

## ADMINISTRATIVE REPORT

<b>TO:</b> Council
<b>FROM:</b> Administration
<b>DATE:</b> November 28, 2022
<b>RE:</b> Zoning Amendment - 12 Sybil Circle – For information only

### ISSUE

Supplementary information on 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

- [Zoning Bylaw 2012-20](#)
- Proposed Zoning Amendment Bylaw 2022-37

### HISTORY

The owner of 12 Sybil Circle applied to rezone their property from RR – Restricted Residential Detached to RRx – Restricted Residential Detached (modified) to allow a garden suite as a secondary use.

A public hearing for this item was held on October 11, 2022. One written submission with concerns was received. The concerns were regarding privacy, and impacts to the residential character, sunlight, and property values.

On November 14, 2022, Planning Committee accepted Administration’s recommendation to bring forward the following amendments to the proposed Zoning Amendment Bylaw 2022-37:

- To prohibit garden suite entryways, doorways, and windows from facing the side yard property lines; and
- To restrict the maximum height of the garden suite to 6.0 m.

The Planning Committee requested Administration undertake additional research in regards to the applicant’s willingness to build within the 6.0 m recommendation or whether data from a sun shadow analysis should be provided prior to Council’s consideration through the bylaw process.

### ANALYSIS

Administration completed a sun shadow analysis once it confirmed the applicant’s preference to build a garden suite of up to 7.0 m. The building setbacks used in the shadow analysis meet minimum Zoning Bylaw requirements and the building footprint is consistent with the proposal provided by the applicant. The results of the analysis show that there is negligible difference from a shadow perspective between a garden suite with a height of 6.0 m and 7.0 m on the subject property.

However, the sun shadow analysis does not change the recommendation accepted by the Planning Committee that the bylaw be amended at second reading to address privacy

concerns. It remains Administration's view that the maximum building height of a garden suite should be consistent with the building height allowances for accessory structures within this zone. Per the Zoning Bylaw, garden suites are permitted to be up to 7.0 m in height while accessory structures are only permitted to be up to 6.0 m.

Also for privacy reasons, as previously recommended, the bylaw should be amended to prohibit garden suite entryways, doorways, and windows from facing the side yard property lines in order to maintain the privacy of neighbours.