

TO: Mayor and Council **MEETING DATE:** April 21, 2021

FROM: Development Planning Manager

SUBJECT: **Rezoning Application for Multi-Family Development on Mills Road (Westcor Lands)**
Zoning Amendment Bylaw No. 25-312, 2021

FILE NO: 3360-2020-02

RECOMMENDATIONS

1. **THAT the report from the Development Planning Manager regarding Rezoning Application for Multi-Family Development on Mills Road (Westcor Lands) be received.**
2. **THAT Council give first reading to Zoning Amendment Bylaw No. 25-312, 2021.**
3. **THAT staff refer the bylaw to relevant agencies, the West Sechelt Community Association, and the Advisory Planning Commission for comment.**

PURPOSE

The purpose of this report is to present for Council consideration a revised rezoning application for Lot 12 and Lot 1 on Mills Road, as shown in Attachment 1. Westcor Lands Ltd. has applied to rezone the subject property from Residential 3 (R-3) to allow for a 34-unit Multi-family townhouse development. A zoning amendment bylaw has been drafted based on the proposal for consideration.

OPTIONS

1. That Council adopts the recommendations presented above.
2. That Council refers the application back to staff for more information.
3. That Council rejects the application.

BACKGROUND

Current Proposal (April 6, 2021 revisions based on the March 3, 2021 version)

The revised zoning amendment, dated April 6, 2021, proposal has been updated slightly from the March 3, 2021 version to clarify the number of secondary suites and parking spaces.

The application is to rezone the subject property to facilitate the development of 34 townhouse units with nine secondary suites consisting of:

- 10 buildings
 - Six buildings consisting of four attached townhouse units.
 - Two buildings consisting of three attached townhouse units.
 - Two buildings consisting of two attached townhouse units (essentially a duplex).
- A total of 34 three-bedroom townhouse units.
 - 9 of the three-bedroom townhouse units would each have one basement secondary suite.
- A central shared green space.

As previously mentioned, with the reduction in units, a change in land use designation is no longer required as the proposal fits within the existing Residential land use designation density limits within the Official Community Plan.

A reduction to off-street parking requirements is still being sought as parking will meet the required 2 spaces per townhouse, but not the 1 space per secondary suite. Also, a reduction of the front lot line setback from 7.5 m to 4.6 m is still requested.

Site and Surrounding Area

Table 1: Site Information		
Applicant / Owner	Westcor Lands Ltd.	
Civic Address	5410 Mills Road	
Legal Description	Lot 12 Block E and F District Lot 4294 Plan 20152, PID: 006-834-701; and Lot 1 District Lot 4294 Plan EPP58295, PID: 030-979-889	
Size of Property	Total 1.73 ha (Subject Area 1.0 ha)	
DP Areas	DPA 7 - Multiple Family Residential	
Zoning Designation	Existing: Residential 3 (R-3)	Proposed: Residential 4 (R-4)
OCP Designation	Existing: Residential	Proposed: Multi-family/Mixed Residential

The subject property is located on the east side of Mills Road in the West Sechelt neighbourhood. The parent parcels are 1.73 ha, and the subject area of this rezoning application is the 1.0 ha portion between Christian Road and Bligh Road. The surrounding land uses are presently single-family residential with lots with sizes ranging from 500 m² to 2,000 m² and larger. The portion of Lot 12 to the south of Bligh Road is the subject of a related rezoning application (File no. 3360-2020-03).

ANALYSIS

Official Community Plan

Land Use Designation and Density

The subject property is designated as Residential in Schedule C: Future Land Use of the Official Community Plan (OCP). The Residential designation supports serviced single-family residential

use with secondary suites and allows for intensive residential use (duplex, laneway/coach homes, and townhouse) on larger lots subject to rezoning (Policy 5.6). The revised proposed development reaches 34 units/ha, which fits within the 35 units/ha for duplex and townhouse units anticipated by the existing Residential land use designation. Therefore, no change in land use designation is required.

Current Proposal Issues

With the reduction in townhouse units, site density in relation to OCP policies is more effectively addressed. While the site layout design and buffering has been altered further work can be done to improve the fit, and the forms of tenure of the dwellings is unresolved.

Secondary Suites and Parking Reduction

For the revised proposal nine of the townhouse units contain secondary suites. Recent changes to the BC Building Code have enabled the provision of secondary suites within townhouse units. The applicant is seeking a reduction of two parking spaces from the minimum nine required (one per suite). This would require a Development Variance Permit application.

Staff note that if a secondary suite is secured as affordable housing then the required one parking space could be waived in accordance with Council approved and policy supported direction for other recent rezoning applications. The applicant has previously mentioned the possibility of having five secondary suites as affordable housing, but there is no confirmation on this number or the mechanisms for securing it.

Zoning Bylaw

The subject property is zoned R-3, which is intended for low-density residential development. Staff propose a new R-8 zone for the site that would fit with the Residential land use designation (and the more intensive residential uses it supports) in the OCP. This R-8 zone is based on draft work underway for draft Zoning Bylaw No. 580 to create residential zones that align with the OCP land use designations. This would allow some site-specific provisions for the subject property and limit the need for a variance to parking aspects only. The existing R-4 zone fits with the Multifamily Mixed Residential land use designation and densities and would need to be more extensively amended than creating a new zone that would translate easily into the new bylaw.

Strategic Plan, Policy Implications and Financial Implications

Noted in the March 17, 2021 staff report.

Communications

Referrals will be sent to all relevant agencies and groups including, but not limited to, the Advisory Planning Commission, West Sechelt Community Association, Sechelt Fire Department and Ministry of Transportation and Infrastructure.

SUMMARY AND CONCLUSION

As noted previously the revised proposal (34 townhouse units and 9 secondary suites) is now consistent with the OCP Residential land use designation, and there is no OCP amendment being required or sought. The zoning amendment bylaw for the proposed new R-8 zone is presented for consideration of first reading, and to initiate the referral process.

Respectfully submitted,

Ian Holl, MCIP, RPP
Development Planning Manager

Attachments:

1. Applicant Revised Proposal Package – April 6, 2021

Related Documents:

1. Zoning Amendment Bylaw No. 25-312, 2021

Reviewed by: A. Allen, Director of Planning & Development	X
Reviewed by: K. Dhillon, Director of Engineering & Operations	X
Reviewed by: D. Douglas, Director of Corporate & Financial Services	X
Reviewed by: J. Rogers, Communications Manager	X
Reviewed by: J. Frank, Corporate Officer	X
Approved by: A. Yeates, Chief Administrative Officer	X