



THE CORPORATION OF THE
DISTRICT OF SUMMERLAND
COUNCIL REPORT

DATE: November 1st, 2017 File: ZON 2017-12
TO: Linda Tynan – Chief Administrative Officer
FROM: Alex Kondor, MCIP, RPP – Development Planner
SUBJECT: Rezoning Application Lot 2, DL 488, ODYD, Plan 12916 (905 Wharf Street)

STAFF RECOMMENDATION:

That Council pass the following resolutions:

1. *THAT Zoning Bylaw Amendment (905 Wharf Street) Bylaw No. 2017-035 to rezone the subject property from RSD3 – Residential Estate Lot Zone to RSD2 – Residential Large Lot Zone be introduced and given first and second readings.*
2. *THAT a Public Hearing be scheduled for December 11th 2017 to receive public feedback on Bylaw No. 2017-035.*

PURPOSE:

To consider an application for rezoning to allow for the subdivision of the property located at 905 Wharf Street.

BACKGROUND AND DISCUSSION:

The subject property has an Official Community Plan (OCP) designation of Low Density Residential and is zoned RSD3 – Residential Estate Lot Zone. The applicants have applied to rezone the subject property to RSD2 – Residential Large Lot Zone for the purpose of subdividing the property into two lots. The owners have submitted a preliminary subdivision plan along with their rezoning application (see Figure 1. and 2).

The proposed rezoning of the subject property would allow for the subdivision of the land into at least two parcels. Given the lot size a 3rd potential lot may be possible if the property is rezoned. The proposed lots would be slightly smaller than the existing lots in the area. The surrounding properties are currently zoned a mix of RSD2 and RSD3. The proposed zone is consistent with the existing Low Density Residential (LDR) Official Community Plan designation.

The proposed density conforms to the existing OCP land use designation of Low Density Residential (LDR). Specifically, the OCP states the District of Summerland seeks to increase densities in areas designated LDR from about 4 units per hectare (1.5 units per acre) up to 22 units per hectare (9 units per acre) to more efficiently use serviced land, and increase transit potential (OCP Section 7.4.1). The proposed density of the subject site is equivalent to 9 units per hectare (4 units per acre).

The proposed infilling would also be in-line with the Community Plan Goals (Section 4.2) and Growth Management Strategy (Section 6.0) of the OCP. Specifically, a community goal of the

OCP is to provide for a range of housing types, densities and affordability levels within the designated Urban Growth Area to address the needs of current and future residents (OCP Section 4.2.6). The District of Summerland Growth Management Strategy was established with an emphasis on supporting infill development to limit urban sprawl and associated environmental and financial costs of growth. A District objective is to promote infill development and selective intensification of land uses within existing urban areas being respectful of existing uses and ecological values (OCP Section 6.2.2.8).

CIRCULATION COMMENTS:

The application will be circulated to neighbouring properties within 30m of the subject site. The application has been presented to the Advisory Planning Commission (APC) at their meeting September 29th, 2017 to obtain a recommendation to Council. The APC passed the following resolution:

THAT the application be supported.

This application has been circulated to Telus, Fortis, and Shaw Cable and the Ministry of Transportation and Infrastructure. No concerns have been raised to date. The application has been reviewed with District departments. No concerns have been expressed in the Works and Utilities, Recreation, Parks, Finance, Administration and Fire Departments. If the rezoning is approved, subdivision approval would be required prior to a new lot being created and a Building Permit would be required prior to beginning construction.

At the subdivision stage the District's Works and Utilities Dept. has noted that road dedication and frontage improvements including curb, gutter, and drainage provision would be required. The approximate cost of a new sewer system is estimated to be approximately \$60,000 due to anticipated de-watering and excavation costs at this location.

LEGISLATION AND POLICY:

- Local Government Act
- Official Community Plan 2014-002
- Zoning Bylaw 2000-450

CONCLUSION:

The proposed rezoning application, if approved would allow for the subject property to be subdivided into at least two (potentially 3) residential properties.

OPTIONS:

1. Pass a motion denying the application.
2. Refer back to staff for other options.

Respectfully submitted,



Alex Kondor MCIP, RPP
Development Planner

Reviewed by:



**Dean Strachan MCIP, RPP
Director of Development Services**

Approved for Agenda


Linda Tynan, CAO

Figure 1

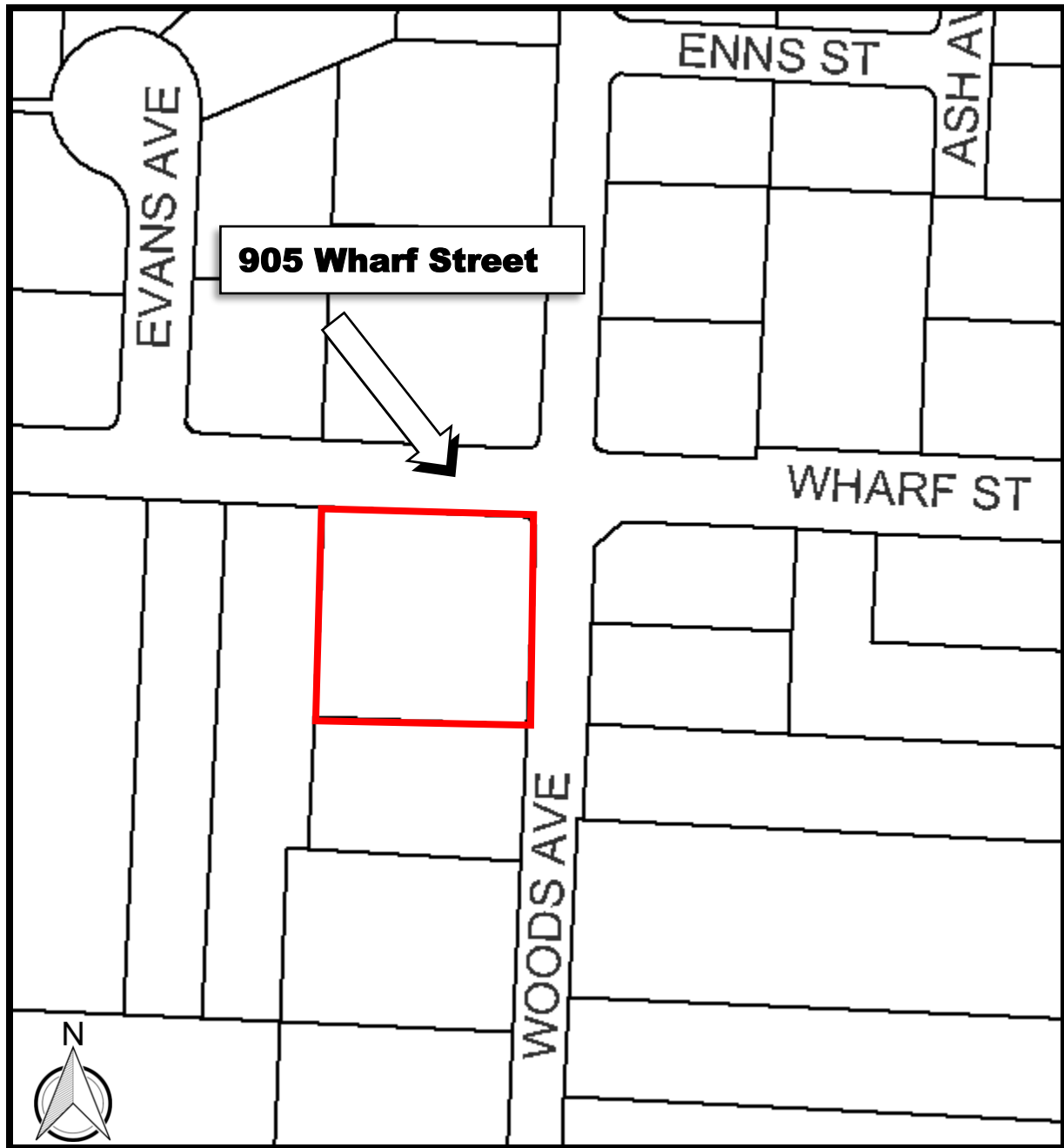


Figure 2

