

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: July 19, 2021
RE: Zoning Amendment – 105 Titanium Way

ISSUE

An application to amend the zoning of Condominium 183 Plan CC183 LTO YT located at 105 Titanium Way to allow for additional live/work caretaker suites.

REFERENCE

- *Official Community Plan (2010)*
- *Zoning Bylaw 2012-20*
- *Marwell Plan (2018)*
- *Commercial Industrial Land Study (2020)*
- *Bylaw 2021-26*
- Location Map

HISTORY

The City has received an application to amend the zoning of 105 Titanium Way in Marwell. The subject lot is 0.37 ha, and the current zoning is CIMx(a) – Mixed Use Commercial/Industrial (modified). There is an existing building in the southern half of the subject lot, which has a caretaker suite. The current zoning permits one caretaker residence per lot. The applicant requests a rezoning to permit three additional live/work caretaker units for a second building on the subject lot.

The City's Development Review Committee (DRC) reviewed the proposal on June 2, 2021, and raised concerns about the appropriateness of allowing residential uses in a primarily industrial area. The DRC recommended that multiple caretaker units are only suitable when configured as live/work units, where the residential portion of the unit has a direct connection to the business – an owner/employee living and working within the same unit. The DRC comments have been addressed in section 10.4.8a)1) of the proposed bylaw that requires that caretaker residences provide direct, private and internal access to one or more of the primary use(s).

ALTERNATIVES

1. Proceed with the zoning amendment under the bylaw process.
2. Do not proceed with the zoning amendment.

ANALYSIS

Proposed Development

The subject lot is located on Titanium Way, close to Tungsten Road in Marwell. The lot is part of the Titanium Way development, which primarily comprises smaller sized serviced commercial/industrial lots (approximately 0.2 ha each) targeted towards compact multi-unit light industrial, office and service commercial uses.

The existing building within the subject lot includes a similar configuration – a multi-unit building with offices and light industrial shops and includes a caretaker residence. The proposed development is intended to replicate the existing building, but with three live/work units which can allow the owner or employee(s) to reside in the same unit as the business.

Live/work arrangements are fast emerging as a desirable form of development that may be suited to the non-family segment (couples without children, single persons, etc.) as long as the residential uses remain secondary to the primarily commercial/industrial nature of the area.

Persons choosing to live in these units are expected to understand the limitations of living in a commercial/ industrial area and not expect the same level of amenities and services as a residential neighbourhood.

Official Community Plan (OCP)

The *OCP* designation for the subject lot is Mixed-Use Industrial/Commercial, which is intended to encourage a mix of service-commercial and industrial uses. The *OCP* envisions gradual redevelopment within Marwell to encourage increased mixed-use commercial, office and light industrial uses, combined with more recreational amenities. The intent is to move away from traditional heavy and service industrial uses that have been historically prominent in the Marwell area.

The *OCP* defines 'live/work arrangements' as buildings that provide residential and commercial activity with the primary residents being the employees or owners of the business.

Policy 10.1.1 of the *OCP* allows the City to consider live/work arrangements in newer developments consistent with the street and neighbourhood scale. The newer developments on Titanium Way are comprised of more compact and less intensive office and clean industrial units which can be conducive to small dwelling live/work arrangements.

Zoning

The current zoning of the subject parcel is CIMx(a) – Mixed Use Commercial/Industrial (modified), which provides for for service commercial and clean industrial uses near the city centre. The *Zoning Bylaw* permits one caretaker residence per lot for on-site accommodation of the owner and/or employees of a business to provide care and oversight of the business.

The maximum allowable size of a caretaker residence as a secondary use under CIM zoning is 120 square metres. This size limitation is intended to discourage occupation by larger households that may require additional amenities such as playgrounds not readily available in Marwell, and generate concerns such as safety and nuisance issues (e.g noise, vibrations, air pollutants, vehicular movement). Larger caretaker residences (121 – 297 square metres) are also permitted as a conditional use.

The proposed amendment would allow for three additional caretaker units. The units would be designed as live/work units and allow business owners, young entrepreneurs and workers to save time and costs associated with housing and commuting to work, allow flexibility in working hours, make it easier to attract workers from outside the city and increase opportunities for co-working and collaboration between businesses in close proximity.

The proposed bylaw includes the following conditions to ensure that the caretaker residences do not interfere with the primary commercial and industrial purpose of the area:

- The caretaker residence will be connected internally to the primary business, with a direct connection through a staircase, hallway and/or a door;
- The maximum size of each caretaker residence will be capped at 100 square metres; and
- The caretaker suite and the unit with the business will be considered as one unit that cannot be subdivided into separate saleable entities through subdivision.

Marwell Plan (2018)

One of the overarching principles of the *Marwell Plan (2018)* is to support complementary live-work options, and the plan recommends allowing up to two caretaker residence on CIM-zoned lots along Titanium Way for supporting new and emerging businesses in Marwell. Since the subject lot was formed by consolidating two lots, allowing four caretaker residences on a double lot can fulfill the intent of the recommendation.

Commercial Industrial Land Study (2020)

The *Commercial Industrial Land Study (2020)* recommends allowing caretaker residences on compact, higher-value serviced CIM lots, provided that residential uses are secondary to the commercial/industrial use of the lot.

Conclusion

The proposed amendment to allow for three additional live/work caretaker suites is in line with the intent of the *OCP*, as well as the recommendations of the *Marwell Plan* and *Commercial Industrial Land Study*. It can offer opportunities for businesses to attract workers, provide flexible working hours and potentially save housing/commuting costs.

At the same time, it is important to recognize that the proposed development is in a primarily commercial/industrial area and any zoning amendment should ensure that caretaker residences remain secondary to the primarily commercial/industrial nature of the area.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	July 19, 2021
First Reading:	July 26
Newspaper Ads:	July 30 and August 6
Public Hearing:	September 13
Report to Committee:	October 4
Second and Third Reading:	October 12

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2021-26, a bylaw to amend zoning at 105 Titanium Way in the Marwell area to allow for additional live/work caretaker suites, be brought forward for consideration under the bylaw process.