



STAFF REPORT

TO: Committee of the Whole **MEETING DATE:** November 19, 2024
FROM: Planner II **FILE NO:** 3220- GibsonsWay-702
SUBJECT: **OCP and Zoning Amendment for an 8-unit residential development at 702 Gibsons Way**

REPORT FOR DECISION

PURPOSE

The purpose of this report is to provide Council with the application for an 8-unit multi-family residential development at 702 Gibsons Way and obtain direction on whether to support the proposed development.

BACKGROUND

This proposal involves three applications:

1. OCP Amendment – (if Council considers this necessary) to change the Medium Density Residential land use designation to allow duplexes as housing type. (It currently only allows townhouses and apartments.)
2. Zoning Amendment – to change the zoning to increase the density to allow 8 units. Currently, 1 duplex with secondary suites is permitted.
3. Development Permit for Form and Character – under DPA 8

The proposal has been revised following Council Resolution R2024-07, which was resolved on January 23, 2024.

R2024-07 702 Gibsons Way - OCP Amendment & ZA

MOVED by Councillor De Andrade
SECONDED by Councillor Croal

THAT the applicant be directed to revise the proposal to meet the Medium Density Residential OCP land use designation for 702 Gibsons Way more closely.

A link to the January 23, 2024, Staff Report to Council is found here: [Council](#). The Staff Report provides a summary of previous applications for this property.

SUMMARY

Several changes have been made to the proposal:

- Now proposing 8 residential units, 3 more than the previous proposal
- Duplex housing type rather than single-family homes.

The property remains difficult to develop due to the following:

- The property is narrow and long, with a 15 m width and 77 m length, as shown in Figure 1.
- 6-metre wide access must be provided to meet Fire Code specifications, unless sprinklers are provided in all units.
- With a 1.5 metre side yard setback, the maximum building width is 7.5 metres.
- Fulfilling parking requirements is challenging: 2 spaces are required per duplex or townhouse unit, and 1.5 spaces per apartment unit.

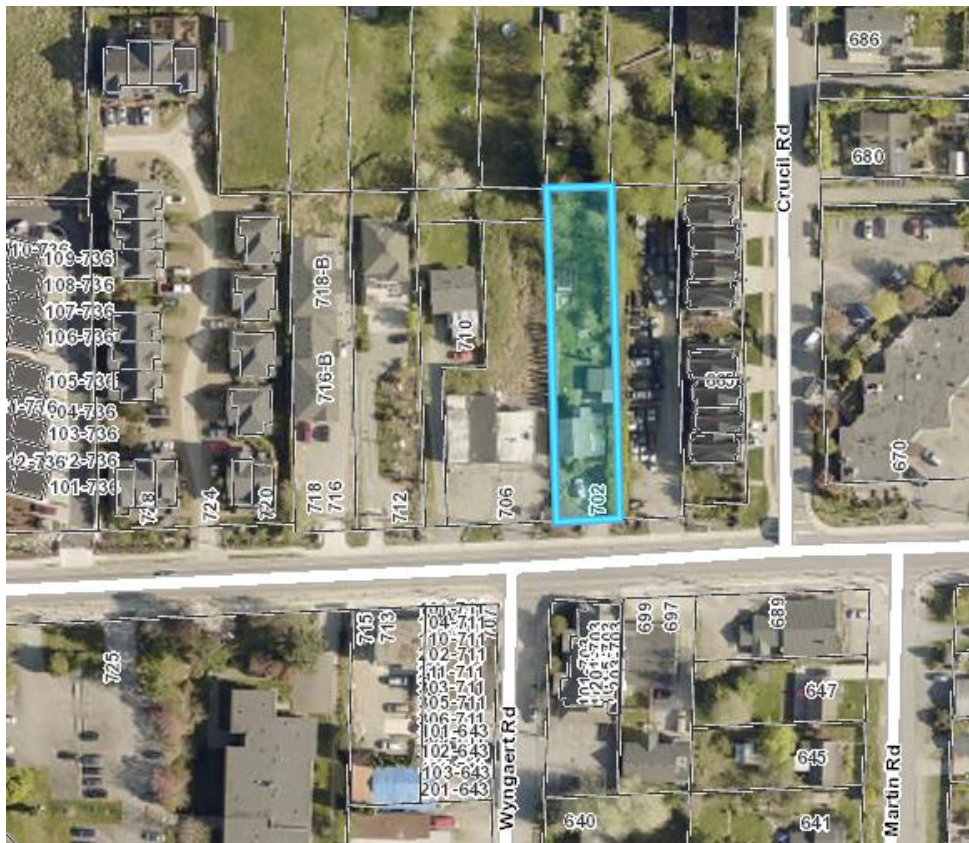


Figure 1: Location of subject property

DISCUSSION

Application proposal

The applicant has applied to demolish the existing home on the property and replace it with four 3-storey duplexes, connected to one another with decks.

It is proposed to consist of four 2/3-bedroom units and four 1-bedroom units.

The proposal aims to provide 12 parking spaces for the 8 units, with the intent that the larger units have 2 parking spaces, and the 1-bedroom units have 1 parking space each.

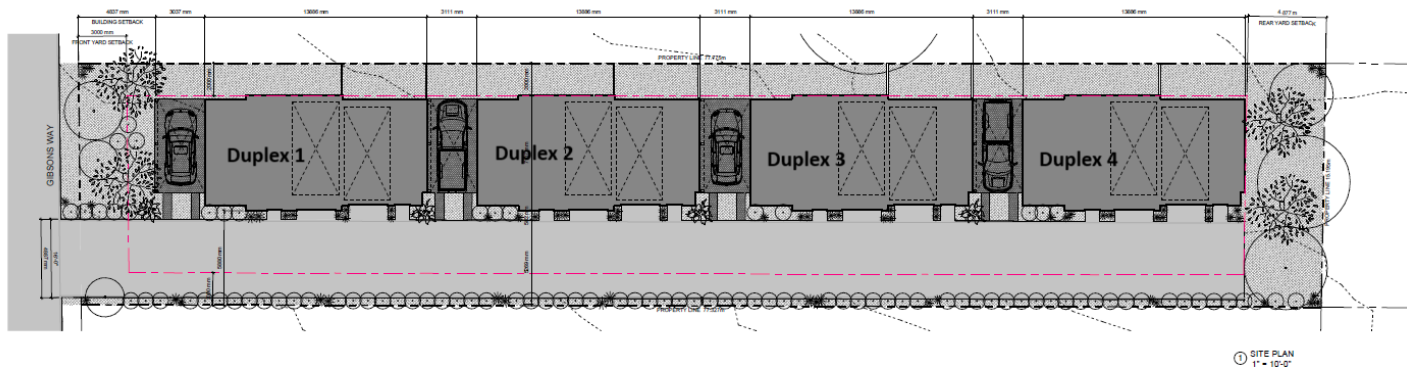


Figure 2: Site plan showing 4 duplex buildings



Figure 3: East elevation of the proposal

Official Community Plan Land Use Designation

The property is within Development Permit Area 4 for Multi-Unit Residential development.

The OCP designates 702 Gibsons Way as Medium Density Residential. The intent of this designation is:

To permit townhouses, stacked townhouses and 2 to 4 storey apartments with a Floor Space Ratio (FSR) of 0.7 to a maximum of 1.2 (generally between 40-75 units per hectare).

The Medium Density Residential land use designation intends for generally 4.6 - 8.7 units on this property, in a townhouse or apartment building form.

The development proposes 8 units, as 4 duplexes, with an FSR of 0.72 which aligns with the density.

The density is consistent with the OCP, but the duplex building form is not. As decks attach the duplexes together, as seen in Figure 3, Council may weigh in on whether this housing type could be called a townhouse, and whether this is consistent with the OCP. Unfortunately, this is a grey area in the zoning.

Should Council consider this to be a townhouse, then no OCP amendment is required. However, if Council considers the proposal to be duplexes, then an OCP amendment, requiring a public hearing, is needed. Council's direction on this would set a precedent.

Zoning

The property is designated as Single-Family Residential and Two-Family Residential Zone 3 (R-3) which permits one single-family house or one duplex. Secondary suites are also permitted.

The density of the R-3 zone is significantly lower than what is envisioned for this area of Gibsons Way, and the applicants are requesting to change the zoning to allow for more residential density (housing units) on the property.

For the development proposal to move forward, the zoning would need to be changed to increase density, allowing for 8 dwelling units on one property.

CONDITIONS FOR APPROVAL

The conditions of approval remain as per the original proposal: Right of Way at the rear for future lane and sprinklers in all units.

1) Lane development between Hillcrest and Gibsons Way

The Town is slowly creating a lane parallel to and between Hillcrest Road and Gibsons Way, as many of the lots fronting these roads are long and narrow. This lane is created through rezonings or subdivision with road dedications and is currently intermittent. New legislation has given municipalities the authority to require these dedications at the time of building permit issuance, however, a bylaw is required which the Town has not yet prepared.

By creating a rear access lane, the area can densify more easily, and the Town's active transportation network is improved with a new link. Thus, the Town will request a 5 m right of way for future lane access at the rear of the property. The current drawings show a 4.8-metre rear setback. This would need to be increased to provide the 5-metre right of way, perhaps by reducing the front setback.



Figure 4: subject property highlighted in yellow, and future Active Transportation network link shown in orange dotted line

2) Sprinkler Covenant

The Fire Department reviewed the development plans, and because the access driveway is 5.8 m, under the 6 m specification, the Fire Department is requesting that all dwelling units on the property be sprinklered. This would be included in a Covenant and registered to the property Title as a condition of rezoning.

OPTIONS

Two options are provided below for Council’s consideration.

Option 1 Proceed with the proposal, directing staff to draft bylaws and re-refer proposal to the Advisory Design Panel

- A) This option directs Staff to draft Bylaw Amendments for Council consideration, with the proposal as presented and refer the application to the Advisory Design Panel (ADP) for review.

If this option is chosen, another staff report will be presented to Council, introducing the Bylaws, providing the CAC offer, and providing referral comments from the ADP.

OPTIONAL: THAT Council considers the duplexes connected by decks to be townhouses and therefore considers the application to be consistent with the OCP;

AND THAT staff be directed to prepare the Bylaws to allow the current development proposal at 702 Gibsons Way;

AND THAT the updated Development Permit drawings for 702 Gibsons

Way be re-referred to the Advisory Design Panel

- B) This option requests Staff to draft the Bylaw Amendments but includes a request for some minor changes to the proposal

THAT staff be directed to prepare the Bylaws to allow the current development proposal at 702 Gibsons Way with the following changes to the proposal [...list any changes to be required].

Option 2 Deny the proposal

This option rejects the proposal. The applicant would not be able to re-apply for 6 months if the proposal is denied by Council.

THAT the applications OCP-2023-03 and ZA-2023-04 be denied, and the file closed.

Attachments

- Attachment A – Updated Application Package

Respectfully Submitted,

Katie Thomas
Planner II

Report reviewed by:

X	Chief Administrative Officer
	Director of Corporate & Legislative Services
	Director of Finance
	Director of Infrastructure Services
X	Director of Planning and Development