



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: June 16, 2021

From: Jayden Riley, Planner II

File No: Z 21-04

Subject: **Z 21-04; Official Community Plan and Zoning Amendment; 3830 Gellatly Road South**

BACKGROUND

This application is proposing to amend the subject property's Land Use Designation from Single Family Residential to Low Density Multiple Family and Zoning from the Large Parcel Single Detached Residential Zone (R1L) to the Low Density Multiple Residential Zone (R3) to support future townhouse and duplex development.

PROPERTY DETAILS			
Address		3830 Gellatly Road South	
PID		023-208-449	
Folio		36414572.025	
Lot Size		3,405 sq. m.	
Owner	James Cove, Jennie Campbell-Cove, Robin Cove, Lorrain Cove	Agent	Robin Cove
Current Zoning	Large Parcel Single Detached Residential (R1L)	Proposed Zoning	Low Density Multiple Residential (R3)
Current OCP	Single Family Residential	Proposed OCP	Low Density Multiple Family
Current Use		Proposed Use	
Development Permit Areas		Hillside	
Hazards		Hillside	
Agricultural Land Reserve		No	

ADJACENT ZONING & LAND USES		
North	^	Low Density Multiple Family Residential (R3)
East	>	Duplex Residential (R2)
West	<	Large Parcel Single Detached Residential (R1L)

South

v

Agriculture (A1 / ALR)

Rural Residential Large Parcel (RU4)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Property Details

The subject property is located in the Goats Peak / Gellatly Neighbourhood. The property contains steep slopes and includes one access from Gellatly Road. The lot is surrounded by an adjacent Large Parcel Single Detached Residential (R1L) parcel which is located up-slope from the subject property and acts as a buffer between the subject property and agricultural (A1 / ALR) land to the west.

Proposal

This application is proposing to amend the subject property's Land Use Designation from Single Family Residential to Low Density Multiple Family and Zoning from the Large Parcel Single Detached Residential Zone (R1L) to the Low Density Multiple Residential Zone (R3) to support future townhouse and duplex development. Conceptual development plans have not been provided with this application.

Policy and Bylaw

Official Community Plan Bylaw No. 0100

The subject property has a Land Use Designation (LUD) of Single Family Residential. The purpose of this LUD is to provide traditional single family housing opportunities and encourage more land efficient compact housing forms for families. The built form and the Single Family Residential LUD includes single detached, duplex, carriage house, and compact or clustered single detached housing. The proposed Low Density Multiple Family LUD aims to provide a broader range of housing opportunities in areas served by transit and in walking distance to community amenities, shops and services. The intended built form of the Low Density Multiple Family LUD is semi-detached and attached townhouse.

The subject property is within a Hillside Development Permit Area, due to existing slopes over 20%. As a result, a geotechnical report was submitted with the application to confirm development feasibility. If the application is successful in amending the land use and zoning designations, a hillside development permit would be required as a condition prior to development of the site.

The Official Community Plan also indicates the property to part of the Neighbourhood Growth Management Designation (GMD) (*Figure 1*). GMDs summarize and geographically illustrate the City's growth management policies and priorities, as well as identify growth priority areas and their broad attributes and characteristics. The Neighbourhood GMD is described to contain low and medium density residential housing, a variety of ground oriented residential types of housing, and is intended to provide opportunities for localized housing diversity at appropriate locations.



Figure 1: "Neighbourhood" GMD (property indicated by red star)

Zoning Bylaw No. 0154

The subject property is currently zoned Large Parcel Single Detached Residential (R1L). This zone accommodates single detached residential development on parcels of land that are 2,500 m² and larger. Permitted uses of the R1L zone include modular home and single detached dwelling, but is limited to one dwelling per parcel. The proposed Low Density Multiple Residential Zone (R3) accommodates multiple residential and permits Care Facility, Duplex, Group Home, and Townhouse uses. Below is a zoning analysis table comparing the existing and proposed zones.

Zoning Criteria	R1L Zone (Existing)	R3 Zone (Proposed)
Min. Parcel Area	2,500 sq. m.	1,000 sq. m.
Min. Usable Parcel Area	330 sq. m.	700 sq. m.
Min. Parcel Frontage	30 m	30 m
Max. Density	1 dwelling, 1 carriage house or secondary suite	0.75 FAR
Max. Parcel Coverage	20%	40%
Max. Building Height	9.0m (single family dwelling)	9.0 m
Setbacks		
Front	6.0 m	4.5 m or 6.0 m to garage
Rear	6.0 m	7.5 m
Interior	4.5 m	3.0 m
Exterior	4.5 m or 6.0 m to garage	4.5 m or 6.0 m to garage
Min. Outdoor Amenity Space	N/A	25 sq. m. per unit

Table 2: zoning comparison of the R1L and R3 Zone

Technical Review

Servicing

A Functional Servicing Report was submitted with the application. The report identifies all existing and proposed services, access, offsite roadworks (frontage improvements), drainage, and grading. Frontage improvements (i.e. road widening, curb, gutter, sidewalk, and lighting) are anticipated at time of development. Also identified is an existing gas main and easement that crosses Gellatly Road running east to west through the middle of the lot – advisory comments are expected from Fortis Gas as part of the referral process.

Geotechnical

A geotechnical report was provide with the application due to the site containing a Hillside Development Permit Area. The report concludes that slope stability is not considered a concern on the site, taking into consideration the subsurface conditions and slope gradients. The report also provide general recommendations for site preparation, excavations, foundation design, and drainage.

Public Notification

In accordance with the City's Development Applications Procedures Bylaw No. 0260, Notice of Application Signage has been installed on the property. Should Council give first and second reading to the proposed Official Community Plan and Zoning Bylaw amendments, staff would schedule a Public Hearing and notify residents of the Public Hearing date and how to make a submission for Council's consideration.

Referrals

This application was referred to various internal departments and external agencies on May 28, 2021. Referral comments are due on June 25, 2021.

KEY CONSIDERATIONS

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

- The subject property is located within the Neighborhood Growth Management Designation, which supports low and medium density housing;
- Technical reports submitted with the application conclude that the lot can be developed without hillside hazard, although significant upgrades to the road frontage will be required; and
- Should Council provide first and second reading to the proposed Official Community Plan and Zoning Bylaw amendments, the public will have an opportunity to make a submission for Councils' consideration or directly address any concerns to Council at a scheduled Public Hearing.

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

Powerpoint: Yes ☒ No ☐