

WEST VALLEY LAND USE OPEN HOUSE



Friday March 3, 2017



LOCATION DETAILS

- West Aarsby Road
- West Callaway Place
- West Howes Place
- West McDonald Place

(total of 52 semi-detached dwellings)

- Current zoning: R-3 - Residential Multi-Unit Dwellings
- Three Land Use Bylaw amendments since 1981 redefined R-3:
 - 8/81: in use 1981-1999
 - semi-detached dwelling: **permitted use**
 - 1/99: in use 1999-2004
 - semi-detached dwelling: **discretionary use**
 - 1/2004: currently guides development
 - semi-detached dwelling: **not a use**



IMPACT

- Prior to 2004, all 52 dwellings met Land Use Bylaw requirements (as permitted or discretionary uses)
- With 2004 update:
 - type of dwelling was no longer a use within R-3
 - dwellings now “non-conforming”
- When a structure is “non-conforming,” enlarging, adding to, rebuilding or structurally altering is not allowed:
 - no decks, sheds, additions, garages
 - no basement development
 - no rebuilding if home is damaged
- No accessory suites allowed within the R-3 District



OPTION 1: Site-specific land-use amendment

- Land-use amendment on each lot

PROS

- lots remain in R-3 District
- semi-detached dwellings permitted
- accessory suites are discretionary uses
- allows for more dense housing options
- aligns with Town policies

CONS

- accessory suite approval not guaranteed; process must be followed



OPTION 2:

Redesignate to R-2

- Redesignate entire area to Residential Single and Two-Dwelling District (R-2)

PROS

- regulations for semi-detached dwellings already exist
- regulations for accessory suites already exist (10% per neighbourhood)
- requires a lesser side yard setback from principal dwelling (1.2m instead of 1.5m)

CONS

- limits potential for future intensification
- allows for a variety of low-density housing options (single-detached, semi-detached, duplexes, townhomes)
- does not follow typical planning practice
- accessory buildings require 1.2m setback (instead of 1m)
- accessory suite approval not guaranteed; process must be followed



NEXT STEPS

1. Collect feedback (until March 17):

- Open House
- online

2. Administrative process:

- review feedback
- re-evaluate options

3. Administration presents draft solutions:

- Council
- Cochrane Planning Commission

4. Approval process:

- Public Hearing
- Council adoption



CONTACTS

Review info, give feedback:

cochrane.ca/LUB

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