

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: September 6, 2022
RE: Zoning Amendment – 12 Sybil Circle

ISSUE

An application to amend the zoning at 12 Sybil Circle from RR – Restricted Residential Detached to RRx – Restricted Residential Detached (modified) to allow a garden suite as a secondary use.

REFERENCES

- [2010 Official Community Plan](#)
- [2040 Proposed Official Community Plan \(August 2022\)](#)
- [2022-2024 Strategic Priorities](#)
- [Zoning Bylaw 2012-20](#)
- Zoning Amendment Bylaw 2015-07
- Zoning Amendment Bylaw 2018-13
- Zoning Amendment Bylaw 2020-25
- Zoning Amendment Bylaw 2022-12
- Location Map (Appendix A)
- Proposed Zoning Amendment Bylaw 2022-37

HISTORY

The owners of 12 Sybil Circle have applied to rezone their property from RR – Restricted Residential Detached to RRx (modified) to allow a garden suite as a secondary use. A garden suite is a secondary dwelling unit located on a lot where the principal use is either single detached housing or a fee simple duplex. The current RR zone does not permit secondary suites.

In 2015, Phase 3 of Whistle Bend, which included the subject property, was redesigned to reduce the number of infrastructure connections along Casca Boulevard and to create a consistent look and feel to Casca throughout the neighbourhood. The design changed from having lots fronting Casca Boulevard and accessed by a lane to instead have lots front onto a local street. This redesign involved rezoning an area including the subject property from RCS – Comprehensive Residential Single Family to RR to provide a variety of housing options (Zoning Amendment Bylaw 2015-07). The RCS zone would have however allowed a garden suite on the subject property.

In 2016, City Administration issued an online survey to all RR property owners regarding the possible allowance of secondary suites in the RR zone. This was done to investigate the feasibility of a future zoning amendment that would allow secondary suites for all properties in the RR zone, in response to multiple inquiries. Approximately 25 per cent of

property owners completed the survey and of those who responded, approximately 55 per cent supported the initiative to allow secondary suites in the RR zone. Administration did not pursue any comprehensive changes to the RR zone at that time. Several standalone RR-zoned properties have however been successfully rezoned to allow secondary suites since then (Zoning Amendment Bylaws 2018-13, 2020-25, and 2022-12).

On July 27, 2022, the rezoning application was reviewed by the Development Review Committee (DRC) and DRC recommended that the allowance of secondary suites be applied equally to all RR-zoned lots. A comprehensive rezoning that would allow secondary suites on all RR-zoned properties is however not being considered at this time as the proposed OCP is anticipated to be adopted in the near future. After the adoption of the proposed OCP, the Zoning Bylaw will be reviewed and the requirements of the RR zone will be reconsidered at that time.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	September 6, 2022
First Reading:	September 12, 2022
Newspaper Ads:	September 16 and September 23, 2022
Public Hearing:	October 11, 2022
Report to Committee:	October 24, 2022
Second and Third Reading:	November 7, 2022

ALTERNATIVES

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

ANALYSIS

Site Context

The subject property is located near the intersection of Casca Boulevard and Sybil Circle in Whistle Bend (Appendix A). Properties to the west of the subject property, on the other side of the road, are zoned RCS2 – Comprehensive Residential Multiple Family 2 and RCM3 – Cottage Cluster Homes. East of the subject property is zoned PG – Greenbelt.

Rezoning the subject property to RRx (modified) to allow a garden suite would not contrast with the surrounding area. Garden suites are required to have a gross floor area of 100 m² or less and a height of 7.0 m or less and therefore can resemble accessory structures which are permitted in the zone.

2010 Official Community Plan, Proposed Official Community Plan (August 2022) and 2022-2024 Strategic Priorities

The subject lot is designated as Residential – Urban in the 2010 Official Community Plan (OCP), as well as the proposed 2040 OCP, which allows for a variety of residential development in close proximity to services and amenities. The rezoning will align with the intent of the OCP policies which promote a compact development pattern city-wide to ensure existing infrastructure is used most efficiently. The rezoning also aligns with policies

supporting the creation of inclusive neighbourhoods by providing a diversity of housing types that may be accessible to a wide range of people.

The proposal also aligns with Council's 2022-2024 Strategic Priority to improve housing supply and to ensure a variety of housing within the City.

Zoning Bylaw

The purpose of the RR zone is to provide single-detached housing on larger lots with a restricted range of housing forms and uses. It only permits single-detached housing and parks as principal uses and accessory buildings and minor home based businesses as secondary uses. The RR zone has been in place since 1991 and places emphasis on larger, more exclusive lots. It was created before the promotion of dense and compact development became a planning best practice.

The Zoning Bylaw regulations ensure garden suites remain secondary to the principal residence and have a low impact to the surrounding neighbourhood. A garden suite on the subject property would have minimal impact to the surrounding neighbourhood from a residential character, traffic, parking, or privacy perspective considering the required maximum gross floor area and height which limit the amount of people able to be accommodated by this secondary use.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2022-37, a bylaw to amend the zoning of 12 Sybil Circle, to allow a garden suite as a secondary use, be brought forward for consideration under the bylaw process.