

# SUPPLEMENTAL REPORT



**Date:** July 30<sup>th</sup>, 2018  
**File:** 1250-30  
**To:** City Manager  
**From:** Community Planning Department (JR)  
**Subject:** Rezoning Application for Z17-0049 – 521 Curlew Drive

---

## 1.0 Recommendation

THAT Council receives, for information, the Supplemental Report to Council from the Community Planning Department dated July 30<sup>th</sup>, 2018 regarding clarification of the siting of the carriage house;

AND THAT the Public Hearing with respect to the Rezoning Application No. Z17-0049 for the property located at 521 Curlew Drive be re-opened;

AND FURTHER THAT Rezoning Bylaw No. 11467 be forwarded to a Public Hearing for further consideration.

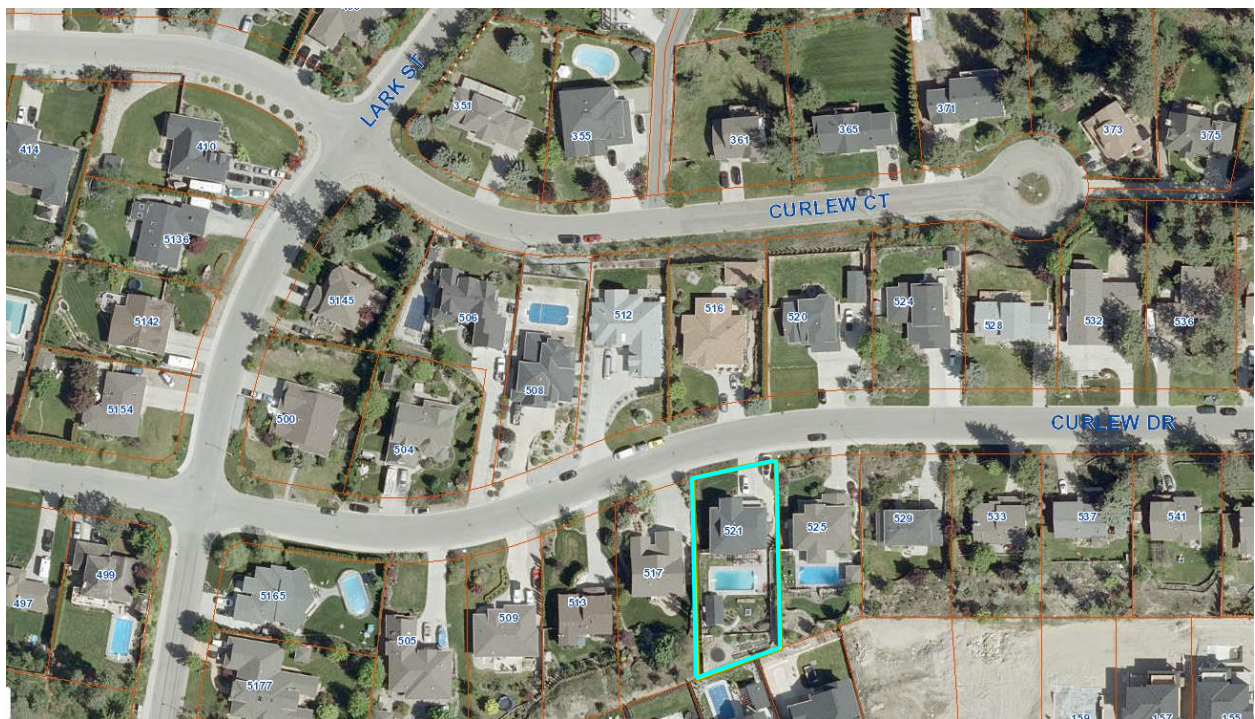
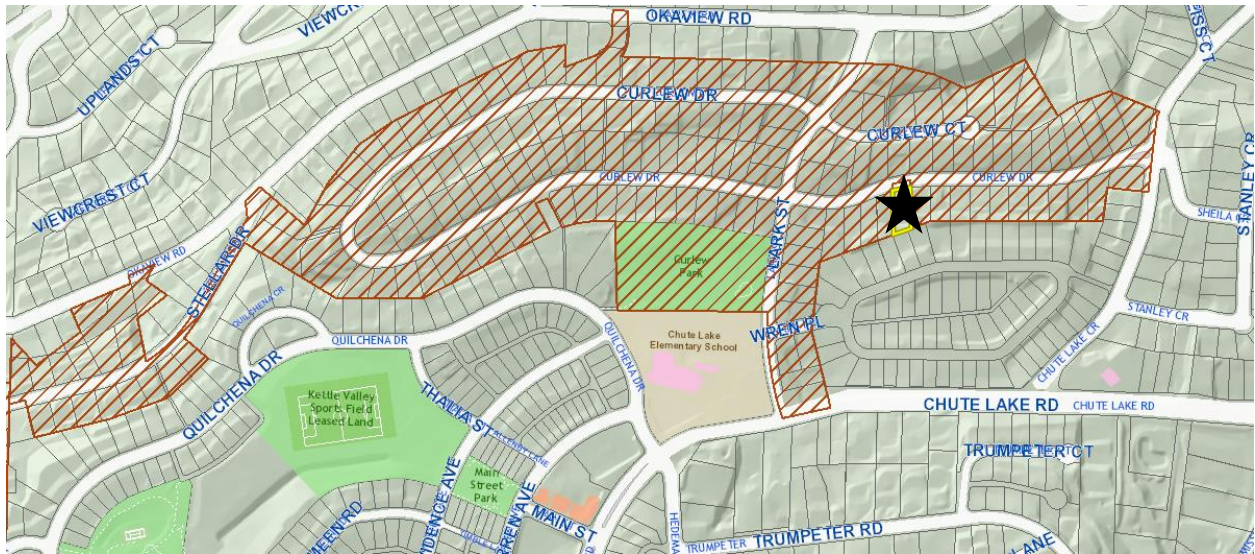
## 2.0 Purpose

To receive additional information with respect the rezoning of the subject property to the RU1c – Large Lot Housing with Carriage House zone and to re-open the Public hearing.

## 3.0 Community Planning

The applicant is proposing to rezone the subject property to facilitate the construct of a carriage house. Last year, this application was brought to Council to discharge the LUC, that was regulating the property, and rezone the property. At that time the parcel was currently under the regulation of a Land Use Contract (LUC77-1002) which did not permit the construction of a carriage house and so the LUC needed to be discharged. The LUC discharge was approved by Council however, at Public Hearing several neighbours were concerned with privacy issues and the increased density. Council did not pass the rezoning of the property and asked for the privacy concerns to be addressed in their design. The applicant is now coming forward with an updated design. The proposal now includes the addition of a five (5) foot opaque wooden fence along the West side of the carriage house deck. Community Planning staff support the request to rezone the property to facilitate the construction of a carriage house.

Subject Property Maps: 521 Curlew Drive



#### **4.0 Application Chronology**

Date of Application: May 29, 2017  
Date of Council Deferral: October 3, 2017  
Date of Public Consultation Completed: June 19, 2018

**Submitted by:** Jenna Ratzlaff, Planner

**Reviewed by:** Terry Barton, Urban Planning Manager

**Approved for Inclusion:** Ryan Smith, Community Planning Department Manager