



AGENDA

City of Salmon Arm
Development and Planning Services
Committee

Monday, August 19, 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.	REPORTS
1 - 10	1.	Zoning Amendment Application No. ZON-1155 [McKibbon, L. & R.; 1411 9 Avenue SE; R-1 to R-8]
	5.	PRESENTATIONS
	1.	C. Fudge, Senior Manager, Government Relations – Okanagan Region, BC Transit – 2018-19 BC Transit Annual Performance Summary
	6.	FOR INFORMATION
	7.	IN CAMERA
	8.	LATE ITEM
	9.	ADJOURNMENT

*To be followed by arrival of Inashiki
students and representatives – 10:00 a.m.*

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CITY OF SALMON ARM

To: His Worship Mayor Harrison and Members of Council

Date: August 14, 2019

Subject: Zoning Bylaw Amendment Application No. 1155

Legal: Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP85230

Civic: 1411 9 Avenue SE

Owner/Applicant: McKibbon, L. & R.

MOTION FOR CONSIDERATION

THAT: a bylaw be prepared for Council's consideration, adoption of which would amend Zoning Bylaw No. 2303 by rezoning Lot 3, Section 13, Township 20, Range 10, W6M, KDYD, Plan KAP85230 from R-1 (Single Family Residential Zone) to R-8 (Residential Suite Zone).

STAFF RECOMMENDATION

THAT: The motion for consideration be adopted.

PROPOSAL

The subject parcel is located at 1411 9 Avenue SE (Appendix 1 and 2) and is currently under development. The proposal is to rezone the parcel from R-1 (Single Family Residential) to R-8 (Residential Suite) to permit the construction and use of a *secondary suite* within a single family dwelling.

BACKGROUND

The subject parcel is designated Low 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 area of the City west of the "Hillcrest" neighbourhood, largely comprised of parcels containing single family dwellings and associated accessory buildings, with 11 R-8 zoned parcels presently within the vicinity of the subject parcel.

The subject parcel was created in 2007 as part of a 7 lot subdivision accessed by the 9 Avenue SE cul-de-sac. The subject parcel meets the conditions as specified to permit a secondary suite within the proposed R-8 zone, and at 957 square metres it is potentially large enough for a detached suite, subject to a suitable building site and topographic conditions (there are steep slopes around the north and west portions of the parcel). Site photos are attached as Appendix 5. The intent of the applicant is to develop a conforming *secondary suite* within the basement of the single family dwelling currently being built, as shown in the plans attached (Appendix 6).

Secondary Suites

Policy 8.3.25 of the OCP provides for the consideration of secondary suites in all Residential designated areas via a rezoning application, subject to compliance with the Zoning Bylaw and the BC Building Code. Based on parcel area and width, the subject property has potential to meet the conditions for the development of a *secondary suite* (or a *detached suite*), including sufficient space for an additional off-street parking stall, as shown in the site plans attached (Appendix 6).

4.1

COMMENTS

Engineering Department

No engineering concerns.

Building Department

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

Fire Department

No concerns.

Planning Department

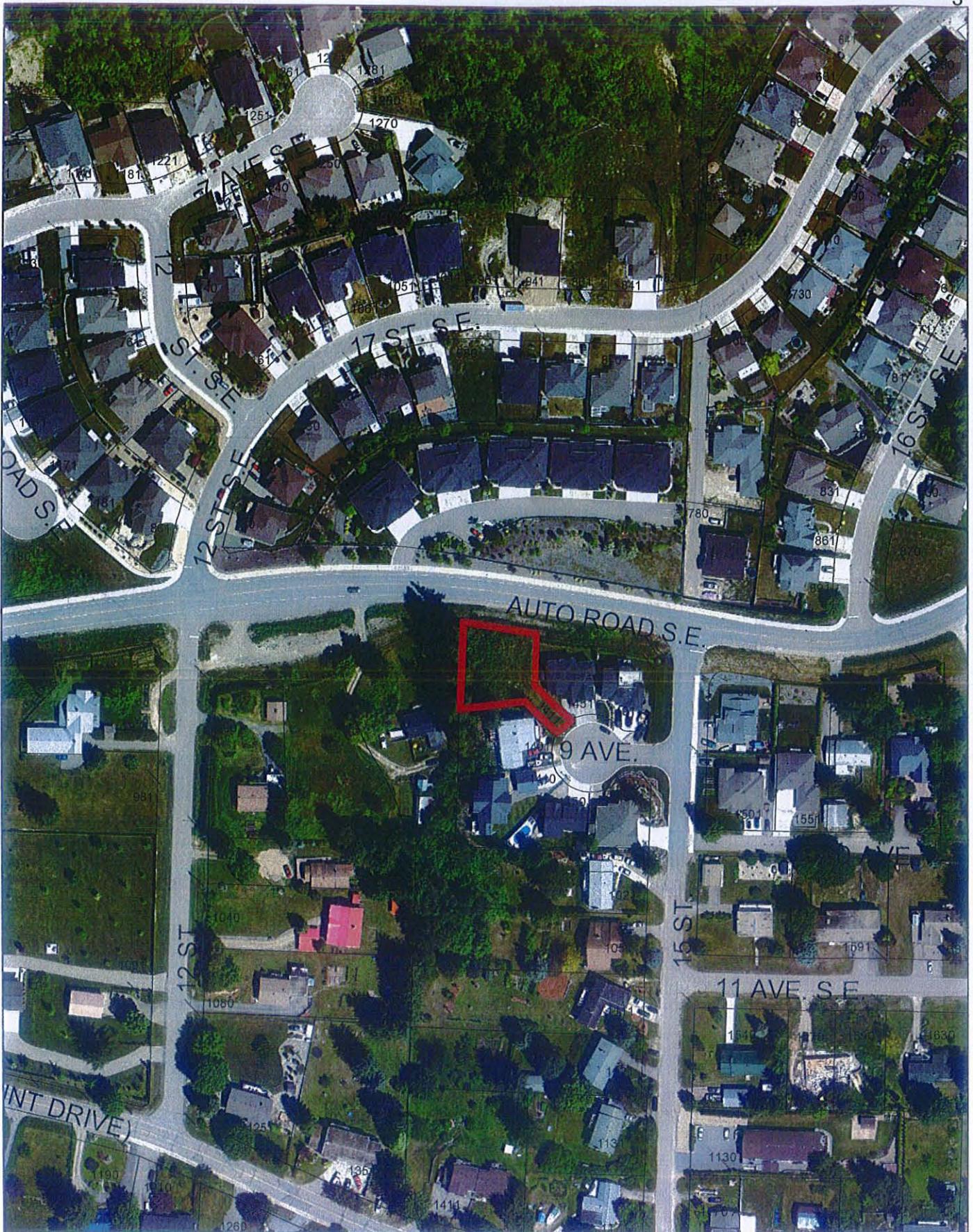
The proposed R-8 zoning of the subject parcel is consistent with the OCP and is therefore supported by staff. The plans submitted indicate that all R-8 Zone requirements can be met, including the provision of onsite parking, and that the building currently under construction substantially aligns with development patterns in the area. Development of a secondary suite would require a building permit and will be subject to meeting Zoning Bylaw and BC Building Code requirements.



Prepared by: Chris Larson, MCP
Planner, Development Services

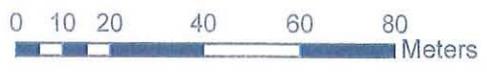
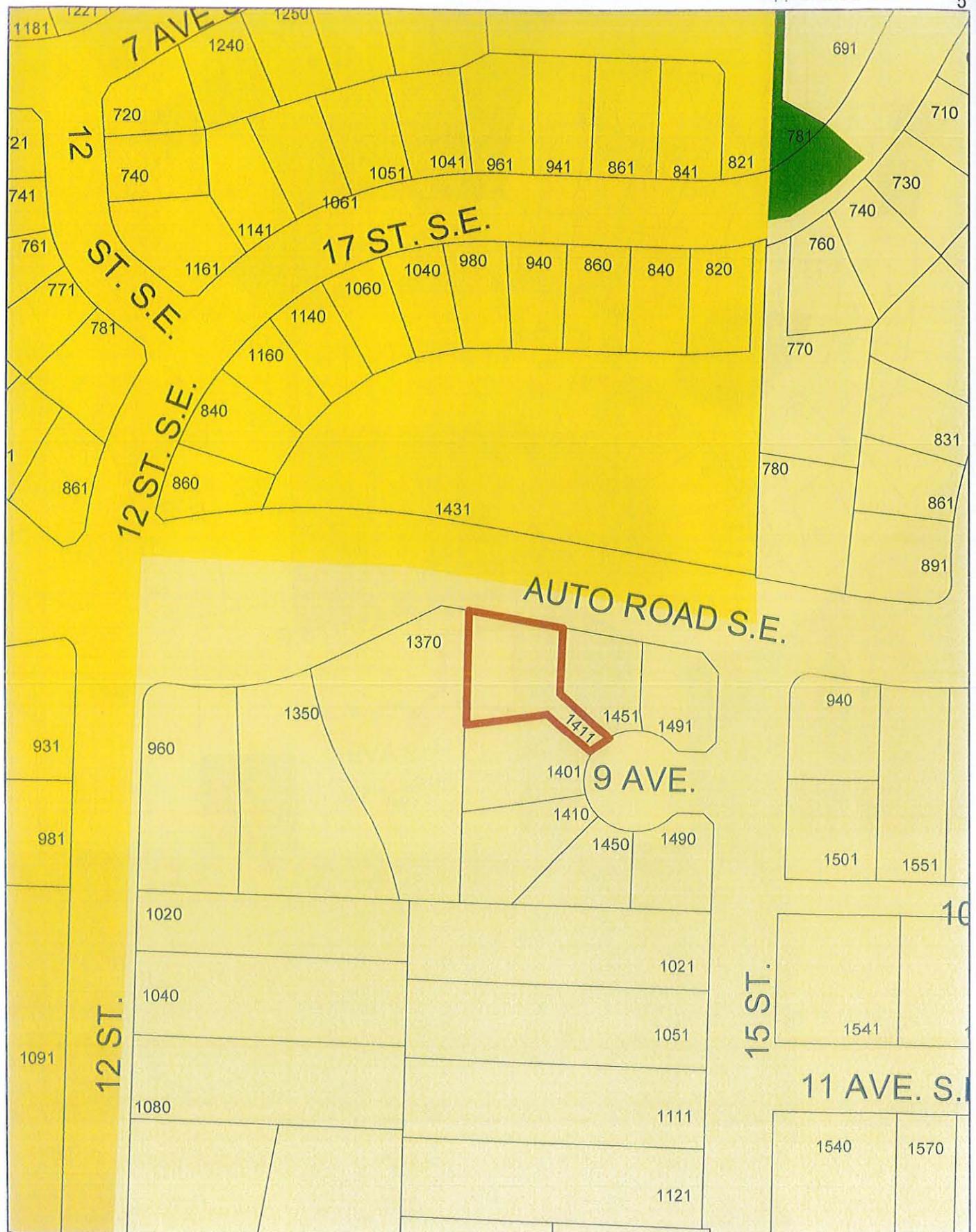


Reviewed by: Kevin Pearson, MCIP, RPP
Director of Development Services

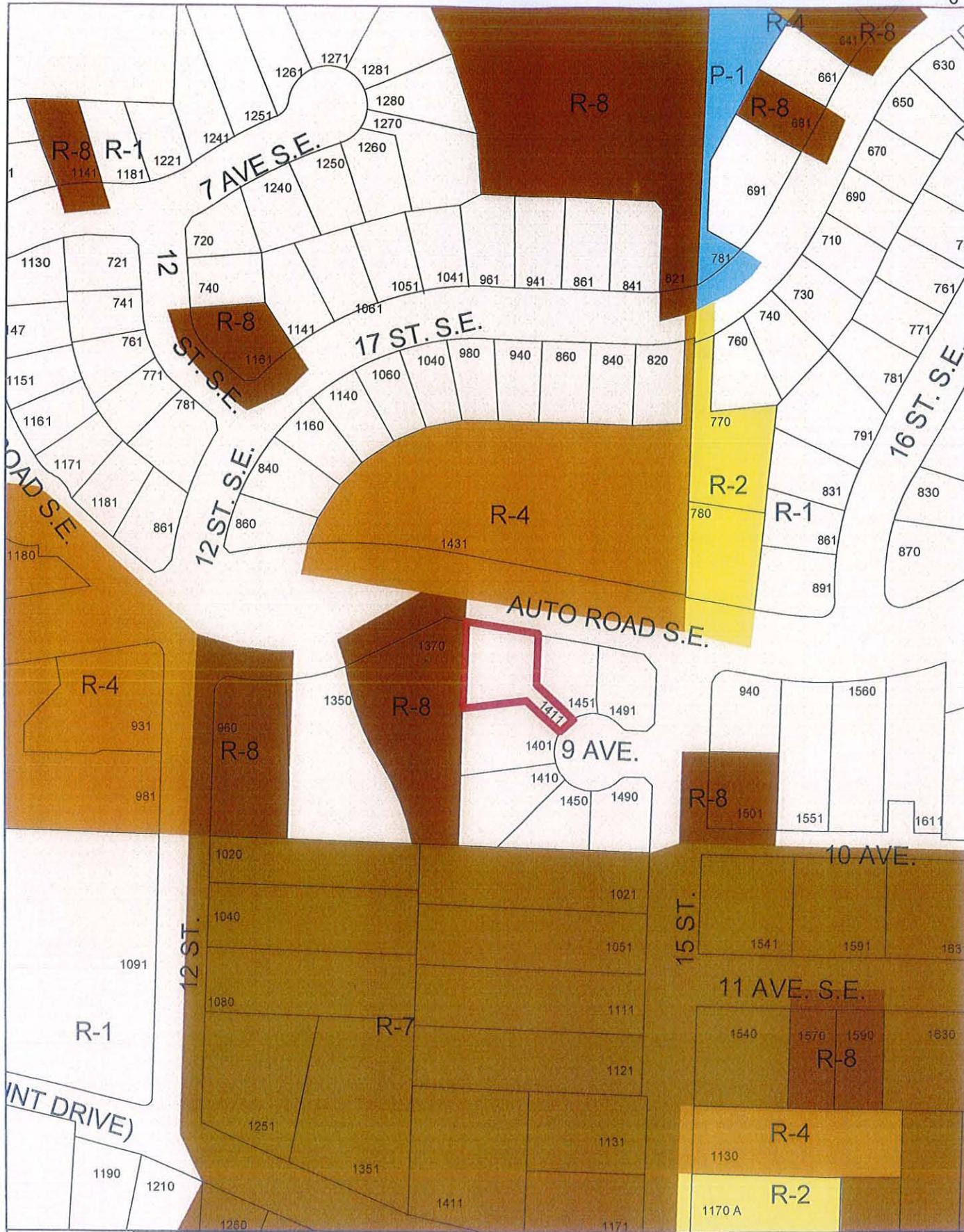




 Subject Parcel



-  Subject Parcel
-  Park
-  Residential Medium Density
-  Residential Low Density



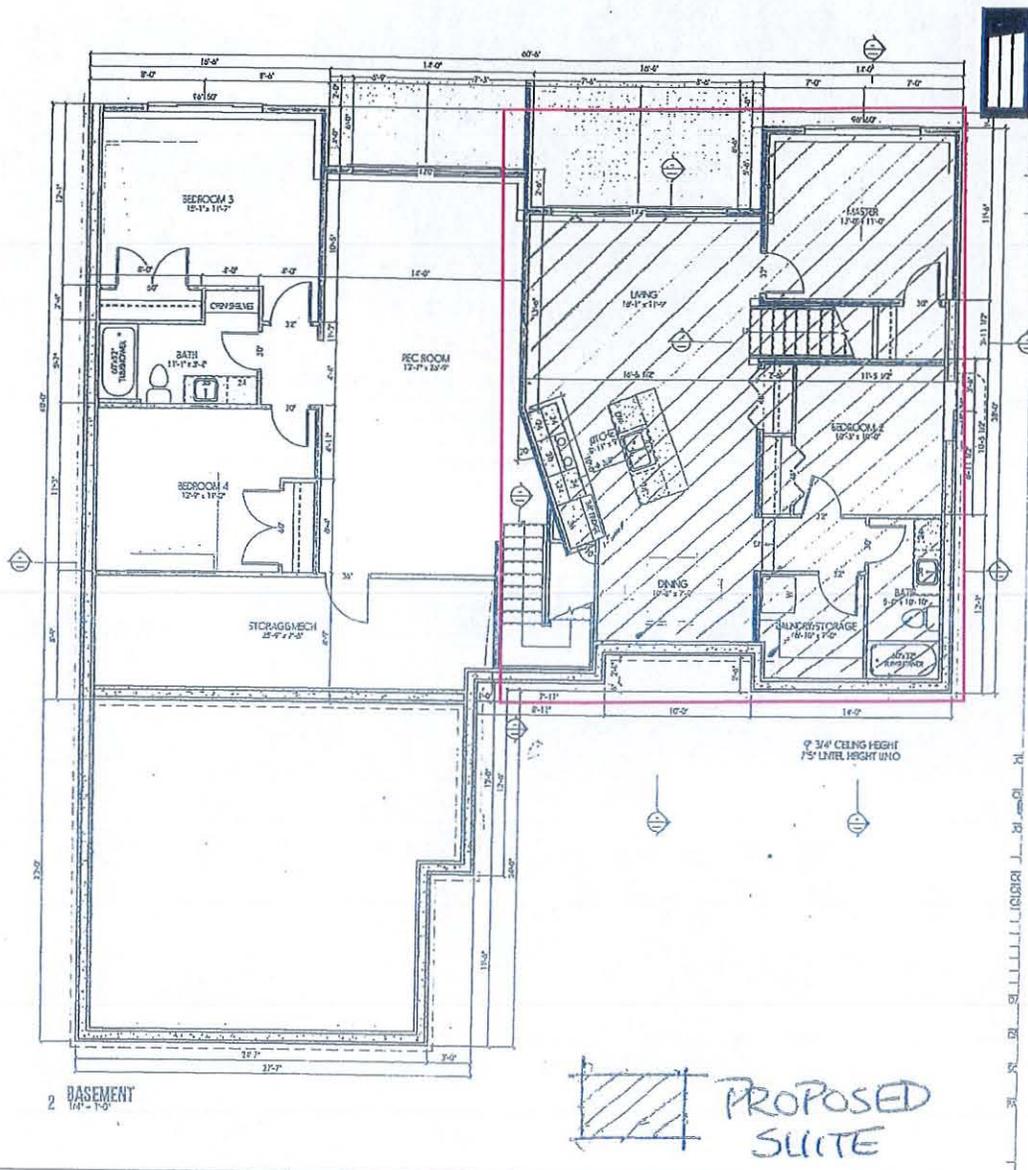
 Subject Parcel

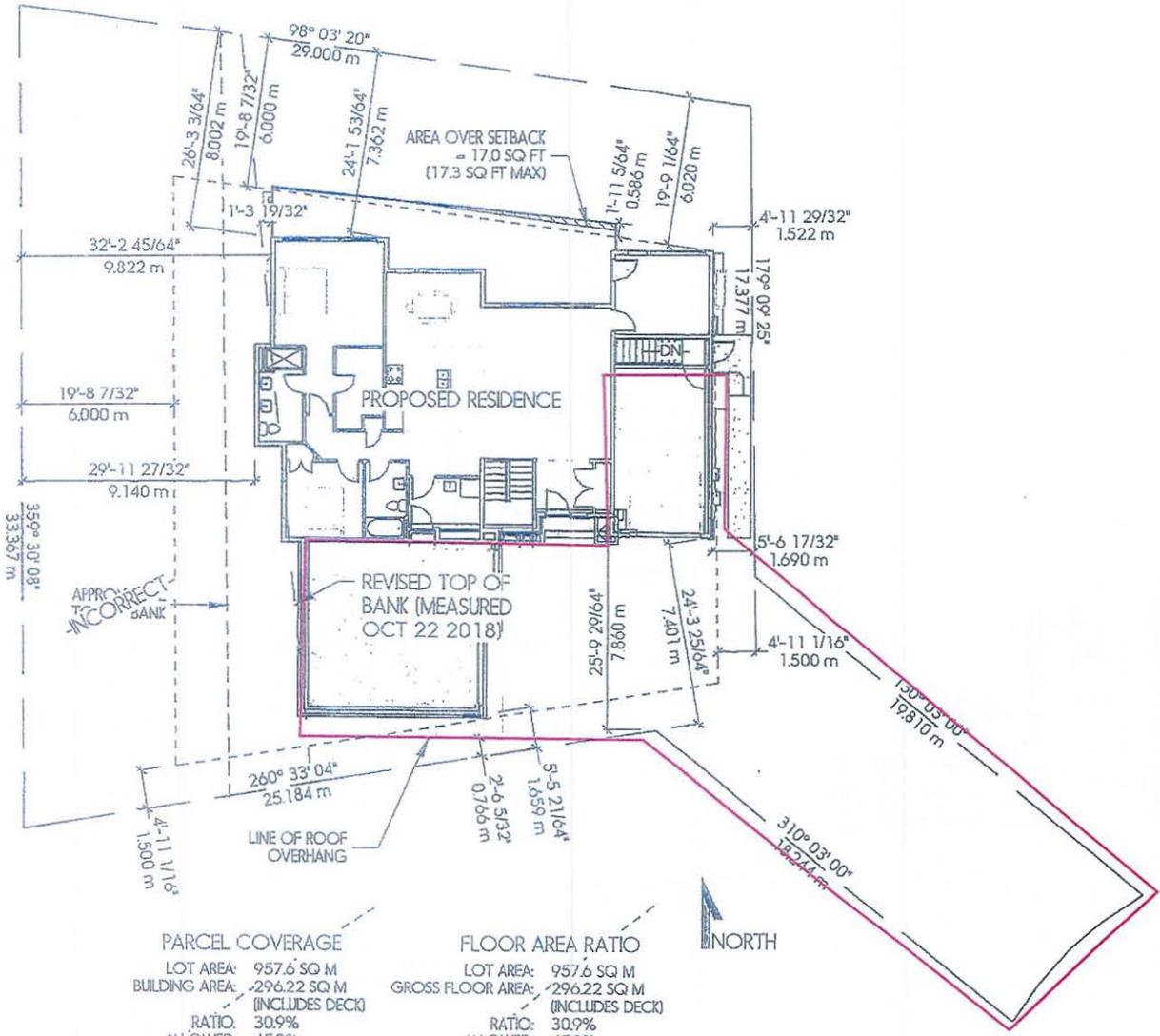


View of subject parcel (at centre) northwest from 9 Avenue SE showing neighbouring parcels.



View of subject parcel (right of centre) southeast from Auto Road SE.





PARCEL COVERAGE
 LOT AREA: 957.6 SQ M
 BUILDING AREA: 296.22 SQ M
 (INCLUDES DECK)
 RATIO: 30.9%
 ALLOWED: 45.0%

FLOOR AREA RATIO
 LOT AREA: 957.6 SQ M
 GROSS FLOOR AREA: 296.22 SQ M
 (INCLUDES DECK)
 RATIO: 30.9%
 ALLOWED: 45.0%



