

# THE CITY OF ROSSLAND REQUEST FOR COUNCIL DECISION

ATE: January 27, 2015

FILE: 3360.20/01-2015

SUBMITTED BY: Stacey Lightbourne - Planner

SUBJECT: ZONING AMENDMENT – 1678 Third Ave

**SUMMARY:** The applicant is requesting to rezone the property located at 1678 Third Ave from R1 - Residential to R1-Infill- Detached Infill Residential in order to subdivide the property.

**STAFF RECOMMENDATION:**

THAT Council advance the application for a zoning amendment for the property legally described as PARCEL A (SEE V20226) BLOCK 1 DISTRICT LOT 537 KOOTENAY DISTRICT PLAN 683, PID 010-583-491; located at 1678 Third Ave by giving First and Second Reading to Zoning Amendment Bylaw # 2582,

AND FURTHER;

THAT the City schedules a Public Hearing on March 9, 2015.

**OPTIONS AND ALTERNATIVES:**

- 1) THAT the City deny the request.
- 2) THAT the City refer the item back to staff for further review.
- 3) THAT the City advance the staff recommendation.

**BENEFITS, DISADVANTAGES AND NEGATIVE IMPACTS:**

**Option 1:** Denying the request does not allow for fair consideration of applicant's proposal and runs against several OCP/Sustainability Plan policies.

**Option 2:** Referring the item back to staff would present the applicant with an unnecessary delay in the application. Staff have thoroughly reviewed the proposal to ensure there are no issues with the application. The application is fairly straightforward in its intent.

**Option 3:** Supporting the staff recommendation would set the public hearing, which in turn allows the City an opportunity to hear from adjacent property owners and the general public. Re-zoning to allow a subdivision facilitates infill which is strongly supported by the City's OCP.

**COSTS AND BUDGET IMPACTS – REVENUE GENERATION:** The creation of an additional lot will generate higher revenues from this property.

**LEGISLATIVE IMPACTS, PRECEDENTS, POLICIES:** The OCP, Section 12, Growth Management and Section 18, Housing and Residential Lands, contain several policies supporting infill within areas already serviced by City infrastructure.

  
Planner

  
Reviewed by City Manager



THE CORPORATION OF THE CITY OF ROSSLAND  
**REPORT/RECOMMENDATION TO COUNCIL**

**DATE:** January 27, 2015  
**FILE:** 3360.20/01-2015  
**SUBMITTED BY:** Stacey Lightbourne - Planner  
**SUBJECT:** ZONING AMENDMENT – 1678 Third Ave

**PURPOSE:**

To advance the application for a zoning amendment for the lot legally described as PARCEL A (SEE V20226) BLOCK 1 DISTRICT LOT 537 KOOTENAY DISTRICT PLAN 683, PID 010-583-491; located at 1678 Third Ave to allow for R1I – Detached Infill Residential zoning.

**ANALYSIS:**

**Background:**

*Property Information:*

Ownership:	Private
Property Size:	834 sq m (8977 sq ft) – based on GIS.
Current Use:	Single Family Home with Detached Secondary suite
Current Zoning:	R-1 Single Detached Residential
Proposed Zoning:	R1I – Detached Infill Residential
Current OCP Designation:	Residential

*Surrounding Land Uses:*

	Use	Zone
North	Steep Unused Land (close to City Works Yard)	R-1 Single Detached Residential
South	Single Family Residence	R-1 Single Detached Residential
East	Single Family Residence	R1I – Detached Infill Residential
West	Highway 3B	

*Summary of Proposal:*

The applicant wishes to subdivide the lot so the existing secondary suite becomes the primary dwelling on a second lot.

**Land Suitability:**

The lot is approximately 834 sq m and contains a single family home with a building parcel coverage of approximately 140 sq m and a Detached Secondary Suite with a building parcel coverage of approximately 105 sq m. The owner wishes to subdivide this parcel so the suite becomes the primary dwelling of a new lot.

The current zoning (R1) has a minimum parcel size of 550 sq m which prevents subdivision of this lot. The applicant is applying for a zoning change from R1-Residential to R1I-Detached Infill Residential to advance this subdivision application. The Subdivision and Servicing Bylaw states that a subdivision cannot be approved which would cause any building, structure or used source of potable water to contravene any applicable Bylaw of the City of Rossland. Permitting a subdivision of this lot into 2 lots would not cause any contravention to the zoning bylaw.

The R1-Infill zone was initially distributed based on proximity to transit and downtown. As this property lies directly across the road from other properties that are zoned R1-Infill, it is still compatible with the intent of the zone to create a more compact downtown core.

**Neighbourhood Impact:**

As this property already has a single family home with a detached secondary suite, there will be no further impact on the neighbourhood. It is possible that upon subdivision, either of these properties could also feature a secondary suite, but this is not substantial enough to disrupt traffic or negatively impact the neighbourhood. The rezoning and subsequent subdivision will change the ownership of the properties without really altering the existing residential use. Both properties have sufficient room to support 2 onsite parking spaces each.

**Operations and Servicing:**

A subdivision of this lot would mean that the secondary suite will need a new service line as it is currently serviced from the existing home. The Operations Manager has indicated that the water line may need to be upgraded to a larger size to permit this additional connection to the line. If this is necessary, it will be determined when the property is subdivided. The applicant is aware of this possibility.

**Official Community Plan(OCP):**

The OCP encourages both infill and a variety of housing. The applicant's proposal for a small lot zone is the first step toward a subdivision of the lot. Infill development is much more energy efficient, affordable and acts to reduce sprawl and environmental impact. The benefits of compact neighbourhoods are well documented and promoted by agencies such as Smart Growth BC. The Visions to Actions process also recognized this and goals and actions in several focus areas in the Strategic Sustainability Plan direct Rossland to move towards a more compact community. The OCP also has language that promotes housing diversity and density increases within areas already serviced by infrastructure.

*Section 12 Growth Management*

- To ensure the built environment is designed to make efficient use of land resources and limit sprawling development.
- Discourage development requiring further extension of municipal services.
- Encourage a diverse mixture of housing types, shops and services in Rossland.

*Section 18 Housing and Residential Lands*

- To provide a variety of accommodation types, tenures, and sizes ensuring that residents of all ages and incomes have a diversity of market and non-market housing choice.
- To design and locate housing in such a way as to minimize long-term operating costs, infrastructure investments and environmental footprints.

**Strategic Sustainability Plan Objectives:**

Two Focus Areas of the Strategic Sustainability Plan support this application.

1. Land Management: Building a compact, diverse and green community.
2. Housing & Affordability: Affordability through diversity, efficiency, innovation and flexibility

**Budget Implications**

A new residential lot on the corner of Third Ave and Davis St should provide the city additional revenue well beyond the servicing costs.

**Attachments:**

1. Subject Location Map
2. Bylaw #2582

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Prepared by:

Approved for submission to Council:



Stacey Lightbourne



Acting CAO



**THE CORPORATION OF THE CITY OF ROSSLAND**

**BYLAW # 2582**

**A BYLAW TO AMEND THE CITY OF ROSSLAND ZONING BYLAW No. 2518, 2011.**

WHEREAS Part 26 of the *Local Government Act* R.S.B.C. 1996, c.323 authorizes the Council of the City of Rossland to establish and amend a zoning bylaw;

AND WHEREAS the Council of the City of Rossland deems it necessary and expedient to amend the City of Rossland’s Zoning Bylaw No. 2518,2011.

NOW THEREFORE, the Council of the City of Rossland, in open meeting assembled, ENACTS AS FOLLOWS:

**SHORT TITLE**

- 1. This Bylaw may be cited as the **Zoning Amendment Bylaw, No.2582, 2015(2)**

**AMENDMENT**

- 2. Zoning Bylaw #2518 is hereby amended such that the following property is rezoned from R-1-Residential Single Detached to **R-II – Detached Infill Residential** :

PARCEL A (SEE V20226) BLOCK 1 DISTRICT LOT 537 KOOTENAY DISTRICT PLAN 683, PID 010-583-491; located at 1678 Third Ave

as shown hatched on Schedule “A” attached to and forming part of this Bylaw.


**ENACTMENT**

- 3. (1) If any section, subsection, sentence, clause or phrase of this Bylaw is for any reason held to be invalid by the decision of any court of competent jurisdiction, the invalid portion shall be severed and the part that is invalid shall not affect the validity of the remainder.
- (2) This Bylaw shall come into full force and effect on the final adoption thereof

READ A FIRST TIME	this 10 <sup>th</sup> day of February, 2015
READ A SECOND TIME	this 10 <sup>th</sup> day of February, 2015
PUBLIC HEARING	this <sup>th</sup> day of March, 2015
READ A THIRD TIME	this <sup>th</sup> day of, 2015
FINALLY ADOPTED	this <sup>th</sup> day of, 2015

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**CITY OF  
ROSSLAND**

### Schedule A Bylaw 2582

N  
↑  
1:1,843

Date: February, 2015  
NAD 83 UTM Zone 11N

**Legend**

Zone_short	CD1 - AVC1	CD1 - LDR1	CD1 - OS1	CD2 - GW2	CD5	P3	R1 BB	R2	R5
	CD1 - AVC2	CD1 - MA1	CD1 - RL1	CD3 - RFA	M1	P4	R1 GH	R2S	RMH
	CD1 - AVC3	CD1 - MA1 Jumbo	CD1 - RP1	CD3 - RRR	P1	P5	R1-hm	R3	
	CD1 - AVC4	CD1 - MFR1	CD2 - GW1	CD4	P2	R1	R1-R	R4	

