

# Request for Decision



To: Committee of the Whole

From: Development and Engineering Services

Date: 2017-09-05

Subject: RFD Bylaw 1606-A6 to rezone 7357 10th St

Recommendation: **RESOLVED THAT Committee of the Whole recommends to Council to direct Staff to complete drafting of the Zoning Bylaw Amendment No. 1606-A6 and proceed with notification, advertising and public hearing requirements of the Local Government Act; and further, THAT Committee of the Whole refers first & second reading of the proposed Amendment Bylaw to the September 18 Regular Meeting of Council.**

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## Background

- The City has received an application to rezone property located at 7357 10<sup>th</sup> 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 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 building on the property contains a single family dwelling on the main floor with exterior access to 10<sup>th</sup> 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 minimum property size for R-3A **for subdivision purposes** is 800 square metres. The subject property is 488 square metres (m<sup>2</sup>), but since the proposed apartments are approximately 40 m<sup>2</sup> 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. 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<sup>2</sup>, and the required space for four parking spaces is 55 m<sup>2</sup>, totaling 230 m<sup>2</sup> of the 488 m<sup>2</sup> lot. Offstreet parking is not currently counted as part of lot coverage in the Zoning Bylaw. However, other municipalities are including parking in lot coverage to maintain open space and prevent stormwater problems so the department intends to study this issue further.
- The recommended changes to the zoning 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
<b>September 5</b>	<b>Introduce amendment RFD to COTW</b>	
September 18 2017	RFD + first and second readings	
October x	Public Hearing	
October x	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

### Strategic Impact

-  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.
  - Current R-3A zoning
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### Recommendation

**RESOLVED THAT** Committee of the Whole recommends to Council to direct Staff to complete drafting of the Zoning Bylaw Amendment No. 1606-A6 and proceed with notification, advertising and public hearing requirements of the Local Government Act; and further, **THAT** Committee of the Whole refers first & second reading of the proposed Amendment Bylaw to the September 18 Regular Meeting of Council.

### Options

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

  
Department Manager / CAO  
Chief Administrative Officer