

✓ Page 3695 Bluebonnet Road has been updated.

View draft Edit draft Manage display Moderate Webform Results Node export

# 3695 Bluebonnet Road



Grimwood Architecture has applied to develop 11 townhomes in three two- and three-storey buildings, with lock-off suites (rentals) proposed for three of the units. The proposal includes 14 parking spaces in ground level garages plus seven surface lot parking spaces (21 spaces for residents and three for visitors).

Open all | Close all

## Progress updates

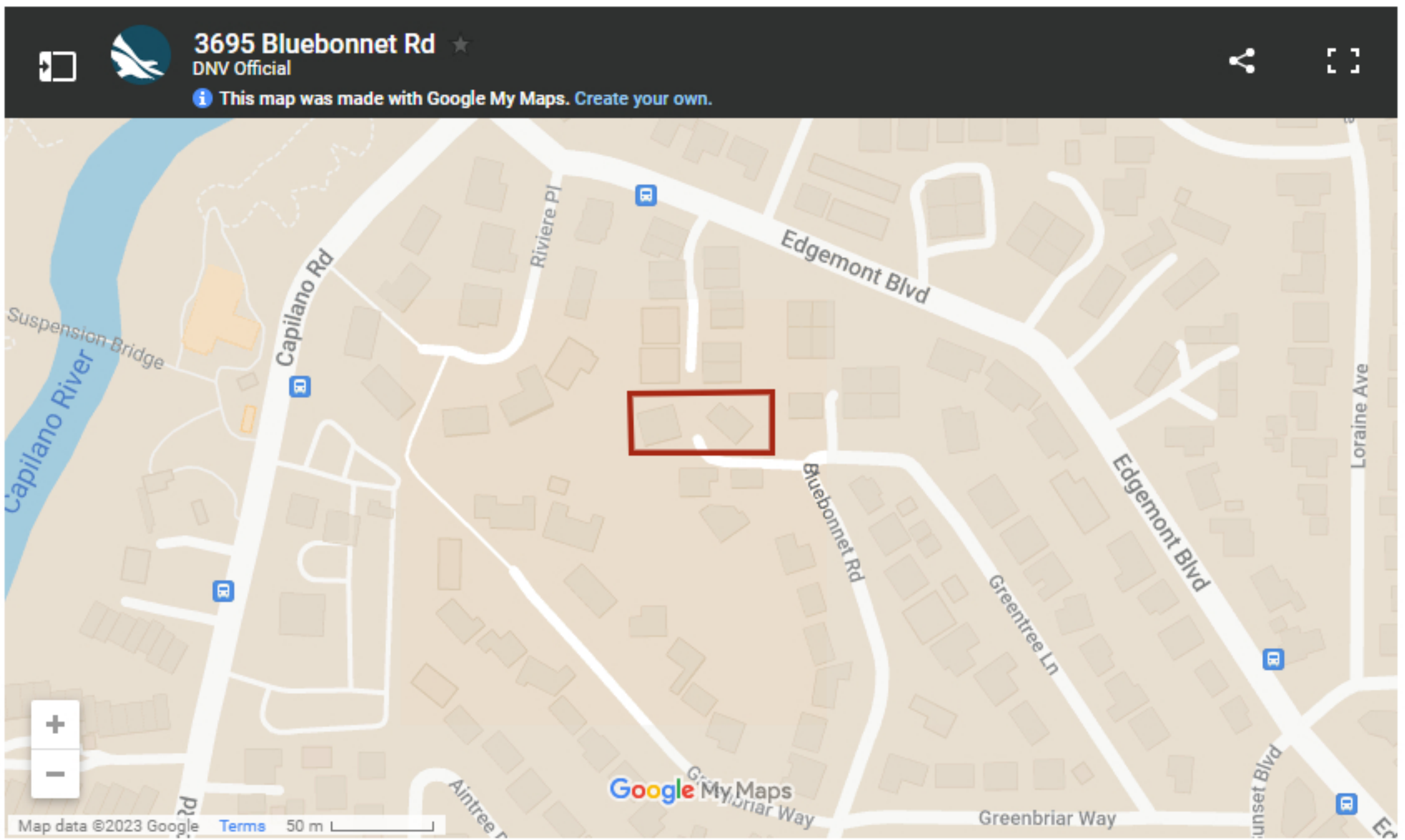
### January 11, 2023 — Preliminary application

Staff received the preliminary application and started reviewing it.

## Additional proposal details

### Site overview

The site is located at the corner of Greentree Lane and Bluebonnet Road, and is currently occupied by two three-storey townhouse buildings. Surrounding properties include a sixteen-unit townhouse development to the north, a four-unit townhouse to the northeast, and single family lots to the west and south.



### Current land use designation

The land is currently designated Residential Level 3: Attached Residential (RES3) in the Official Community Plan (OCP).

### Proposed size

The proposed floor space ratio (the building's total floor area in relation to the size of the lot) is 0.8.

### Additional requirements

If the application proceeds, it will require rezoning and a development permit for:

- form and character of commercial, industrial, and multi-family development for ground-oriented units
- energy and water conservation and greenhouse gas emission reductions
- streamside protection

## Related documents and web content

### Related web pages

[Official Community Plan \(OCP\)](#)

[OCP land use map](#)

[Development permit areas](#)