



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: January 20, 2021

From: Jayden Riley, Planner II

File No: Z 20-13

Subject: **Z 20-13; Rezoning For Secondary Suite; 2500 Tallus Heights Lane**

BACKGROUND

This application is proposing a site-specific text amendment to permit a secondary suite on a parcel that is under the required minimum parcel size to permit the proposed use. The subject property is zoned Compact Single Detached Residential (RC3), which permits secondary suites on parcels greater than 550 m², whereas the subject property is 535 m².

PROPERTY DETAILS			
Address	2500 Tallus Heights Lane		
PID	030-666-791		
Folio	36414916.233		
Lot Size	535 m ²		
Owner	Ryser Developments	Agent	Jamie Mullen, Willow Developmetns
Current Zoning	Compact Single Detached Residential (RC3)	Proposed Zoning	Compact Single Detached Residential (RC3) with secondary suite
Current OCP	Single Family Residential	Proposed OCP	N/A
Current Use	vacant	Proposed Use	Single Family Dwelling with secondary suite
Development Permit Areas	None		
Hazards	None		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	Compact Single Detached Residential (RC3)
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East	>	Tallus Heights Drive Compact Single Detached Residential (RC3)
West	<	Compact Single Detached Residential (RC3) Parks and Open Space (P1)
South	v	Compact Single Detached Residential (RC3)

NEIGHBOURHOOD MAP



PROPERTY MAP



Legislative Requirements

Council has the authority under S. 479 of the *Local Government Act* to amend its Zoning Bylaw.

DISCUSSION

This application is proposing a site-specific text amendment to accommodate a secondary suite on a parcel under the minimum 550 m² required in the Compact Single Detached Residential Zone (RC3) to permit the proposed use. The subject property is 535 m² and the sole parcel within the associated 20-lot Tallus Heights Lane subdivision under the 550 sq. m. minimum.

Subject to rezoning approval, the applicant is not anticipated to require a variance to accommodate off-street parking for the secondary suite. The preliminary site plan indicates that parking for the one-bedroom suite would be provided in tandem with the garage at the front parcel boundary (*Attachment 1*).

Due the topography of the parent parcel and location of the subject property in relation to the private access road, Tallus Heights Lane, the parcel was configured to accommodate sightlines and an adequate vehicle turning radius, resulting in the north corner of the parcel being reduced.

Official Community Plan

The property has a Land Use Designation of Single Family Residential, intended to support traditional single family housing opportunities and encourage more land efficient compact housing forms for families. The property is not subject to any development permit areas.

Zoning Bylaw No. 0154

The property is zoned Compact Single Detached Residential (RC3), which permits single detached dwelling on parcels 325 m² and larger. The RC3 zone also permits secondary suites on parcels 550 m² and larger. The minimum parcel size requirement for a secondary suite is specifically stated in conjunction with the list of permitted secondary uses; therefore, a site-specific text amendment is required to permit the use, as opposed to a variance, as the *Local Government Act* does allow the local government to vary use.

Referrals

The application has been referred to various external and internal agencies with comments due January 22, 2021. At the time writing this report, no concerns with the application have been identified.

KEY CONSIDERATIONS

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

- The subject property is the sole parcel in the 20-lot subdivision under the 550 m²;
- A site specific text amendment is a form of rezoning in which a specific use may be permitted in conjunction with the uses and regulations established as part of the existing zone; and
- Should the application receive 1st and 2nd reading from Council, a public hearing will be scheduled and residents within 100 m of the subject property will be notified advising them of the public hearing and how to submit feedback,

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

Jayden Riley
Planner II

Powerpoint: Yes ☒ No ☐

Attachments:

1. Building Plans
2. Letter of Rationale