



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: December 21, 2022

From: Yvonne Mitchell, Planner II

File No: Z 22-13

Subject: **Z 22-13; Zoning Bylaw Amendment; 3858 Angus Drive**

BACKGROUND

The subject property, at 3858 Angus Drive, is located in the Goats Peak/Gellatly neighbourhood. The subject property is currently developed with a Single Detached Dwelling.

PROPERTY DETAILS			
Address	3858 Angus Drive		
PID	029-627-451		
Folio	36415530.004		
Lot Size	2318.85 m2		
Owner	Sons Angus Holdings Inc.	Agent	Simplex Home Design Ltd.
Current Zoning	Single Detached Residential Zone (R1)	Proposed Zoning	Duplex Residential Zone (R2)
Current OCP	Single Family Residential	Proposed OCP	N/A
Current Use	Single Detached Dwelling	Proposed Use	Duplex
Development Permit Areas	Hillside, Aquatic, Sensitive Terrestrial		
Hazards	No		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Westbank First Nation
East	>	Single Detached Residential Zone (R1)
West	<	Single Detached Residential Zone (R1)
South	v	Single Detached Residential Zone (R1)

NEIGHBOURHOOD MAP



SUBJECT PROPERTY



DISCUSSION

Proposal

The application is for a rezoning from Single Detached Residential Zone (R1) to Duplex Residential Zone (R2). The applicant has indicated they have applied for this rezoning to build a duplex.

Applicant's Rationale

The Applicant has provided a rationale for this rezoning application (Attachment 1).

Zoning and Policy Review

Official Community Plan Bylaw No. 0100

The Land Use Designation for the subject property in the Official Community Plan is Single Family Residential. The built form/land use for the Single Family Residential Land Use Designation includes single detached, duplex and carriage house and compact or clustered single-detached housing, including manufactured homes. The purpose is to provide traditional single family housing opportunities and encourage more land efficient compact housing forms for families. The proposed rezoning is consistent with the Single Family Residential Land Use Designation.

Development Permit Areas

Unless future development qualifies for exemptions under the Official Community Plan, a Hillside, Aquatic, and Sensitive Terrestrial Development Permit will be required. In addition, if the applicant wishes to construct a duplex a Multiple Family and Intensive Residential Development Permit will be required.

Zoning Bylaw No. 0265

The Single Detached Residential Zone (R1) only permits single detached dwelling. The Duplex Residential Zone (R2) permits both duplex and single detached dwelling.

KEY CONSIDERATIONS

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

- The Zoning Bylaw does not permit a duplex in the R1 Zone, as such a Zoning Bylaw Amendment has been requested to rezone to R2 which permits a duplex.
- The proposal is consistent with the Low Density Residential Land Use Designation in the Official Community Plan.

Specific comments would be appreciated should the APC have any concerns with the proposed Zoning Bylaw Amendment, 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,

Yvonne Mitchell, Planner II

Powerpoint: Yes ☒ No ☐

Attachments:

1. Applicant's Rationale
2. Preliminary Site Plan