

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: March 21, 2022
RE: Zoning Amendment – 1 Drift Drive

ISSUE

Application for a zoning amendment at 1 Drift Drive from RR – Restricted Residential Detached to RS – Residential Single Detached.

REFERENCES

- 2010 Official Community Plan
- Official Community Plan, Emerging Directions, 2021
- 2015 Sustainability Plan
- Strategic Plan Update 2020
- Zoning Bylaws 2012-20
- Locational Map (Appendix A)
- Current and Proposed Permitted Uses (Appendix B)
- Bylaw 2022-12 (Appendix C)

HISTORY

The owners of 1 Drift Drive in Copper Ridge have applied to rezone their property from RR – Restricted Residential Detached to RS – Residential Single Detached. Adjacent properties along Drift Drive are zoned RS (Appendix A). The RR zone only permits single detached housing on large serviced lots. The RS zone permits a broader range of housing options, including duplexes, triplexes, and residential care homes as primary uses and bed and breakfasts, and living and garden suites as secondary uses.

The owners of the subject lot have expressed intent to create a living suite, which necessitates a zone change. A living suite is a separate, self-contained dwelling unit within the house, such as a basement apartment.

In 2018, two adjacent properties at 112 and 114 North Star Drive successfully rezoned their lots to allow for living suites in their RR-zoned properties. Both amendments were approved by Council under Bylaw 2018-13.

On February 9, 2022 the rezoning application was reviewed by the Development Review Committee and no concerns were raised.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	March 21, 2022
First Reading:	March 28
Newspaper Ads:	April 1 and 8
Public Hearing:	April 25
Report to Committee:	May 16
Second and Third Reading:	May 24

41 **ALTERNATIVES**

- 42 1. Proceed with the amendment under the bylaw process.
43 2. Do not proceed with the amendment.

44 **ANALYSIS**

45 **Site Context**

46 The subject lot is on the corner of Drift Drive and North Star Drive, and is on the edge of
47 the RR zone. Lots south along Drift Drive and east along North Star Drive are zoned
48 RS. The subject lot fronts onto Drift Drive and is therefore more connected with the
49 zoning along that road, which is RS for all adjacent lots. Rezoning the lot to RS would
50 fit with the surrounding community.

51 **Official Community Plan, Sustainability Plan, and Strategic Plan Update 2020**

52 The subject lot is designated Residential – Urban in the Official Community Plan (OCP),
53 which allows for a variety of residential development in close proximity to services and
54 amenities. The property is located within walking distance of transit stops, parks, and
55 trails. OCP policies support living suites, including policy 5.1.3 which promotes a
56 compact development pattern city-wide to ensure existing infrastructure is used most
57 efficiently. Broader housing options provided in the proposed RS zone is supported by
58 policy 20.2.3, which states that the City shall create inclusive neighbourhoods by
59 providing a diversity of housing types that may be accessible to a wide range of people.

60 Additionally, under policy direction 5.4.1 in the OCP Emerging Directions, there are
61 renewed calls for pursuing “a compact development pattern that focuses higher density
62 residential growth within strategic locations”. The lot location is close to transit stops,
63 trails, greenspace, and other neighbourhood amenities which suggest a potential living
64 suite is appropriate in this area.

65 The City’s Sustainability Plan includes the specific strategy to “use planning, zoning,
66 and development tools to encourage or require inclusion of affordable housing and
67 support less expensive and denser housing.” Rezoning to RS allows the possibility for
68 additional housing, which allows for increased housing options. Allowing more flexible
69 zoning to permit living suites on the property also aligns with the City’s Strategic Plan
70 Update 2020 which lists “providing opportunities for housing” as a strategic priority.

71 **Zoning Bylaw**

72 The purpose of the RR zone is to provide single-detached housing on larger lots with a
73 restricted range of housing forms and uses. The RR zone only permits single-detached
74 housing and parks as the principal use (Appendix B). In comparison, the RS –
75 Residential Single Detached zone provides for a range of housing options, including
76 single detached homes, duplex, triplex and living suites as a secondary use.

77 The Zoning Bylaw regulations ensure living suites remain secondary to the principal
78 residence and have a low impact to the surrounding neighbourhood. A living suite on
79 the subject lot would likely have minimal impact to the surrounding neighbourhood from
80 a traffic, parking, or privacy perspective.

81 **ADMINISTRATIVE RECOMMENDATION**

82 THAT Council direct that Bylaw 2022-12, a bylaw to amend the zoning of 1 Drift Drive to
83 allow for a living suite, be brought forward for consideration under the bylaw process.