



# Z20-0058 286 Lake Ave

Rezoning Application



# Proposal

- ▶ To rezone the subject property from RU1 – Large Lot Housing to RU1c – Large Lot Housing with Carriage House to facilitate the development of a carriage house.

# Development Process

July 20, 2020

Development Application Submitted

Staff Review & Circulation

Aug 18, 2020

Public Notification Received

Sept 14, 2020

Initial Consideration

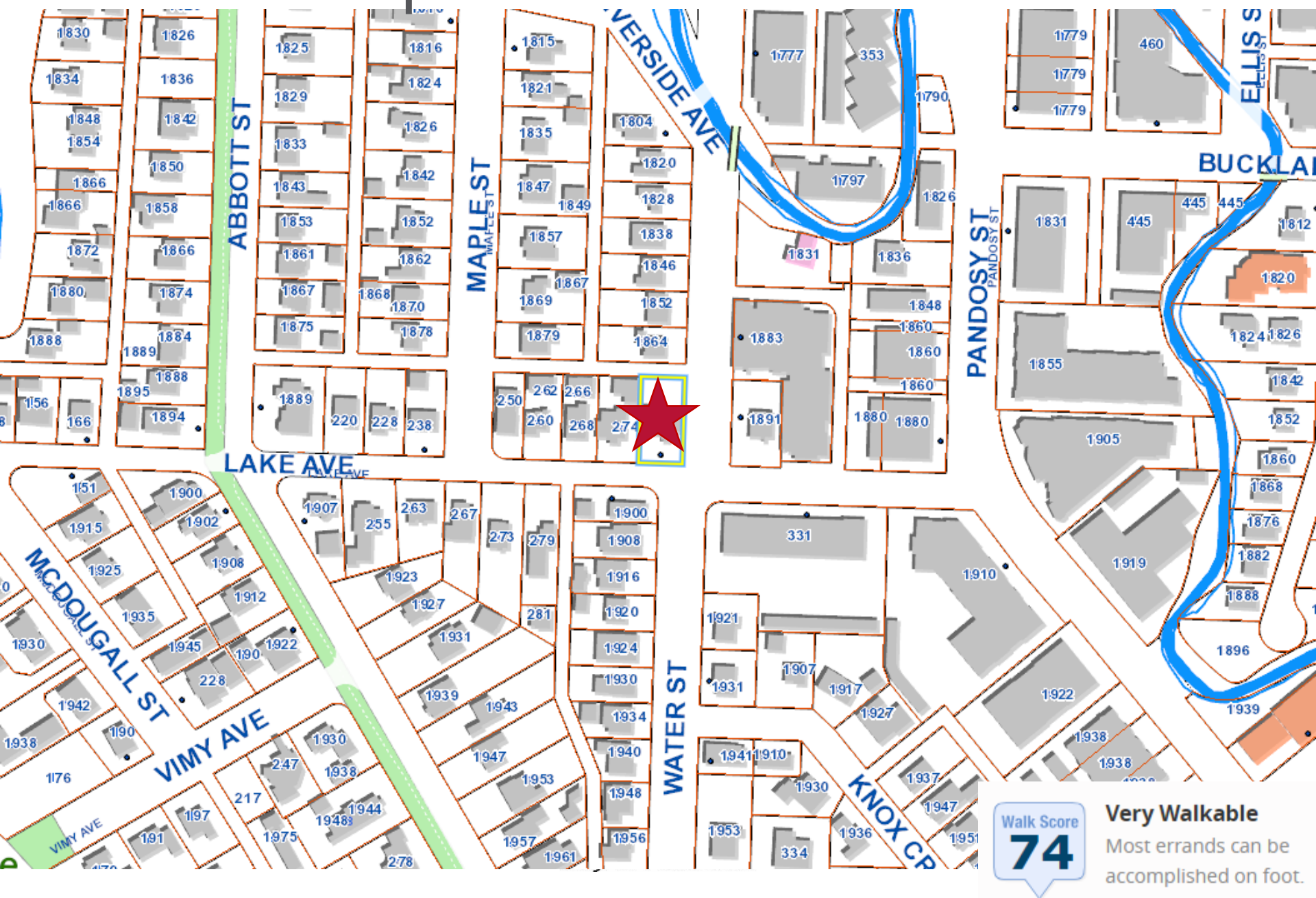
Public Hearing  
Second & Third Readings

Final Reading

Heritage Alteration Permit & Building Permit

Council  
Approvals

# Context Map





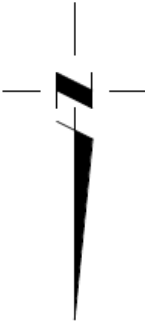
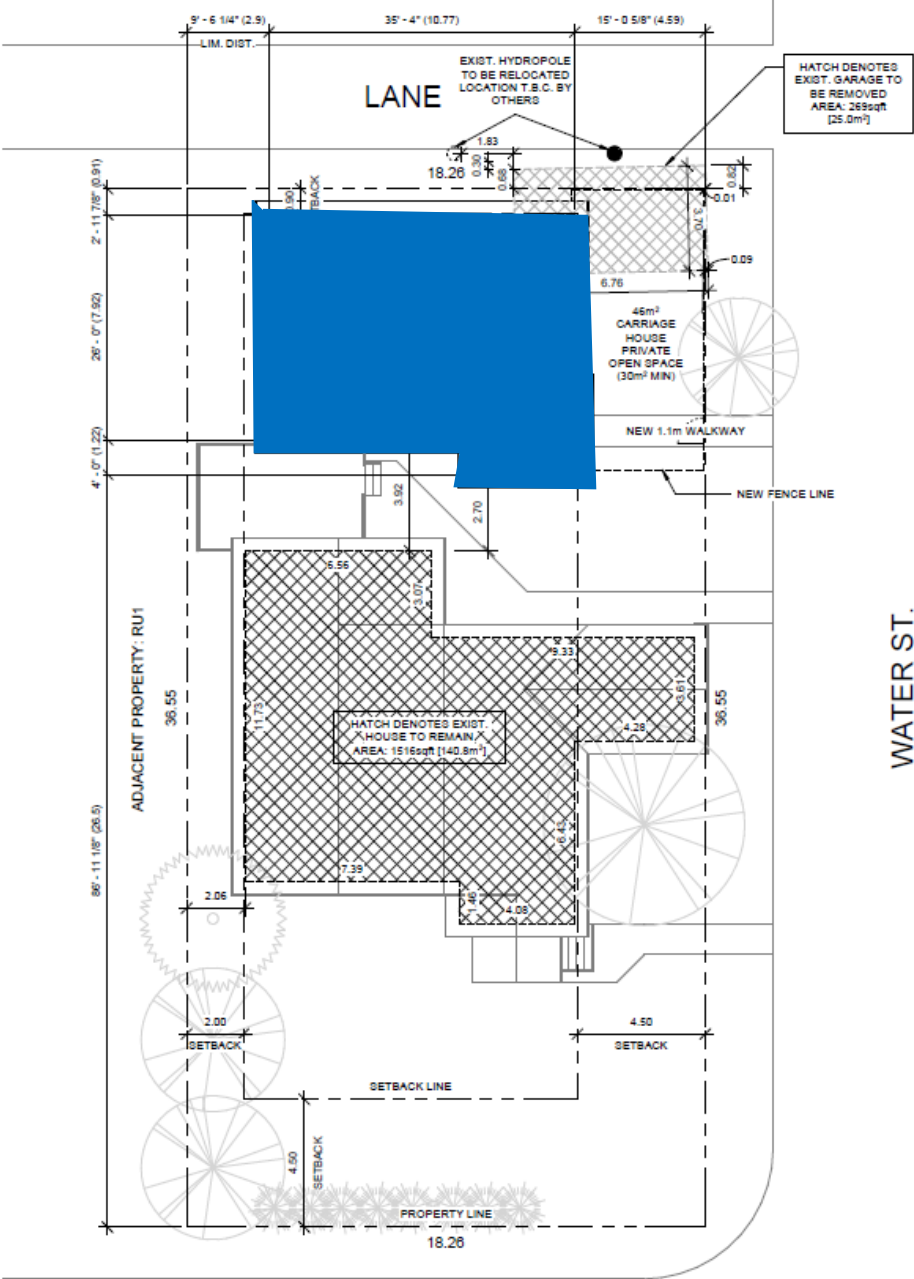
# Subject Property Map







# Conceptual Site Plan



# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Within Permanent Growth Boundary
  - ▶ Sensitive Infill
  - ▶ Carriage Houses and Accessory Apartments
- ▶ Consistent with Zoning Bylaw – no variances



# Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning to facilitate development of a carriage house
  - ▶ Meets the intent of the Official Community Plan
    - ▶ Urban Infill Policies
    - ▶ Appropriate location for adding residential density
- ▶ Recommend the Bylaw be forwarded to Public Hearing
- ▶ If supported, a Heritage Alteration Permit would be required prior to any building permits being issued



## *Conclusion of Staff Remarks*