



AGENDA

City of Salmon Arm
Development and Planning Services
Committee

Monday, July 15, 2019
8:00 a.m.

Council Chambers, City Hall
500 – 2 Avenue NE

Page #	Item #	Description
	1.	CALL TO ORDER
	2.	REVIEW OF AGENDA
	3.	DISCLOSURE OF INTEREST
	4.	PRESENTATIONS
	5.	REPORTS
1 - 10	1.	Zoning Amendment Application No. ZON-1151 [Gagnon, G.R. & Morgan, K.; 741 - 2 Avenue NE; R-1 to R-8]
	6.	FOR INFORMATION
	7.	IN CAMERA
	8.	LATE ITEM
	9.	ADJOURNMENT

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: July 8, 2019

Subject: Zoning Bylaw Amendment Application No. 1151

Legal: Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP47149

Civic: 741 – 2 Avenue NE

Owner/Applicant: G.R. Gagnon & K. Morgan

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 1, Section 14, Township 20, Range 10, W6M, KDYD, Plan EPP47149 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone);

AND THAT: Final Reading of the Zoning Amendment Bylaw be withheld subject to Ministry of Transportation and Infrastructure approval.

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 741 – 2 Avenue NE (Appendix 1 and 2). The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit a *secondary suite* within a *single family dwelling*.

BACKGROUND

The subject parcel is designated High Density Residential in the City's Official Community Plan (OCP) and zoned R-1 (Single Family Residential) in the Zoning Bylaw (Appendix 3 & 4). The subject parcel is located in a residential neighbourhood just bordering the commercial area along the Trans Canada Highway. There is presently one R-8 zoned parcel nearby and a number of R-4 (Medium Density Residential) zoned parcels within the vicinity of the subject parcel.

This property was created via a three lot subdivision in 2015 and parcel width variances were also issued to reduce the minimum parcel width from 14.0 m (45.9 ft) to 12.7 m (41.6 ft) for the three lots. The subject property is long and narrow, approximately 58 m (164 ft) long by 13 m (43 ft) wide with an area of approximately 0.18 acres. The subject parcel is currently vacant, see site photos in Appendix 5. The applicant wishes to build a house with a secondary suite on the lower floor. The suite is proposed to be 89 m² (964 ft²), see Appendix 6. The plans indicate a double car garage and a driveway width of 7.3 m (24 ft). The minimum dimensions of a parking space are 5.8 m (19 ft) x 2.6 m (8.5 ft); thus, the driveway can easily accommodate two cars, in addition to the garage parking. Overall, the subject parcel meets the specifications to permit a *secondary suite* within the proposed R-8 zone.

5.1

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of *secondary suites* in High Density Residential designated areas subject to compliance with the Zoning Bylaw and the BC Building Code.

COMMENTSMinistry of Transportation & Infrastructure

MOTI has granted preliminary approval.

Engineering Department

Only one 6 m wide access is permitted. Dedicated onsite parking for the *secondary suite* is required.

Building Department

BC Building Code will apply. No concerns with proposed zoning.

Fire Department

No concerns.

Planning Department

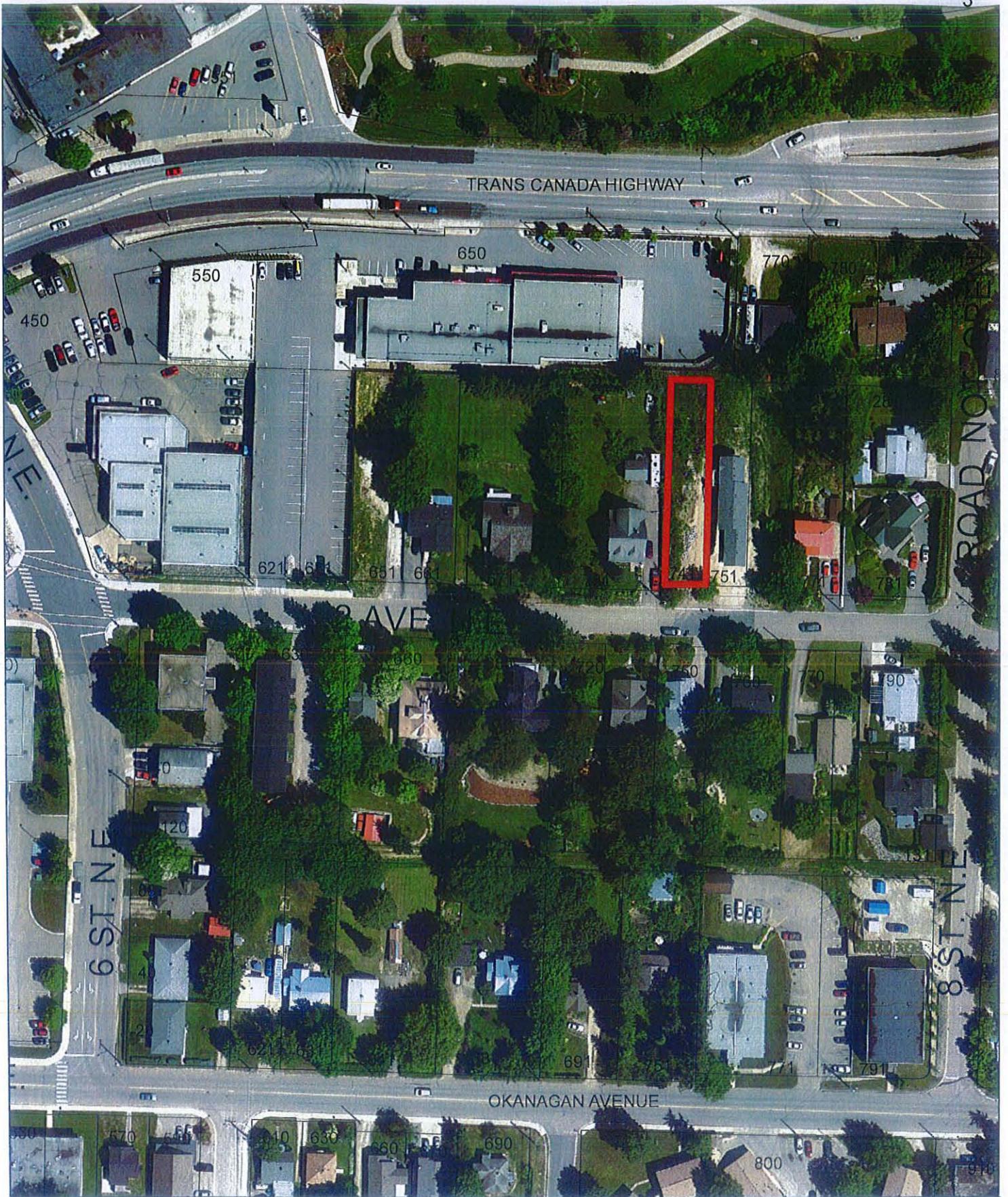
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The site plan provided indicates that the R-8 Zone requirements can be met, including the provision of onsite parking. Any development of a *secondary suite* requires a building permit and is subject to meeting Zoning Bylaw and BC Building Code regulations.



Prepared by: Denise Ackerman
Planner, Development Services



Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services



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 Meters



Subject Parcel



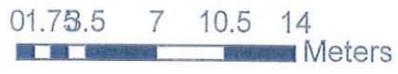
2ND AVENUE

BRINS CANADA HIGHWAY

74

751

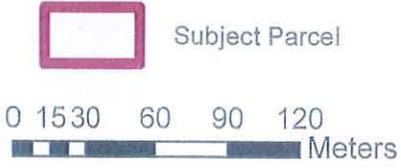
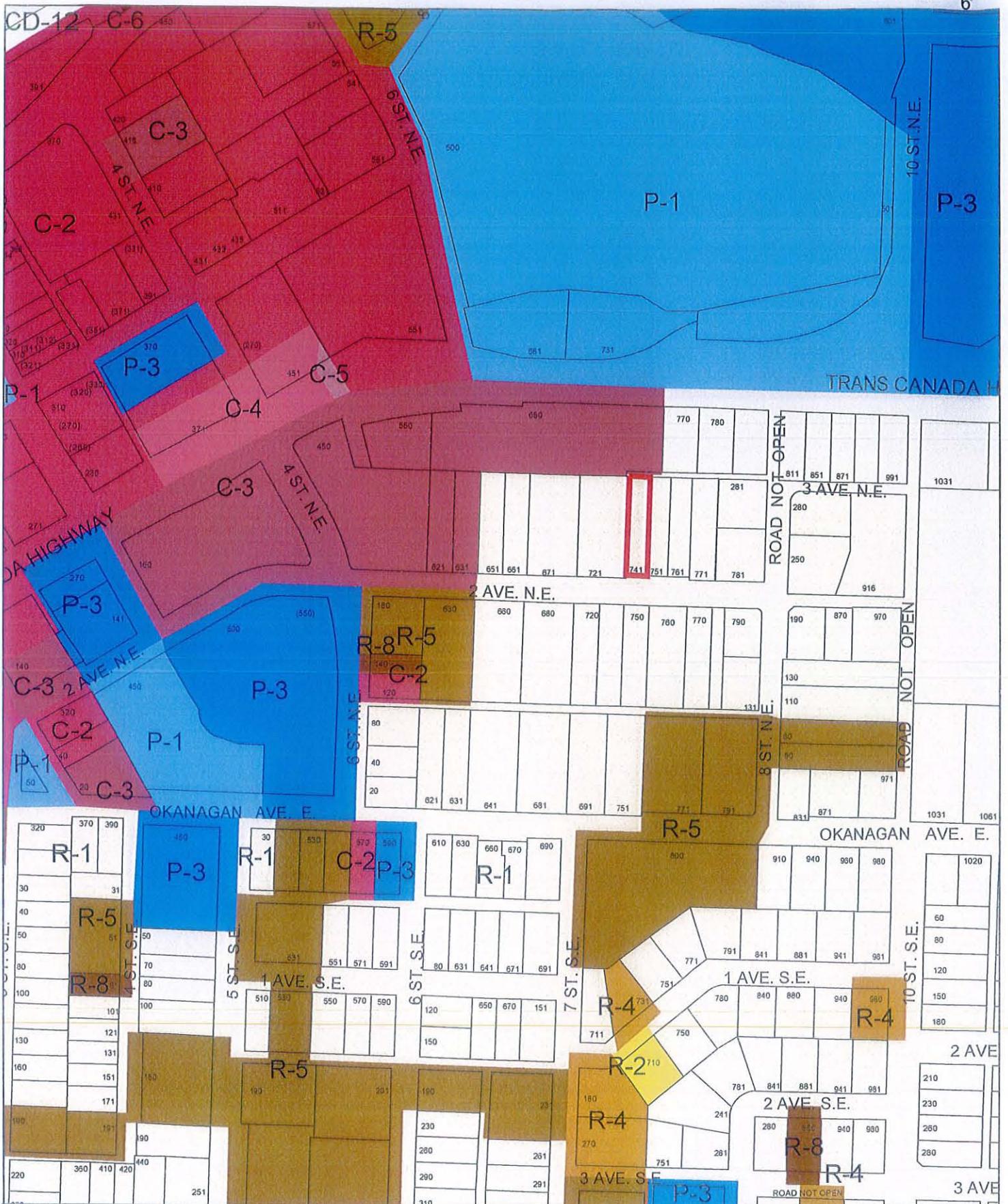
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Subject Parcel



	 Subject Parcel	 High Density Residential	 City Centre Commercial
		 Medium Density Residential	 Highway Service/ Tourist Commercial



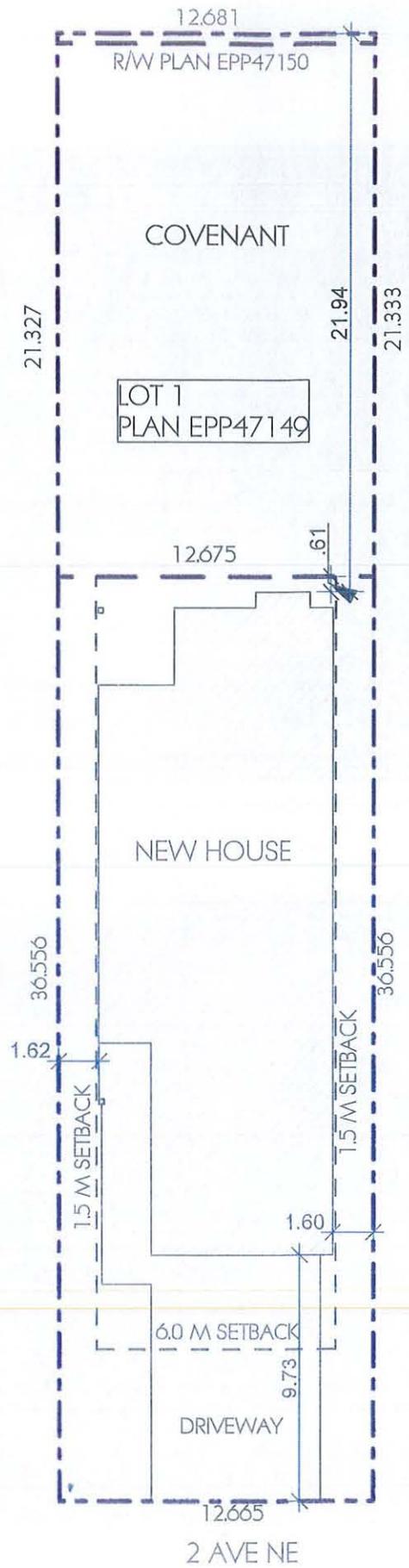
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|---|--------------------------------|---|----------------------------|
|  | R-1 Single Family Residential |  | C-2 Town Centre Commercial |
|  | R-4 Medium Density Residential |  | C-3 Service Commercial |
|  | R-5 High Density Residential |  | P-3 Institutional |



View facing north towards the rear parcel line.



View facing south towards the front parcel line.



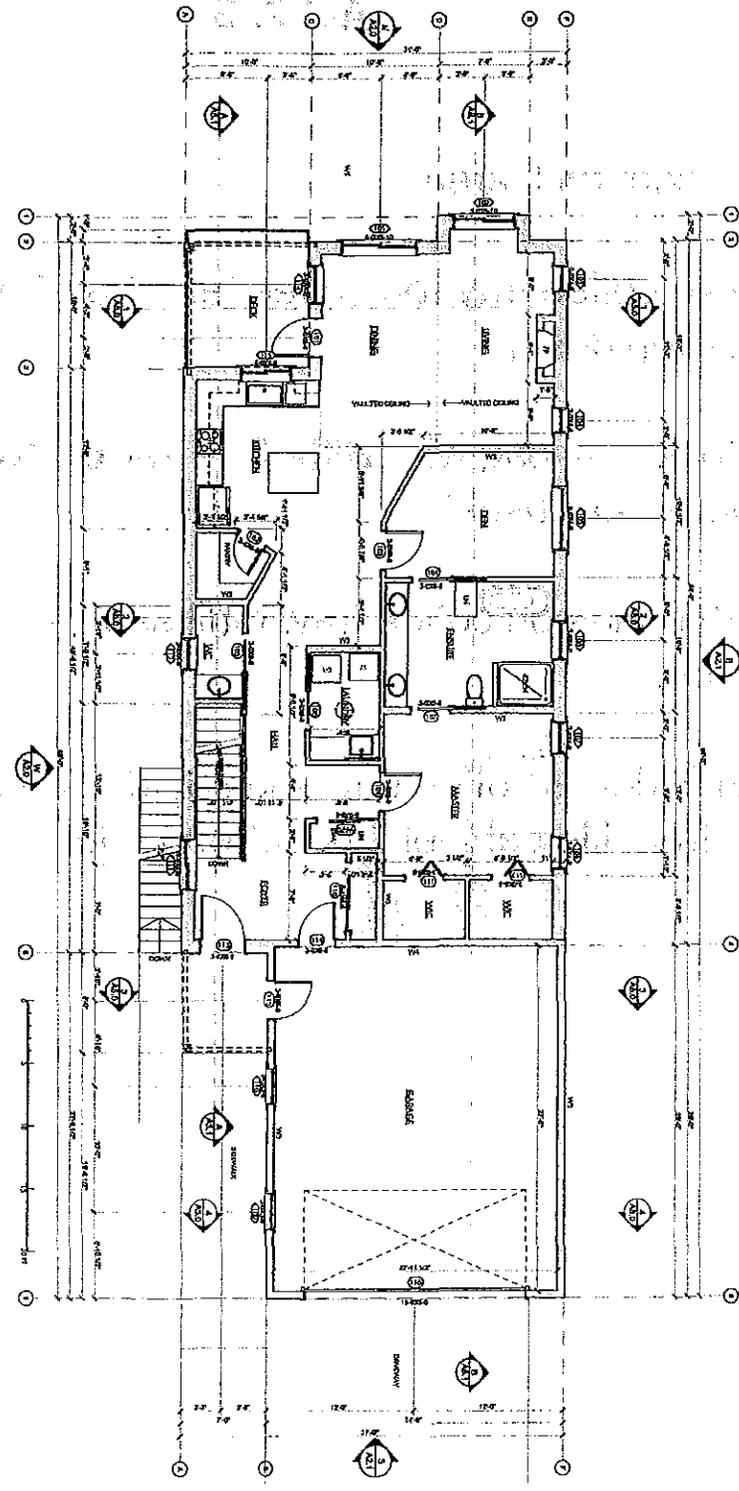
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GAGNON SITE PLAN

SCALE: 1:250

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1 MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



- WALLNOTES**
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AREA SCHEDULE	
AREA NAME	AREA
1. LIVING/DINING	110
2. KITCHEN	110
3. BATH	110
4. BEDROOM	110
5. GARAGE	110
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MAIN FLOOR PLAN

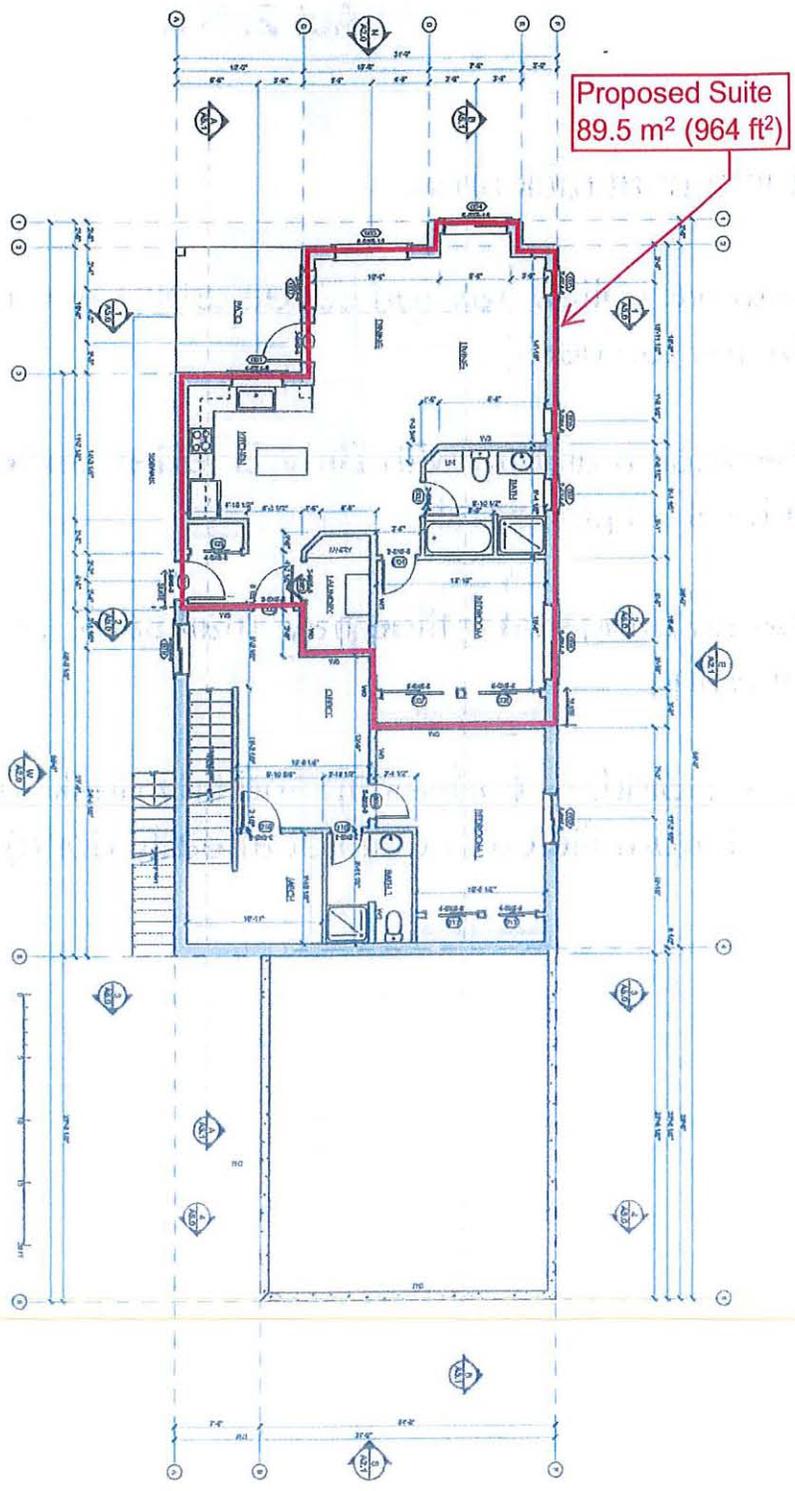
PROJECT
GAGNON RESIDENCE
741 2 AVE NE
SALMON ARM, BC
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KJM DESIGN
KIM J. MATHIAS
ARCHITECT
1111 12TH AVENUE
VANCOUVER, BC
V6Z 2Y4
TEL: 604-271-1111
WWW.KJMDESIGN.COM

DATE: 4/27/2010
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CHECKED: DMV
SCALE: AS SHOWN

3/15/13 11:53 AM

1 LOWER FLOOR PLAN
SCALE 1/4" = 1'-0"



Proposed Suite
89.5 m² (964 ft²)

- VALUABLES**
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PROJECT: GAGNON RESIDENCE
 741 2 AVE NE
 SALMON ARM, BC
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DATE: 10/11/12
 SCALE: 1/4" = 1'-0"

KHM DESIGN
 3300 28th St
 Vancouver, BC
 V6L 5G7
 TEL: (604) 273-1311
 WWW.KHMDESIGN.COM