

Request for Decision



To: Regular Meeting
From: **Development, Engineering & Planning**
Date: June 24, 2019
Subject: Proposed Rezoning and Development Variance Permit
Recommendation: **THAT Council approves the variance request for relaxation of the rear yard setback from 6.0m to 2.72 m on proposed Lot 2;**

AND FURTHER THAT Council gives first and second readings to Zoning Bylaw Amendment 2039-A7.

Background

The City received an application to rezone 2680 75th Avenue, described legally as: Lot 1, DL 520, SDYD, Plan EPP32167. The applicant concurrently applied for a Development Variance Permit to vary the rear yard setback from 6.0m to 2.72m. The variance, if granted, would allow for the subdivision of the property.

The current zoning for the property is R1 (Single & Two Family Residential 1). The proposed Zoning is R2 (Small Lot Residential 2).

Construction of one two-family dwelling, plus one garden suite is underway. This construction meets the (R1) zoning setback requirements.

Property

Parcel Identifier: 029-148-405

Legal Description: Lot 1, District Lot 520, Similkameen Division, Yale District, Plan EPP32167

Lot Area: 17,437 Square Feet (0.167 hectares).

Civic Address: 2680 75th Avenue

Owner: Lakota Holdings Inc.

Policy and Zoning Framework

The property is currently zoned R1 (Single and Two Family Residential 1). The parcel report is shown in Appendix 1 attached. One two-family dwelling, plus one garden suite is permitted on the lot.

The property is close to at least one school, one grocery store and a number of recreational amenities.

The proposed future subdivision layout is shown in Appendix 2. Unit 1 (garden suite) and Unit 2 (2 family dwelling) are currently under construction.

This development is not in a development permit area. The development is outside the 200-year floodplain.

The following OCP principles and policies are supported by this development:

1. Encourage higher density residential development and increased variety of housing forms within developed areas of Grand Forks.
2. Encourage new residential development to respect the scale and character of surrounding neighbourhoods.
3. Provide infill opportunities for residential and commercial development.
4. Manage the growth of Grand Forks within municipal boundaries in a manner which utilizes existing serviced lands and lands that can be serviced within the capacity of existing infrastructure.
5. Support the development of higher density residential and a variety of housing forms including small lot, multiple-housing and mixed-use northwest of the City Center in the Residential Infill/Intensification land use designation.
6. Encourage infill development and redevelopment to minimize the need for services to be expanded.

Because this is a new development, anyone purchasing the new homes would be well aware of the proximity of the homes.

Servicing and Infrastructure

The applicant will be required to enter into a Works and Services Agreement with the City. There is existing potable water and sewer mains in the area. There is also electrical in the area. There is also street, sidewalk, and streetlight in the area. Development Cost Charges may apply for this development.

Proposed Timing

If the rezoning application receives support from Council to move forward, the next steps and estimated time frame are as outlined below:

ACTIVITY	TIMING
The rezoning bylaw goes before council for 1st and 2nd readings.	June 24th, 2019
Referrals sent to other agencies	June 25 th , 2019
Bylaw and Public Hearing advertised twice and residents within 30m notified in writing of the application.	June 26 th & July 10 th , 2019
Public Hearing held by City Council.	July 15 th , 2019
Third reading of the rezoning bylaw	July 15 th , 2019
Works and Services Agreement finalized; Ministry of Transportation and Infrastructure Approval	July, 2019

ACTIVITY	TIMING
Fourth (final) reading of the bylaw	August 12 th , 2019

Benefits or Impacts

General

As outlined above, the OCP generally supports the proposed rezoning and the development variance.

Strategic Impact



Community Engagement

- The public will be advised and invited to comment on the rezoning application in writing and through advertising in the local newspaper.
- Council will have an opportunity to hear any comments or concerns regarding the proposal.



Community Livability

- The development is close to recreational opportunities
- The development is within walking distance of at least one school
- The development is within walking or cycling distance of at least one grocery store.



Fiscal Responsibility

- Existing City infrastructure is better utilized.

Policy/Legislation

The Official Community Plan, Zoning Bylaw, Local Government Act.

Attachments

- Appendix 1 Parcel Report (1Page)
- Appendix 2 Subdivision Plan (1page)
- Appendix 3 Rezoning and Development Variance Permit Applications (4 pages)
- Appendix 4 Draft Bylaw No. 2039-A7 (2 pages)

Recommendation

THAT Council approves the variance request for relaxation of the rear yard setback from 6.0m to 2.72 m on proposed Lot 2;

AND FURTHER THAT Council gives first and second readings to Zoning Bylaw Amendment 2039-A7.

Options

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

Report Approval Details

Document Title:	2019-06-24-ZA1907-2680-75th_Avenue_RezoneDVP.docx
Attachments:	<ul style="list-style-type: none">- 2019-06-24-ZA1907-Appendix_1-Parcel_Report.PDF- 2019-06-24-ZA1907-Appendix_2-Subdivision_Plan.pdf- 2019-06-24-ZA1907-Appendix_3-Applications_R1.pdf- 2019-06-24-ZA1907-Appendix_4-Bylaw_2039-A7_RezoningDVP.pdf
Final Approval Date:	Jun 17, 2019

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

Dolores Sheets - Jun 17, 2019 - 11:35 AM

No Signature - Task assigned to Diane Heinrich was completed by assistant Daniel Drexler

Diane Heinrich - Jun 17, 2019 - 7:07 PM