

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 (m²), but since the proposed apartments are approximately 40 m² 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

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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 m², and the required space for four parking spaces is 55 m², totaling 230 m² of the 488 m² 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.

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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.