



STAFF REPORT

TO: Planning Committee **MEETING DATE:** March 3, 2020

FROM: Director of Planning
 Planning Consultant **FILE NO:** ZA-2019-04, OCP-2013-03

SUBJECT: **Proposed Three Family Dwelling and Garden Suite Area for the Davis Road and Poplar Lane Area**

RECOMMENDATIONS

THAT the report titled **Proposed Three Family Dwelling and Garden Suite Area for the Davis Road and Poplar Lane Area** be received;

AND THAT Council gives OCP Amendment Bylaw 985-25, 2020, to change the Land Use Designation and Development Permit Area for the Davis Road and Poplar Lane area, First Reading;

AND THAT Council gives Zoning Amendment Bylaw 1065-54, 2020, to rezone the Davis Road and Poplar Lane area to a new RM-7 zone to allow for a three-family dwelling and extend the Garden Suite Area to this area, First Reading;

AND THAT pursuant to Section 477 of the *Local Government Act*, Council has considered *Official Community Plan Amendment Bylaw No. 985-25, 2020* in conjunction with the Town's Financial Plan and waste management plans;

AND FURTHER THAT a Public Information Meeting be held to receive feedback on the proposed bylaws prior to Second Reading being given and a Public Hearing being scheduled.

BACKGROUND / PURPOSE

A rezoning application was received from the owners of 931 Davis Road to convert the detached garage at the rear of their property to a Garden Suite and permit three dwellings units within the existing principal dwelling on the property.

On December 17, 2019 the Planning and Development Committee received a staff report regarding the subject proposal and passed recommendations that were adopted at the January 14, 2020 Council meeting as follows:

R2020-05 Proposal for a Three Family Dwelling and Garden Suite at 931 Davis Road

THAT Council directs staff to prepare an OCP Amendment Bylaw to change the Land Use Designation and Development Permit Area, and prepare a Zoning Bylaw Amendment to allow for a three-family dwelling and a Garden Suite at 931 Davis Road;

AND THAT Council directs staff to prepare an OCP Amendment Bylaw to change the Land Use Designation and Development Permit Area in the Davis Road and Poplar Lane area, and prepare a Zoning Amendment Bylaw to extend the Garden Suite Area to cover the Davis Road and Poplar Lane area.

The first Committee recommendation to rezone 931 Davis Road was addressed by a staff report considered at the January 28, 2020 Council meeting where First and Second Readings were provided to zoning and OCP amendment bylaws. These bylaws were the subject of a Public Hearing on February 18, 2020.

This current staff report addresses the above second Committee recommendation to amend the OCP and amend the Zoning Bylaw for the broader Davis Road and Poplar Lane area.

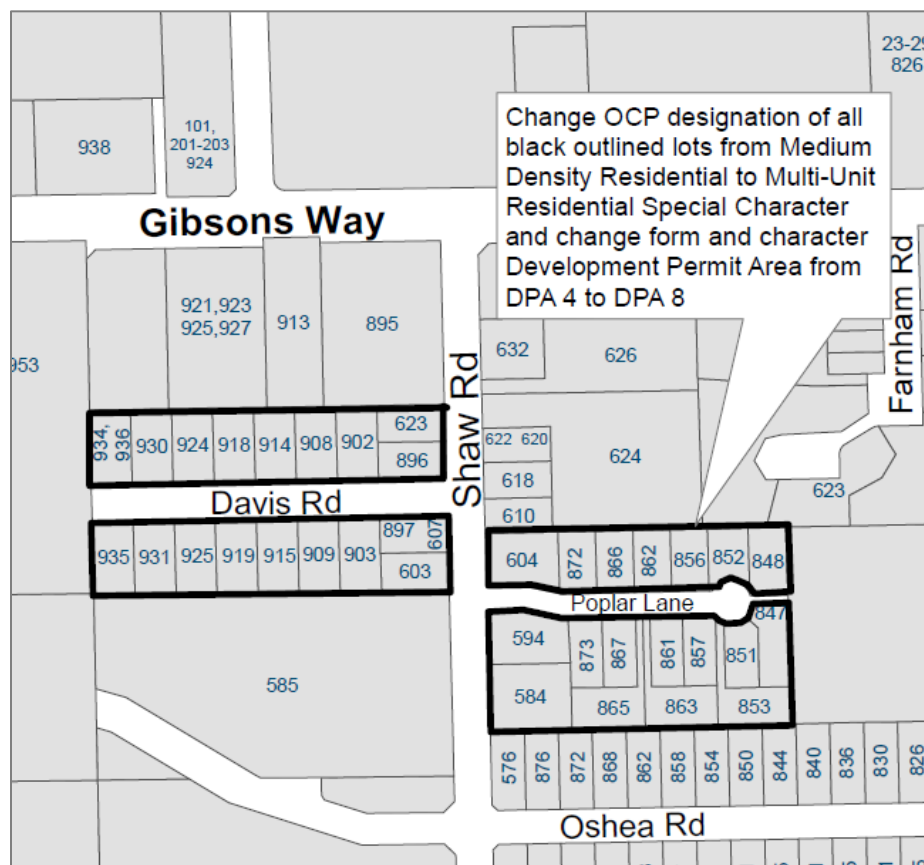


Figure 1 – Proposed Area of OCP Zoning Amendments

DISCUSSION

A Zoning Amendment and an OCP Amendment are proposed to both permit three dwelling unit buildings and to extend the Garden Suite Area to include the lots in the Davis Road and Poplar Lane area as discussed above. The proposed OCP and Zoning Amendment bylaws include the same provisions included in the bylaw amendments for 931 Davis Road, but are applicable to the broader area shown in Figure 1.

Official Community Plan

The properties in the area are designated Medium Density Residential which permits rezoning applications to be submitted for projects with townhouses, stacked townhouses and two to four storey apartment buildings. The Land Use Designation would be required to be changed to permit the three dwelling units within existing principal dwellings and the Garden Suite.

Through the OCP update in 2015, the Land Use Designation for the Davis Road and Poplar Lane area was changed from Single Family Residential to Medium Density Residential due to its location in close proximity to the higher density, mixed-use development along Gibsons Way.

The subject OCP Bylaw amendment would yield an approximate density of 45 units per hectare (uph) on the larger lots such as 931 Davis Road and up to 58 uph on the smallest lots in the Davis Road – Poplar Lane Area.

Given the proposed form of building and density, the proposed OCP Amendment Bylaw 985-25 changes the Land Use Designation to Multi-Unit Residential Special Character. This designation now permits single-detached building forms with generally 20 to 25 units per hectare (uph) and 25 to 40 uph for multiple-unit residential buildings. This designation currently applies to the residential properties fronting Marine Drive to the north of School Road in Lower Gibsons.

OCP Amendment Bylaw 985-25 includes an increase in the upper range of the density for multiple unit residential buildings from the current 40 units per hectare (uph) to 60 uph. This allows up to four dwelling units on the range of lot sizes in the Davis Road / Poplar Lane area.

There is also a change in the form and character Development Permit Area, from DPA 4 (Multi-Family) to DPA 8 (Intensive Residential) which is intended to apply to the Multi-Unit Residential Special Character designation.

Zoning Bylaw

The properties in the Davis Road and Poplar Lane area are currently zoned Single Family Residential (R-2). This zoning allows for a single-family dwelling with a secondary suite within the same building.

The Garden Suite Area in the Zoning Bylaw allows for Garden Suites in several areas, but does not apply to the Davis Road and Poplar Lane area. The Garden Suite Area includes properties to provide for gentle infill while using existing services and infrastructure.

The proposed Zoning Amendment Bylaw 1065-54 would rezone the Davis Road – Popular Road area to a new RM-7 zone that would permit a building with three dwelling units and extend the Garden Suite Area to cover this area as is currently being processed for 931 Davis Road under Zoning Amendment Bylaw 1065-51.

The proposed RM-7 zone includes the following:

- Residential uses in several combinations to maximum of three dwelling units in a principle building and a Garden Suite as follows:
 - One Single-Family Residential Dwelling per lot; or
 - One Two-Family Dwelling per lot; or
 - One Three-Family Dwelling per lot (a new defined dwelling type); and
 - One Garden Suite, limited to one storey in building height.
- Includes similar setbacks and 8.0 m height to the existing R-2 zone applicable to area.
- Allows for 50% lot coverage and a 0.60 FSR to prevent overly large building mass on a lot.
- Requires 4 on-site parking spaces for a three-family dwelling.

Conclusion

The properties in the Davis Road and Popular Lane area are relatively large with a variety of homes with large yards in many cases. The RM-7 zone will allow these properties to accommodate intermediate infill densification that does not require assembly of a number of properties and which does not create substantial change to the character of the neighborhood.

Thus, the proposed OCP and Zoning Amendment Bylaws to facilitate future infill development on lots within the Davis Road – Poplar Lane area have been prepared for consideration by Committee and Council.

COMMUNICATION

Agency Referrals

In early November 2019, the previous application was referred to the following agencies for comment:

- Sunshine Coast Regional District
- Squamish Nation
- School District 46
- Vancouver Coastal Health
- Ministry of Transportation and Infrastructure (MOTI)

- Town of Gibsons Infrastructure Services Department
- Town of Gibsons Building Department
- Town of Gibsons Fire Department
- Gibsons and District Volunteer Fire Department

No objections were previously received from any of the referral agencies with comments from the Town's Fire and Infrastructure Departments being included in the proposed bylaws. The new bylaws will be re-referred to the above agencies for additional comments,

Community Consultation

It is recommended that consultation with neighbourhood residents be undertaken given the proposed OCP and Zoning Amendment Bylaws would apply to the larger Davis Road and Poplar Lane area. The consultation would include:

- A Public Information Meeting being held to allow for property owners and residents to review and provide feedback on the proposed bylaw changes.
- Notification for the meeting being provided to owners and residents on the subject properties and for owners/residents of properties within 50 metres of the subject properties. Notices would be also be placed in a local newspaper and on the Town website.
- A staff report would be prepared summarizing the feedback from the Public Information Meeting and any proposed changes prior to the bylaws being given Second reading.
- A Public Hearing would be scheduled after such time that the bylaws receive Second Reading.

POLICY / PLAN IMPLICATIONS

Strategic Plan Implications

This approach is aligned with Council's strategic objective of advocating for and facilitating a range of housing types with a priority of actively working towards increasing the supply and range of safe, secure and attainable affordable housing options.

Waste Management Plan Implications

As part of an OCP amendment and pursuant to Section 477 of the *Local Government Act*, Council must consider the implications of the proposal on its financial plan and waste management plan. Staff comments on the financial plan are provided below under financial plan Implications.

The Town manages the collection of solid waste, including regular household garbage. Household garbage is collected by an independent contractor and taken to a landfill site within the SCRD. The SCRD is responsible for regional solid waste management and planning, and therefore this application was referred to the SCRD for comments. The SCRD provided the

following comments pertaining to the landfill impacts:

Should the proposed OCP amendment result in construction or renovation, property owners should be encouraged to review the materials accepted at the Sechelt Landfill and sort accordingly to maximize diversion.

The liquid waste from this property would flow directly to the treatment plant which Infrastructure Services has identified has sufficient capacity.

Financial Plan Implications

There are no negative implications to the financial plan.

Other Policy or Plan Implications

In addition to the Zoning and OCP Amendment Bylaws discussed above, future applicants would be required to submit Development Permit applications should proposed amendment bylaws be adopted by Council.

NEXT STEPS

The next step would be the hosting of a Public Information followed by Second Reading to the bylaws as discussed above in the report. All proposed amendments to a Zoning Bylaw and OCP also must undertake a public consultation process as prescribed by the *Local Government Act*. This includes notice by advertisements in a local paper and a statutory Public Hearing.


RECOMMENDATIONS / ALTERNATIVES

Staff's recommendations are on page 1 of this report.

Attachments

- Attachment A – Zoning Amendment Bylaw No. 1065-54, 2020
- Attachment B — OCP Amendment Bylaw No. 985-25, 2020

Respectfully Submitted,



Mark McMullen, MCIP, RPP
Planning Consultant

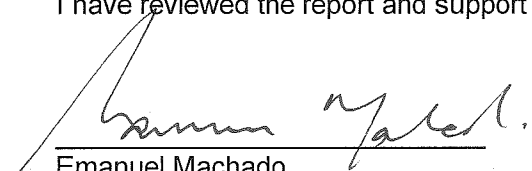


Lesley-Anne Stats, MCIP RPP
Director of Planning

For

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. 1065-54, 2020

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

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

AND WHEREAS the Council deems it desirable to amend the Zoning Bylaw to facilitate infill, ground-oriented housing options on existing single-family lots;

NOW THEREFORE the Council, in open meeting assembled, enacts as follows:

1) This Bylaw may be cited as the *Zoning Amendment Bylaw No. 1065-54, 2020*.

2) The *Town of Gibsons Zoning Bylaw No. 1065, 2007* is amended by:

a) Inserting the following new definition in Section 2.1 in alphabetical order:

“THREE-FAMILY DWELLING” means a residential use in which the principal detached building on a lot is used for three dwelling units constructed side-by-side or above one another.”

b) Replacing the existing with the following new definition in Section 2.1 in alphabetical order for:

"APARTMENT USE" means the residential use of part or all of a building comprised of three or more dwelling units, but does not include townhouses or three-family dwellings.”

c) Amending SCHEDULE “F” of Bylaw 1065 to revise its title and include the properties fronting Davis Road and Poplar Lane within the Garden Suite Areas, as shown in Appendix A attached to and forming part of this bylaw;

d) Amending the title of Section 8.10 to read as follows:

“Garden Suites Areas”

e) Amending Section 8.10 (6) to read as follows:

“Building Floor Area of the Garden Suite shall not exceed the gross floor area of the principal building. In the case of a two-family dwelling or a three-family dwelling, the Garden Suite must not exceed the gross floor area of the smallest principal dwelling.”

- f) Inserting the new Multi-Family Residential Zone 7 (RM-7) zone in numerical order in Part 10 to Bylaw 1065, attached to and forming part of this bylaw as Appendix B;
- 3) Altering the zoning designation for area on Schedule A to Bylaw No. 1065, from the existing Single-Family Residential Zone 2 (R-2) to Multi-family Residential Zone 7 (RM-7), as shown in Appendix C attached to and forming part of this bylaw.
- 4) Making such consequential alterations and annotations as are required to give effect to this amending bylaw, including renumbering of subsequent provisions of the 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(3)(a) of the <i>Transportation Act</i> the	####	day of MONTH,	YEAR
ADOPTED the	####	day of MONTH,	YEAR

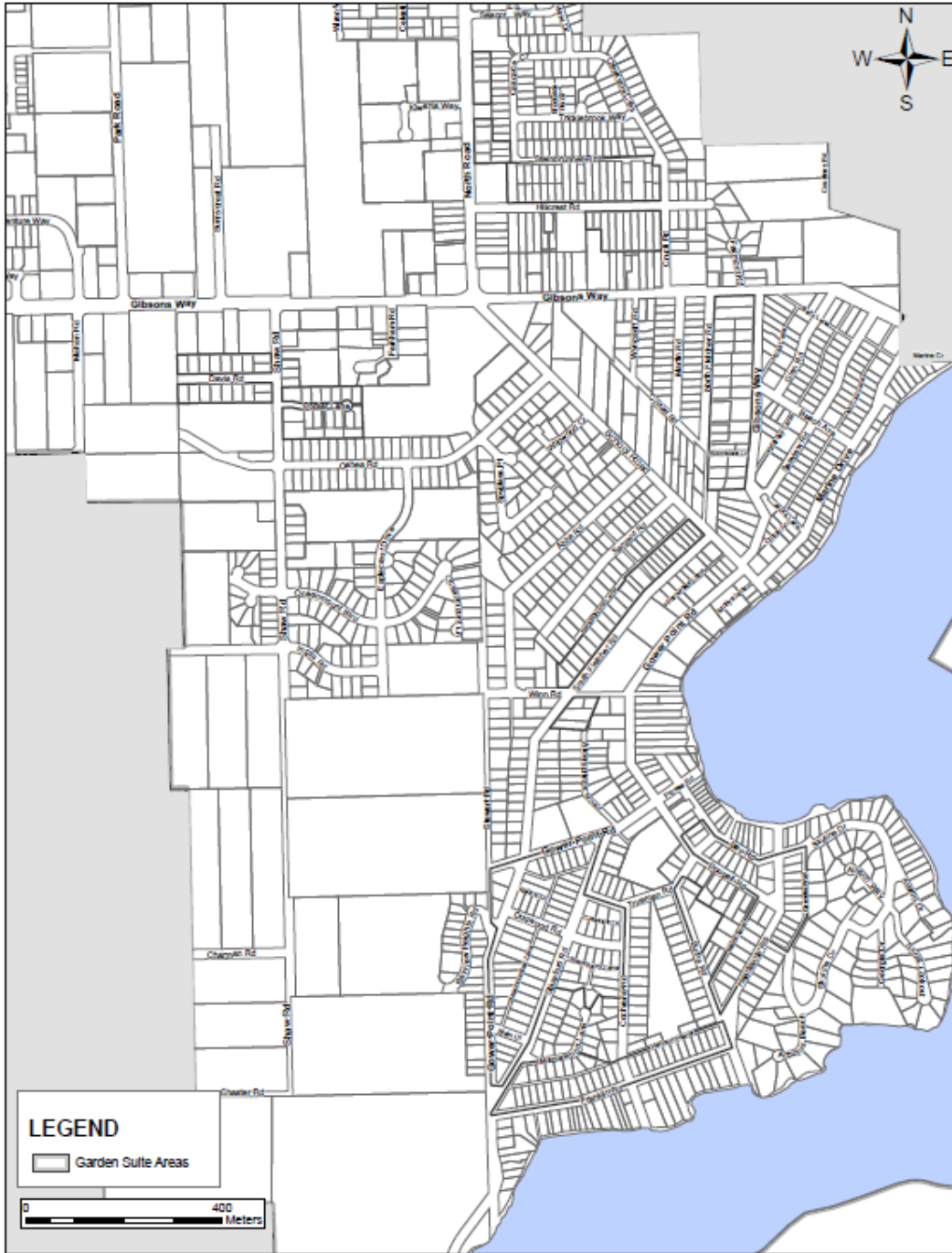
William Beamish, Mayor

Lindsey Grist, Corporate Officer



APPENDIX A Garden Suite Areas Schedule F

0200004 ZoningGardenSuite
January 2020



Disclaimer:
This information has been compiled by the Town of Gibsons using data derived from a number of sources with varying levels of accuracy. The Town disclaims all responsibility for the accuracy of this information.

APPENDIX B

MULTI-FAMILY RESIDENTIAL ZONE 7 (RM-7)

10.XX Application and Intent of Zone

The regulations of this zone apply to the use of land, buildings, and structures within the Multi-family Residential Zone 7 (RM-7). The intent of the RM-7 zone is to allow for infill medium-density residential options on larger single-family residential lots.

10.XX Permitted Principal Uses

- (1) One Single-Family Residential Dwelling per lot; or
- (2) One Two-Family Dwelling per lot; or
- (3) One Three-Family Dwelling per lot.

10.XX Permitted Accessory Uses

- (1) accessory
- (2) off-street parking and loading;
- (3) one Garden Suite as permitted by Section 8.10 of this Bylaw;
- (4) Accessory Buildings as permitted by Section 4.13-4.20;
- (5) Bed and Breakfast;
- (6) Home Occupations subject to the regulations of Section 8.5 of this bylaw; and
- (7) Other accessory uses customarily incidental and subordinate to a permitted principal use.

10.XX Minimum Lot Area

- (1) A lot in the RM-7 zone must have a lot area of not less than 650 m² (6,996 ft²).

10.XX Minimum Lot Width

- (1) A lot in the RM-7 zone must have a lot width of not less than 19.0 m (62.4 ft).

10.XX Density

- (1) The maximum floor space ratio is 0.60;
- (2) Where required accessory off-street parking is located within or under a principal building, the floor area occupied by such parking may be added to the lot area of the lot for purpose of determining density under subsection (1).

10.XX Setbacks

- (1) Except as required or permitted by Part 4, Part 5 and Part 8 of this bylaw, buildings and structures must be sited no closer to a lot line than the following:
 - (a) front lot line: 7.5 m (24.6 ft);
 - (b) rear lot line: 7.5 m (24.6 ft);
 - (c) interior side lot line: 1.5 m (4.9 ft);
 - (d) exterior side lot line: 3.0 m (9.8 ft).
- (2) Notwithstanding Section 4.3 (3) of this bylaw, porches, porticoes, steps and decks projecting beyond the face of a principal building may be sited 2.0 m closer to a front lot line than the setback specified elsewhere in this bylaw.

10.XX Maximum Lot Coverage

- (1) The maximum lot coverage is 50%.

10.XX Maximum Height of Buildings

- (1) Except as otherwise required by Part 5 and Part 8 of this bylaw, principal buildings in the RM-7 zone must not exceed a building height of 8.0 m (26.2 ft);
- (2) Notwithstanding Section 8.10, a Garden Suite shall be limited to one storey in building height.

10.XX Required Off-Street Parking

- (1) Off-street, parking must be provided and maintained in accordance with the requirements of Part 6 and the minimum parking space requirements for the RM-7 zone including:
 - a. A Three-Family Dwelling has a minimum parking requirement of 4.0 parking spaces;

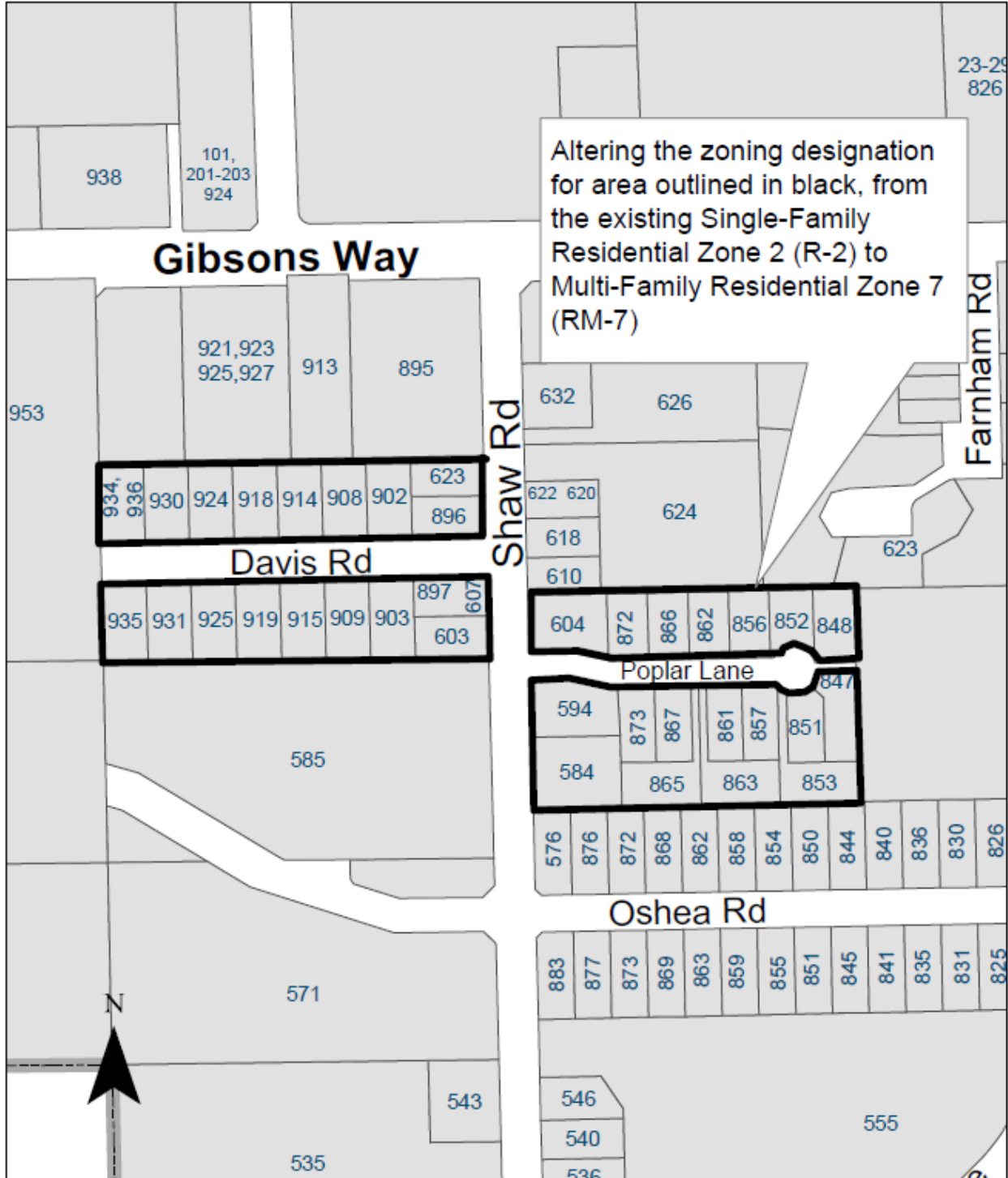
10.XX Landscaping

- (1) The uses in the RM-7 zone must be landscaped and maintained as required by Section 4.5 of this Bylaw.



Appendix C

Zoning Bylaw Amendment No. 1065-54, 2020



TOWN OF GIBSONS

BYLAW NO. 985-25

A Bylaw to amend *Town of Gibsons Official Community Plan Bylaw No. 985, 2005*

WHEREAS the Council for the Town of Gibsons has adopted *Town of Gibsons Official Community Plan Bylaw No. 985, 2005*;

AND WHEREAS the Council deems it desirable to amend the Official Community Plan;

NOW THEREFORE the Council, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited as "*Official Community Plan Amendment Bylaw No. 985-25, 2020*".
2. The *Official Community Plan Bylaw No. 985, 2005*, is amended by:
 - a) Altering the land use designation for that area on Schedule B to Bylaw No. 985, from the existing "Medium Density Residential" designation to the "Multi-Unit Residential Special Character" designation as shown on Appendix A attached to and forming part of this bylaw;
 - b) Altering the development permit area for that area on Schedule E to Bylaw No. 985, from the existing "Multi-family Residential Development Permit Area No. 4" to "Intensive Residential Development Permit Area No. 8", as shown on Appendix A attached to and forming part of this bylaw;
 - c) Altering Table 5-1 by replacing the existing "Multi-Unit Residential Special Character" land use designation with the following description and intent:

"To permit single detached dwellings and multiple unit residential in a single-detached building form with a FSR of 0.5 to a maximum FSR of 0.75 (generally 20 to 25 uph for single-detached, and 25 to 60 uph for multiple unit residential). For the area on the south-east side of Marine Drive between Beach Avenue and Jacks Lane, the residential use may be combined with compatible marine related uses.";
 - d) Altering "Multi-family Residential Development Permit Area No. 8" by:
 - i. Replacing the heading entitled "Relationship to the Street or Lane" on page 140 with the following:

"Relationship to the Street or Lane (Where Present)"
 - ii. Replacing the existing text under heading entitled "Parking and Access" on page 140 with the following:

- A walking path providing direct access to the Garden Suite should be clearly visible from the street or lane.
- All buildings should be sited to provide for safe fire access to all units.
- All parking spaces should access the site via a single, shared driveway and/or directly from a public lane, where available.
- Parking should not dominate the proposed Garden Suite.
- If the parking space for the Garden Suite is not enclosed in the building, permeable pavement or wheel strips should be used, to minimize additional impermeable surfaces.
- Parking pads and garages should be located to the rear or side of the dwelling unit(s) wherever possible, and always where there is access from a rear lane.
- Vehicular access from the street is strongly discouraged unless a property is not served by a lane or is subject to prohibitively steep grades.
- Where there is no lane, there should be a 4.0 m wide clear area connecting the street and a Garden Suite, to provide clear, safe access to the Garden Suite."

e) Making such consequential alterations and annotations as are required to give effect to this amending bylaw, including renumbering of subsequent provisions of the Bylaw.

READ a first time the ##### day of MONTH, YEAR

PURSUANT to Section 475 of the *Local Government Act* consultation requirements considered the ##### day of MONTH, YEAR

CONSIDERED in conjunction with the Town of Gibsons' Financial Plan and any applicable Waste Management Plans pursuant to the *Local Government Act* 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

ADOPTED the ##### day of MONTH, YEAR

William Beamish, Mayor

Lindsey Grist, Corporate Officer



Appendix A

OCP Amendment Bylaw No. 985-25, 2020

