Request for Decision

To:	Regular Meeting
From:	**Development and Planning**
Date:	May 8, 2023
Subject:	Zoning Bylaw Amendment Bylaw No. 2039-A29 first and second reading
Recommendation:	**THAT Council give first and second reading to Zoning Bylaw Amendment Bylaw No. 2039-A29.**

Purpose

For Council to consider giving first and second reading to Zoning Bylaw Amendment Bylaw No.2039-A29 which would rezone lands legally described as LOT 16 DISTRICT LOT 380 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 9883, PID 009-636-099, located at 1730 68th Avenue, from R-1 (Residential – Single & Two Family) to R-2 (Residential – Small Lot).

Background

On April 11, 2023, staff received a re-zoning application for a property located at 1730 68th Avenue. Broadly, the application intends to create a 2-lot simple subdivision for a single-family development. Refer to Figure 1 and Attachment 4 (Site Plan) for details. The property has an existing house on the corner parcel and the applicant intends to build a new single-family dwelling on the remaining parcel.

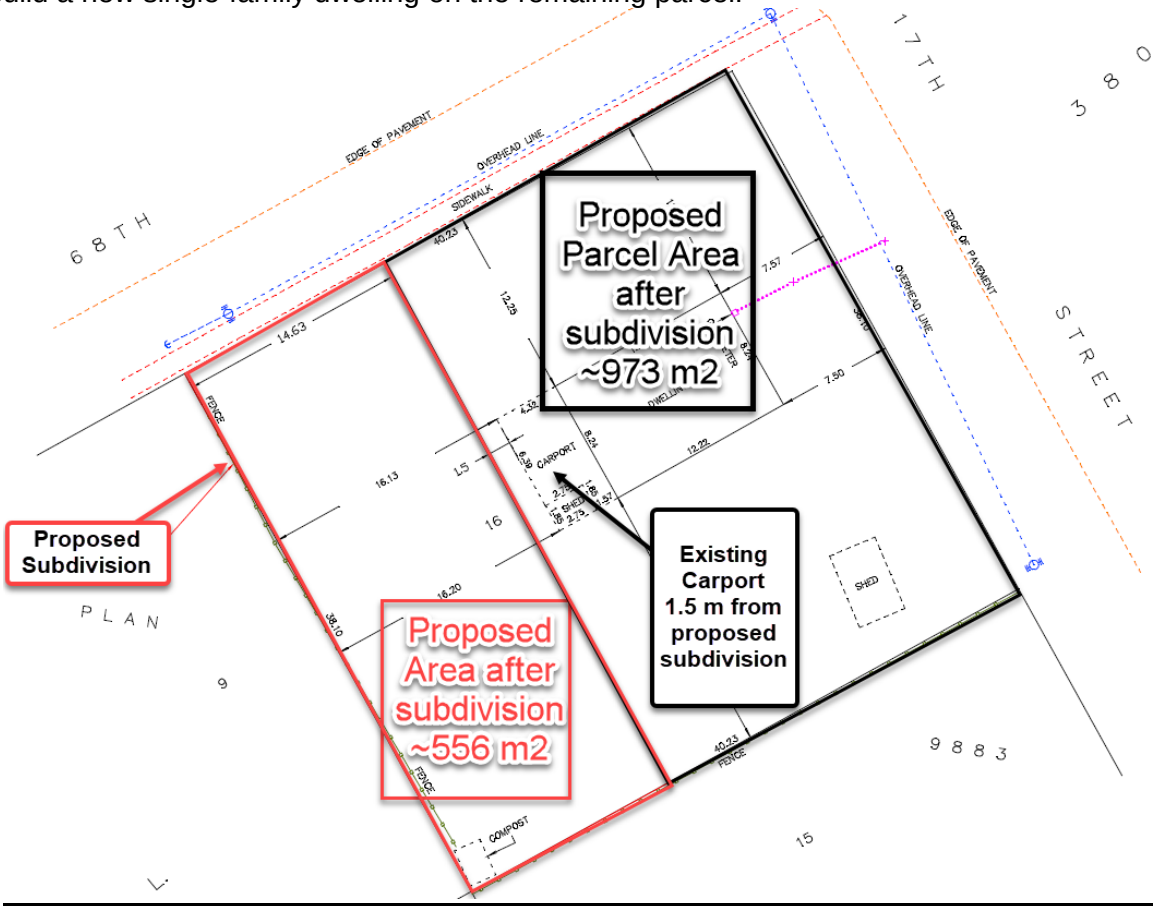

Figure 1: Site plan detail submitted as part of the subdivision application.

Technical Land Review

Zoning

The subject parcel is within the R-1 (Residential – Single & Two Family) Zone and is 0.378 acres (1,529.45 sqm) in size. The table below shows the changes that will result from the proposed rezoning. Refer to Attachment 3 (Applicable Land Use Bylaw Summary) for further details.

Zoning Bylaw 2039 section	Current Zoning Designation – R1	Proposed Zoning Designation – R2
Minimum parcel size for subdivision when the parcel is connected to both a community sewage and water system.	s.36.3(c) **697** m^2	s.39.4(c) **485** m^2 West parcel proposed area **~556** m^2 East parcel proposed area **~973** m^2
Minimum size for a single-family dwelling	s.36.9 **40 m^2**	s39.10 **18 m^2**

Official Community Plan (OCP)

The land use designation for this parcel is Residential Neighbourhoods. Broadly, the proposal is consistent with R-2 Small Lot Residential zone because the density will be increased in an area that has existing amenities including infrastructure. The proposed rezoning will add a different type of housing which compliments the OCP ideals. Furthermore, the proposal is a good infill opportunity. Refer to Attachment 3 (Applicable Land Use Bylaw Summary) for further details.

Item	Designation	OCP Land Use Introduction
Land Use Official Community Plan Bylaw No.2089, 2022	s.3.7 Residential Neighbourhoods	The remainder of residential neighbourhoods in Grand Forks have a mix of established residential areas from different eras with predominately a single-detached character within a mostly grid street network. Housing types, styles and density varies across the City, and there are opportunities to infill sensitively in most areas while maintaining a spacious feel and room for trees.

Point of Decision

Council's point of decision currently is whether to give Zoning Bylaw No.2039-A29 first and second reading. Giving first and second reading to this amending bylaw would work toward rezoning the site from R-1 (Single and Two Family Residential) to R-2 (Residential – Small Lot) and trigger the Public Hearing process.

Subsequent subdivision and development applications will be processed by staff as necessary unless there is a requirement for future Council decision beyond the rezoning.

Tentative Timeline

Activity	Date (2023)
Staff review document initiated	Mar 20
Pre-Application meeting	Apr 6
Application received and paid	Apr 11
Referral (Internal) sent to Staff	Apr 12
FYI Email to Council	Apr 12
Referral (External) sent to agencies	Apr 13
RFD for 1st & 2nd readings of Zoning Bylaw Amendment	May 8
Notice of public hearing mailed to adjacent property owners	May 9
Gazette ad #1 published	May 17
Referral (External) comments back by (Given minimum 30 days to reply)	May 18
Escribe Public Hearing and RFD for 3rd reading	May 18
Gazette ad #2 published	May 24
Written comments/feedback from public by	May 24
Public hearing	May 29
RFD 3rd reading	May 29
MOTI approval of bylaw	May 29 -Jun 15
RFD for adoption	Jun 26
Implementation	Jul – Aug

Benefits or Impacts

General

Rezoning the property to R-2 (Residential – Small Lot) aligns with the Residential Neighbourhoods land use designation contained in the City's OCP; it will seize the opportunity to increase density and housing variety.

Finances

There are no immediate financials implications from this application. However, the prospective of two parcels will have potential additional revenue for the City from taxation.

Strategic Impact

N/A

Risk Assessment

Compliance:

Local Government Act
Official Community Plan Bylaw
Zoning Bylaw
Transportation Act
Planning Procedures and Fees Bylaw

Risk Impact:

Low

Internal Control Process:

Staff are following City bylaws and the legislated requirements set out in the Local Government Act.

Next Steps / Communication

Notices would be mailed out and a Public Hearing would be scheduled.

Attachments

1) Property Maps
2) Draft Zoning Bylaw Amendment Bylaw No. 2039-A29
3) Applicable Land Use Bylaw Summary
4) 1730 68th Ave. Site Plan

Recommendation

THAT Council give first and second reading to Zoning Bylaw Amendment Bylaw No. 2039-A29.

Options

1. THAT Council does not give first and second reading to Zoning Bylaw Amendment Bylaw No.2039-A29.
2. THAT Council does not carry the resolution as presented and advises Staff of changes required to move forward with the Zoning Bylaw Amendment process.

Report Approval Details

Document Title:	230508 ZA2209 RFD 1730 68th Ave - R1 to R2 Zoning Bylaw Amendment Bylaw-2039A29 First and Second reading.docx
Attachments:	- 1_ZA2209PropertyMaps.pdf - 2_Bylaw2039_A29FirstAndSecond.docx - 3_ZA2209ApplicableLandUseBylawsSummary.docx - 4_ZA2209Site Plan.pdf
Final Approval Date:	May 2, 2023

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets

Daniel Drexler

No Signature - Task assigned to Duncan Redfearn was completed by assistant Daniel Drexler

Duncan Redfearn