



Staff Report

DEVELOPMENT SERVICES DEPARTMENT

To: Council

From: Phil Armstrong, DDS/Planner
Subject: Southwood Rezoning

File: 3360-20 Southwood Residence - 2022
Date: May 17th, 2022

RECOMMENDATION

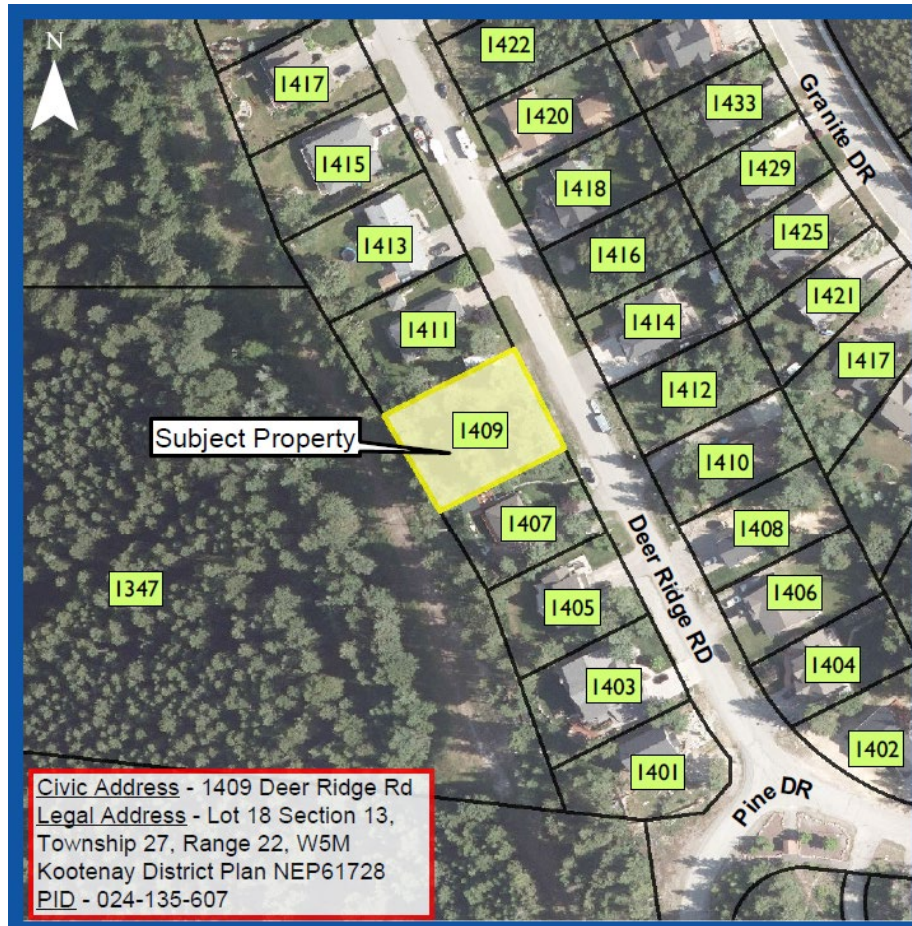
THAT per the Staff Report *Southwood Rezoning*, received May 17th, 2022 from the Director of Development Services, Council CONSIDER passing First and Second Reading to *Town of Golden Zoning Amendment Bylaw No. 1470, 2022 – Southwood Residence*

CAO COMMENTS

I support the recommendation.

BACKGROUND

Tree Construction Ltd. has applied for a rezoning in order to allow for a secondary suite in the home that is proposed to be constructed at 1409 Deer Ridge Road. The purpose of *Zoning Amendment Bylaw No. 1470, 2022 – Southwood Residence* is to rezone the subject property from R1 - *Single Detached Residential* to R1S - *Single Detached With Secondary Residential*.



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	
	#	%	#	%	#	%
Yes	125	45.8	75	44.4	50	48.1
No	88	32.2	59	34.9	29	27.9
Don't know	44	16.1	28	16.6	16	15.4

The lower Pine Drive area and Deer Ridge Road are zoned R1 - *Single Detached Residential* likely for historical reasons, but the Canyon Ridge subdivision developed in the mid-2000s is zoned R1S - *Single Detached With Secondary Residential*, and included upper Pine Drive, Stoney Lane, Granite Drive, and Quartz Crescent.

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 have moved out a resident can rent out part of their home or alternatively the grand-parents can live in the suite too (the classic in-law suite);
- ✓ Does not change the visual character of the neighbourhood (as would say perhaps an infill multi-family building);
- ✓ 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.

Site analysis:

To the right is the rendering for the proposed home with a basement suite.



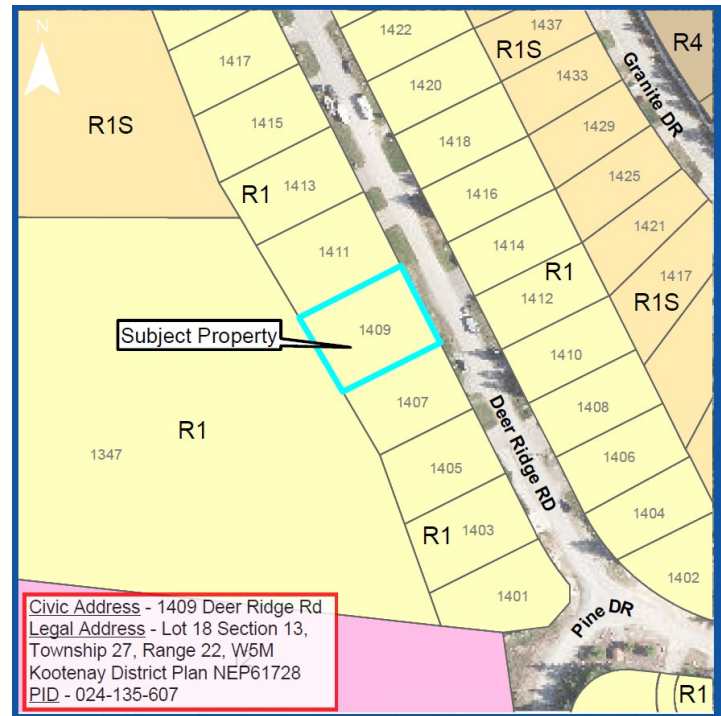
The immediate surrounding site context is as follows:

- To the east is R1 / R1S
- To the west is R1
- To the north is R1 / R1-S
- To the south is R1

Additionally, in 2020, 1422 Deere Ridge was rezoned to R1-S.

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 principle *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. 1470, 2022 – Southwood Residence*.

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)

-A sign has been posted and a public hearing will be scheduled. The Town also posts 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. 1470, 2022 – Southwood Residence*" 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. 1470, 2022 – Southwood Residence.*"
3. Council selects another course of action.

Respectfully Submitted,



Phil Armstrong MCIP, RPP
Director of Development Services / Planner

Enclosure

- ✓ *Town of Golden Zoning Amendment Bylaw No. 1470, 2022 – Southwood Residence*



BYLAW RATIONALE STATEMENT

Town of Golden Zoning Amendment Bylaw No. 1470, 2022 – Southwood Residence

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

MAYOR

CORPORATE OFFICER

Schedule "A" - Town of Golden Zoning Amendment Bylaw No. 1470, 2022 – Southwood Residence

