



Z20-0057 1715 Willow Crescent

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 14, 2020

Development Application Submitted

Staff Review & Circulation

Sept 1, 2020

Public Notification Received

Sept 28, 2020

Initial Consideration

Public Hearing
Second & Third Readings

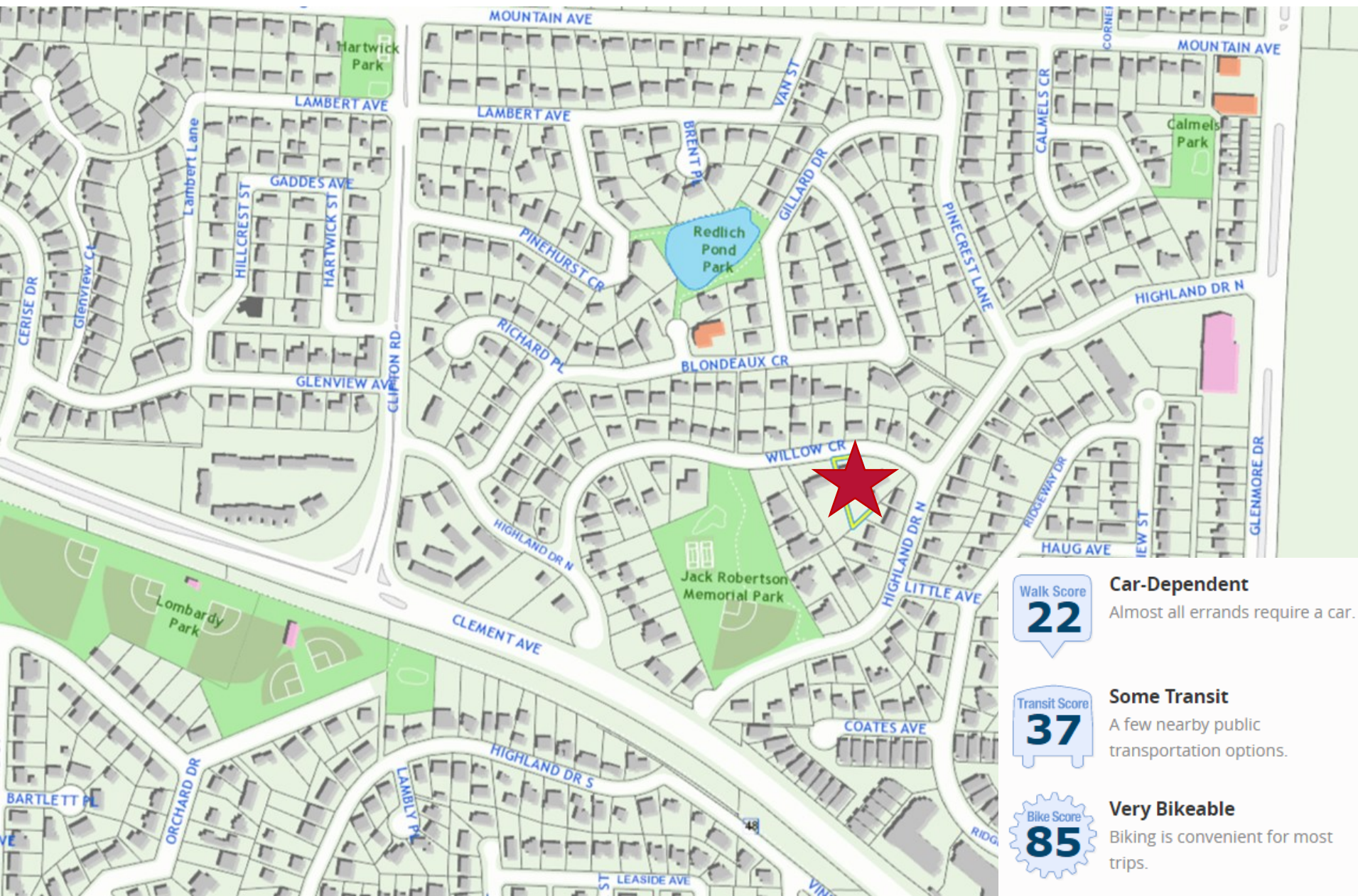
Final Reading

Building Permit

Council Approvals



Context Map



Walk Score
22

Car-Dependent
Almost all errands require a car.

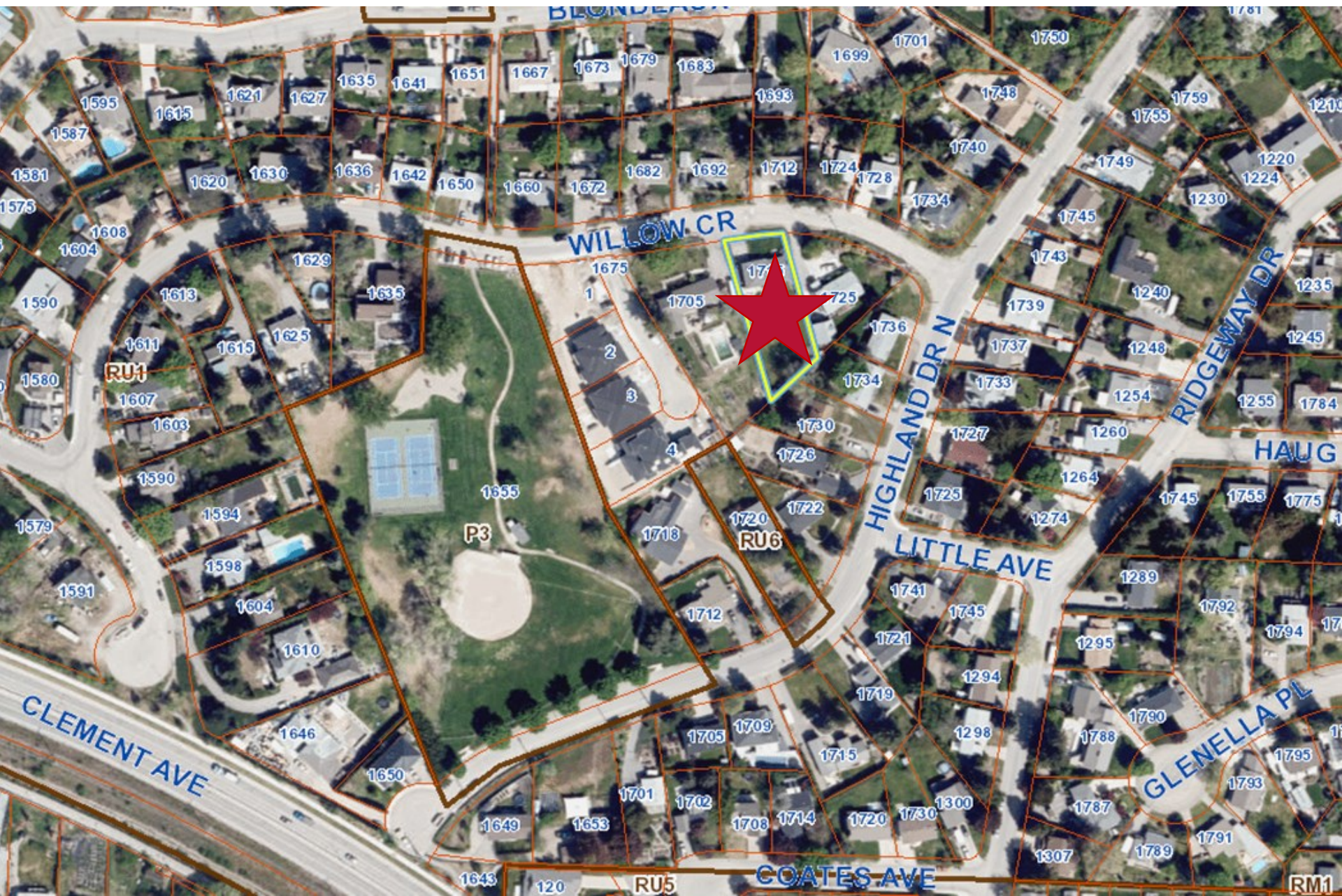
Transit Score
37

Some Transit
A few nearby public transportation options.

Bike Score
85

Very Bikeable
Biking is convenient for most trips.

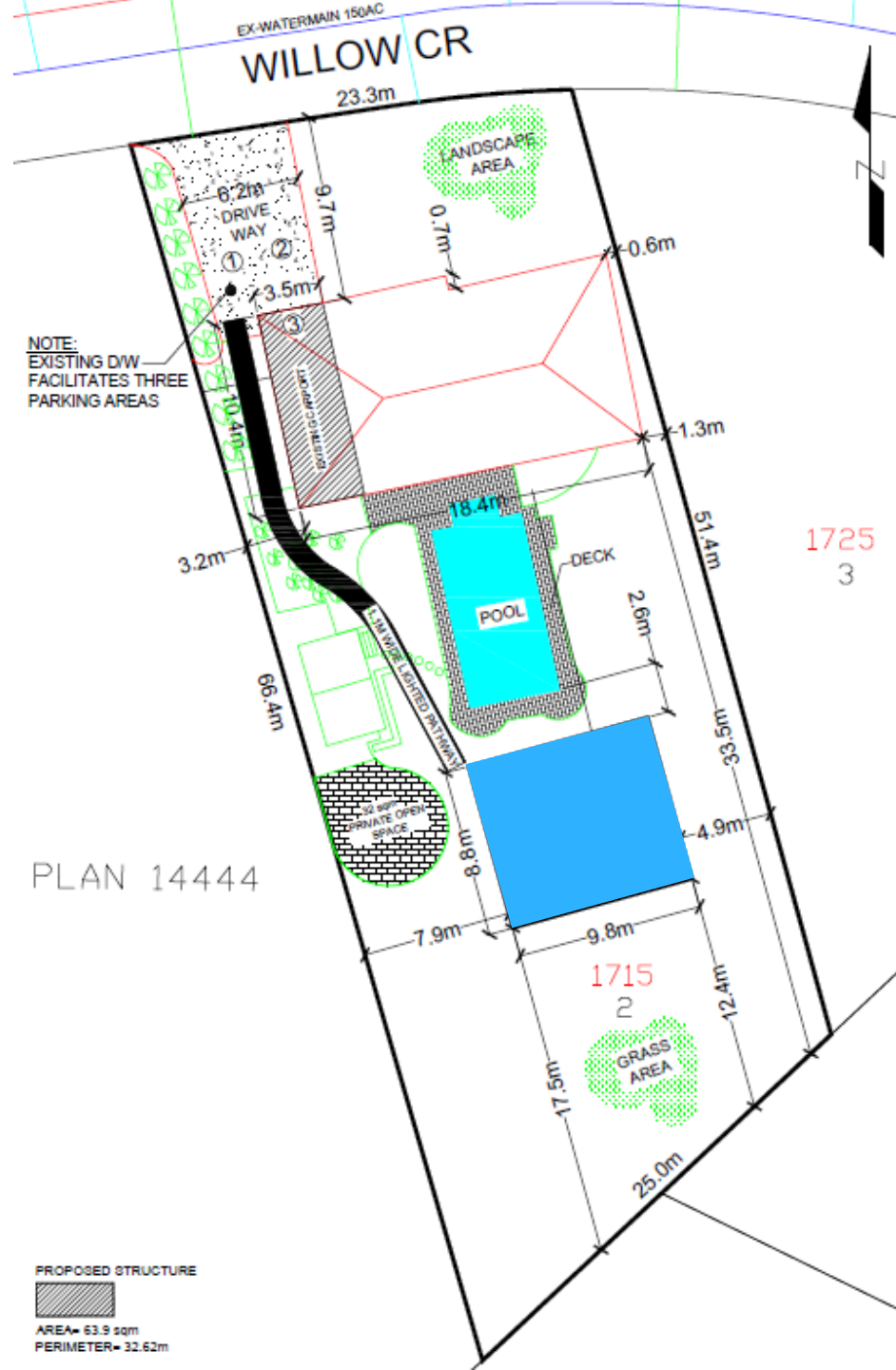
Subject Property Map



Subject Property Photo



Conceptual Site Plan



Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Complete Communities
 - ▶ 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



Conclusion of Staff Remarks