



Staff Report

DEVELOPMENT SERVICES DEPARTMENT

To: Council

From: Phil Armstrong, Dir. of Planning and Development
Subject: Desjardins Rezoning

File: 3360-20 Desjardins - 2023
Date: May 16th, 2023

RECOMMENDATION

THAT per the Staff Report *Desjardins – 2023*, received May 16th, 2023, from the Director of Planning and Development, Council CONSIDER passing First Reading to *Town of Golden Zoning Amendment Bylaw No. 1481, 2023 – Desjardins*

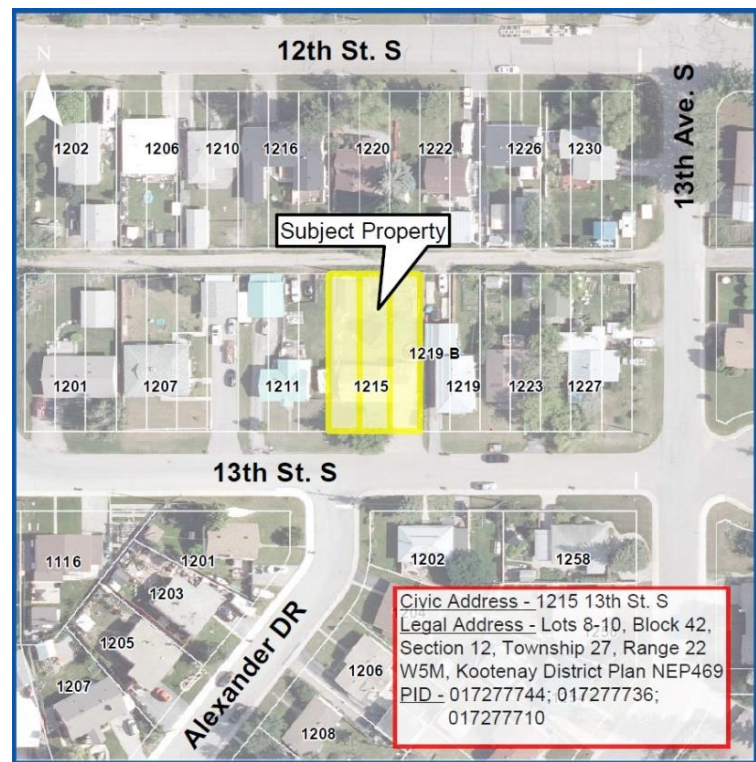
CAO COMMENTS

I support the recommendation.

BACKGROUND

The owner of 1215 13th Street South has applied for a rezoning in order to allow for the conversion of an existing Duplex into a Multiple Dwelling of up to Four Units (Triplex).

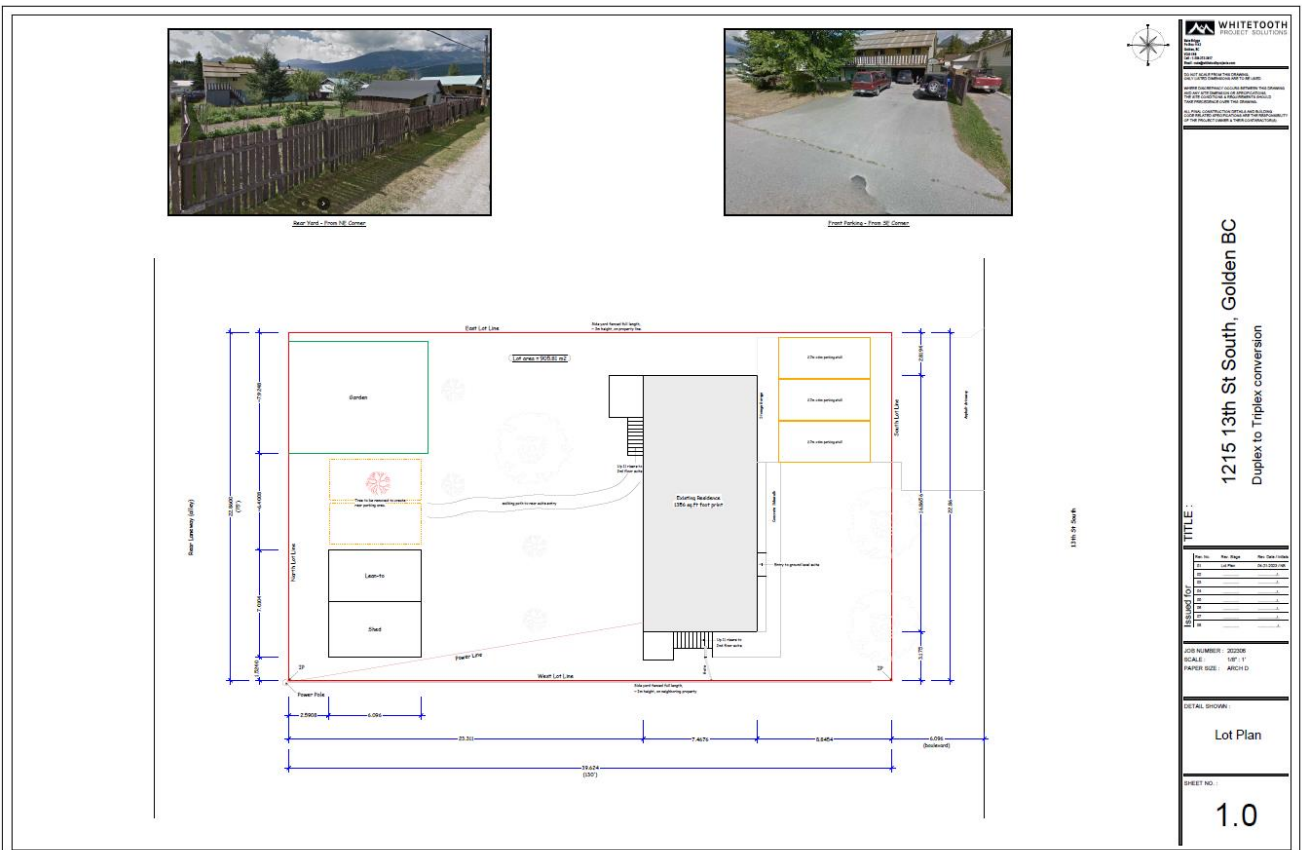
Therefore, the purpose of the *Town of Golden Zoning Amendment Bylaw No. 1481, 2023 – Desjardins* is to rezone the subject property from *Twin Residential – R2* to *Multi-Flex Residential – R3*. This would allow for the conversion of the existing structure into a triplex and in doing so create a new dwelling unit. The proposed dwelling unit will be entirely within the existing structure and no expansion of the building footprint is being contemplated.



Site Photos



Site Plan



DISCUSSION

This proposal is in alignment with and promotes the goals of the Town of Golden *Affordable Housing Strategy* as well as the Town of Golden *Official Community Plan*. These goals are addressed further in this report as well as in the decision factors / strategic lens section.

Site analysis:

The surrounding zoning site context is as follows:

- To the east is R2
- To the west is R2
- To the north is R2
- To the south is R2

From an infrastructure perspective this property's location is fronting the Town's sidewalk network and there are two fire hydrants within 150 m of the subject lot.

If approved, the developer will be required to install a water meter in accordance with *Water System Rates and Regulations Bylaw 1472, 2023*.

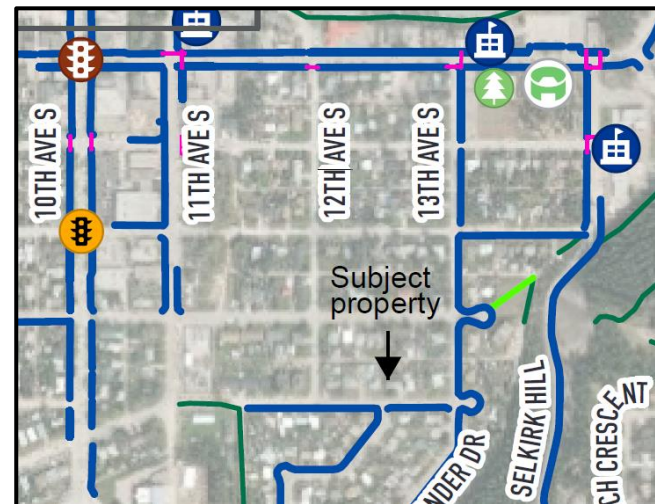
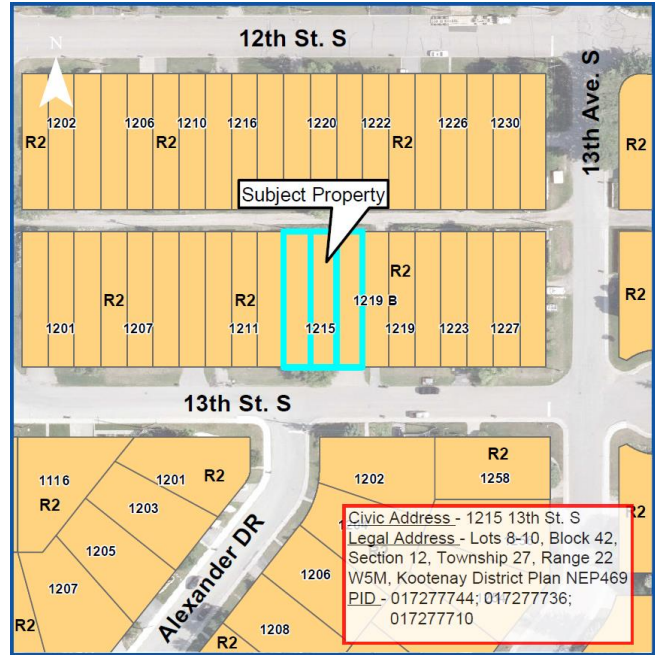
Zoning Bylaw 1294, 2011

The three separate parcels which comprise the lands to be rezoned are, as matter of course, to be treated as one parcel. As such, the existing lots and structures comply with the regulations as set forth in the zoning bylaw.

Of note when considering additional dwelling units on a parcel of land with an existing structure are parking requirements. Section 8.7. 1) of the bylaw sets forth that "Multiple Dwellings" must provide 1.5 parking stalls per dwelling unit. The attached site plan demonstrates five parking stalls on the property.

Also, the minimum lot size of 900 square meters is met.

Please note that the bed and breakfast and short term rental uses are *not permitted* in the proposed R3 Zone so this would in fact be removing the two existing units from being able to be short term rented and adding one more non-STR unit to the housing stock.



Affordable Housing Strategy

The Town of Golden Affordable Housing Strategy¹, April 2021 speaks specifically to the benefits of rezoning existing lands to enable additional dwelling units and thereby increase density.

“Affordable Housing Strategy – Objectives: Promote residential infill development

This objective would continue to allow denser residential form in existing residential neighbourhoods, which could potentially allow for more opportunities for both affordable homeownership by developing more compact homes and affordable rental opportunities through the development of secondary suites and detached secondary residential dwelling (DSRD).

Rezoning properties for density or flexible housing uses is one of the fastest ways to access land and financing for new housing. Golden is historically progressive in that the majority of the zoning allows for secondary suites and detached secondary residential dwelling units as well as 400 square meter lots. Secondary suites (attached or detached), duplexes, townhouses, multi-family, smaller lots, lot subdivisions, and residential units atop commercial all increase the supply of housing, often on a fixed footprint of land. This objective aims to increase the supply of housing that could serve a relatively broad range of households, from singles and couples households to family households. It could also provide additional housing for both renter households and homeowners.”

Official Community Plan Bylaw No. 1222, 2008.

The enabling of additional dwelling units in existing structures promotes the attainment of numerous OCP planning objectives, such as:

- ✓ Smart growth principles of more dwelling units lead to maximizing the Town’s infrastructure and land through low-impact densification;
- ✓ 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;
- ✓ Does not change the visual character of the neighbourhood;
- ✓ Diversified community with different income levels and age groups living in the same neighbourhood.

In conclusion, staff supports the proposed rezoning application as it is in alignment with regulations and objectives as set forth by the Zoning Bylaw, Affordable Housing Strategy and OCP.

Enclosed with this report for Council consideration is *Town of Golden Zoning Amendment Bylaw No. 1481, 2023 – Desjardins* and site plan.

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.

¹golden.ca/housing

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 April, 2021 promotes increased densification on existing lands.

Climate Change (Mitigation/Adaptation Relevance)

-Building reuse/change of use of existing building implements smart growth principals – see above.

-Demolishing and rebuilding a building requires significant energy and resources, including transportation, manufacturing, and disposal of construction materials. By converting/reusing an existing building, greenhouse gas emissions, new natural resource impact, and waste can be avoided.

Communication (Scope and Tactical Outputs)

-A sign has been posted and a public hearing will be scheduled. The Town also provides notices of public hearings to all properties within 100m, in the local newspaper and on ToG webpage / social media.

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 DPD's work plan to process development applications.

OPTIONS

1. Council considers passing first reading to “Town of Golden Zoning Amendment Bylaw No. 1481, 2023 – Desjardins” and direct staff to proceed to public hearing.
2. Council does not pass first reading to “Town of Golden Zoning Amendment Bylaw No. 1481, 2023 – Desjardins.”
3. Council selects another course of action.

Respectfully Submitted,



Phil Armstrong MCIP, RPP

Director of Development Services / Planner

Report prepared by Colin MacPhee
Planning and Development Technician

Enclosure

- ✓ Town of Golden Zoning Amendment Bylaw No. 1481, 2023 – Desjardins
- ✓ Site plan



BYLAW RATIONALE STATEMENT

Town of Golden Zoning Amendment Bylaw No. 1481, 2023 – Desjardins

The purpose of this bylaw is to amend the Zoning Bylaw to allow for
The conversion of an existing Duplex into a Multiple Dwelling of up to
Four Units.

TOWN OF GOLDEN
BYLAW NUMBER 1481, 2023
ZONING BYLAW AMENDMENT

A Bylaw to amend the “*Town of Golden Zoning Bylaw No. 1294, 2011*”

The Council of the Town of Golden, in open meeting assembled, **HEREBY ENACTS AS FOLLOWS:**

1. CITATION

This Bylaw may be cited for all purposes as the “*Town of Golden Zoning Amendment Bylaw No. 1481, 2023 – Desjardins*”

2. MAP AMENDMENT

That Schedule A - Zoning Map of *Town of Golden Zoning Bylaw No. 1294, 2011* be amended by changing the designated zoning for the property described below and shown on the attached map from Twin Residential – R2 to Multi-Flex Residential – R3.

Legal Address: Lots 8,9 and 10 Block 42 Section 12 Township 27 Range 22
West of the 5th Meridian Kootenay District Plan 469

PID: 017-277-710 / 017-277-736 / 017-277-744

Civic Address: 1215 13th ST S

3. SEVERABILITY

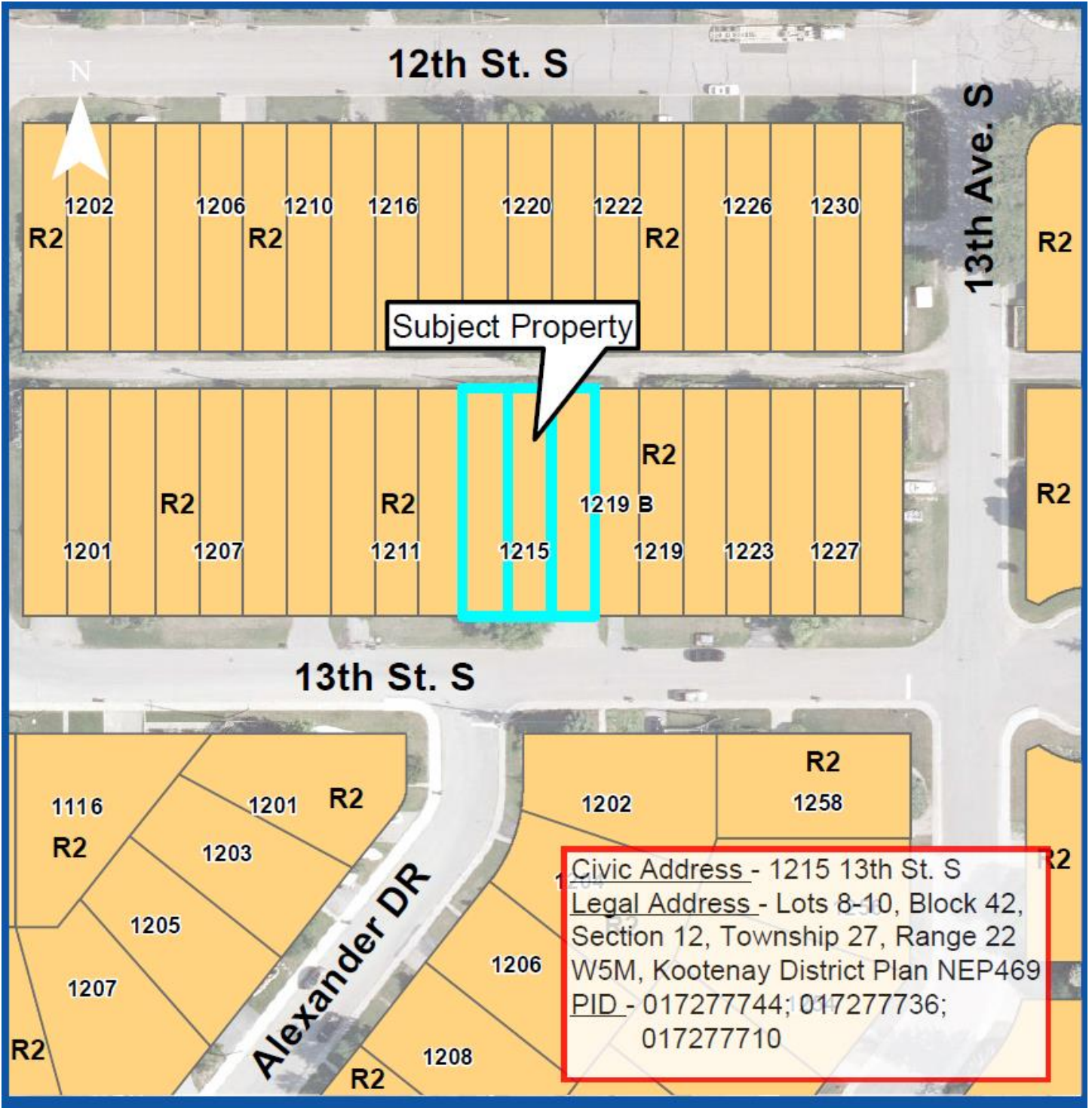
If any portion of this bylaw is found invalid by a court of competent jurisdiction, the invalid portion is severed without effect on the remaining portions of the bylaw.

READ A FIRST TIME THIS	DAY OF	MAY	, 2023.
PUBLIC HEARING ON THIS	DAY OF	JUNE	, 2023.
READ A SECOND TIME THIS	DAY OF	JUNE	, 2023.
READ A THIRD TIME THIS	DAY OF	JUNE	, 2023.
MINISTRY OF TRANSPORTATION & INFRASTRUCTURE APPROVAL	DAY OF	JULY	, 2023.
ADOPTED THIS	DAY OF	JULY	, 2023.

MAYOR

CORPORATE OFFICER

Map:





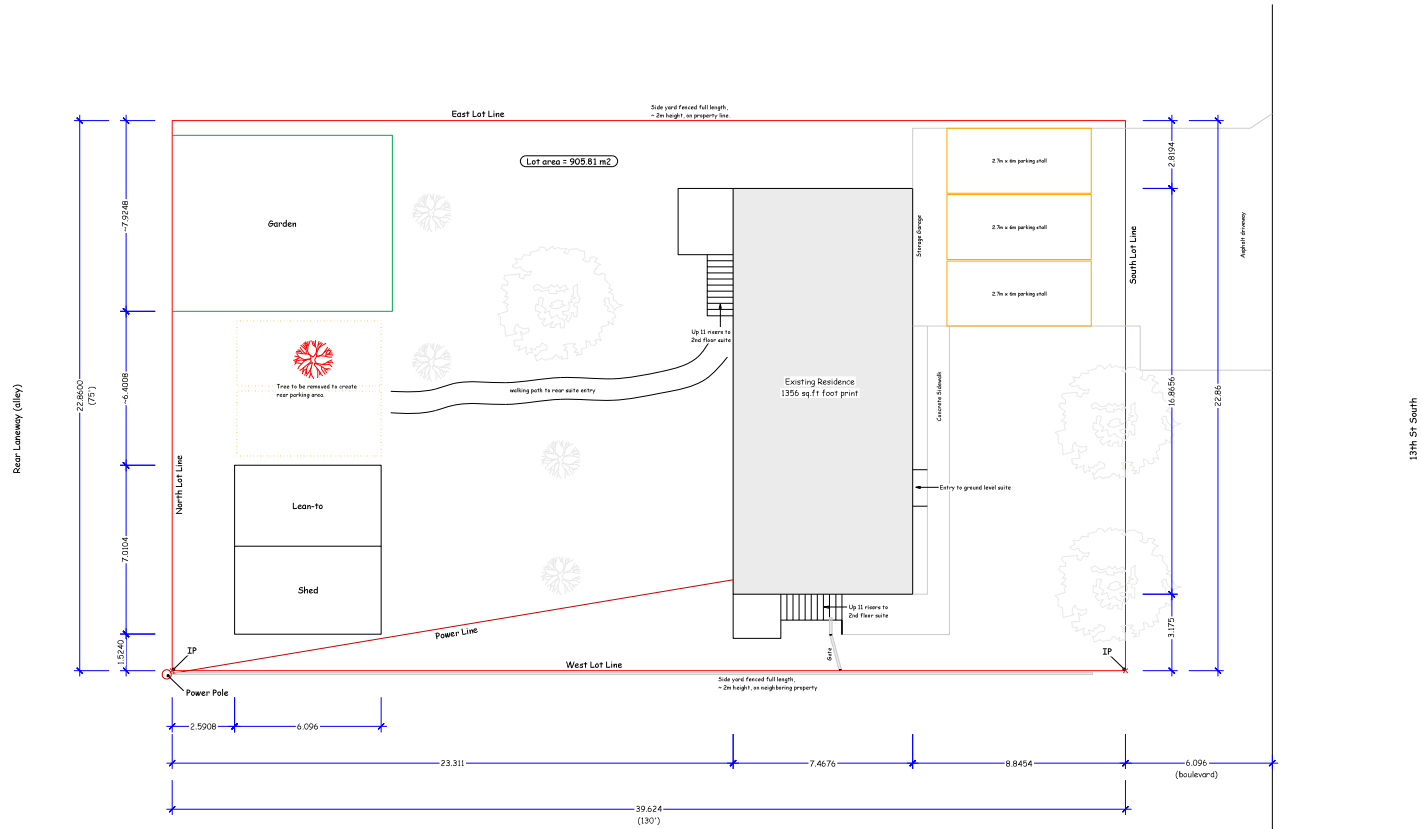
Rear Yard - From NE Corner



Front Parking - From SE Corner



DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS SHOWN ARE TO BE CONSIDERED.
IF ANY DISCREPANCY OCCURS BETWEEN THE DRAWING AND ANY OTHER DOCUMENT OR SET OF PLANS, THE DIMENSIONS SHOWN ON THIS DRAWING SHOULD TAKE PRECEDENCE OVER THE OTHERS.
ALL ORIGINAL CONSTRUCTION DETAILS AND ALL FIELD CORRECTIONS SHALL BE IN THE HANDS OF THE DESIGNER FOR THE PROJECT OVER A THREE (3) YEAR PERIOD.



TITLE :

1215 13th St South, Golden BC
Duplex to Triplex conversion

Issued for

Rev. No.	Rev. Stage	Rev. Date / Initials
01	Lot Plan	04-25-2023 / JMB
02		
03		
04		
05		
06		
07		
08		

JOB NUMBER : 202306
SCALE : 1/8" = 1'
PAPER SIZE : ARCH D

DETAIL SHOWN :

Lot Plan

SHEET NO. :

1.0