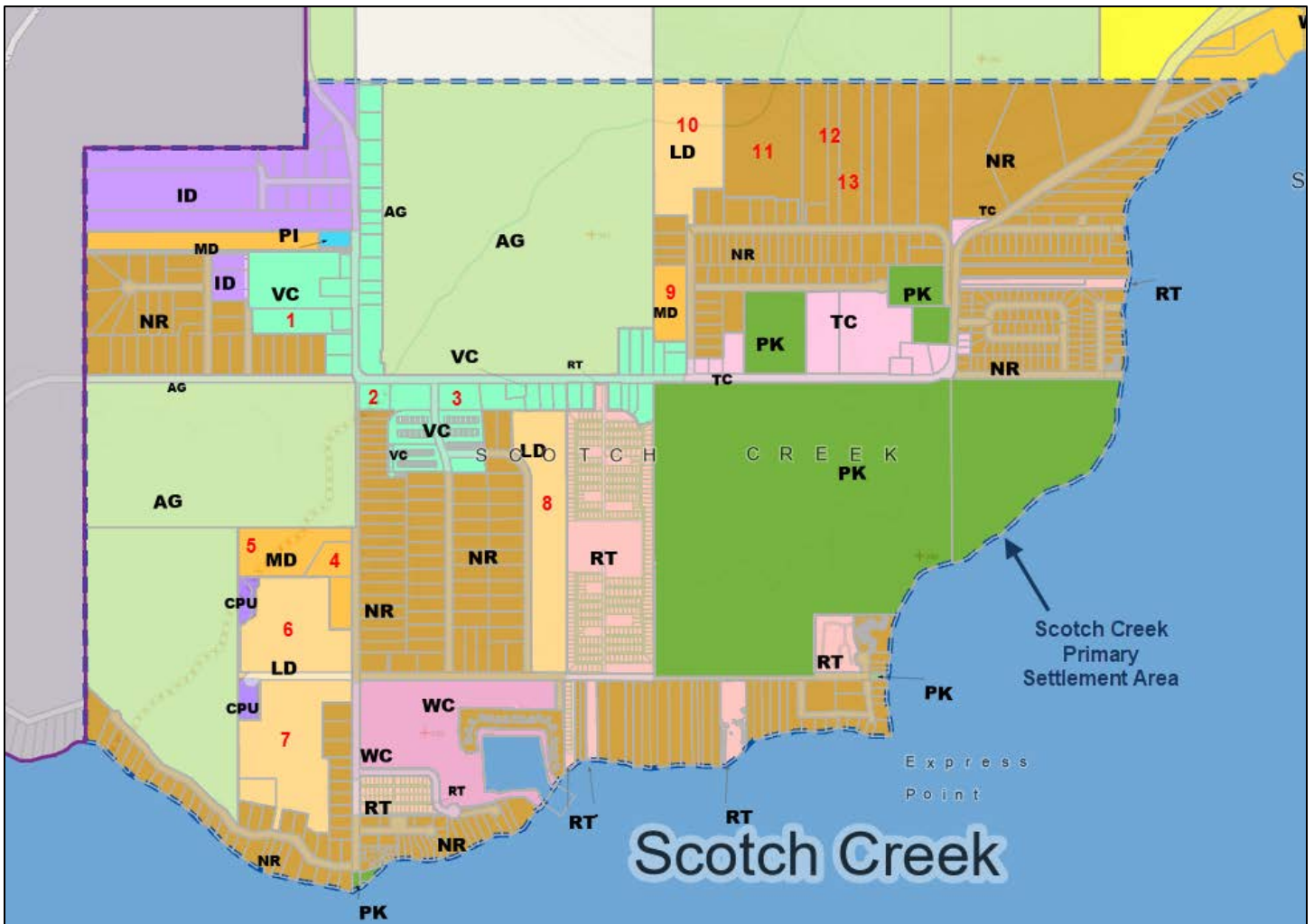


Scotch Creek Primary Settlement Area Analysis



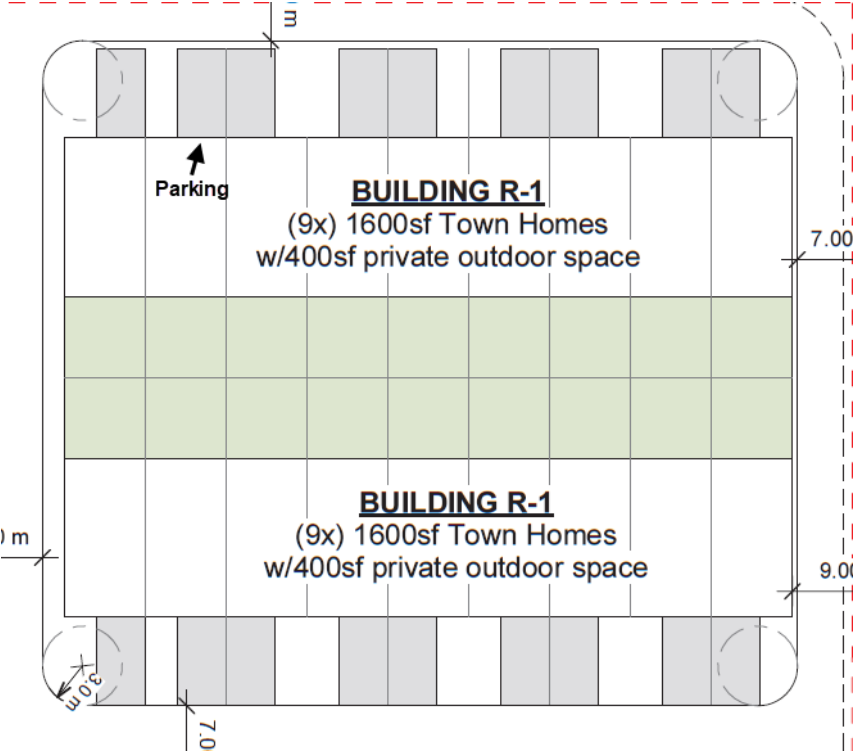
- Staff completed an analysis of the properties in Scotch Creek to determine other locations where multifamily development may be feasible.
- The numbered properties in the map above include those that are flat and have at least 0.5 ha in area (or at least 0.5 ha of flat area).
- 0.5 ha is approximately the size of 18 townhomes with greenspace and parking, based on the site plan submitted by the application for the BL830-27/BL825-53. This is a density of 36/ha.
- Properties that were not included:
 - Properties in the Agricultural Land Reserve
 - Industrial properties, where multi-family development would not be supported.
 - Institutional properties
 - Strata lots
 - Waterfront residential lots (most are quite narrow, already developed, not easily walkable to Village Centre)
 - Properties with existing commercial development
 - Properties with current development permit applications for alternative development

Number on Map	Designation in Bylaw No. 830	Zone in Bylaw No. 825	Size (ha)	Potential dwellings (36 dwellings/ha)	Current Use
1	Village Center	C1	1.61	57	Vacant
2	Village Center	C1	0.61	21	Vacant
3	Village Center	C1	0.85	30	Vacant
4	Medium Density	RU1	1.00	36	Vacant
5	Medium Density	RU1	3.20	115	1 Dwelling
6	Low Density	CD1	6.71	241	Vacant
7	Low Density	CD1	7.87	283	Vacant
8	Low Density	RU2	7.62	274	1 Dwelling
9	Medium Density	R1	1.90	68	Vacant
10	Low Density	RU2	6.51	234	Outbuilding
11	Neighborhood Residential	MR	6.86	246	7 Dwellings
12	Neighborhood Residential	R1	1.19	42	1 Dwelling
13	Neighborhood Residential	CR	2.39	86	2 Dwellings

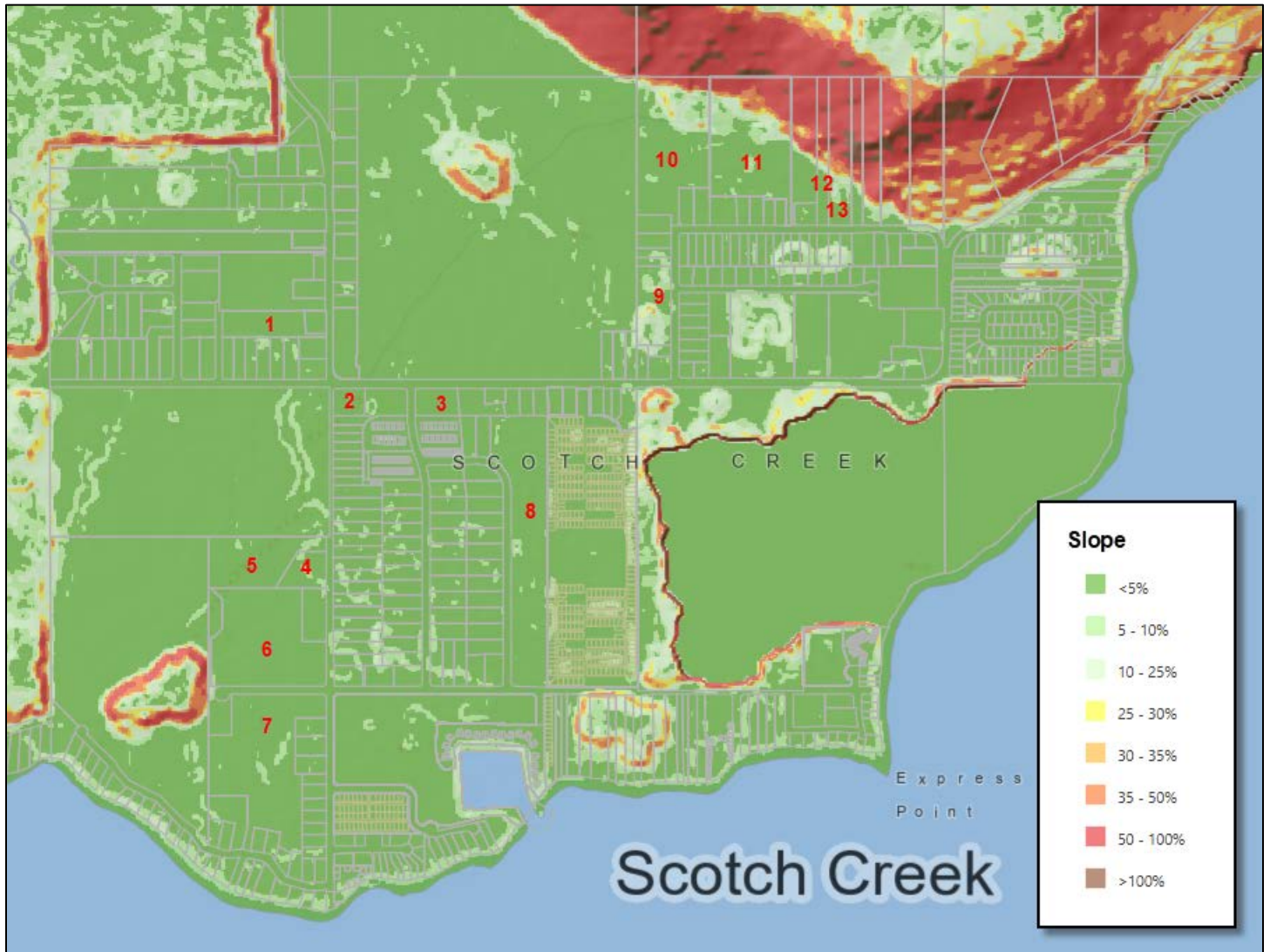
Conclusion:

- 13 properties were identified as potentially suitable for multifamily development (48 ha total)
- Those 13 properties could support up to a total of 1733 row house dwelling units
- 7 of those properties are currently vacant
- Only 3 of the 13 properties are in the Village Centre, easily walkable to local amenities
- Those 3 properties are currently vacant and could support approximately 108 row house dwelling units

Sample site plan on approximately 0.5 ha:



Scotch Creek Slopes



Scotch Creek Agricultural Land Reserve

