Study Area

- Subdivision inquiries
- Council direction
- Older houses
Current Small Lot Infill Areas
Existing Policies & Guidelines

• Official Community Plan
  – low intensity infill housing

• Approving Officer Subdivision Best Practices
  – secondary suites
  – unique design
  – parking
  – predominant form of small lots
Outline

• Process to date
• Public input
• Recommendation and next steps
Process

- Open house (May 3)

- Public input: questionnaires, emails and letters

Approximately 200 participants

104 households in study area
What we heard

Prospect Ave
- No: 47% (Households: 15)
- Yes: 53%
- Unsure

Clements/Canyon
- No: 79% (Households: 19)
- Yes: 21%
- Unsure

Montroyal Blvd
- No: 0%
- Yes: 100%
- Unsure

Montroyal Blvd
- No: 0%
- Yes: 100%
- Unsure

Northeast
- No: 26% (Households: 66)
- Yes: 71%
- Unsure: 3%

Existing Small Lot Infill Area
What we heard

• Lot pattern – range of input

• Lane access – value unopened lanes; fewer cars parked on the street

• Narrower driveways – more favoured by those interested in SLIAs, less by those not interested

• Environmentally sensitive areas (DPAs) – generally avoid, assess lots on case-by-case basis
Recommendation

THAT staff be directed to proceed with a public engagement and rezoning process for the two potential Small Lot Infill Areas identified.
Next Steps

1. Public information meeting
   – public input on potential SLIAs, issues, ideas
   – September 2016

2. Zoning Bylaw amendment
   – public hearing
   – staff report of public information meeting at first reading
   – Fall 2016
Thank you
Questions?