

## ADMINISTRATIVE REPORT

<b>TO:</b> Planning Committee
<b>FROM:</b> Administration
<b>DATE:</b> January 23, 2023
<b>RE:</b> Zoning Amendment – 10 Finch Crescent

### ISSUE

An application to amend the zoning at 10 Finch Crescent from RR – Restricted Residential Detached to RRx – Restricted Residential Detached (Modified) to allow for a one storey ground level living suite as a secondary use and increase the maximum site coverage from 35 per cent to 40 per cent.

### REFERENCES

- [2010 Official Community Plan](#)
- [2040 Proposed Official Community Plan \(November 2022\)](#)
- [2022-2024 Strategic Priorities](#)
- [Zoning Bylaw 2012-20](#)
- Zoning Bylaw Amendment 2017-29
- Zoning Bylaw Amendment 2018-13
- Zoning Bylaw Amendment 2020-25
- Zoning Bylaw Amendment 2022-12
- Location Map (Appendix A)
- Proposed Zoning Bylaw Amendment 2023-01

### HISTORY

The owners of 10 Finch Crescent have applied to rezone their lot from RR to RRx (Modified) to allow a living suite as a secondary use and increase the maximum site coverage from 35 per cent to 40 per cent. The increased site coverage will support the construction of a one storey ground level living suite. A living suite is a separate, self-contained dwelling unit within a house. The current RR zone does not permit living suites.

Several standalone RR-zoned properties have been successfully rezoned since then to allow secondary suites (Zoning Amendment Bylaws 2018-13, 2020-25, 2022-12, and 2022-37).

On May 4, 2022, the Development Review Committee reviewed the proposal and recommended special modifications to the RR zone as opposed to rezoning to the RS – Residential Single Detached zone. Administration continued discussion with the applicant to develop the proposed zoning amendment.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	January 23, 2023
First Reading:	January 30, 2023
Newspaper Ads:	February 3 and February 10, 2023
Public Hearing:	February 27, 2023
Report to Committee:	March 20, 2023
Second and Third Reading:	March 27, 2023

### **ALTERNATIVES**

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

### **ANALYSIS**

#### **Site Context**

The subject lot is on the corner of Finch Crescent and Magpie Road and is currently undeveloped (Appendix A). Properties to the west along Magpie Road, to the north along Finch Crescent, and across the street are zoned RS. Living suites are permitted in the RS zone and the maximum site coverage is 40 per cent as opposed to a maximum site coverage of 35 per cent in the RR zone. On the subject lot, increasing the maximum site coverage to 40 per cent would allow for up to approximately 48 m<sup>2</sup> of additional site coverage. Rezoning the subject lot to RR with special modifications to allow a one storey ground level living suite and to increase the maximum site coverage to 40 percent would therefore fit with the surrounding area.

#### **2010 Official Community Plan and Proposed Official Community Plan (November 2022)**

The subject lot is designated as Residential – Urban in the 2010 Official Community Plan (OCP), as well as in 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 owners require a larger building footprint in order to construct a ground level living suite with no stairs in order to facilitate aging in place. The proposed OCP supports the consideration of the needs of residents at different life stages and circumstances and facilitating aging in place.

#### **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. Accessory buildings and minor home based businesses are permitted as secondary uses.

The RR zone has been in place since 1991 and places emphasis on larger, more exclusive use lots. It was created before the promotion of dense and compact development became a planning best practice. Dwellings in the RR zone are required to be 6.0 m in width, requiring them to be larger, so they typically have sufficient area to support a living suite.

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

In addition, by only allowing special modifications for a one storey ground level living suite and increase to the maximum site coverage, the intent of the RR zone to restrict a range of permitted residential housing forms and associated uses will be maintained in this location.

Zoning provisions regarding living suites will be a topic of discussion of the Housing and Land Advisory Committee in 2023 as well as the Zoning Bylaw rewrite in 2023/2024.

#### **ADMINISTRATIVE RECOMMENDATION**

THAT Council direct that Bylaw 2023-01, a bylaw to amend the zoning of 10 Finch Crescent from RR – Restricted Residential Detached to RRx – Restricted Residential Detached (Modified), be brought forward for consideration under the bylaw process.