

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: November 21, 2022
RE: Zoning Amendment – 19 Drift Drive

ISSUE

An application to amend the zoning at 19 Drift Drive from RR – Restricted Residential Detached to RS – Residential Single Detached to allow a living suite as a secondary use.

REFERENCES

- [2010 Official Community Plan](#)
- [2040 Proposed Official Community Plan \(November 2022\)](#)
- [2022-2024 Strategic Priorities](#)
- [Zoning Bylaw 2012-20](#)
- Zoning Amendment Bylaw 2018-13
- Zoning Amendment Bylaw 2020-25
- Zoning Amendment Bylaw 2022-12
- Location Map (Appendix A)
- Proposed Zoning Amendment Bylaw 2022-48

HISTORY

The owner of 19 Drift Drive has applied to rezone their property from RR – Restricted Residential Detached to RS – Residential Single Detached to allow a living suite as a secondary use. The owner would like to rezone in order to address an existing non-complying use. A living suite is a separate, self-contained, dwelling unit within a single detached house. The current RR zone does not permit secondary suites.

Several standalone RR-zoned properties have been successfully rezoned to allow secondary suites (Zoning Amendment Bylaws 2018-13, 2020-25, and 2022-12).

On May 25, 2022, the rezoning application was reviewed by the Development Review Committee (DRC) and the DRC noted that the proposal, as shown on plans, did not comply with Zoning Bylaw requirements for living suites in the RS zone. The proponent therefore revised their proposed drawings to demonstrate that a living suite could be accommodated on the property.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	November 21, 2022
First Reading:	November 28, 2022
Newspaper Ads:	December 2 and December 9, 2022
Public Hearing:	January 16, 2023
Report to Committee:	February 6, 2023
Second and Third Reading:	February 13, 2023

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 at the intersection of Drift Drive and Winze Place in Copper Ridge (Appendix A). Properties to the north of the subject property on Drift Drive are zoned RS as well as properties on the other side of the road to the east. Properties along Winze Place are zoned RR. As previously noted, three RR-zoned properties, 1 Drift Drive, 112 North Star Drive, and 114 North Star Drive, were rezoned to allow living suites. All three rezoned properties are in close proximity to the subject property. Rezoning the subject property to RS to allow a living suite would therefore not contrast with the surrounding area.

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

The subject property 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 developments in close proximity to services and amenities. The rezoning aligns with the broad support in the OCP for increasing the housing stock in existing neighbourhoods.

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.

Rezoning to RS would allow a living suite as a secondary use in addition to a greater variety of housing including duplexes, and triplexes. A living 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 of 100 m² which limits the number of people able to be accommodated by this secondary use. The Zoning Bylaw provisions ensure living suites remain secondary to the principal residence and have a low impact to the surrounding neighbourhood.

The Zoning Bylaw rewrite scheduled to start in 2023 following the adoption of the 2040 OCP will include a review of the current restriction on living suites in the RR zone.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2022-48, a bylaw to amend the zoning of 19 Drift Drive, to allow a living suite as a secondary use, be brought forward for consideration under the bylaw process.