

To: His Worship Mayor Harrison and Members of Council
Date: September 7, 2023
Subject: Zoning Bylaw Amendment Application No. 1274
Legal: Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23374
Civic: 280 - 25 Street NE
Applicant/Owner: L. & L. Kiehlbauch

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council’s consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 10, Section 13, Township 20, Range 10, W6M, KDYD, Plan 23374 from R-1 (Single-Family Residential Zone) to R-8 (Residential Suite Zone).

AND THAT: final reading of the bylaw be withheld subject to 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 R-1 (Single-Family Residential Zone) to R-8 (Residential Suite Zone) to permit the construction of a *detached suite*.

BACKGROUND

The subject parcel is located at 280 - 25 Street NE (Appendix 1, 2 & 3) in the Sherwood Forest neighbourhood. The parcel is 1,741.93 m² (0.43 ac) in area and contains an existing single-family dwelling, pool, and pool house. 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 sketch plan and a site plan are attached as Appendix 6 and 7. Site photos are attached as Appendix 8.

Policy 8.3.25 of the OCP supports detached 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 easily meet the conditions for the development of a *secondary suite* (or *detached suite*), including sufficient space for an additional off-street parking stall.

Adjacent land uses include the following:

North:	R-1 (Single-Family Residential)	Single-family dwelling
South:	R-1 (Single-Family Residential)	Single-family dwelling
East:	R-1 (Single-Family Residential)	Single-family dwellings
West:	R-1 (Single-Family Residential)	Vacant and single-family dwelling

COMMENTSEngineering Department

No engineering concerns. Because the parcel has a large frontage, there are no concerns with the 2 driveways.

Building Department

No concerns with rezoning. Development Cost Charges will apply to a *detached suite*.

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 October 23, 2023.

Planning Department

The subject parcel is a large lot and well suited for a detached suite. The R-8 Zone allows for up to 15% parcel coverage for accessory buildings. With the existing accessory buildings and the proposed detached suite (maximum of 90 m²), the parcel coverage of accessory buildings will be less than 15%. Any new 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.

CONCLUSION

The subject parcel is well suited to R-8 development with sufficient area to meet all R-8 Zone requirements, 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: Sketch Plan
- Appendix 7: Site Plan
- Appendix 8: Site Photos