



STAFF REPORT

TO: Council **MEETING DATE:** March 20, 2018
FROM: Lesley-Ann Staats
Director of Planning **FILE NO:** [3900-20-1065]
SUBJECT: Update – Eagleview Heights Amendment Bylaw No. 1065-41, 2018 for
Consideration of First Reading

RECOMMENDATIONS

THAT the report titled Update – Eagleview Heights Amendment Bylaw No. 1065-41, 2018 for Consideration of First Reading be received;

On March 6, 2018, the Committee of the Whole reviewed a proposed *Eagleview Heights Amendment Bylaw No. 1065-41, 2018* and made a recommendation to forward the bylaw to Council for First Reading. The bylaw proposes rezoning 464 Eaglecrest Drive from Single Family Residential Zone 1 (R-1) to Cluster Residential Zone 2 (RCL-2). The intent of the zone is to permit multi-unit housing in a single-detached form, within a floor space ratio of 0.6-0.75 as described in the OCP.

Since the Committee of the Whole meeting, staff have updated to the bylaw for clarity and consistency with the Official Community Plan (OCP) wording for Council's consideration of First Reading. The updated *Eagleview Heights Amendment Bylaw No. 1065-41, 2018* is enclosed as Attachment A. The updated bylaw includes a definition of Floor Space Ratio (FSR) and a revised density. The initially proposed "45 units per hectare" provision has been deleted and is replaced by an FSR of 0.6-0.75.

The OCP notes that "Floor Space Ratio (FSR) is the ratio of the total floor area of buildings to the area of the site or lot upon which the buildings is proposed to be located". It further notes that "floor space ratio limits apply to the net surface area for individual properties, exclusive of areas that would be dedicated for roads, parks, etc." Staff considers existing bylaw definitions of gross floor area and lot area are sufficient.

Gross floor area and lot area are defined in the Zoning Bylaw as:

"GROSS FLOOR AREA" means the sum of the horizontal areas of each storey of a building measured from the interior faces of the exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The measurement is exclusive of basement areas used only for storage or service to the building, unfinished attic space, attached garages, carports, breezeways, porches, balconies, exit stairways, corridors, and terraces. In the case of apartments, public

corridors, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

“LOT AREA” means the total horizontal area within the lot lines of the lot, but excluding:

- (i) sloping portions of the lot having a slope of more than 50%, over a horizontal distance of 6.0 m (19.7 ft) or more;
- (ii) land covered by the surface of water, as defined by its high water mark;
- (iii) portions of the land in easement for major electrical or other energy transmission lines; and,
- (iv) portions of a panhandle lot within “panhandle” portion of the lot.

The proposed definition of FSR is as follows:

“FLOOR SPACE RATIO” means a ratio calculated by *gross floor area* of buildings divided by the *lot area* upon which the buildings are located.

Next Steps – Process

The next steps in the rezoning process include:

- First Reading of the Bylaw
- Public Information Meeting hosted by the Town
- Affordable Housing and Community Amenity Contribution
- Second Reading of the Bylaw
- Public Hearing
- Third Reading of the Bylaw
- Covenants registered and/or conditions of the rezoning addressed
- Fourth Reading / Adoption
- Development Permit issuance
- Building Permit issuance

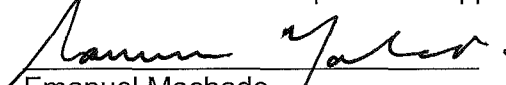
Respectfully Submitted,



Lesley-Ann Staats, MCIP, RPP
Director of Planning

CHIEF ADMINISTRATIVE OFFICER’S COMMENTS:

I have reviewed the report and support the recommendation(s).



Emanuel Machado
Chief Administrative Officer

TOWN OF GIBSONS

BYLAW NO. 1065-41

A Bylaw to amend *Town of Gibsons Zoning Bylaw No. 1065, 2007*

WHEREAS the Council for the Town of Gibsons has adopted *Zoning Bylaw No. 1065, 2007*;

AND WHEREAS the Council for the Town of Gibsons deems it desirable to amend *Town of Gibsons Zoning Bylaw No. 1065, 2007*;

NOW THEREFORE the Council for the Town of Gibsons, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "*Eagleview Heights Zoning Amendment Bylaw No. 1065-41, 2018.*"
2. *Town of Gibsons Zoning Bylaw No. 1065, 2007*, is amended as follows:
 - a. Altering the zoning designation of Block 9 Except: Firstly; Part in Reference Plan 18037, Secondly; Part Subdivided by Plan LMP21605, District Lot 1328 Group 1 New Westminster District Plan 4014 from Single-Family Residential Zone 1 (R-1) to Cluster Residential Zone 2 (RCL-2) on Schedule A to Bylaw No. 1065 as shown in Schedule A, attached to and forming part of this bylaw;
 - b. Inserting Cluster Residential Zone 2 (RCL-2) regulations in appropriate alphabetical and numerical order under Part 9 as follows:

"CLUSTER RESIDENTIAL ZONE 2 (RCL-2)

Application and Intent

The regulations of this zone shall apply to the use of land, buildings, and structures within Cluster Residential Zone 2 (RCL-2), as shown on the map attached as Schedule A to this bylaw. The intent of the RCL-2 zone is to permit multi-unit housing in a single-detached form, while preserving open space.

Permitted Principal Uses

- (1) Apartment use;
- (2) Townhouses;
- (3) In conjunction with townhouses, one secondary suite per townhouse unit permitted by Section 809 of this Bylaw;

Permitted Accessory Uses

- (1) Off-street parking and loading;
- (2) Accessory buildings permitted by Sections 413-420;
- (3) A community care use licensed as a day care for children;
- (4) Home Occupation permitted by Section 805 of this Bylaw.

Density

- (1) The minimum floor space ratio is 0.6;
- (2) The maximum floor space ratio is 0.75;
- (3) The maximum number of dwelling units in an apartment building is six (6).

Minimum Lot Area

- (1) The minimum lot area shall be 2000.0 m² (21,527 ft²).

Minimum Lot Width

- (1) The minimum lot width shall be 15.0 m (49.2 ft), or 20.0 m (65.6 ft) if not served by a rear lane.

Setbacks and Other Siting Regulations

- (1) Except as otherwise permitted or required by Sections 403, 413-420 and Part 5, the following minimum setbacks apply:

- | | |
|-----------------------------|------------------|
| (a) front lot line: | 3.0 m (9.8 ft); |
| (b) interior side lot line: | 3.0 m (9.8 ft); |
| (c) exterior lot line: | 3.5 m (11.5 ft); |
| (d) rear lot line: | 3.5 m (11.5 ft); |

- (2) The minimum distance between apartment buildings shall be 3.5 m (12 ft).

Maximum Lot Coverage for Impermeable Surfaces

- (1) For the purposes of calculating lot coverage, underground parking structures are deemed to be impermeable surfaces in this zone and therefore constitute lot coverage, unless they are covered with at least 450 mm of topsoil.
- (2) The maximum lot coverage shall be 50%.

Maximum Height of Buildings

- (1) Except as otherwise permitted or required by Part 5, a principal building must not exceed a building height of 8.5 m (27.9 ft);

- (2) For the purpose of calculating building height, elevator and stair access from the street for two buildings per lot shall be exempt from building height calculations provided that such structures occupy no more than 18% of the surface of the roof and do not exceed a height of 3.0 m (9.8 ft) as measured from the centreline of the travelled surface of the abutting street or lane.

Off-Street Parking and Loading Spaces

- (1) Off-street, parking and loading spaces must be provided and maintained as required by Part 6.

Landscaping

- (1) All portions of a lot not covered by buildings and paved surfaces must be landscaped and maintained as required by Section 405.”

- c. Adding the following definition to Section 201 in alphabetical order:

“FLOOR SPACE RATIO” means a ratio calculated by gross floor area of buildings divided by the lot area upon which the buildings are located.

- d. Making such consequential alterations and annotations as are required to give effect to this amending bylaw, including renumbering of the Zoning Bylaw.

READ a first time the	#####	day of MONTH ,	YEAR
READ a second time the	#####	day of MONTH ,	YEAR
PUBLIC HEARING held the	#####	day of MONTH ,	YEAR
READ a third time the	#####	day of MONTH ,	YEAR
APPROVED PURSUANT TO SECTION 52 OF THE TRANSPORTATION ACT the	#####	DAY OF MONTH ,	YEAR
ADOPTED the	#####	DAY OF MONTH ,	YEAR

Wayne Rowe, Mayor

Selina, Williams, Corporate Officer