

Upper Capilano Small Lots

July 4, 2016
Council Workshop

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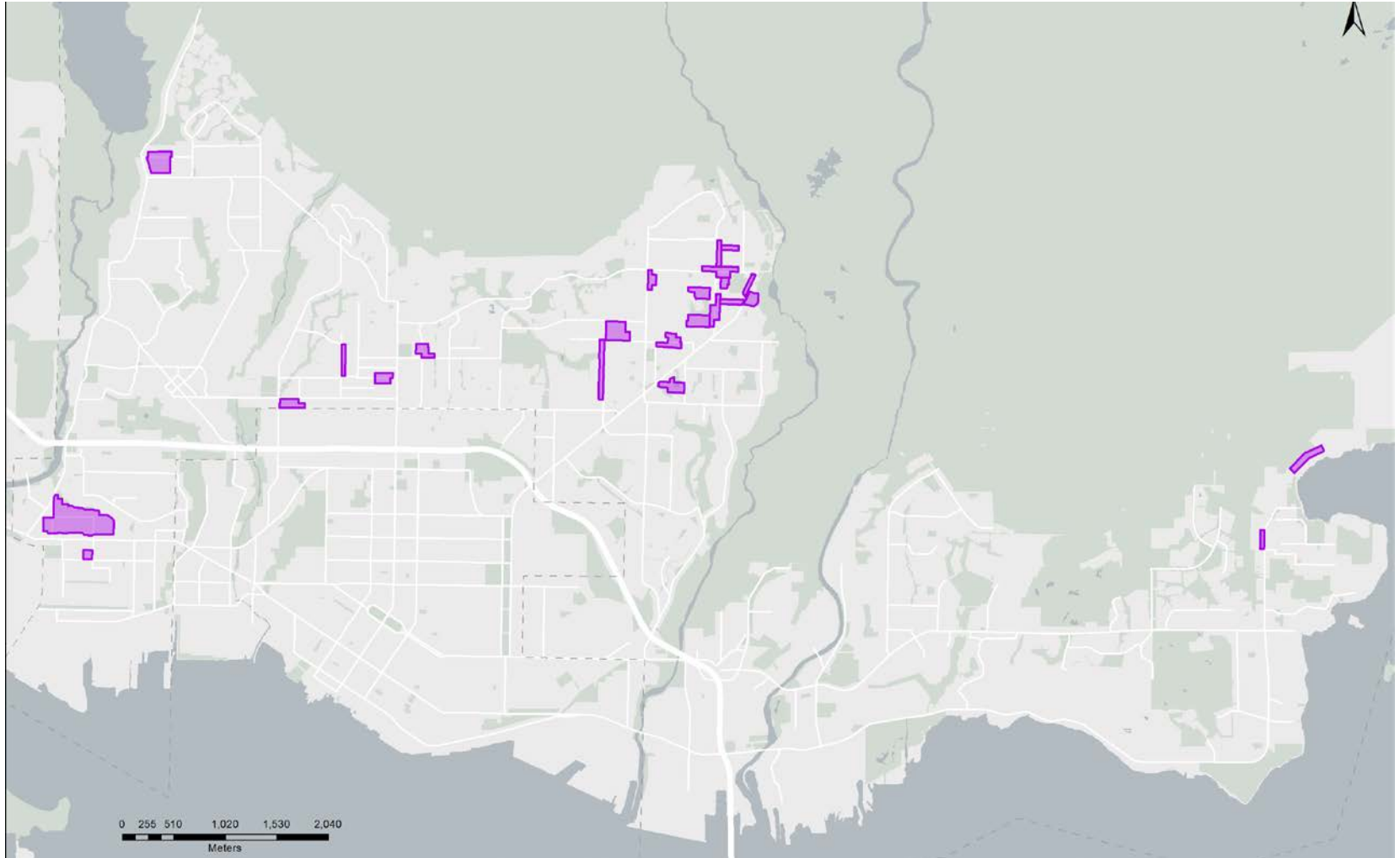
Study Area



- 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

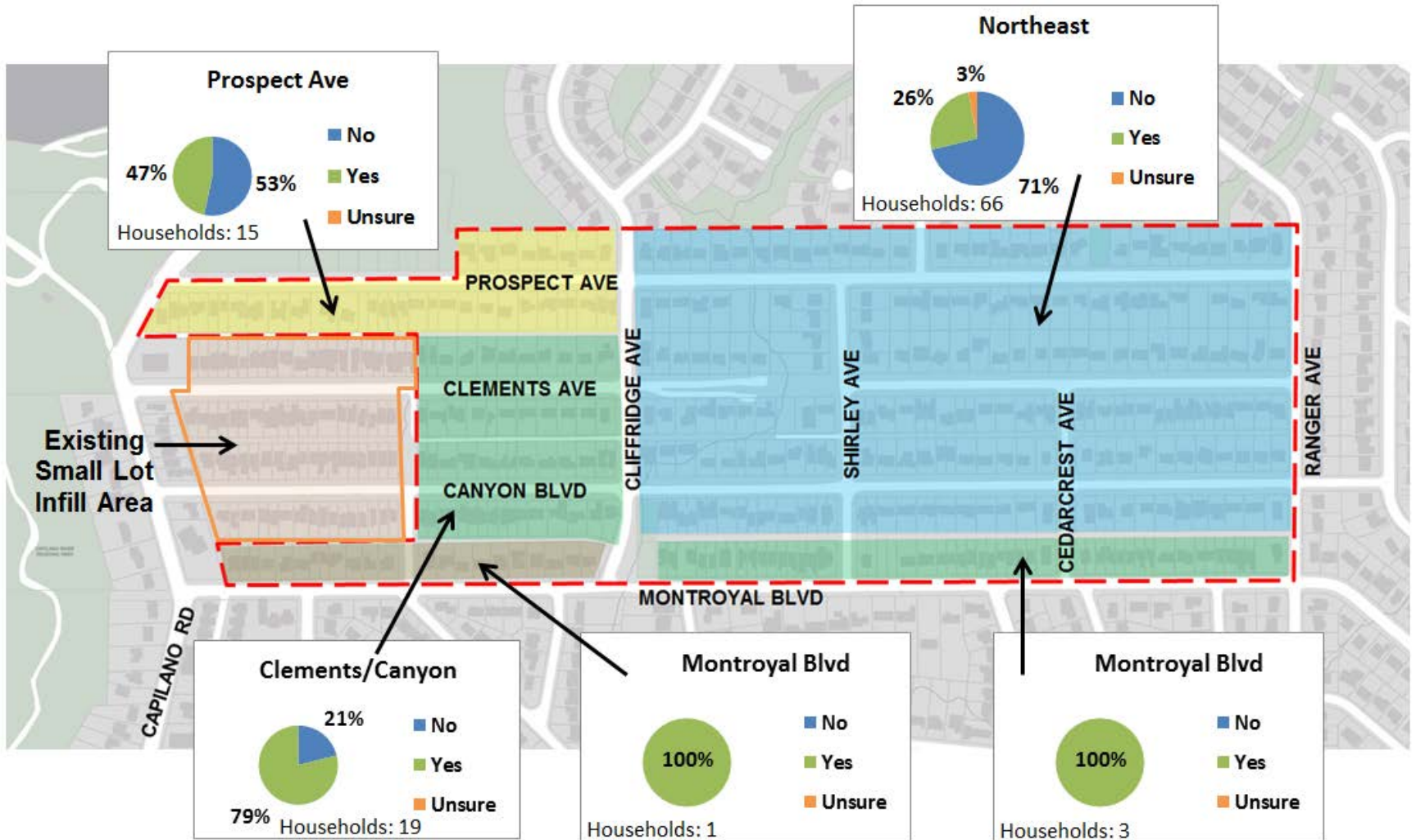
- Open house (May 3)
- Public input: questionnaires, emails and letters

Approximately
200 participants

104 households
in study area



What we heard



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?

