

Blocks 1-3, Plan 58M-672, Blair Creek Drive/Blair Valley Street

Zoning By-law Amendment Application

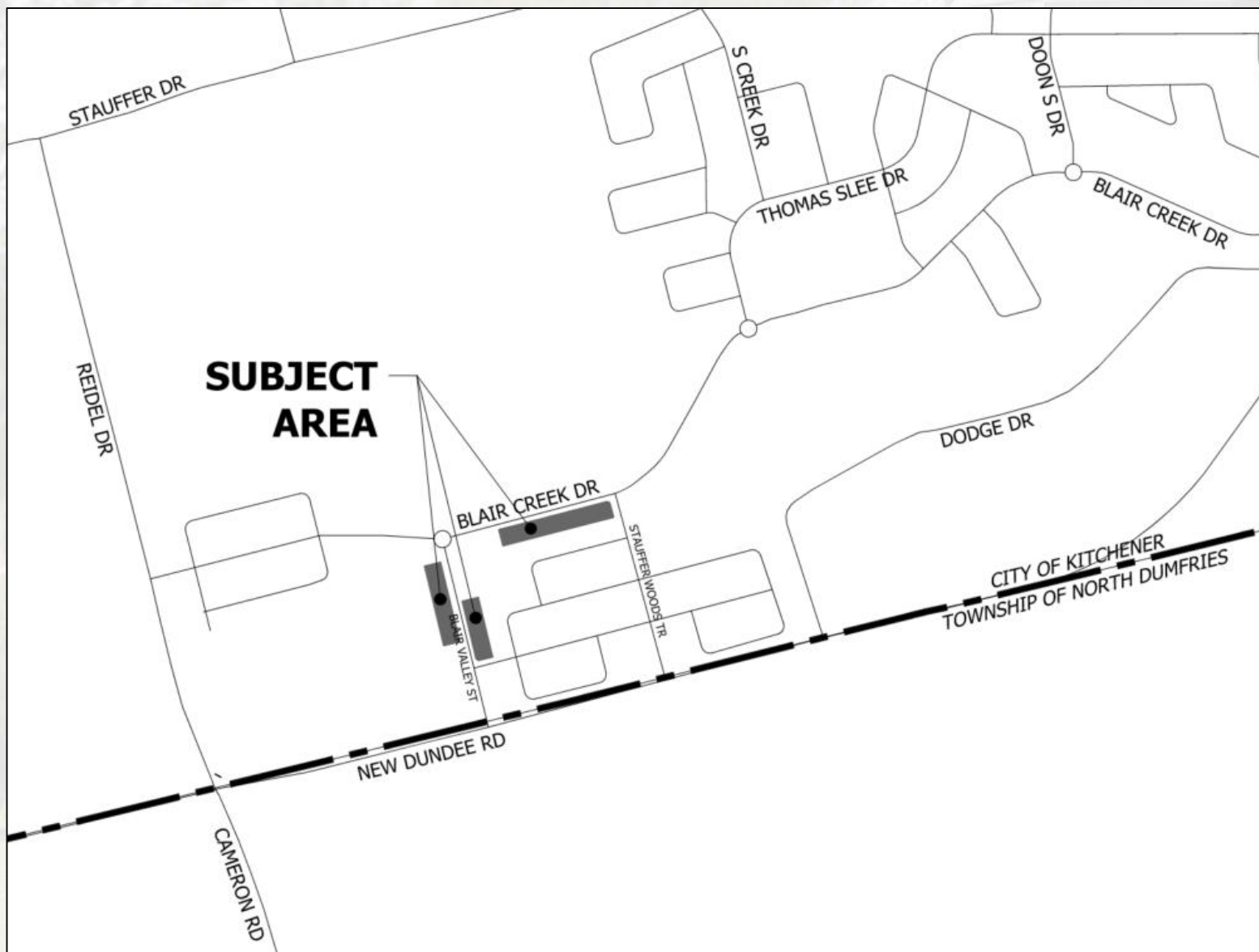
ZBA25/028/B/ES

Owner: **Activa Holdings Inc.**

Planning & Strategic Initiatives Committee

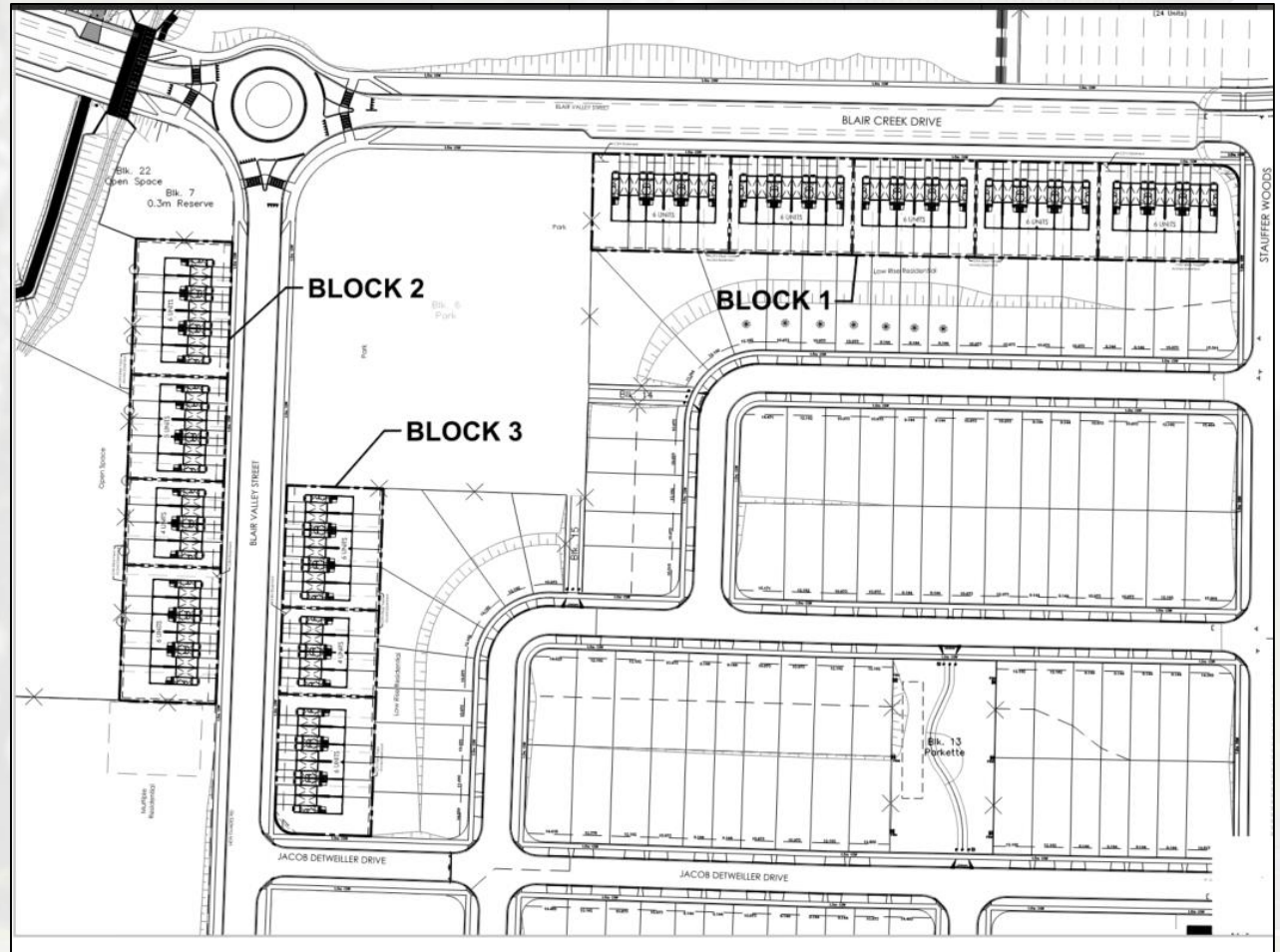
March 9, 2026

Site Context



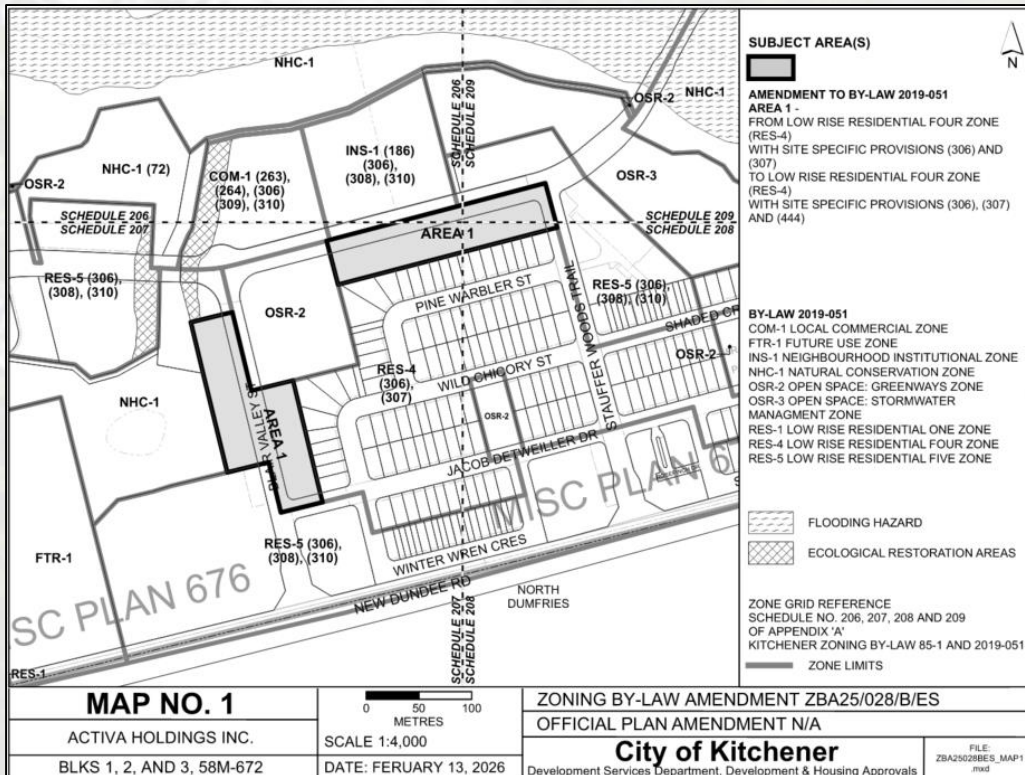
Concept

- 67 Street Townhouse Units
- Single Car Garage/Drive way



Concept Plan of Site Layout

400 Westwood Drive Proposed Zoning



- Maintain base zoning: Low Rise Residential Four Zone (RES-4)
- Add a site-specific provision to allow for reduced lot width on external units (8.1M rather than 10M) and to allow blocks of 6 townhomes rather than a maximum of 4.

Regional Comments

Water Capacity



Regional staff provided comments stating that the Region understands that this proposal does not increase the overall number of units contemplated through the Region's Servicing Agreement and registrations of Stages 4 -7 of the Stauffer Woods subdivision and therefore Region staff has no objection to this application.

(comments found in Attachment C of staff report)

Opportunity



- Create 67 new Street Townhouse Dwellings
- Provide for appropriate development of the lands within a greenfield subdivision.
- Contribute to the diversity of housing within the Doon South Neighbourhood.

Highlights and Conclusion



- Recommending approval of the application to establish a new Site-Specific Provision for specific development standards of street townhouse dwellings.
- The proposed Zoning By-law Amendment demonstrates good planning principles and is consistent with Provincial, Regional and City planning policies.