



REQUEST FOR DECISION

To: Development & Planning Services Committee

Title: ZON-1306 – SSMUH Rezoning - 1231 1 Street SE & 481 Highway 97B NE

Legal: 1) South portion of Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916
2) Strata Lots 1 to 30, Section 18, Township 20, Range 9, W6M, EPS2062 (Carriage Lane)

Civic: 1) 1231 1 Street SE
2) 481 Highway 97B NE

Owner: NA

Agent: NA

Date: April 7, 2025

Executive Summary/Purpose:

To rezone Carriage Lane strata from R-6 (Mobile Home Park Residential Zone) to R-14 (Compact/Strata Multi-Family Residential Zone) and the south portion of 1231 1 Street SE from R-14 (Compact/Strata Multi-Family Residential Zone) to R-10 (Residential Zone) to align existing uses. Proposed Zoning Maps are included in Appendices 1 and 2.

Motion for Consideration:

THAT: the Development and Planning Services Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning the South portion of Lot 11, Section 11, Township 20, Range 10, W6M, KDYD, Plan 9916 from R-14 (Compact/Strata Multi-Family Residential Zone) to R-10 (Residential Zone);

AND THAT: the Committee recommends to Council that a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Strata Lots 1 to 30, Section 18, Township 20, Range 9, W6M, EPS2062 (Carriage Lane) from R-6 (Mobile Home Park Residential) to R-10 (Residential Zone).

Staff Recommendation:

That the Motion for Consideration be adopted.

Proposal:

This application is a City initiated file to rezone the Carriage Lane strata from R-6 (Mobile Home Park Residential Zone) to R-14 (Compact/Strata Multi-Family Residential Zone) and the south portion of 1231 1 Street SE from to R-14 (Compact/Strata Multi-Family Residential Zone) to R-10 (Residential Zone) to reflect the current uses and bring the subject property into conformance with Zoning Bylaw No. 2303.

Background:**1231 1 Street SE (Appendix 1 - Maps)**

The subject property is approximately 0.2 ha (0.7 ac) in area, designated in the Official Community Plan (OCP) as Residential Medium Density and zone R-14 (Compact/Strata Multi-Family Residential Zone) in the Zoning Bylaw.

Adjacent land uses are as follows:

North: Single family dwelling	Zoned R-10
South: Single family dwelling	Zoned R-10
East: Single family dwelling & accessory building/structure	Zoned R-10
West: Single family dwellings	Zoned R-10

In 2021, the subject property was rezoned from R-1 (Single Family Residential) to R-4 (Medium Density Residential) to support the development of a multi-family residential development. The developer intended to retain the existing single family dwelling as part of that proposal and the R-4 zoning allowed for the use at that time.

In 2024, as part of the Small-scale Multi-unit Housing (SSMUH) rezoning package, the subject property was rezoned to the R-14 zone, which did not include single family dwelling as a permitted use, rendering (albeit inadvertently) the existing dwelling as a legally non-conforming use. During the SSMUH process, most R-4 zoned sites were rezoned to R-14 assuming an intent to develop multi family housing in the future. Rezoning the portion containing the single detached dwelling would remedy this situation and make the single detached dwelling legally conforming again.

Council issued form and character Development Permit No. 442 in 2022. The Development Permit expired in 2024. The owner has submitted a new Development Permit proposal for a multi-family development on the north portion of the property and intends to retain the existing single family dwelling. In order to advance the new Development Permit and Subdivision applications, the split zoning is required to bring the site into compliance with the current zoning regulations and allow for the development of multi-family development on the north portion of the subject property.

481 Highway 97B NE/Carriage Lane Strata (Appendix 2 - Maps)

The subject property developed over 10 years ago as a strata titled manufactured (modular) home development, totalling 30 strata parcels.

Adjacent land uses are as follows:

North: Park (Haney Heritage Village & Park	Zoned P-1
South: Commercial Campground	Zoned C-5
East: Single family dwelling & Agriculture (ALR)	Zoned A-2

West: Single family dwellings & Agriculture (ALR) Zoned A-2

Staff have reviewed the subject property and rezoning to R-10 aligns with SSMUH legislation and with the ultimate build out of the property with manufactured homes (modular units). Rezoning to R-10 would allow for accessory dwelling units such as suites to be developed on each parcel. The current R-6 zoning does not allow the existing modular units to develop accessory dwelling units.

Relevant Policy(ies):

N/A

Referral Comments:

Planning Department

Through the SSMUH bylaw amendment process staff endeavored to be as accurate as possible in assessing current uses on sites and aligning those uses with the appropriate zoning. Staff recognize that the bylaw amendments brought forward as part of the SSMUH requirements were swift and given the short timeframe minor rezoning of a similar nature may be necessary from time to time.

Given the rationale noted above and that the OCP designation supports the rezoning, staff support the rezoning of the subject properties.

Financial Considerations:

N/A

Committee Recommendations:

N/A

Public Consultation:

The proposed rezoning is consistent with the OCP, within the Urban Containment Boundary and supports residential uses; therefore a Statutory Public Hearing will not be held. First reading of the bylaw is expected at the April 28, 2025 Regular Council meeting. Council may consider up to three readings of the bylaw at that time. Notice of first reading of the bylaw will be mailed and hand delivered to all properties within 30m of the subject properties. Newspaper ads will be placed in two editions in advance of first reading of the bylaws.

Alternatives & Implications:

Should Council not rezone the subject properties then the current zoning would remain in effect. This would leave the Carriage Lane property inconsistent with the SSMUH legislation and hinder multi family development on the 1231 1 Street SE.

Prepared by: Manager of Planning and Building

Reviewed by: Director of Planning & Community Services

Approved by: Chief Administrative Officer

Attachments:

- Appendix 1 – 1231 1 Street SE Maps
- Appendix 2 – 481 Highway 97B NE Maps