

Original signed by: Byron Johnson, CAO

City Staff Report

Report Date: July 3, 2019

Meeting Date: July 16, 2019

To: City Manager

From: Director of Development Services

Subject: Bare Land Strata Zoning Bylaw Amendment

Application: OCP/RZ2019-30

Purpose

The purpose of this report is to review an amendment to the Zoning bylaw and Official Community Plan (OCP) designation of the Riverfront Walks Bare Land Strata on Dyke Road to allow for the construction of duplexes.

Summary

- The Riverfront Walks Bare Land Strata has applied to amend the zoning of all strata lots at 1702 Dyke Road (Riverfront Walks) to permit the construction of duplexes with shared property lines.
- The Strata Council proposes that this amendment, along with a developer to build these units, will increase the marketability of their vacant properties (see attached justification letter).
- The creation of a new Bare Land Strata zone will accommodate the specifics of the proposed Riverfront Walks development and will also provide a zone for consideration of similar developments.

Recommendation

THAT Council gives 1st and 2nd readings for Official Community Plan Amendment Bylaw No. 1872;

AND THAT Council gives 1st and 2nd readings for Zoning Amendment Bylaw No. 1873;

AND THAT Council sets the Public Hearing date regarding Official Community Plan Amendment Bylaw No. 1872 and Zoning Amendment Bylaw No. 1873 to be held July 30, 2019 at 5:30 p.m. at City Hall Council Chambers.

Statutory Requirements

Local Government Act

Council Policy

Zoning Bylaw No. 1662, 2009

Official Community Plan, 2007

Development Application Procedures Bylaw No. 1531, 2002

Strategic Objective

N/A

Financial Implications

N/A



Background

Riverfront Walks was developed in two phases with the first phase subdivided in 1996 and the second phase completed in 1999. There are a total of 47 strata lots however only 10 have been built upon. See attached Riverfront Walks Strata – Orthophoto.

Proposed Development

- Riverfront Walks, bare land strata located at 1702 Dyke Road, is proposing the construction of 7 new duplexes for a total of 14 new units on 14 Bare Land Strata lots (see attached Riverfront Walks Strata – Preliminary Duplex Site Plan) to increase marketability of their vacant lands for development.
- This redevelopment will require a Zoning and OCP change to allow for the use of duplexes.
- The OCP will require a designation of TFR (Low Density Two Family Residential) to allow duplex use.
- The zoning for the entire Bare Land Strata (SL 1-47 DL1122 PGS217 Cariboo Land District) is proposed to be amended to a new Strata Zone (see attached proposed zone) which will permit the development of duplexes across interior strata lot property lines.
- The strata lots which the duplexes are proposed on are Strata Lots 19-32 District Lot 1122 Cariboo Land District Strata Plan PGS217 – see the attached Example Layout and Strata Site Plan.
- The new Bare Land Strata zone is recommended to accommodate this development for clarity of use and setback requirements.
- Preliminary estimates show that a maximum lot coverage on the smallest strata lot after duplex construction would be about 30%. Most duplex lots would have a lot coverage of less than 30% however.

Bare Land Strata Zone – Overview of Proposed Zone

Proposed Uses

- The permitted principal uses would include single detached dwelling, duplex and townhouse use.
- This new Bare Land Strata zone could be utilized for future developments of this nature, as smaller-footprint sized units with less yard maintenance is becoming more desirable.

Proposed Density

- The zone would permit residential densities similar to that of the RM-1 zone (Low Density Multiple Family Residential).
- Minimum strata lot sizes are reduced relative to other residential zones to provide greater flexibility in Bare Land Strata design due to recognition of common property lands in the strata.
- The zone would permit a maximum of one dwelling unit per lot, with an exception for single detached dwellings, which are permitted a secondary suite.
- Lot coverage of the overall parent parcel including common property is a maximum of 50%, while the maximum lot coverage for an individual strata lot is 100% to provide flexibility in Bare Land Strata design.
- Deliberation has been made for the potential of using this zone for other strata developments throughout the City.

Proposed Setbacks

- For all permitted uses excluding duplex with shared party lines, the setback distances will be identical to that of the RS-1 zone (Single Dwelling Residential).
 - Front: 5 m
 - Exterior side: 3 m
 - Interior side: 1.5 m
 - Rear: 3 m



- For the purpose of duplexes or townhouses with shared party lines, setbacks of the interior property lines which a building sits upon is permitted to be 0 m, given that all other buildings follow the setbacks described above.
- Accessory building setbacks would follow the regulations outlined in Section 4.8 of Bylaw No. 1662.

Attachments

1. Draft OCP Amendment Bylaw No. 1872.
2. Draft Zoning Amendment Bylaw No. 1873.
3. Riverfront Walks Strata – Orthophoto
4. Riverfront Walks Strata – Preliminary Duplex Site Plan
5. Example duplex layout
6. Sample Design
7. Justification Letter