

To: His Worship Mayor Harrison and Members of Council

Date: October 10, 2023

Subject: Zoning Bylaw Amendment Application No. 1277

Legal: Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan
23814 Except Plans KAP55273 and EPP118532

Civic: 20 – 20 Street NE

Applicant/Owner: J. Pannu

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23814 Except Plans KAP55273 and EPP118532 from R-1 (Single-Family Residential Zone) to R-8 (Residential Suite Zone).

AND THAT: final reading of the bylaw be withheld subject to:

- i. confirmation that the proposed *secondary suite* in the existing *single-family dwelling* meets Zoning Bylaw and BC Building Code requirements; and
 - ii. Ministry of Transportation and Infrastructure approval.
-

STAFF RECOMMENDATION

THAT: The Motion for Consideration be adopted.

PROPOSAL

This proposal is to rezone the subject parcel from the R-1 (Single-Family Residential) Zone to the R-8 (Residential Suite) Zone to permit a *secondary suite* in the existing *single-family dwelling*.

BACKGROUND

The subject parcel is located at 20 – 20 Street NE (Appendix 1, 2 & 3) at the intersection of Okanagan Avenue and 20 Street. The parcel is 790.83 m² (0.20 ac) in area and contains an existing single-family dwelling. The subject parcel is designated Medium Density Residential in the City’s Official Community Plan (OCP), and zoned R-1 (Single-Family Residential) in the Zoning Bylaw (Appendix 4 & 5). A survey plan and floor plans are attached as Appendix 6 and 7. Site photos are attached as Appendix 8.

Policy 8.3.25 of the OCP supports *secondary suites* in all Residential (High, Medium, and Low) designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and parcel width, the subject property has potential to meet the conditions for the development of a *secondary suite*, including sufficient space for an additional off-street parking stall. It should be noted that only one *secondary suite* is permitted and must be limited to 90.0 m² (968.8 ft²) in area.

Adjacent land uses include the following:

North:	R-1 (Single-Family Residential)	Vacant
South:	R-1 (Single-Family Residential)	Single-family dwelling
East:	R-1 (Single-Family Residential)	Single-family dwelling
West:	R-4 (Medium Density Residential)	Multi-family dwellings

COMMENTS

Engineering Department
No Engineering concerns.

Fire Department
No Fire Dept. concerns.

Ministry of Transportation and Infrastructure
Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the Transportation Act.

Public Consultation
Pursuant to the Local Government Act and the Zoning Bylaw, notices are mailed to land owners within a 30 m radius of the application. Newspaper ads are placed in two editions of the local paper in advance of the Statutory Public Hearing. The notices outline the proposal and advises those with an interest in the proposal to provide written submission prior to the Statutory Public Hearing and information regarding attending the Hearing. It is expected that the Hearing for this application will be held on November 14, 2023.

Planning Department
Any development will require a building permit and will be subject to applicable Development Cost Charges, as well as meeting Zoning Bylaw and BC Building Code requirements. Staff note that only one *secondary suite* with a maximum area of 90.0 m² (968.8 ft²) is permitted.

CONCLUSION

The subject parcel has sufficient area to meet all R-8 Zone requirements for a *secondary suite*, including the provision of onsite parking. The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff.



Prepared by: Morgan Paiement
Planner I



Reviewed by: Gary Buxton, MCIP, RPP
Director of Planning & Community Services

Appendices:
Appendix 1: Location Map
Appendix 2: Ortho Map
Appendix 3: Subject Property
Appendix 4: OCP Map
Appendix 5: Zoning Map
Appendix 6: Survey Plan
Appendix 7: Floor Plans
Appendix 8: Site Photos