



# Staff Report

DEVELOPMENT SERVICES DEPARTMENT

To: Council

From: Phil Armstrong, MDS/Planner  
Subject: King Rezoning

File: 3360-20 – King Residence 2022  
Date: February 15<sup>th</sup>, 2022

## RECOMMENDATION

THAT per the Staff Report *King Rezoning*, received February 15<sup>th</sup>, 2022 from the Manager of Development Services, Council CONSIDER passing First and Second Reading to *Town of Golden Zoning Amendment Bylaw No. 1464, 2022 – King*.

## CAO COMMENTS

I support the recommendation.

## BACKGROUND

Connie and Scott King have applied for a rezoning in order to allow a secondary suite in their home that they are rebuilding at 1331 Selkirk Drive. The purpose of *Zoning Amendment Bylaw No. 1464, 2022 – King* is to rezone the subject property from *Single Detached Residential - R1* to *Single Detached With Secondary Residential R1-S*. The secondary suite will be located above the garage. The drawings for the proposed structure are enclosed.



## DISCUSSION

### Rezoning R1 to R1S background:

Appended to the Official Community Plan is a record of public input gathered and specifically see snip below which shows that there was more support generally for suites, than against suites.

12) Would you be interested in rezoning all residential areas to include rental suites?	Total		Town		Area A	
	#	%	#	%	#	%
<b>Yes</b>	125	45.8	75	44.4	50	48.1
<b>No</b>	88	32.2	59	34.9	29	27.9
<b>Don't know</b>	44	16.1	28	16.6	16	15.4

The Selkirk Drive area is zoned *Single Detached Residential – R1* and so are other historic areas of Selkirk Hill. Subsequently, phases 3 through 5 of the Bear’s Paw Heights development were zoned *Single Detached With Secondary Residential - R1S*, which allows for secondary suites. There have been a few spot rezonings on Poplar and Spruce Drive in recent years for secondary suites.<sup>1</sup>

There are numerous planning objectives met by allowing suites, such as:

- ✓ Smart growth principles of more dwelling units lead to maximizing the Town’s infrastructure and land through low-impact densification;
- ✓ May add long term rental housing to the market and desirable rental units with access to private open space in the yard;
- ✓ May be utilized as a mortgage helper;
- ✓ Aging in place: after the kids (if applicable) have moved out a resident can rent out part of their home or alternatively seniors or grand-parents can live in the suite (the classic in-law suite);
- ✓ Does not change the visual character of the neighbourhood (as an infill multi-family building might); and
- ✓ Diversified community with different income levels and age groups living in the same neighbourhood.

Some perceived issues with secondary suites include additional noise, traffic and parking impact on the street. The zoning bylaw does require an additional parking stall for secondary suites. In this instance, the parking requirement is met.

### Site analysis:

Below is the rendering for the renovated home with possible secondary suite.

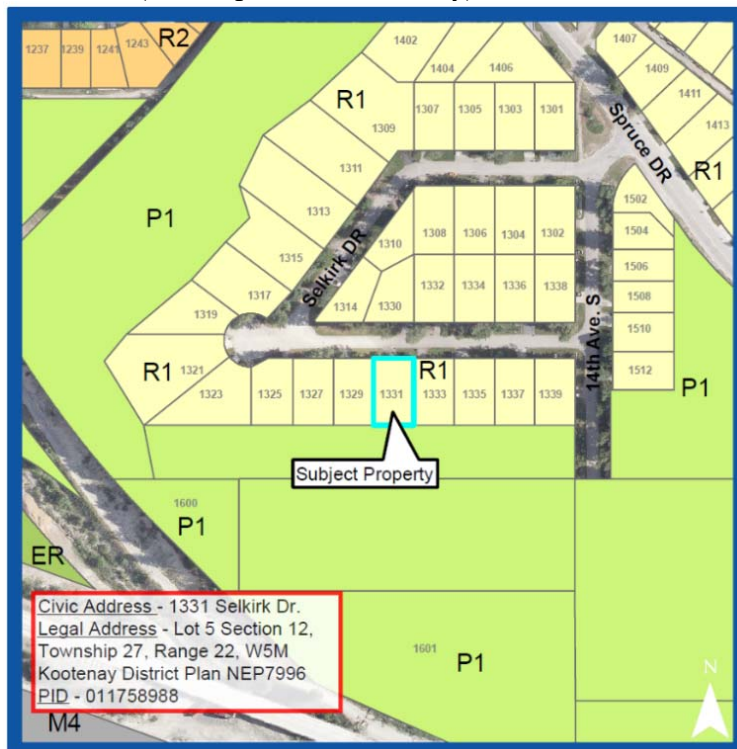
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<sup>1</sup> Also, a duplex is now under construction in phase 5 of Bears Paw Heights - only one of the twelve lots zoned for single family with suite or duplex have materialized with a duplex. That said, there is one other vacant R1-D zoned lot.



The immediate surrounding site context is as follows:

- To the east is R1;
- To the west is R1;
- To the north is R1; and
- To the south is P1 (Greenspace and cemetery).



Should this application be approved, it would represent the first spot rezoning for Selkirk Drive.

Also, please note that lots in the R1-S zone are permitted to engage in the bed and breakfast and the short term rental uses. (R1, the current zoning, does allow the bed and breakfast use)

This proposal is consistent with the *Official Community Plan* - please refer to the strategic lens section of this report where OCP excerpts are listed. Also, the recently adopted in principal *Affordable Housing Strategy* promotes secondary suites.

In conclusion, staff supports the proposed rezoning application as it is in keeping with directives and regulations as set forth by the OCP. Enclosed with this report for Council consideration is *Town of Golden Zoning Amendment Bylaw No. 1464, 20202 – King*.

## **DECISION FACTORS**

### **Council Context**

#### **Strategic Lens**

-Official Community Plan Bylaw No. 1222, 2008.

*P.52 Residential development Goal: A range of housing types, tenures and densities, which meet the diverse needs of individuals and families of varying needs, income levels and age groups are provided within the Town of Golden.*

*1. To provide affordable, seasonal and attainable housing opportunities.*

*2. To provide the most efficient use of land and existing physical infrastructure in terms of infill/densification.*

*5. To preserve the character of existing neighbourhoods.*

*P.72 GOLDEN SMART GROWTH Golden shall endorse and promote Smart Growth principles/objectives in new development and redevelopment of existing properties. These principles/objectives include the following:*

*1. Create compact communities.*

*4. Promote a variety of townhouses, apartments and —secondary suites.*

*P. 79 3. 3. Golden will promote and preserve the development of rental accommodations in appropriate areas and secure land and/or redevelopment properties in order to create or preserve affordable housing.*

-Affordable Housing Strategy promotes secondary suites.

#### **Climate Change (Mitigation/Adaptation Relevance)**

-Allowing secondary suites implements smart growth principals – see above.

#### **Communication (Scope and Tactical Outputs)**

-As required by legislation a public hearing will be scheduled. The Town also post public hearings on Facebook.

#### **Financial (All Term Budget Impacts/Asset Management Impacts/Practicality)**

-Application fees have been paid.

### **Administration Context**

#### **Administrative (Policy/Procedure Relevancy, Work Plan Impact)**

-Part of the MDS's work plan to process development applications.

## OPTIONS

1. Council considers passing first and second reading to “*Town of Golden Zoning Amendment Bylaw No. 1433, 2022 – King 2022*” and direct staff to proceed to public hearing.
2. Council does not pass first and second reading to “*Town of Golden Zoning Amendment Bylaw No. 1433, 2022 – King 2022*”.
3. Council selects another course of action.

Respectfully Submitted,



Phil Armstrong MCIP, RPP  
*Manager of Development Services / Planner*

### Enclosure

- ✓ Applicant's proposed drawings
- ✓ Town of Golden Zoning Amendment Bylaw No. 1433, 2022 – *King*



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## **BYLAW RATIONALE STATEMENT**

### *Town of Golden Zoning Amendment Bylaw No. 1464, 2022 – King*

The purpose of this bylaw is to amend the Zoning Bylaw to rezone the subject property from R1 to R1S.



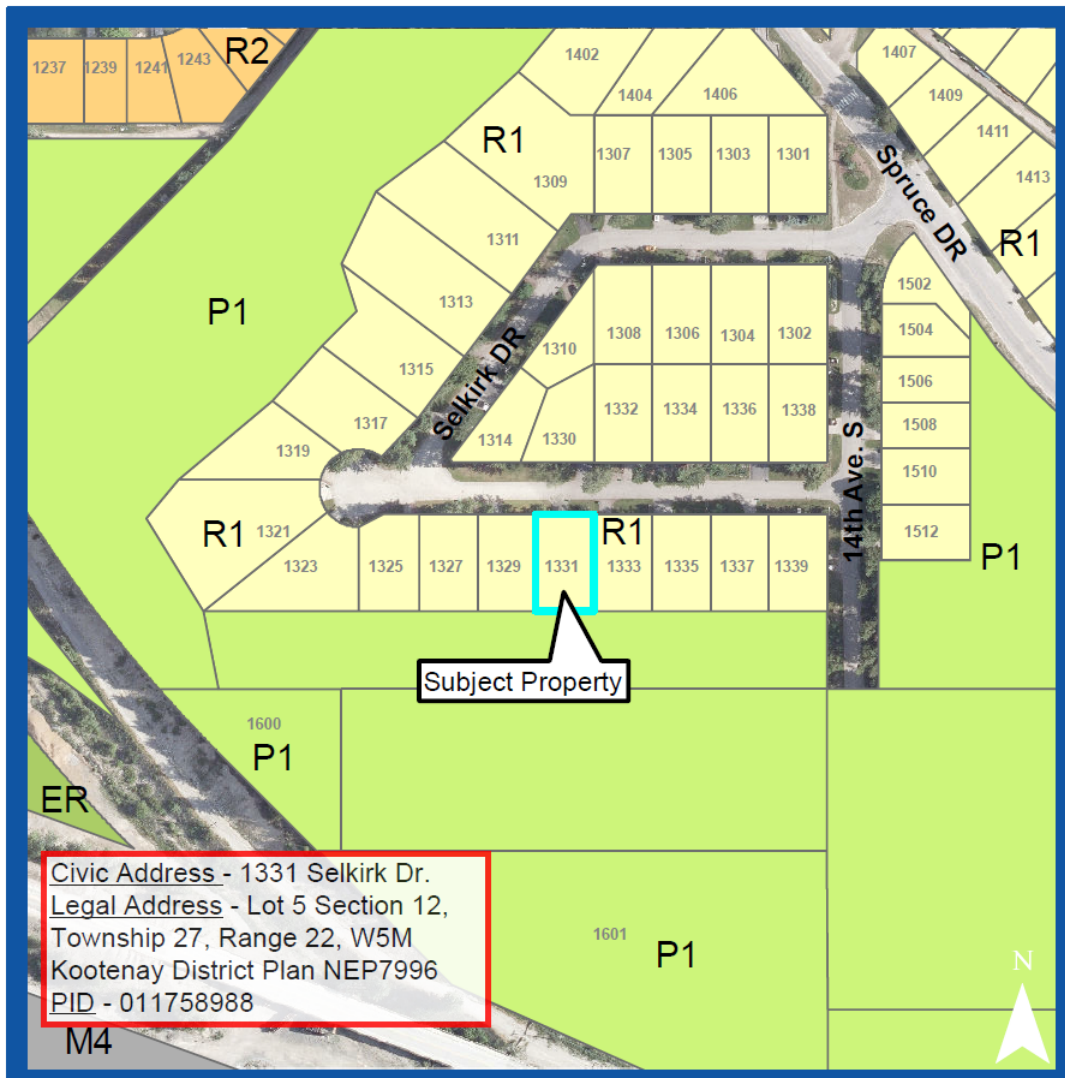
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MAYOR

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CORPORATE OFFICER

*Schedule "A" - Town of Golden Zoning Amendment Bylaw No. 1464, 2022 – King*



# King Residence - 1331 Selkirk Drive

## Project Description

PROJECT NAME: KING RESIDENCE  
REFERENCE NUMBER: 202121  
ADDRESS: 1331 SELKIRK DRIVE  
TOWNSHIP: GOLDEN  
PROVINCE: BC

## General Contractor

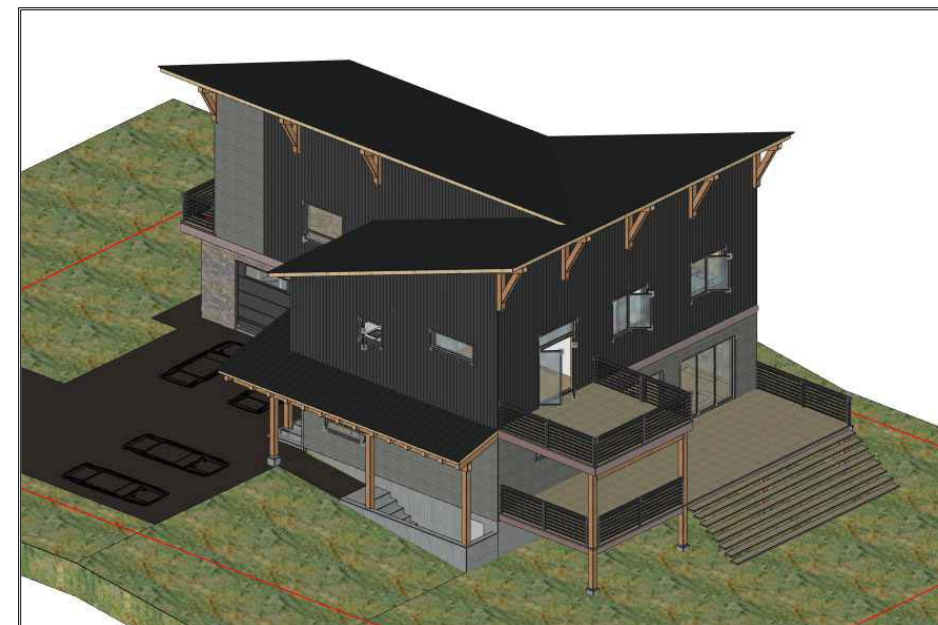
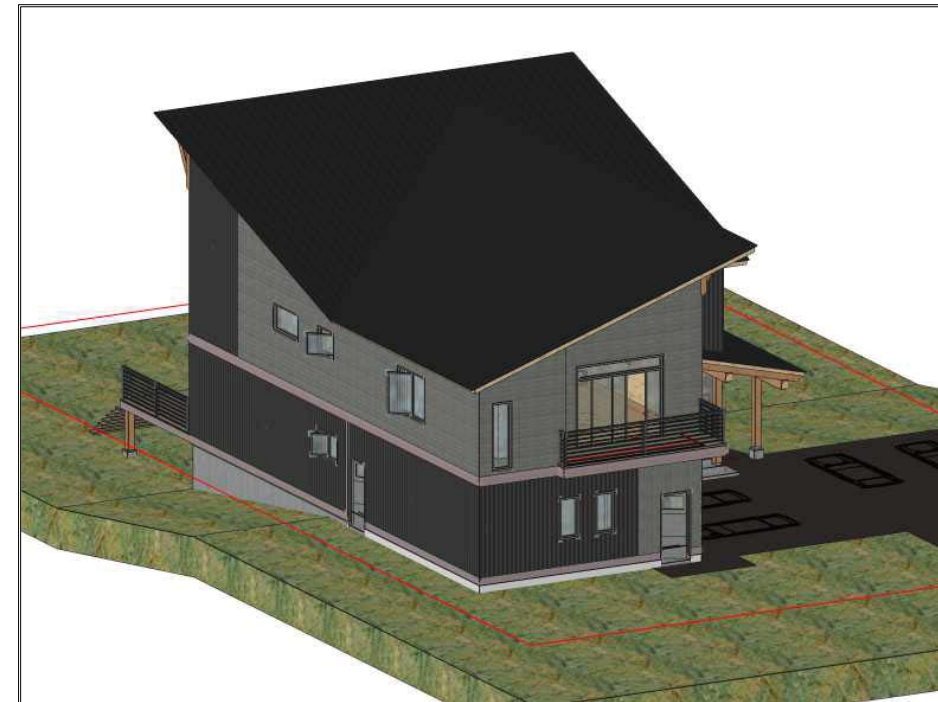
George Keenleyside Construction

## Sheet Index

0.1 - Project Information Sheet  
0.2-0.2b - Lot Plan  
1.0-1.4 - Elevation Views  
2.0-2.2 - Plan Views  
3.0 - Building Sections  
4.0-4.1 - Window Schedule  
5.0 - Wall & Floor Schedule

## GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND/OR IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS AND THE FINAL CONTRACTED DOCUMENTS.
- THE CONTRACTOR(S) / BUILDER(S) SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE, INCLUDING LOT SET-BACKS & HEIGHTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE COMMENCING THE CONTRACTED WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS OR BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS, THE DESIGNER MUST BE NOTIFIED IMMEDIATELY TO DISCUSS HOW TO PROCEED.
- SHOULD A CONFLICT OCCUR IN OR BETWEEN THESE DRAWINGS AND THE SPECIFICATIONS PROVIDED, THE SPECIFICATIONS SHALL TAKE PRECEDENCE.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE DESIGNER. ALL PORTIONS OF WORK STEMMING FROM THIS SUBMISSION SHALL BE IN ACCORDANCE WITH THE REVIEWED SHOP DRAWINGS AND SAMPLES.
- ALL DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS GIVEN TAKE PRECEDENCE OVER ANY INTERPRETATION OF SCALE.  
ALL DIMENSIONS ARE MEASURED TO THE FACE OF STUDS OR FACE OF ICF FORMS.
- CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A.C. EQUIPMENT, RECESSED ITEMS, AND ALL OTHER FRAMING ITEMS AS REQUIRED.
- WHERE LARGER STUDS OR FURRING IS REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH.
- PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS ETC.
- ALL PRE-ENGINEERED TRUSSES & FLOOR JOISTS ARE TO BE REVIEWED BY ENGINEER PRIOR TO ORDERING OF PRODUCT. SUPPLIER TO PROVIDE SEALED SHOP DRAWINGS.
- THE CONTRACTOR MUST KEEP ALL OPERATIONS THAT PERTAINS TO THE CONSTRUCTION OF THE PROJECT CONFINED TO THE AREAS PERMITTED BY THE OWNER.
- THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES. ALL DEBRIS & LITTER SHALL BE CLEANED DAILY TO ACHIEVE THIS. EACH CONTRACTOR AND SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THE CONTRACTED WORK SHALL REMOVE ALL TRASH AND DEBRIS STEMMING FROM HIS/HER OPERATIONS.
- ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE OR DETERIORATION. IF THESE MEASURES ARE NOT ADHERED TO, REJECTION OF USE OF SAID PRODUCTS OR MATERIALS MAY BE APPLIED.
- ALL CHOSEN MATERIALS TO BE USED & INSTALLED PER MANUFACTURERS SPECIFICATIONS. MANUFACTURERS SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAIL CONTAINED WITHIN THIS DRAWING SET, IN THE EVEN THE MANUFACTURERS SPECIFICATIONS ARE NOT FOLLOWED THE BUILDER OR THEIR SUB-TRADE TAKES RESPONSIBILITY FOR THE WARRANTY & GUARANTEE OF THEIR PERFORMANCE.
- SHOULD ERRORS AND OMISSIONS BE NOTICED ON THIS DRAWING SET, THEY ARE TO BE REPORTED TO THE CONTACT AT WHITETOOTH PROJECT SOLUTIONS WITHIN 24 HOURS FOR FURTHER INSTRUCTION. FAILURE TO REPORT DISCREPANCIES WITHIN 24 HOURS RELIEVES WHITETOOTH PROJECT SOLUTIONS OF THE CONSEQUENCES THAT MAY OR MAY NOT OCCUR.
- THIS DRAWING SET IS THE PROPERTY OF WHITETOOTH PROJECT SOLUTIONS AND CANNOT BE REPRODUCED OR COPIED WITHOUT OUR EXPLICIT WRITTEN CONSENT.
- IT IS THE RESPONSIBILITY OF THE CLIENT AND EACH CONTRACTOR TO READ AND UNDERSTAND ALL PUBLISHED NOTES THAT ARE BOUND IN THIS DOCUMENT. ALL INFORMATION IS IMPORTANT AND IS IMPERATIVE TO A SUCCESSFUL PROJECT.
- THESE DRAWINGS ARE TO BE SUBMITTED TO GAIN POSSESSION OF A PERMIT TO BUILD THIS PROJECT. IT IS TO BE UNDERSTOOD THAT THESE DOCUMENTS, EVEN IF ENGINEERED ARE NOT DEEMED TO BE CONSTRUCTION DOCUMENTS UNTIL APPROVAL FROM THE LOCAL BUILDING DEPARTMENT IS RECEIVED. IF OR WHEN APPROVAL IS GIVEN BY THE LOCAL BUILDING DEPARTMENT, THESE DRAWINGS SHALL BE DEEMED ISSUED FOR CONSTRUCTION.
- THESE DOCUMENTS ARE DESIGNED TO THE MOST RECENT EDITION OF THE INTERNATIONAL BUILDING CODE BUT IN ORDER TO GAIN POSSESSION OF A PERMIT TO BUILD, THESE DOCUMENTS SHALL CONFORM TO ALL APPLICABLE NATIONAL, PROVINCIAL AND/OR LOCAL BUILDING CODES. THE BUILDING/CONTRACTOR AND ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND REQUIRED APPROVALS. IF ANY PORTION OF THESE DRAWINGS ARE TO BE CHANGED IN ORDER TO GAIN POSSESSION OF A PERMIT TO BUILD, IT IS THE CONTRACTORS/CLIENTS RESPONSIBILITY TO NOTIFY THE DESIGNER BEFORE COMMENCING WITH THE WORK.
- THE STRUCTURAL ELEMENTS OF THIS DOCUMENT SET TO BE REVIEWED AND STAMPED BY A PROFESSIONAL ENGINEER AND THEREFORE THE PROFESSIONAL ENGINEER HAS TAKEN ALL RESPONSIBILITY. IF WORK REGARDING THIS PROJECT STARTS PRIOR TO RECEIVING THE STAMPED ENGINEERED SET OF CONSTRUCTION DOCUMENTS, ANY DEVIATION FROM THE SPECIFIED DRAWINGS AND DETAILS SUPPLIED BY THE PROFESSIONAL ENGINEER BECOMES THE RESPONSIBILITY OF THE CONTRACTOR/CLIENT AND NOT THE PROFESSIONAL ENGINEERS.



**King Residence**  
1331 Selkirk Drive, Golden BC

TITLE :

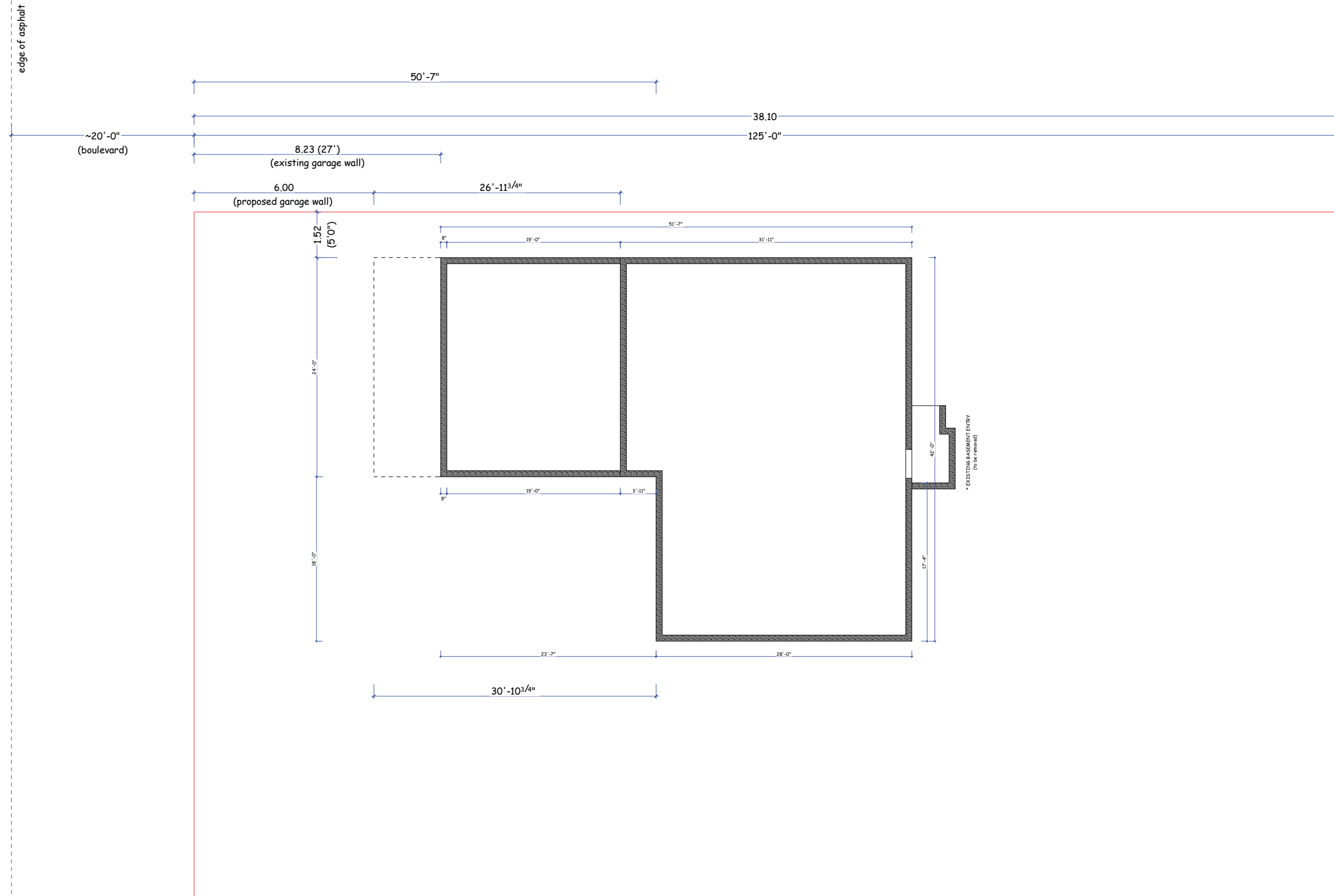
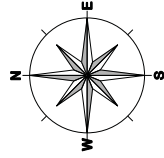
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JOB NUMBER : 202121  
SCALE : N T S  
PAPER SIZE : ARCH D

DETAIL SHOWN :  
**PROJECT INFO**  
/ AXO VIEWS

SHEET NO. :

**0.1**



**King Residence**  
1331 Selkirk Drive, Golden BC

TITLE :

Rev. No.	Rev. Stage	Rev. Date / Initials
01	Rev 1	10-04-2021 / NB
02	Lot Plan Rev	11-08-2021 / NB
03	Zoning Rev 1	01-18-2022 / NB
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JOB NUMBER : 202121  
SCALE : 3/16" : 1'  
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DETAIL SHOWN :

Lot Plan

SHEET NO. :

0.2



**King Residence**  
1331 Selkirk Drive, Golden BC

TITLE :

Rev. No.	Rev. Stage	Rev. Date / Initials
01	Rev 1	10-04-2021 / NB
02	Lot Plan Rev	11-08-2021 / NB
03	Zoning Rev 1	01-18-2022 / NB
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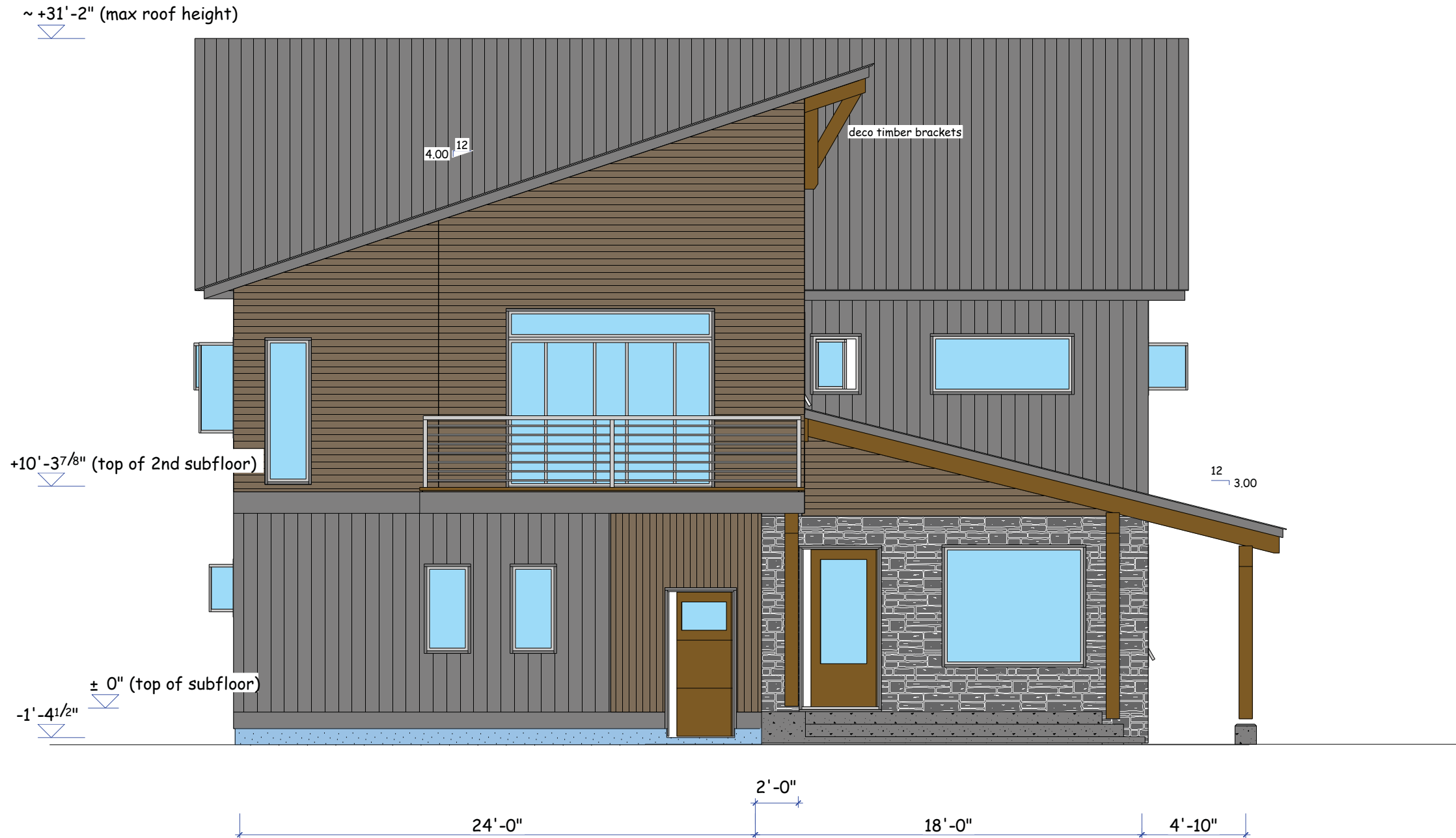
JOB NUMBER : 202121  
SCALE : N T S  
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DETAIL SHOWN :

Lot Plan Image

SHEET NO. :

**0.2b**



**King Residence**  
1331 Selkirk Drive, Golden BC

TITLE :

Rev. No.	Rev. Stage	Rev. Date / Initials
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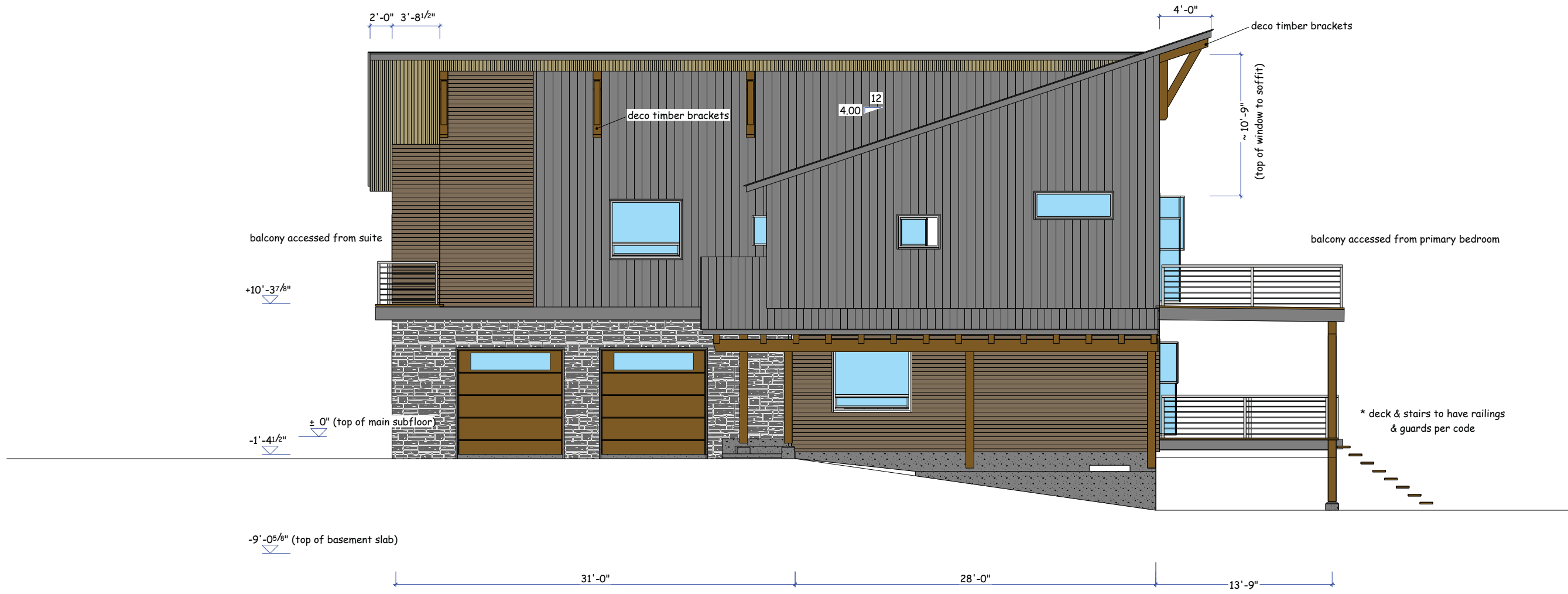
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SCALE : 3/8" = 1'  
PAPER SIZE : ARCH D

DETAIL SHOWN :

**Front Elevation**  
(north)

SHEET NO. :

**1.0**



**King Residence**  
1331 Selkirk Drive, Golden BC

TITLE :

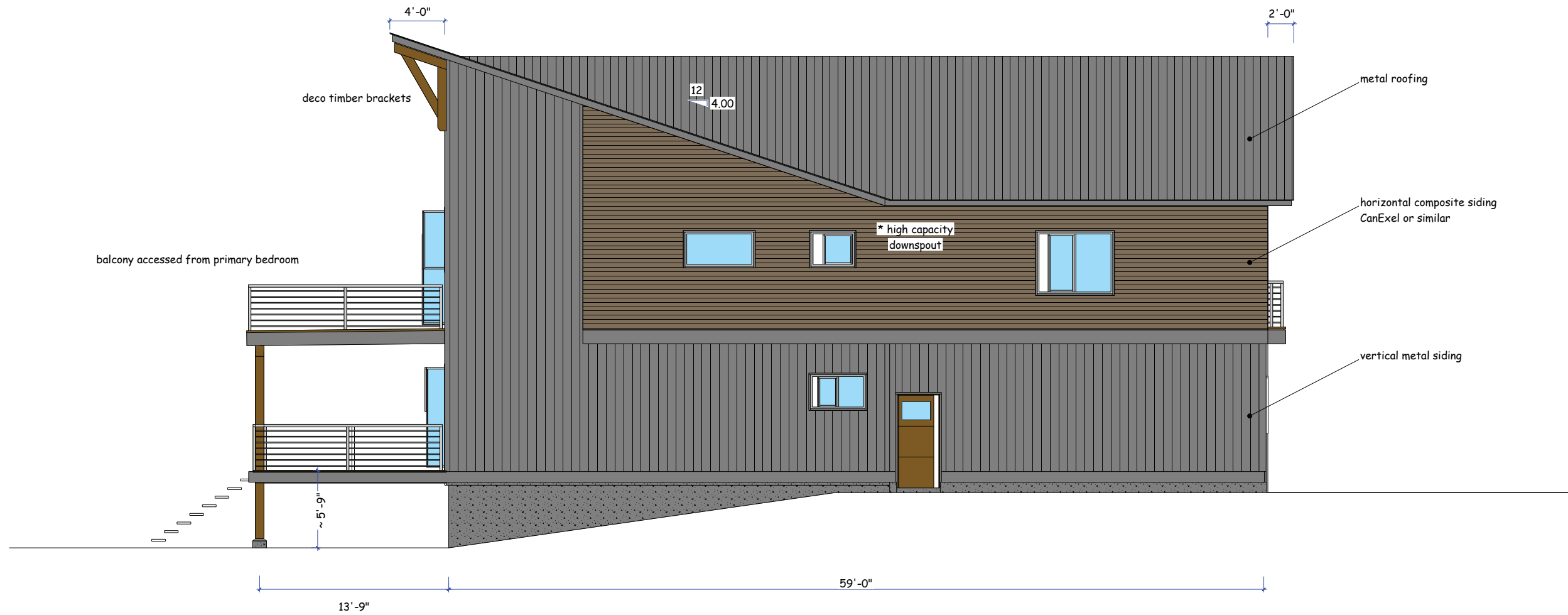
Rev. No.	Rev. Stage	Rev. Date / Initials
01	Zoning Rev 1	01-18-2022 / NB
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JOB NUMBER : 202121  
SCALE : 1/4" = 1'  
PAPER SIZE : ARCH D

DETAIL SHOWN :  
**Right Elevation  
(west)**

SHEET NO. :

**1.1**



**King Residence**  
1331 Selkirk Drive, Golden BC

TITLE :

Rev. No.	Rev. Stage	Rev. Date / Initials
01	Zoning Rev 1	01-18-2022 / NB
02		
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JOB NUMBER : 202121  
SCALE : 1/4" = 1'  
PAPER SIZE : ARCH D

DETAIL SHOWN :

**Left Elevation  
(east)**

SHEET NO. :

**1.2**



**King Residence**  
1331 Selkirk Drive, Golden BC

TITLE :

Rev. No.	Rev. Stage	Rev. Date / Initials
01	Zoning Rev 1	01-18-2022 / NB
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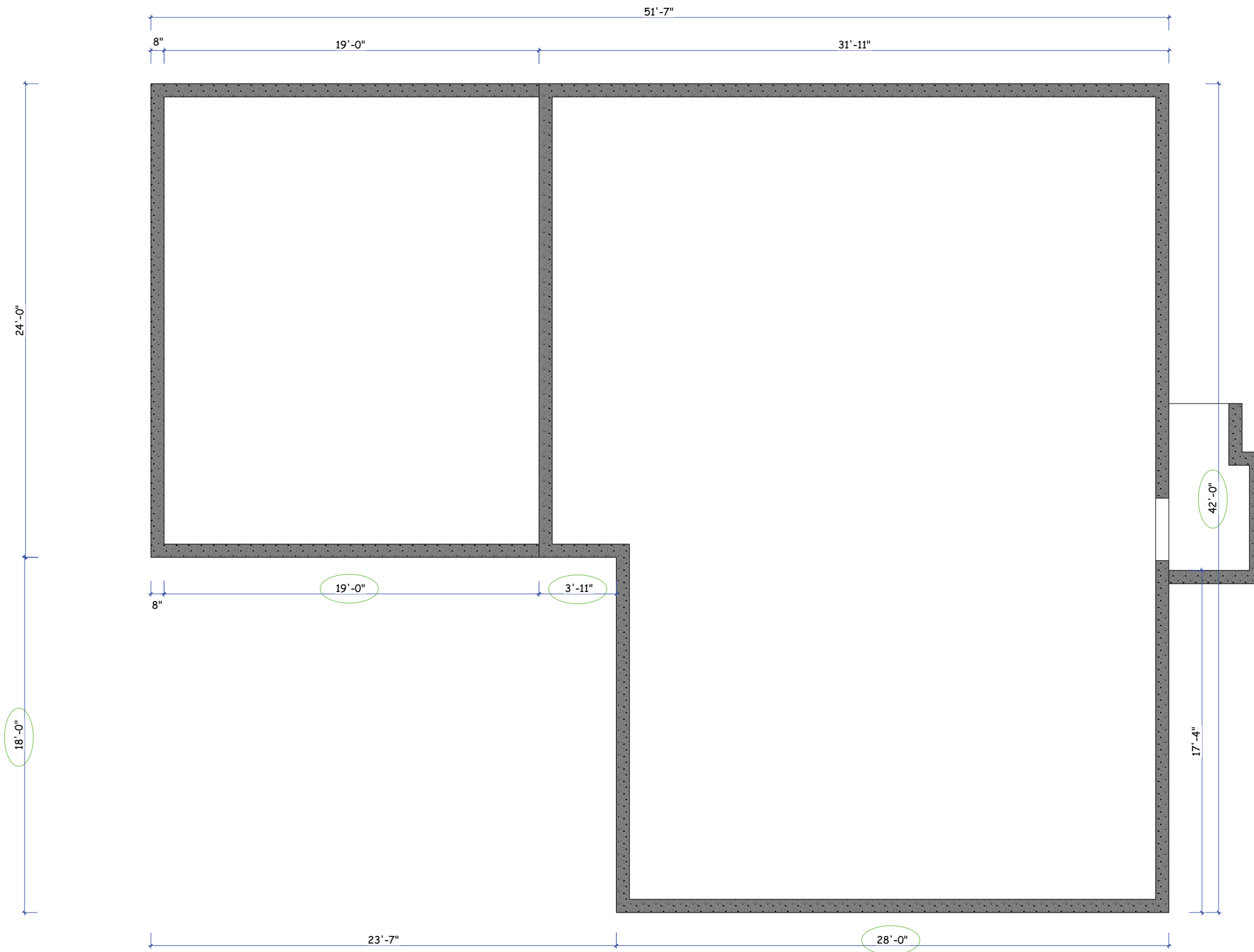
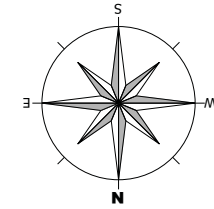
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SCALE : 3/8" = 1'  
PAPER SIZE : ARCH D

DETAIL SHOWN :

**Rear Elevation  
(south)**

SHEET NO. :

**1.3**



# King Residence

1331 Selkirk Drive, Golden BC

TITLE :

Rev. No.	Rev. Stage	Rev. Date / Initials
01	Rev 1	10-04-2021 / NB
02	Zoning Rev 1	01-18-2022 / NB
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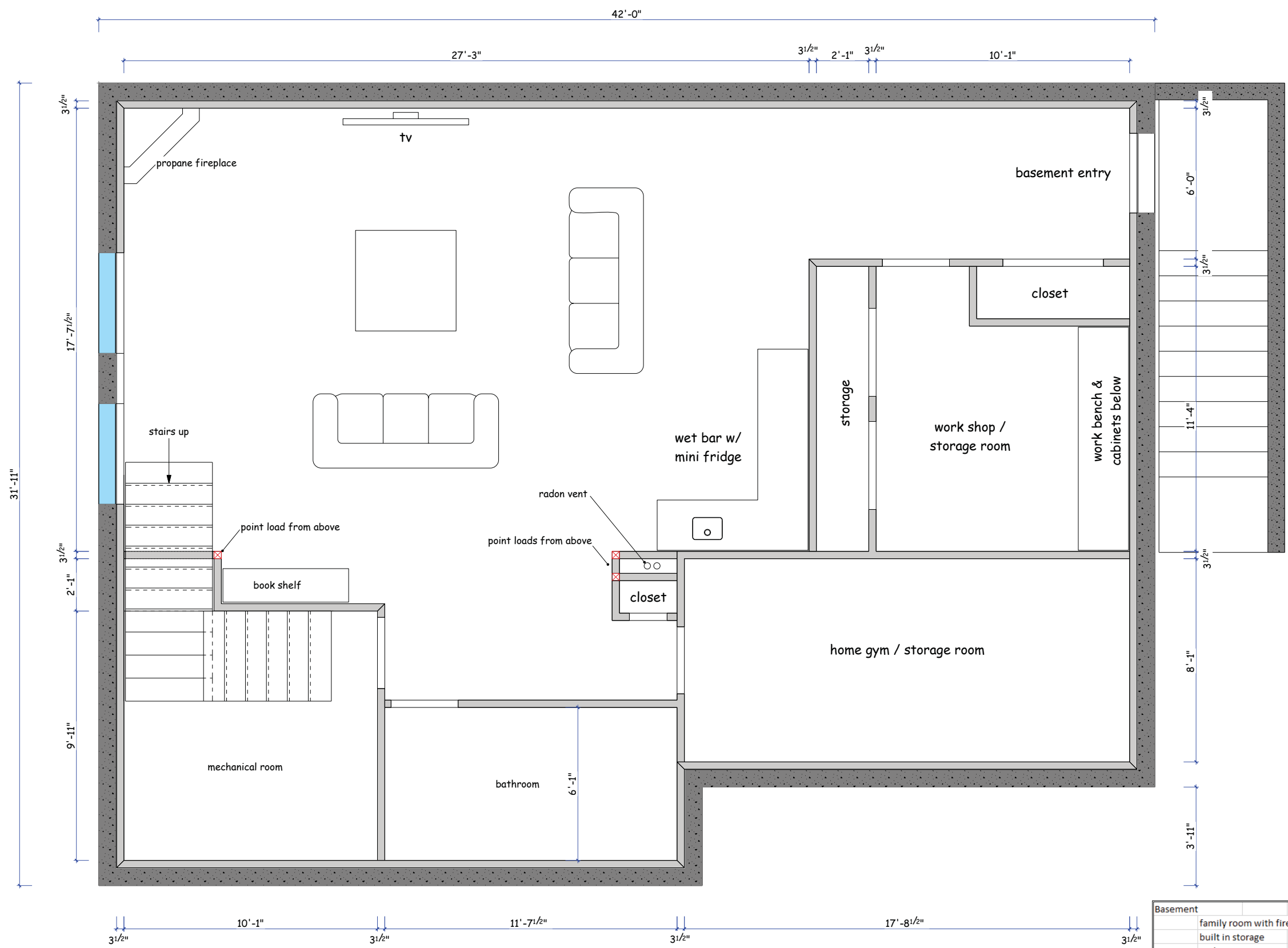
JOB NUMBER : 202121  
SCALE : 3/8" = 1'  
PAPER SIZE : ARCH D

DETAIL SHOWN :

**Foundation Plan**  
(as built dimensions)

SHEET NO. :

**2.0**



Basement	
family room with fireplace	
built in storage	
Bathroom	
small wet bar with mini fridge	
bonus room which will be used as a gym	
storage room	

# King Residence

1331 Selkirk Drive, Golden BC

TITLE :

Rev. No.	Rev. Stage	Rev. Date / Initials
01	Rev 1	10-04-2021 / NB
02	Basmt Rev 1	01-28-2022 / NB
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DETAIL SHOWN :

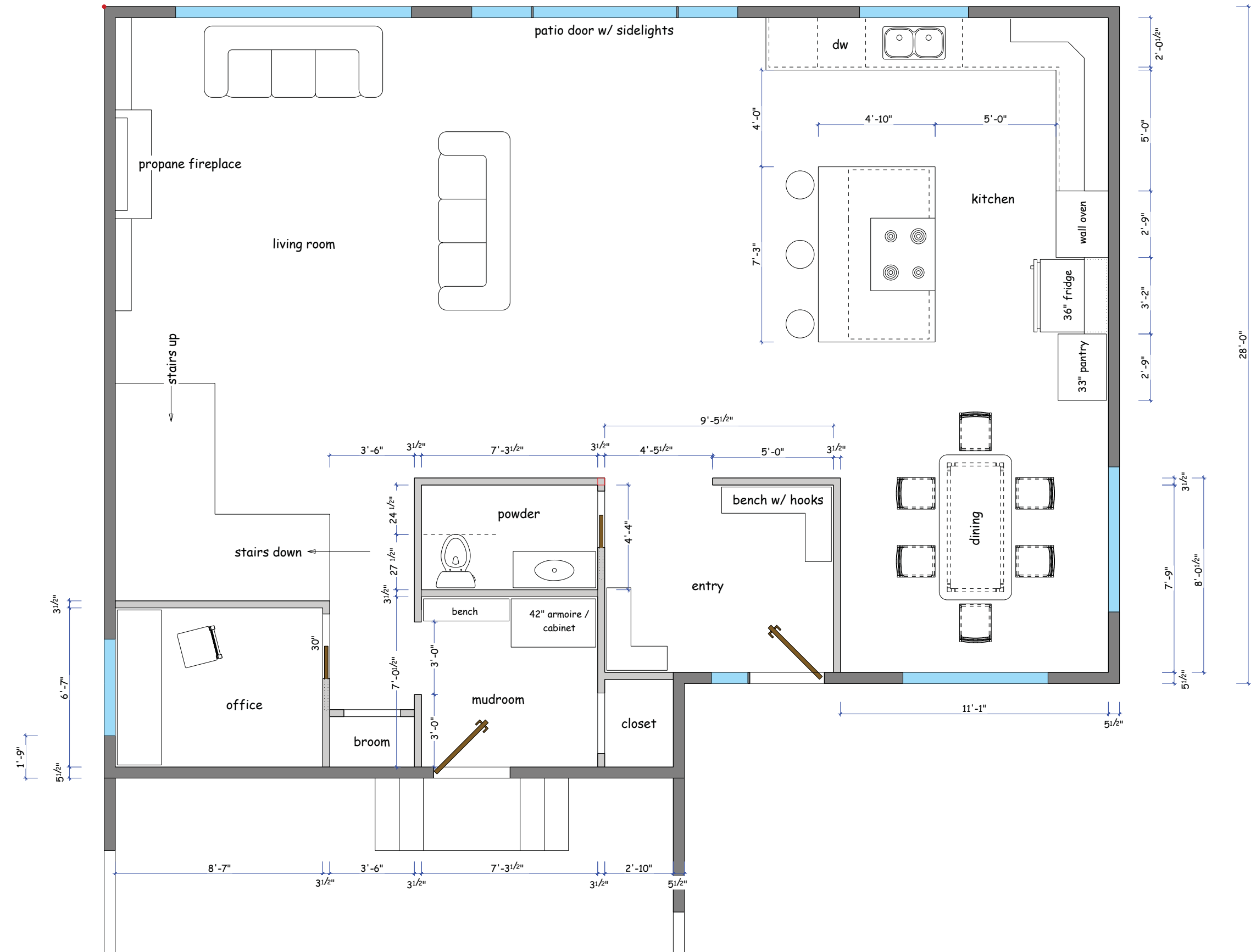
## Basement Plan

### DRAFT ONLY

SHEET NO. :

# 1.1

DO NOT SCALE FROM THIS DRAWING.  
ONLY FIGURED DIMENSIONS ARE TO BE USED.  
WHERE DISCREPANCY OCCURS BETWEEN THIS DRAWING  
AND ANY SITE DIMENSION OR SPECIFICATIONS,  
THE SITE CONDITIONS & REQUIREMENTS SHOULD  
TAKE PRECEDENCE OVER THIS DRAWING.  
ALL CONSTRUCTION DETAILS AND BUILDING CODE  
RELATED SPECIFICATIONS ARE THE RESPONSIBILITY OF  
THE PROJECT OWNER & THEIR CONTRACTORS



# King Residence

1331 Selkirk Drive, Golden BC

TITLE :

Rev. No.	Rev. Stage	Rev. Date / Initials
01	Rev 1	10-14-2021 / NB
02		
03	Rev 3	10-26-2021 / NB
04	Rev 4	10-29-2021 / NB
05	Zoning Rev 1	01-18-2022 / NB
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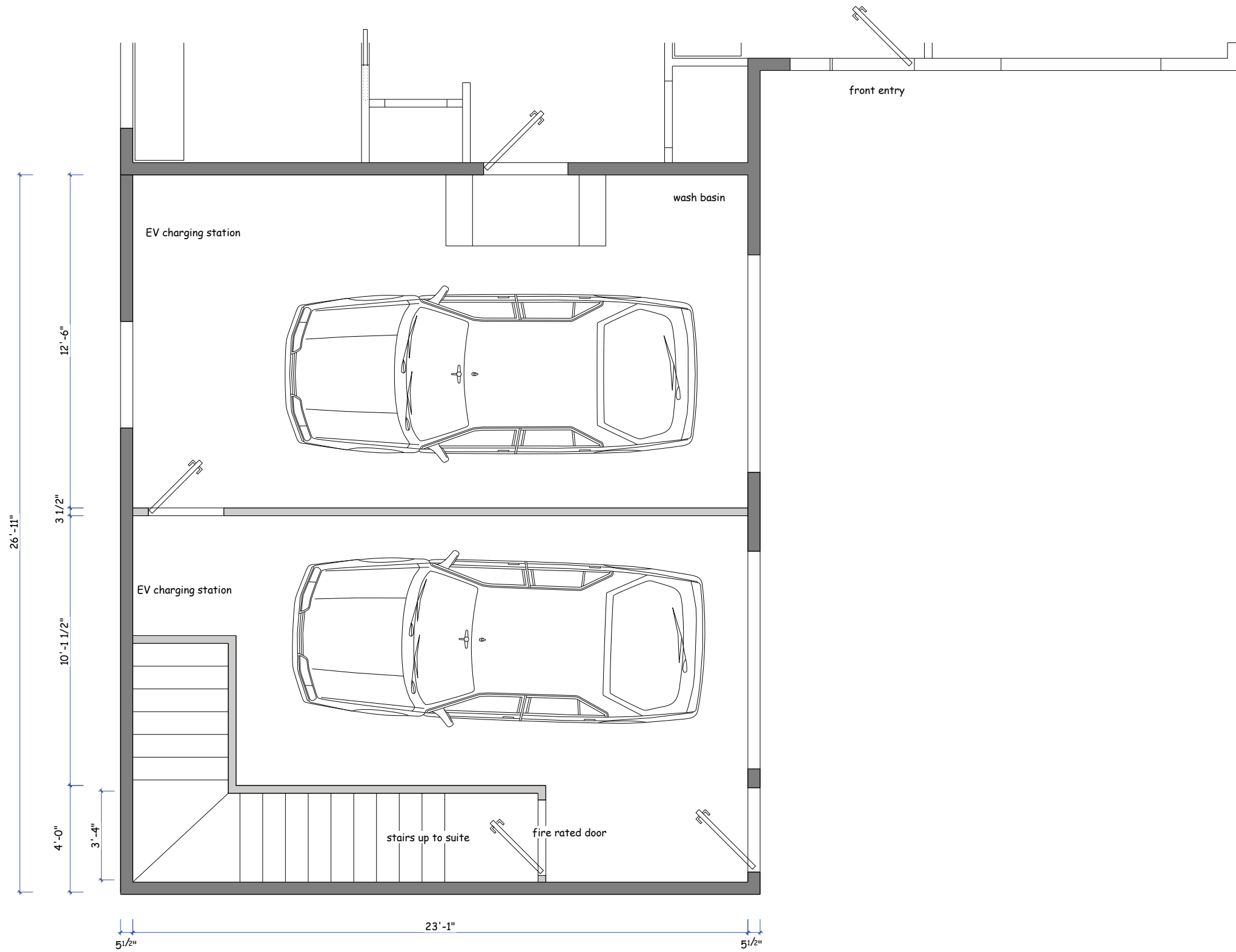
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DETAIL SHOWN :

## Main Floor Plan

SHEET NO. :

# 2.1



**King Residence**  
1331 Selkirk Drive, Golden BC

TITLE :

Rev. No.	Rev. Stage	Rev. Date / Initials
01	Rev 1	10-14-2021 / NB
02		
03	Rev 3	10-26-2021 / NB
04	Rev 4	10-29-2021 / NB
05	Zoning Rev 1	01-18-2022 / NB
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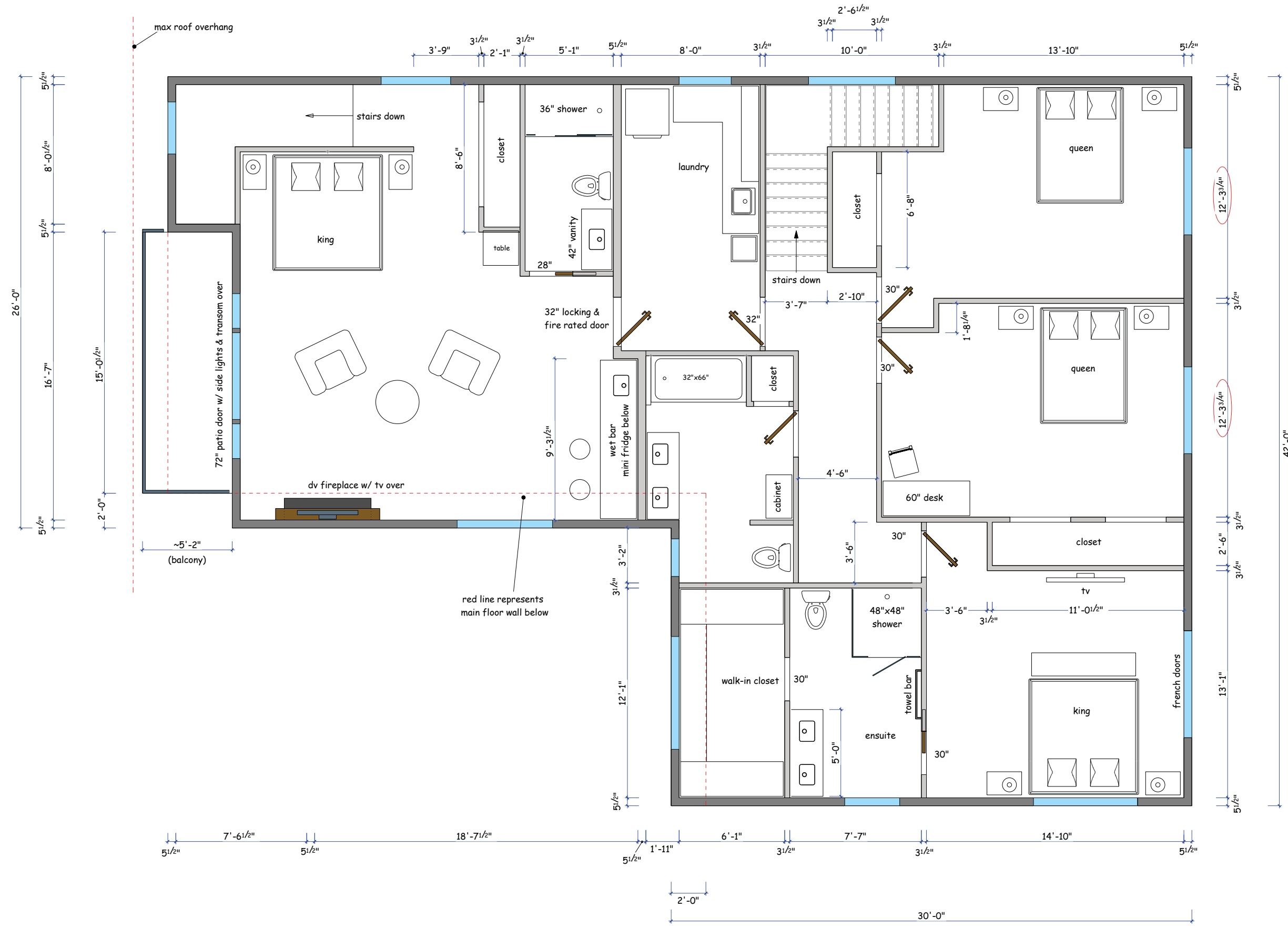
DETAIL SHOWN :

Main Floor Plan  
garage plan

SHEET NO. :

**2.2**

DO NOT SCALE FROM THIS DRAWING. ONLY FIGURED DIMENSIONS ARE TO BE USED.  
 WHERE DISCREPANCY OCCURS BETWEEN THIS DRAWING AND ANY SITE DIMENSION OR SPECIFICATIONS, THE SITE CONDITIONS & REQUIREMENTS SHOULD TAKE PRECEDENCE OVER THIS DRAWING.  
 ALL CONSTRUCTION DETAILS AND BUILDING CODE RELATED SPECIFICATIONS ARE THE RESPONSIBILITY OF THE PROJECT OWNER & THEIR CONTRACTOR(S)



# King Residence

1331 Selkirk Drive, Golden BC

**TITLE :**

Rev. No.	Rev. Stage	Rev. Date / Initials
01	Rev 1	10-14-2021 / NB
02		
03	Rev 3	10-26-2021 / NB
04	Rev 4	10-29-2021 / NB
05	Rev 5	12-02-2021 / NB
06	Zoning Rev 1	01-18-2022 / NB
07		
08		

JOB NUMBER : 202121  
 SCALE : 1/2" = 1'  
 PAPER SIZE : ARCH D

DETAIL SHOWN :

## Second Floor Plan

SHEET NO. :

# 2.3