

Staff Report to Council

Planning and Development

FILE: 3360-20-2021-04

REPORT DATE: September 16, 2022 **MEETING DATE:** September 27, 2022
TO: Mayor and Council
FROM: Angie Lucas, Director of Planning and Development
SUBJECT: Rezoning Application for 19321-19323 Park Rd - Zoning Amendment Bylaw No. 2900, 2021

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL: *Samantha Maki*
On behalf of Mark Roberts

RECOMMENDATION(S):

THAT Council:

- A. Adopt Zoning Amendment Bylaw No. 2900, 2021 to rezone the property at 19321 and 19323 Park Rd from R-D (Duplex Residential) to R-1 (Medium Lot Residential); OR
 - B. Other.
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PURPOSE

Following completion of conditions of third reading, to adopt Zoning Amendment Bylaw No. 2900, 2021. This will rezone the property at 19321 and 19323 Park Rd, currently occupied by a duplex, to R-1 (Medium Lot Residential) and, combined with the adjacent lot at 19331 Park Rd, permit subdivision into four single-family lots.

Information Report Decision Report Direction Report

DISCUSSION

Background:

This application is to rezone the property from RD (Duplex Residential) to R-1 (Medium Lot Residential), to be joined with the adjacent parcel to create four single family lots. If this development is approved, a total of four new single family dwellings with secondary suites can be constructed under the R-1 Zoning.

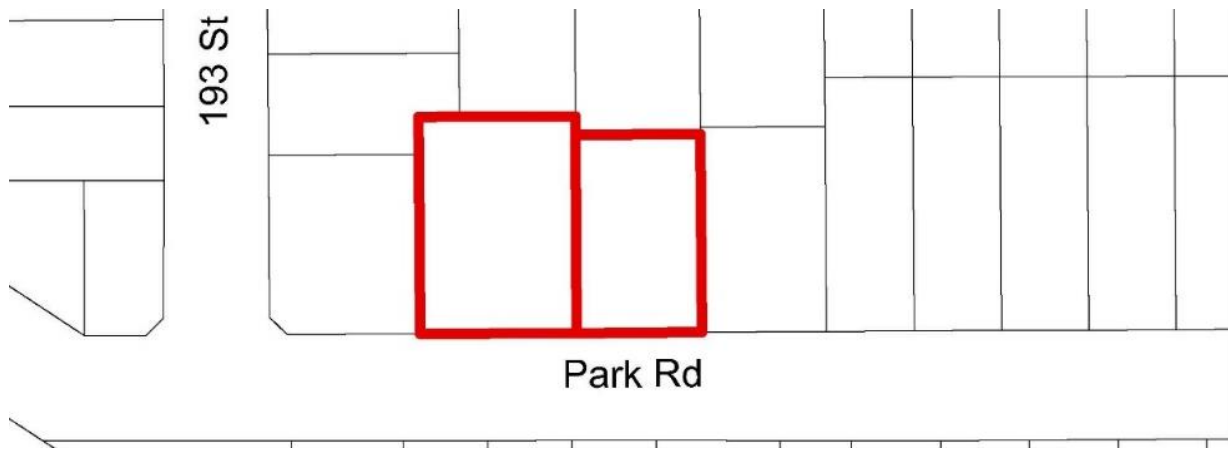


Figure 1: Current lot configuration

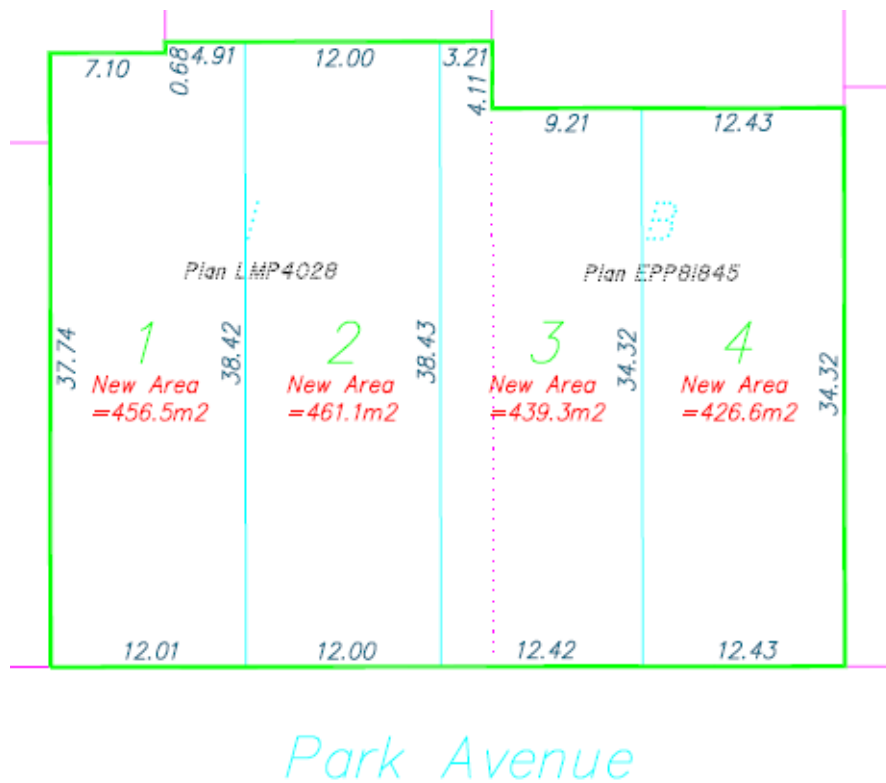


Figure 2: Proposed lot configuration

First and second reading were granted on November 2, 2021. A public hearing was held on December 7, 2021; no one attended the public hearing and no public correspondence was received.

At the January 11, 2022 Regular Meeting, Council granted third reading to the bylaw and passed the following motion:

“ THAT Council:

- A. Grant third reading to Zoning Amendment Bylaw No. 2900, 2021 to rezone the property at 19321 and 19323 Park Rd from RD (Duplex Residential) to R-1 (Medium Lot Residential); AND
- B. Require the following conditions be fulfilled before the adoption of Zoning Amendment Bylaw No. 2900, 2021:
 - 1. Payment of \$9,000 community amenity contribution;
 - 2. Registration of tree protection and replacement covenant on title;
 - 3. Removal of obsolete Servicing Agreement from title.

CARRIED.”

Relevant Policy, Bylaw or Legislation:

Zoning Amendment Bylaw No. 2900, 2021

Analysis:

All three of the above conditions of approval have now been completed, and staff recommend final adoption of the bylaw.

If adopted, the next step for the applicant is to complete the subdivision requirements, including obtaining a development permit for form and character.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Corporate Excellence
- Community Spirit & Wellbeing Transportation & Infrastructure Initiatives
- Not Applicable

Housing Diversity – Encourage diversity in housing types to foster an inclusive, affordable, multi-generational community.

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
- Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

First and second readings were granted November 2, 2021. A public hearing was held December 7, 2021. Third reading was granted January 11, 2022.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

SIGN-OFFS

Written by:

Allison Dominelli,
Senior Development Services Technician

Reviewed by:

Colin O'Byrne,
Manager of Planning

ATTACHMENT(S):

A. Zoning Amendment Bylaw No. 2900, 2021