



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: September 20, 2023

From: Yvonne Mitchell, Planner II

File No: Z 23-07

Subject: **Z 23-07; Zoning Bylaw Amendment; 3715 & 3717 Hoskins Road, 2424 Dobbin Road**

BACKGROUND

The subject properties, 3715 and 3717 Hoskins Road, and 2424 Dobbin Road, are in the Westbank Centre Neighbourhood. 3715 Hoskins Road and 2424 Dobbin Road were previously developed with single detached dwellings that were demolished in 2010. The three properties have all remained vacant since.

PROPERTY DETAILS

Address	3715 Hoskins Road, 3717 Hoskins Road, and 2424 Dobbin Road		
PID	001-536-605, 011-533-498, and 012-084-433		
Folio	36412462.000, 36412461.000 and 36412463.001		
Lot Size (m²)	0.08 acres (323.55 sqm), 0.08 acres (323.489 sqm), and 0.14 acres (566.56 sqm)		
Owner	Live Hoskins Inc.	Agent	Matt Johnston, LIME Architecture Inc.
Current Zoning	Single Detached Residential (R1)	Proposed Zoning	Comprehensive Development Zone
Current OCP	Commercial	Proposed OCP	N/A
Current Use	Vacant	Proposed Use	Mixed-Use Development
Development Permit Areas	None		
Hazards	None		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

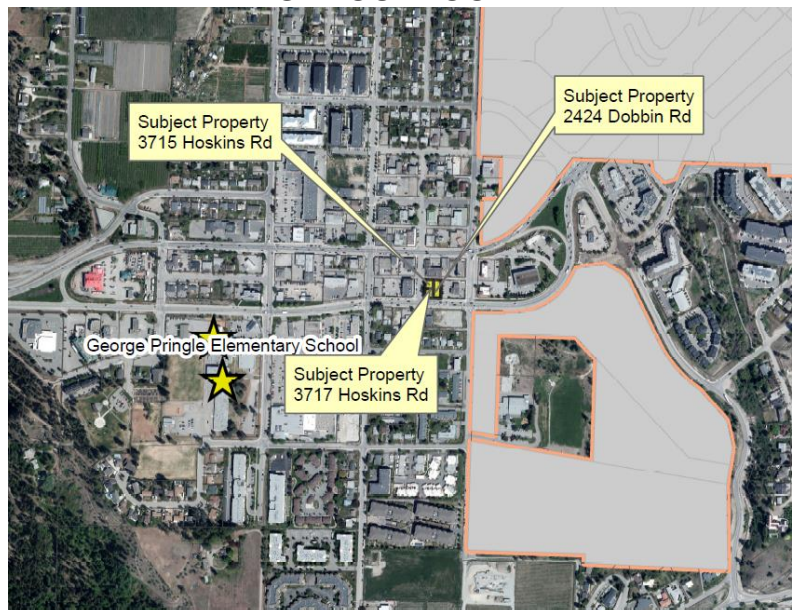
North	^	Urban Centre Commercial Zone (C1)
East	>	Urban Centre Commercial Zone (C1)
West	<	Urban Centre Commercial Zone (C1)

South

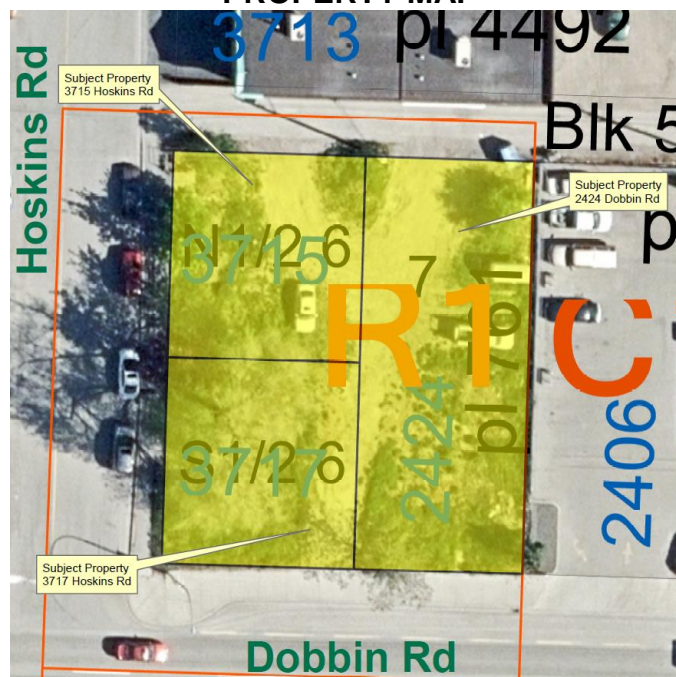
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Urban Centre Commercial Zone (C1); Service Commercial Zone (C4)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal

This application is a zoning bylaw amendment from the Single Detached Residential Zone (R1) to a Comprehensive Development Zone (CD-12). The applicant has indicated they have applied for this rezoning to facilitate the consolidation of the three lots and the

construction of an 8-storey mixed use building, with partially underground parking, two commercial units, 65 residential units (studio, one, and two bedroom), and rooftop amenity space (For more information refer to the preliminary development plans in Attachment 1).

Applicant's Rationale

The application has provided a rationale for this rezoning application (Attachment 2).

Zoning and Policy Review

Official Community Plan Bylaw No. 0100

The Land Use Designation of the subject properties in the Official Community Plan is Commercial. The built form/land use for the Commercial Land Use Designation includes a variety of built form reflecting a diversity of retail, office, and personal services uses, with opportunities for increased density and height in Boucherie/Westbank Centre, and opportunity for above street residential where appropriate. The purpose is to meet the needs of residents at strategic locations for employment, shopping, and services. The proposed rezoning is consistent with the Commercial Land Use Designation.

Official Community Plan Bylaw No. 0300 (Draft OCP 2040)

The City is currently undergoing an Official Community Plan update. The Land Use Designation of the subject properties in the Draft OCP 2040 is Westbank Urban Centre – Commercial Core. The purpose of this Land Use Designation is to promote a high-density district with a high concentration of commercial and office uses, while allowing for some mixed-use residential and public and private amenities. The uses in this designation include mixed-use buildings among others. The designation also includes maximum building heights of mid to high rise with a maximum of 15 stories. Should the Draft OCP 2040 be adopted, the proposed rezoning would be consistent with the new Westbank Urban Centre – Commercial Core Land Use Designation.

Development Permit Areas

If the applicant wishes to construct the 8-storey mixed use building a Commercial Development Permit will be required. Alternatively, if the Draft OCP 2040 is adopted, a Westbank Urban Centre Development Permit will be required.

Zoning Bylaw No. 0265

The Single Detached Residential Zone (R1) only permits a single detached dwelling as the principal use (Attachment 3). The City's Urban Centre Commercial Zone (C1), commonly found in the Westbank Centre, does permit a mixed use building, but not this specific proposal (exceeds floor area ratio, height etc. regulations) (Attachment 4). A new zone, Comprehensive Development Zone (CD-12) is therefore proposed to accommodate the development (Attachment 5).

KEY CONSIDERATIONS

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

- The existing Single Detached Residential Zone (R1) does not permit an 8-storey mixed-use building. In addition, the Urban Centre Commercial Zone (C1) does not permit the development. As such a new comprehensive development zone is proposed to accommodate the development.
- The proposal is consistent with the Commercial Land Use Designation in the Official Community Plan and the Westbank Urban Centre – Commercial Core Land Use Designation in the City's Draft OCP 2040.

Specific comments would be appreciated should the APC have any concerns with the proposed zoning bylaw amendment application, 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

Powerpoint: Yes ☒ No ☐

Attachments:

1. Preliminary Development Plans
2. Applicant's Rationale
3. Single Detached Residential Zone (R1)
4. Urban Centre Commercial Core Zone (C1)
5. Comprehensive Development Zone (CD-12)