



Rezoning Application

925 Leon Ave, 3398 McKinley Beach Lane,
and 1955 Northern Flicker Crt

Z26-0005

Purpose

To rezone three (3) parcels to add the Short-Term Rental 'str' subzone.

STR Process

Nov 3, 2025 STR Options



Jan 12, 2026 Early Exemptions Request



Feb 9, 2026 Bylaw Amendments



Mar 2, 2026 Property Rezoning - Batch 1



Mar 30, 2026 Property Rezoning – Batch 2



TBD Bylaw Amendments Adoption

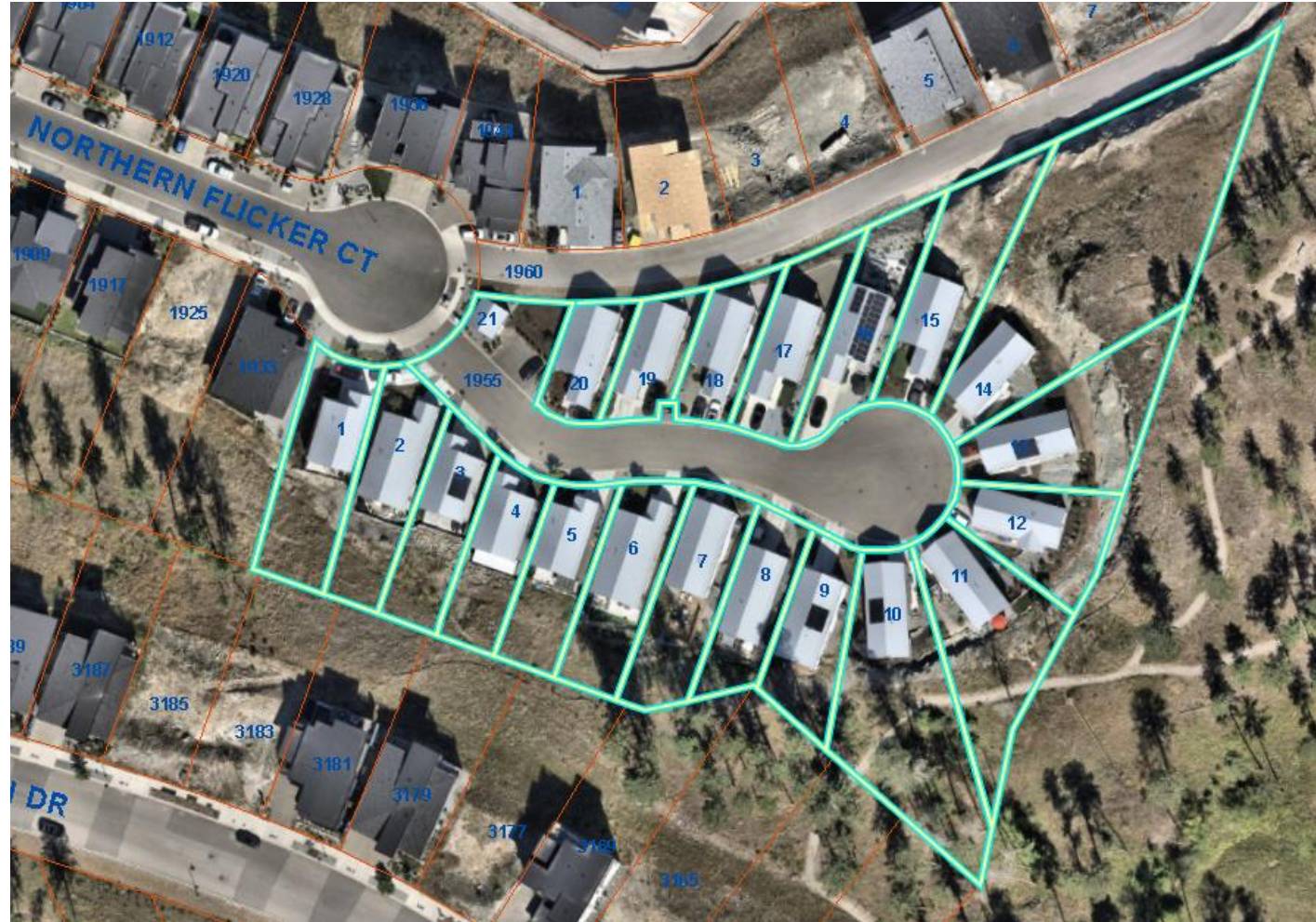


No.	Address	Legal Description	Current Zone	Proposed Zone
1.	925 Leon Ave	All lands, including strata lots, common property and any other lands forming part of Strata Plan EPS3699	MF3	MF3str
2.	3398 McKinley Beach Lane	All lands, including strata lots, common property and any other lands forming part of Strata Plan EPS3594	CD18	CD18str
3.	1955 Northern Flicker Crt	All lands, including strata lots, common property and any other lands forming part of Strata Plan EPS5907	CD18	CD18str

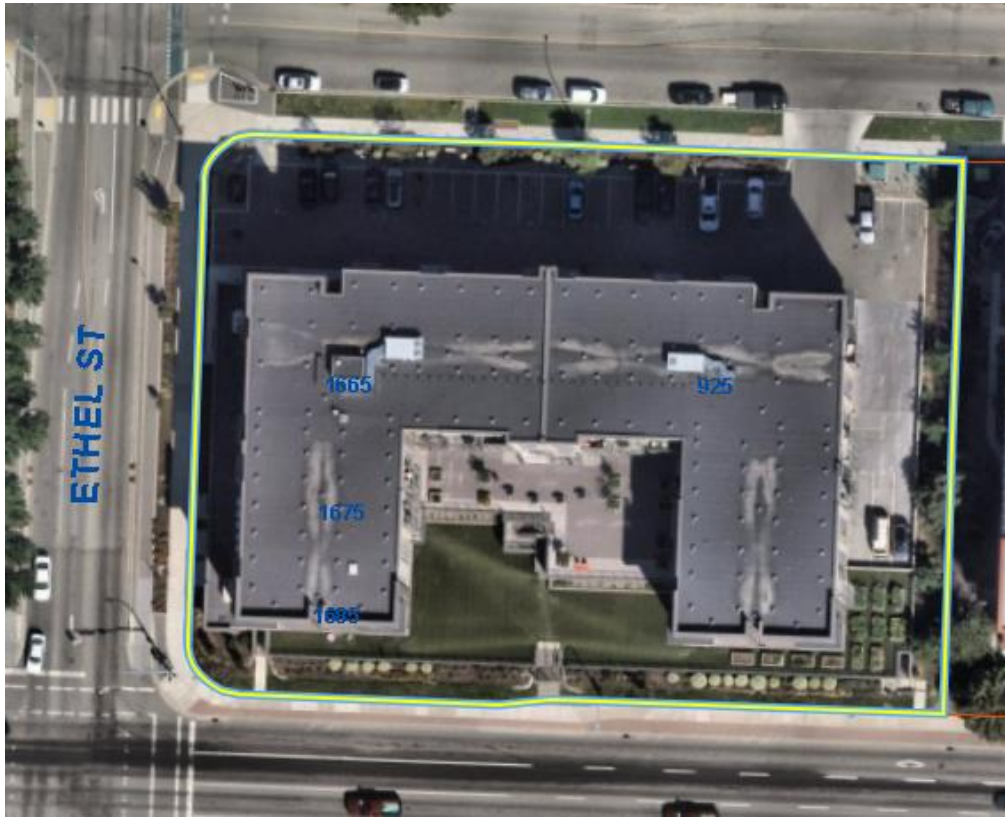
- Total number of units in Batch 1 - 2,196 Units
- Total number of units in Batch 2 – 225 Units



Subject Property Map



1955 Northern Flicker Ct



925 Leon Ave



3398 McKinley Beach Lane

Staff Recommendation

- Staff recommend support for the proposed rezoning as it is consistent with previous Council direction.