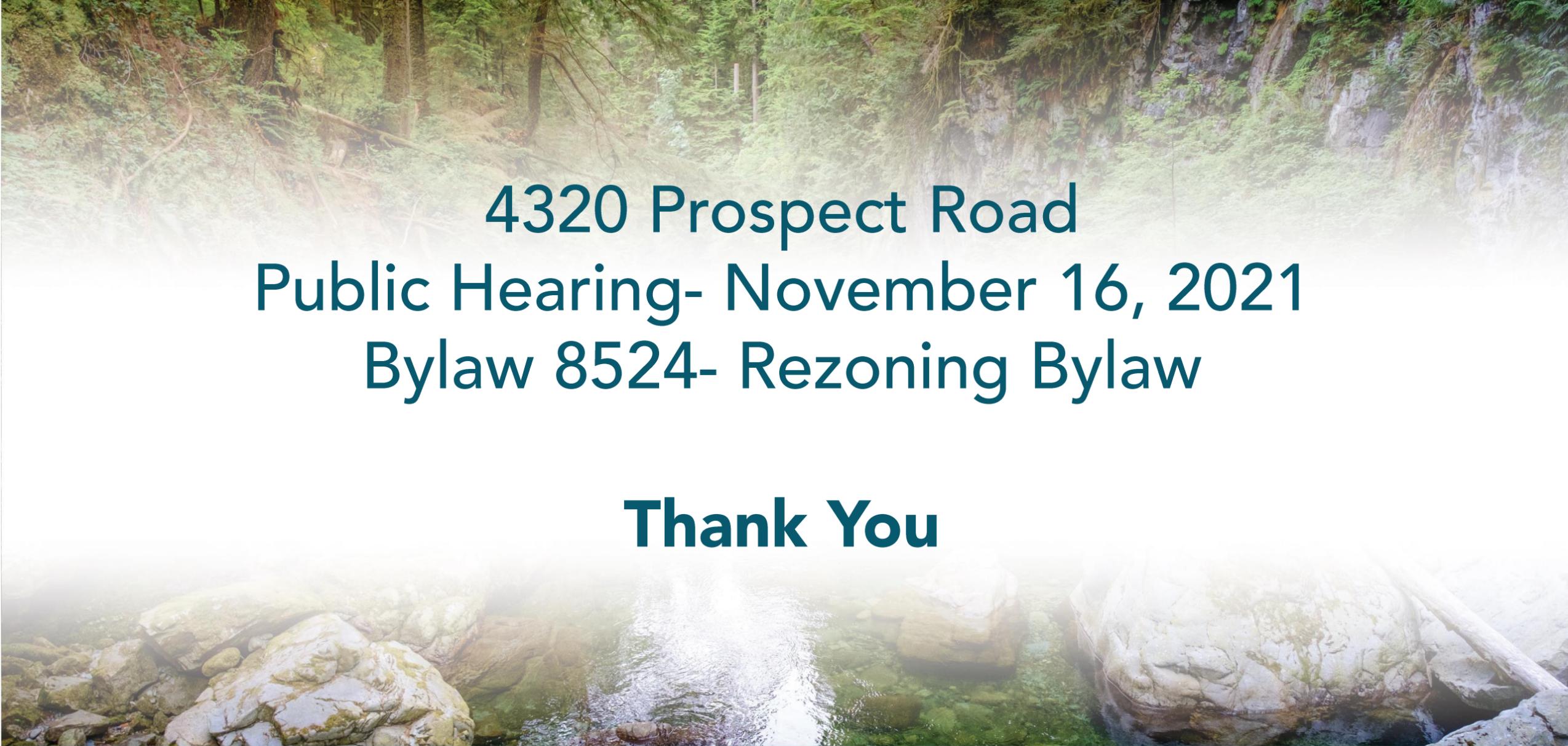
Subdivision Proposal

- 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