



## ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: December 21, 2022

From: Jayden Riley, Planner III

File No: Z 22-14

Subject: **Z 22-14; OCP and Zoning Amendment; 2295 Shannon Way**

### BACKGROUND

This application is seeking to amend the subject property's Land Use Designation (LUD) from Commercial to Medium Density Multiple Family and rezone from Service Commercial (C4) to Medium Density Multiple Residential (R4) to support future apartment and care facility (daycare) development.

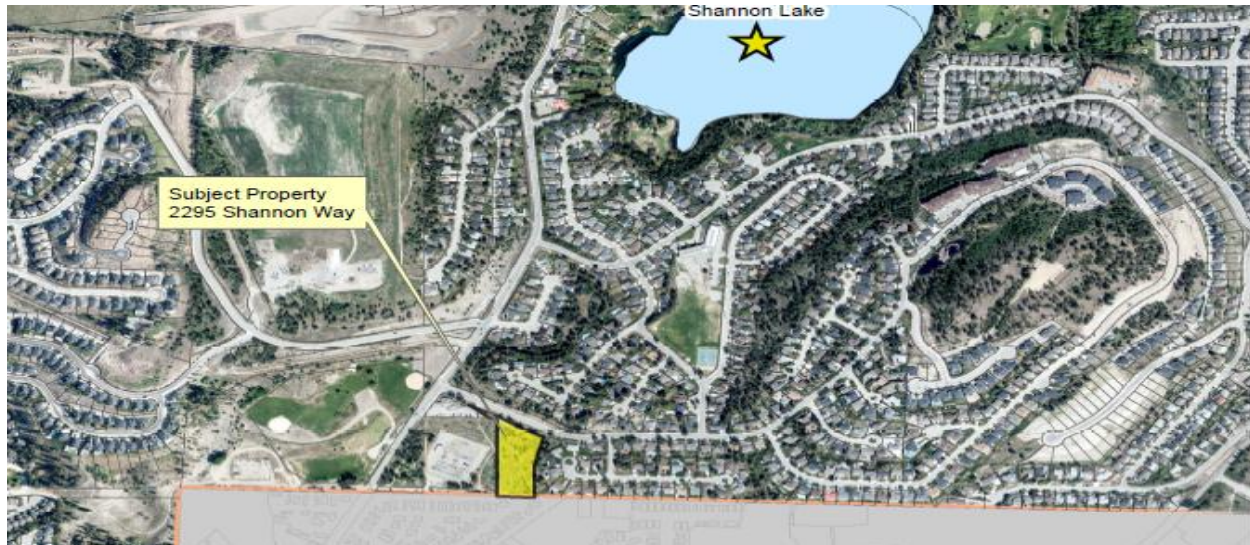
#### PROPERTY DETAILS

<b>Address</b>	2295 Shannon Way		
<b>PID</b>	026-991-705		
<b>Folio</b>	36414115.181		
<b>Lot Size (m<sup>2</sup>)</b>	1.5 ha		
<b>Owner</b>	Bullrun Residences Inc.	<b>Agent</b>	Rubin Li, McElhanney Ltd.
<b>Current Zoning</b>	Service Commercial (C4)	<b>Proposed Zoning</b>	Medium Density Multiple Residential (R4)
<b>Current OCP</b>	Commercial	<b>Proposed OCP</b>	Medium Density Multiple Family (MDMF)
<b>Current Use</b>	Vacant	<b>Proposed Use</b>	Multi-Family Residential with Daycare
<b>Development Permit Areas</b>	Form and Character (Multi Residential), Hillside, Terrestrial		
<b>Hazards</b>	Substation		
<b>Agricultural Land Reserve</b>	N/A		

#### ADJACENT ZONING & LAND USES

<b>North</b>	^	P1 – Parks and Open Spaces
<b>East</b>	>	R1 – Single Family Residential
<b>West</b>	<	P2 – Institutional and Assembly
<b>South</b>	v	Westbank First Nation

## NEIGHBOURHOOD MAP



## PROPERTY MAP



## DISCUSSION

### *Application History*

Under file Z 16-05, the subject property amended its LUD from Medium Density Multiple Family to Commercial and was rezoned from Medium Density Multiple Residential (R4) to Service Commercial (C4). The intent of the previous rezoning was to support a commercial indoor storage facility and ancillary recreational vehicle washing station. This proposal never materialized, and the site has remained undisturbed. The current rezoning application is seeking to revert the site to its previous R4 zoning.

As a condition of rezoning under file Z 16-05, multiple covenants and statutory right of ways were registered on title, including a covenant restricting the use of the property to commercial indoor storage and contractor services, as well as a covenant to restrict development within 6 m of the west property boundary adjacent to the substation. The covenant restricting use will need to be discharged from title as a condition of this rezoning.

### *Site Specific Considerations*

The subject property is located in the Shannon Lake Neighbourhood. Adjacent land uses include a single-family residential neighbourhood to the east, which exists at a slightly higher elevation than the subject property. To the west is an electrical substation. The property is panhandle shaped and is provided access from Shannon Lake Road at the north-west. The access is shared via easement with the neighboring property.

### **Proposal**

The proposal is seeking to amend the subject property's LUD from Commercial to Medium Density Multiple Family Residential and rezone from Service Commercial (C4) to Medium Density Multiple Residential (R4). Subject to rezoning, the applicant is anticipated to pursue development of an 81-unit apartment development with a daycare facility. The applicant's proposal summary has been attached to this report (*Attachment 1*). Please note that future development of the site will require subsequent development permit approvals.

### **Policy and Bylaw Review**

#### *Official Community Plan Bylaw No. 0100*

The subject property contains a Land Use Designation (LUD) of Commercial, which is intended to support a variety of built form reflecting a diversity of retail, office, and personal service uses.

The proposed Medium Density Multiple Family (MDMF) LUD is intended to support semi-detached, attached townhouse and/or low-rise apartment housing. The purpose of the MDMF LUD is to provide a broader range of housing opportunities in areas served by transit and in walking distance to community amenities, shops, and services, where this density is appropriate.

Subsequent development of the property would be subject to a Form and Character (Multiple Family and Intensive Residential) Development Permit. There are also Hillside and Terrestrial Development Permit Areas (DPAs) located on the site that would need to be addressed prior to development.

#### *Zoning Bylaw No. 0265*

The property is currently zoned Service Commercial (C4), which is intended to accommodate vehicular-oriented, low-intensity uses and associated use on parcels with a minimum area of 500 sq. m. However, use has been restricted via covenant from a previous rezoning application (File: Z 16-05) to commercial indoor storage and contractor services.

This application is seeking to rezone to Medium Density Multiple Residential (R4). The purpose of the R4 zone is to accommodate multiple residential in medium density housing form on parcels with a minimum area of 1400 sq. m. The R4 Zone also permits care facility.

The zoning criteria for the C4 and R4 zones has been attached to this report (*Attachments 2 and 3*).

### Servicing

A Functional Servicing Report was submitted with the application. The report outlines existing and proposed site servicing and access:

- **Water** – service to be extended from watermain existing within the Shannon Lake Road right of way.
- **Sanitary Sewer** – connection proposed to existing sewer main located at south-west boundary of property.
- **Stormwater** – stormwater storage to be designed in accordance with City bylaws and best management guidelines, to maintain pre-development flows.
- **Traffic** – no Traffic Impact Assessment is proposed due to the limited number of units and size of care facility proposed. The proposal does not meet the threshold for a TIA.

### **Referrals**

The application has been referred to multiple internal departments and external agencies for comments. At the time of writing this report, no comments have been received.

### **Public Notification Signage**

In accordance with the City's Development Application Procedures Bylaw No. 0260, public notification signage has been installed on the subject property. Subject to the application receiving First and Second Reading, a Public Hearing will be scheduled to provide an opportunity for the public to submit their comments for Council's consideration.

### **KEY CONSIDERATIONS**

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- Prior to 2019, the site was zoned R4. This application is seeking to revert the zoning to the site's previous R4 zone;
- A covenant exists on title to restrict development within 6 m of the western property boundary, adjacent to the substation;
- Should the proposal receive First and Second Reading from Council, a Public Hearing will be scheduled and will provide an opportunity for public feedback.

Specific comments would be appreciated should the APC have any concerns with the proposed OPC and zoning amendments so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,  
Jayden Riley, Planner III

Powerpoint: Yes ☒ No ☐

Attachments:

1. Applicant's Proposal Summary
2. Service Commercial (C4) Zone Criteria
3. Medium Density Multiple Residential (R4) Zone Criteria