



COUNCIL REPORT

To: Paul Gipps, CAO

Date: October 26, 2021

From: Jayden Riley, Planner II

File No: Z 21-06

Subject: **Z 21-06; Zoning Amendment Bylaw No. 0154.109, 2021 (First and Second Reading); 2082 Shannon Ridge Drive**

RECOMMENDATION

THAT Council give first and second reading to Zoning Amendment Bylaw No. 0154.109, 2021; and

THAT Council direct staff to schedule a Public Hearing for the proposed bylaw amendment.

STRATEGIC AREA(S) OF FOCUS

Economic Development and Prosperity (Council's Strategic Priorities 2021-2022).

BACKGROUND

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

PROPERTY DETAILS			
Address		2082 Shannon Ridge Drive	
PID		028-171-861	
Folio		36413691.483	
Lot Size		6,474 m ²	
Owner	Hihannah Land and Cattle Co.	Agent	Russell 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 Detached Residential, 10 lots
Development Permit Areas	Hillside		
Hazards	Hillside		
Agricultural Land Reserve	None		

ADJACENT ZONING & LAND USES

North	^	Medium Density Multiple Residential (R4)
East	>	Compact Single Detached Residential (RC3)
West	<	Single Detached Residential (R1)
South	v	Single Detached Residential (R1)

NEIGHBOURHOOD MAP



PROPERTY MAP



Legislative Requirements

Council has the authority under Part 14, S.479 of the *Local Government Act* to amend its the Zoning Bylaw.

BACKGROUND

Proposal

This application is proposing to rezone the subject property from the Single Detached Residential (R1) Zone to the Compact Single Detached Residential (RC3) in order to accommodate a proposed 10-lot subdivision - see *Figure 1* for conceptual plan

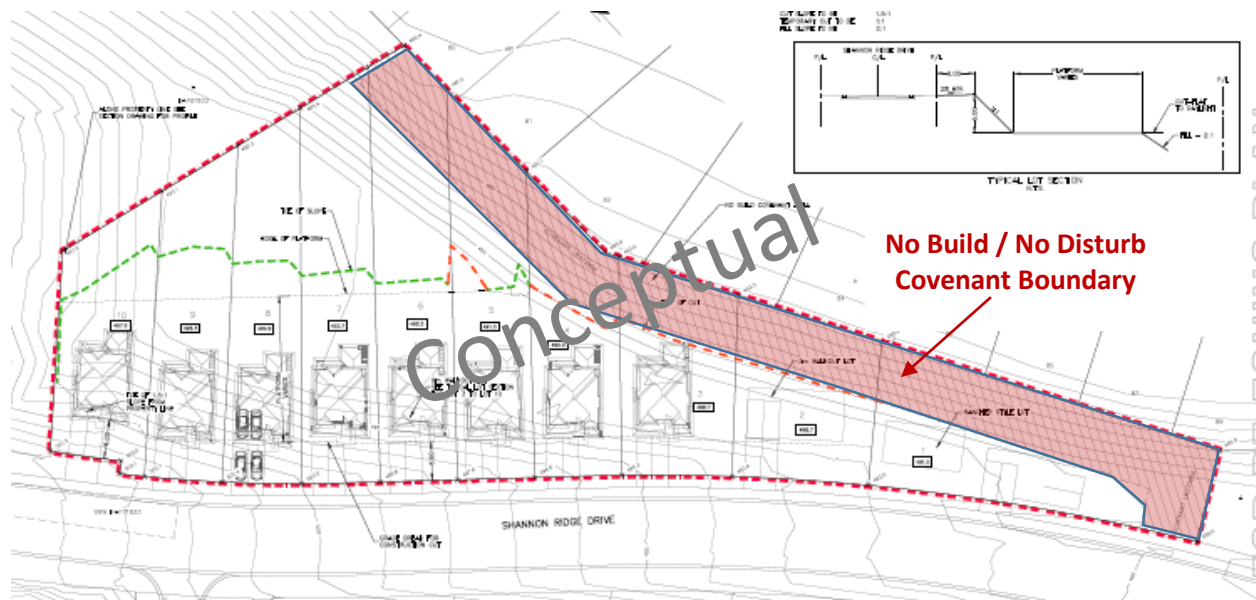


Figure 1: preliminary grading and subdivision plan with covenant boundary.

Property Details

The subject property is located in the Shannon Lake Neighbourhood, containing a plateau and steep hillside along the east property boundary, which is protected by a no build, no disturb covenant. The property fronts Shannon Ridge Drive, with the northern portion of the parcel sloping downward from the road as the road increases in elevation.

Policy and Bylaw Review

Official Community Plan No. 0100

The subject property has a Land Use Designation (LUD) of Single Family Residential (SFR). The purpose of this LUD is to provide traditional single family housing opportunities and encourage more land efficient compact housing forms for families. The

intended built form of the LUD includes single detached, duplex, carriage house, and compact or clustered housing. The proposal is consistent with the OCP.

The subject property contains a Hillside Development Permit Area, due to existing slopes over 20%, however these areas are protected by a hillside covenant as a result of a previous subdivision application. Future development of the site may still be subject to a Development Permit – to be confirmed when additional information regarding site grading is provided at future subdivision.

Zoning Bylaw No. 0154

The subject property is zoned Single Detached Residential (R1), which is intended to accommodate low density single detached residential use on parcels of land that are 550 m² and larger. The proposed Compact Single Detached Residential (RC3) zone is intended to accommodate single detached residential use on parcels of land that are 325 m² and larger. Both zones permit single detached dwellings however the RC3 is more restrictive in terms of secondary uses – a zoning analysis table provided below (*Table 1*). Aside from a reduction in parcel area, the most influential factor of the RC3 zone is the reduction in parcel frontage (from 16 to 12 m), which will allow for an increased number of potential lots on the site.

Zoning Criteria	R1 Zone (Existing)	RC3 Zone (Proposed)
Min. Parcel Area	550 sq. m.	325 sq. m.
Min. Usable Parcel Area	330 sq. m.	195 sq. m.
Min. Parcel Frontage	16.0 m	12.0 m
Max. Density	1 Single Detached Dwelling, 1 Secondary Suite or 1 Carriage house	1 Single Detached Dwelling, 1 Secondary Suite or 1 Carriage House (requires min. 550 sq. m. parcel area)
Max. Parcel Coverage	40%	40%
Max. Building Height	9.0 m	9.0 m
Min. Setbacks		
Front	4.5 m or 6.0 m to garage	3.5 m or 6.0 m to garage
Rear	3.0 m	3.0 m
Interior	1.5 m	1.5 m
Exterior	4.5 m or 6.0 m to garage	2.5 or 6.0 m to garage

Table 1: zoning analysis

Technical Review

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 (low sensitivity) areas. The ESA 2 (moderate) areas contained within the property exist within the no build and no disturb covenant areas at the rear parcel boundary.

Servicing

A Functional Servicing Report was prepared by CTQ Consultants Ltd. The report identifies existing and proposed water, sewer, storm, and road infrastructure required to service the future subdivision. The proposed lots are intended to be accessed from Shannon Ridge Drive. No off-site improvements were identified in the report to be required to accommodate 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 (*Figure 1*). Grading and subdivision information will be considered following submission of a subdivision application under the authority of the Approving Officer.

Covenants

There is a no build covenant (LB373919) located on the east boundary of the property and a no disturb hillside covenant (LB373956) registered as part of SUB 09-14 (*Figure 1*). These areas protect the steep hillsides contained on the property; however, the applicant will be providing additional geotechnical information in advance of a Public Hearing to confirm if additional measures need to be considered at development permit, given the evidence of subsistence in the area.

Referrals

This application was referred to various external agencies and internal departments. No major concerns were identified during initial review of the application. Advisory comments have been sent to the applicant.

Advisory Planning Commission

The Advisory Planning Commission reviewed the proposal on July 21, 2021. The APC supported the proposal as presented.

Public Notification

Public Notification Signage was installed on the property in accordance with the City's Development Applications Procedures Bylaw No. 0260. Subject to receiving first and second reading, additional notification by mail and advertisement in the local newspaper is required in accordance with the *Local Government Act*, which will advise the public of the date and time of the Public Hearing and how to make a submission for Council's consideration.

CONCLUSION

Staff recommend that Council provide First and Second Reading for the proposed zoning Amendment bylaw based on the following rationale:

- The proposed RC3 zone is consistent with existing Single Family Residential Land Use designation;
- The proposal is consistent with the neighborhood character of the area, which is primarily composed of single family dwellings; and
- The proposed RC3 designation will make a more efficient use of the land base for residential development.

Alternate Motion:

1. **THAT** Council postpone first and second reading to Zoning Amendment Bylaw No. 0154.109, 2021.

Should Council postpone consideration of the proposed amendment bylaw, further direction to staff is requested.

2. **THAT** Council deny Zoning Amendment Bylaw No. 0154.109, 2021.

Should Council resolve to deny the proposed zoning amendment bylaw, the application will be closed in accordance with the City's Development Applications Procedures Bylaw No. 0260 and the applicant may not apply for a similar application for a period of six months.

REVIEWED BY

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. Zoning Bylaw No. 0154.109, 2021