



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: July 21, 2021

From: Jayden Riley, Planner II

File No: Z 21-06

Subject: **Z 21-06; Rezoning Application; 2082 Shannon Ridge Drive**

BACKGROUND

This application is proposing to rezone the subject property from Single Detached Residential (R1) to Compact Single Detached Residential Zone (RC3) to accommodate a 10-lot compact housing subdivision.

PROPERTY DETAILS			
Address	2082 Shannon Ridge Drive		
PID	028-171-861		
Folio	36413691.483		
Lot Size	6,474 sq. m.		
Owner	Hihannah Land and Cattle Co	Agent	Rusty Ensign
Current Zoning	Single Detached Residential (R1)	Proposed Zoning	Compact Single Detached Residential (RC3)
Current OCP	Single Family Residential	Proposed OCP	N/A
Current Use	Vacant	Proposed Use	Single Family
Development Permit Areas	Hillside		
Hazards	Hillside		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Medium Density Residential Multiple Family (R4)
East	>	Compact Single Detached Residential (RC3)
West	<	Single Detached Residential (R1)
South	v	Single Detached Residential (R1)

Subject Property
2082 Shannon Ridge Dr

Shannon Lake

Constable Neil Bruce Middle School

Subject Property
2082 Shannon Ridge Dr

KAP8183

KAP9050

KAP9051

Bentley Road

Auburn Road

2082, 2084, 2086, 2088, 2090, 2092, 2094, 2096, 2098, 2100, 2102, 2104, 2106, 2108, 2110, 2112, 2114, 2116, 2118, 2120, 2122, 2124, 2126, 2128, 2130, 2132, 2134, 2136, 2138, 2140, 2142, 2144, 2146, 2148, 2150, 2152, 2154, 2156, 2158, 2160, 2162, 2164, 2166, 2168, 2170, 2172, 2174, 2176, 2178, 2180, 2182, 2184, 2186, 2188, 2190, 2192, 2194, 2196, 2198, 2200, 2202, 2204, 2206, 2208, 2210, 2212, 2214, 2216, 2218, 2220, 2222, 2224, 2226, 2228, 2230, 2232, 2234, 2236, 2238, 2240, 2242, 2244, 2246, 2248, 2250, 2252, 2254, 2256, 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2284, 2286, 2288, 2290, 2292, 2294, 2296, 2298, 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330, 2332, 2334, 2336, 2338, 2340, 2342, 2344, 2346, 2348, 2350, 2352, 2354, 2356, 2358, 2360, 2362, 2364, 2366, 2368, 2370, 2372, 2374, 2376, 2378, 2380, 2382, 2384, 2386, 2388, 2390, 2392, 2394, 2396, 2398, 2400, 2402, 2404, 2406, 2408, 2410, 2412, 2414, 2416, 2418, 2420, 2422, 2424, 2426, 2428, 2430, 2432, 2434, 2436, 2438, 2440, 2442, 2444, 2446, 2448, 2450, 2452, 2454, 2456, 2458, 2460, 2462, 2464, 2466, 2468, 2470, 2472, 2474, 2476, 2478, 2480, 2482, 2484, 2486, 2488, 2490, 2492, 2494, 2496, 2498, 2500, 2502, 2504, 2506, 2508, 2510, 2512, 2514, 2516, 2518, 2520, 2522, 2524, 2526, 2528, 2530, 2532, 2534, 2536, 2538, 2540, 2542, 2544, 2546, 2548, 2550, 2552, 2554, 2556, 2558, 2560, 2562, 2564, 2566, 2568, 2570, 2572, 2574, 2576, 2578, 2580, 2582, 2584, 2586, 2588, 2590, 2592, 2594, 2596, 2598, 2600, 2602, 2604, 2606, 2608, 2610, 2612, 2614, 2616, 2618, 2620, 2622, 2624, 2626, 2628, 2630, 2632, 2634, 2636, 2638, 2640, 2642, 2644, 2646, 2648, 2650, 2652, 2654, 2656, 2658, 2660, 2662, 2664, 2666, 2668, 2670, 2672, 2674, 2676, 2678, 2680, 2682, 2684, 2686, 2688, 2690, 2692, 2694, 2696, 2698, 2700, 2702, 2704, 2706, 2708, 2710, 2712, 2714, 2716, 2718, 2720, 2722, 2724, 2726, 2728, 2730, 2732, 2734, 2736, 2738, 2740, 2742, 2744, 2746, 2748, 2750, 2752, 2754, 2756, 2758, 2760, 2762, 2764, 2766, 2768, 2770, 2772, 2774, 2776, 2778, 2780, 2782, 2784, 2786, 2788, 2790, 2792, 2794, 2796, 2798, 2800, 2802, 2804, 2806, 2808, 2810, 2812, 2814, 2816, 2818, 2820, 2822, 2824, 2826, 2828, 2830, 2832, 2834, 2836, 2838, 2840, 2842, 2844, 2846, 2848, 2850, 2852, 2854, 2856, 2858, 2860, 2862, 2864, 2866, 2868, 2870, 2872, 2874, 2876, 2878, 2880, 2882, 2884, 2886, 2888, 2890, 2892, 2894, 2896, 2898, 2900, 2902, 2904, 2906, 2908, 2910, 2912, 2914, 2916, 2918, 2920, 2922, 2924, 2926, 2928, 2930, 2932, 2934, 2936, 2938, 2940, 2942, 2944, 2946, 2948, 2950, 2952, 2954, 2956, 2958, 2960, 2962, 2964, 2966, 2968, 2970, 2972, 2974, 2976, 2978, 2980, 2982, 2984, 2986, 2988, 2990, 2992, 2994, 2996, 2998, 3000, 3002, 3004, 3006, 3008, 3010, 3012, 3014, 3016, 3018, 3020, 3022, 3024, 3026, 3028, 3030, 3032, 3034, 3036, 3038, 3040, 3042, 3044, 3046, 3048, 3050, 3052, 3054, 3056, 3058, 3060, 3062, 3064, 3066, 3068, 3070, 3072, 3074, 3076, 3078, 3080, 3082, 3084, 3086, 3088, 3090, 3092, 3094, 3096, 3098, 3100, 3102, 3104, 3106, 3108, 3110, 3112, 3114, 3116, 3118, 3120, 3122, 3124, 3126, 3128, 3130, 3132, 3134, 3136, 3138, 3140, 3142, 3144, 3146, 3148, 3150, 3152, 3154, 3156, 3158, 3160, 3162, 3164, 3166, 3168, 3170, 3172, 3174, 3176, 3178, 3180, 3182, 3184, 3186, 3188, 3190, 3192, 3194, 3196, 3198, 3200, 3202, 3204, 3206, 3208, 3210, 3212, 3214, 3216, 3218, 3220, 3222, 3224, 3226, 3228, 3230, 3232, 3234, 3236, 3238, 3240, 3242, 3244, 3246, 3248, 3250, 3252, 3254, 3256, 3258, 3260, 3262, 3264, 3266, 3268, 3270, 3272, 3274, 3276, 3278, 3280, 3282, 3284, 3286, 3288, 3290, 3292, 3294, 3296, 3298, 3300, 3302, 3304, 3306, 3308, 3310, 3312, 3314, 3316, 3318, 3320, 3322, 3324, 3326, 3328, 3330, 3332, 3334, 3336, 3338, 3340, 3342, 3344, 3346, 3348, 3350, 3352, 3354, 3356, 3358, 3360, 3362, 3364, 3366, 3368, 3370, 3372, 3374, 3376, 3378, 3380, 3382, 3384, 3386, 3388, 3390, 3392, 3394, 3396, 3398, 3400, 3402, 3

Proposal

Z 21-06; Rezoning Application; 2082 Shannon Ridge Drive

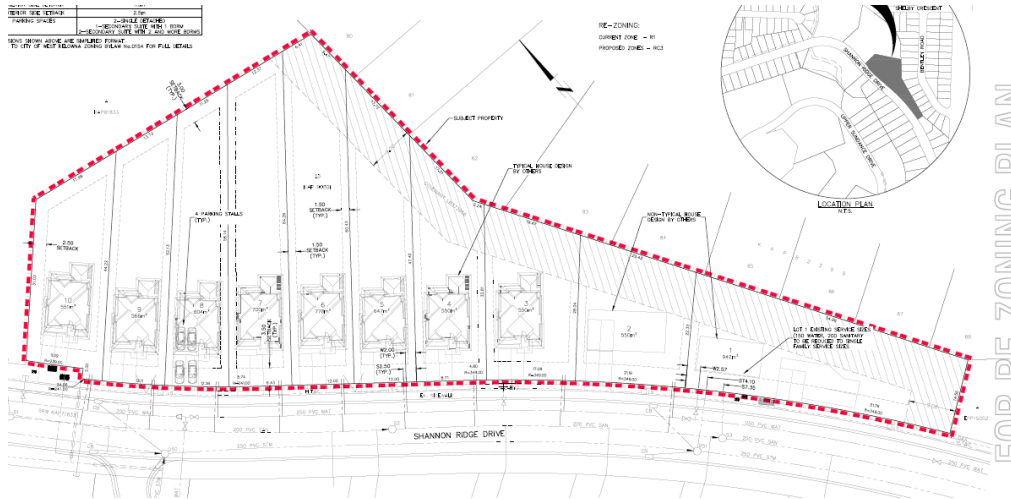


Figure 1: rezoning boundary and proposed subdivision

Policy and Bylaw Review:

Official Community Plan

The subject property has a Single Family Residential (SFR) Land Use Designation (LUD). The intended built form of the SFR LUD includes single detached, duplex, carriage house, and compact or clustered housing. The purpose of the LUD is to provide traditional single family housing for families and encourage more land efficient compact housing forms. An amendment to the current LUD is not being proposed with this application. The property is also subject to Hillside and Terrestrial Development Permit Areas, which would be addressed prior to, or in conjunction with, subdivision.

Zoning Bylaw

The subject property is zoned as Single Detached Residential (R1), which accommodates single detached dwelling use on parcels over 550 sq. m. The RC3 zone is also intended to accommodate single detached dwelling use but on parcels 325 m² and larger. See zoning comparison table below (Table 1).

	R1 (Existing)	RC3 (Proposed)
Min. Parcel Area	550 sq. m.	325 sq. m.
Min. Parcel Frontage	16.0 m	12.0 m
Max. Density	1 single detached dwelling, and only 1 secondary suite or only 1 carriage house*	1 single detached dwelling and only 1 secondary suite**
Max. Coverage	40%	40%
Max. Building Height	9.0 m	9.0 m
Min. Setbacks from Parcel Boundary		
Front	4.5 m or 6.0 m to garage	3.5 or 6.0 m to garage
Rear	3.0 m	3.0 m
Interior	1.5 m	1.5 m
Exterior	4.5 or 6.0 to garage	2.5 m or 6.0 m to garage

Table 1: zoning analysis

Technical Reports:

Environmental

An environmental assessment report was submitted by Makonis Consulting Ltd, dated April 2021. The report identifies Environmental Sensitive Areas of the site and provides recommendations in context to the natural features of the subject property and Best Management Practices. According to the report, the majority of the subject property has previously been disturbed with the proposed lots located in ESA 4 areas. The ESA 2 areas contained within the property exist within the no build and no disturb covenant areas at the rear parcel boundary. The report recommends the covenanted area to be snow fenced prior to any grading and/or construction.

Servicing

A Functional Servicing Report was prepared by CTQ Consultants Ltd, dated February 2021. The report identifies existing and proposed water, sewer, storm, road infrastructure required to service the future subdivision. The proposed lots are intended to be accessed from Shannon Ridge Drive. No offsite improvements were identified to be required for rezoning.

Subdivision and Grading

The applicant has provided a preliminary subdivision plan for the proposed 10-lot subdivision, as well as a preliminary site grading plan.

Covenants

There is a no build covenant registered over the east boundary of the property and a no disturb hillside covenant that was registered as a condition or a prior subdivision application (File: SUB 09-14).

Referrals

This application has been referred to various external agencies and internal departments. No issues with the proposal have been identified at the time of writing this report.

Public Notification

Notice of application signage has been installed on the property in accordance with the City's Development Applications Procedures Bylaw No. 0260. Should the application received first and second reading, a public hearing will be scheduled and staff will notify the public in accordance with the procedures bylaw and the *Local Government Act*.

KEY CONSIDERATIONS

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

- The proposal is consistent with the existing Land Use Designation of Single Family Residential;
- Subdivision and potential development permit applications would be reviewed subsequent to a successful zoning application;
- Should council give first and second reading to the proposed zoning amendment, the public would be notified and have an opportunity to submit feedback for Council's consideration.

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

Jayden Riley, Planner II

Powerpoint: Yes ☒ No ☐

Attachments:

1. Site Plan