

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: August 1, 2022
RE: Zoning Amendment – 26 Azure Road

ISSUE

An application to amend the zoning of a portion of 26 Azure Road from RP – Residential Mobile Home Park to RS – Residential Single Detached.

REFERENCES

- [2020 KDFN Community Lands Plan](#)
- [2010 Official Community Plan](#)
- [2040 Draft Official Community Plan \(August 2022\)](#)
- [2022-2024 Strategic Priorities](#)
- [Zoning Bylaw 2012-20](#)
- Location Map (Appendix A)
- Proposed Zoning Amendment Bylaw 2022-30

HISTORY

The owners of 26 Azure Road, known as Benchmark Trailer Park (Trailer Park) which has existed since the early 1970s, have applied to rezone a portion of the property to RS – Residential Single Detached. The owners intend on subdividing the subject site to develop a single family dwelling on the new parcel which will be approximately 1,400 square metres in area.

The subject site is not currently being used and there is no intention for it to be used as a mobile home site in the Trailer Park's business plan as it is located away from the other sites and is not visibly associated with the Trailer Park. The current RP – Residential Mobile Home Park zoning allows for one single detached dwelling for the park owner or manager however the owners want to rezone and subdivide the subject site for mortgage lending purposes as it is difficult to obtain a mortgage on leased land. A free standing titled property will therefore facilitate securing a mortgage.

On May 25, 2022, the Development Review Committee reviewed the proposal raised a few concerns, which were subsequently addressed by the applicant through discussion with City Administration.

The subject site will need to be reclaimed as it was historically a septic field. There is a slope to the west of the subject site that will also require setbacks. The proposed dwelling will connect directly to the City's water network, requiring an easement with the Trailer Park to tie into its pump station. The reclamation of the subject site and slope setback requirements will be addressed through a development permit agreement.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	August 1, 2022
First Reading:	August 8, 2022
Newspaper Ads:	August 12 and August 19, 2022
Public Hearing:	September 12, 2022
Report to Committee:	October 3, 2022
Second and Third Reading:	October 11, 2022

ALTERNATIVES

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

ANALYSIS

Site Context

The Trailer Park is located west of the Alaska Highway between the Crestview neighbourhood and the Kulan industrial area (Appendix A):

- Kwanlin Dün First Nation (KDFN) Settlement Land Parcel C-9B is located across the Alaska Highway to the east and is zoned FN-FP – First Nations Future Planning. The KDFN Community Lands Plan indicates that it is a Type 2 Parcel and that KDFN intends to use it for revenue generation for the benefit of the KDFN community.
- Properties to the south of the Trailer Park are zoned RM – Residential Multiple Housing.

Rezoning the subject site to RS would not deviate from the existing residential uses in the surrounding community.

2010 Official Community Plan and Draft Official Community Plan (August 2022)

The Trailer Park is designated Residential – Urban in the Official Community Plan (OCP), which allows for a variety of residential development in close proximity to services and amenities. OCP policies support additional housing within existing residential areas. Policy 5.1.3 promotes a compact development pattern city-wide to ensure existing infrastructure is used most efficiently.

The City's proposed growth strategy to 2040 estimates that 8% of the dwelling units required in order to accommodate growth can be provided through intensification of non-urban core neighbourhoods. The proposal contributes to this intensification.

Zoning Bylaw

The purpose of the RS zone is to provide for single detached housing on urban lots with a broad range of residential uses. It permits several types of housing, including single detached, duplex, residential care homes, and triplex as well as garden and living suites as secondary uses.

Allowing the rezoning of the subject site would enable the owners of the Trailer Park to make use of the unused area for housing, other than for a mobile home which is not suitable in this location as noted above.

The RS zone was chosen as there is no other appropriate use or zone given the size and shape of the area. Rezoning to RS to allow the development of a dwelling is therefore considered the most efficient use of the area.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2022-30, a bylaw to amend the zoning of a portion of 26 Azure Road for the purpose of constructing a single family dwelling with a fee simple ownership, be brought forward for consideration under the bylaw process.