



CORPORATION OF THE CITY OF VERNON

ADVISORY PLANNING COMMITTEE

TUESDAY, AUGUST 4, 2020 @ 4 P.M.

OKANAGAN LAKE ROOM

A G E N D A

1) ADOPTION OF AGENDA

2) ADOPTION OF MINUTES

July 21, 2020 (attached)

3) NEW BUSINESS:

a) **DVP00487** – Development Variance Permit for 7449 Brooks Lane

b) **ZON00357** – Rezoning application for 1800 32nd Street

4) INFORMATION ITEMS:

5) DATE OF NEXT MEETING:

The next meeting is tentatively scheduled for Tuesday, August 18, 2020.

6) ADJOURNMENT



THE CORPORATION OF THE CITY OF VERNON

MINUTES OF ADVISORY PLANNING COMMITTEE MEETING

HELD

TUESDAY, JULY 21, 2020

PRESENT: VOTING
Doug Neden
Phyllis Kereliuk
Mark Longworth
Jamie Paterson
Lisa Briggs
Harpreet Nahal
Larry Lundgren
Monique Hubbs-Michiel
Joshua Lunn

NON-VOTING
Mayor Cumming (Alternate Member)

GUEST: Melissa Wetland, Applicant (ZON00347/LUC00016)

ABSENT: Bill Tarr
Don Schuster

STAFF: Roy Nuriel, Economic Development Planner
Jing Nui, Environmental Planning Assistant
Carie Liefke, Planning Assistant
Ed Stranks, Manager, Engineering Development
Janice Nicol, Legislative Committee Clerk

ORDER The Chair called the meeting to order at 4:00 p.m.

ADOPTION OF AGENDA Moved by Doug Neden , seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee agenda for July 21, 2020 be adopted.

CARRIED.

ADOPTION OF MINUTES Moved by Jamie Paterson, seconded by Larry Lundgren;

THAT the minutes for the Advisory Planning Committee meeting of July 7, 2020 be adopted.

CARRIED.

NEW BUSINESS:

**DEVELOPMENT
VARIANCE PERMIT
APPLICATION – 7210
TRONSON ROAD**

The Environmental Planning Assistant reviewed the development variance application (DVP00488) at 7210 Tronson Road. It was clarified that the water licence will remain in Greater Vernon Water’s name. There will be a two directional feed of water from both Goose and Okanagan Lake with a combination of new waterlines and extension of existing ones.

The Committee requested clarification on the following:

- the pump station size, retaining wall and access points
- that winery involvement is for irrigation purposes only
- that there has been no request to date for on-site water storage on the vineyard.

Moved by Monique Hubbs-Michiel, seconded by Larry Lundgren;

THAT the Advisory Planning Committee recommends that Council support Development Variance Permit Application DVP00488 to vary Zoning Bylaw #5000 to permit the development of a pump station on Lot 6 – 9, BLOCK 7, District Lot 67, ODYD, Plan 2068 (7210 Tronson Road) as per the following:

- a) Section 4.13.2: Allow development within 15m of the High Water Mark of Okanagan Lake; and
- b) Section 12.1.5:
 - b. Reduce minimum front yard from 6.0m to 0m;
 - c. Reduce minimum side yard from 3.0m to 0m; and
 - d. Reduce minimum rear yard from 3.0m to 0m;

AND FURTHER, that the Advisory Planning Committee recommends that Council’s support of DVP00488 is subject to the following:

- a) That the site plan showing the proposed pump station and associated structures, attached to the reported

titled “Development Variance Application for 7210 Tronson Road” dated July 15, 2020, by the Environmental Planning Assistant, be attached to and form part of DVP00488 as Schedule ‘A’.

CARRIED.

REZONING APPLICATION – 3505 27TH STREET

The Economic Development Planner reviewed the rezoning application (ZON00352) at 3405 27th Street. The Committee noted the following:

- Clarification of site access points.

Moved by Doug Neden, seconded by Lisa Briggs;

THAT that Advisory Planning Committee recommends that Council support the application to rezone Lot 1, Plan KAP90999, Sec 34, Twp 9, ODYD (3405 – 27th Street) from R1 – Estate Lot Residential to C4 – Street Oriented Commercial, as outlined in the report titled “Rezoning Application for 3405 – 27th Street” dated July 13, 2020, by the Economic Development Planner, subject to the following conditions:

- a) That the owner registers a Section 219 Restrictive Covenant on title of 3405 – 27th Street to prohibit food primary establishments, liquor primary establishments, licensee retail store, food preparation and beverage, food and liquor sales uses on the lands;
- b) That the owner is to dedicate road right-of-way widening of approximately 0.31m adjacent to 27th Street on Lot 1, Plan KAP90999, Sec 34, Twp 9, ODYD (3405 – 27th Street); and
- c) That the owner is to enter into a Works Contribution Agreement for off-site works along 27th Street adjacent to the subject property.

CARRIED.

TEXT AMENDMENT – I1 LIGHT INDUSTRIAL ZONE - 6450

The Economic Development Planner reviewed the text amendment for I1 – Light Industrial Zone. The size of each unit

will be under 29 square metres so DCC's are not applicable. The Committee noted the following:

- The Committee questioned whether this property will pay property taxes
- It was felt that the improvement to the lands will be significant and a huge benefit to the City
- Suggestion to make improvements to 25th Avenue
- Concern that the bidding process for BC Housing was not 'local' friendly
- It was felt that the location and style of building is not aesthetically pleasing
- Concern that this is a zoning text amendment that is site specific
- Concern that there are no plans provided at this time, developments that have a great impact are providing less information for those reviewing.

Moved by Doug Neden, seconded by Jamie Paterson;

THAT that Advisory Planning Committee recommends that Council support an amendment to Zoning Bylaw #5000 by adding "group home, major" as a Primary Use in the I1: Light Industrial zoning district, on a specific parcel described as Lot 1, Plan EPP94980, DL 66&71, ODYD (2307 43rd Street), as outlined in the report titled "Zoning Bylaw #5000 Text Amendment to I1: Light Industrial Zone" dated July 14, 2020, by the Economic Development Planner;

AND FURTHER, that the Advisory Planning Committee recommends that Council give first and second readings to the "Zoning Text (I1 Group Home, Major) Amendment Bylaw Number 5825, 2020" at its Regular Meeting of August 17, 2020;

AND FURTHER, that the Advisory Planning Committee recommends that Council direct Administration to schedule a public hearing for September 14, 2020.

CARRIED, with Joshua Lunn, Larry Lundgren and Harpreet Nahal opposed.

**REZONING AND LAND
USE CONTRACT
DISCHARGE**

The Planning Assistant reviewed the rezoning and land use contract applications (ZON00347/LUC00016) at 2724 Howser Place. The Committee noted the following:

**APPLICATIONS - 2724
HOWSER PLACE -**

- Concern that the requirements for a Development Permit as part of a rezoning, in general, are inconsistent and it can be onerous on the applicant
- Suggestion that the impact would be less on the neighbours if the entrance were off of Allenby Road to maintain the character of the neighbourhood
- Concern that a multi-family development would not go with the neighbourhood.

Moved by Harpreet Nahal, seconded by Monique Hubbs-Michiel;

THAT the Advisory Planning Committee recommends that Council support the application (LUC00016) to discharge Bylaw #2623, being Land Use Contract (LTO #N1421), from the title of Lot A District Lot 66 ODYD Plan 34882 (2724 Howser Place) to allow all current bylaws to be applied to development of the subject property;

AND FURTHER, that the Advisory Planning Committee recommends that Council support the application (ZON00347) to rezone Lot A District Lot 66 ODYD Plan 34882 (2724 Howser Place) from R2 – Large Lot Residential to R5 – Four-plex Housing Residential in order to allow up to 30 units per hectare to be developed on the subject property.

~~AND FURTHER, that Council's support of ZON00347 is subject to the following:~~

- ~~a) Prior to final adoption of the rezoning bylaw, the multi-family Development be ready to be issued and that any required variance to Zoning Bylaw #5000, as amended, be evaluated by Council and approved if appropriate.~~

CARRIED with Mark Longworth, Jamie Paterson, Doug Neden and Lisa Briggs opposed.

INFORMATION ITEMS

The Manager, Current Planning reviewed the following APC related applications discussed at the July 20th, 2020, Regular Council meeting:

- **DVP00479** – Development Variance Permit for 7449 Brooks Lane – Council opted for Alternative 1 – issuance once all conditions are satisfied.
- **DVP00423** – Development Variance Permit for 8840 Eastside Road – reconsideration and issuance once all conditions are satisfied.
- **ZON00348** – 2103 39th Street – bylaw adopted.
- **HRA00006** – 2301 32nd Avenue – bylaw adopted.
- **TEXT AMENDMENT FOR I4 – Emergency & Protective Services** – PH held, received third reading.
- **ZON00300 – 1800 Phoenix Drive** – PH held, received third reading.

NEXT MEETING

The next meeting of the Advisory Planning Committee is to tentatively scheduled for Tuesday, August 18, 2020.

ADJOURNMENT

The meeting of the Advisory Planning Committee adjourned at: 5:05 p.m.

CERTIFIED CORRECT:

Chair



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Keltie Chamberlain
Planning Assistant, Current
Planning and Economic
Development

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: Sept 14, 2020
REPORT DATE: July 30, 2020
FILE: DVP00487 / 3090-20

SUBJECT: DEVELOPMENT VARIANCE PERMIT APPLICATION FOR 7449 BROOKS LANE

PURPOSE:

To review the development variance permit application for 7449 Brooks Lane to vary Zoning Bylaw #5000 in relation to a structural change of an existing non-conforming structure.

RECOMMENDATION:

THAT Council support Development Variance Permit Application #DVP00487 to vary sections of Zoning Bylaw #5000 to complete structural changes to an existing non-conforming structure on Osoyoos Division Yale District Lease / Permit / Licence #347139, All That Unsurveyed Crown Foreshore Being Part of the Bed of Okanagan Lake and Fronting on LT 3, SEC 19 and 30, TP 9, PL 11990 Except Plan 16472 for Private Moorage Purposes (7449 Brooks Lane) as follows:

- a) Section 4.5.4 to permit a secondary building in a front yard;
- b) Section 4.5.9 to permit a secondary building on an interior lot closer than 18.0m to the front lot line when it does not comply with the side yard requirements for a primary building; and
- c) Section 9.7.6 to reduce the minimum side yard setback from 2.5m to 1.41m

AND FURTHER, that the site plan and building elevations as shown in Attachment 1 and 2, and outlined in the report titled "Development Variance Permit Application for 7449 Brooks Lane" dated July 30, 2020 and submitted by the Planning Assistant, Current Planning and Economic Development, be attached to and form part of the Development Variance Permit DVP00487.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support Development Variance Permit Application #DVP00487 to vary sections of Zoning Bylaw #5000 to complete structural changes to an existing non-conforming structure on Osoyoos Division Yale District Lease / Permit / Licence #347139, All That Unsurveyed Crown Foreshore Being Part of the Bed of Okanagan Lake and Fronting on LT 3, SEC 19 and 30, TP 9, PL 11990 Except Plan 16472 for Private Moorage Purposes (7449 Brooks Lane).

Note: This alternative would result in the applicant not making structural improvements to the existing structure.

ANALYSIS:

A. Committee Recommendations:

At its meeting on August 4, 2020, the Advisory Planning Committee made the following resolution:

“ “

B. Rationale:

1. The subject property is located at 7449 Brooks Lane, which is a separated public frontage road north of Okanagan Landing Road, as shown on Figures 1 and 2. The property is 0.619 ha in size (two consolidated lots) and is adjacent to Okanagan Lake. The lot slopes downward from the road towards Okanagan Lake.
2. The property is zoned R1: Estate Lot Residential. Zoning Bylaw #5000 restricts secondary buildings in the front yard, and if a secondary building is within 18m of the front property line the side yard set back of the primary building must be met. The minimum side yard set back of the primary dwelling is 2.5m for the subject property (Attachment 3).
3. The subject application is to vary the following sections of Zoning Bylaw #5000 to complete structural changes to an existing non-conforming structure within the front yard:
 - a) Section 4.5.4 to permit a secondary building in a front yard;
 - b) Section 4.5.9 to permit a secondary building on an interior lot closer than 18.0m to the front lot line when it does not comply with the side yard requirements for a primary building; and
 - c) Section 9.7.6 to reduce the minimum side yard setback from 1.5m to 1.41m

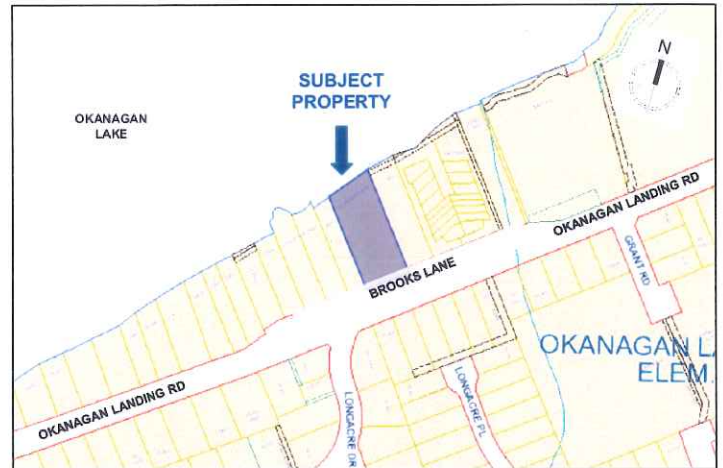


Figure 1 – Property Location Map



Figure 2 – Aerial View of Property

4. The structural change is to the roof structure, which is a flat roof and is proposed as a gable roof to coordinate with the newly constructed home on the property (Attachment 4 and 5).
5. The existing garage is oriented towards Brooks Lane with an existing secondary access to the property from Brooks Lane. Zoning Bylaw #5000 permits one access on the lot. The applicant is proposing to relocate the garage doors to the west side of building and discontinue the second access to Brooks Lane. An over-height fence, which was approved by Council at its Regular Meeting of July 20, 2020, will be located along the front of the property.
6. Administration has been working with the applicant to ensure that the changes proposed to the non-conforming structure would provide improved street presence as a part of this application. The applicant has provided plans that include windows on the south side of the building that front onto Brooks Lane. This will provide “eyes on the street” and detail to the side of the building (Attachment 5).
7. In order to protect the public, Council members, and staff, the City has implemented strict physical distancing measures in all City facilities, which follow the guidelines and Orders of the Provincial Health Officer (PHO).

Until further notice, to support these measures, Council has directed Administration to receive public input development variance permit applications in written form only, until physical distancing requirements have been lifted by the PHO.

Only those written submissions (or emails to phearings@vernon.ca) received prior to the Public Input Session shall be distributed to Council.

As part of the notification process, ___ letters were sent to neighbouring residents, tenants and property owners. At the time of report writing, ___ written submissions had been received. As input is received, it is placed on the City of Vernon website Development Variance Permits – Public Input as well as in a binder at the front counter of the Community Services Building.

C. Attachments

Attachment 1 – Site Plan

Attachment 2 – Building Elevation

Attachment 3 – Zoning Bylaw #5000 Excerpts

Attachment 4 – Rationale Letter

Attachment 5 – Renderings

Attachment 6 – Written submissions received to date (to be included in the report going to Council)

D. Council's Strategic Plan 2019 – 2022 Goals/Action Items:

The subject application involves the following goals/action items in Council's Strategic Plan 2019 – 2022:

➤ N/A

E. Relevant Policy/Bylaws/Resolutions:

1. The location of the existing non-conforming structure contravenes the following provisions of Zoning Bylaw #5000:

- Zoning Bylaw #5000:

- a) Section 4.5.4 to permit a secondary building in a front yard;
- b) Section 4.5.9 to permit a secondary building on an interior lot closer than 18.0m to the front lot line when it does not comply with the side yard requirements for a primary building; and
- c) Section 9.7.6 to reduce the minimum side yard setback from 2.5m to 1.41m

2. The Local Government Act has provisions for non-conforming structures and restrictions on maintenance, extension and alteration:

1. *If the use and density of buildings and other structures conform to a land use regulation bylaw but
 - i. the siting, size or dimensions of a building or other structure constructed before the bylaw was adopted does not conform with the bylaw, or
 - ii. the siting, size, dimensions or number of off-street parking or loading spaces constructed or provided before the bylaw was adopted does not conform with the bylaw,the building or other structure or spaces may be maintained, extended or altered to the extent authorized by subsection (2).*

2. A building or other structure or spaces to which subsection (1) applies may be maintained, extended or altered only to the extent that

i. the repair, extension or alteration would, when completed, involve no further contravention of the bylaw than that existing at the time the repair, extension or alteration was started

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

X

Signer 1

Will Pearce, CAO

Date: _____

Keltie Chamberlain
Planning Assistant

X

Signer 2

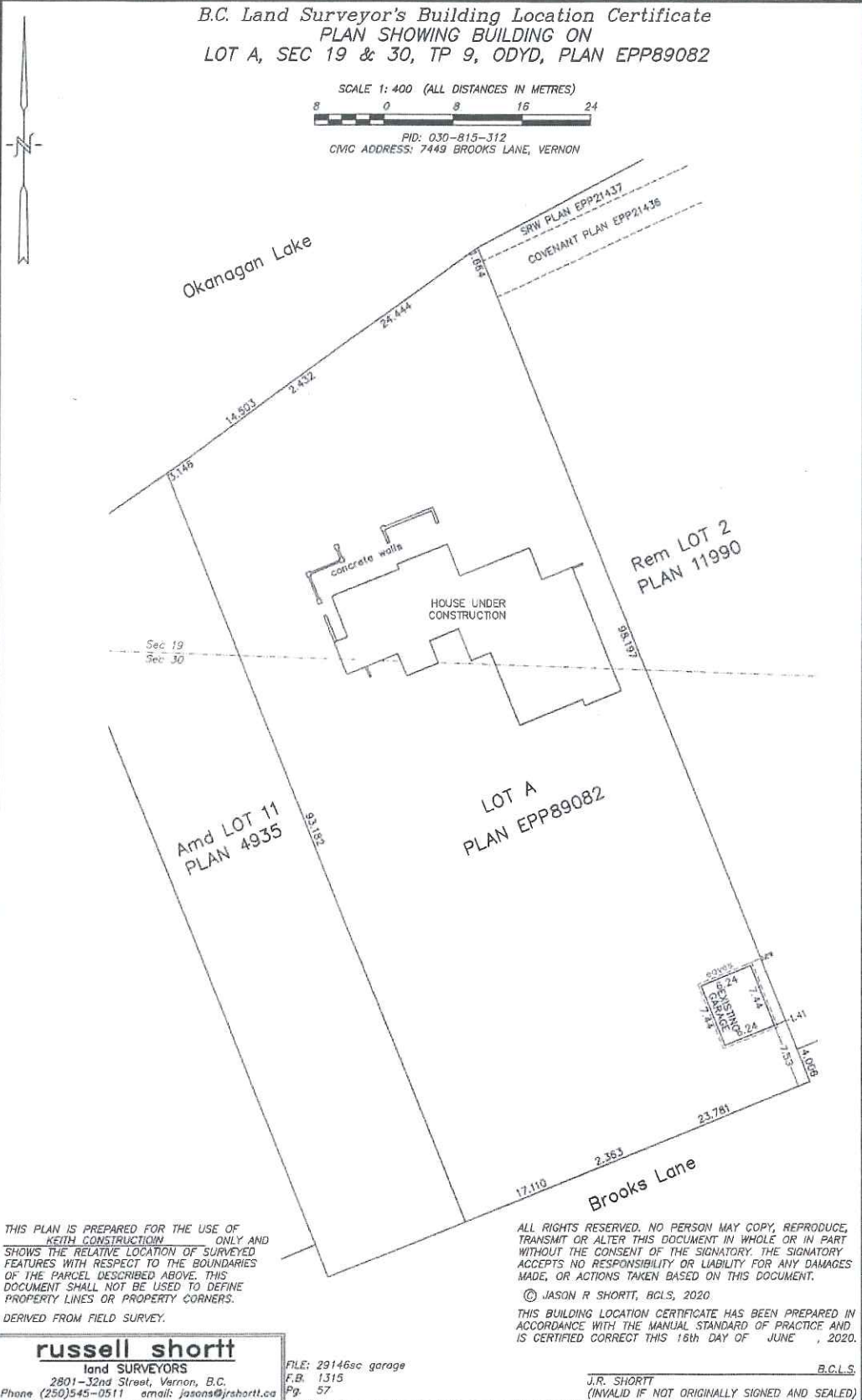
Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH

- | | | |
|--|---|--|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input checked="" type="checkbox"/> Economic Development & Tourism |
| <input checked="" type="checkbox"/> COMMITTEE: APC (Aug 4, 2020) | | |
| <input type="checkbox"/> OTHER: | | |

B.C. Land Surveyor's Building Location Certificate
 PLAN SHOWING BUILDING ON
 LOT A, SEC 19 & 30, TP 9, ODYD, PLAN EPP89082

SCALE 1:400 (ALL DISTANCES IN METRES)
 8 0 8 16 24
 PID: 030-815-312
 CMC ADDRESS: 7449 BROOKS LANE, VERNON



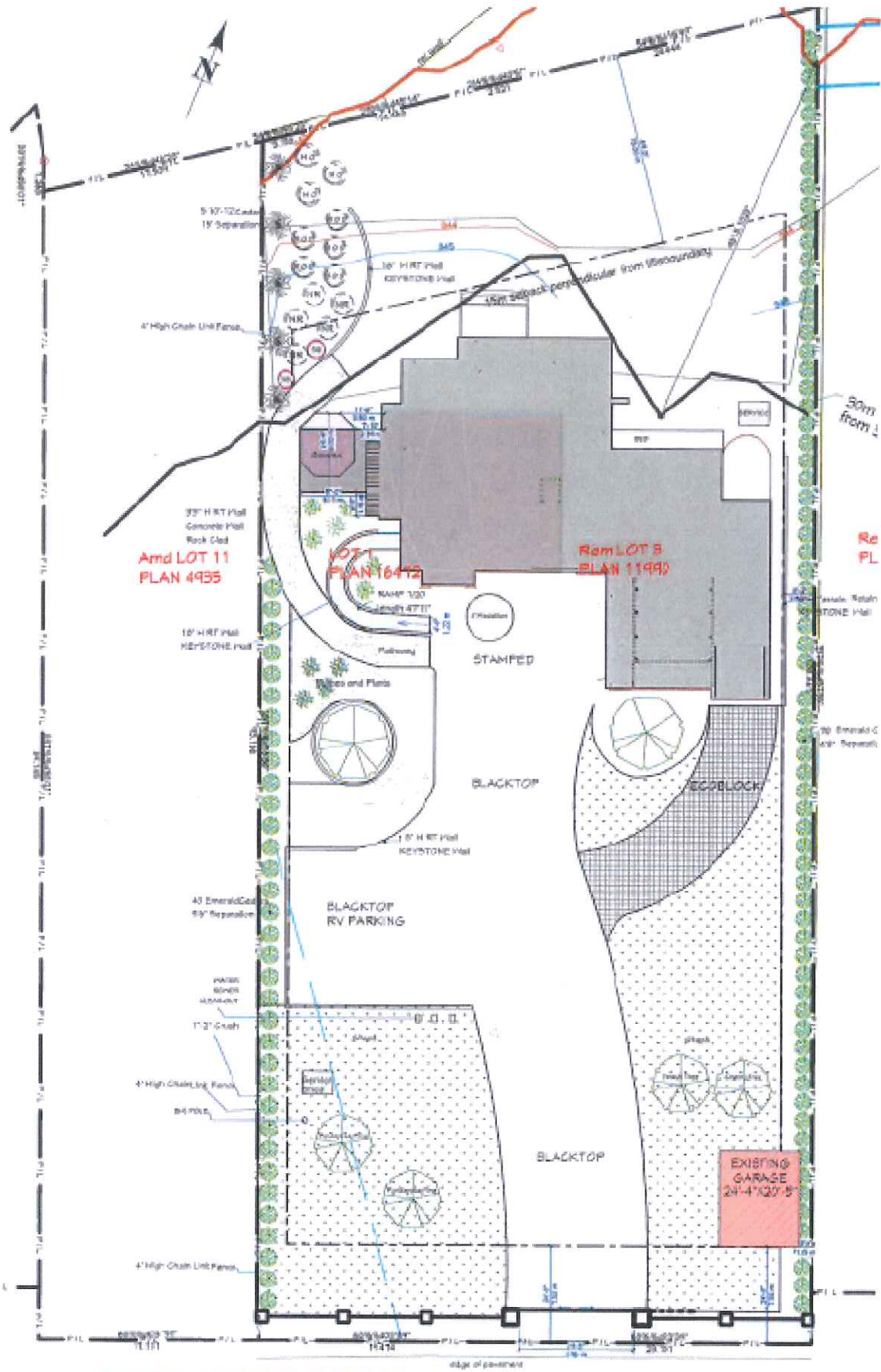
THIS PLAN IS PREPARED FOR THE USE OF KEITH CONSTRUCTION ONLY AND SHOWS THE RELATIVE LOCATION OF SURVEYED FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. DERIVED FROM FIELD SURVEY.

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russell shortt
 land SURVEYORS
 2801-32nd Street, Vernon, B.C.
 Phone (250)545-0511 email: jasons@jrshortt.ca

FILE: 29146sc garage
 F.B. 1315
 Pg. 57

© JASON R SHORTT, B.C.L.S., 2020
 THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL STANDARD OF PRACTICE AND IS CERTIFIED CORRECT THIS 18th DAY OF JUNE, 2020.
 J.R. SHORTT
 (INVALID IF NOT ORIGINALLY SIGNED AND SEALED) B.C.L.S.



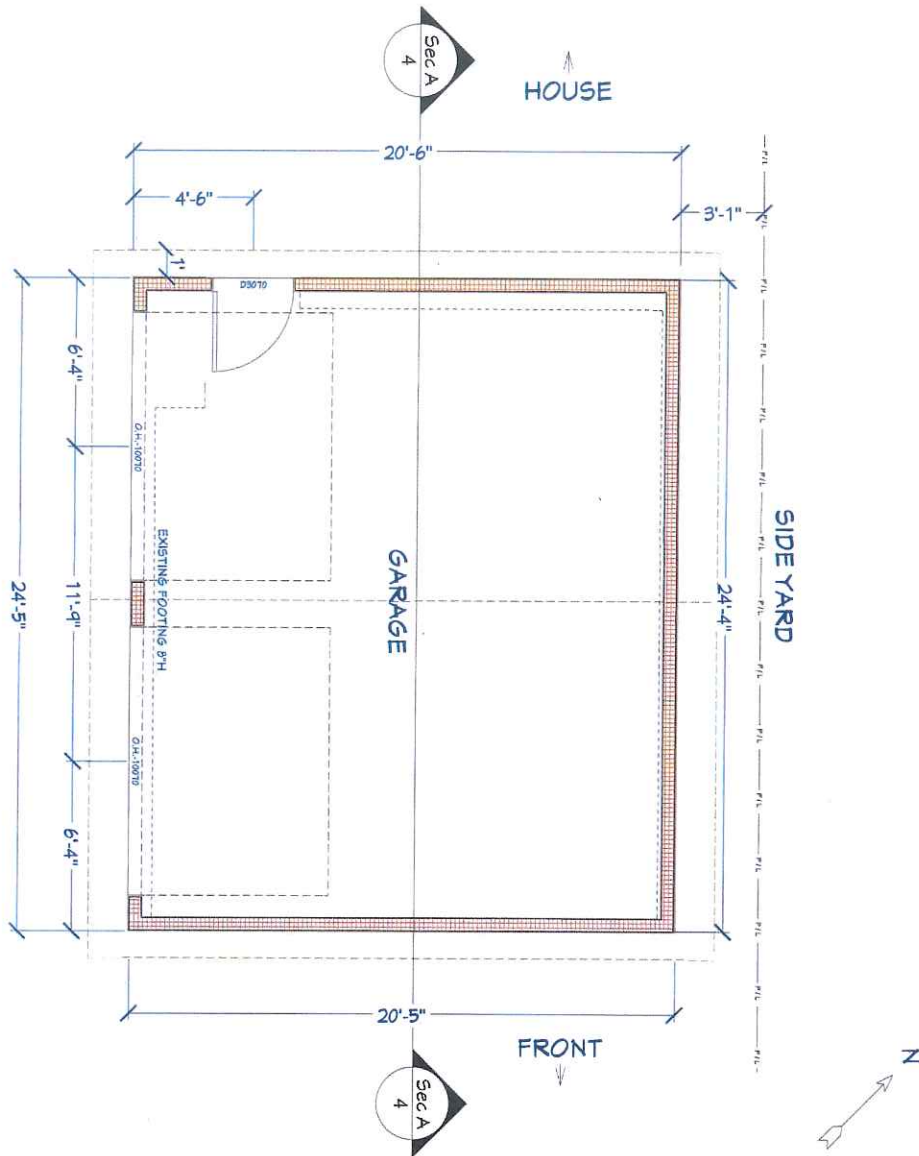
SITE RELOCATION GARAGE

Brooks Lane

Scale 1/16 in = 1 ft

NOTE: EXISTING STRUCTURE NEW ROOF SYSTEM.

GARAGE FLOOR PLAN
Scale 1/2 in = 1ft



Keith Construction
8205 Aberdeen Road
Coldstream, B.C. V1B 2L9
ph. 250-545-1300 fax. 250-545-1380
www.keithconstruction.ca

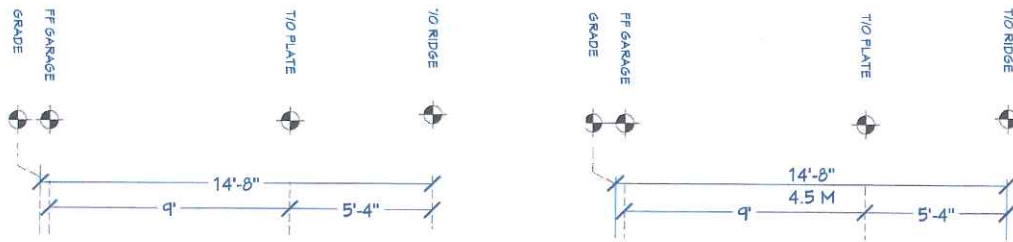
DATE	REVISIONS	NOTES	INITIALS
May 14, 2020		PERMIT PLANS	
Jun 25, 2020			

DRAWN BY: MJOLSNESS, BARRY & LORNA
7449 Brooks Lane
Vernon, BC

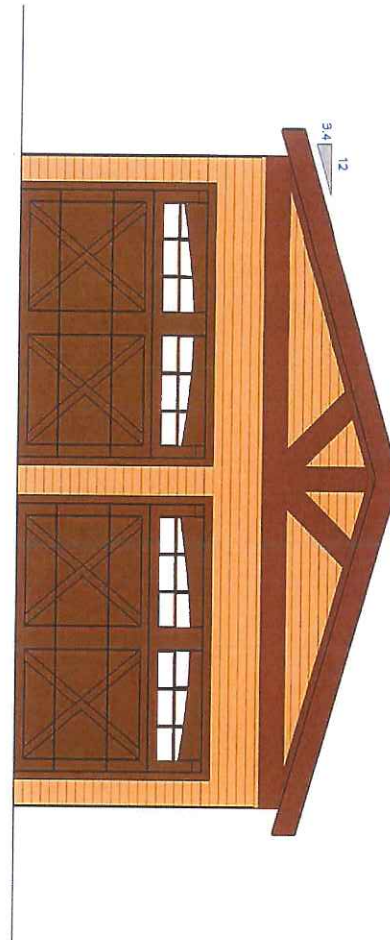
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LONGITUDE: -119.34797W

SHEET
2
of 8

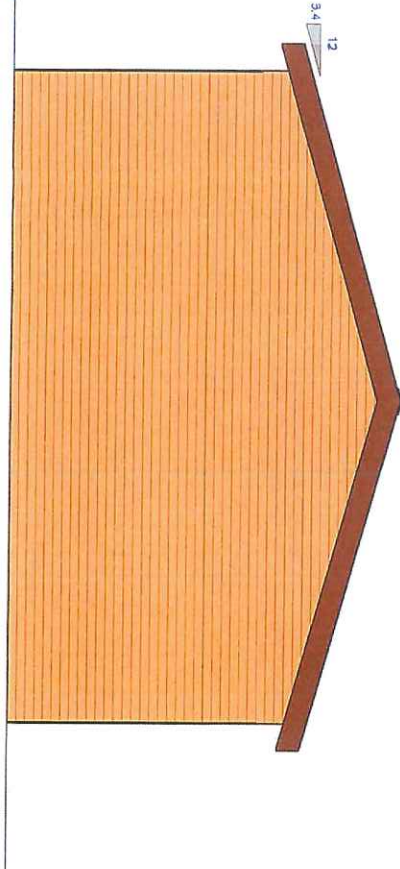
EXISTING GARAGE WITH NEW ROOF SYSTEM



FRONT ELEVATION
Scale 1/2 in = 1 ft



BACK ELEVATION
Scale 1/2 in = 1 ft



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Coldstream, B.C. V1B 2L9
ph. 250-545-1300 fax. 250-545-1380
www.keithconstruction.ca

DATE: May 14, 2020	DESIGNED BY:
REVISED:	NOTES:
Jul 26, 2020	PERMIT PLANS

DRAWN BY: MJOLSNESS, BARRY & LORNA
INITIALS: GBN
GBN
GBN
GBN

1449 Brooks Lane
Vernon, BC

DO NOT SCALE THESE DRAWINGS
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FRONT & BACK ELEVATIONS COLORED

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of 8

ZONING BYLAW #5000 EXCERPTS

4.0 Development Regulations

Secondary buildings in Residential Zones

4.5.4 Secondary buildings or structures, excluding fences, are not permitted in a front yard.

4.5.9 Secondary buildings and structures shall be located on an interior lot as follows:

- a secondary building shall not be located closer than 18.0m to the front lot line unless it complies with the side yard requirements for a primary building;
- a secondary building shall be located not less than 1.0m from the side lot line or shall be unrestricted where the secondary building does not exceed the permitted fence height,
- a secondary building housing a secondary suite shall have the same side yard requirements as for the primary building in that zone.
- mechanical equipment shall be located to comply with the side yard for the primary building.

9.7 R6 : Lakeshore Residential

9.7.6 Development Regulations

- Minimum side yard is 1.5m

The existing property has a single detached garage as shown on the updated survey. Our client is looking to install a truss roof system over the existing structure to match the new dwelling that he is constructing. With the addition of the truss roof the overall height will be 4.48m and the current by-law 4.5.6. states "shall not exceed 4.5m or one story". We have been advised by the City Planning staff that with this improvement we would then be required to meet the front and side yard set backs. As we are not planning on re-building the garage we are asking for a variance for both the side yard and front yard set back. 4.5.9. Secondary Buildings & structures "shall not be located closer than 18.0M from the front lot line" our current building is 7.53m from front lot line. Also our existing side yard set back is 1.41M and 9.2.5 states "Minimum side yard is required to be 2.5M"

This existing garage is set well back from the front property line and is similar to the garage next door, which has a truss roof system. We have also included a picture of the existing along with coloured plans of the siding upgrade and roof system which will match the home and will blend into the property very nicely.



OPTION 1 - 3 3/8 PITCH
No Scale



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DATE: MAY 14 2020	REVISIONS:	NOTES:
JUN 23 2020	PERMIT PLANS	CRK
JUN 28 2020	PERMIT PLANS	CRK
JUL 27 2020	RENAME/ELEVATIONS	CRK
AUG 10 2020	SOUTH PORCH	CRK

DRAWN BY: MJOLSNES, BARRY & LORNA
INITIALS: T449 Brooks Lane
Vernon, BC

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LONGITUDE: -119.84761W

SHEET

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of 10

OPTION 1 - 3 3/8 PITCH



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

SUBMITTED BY: Keltie Chamberlain, Current
Planning & Economic
Development

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: Sept 14, 2020
REPORT DATE: July 30, 2020
FILE: ZON00357

SUBJECT: REZONING APPLICATION FOR 1800 32nd STREET

PURPOSE:

To review applications to rezone the subject property from R2: Large Lot Residential to RM2: Multiple Housing Residential to develop four residential rental units at 1800 32nd Street.

RECOMMENDATION:

THAT Council support the application to rezone Blk 10, PI 225, DL 73, ODYD (1800 32nd Street) from R2: Large Lot Residential to RM2: Multiple Housing Residential to develop four residential rental units at 1800 32nd Street;

AND FURTHER, that Council's support of ZON00357 is subject to the following:

- a) that the Development Permit application be ready for issuance prior to final adoption of the rezoning bylaw.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council not support the application to rezone Blk 10, PI 225, DL 73, ODYD (1800 32nd Street) from R2: Large Lot Residential to RM2: Multiple Housing Residential to develop residential units at 1800 32nd Street.

Note: This alternative does not support the rezoning application. The owner would have to develop the property in accordance with the current zoning and comply with Zoning Bylaw #5000.

ANALYSIS:

A. Committee Recommendations:

At its meeting of Aug 4, 2020, the Advisory Planning Committee passed the following resolution:

“ ”

B. Rationale:

1. The subject property is located at 1800 32nd Street (Figures 1 and 2). The land is designated as Residential Medium Density (RMD) within the Official Community Plan (OCP) and is in the R2: Large Lot Residential zoning district (Attachment 1). The applicant is proposing to rezone to RM2: Multiple Housing Residential zoning district (Attachment 2). The property is approximately 696.53 m² (0.17 acre).

2. The R2: Large Lot Residential zoning district allows residential as a primary use in single detached housing form. The RM2: Multiple Housing Residential zoning district allows a variety of housing types, including: duplexes, four-plexes, row housing, semi-detached, three-plexes, and single detached housing as primary uses.
3. Under the current R2: Large Lot Residential zone, the maximum number of units permitted is one. Under the proposed RM2: Multiple Housing Residential zoning, the maximum density is 29.0 units per acre. The 0.17 acre lot would allow a maximum of four units on the site.
4. The applicant has provided a preliminary site plan (Attachment 3) for discussion purposes. The proposed four-plex apartment housing would be developed to provide rental housing.
5. Currently, the lot is undeveloped and is located on a corner lot, fronting onto 32nd Street with 18th Avenue as the flanking street. There is lane access to the corner lot and it is in close proximity of Jubilee Hospital and the City Centre. There is a mix of uses and density in the area, and the proposed zoning is in alignment with the OCP land use designation.
6. Administration supports the rezoning application for the following reasons:

- a) The proposed rezoning to from R2: Large Lot Residential to RM2: Multiple Housing Residential aligns with the Official Community Plan and the density permitted in the Residential Medium Density land use designation of a maximum of 44.5 units per acre.
- b) The proposed rezoning would permit development of the proposed rental units and provide infill in the Hospital Hill area.

C. Attachments:

- Attachment 1 – R2: Large Lot Residential zoning district regulations
- Attachment 2 – RM2: Multiple Housing Residential zoning district regulations
- Attachment 3 – Preliminary site Plan

D. Council’s Strategic Plan 2019 – 2022 Goals/Action Items:

The subject application involves the following goal/action items in Council’s Strategic Plan 2019-2022:

- Create attainable housing for families with annual income below \$70,000



Figure 1 – Property Location Map

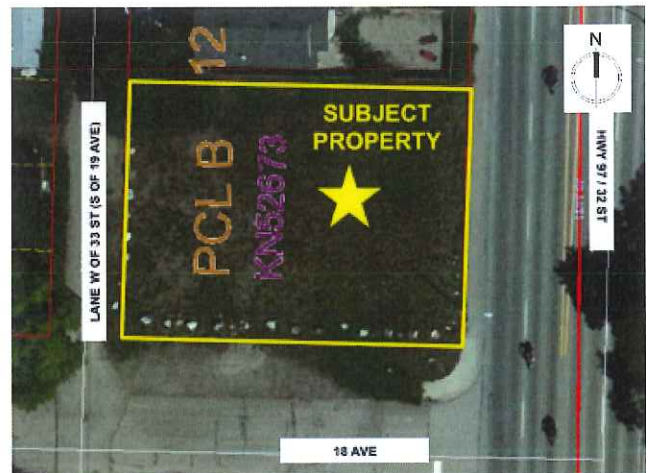


Figure 2 – Aerial View of Property

E. Relevant Policy/Bylaws/Resolutions:

1. The Official Community Plan (OCP) designates the property as RMD Residential Medium Density. The property is within the R2: Large Lot Residential zoning district, which conforms to the OCP.
 - Note that no change to use or density is being proposed.
2. The OCP support the provision of medium density multiple family housing options in and around designated neighbourhood centres.

BUDGET/RESOURCE IMPLICATIONS:

N/A

Prepared by:

Approved for submission to Council:

X

Signer 1

Will Pearce, CAO

Keltie Chamberlain
Planning Assistant, Current Planning &
Economic Development

Date: _____

X

Signer 1

Kim Flick
Director, Community Infrastructure and Development

REVIEWED WITH

- | | | |
|---|---|--|
| <input type="checkbox"/> Corporate Services | <input type="checkbox"/> Operations | <input checked="" type="checkbox"/> Current Planning |
| <input type="checkbox"/> Bylaw Compliance | <input type="checkbox"/> Public Works/Airport | <input type="checkbox"/> Long Range Planning & Sustainability |
| <input type="checkbox"/> Real Estate | <input type="checkbox"/> Facilities | <input type="checkbox"/> Building & Licensing |
| <input type="checkbox"/> RCMP | <input type="checkbox"/> Utilities | <input type="checkbox"/> Engineering Development Services |
| <input type="checkbox"/> Fire & Rescue Services | <input type="checkbox"/> Recreation Services | <input type="checkbox"/> Infrastructure Management |
| <input type="checkbox"/> Human Resources | <input type="checkbox"/> Parks | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Financial Services | | <input checked="" type="checkbox"/> Economic Development & Tourism |
| <input checked="" type="checkbox"/> COMMITTEE: APC (Aug 4/20) | | |
| <input type="checkbox"/> OTHER: | | |

R2

9.3 R2 : Large Lot Residential

9.3.1 Purpose

The purpose is to provide a **zone** for **single detached housing**, and compatible **secondary uses**, on large sized urban serviced **lots**. The R2c sub-zoning district allows for **care centre, major** as an additional use. The R2h sub-zoning district allows for **home based business, major** as an additional use. (*Bylaw 5467*)

9.3.2 Primary Uses

- **care centre, major** (*use is only permitted with the R2c sub-zoning district*)
- **single detached housing**

9.3.3 Secondary Use

- **boarding rooms**
- **bed and breakfast homes** (*in single detached housing only*) (*Bylaw 5498*)
- **care centres, minor**
- **group home, minor**
- **home based businesses, minor**
- **home based businesses, major** (*use is only permitted with the R2h sub-zoning district*)
- **secondary suites**
- **seniors supportive housing**

9.3.4 Subdivision Regulations

- Minimum **lot width** is 18.0m.
- Minimum **lot area** is 557m², or 10,000m² if not serviced by a **community sewer system**.

9.3.5 Development Regulations

- Maximum **site coverage** is 40% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 50%.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 5.0m.
- Minimum **side yard** is 1.5m, except it is 5.0m from a **flanking street**. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **side yard** shall be at least 3.0m.
- Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**. Where the **lot width** exceeds the **lot depth**, the minimum **rear yard** is 4.5m provided that one **side yard** shall have a minimum width of 4.5m.
- The maximum **height** of any vertical wall element facing a **front, flanking or rear yard** (including **walkout basements**) is the lesser of 6.5m or 2.5 **storeys**, above which the **building** must be **set back** at least 1.2m.

9.3.6 Other Regulations

- There shall be no more than one **single detached house** per **lot**.
- Where **development** has access to a rear **lane**, vehicular access to the **development** is only permitted from the rear **lane**.
- For **seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.

- **Seniors supportive housing** shall be for no more than four residents. *(Bylaw 5467)*
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development**, **yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)

RM2

9.11 RM2 : Multiple Housing Residential

9.11.1 Purpose

The purpose is to provide a **zone** for ground oriented medium **density** multiple housing on urban services.

9.11.2 Primary Uses

- apartment housing
- care centre, major
- duplex (*Bylaw 5440*)
- four-plex housing
- group home, major
- row housing
- semi-detached housing
- seniors assisted housing
- seniors housing
- seniors supportive housing
- single detached housing
- three-plex housing

9.11.3 Secondary Uses

- boarding rooms (*Bylaw 5440*)
- care centres, minor
- home based businesses, minor
- secondary suites (in single detached housing only) (*Bylaw 5440*)

9.11.4 Subdivision Regulations

- Minimum **lot width** is 18.0m, except it is 20.0m for a **corner lot**. For fee simple **three-plex, four-plex, row housing** and **semi-detached dwellings**, the minimum **lot width** is 7.5m for **interior lots** and 12.0m for **corner lots**.
- Minimum **lot area** is 900m², or 10,000m² if not serviced by a **community sewer system**.

9.11.5 Party Wall Subdivision Regulations

Lot Type	Minimum Lot Area		Minimum Lot Width	
	interior	corner	interior	corner
Semi-Detached Housing	225m ²	275m ²	7.8m	9.0m
Three-Plex Housing	150m ²	200m ²	6.5m	7.8m
Four-Plex Housing	150m ²	200m ²	6.5m	7.8m
Row Housing	150m ²	200m ²	6.5m	7.8m

9.11.6 Development Regulations

- With a housing agreement pursuant to Section 4.9, the maximum **density** shall be 72.0 units per gross hectare (29.0 units/gross acre).
- Where **parking spaces** are provided completely beneath habitable space of a primary **building** or beneath useable common amenity areas, providing that in all cases the **parking spaces** are screened from view, the maximum **density** shall be 75.0 units per gross hectare (30.5 units/gross acre). Where all the required parking

is not accommodated completely beneath the habitable space of a primary **building** or useable common amenity areas, the additional density permitted shall be determined through multiplying the additional 15.0 units per gross hectare (6 units/gross acre) by the percentage of parking proposed to be provided beneath habitable space of a primary **building** or useable common amenity areas.

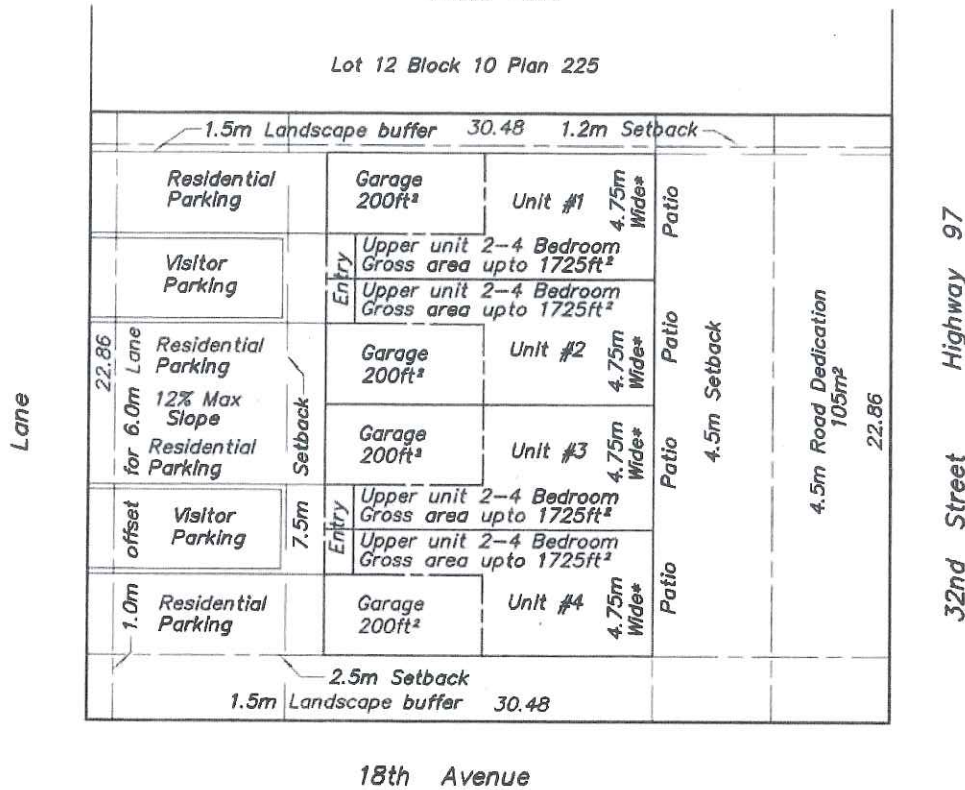
- Maximum **site coverage** is 50% and together with driveways, parking areas and **impermeable surfaces** shall not exceed 55%.
- Maximum **height** is the lesser of 10.0m or 2.5 **storeys**, except it is 4.5m for **secondary buildings** and **secondary structures**.
- Minimum **front yard** is 4.5m, except it is 6.0m from a garage or **carport** to the back of curb or sidewalk for vehicular entry.
- Minimum **side yard** is 1.2m, except it is 2.5m from a **flanking street**. Where there is no direct vehicular access to the **rear yard** or to an attached garage or **carport**, one **side yard** shall be at least 3.0m. The minimum **side yard** is 0.0m for fee simple **three-plex, four-plex, row housing** and **semi-detached dwellings**.
- Minimum **rear yard** is 7.5m, except it is 1.0m for **secondary buildings**.
- Maximum six **dwelling** units located in a **building**, with each unit having a minimum width of 6.5m.
- Maximum density is 60.0 units per gross hectare (24.5 units/gross acre).

9.11.7 Other Regulations

- For multi-unit residential housing, one **office** may be operated for the sole purpose of the management and operation of the multi-unit residential **development**.
(Bylaw 5440)
- In order for bareland strata **development** to be consistent with the character of the surrounding neighborhood, the strata plan shall be considered as one **site** for defining the overall use, **density** and **site coverage**.
- The above noted **subdivision** and **development** regulations shall be applied to each strata **lot** within the strata plan.
- For strata developments, common recreation buildings, facilities and amenities may be included in the strata plan. Recreational buildings shall be treated as **secondary buildings** for the purpose of determining the **height** and **setbacks** of the **building**.
- A minimum area of 5.0m² of private open space shall be provided per **bachelor dwelling, congregate housing bedroom** or group home **bedroom**, 10.0m² of private open space shall be provided per 1 **bedroom dwelling**, and 15.0m² of private open space shall be provided per **dwelling** with more than 1 **bedroom**.
- Vehicular access to the **development** is only permitted through either a driveway shared by at least 3 units or a rear **lane**.
- For **seniors assisted housing, seniors housing and seniors supportive housing**, a safe drop-off area for patrons shall be provided on the **site**.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural setbacks, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7.
- As per Section 4.10.2 - All **buildings and structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B".
(Bylaw 5440)

Proposed Development Site Plan of Parcel B Block 10 Plan 225 1800-32nd Street

SCALE 1:250



LEGAL DESCRIPTION: PCL. A, BLOCK 10, PLAN 225
ADDRESS: 1800 - 32nd STREET

RM2 Development Details

Proposed development: 4 Units
 Site Area Gross = 697m² (0.17Ac)
 Site Area Net = 592m²
 Density = 0.17Ac x 24.5upa = 4 Units
 * Denotes Variance for unit width
 Height = 2.5 Storeys/10.0m (3 Stories of Living)