



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: December 20, 2023

From: Brad Clifton, Senior Planner

File No: Z 23-10

Subject: **Z 23-10, Zoning Bylaw Amendment, 791 Douglas Road**

BACKGROUND

The application proposes to amend the zoning designation on the subject property to allow for duplex housing.

PROPERTY DETAILS

Address: 791 Douglas Road

PID: 002-143-372

Folio 36414319.000

Lot Size: 1740.15 (m2)

Owner: 1298839 BC Ltd.

Agent: David Mori 250-869-9639

Current Zoning: R1

Proposed Zoning: R2

Current OCP: LDR

Proposed OCP: LDR

Current Use: Single Detached Dwelling

Proposed Use: Duplex

Development Permit Areas: N/A

Hazards: N/A

Agricultural Land Reserve: N/A

ADJACENT ZONING & LAND USES

North	^	ALR (separated by public ROW)
East	>	Low Density Residential / R1
West	<	Low Density Residential / R1
South	v	Low Density Residential / R1

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal & Policy Review

The proposal is to rezone the property from R1 (Single Detached Residential Zone) to R2 (Duplex Residential Zone) to permit a duplex lot. The R1 zone does not permit a duplex. The proposal is consistent with the Official Community Plan.

A future subdivision application will be required to enable the duplex lot configuration. The proposal will be required to meet the subdivision regulations under the R2 zone.

Zoning Bylaw No. 0265

Below are the principal permitted uses of both zones:

<u>R1 Permitted Uses</u>	<u>R2 Permitted Uses</u>
Single Detached Dwelling	Duplex
	Single Detached Dwelling

Official Community Plan Bylaw No. 300

The property is designated LDR (Low Density Residential) which allows for a variety of low-rise residential uses that are limited to 1-2 units. The policy encourages Single-detached dwellings, including secondary suites, carriage houses and clustered housing / duplexes.

The Low Density Residential designation provides for a range of ground-oriented housing options with flexibility in lot size, width and typology to accommodate a mix of housing choices. The designation encourages more land-efficient and compact housing forms through infill development, including secondary suites, carriage houses and duplexes.

The subject proposal is reflective of the above policies, particularly those around infill intensification and more compact housing forms.

Technical Review

No traffic report is required as the proposal is under 100 units.

The applicant will be required to provide frontage upgrades to improve the lots frontage to the Rural Minor Collector Road standard.

New service and utility connections will be required to service the new duplex lot configuration.

A future subdivision will be required.

KEY CONSIDERATIONS

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

- The zoning adjustments retain the Low Density Residential land use designation on the site, and the zoning amendment is consistent with the City's Official Community Plan.

Specific comments would be appreciated should the APC have any concerns with the proposed rezoning 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,

Brad Clifton, Senior Planner

Powerpoint: Yes ☒ No ☐

Attachments:

1. Applicants Proposed Zoning Plans