



District of Summerland
Advisory Planning Commission
Meeting Agenda

Friday July 22nd 2016 at 9:00 a.m.
Council Chambers
Municipal Hall - 13211 Henry Avenue, Summerland, BC

1. Call to Order

2. Adoption of Minutes

2.1. Adoption of Minutes

Recommendation:

THAT the Advisory Planning Commission meeting minutes dated April 15th 2016 be adopted.

3. New Business

- a) Zoning Bylaw Amendment to Rezone from RSD1 to RSD1(i) – Lot 1, DL 474, ODYD, Plan EPP28609 (12223 Saunders Crescent)

4. Adjourn



DISTRICT OF SUMMERLAND

MINUTES OF THE ADVISORY PLANNING
COMMISSION
HELD AT DISTRICT OF SUMMERLAND
COUNCIL CHAMBERS
13211 HENRY AVENUE, SUMMERLAND, BC
ON April 15, 2015

MEMBERS PRESENT:

K. Haddrell
T. Kinvig
D. Hudgeon
J. Schofield
J. Dorn
F. Kappel
R. Melle

MEMBERS ABSENT

C. Ohmenzetter

Staff Present:

Ian McIntosh, Director of Development Services, Alex Kondor, Development Planner

1. **CALL THE COUNCIL MEETING TO ORDER:**

The meeting was called to order at 8:59 a.m.

2. **ADOPTION OF MINUTES**

Moved and Seconded,

THAT the Advisory Planning Commission meeting minutes dated February 26, 2016 be adopted.
Carried.

3. 2311 Thornber Street

- The Development Planner introduced the application
- Discussions about the history of the property and comprehensive process
- How likely is a neighborhood plan
- The property owners were available and spoke

Moved and Seconded,

THAT APC recommend the application be supported.

Carried. Unanimously

The question was asked whether the south side of Thornber Street should be included in the Urban Growth Area.

4. 16219 Hwy 97

- The Development Planner introduced that application to the commission.
- Concerns voiced over the OCP policy regarding Highway Commercial opposed to strip commercial on the Highway
- Some support as any Economic Development in Summerland is good.

Moved and Seconded,

THAT APC not support the application as presented.

Carried. 1 opposed

The applicant's consultant was available to speak to the group.

5. 14600 Cartwright Avenue

- The Development Planner introduced the application to the commission.
- Discussed the differences between Strata vs Fee Simple
- Discussed emergency access

Moved and Seconded,

THAT APC support the proposal as presented

Carried. Unanimous

6. Water Zoning
Moved and Seconded

THAT the APC support Option number 1 as presented.

7. **ADJOURN**
The meeting adjourned at 11:37 a.m.

Certified Correct:

Chair

Corporate Officer



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
AAC REPORT

DATE: July 22nd 2016
TO: Advisory Planning Commission
FROM: Alex Kondor – Development Planner
SUBJECT: Zoning Amendment Application Lot 1, DL 474, ODYD, Plan EPP28609 (12223 Saunders Crescent)

PURPOSE:

To consider an application to re-zone from RSD1 – Residential Medium Lot Zone to RSD1(i) – Residential Single Detached Intensive Zone.

BACKGROUND:

Current Use:	Vacant
Parcel Size:	489 square metres
Zoning:	RSD1 – Residential Medium Lot Zone
OCP:	Low Density Residential (Intensification)
M.o.T. Approval:	N/A

The subject site is a vacant lot located on Saunders Crescent. A location sketch is attached as Schedule A. The application is to rezone the property to RSD1(i) which would allow for the property owner to increase the Floor Area Ratio of a proposed single detached house from 0.45 to 0.50. A copy of the proposed house plan is attached as Schedule B.

DISCUSSION:

OCP

The property is designed as LDR(i) - Low Density Residential (Intensification) in the OCP. This designation was created to promote infill development of under-used or vacant lands within mature neighbourhoods to accommodate growth where there is existing infrastructure and amenities. The OCP states that the District of Summerland is seeking to increase densities in areas with servicing and in locations within a five-minute walk of a node where there are public amenities.

Zoning

The purpose of the RSD1(i) zone is to provide a zone to accommodate the re-development of single detached housing on small urban lots, close to the town centre, having full urban services. This zone is intended to create infill opportunities. Lands must be designated as LDR(i) - Low Density Residential Intensification under the District's Official Community Plan. The RSD1(i) zone includes a minimum lot area of 360 sq. m. with a minimum lot width of 12.0m and depth of 20.0m. The dimensions of the existing lot meet the subdivision requirements of the RSD1(i) zone.

Density means the total amount of floor space permitted to be constructed on a lot under the Floor Area Ratio calculation. Floor Area Ratio is defined by the Zoning Bylaw as the quotient of the gross floor area of all buildings or structures on a lot divided by the lot area.

The Floor Area Ratio in the RSD1 zone is 0.45. The size of the lot 489.3 sq.m (5,267 sq. ft). A floor area ratio of 0.45 means that the maximum gross floor area of a house can be 2,370 sq.ft. If the rezoning is approved the floor area ratio would increase to 0.50 which means that the maximum gross floor area of a house could be 2,634 sq. ft. This is a difference of 264 sq. ft.

The only other significant change to the development regulations associated with this rezoning request is that the rear yard set-back would be reduced from 7.5m as required by the RSD1 zone to 6.0m allowed by the RSD1(i) zone.

CIRCULATION COMMENTS:

This application was circulated to the Works and Utilities Departments as well as the Fire Department. No concerns have been raised.

FINANCIAL IMPLICATIONS:

There are no immediate cost implications to the District associated with this bylaw amendment.

CONCLUSION:

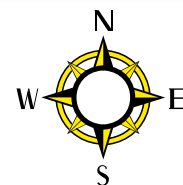
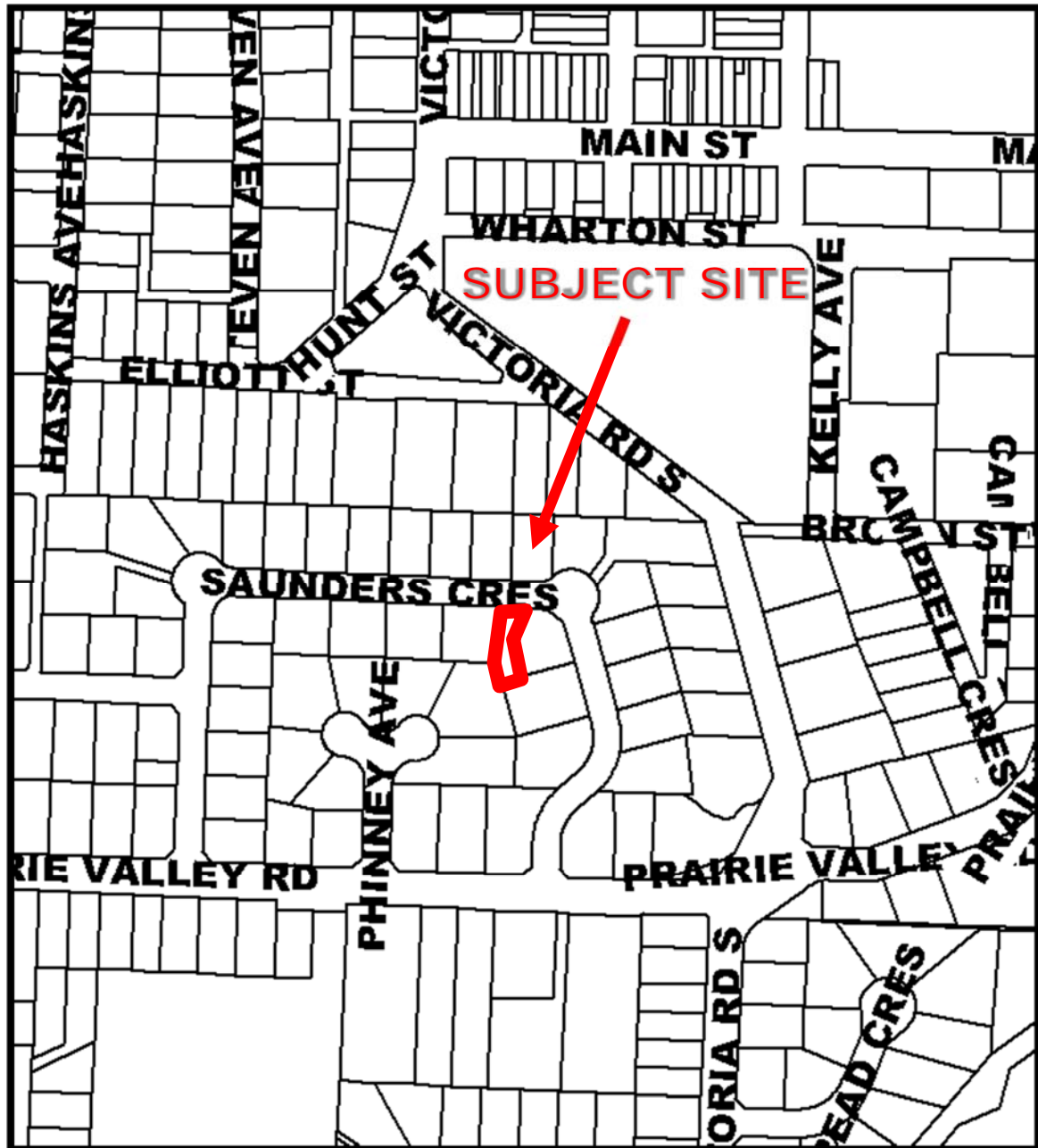
This application to amend the zoning bylaw is compatible with the OCP designation. The main reason for this proposed rezoning application is to increase the floor area ratio from 0.45 to 0.50. If approved, the proposed zoning change would allow for a slightly greater floor area of a house than what would be allowed by the current zoning.

Respectfully submitted,

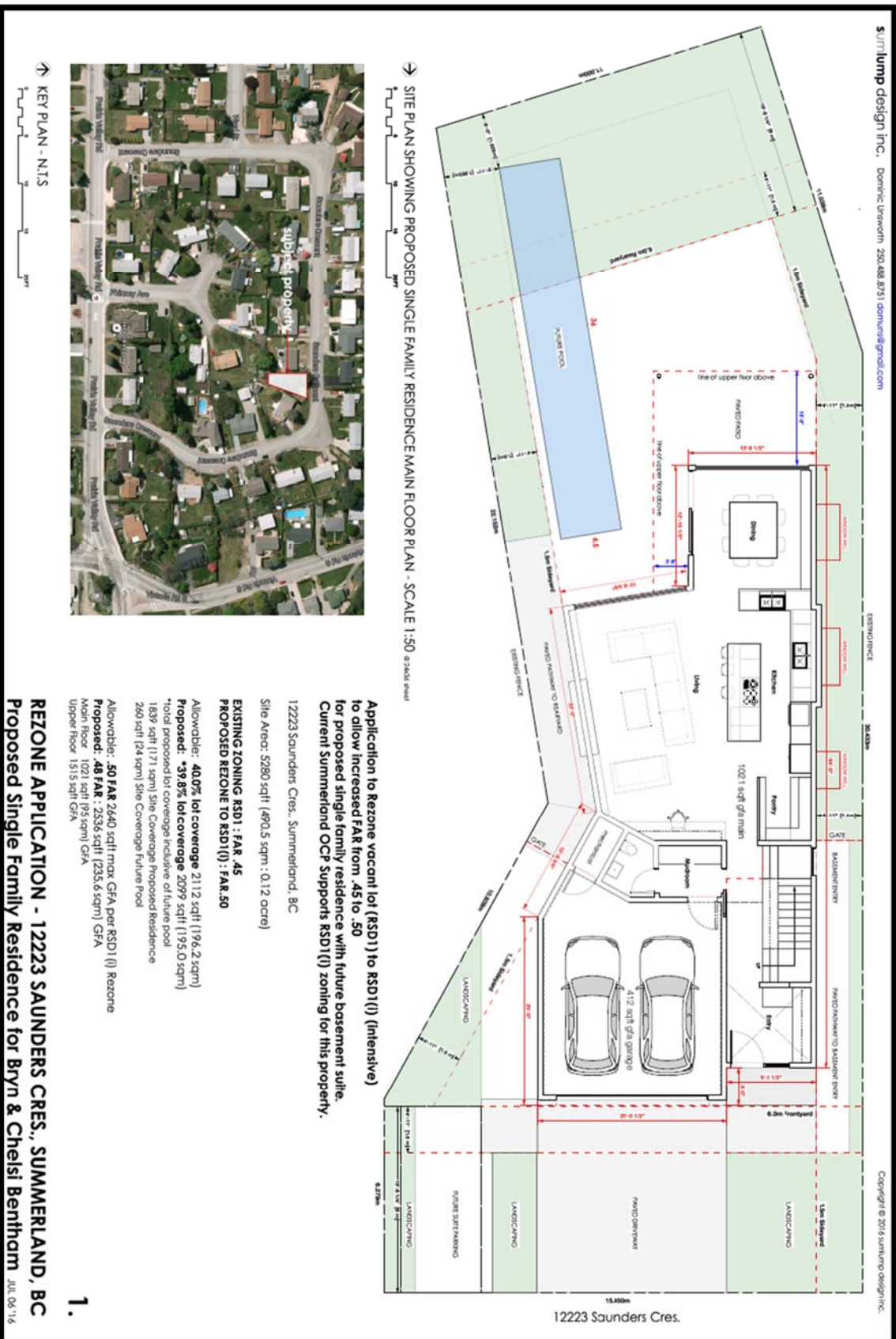


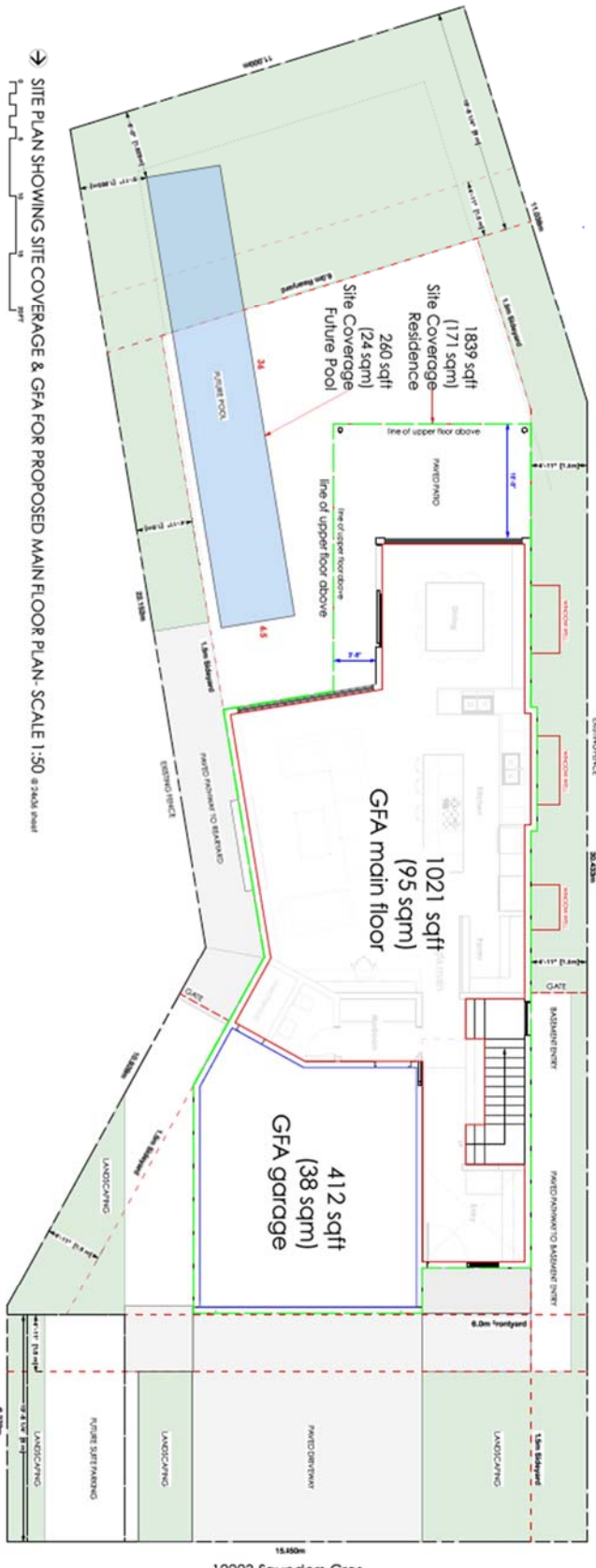
Alex Kondor, Development Planner

Schedule "A" – Site Sketch



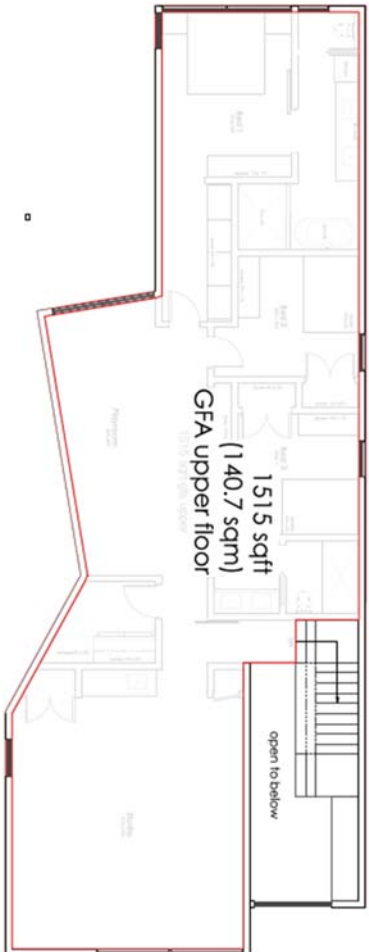
Schedule “B” – Proposed House Plans

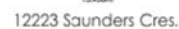




→ SITE PLAN SHOWING SITE COVERAGE & GFA FOR PROPOSED MAIN FLOOR PLAN. SCALE 1:50 @ 2x6x8 PANEL

→ GFA FOR PROPOSED UPPER FLOOR PLAN. SCALE 1:50 @ 2x6x8 PANEL





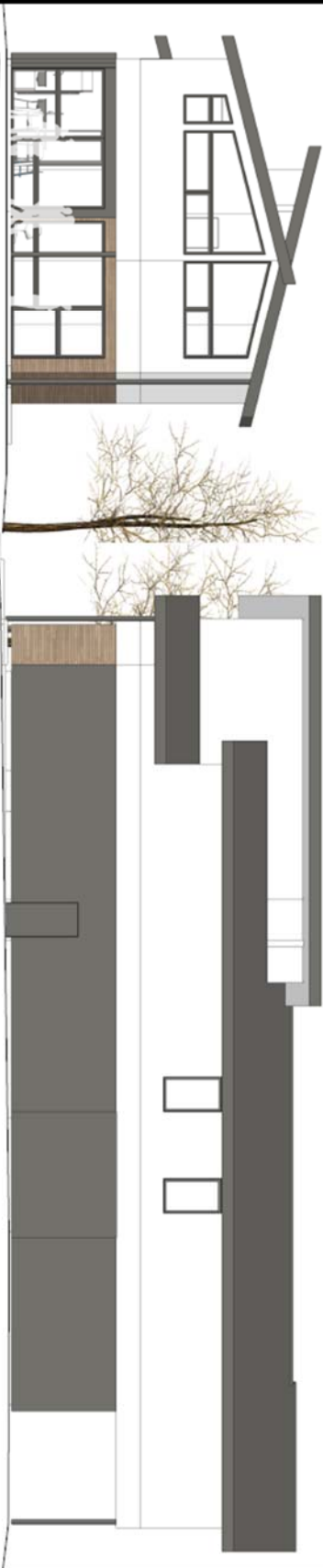
→ PROPOSED BASEMENT FLOOR PLAN / FUTURE SECONDARY SUITE - SCALE 1:50 @ 2'x10" sheet





↘ PROPOSED NORTH ELEVATION - FACING STREET - SCALE 1:50 @ 2x600 pixel

→ PROPOSED EAST ELEVATION - SCALE 1:50 @ 2x600 pixel



↗ PROPOSED SOUTH ELEVATION - SCALE 1:50 @ 2x600 pixel

← PROPOSED WEST ELEVATION - SCALE 1:50 @ 2x600 pixel

4. REZONE APPLICATION - 12223 SAUNDERS CRES., SUMMERLAND, BC