

DATE OF MEETING | June 11, 2018 |

AUTHORED BY | DAVE PADY, SUBDIVISION PLANNER, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | **REZONING APPLICATION NO. RA393 – 101 AND 105 LINLEY ROAD** |

## OVERVIEW

### **Purpose of Report**

To present Council with an application to rezone portions of the properties located at 101 and 105 Linley Road to realign the existing R10 and R1 zoning boundaries to correspond with the future subdivision boundaries. |

### **Recommendation**

1. | That “Zoning Amendment Bylaw 2018 No. 4500.122” [To rezone portions of the subject properties at 101 and 105 Linley Road from Steep Slope Residential (R10) to Single Dwelling Residential (R1)] pass first reading; and
2. | That “Zoning Amendment Bylaw 2018 No. 4500.122” pass second reading. |

## BACKGROUND

A rezoning application (RA393) for 101 and 105 Linley Road was received from Linyard Road Developments. The purpose of the rezoning application is to rezone portions of the subject properties to align with the future subdivision boundaries as follows:

- 101 Linley Road: rezone portions of the property from Steep Slope Residential (R10) to Single Dwelling Residential (R1); and
- 105 Linley Road: rezone portion of the property from Steep Slope Residential (R10) to Single Dwelling Residential (R1).

Attachment E illustrates the proposed portions of the property to be rezoned from R10 to R1.

A concurrent subdivision application (SUB1288) for 101 and 105 Linley Road has been received to create four lots, and a separate boundary adjustment application is to be submitted to adjust the boundaries between 101 and 105 Linley Road for the creation of proposed Lots A to D.

### **Subject Property**

<i>Location:</i>	The subject property is located near Hammond Bay Road and north of Linyard Road.
<i>Total Area</i>	2988.6m <sup>2</sup> - 101 Linley Road 6.148ha – 105 Linley Road
<i>Current Zoning</i>	R10 - Steep Slope Residential and R1 - Single Dwelling Residential
<i>Proposed Zoning</i>	R1 - Single Dwelling Residential

The subject property is at the entrance to a proposed 60-lot subdivision to the north (105 Linley Road). Construction of the road and infrastructure to service the proposed subdivision is complete and driveway letdowns have been provided for proposed Lots A to D within 101 Linley Road. Council previously authorized the issuance of a development variance permit to facilitate the proposed subdivision of 101 Linley Road with setback variances to retain the existing house within proposed Lot B. |

## **DISCUSSION**

### **Proposed Development**

The current zoning boundaries of the subject properties do not align with the proposed parcel boundaries. Through the subdivision design for 105 Linley Road, it was determined that the alignment of the new road made land available for a boundary adjustment to increase the area of 101 Linley Road and support the proposed four-lot subdivision. The proposed boundary adjustment and four-lot subdivision will create split-zoned lots (R10 and R1) within the subdivision of 101 Linley Road. In addition, proposed Lots 16 and 32 within the 60-lot subdivision of 105 Linley Road are split-zoned R1 and R10 (see Attachment E).

As such, the proposed zoning boundary adjustment would eliminate the split-zoning on the subject properties and realign the zoning boundaries to be consistent with the proposed lot configuration within the subdivisions of 101 and 105 Linley Road.

Rezoning the subject properties will not add or remove density and will rationalize the zoning boundaries to the proposed lot lines.

### **Staff Review**

#### *Official Community Plan*

The Official Community Plan (OCP) designates the subject properties as Neighbourhood. The Neighbourhood land use designation encourages a mix of low-density residential uses (10 to 50 units per hectare). The proposed rezoning is a zoning boundary adjustment that will not add additional density to the subject properties and complies with the policy objectives of the OCP.

#### *Community Contribution*

As outlined in Section 7.3 of the OCP, community contributions are provided in exchange for value conferred on land through rezoning. As this rezoning application does not result in any additional density on the land, Staff recommend that no community contribution be secured through this zoning boundary adjustment.

### **SUMMARY POINTS**

- The applicant proposes to rezone portions of the subject properties to realign the existing R1 and R10 zoning boundaries to correspond with the future subdivision boundaries of 101 and 105 Linley Road.
- The proposed development is consistent with OCP policies and will not result in any additional density within the subject properties.

### **ATTACHMENTS**

ATTACHMENT A: Location Plan  
ATTACHMENT B: Proposed Subdivision Plan – 101 Linley Road  
ATTACHMENT C: Proposed Subdivision Plan – 105 Linley Road  
ATTACHMENT D: Current Zoning and Existing Lot Layout  
ATTACHMENT E: Proposed Zoning and Proposed Lot Layout  
ATTACHMENT F: Aerial Photo  
“Zoning Amendment Bylaw 2018 No. 4500.122”

#### **Submitted by:**

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#### **Concurrence by:**

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