THE CORPORATION OF THE CITY OF GRAND FORKS
AGENDA – REGULAR MEETING

Monday, October 30, 2017, 6:00 pm

7217 - 4th Street, City Hall Council Chambers

Pages

1. PRESENTATIONS

2. CALL TO ORDER

3. ADOPTION OF AGENDA

4. MINUTES

5. REGISTERED PETITIONS AND DELEGATIONS

6. UNFINISHED BUSINESS

7. RECOMMENDATIONS FROM STAFF FOR DECISIONS

   a. Development and Engineering Services — 2 - 13

      Bylaw 1606-A6 to rezone 7357-10th Street from R-1 to R-3A

8. REQUESTS ARISING FROM CORRESPONDENCE

9. INFORMATION ITEMS

10. BYLAWS

11. LATE ITEMS

12. QUESTIONS FROM THE PUBLIC AND THE MEDIA

13. ADJOURNMENT

Request for Decision

To:	Special Meeting
From:	**Development and Engineering Services**
Date:	October 16, 2017
Subject:	Bylaw 1606-A6 to rezone 7357 10th St from R-1 to R-3A
Recommendation:	**RESOLVED THAT Council hold the public hearing for Zoning Bylaw Amendment 1606-A6 as advertised, allowing any person present who believes that his or her intent in the property is affected by the proposed bylaw be given the opportunity to be heard on matters contained in the bylaw, and ensuring that, as a council, hearing from the public is required to take all submissions and to base a decision on the facts relevant to the rezoning request, within parameters set out in the Sustainable Community Plan and the existing Zoning Bylaw.**

Background

- The City has received an application to rezone property located at 7357 10th Street, legally described as Lot 42, Block 38, Plan 72, District Lot 108, S.D.Y.D. from the current R-1 (Residential - Single and Two-Family) zone to the R-3A (Multi-Family Residential Zone) zone.
- The building on the property contains a single family dwelling on the main floor with exterior access to 10th St and a suite in the basement with exterior access to grade on the lane.
- The property owners propose to develop a second small apartment in the basement, which would require the property to be rezoned to R-3A (Multi-Family Residential). The owners intend the apartments to be affordable studio-style units appropriate for seniors or others requiring level entry small living units.
- The property is within the Residential Infill / Intensification land use designation in the Sustainable Community Plan (Bylaw 1919, 2011), which is intended to provide higher levels of density (up to 40 units per hectare) with a variety of residential developments.
- The R-3A zone was originally developed to support one-, two- and three-family dwellings in a strata development (Clifton Estates) but is suitable for three-family dwellings in other configurations.
- The minimum property size for R-3A **for subdivision purposes** is 800 square metres. The subject property is 488 square metres (m^2), but since the proposed apartments are approximately 40 m^2 the department considers that the property is an appropriate size for the proposed use, as long as parking requirements can be met off of the street.
- Zoning Bylaw Offstreet Parking regulations currently require two parking spaces per dwelling unit, regardless of dwelling unit size or number of bedrooms, and one parking space per secondary suite. The department recommends lowering parking

requirements to one parking space per dwelling unit where dwelling units are a maximum of 90 square meters, which is the maximum size for a secondary suite in the BC Building Code.

- The house covers approximately 175 m^2, and the required space for four parking spaces is 55 m^2, totaling 230 m^2 of the 488 m^2 lot (47%). Offstreet parking is not currently counted as part of lot coverage in the Zoning Bylaw.
- The recommended changes to the Zoning Bylaw would bring the parking requirement for small multi-family residential units in line with the Zoning Bylaw's parking requirements for secondary suites, and would allow greater opportunity for infill development in compliance with proposed changes in the Zoning Bylaw.

Timeline

Date	**Item**	**Action Taken**
June 9 2017	Received Rezoning Application	Initial staff review and filed for follow up
August 8	Draft COTW report and rezoning bylaw	Prepared submission to COTW
August 25	Agency referrals	Agency referrals sent
September 5	Introduce amendment RFD to COTW	Complete and direction to read first and second times
September 18 2017	RFD + first and second readings	Complete and direction to hold public hearing
October 16	**Public Hearing**	
October 30	Third reading	
October x	MOTI sign-off	
November x	Final reading	
November x	Zoning amendment and address assignment letter to BC Assessment and RDKB	

Benefits or Impacts

Residential infill allows development while limiting the fiscal and environmental impacts of new infrastructure associated with 'green field' development

The rezoning procedure follows public notice and hearing requirements of the Local Government Act and builds on the public engagement regarding affordable housing for the Official Community Plan and Zoning Bylaw update and land use designations developed for the 2011 Sustainable Community Plan

Increases the number of units of small, affordable housing within areas designated for residential intensification, supporting a denser, more walkable city core.

Policy/Legislation

- Sustainable Community Plan, Zoning Bylaw, Local Government Act

Attachments

- Draft Bylaw 1606-A6
- Site map on orthophoto showing parking areas.
- Extracts from Zoning Bylaw for R-3A Zone and Offstreet Parking Regulations

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Recommendation

RESOLVED THAT Council hold the public hearing for Zoning Bylaw Amendment 1606-A6 as advertised, allowing any person present who believes that his or her intent in the property is affected by the proposed bylaw be given the opportunity to be heard on matters contained in the bylaw, and ensuring that, as a council, hearing from the public is required to take all submissions and to base a decision on the facts relevant to the rezoning request, within parameters set out in the Sustainable Community Plan and the existing Zoning Bylaw.

Options

1. RESOLVED THAT Council accepts the report.
2. RESOLVED THAT Council does not accept the report.
3. RESOLVED THAT Council refers the matter back to staff for further information.

THE CORPORATION OF THE CITY OF GRAND FORKS

BYLAW NO. 1606-A6

A BYLAW TO AMEND THE CITY OF GRAND FORKS ZONING BYLAW NO. 1606, 1999

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WHEREAS Council may, by bylaw, amend the provisions of a Zoning Bylaw pursuant to the Land Use and Planning provisions of the Local Government Act;

AND WHEREAS Council has received an application to rezone property located at 7357 10th St.;

NOW THEREFORE Council for the Corporation of the City of Grand Forks, in open meetings assembled, **ENACTS** as follows:

1. That the regulation of Offstreet Parking in Table 1 of the Zoning Bylaw be amended by adding after "Dwelling unit" in the first column the text:

   (greater than 90 square meters)

2. That the regulation of Offstreet Parking be amended by adding the line to Table 1:

Dwelling unit (less than or equal to 90 square metres)	1 space per every dwelling unit

3. That the City of Grand Forks Zoning Bylaw No. 1606, 1999 be amended to rezone property located at 7357 10th Street, legally described as Lot 42, Block 38, Plan 72, District Lot 108, S.D.Y.D. from the current R-1 (Residential - Single and Two-Family) zone to the R-3A (Multi-Family Residential Zone) zone, as shown outlined in bold on the attached map identified as Schedule "A".

4. That this bylaw may be cited as the **"City of Grand Forks Zoning Amendment Bylaw No. 1606-A6, 2017."**

DRAFT

Read a **FIRST** time this 18th day of September, 2017.

Read a **SECOND** time this 18th day of September, 2017.

NOTICE OF PUBLIC HEARING ADVERTISED, pursuant to the Local Government Act this time this 4th day of October, 2017 and also this time this 11th day of October, 2017.

PUBLIC HEARING HELD this time this 16th day of October, 2017.

Read a **THIRD** time this time this ___ day of __, 2017.

APPROVED by the Ministry of Transportation & Infrastructure this ____ day of _____, 2017.

_____
Approving Officer

FINALLY ADOPTED this _____ day of _____, 2017.

_____
Mayor Frank Konrad

_____
Corporate Officer – Diane Heinrich

DRAFT

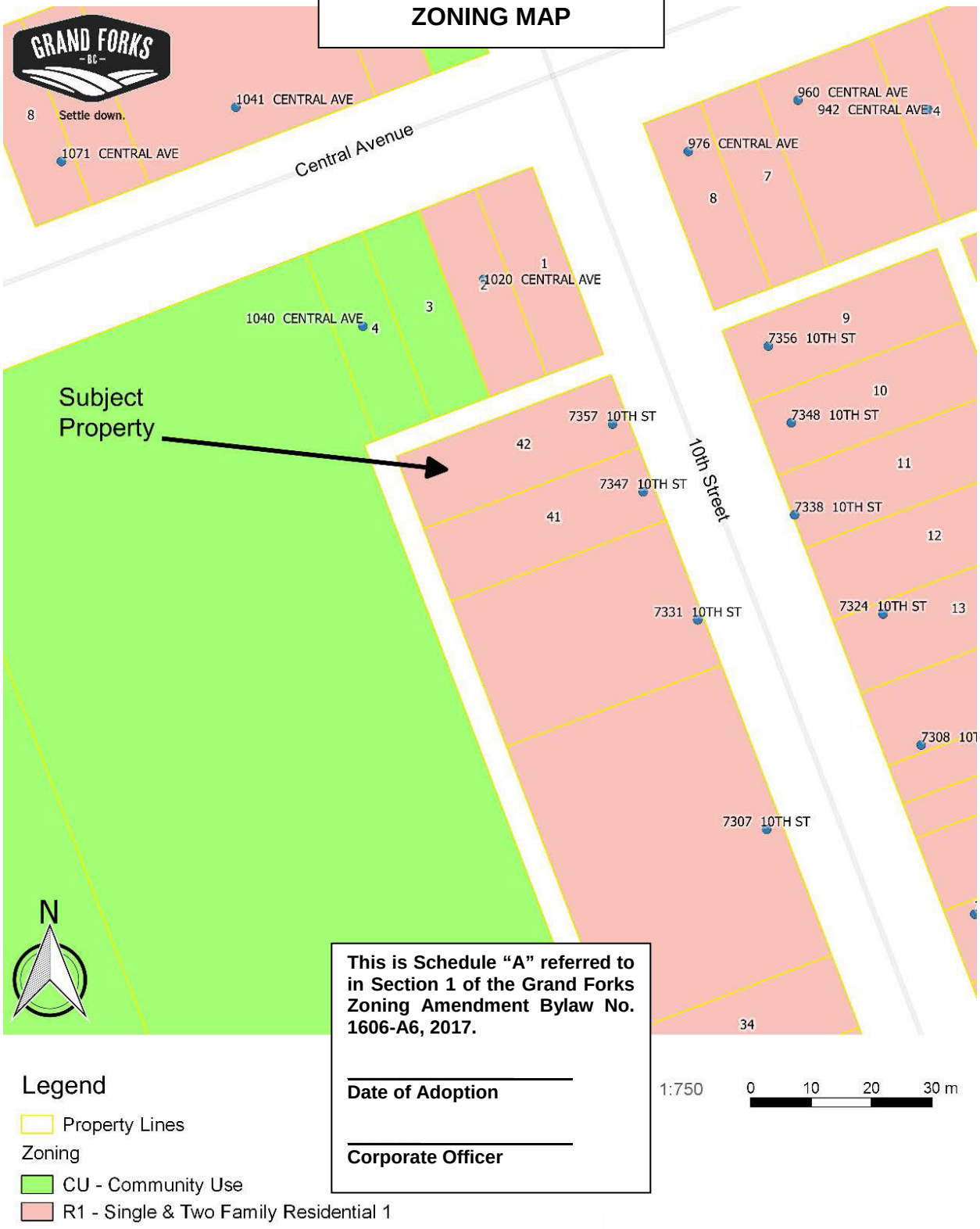
C E R T I F I C A T E

I hereby certify the foregoing to be a true copy of Bylaw No. 1606-A6 as passed by the Municipal Council of the City of Grand Forks on the _____ day of _____, 2017.

_____
Corporate Office for the
Municipal Council of the City of Grand Forks

SCHEDULE "A"

CITY OF GRAND FORKS ZONING MAP



This is Schedule "A" referred to in Section 1 of the Grand Forks Zoning Amendment Bylaw No. 1606-A6, 2017.

_____
Date of Adoption

_____
Corporate Officer

THE CORPORATION OF THE CITY OF GRAND FORKS

NOTICE OF PUBLIC HEARING

WHEREAS the Local Government requires that a **PUBLIC HEARING** be held prior to the adoption of a Zoning Amendment Bylaw;

TAKE NOTICE THAT a Public Hearing with respect to the City of Grand Forks Bylaw 1606 A-6, cited as the "City of Grand Forks Zoning Amendment Bylaw No. 1606 A-6, 2016", will be held on:

_____
At 6:00 p.m.
In Council Chambers, City Hall
7217-4th Street
Grand Forks, B.C.

This Bylaw is intended to amend the City of Grand Forks Zoning Bylaw No. 1606, 1999, by rezoning property 7357 10th Street, legally described as Lot 42, Block 38, Plan 72, District Lot 108, S.D.Y.D. from the current R-1 (Residential - Single and Two-Family) zone to the R-3A (Multi-Family Residential Zone) zone, as shown outlined in bold on the attached map marked SCHEDULE "A".

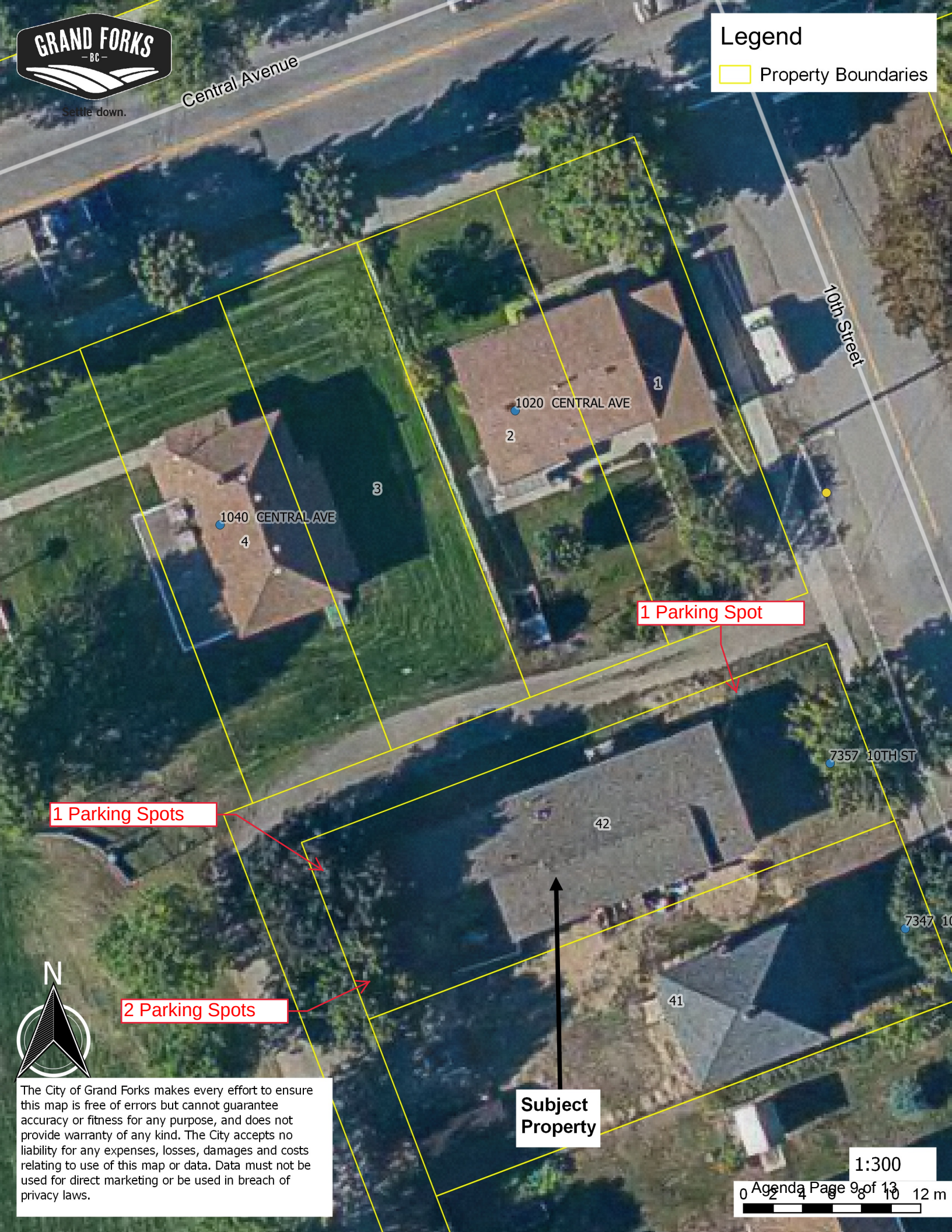
APPLICANTS: Darrell Turner and Susan Allyson
PROPERTY LOCATION: 7357 10th St.

The proposed bylaw may be inspected between the hours of 9:00 a.m. to 4:00 p.m., Monday through Friday (excluding holidays) until _____ at City Hall, 7217-4th Street, Grand Forks, B.C.

Dated this _____ day of _____, 2017.

Dolores Sheets
Manager of Development & Engineering

DRAFT



The City of Grand Forks makes every effort to ensure this map is free of errors but cannot guarantee accuracy or fitness for any purpose, and does not provide warranty of any kind. The City accepts no liability for any expenses, losses, damages and costs relating to use of this map or data. Data must not be used for direct marketing or be used in breach of privacy laws.

SECTION 36A R-3A (Multi-Family Residential) Zone

Bylaw 1751

Permitted Uses

1. The following uses and no others are permitted in the R-3A zone:

(a) dwelling units;
(b) home occupation.

Permitted accessory uses and buildings on any parcel includes the following:

(c) any accessory building or structure for the above noted uses.

Regulations

2. On a parcel of land located in an R-3A zone:

Minimum Parcel Size for Subdivision Purposes

(a) The minimum parcel size is 800 square metres (8,611 sq ft) and every parcel must be connected to a community sewage and water system.

Type of Dwelling Units Allowed

(b) The following dwelling unit types are allowed on a parcel of land in an R-3A zone:

(i) single family dwellings;
(ii) two family dwellings; and
(iii) three family dwellings.

Height

(c) No dwelling shall exceed 9.75 metres (32 ft) in height;

(d) No accessory building or structure shall exceed 4.8 metres (16 ft) in height.

Setbacks

(e) Except as otherwise specifically permitted in this bylaw, no building or structure shall be located within:

(i) 6 metres (20 ft) of a front parcel line;
(ii) 1.5 metres (5 ft) of an interior side parcel line;
(iii) 4.6 metres (15 ft) of an exterior side parcel line; or
(iv) 6 metres (20 ft) of a rear parcel line.

Bylaw 1751

Accessory Buildings

(f) No accessory building shall have a total floor area greater than 20% of the principal structure.

(g) No accessory building shall be located closer than 1.5 metres (5 ft) to a rear parcel line and not closer to the front parcel line than the facing wall of the principal building to which it is accessory.

Lot Area Coverage

(h) The maximum permitted lot area coverage shall be as follows:

principal building with all accessory buildings and structures shall be 50%

Additional Requirements

(i) Home occupations are only allowed in dwellings that are individually owned and have direct access to the City's roadway network;

(j) The maximum size of any unit in a strata complex shall be 140 square metres (1,500 sq ft);

(k) The minimum size of any unit in a strata complex shall be 75 square metres (800 sq ft);

(l) See Section 13 to 30A of this bylaw.

1. Each offstreet parking space shall be not less than 2.5 metres (8 ft) wide and 5.5 metres (18 ft) long, and have a vertical clearance of not less than 2.5 metres (8 ft)

2. Where the calculation of the number of offstreet parking spaces in Section 25(9) results in a fraction, one parking space shall be provided in respect of the fraction.

3. Where seating accommodation is the basis for the calculation of the number of parking spaces under Section 25(9) and the building or use consists of benches, pews, booths, or similar seating accommodation, each 0.5 metres (1-1/2 ft) of width of such seating shall be deemed to be one seat.

4. Every offstreet parking space shall have at all times access to an aisle that intersects with a highway. With the exception of the single family dwelling units, mobile homes and campground uses parking areas and access points shall be surfaced with asphalt, concrete or similar durable dust free material and all parking spaces shall be clearly marked.

5. For non-residential uses the required offstreet-parking areas that accommodate 3 or more vehicles, shall include a parking space for a disabled person.

6. Offstreet parking areas, as required by this bylaw, shall not be credited against the requirement of offstreet loading.

7. The number of access points from each parking area to a fronting street shall not exceed two, per parcel of land.

8. Where an owner or occupier of land in the Commercial Core Zone cannot provide the required number of off-street parking spaces as outlined on Table 1 below, the City shall accept a cash contribution in the amount of $1000.00 per required parking space not developed.

9. Off street parking spaces for each building, structure and use permitted shall be provided in accordance with the following table:

(greater than 90 square meters)

Class of Building/Use	Required Number of Spaces
Dwelling unit:	2 spaces per every dwelling unit
Farm machinery sales, service and repair:	one space per every 45 square metres (484 sq.ft.) of retail floor and storage area
Fuel s	
Home occupation, home industry:	one space per every 40 square metres (430 sq.ft.) of area used for the home occupation or home industry
Hospital:	one space per every 10 square metres (108 sq.ft.) of floor space
Hotel, motel:	one space per every unit offered daily to the public
Library:	one space per every 10 square metres (108 sq.ft.) of floor area
Machine, welding, woodworking shop:	one space per every 50 square metres (538 sq.ft.) of floor area
Manufacturing, fabricating, or processing facility	one space per 50 square metres (538 sq.ft.) of floor space
Medical clinic, dental clinic:	one space per every 20 square metres (215 sq.ft.) of total floor area
Museum:	one space per every 25 square metres (269 sq.ft.) of floor area
Nursery:	one space per every 45 square metres (484 sq.ft.) of covered and outdoor sales area
Professional office:	one space per every 60 square metres (646 sq.ft.) of floor area
Personal service establishment:	one space per every 20 square metres (215 sq.ft.) of floor area
Printing and publishing establishment:	one space per every 45 square metres (484 sq.ft.) of floor space

New line: Dwelling Unit (less than or equal to 90 square meters) / 1 space per every dwelling unit