



City of Langford

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Staff Report to Planning, Zoning and Affordable Housing Committee

Date: August 9, 2021

Department: Planning

Application No.: Z21-0025

Subject: Bylaw No. 1997 - Application to amend the text of the RCBM2 Zone and associated Schedule O2 map

PURPOSE

Ryan Mogensen of Ecoasis Developments LLP has applied on behalf of Dan Matthews, BM Mountain Golf Course Ltd, Bear Mountain 83 Lands Ltd and, Bear Mountain 84 Lands Ltd. to amend those portions of the subject property labelled **Area A** on the map attached to this report as Appendix A from Area 2 to Area 3 of the RCBM2 (Resort Community of Bear Mountain 2) Zone and to amend the text of the Zone to reduce the interior side lot setbacks to 1.5 m and allow secondary suites in one-family dwellings within Area 3.

Additionally, the applicant wishes to amend those portions of the subject property labelled **Area B** on the map attached to this report as Appendix A from Area 3 to Area 2 of RCBM2 (Resort Community of Bear Mountain 2) Zone.

BACKGROUND

PREVIOUS APPLICATIONS

The subject property was within the scope of the original rezoning application that created the CD6 (Comprehensive Development 6 -Bear Mountain) Zone, which was approved in 2002 (Z-01-10). Since that time, it has been affected by subsequent text and/or map amendment rezoning applications (Z-03-16, Z-05-14, Z-06-13, Z-07-08) that modified the CD6 zoning regulations and Schedule "O" map (which defines the different "areas" of the CD6 Zone).

After the ownership of the resort and majority of the remaining development lands changed hands, a large-scale rezoning application (Z16-0002/OCP16-0001) was received and later approved by Council in August 2016. This application resulted in the creation of the CD6A Zone, which applied to the majority of the future development lands within the Bear Mountain area, including the subject property. The CD6 and CD6A Zones were later rebranded to the Resort Community of Bear Mountain 1 and 2 (RCBM1 and RCBM2) Zones in 2018 (Z18-0019).

Also of relevance, in 2018, the applicant applied to rezone nearby portions of Area 2 and Area 3 (now the Pinehurst Subdivision) in Schedule O2 of the RCBM2 Zone to Area 5 in order to reduce the interior side yard setback to 1.5 m, and to allow secondary suites within single-family dwellings.

The City's Approving Officer has issued a Statement of Conditions for a 31-lot subdivision for a portion of the subject lands (SUB20-0049). The proposed subdivision includes 31 single family lots ranging in size from 570 m² to 1,335 m². Development Permit DP21-0018 has also been issued with respect to the designated Environmental Protection and Hazardous DP Areas for the lands within this proposed subdivision.

Table 1: Site Data

<i>Applicant</i>	Ryan Mogensen, Ecoasis Developments LLP
<i>Owner</i>	Dan Matthews, BM Mountain Golf Course Ltd, Bear Mountain 83 Lands Ltd and, Bear Mountain 84 Lands Ltd
<i>Civic Address</i>	1450 Grand Forest Close, 1991 Bear Mountain Parkway, 1950 Bear Mountain Parkway
<i>Legal Description</i>	<p>1450 Grand Forest Close: <i>PID: 030-759-102</i>; Lot 2, Sections 81, 82, 83 and 84, Highland District, Plan VIP75509, Except Parts in Plans VIP76365, VIP78873, VIP81135, VIP81958, VIP82040, VIP89370, EPP42751, EPP46993, and EPP80460 and Part of Section 83, Highland District, Except Parts in Plans VIP75509, VIP77878, VIP78873, VIP80330, VIP82040, VIP82483, VIP82960, VIP88981, VIP88983, EPP33056 and EPP80460.</p> <p>1991 Bear Mountain Parkway: <i>PID: 009-858-652</i>; Section 83 Highland District Except Parts in Plans VIP75509, VIP77878, VIP78873, VIP80330, VIP82040, VIP82483, VIP82960, VIP88981, VIP88983, EPP33056, EPP80460, EPP68922 and EPP86748.</p> <p>1950 Bear Mountain Parkway: <i>PID: 009-853-081</i>; Section 84 Highland District Except Plans VIP72556, VIP75509, VIP89370, EPP72419, EPP80460, EPP86748 and EPP101117.</p>
<i>Size of Property</i>	<p>1450 Grand Forest Close: 10,453 m²</p> <p>1991 Bear Mountain Parkway: 79.84 acres</p> <p>1950: Bear Mountain Parkway: 41.23 acres</p>
<i>DP Areas</i>	<p>1450 Grand Forest Close: Interface Fire Hazard, Habitat and Biodiversity, Steep Slopes, Woodland</p> <p>1991 Bear Mountain Parkway: Interface Fire Hazard, Habitat and Biodiversity, Steep Slopes, Woodland</p> <p>1950 Bear Mountain Parkway: Interface Fire Hazard, Habitat and Biodiversity, Steep Slopes, Woodland</p>
<i>Zoning Designation</i>	RCBM2 (Resort Community of Bear Mountain 2)

<i>OCP Designation</i>	1450 Grand Forest Close: Hillside or Shoreline 1991 Bear Mountain Parkway: Neighbourhood Centre and Hillside or Shoreline 1950 Bear Mountain Parkway: Neighbourhood Centre and Hillside or Shoreline
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SITE AND SURROUNDING AREA

The subject properties are situated south of the Bear Mountain Village on the east side of Bear Mountain Parkway. The properties are bound by undeveloped or golf course lands to the north, east and south. The previously mentioned Pinehurst subdivision is located to the west, across Bear Mountain Parkway, from the properties. Site access is via Bear Mountain Parkway and Grand Forest Close. The site is currently undeveloped and is comprised of steep slopes with mature trees.

COMMENTS

DEVELOPMENT PERMIT AREAS

The subject property is within the Interface Fire Hazard, Habitat and Biodiversity, Steep Slopes, Woodland Development Permit Areas. While DP21-0018 has been issued with respect to the proposed subdivision noted above, additional development permits will be required prior to any further development of these lands.

PEDESTRIAN, CYCLING AND MOTORIST NETWORK

Due to the additional density proposed (secondary suites in one-family dwellings), the Engineering Department has indicated a Traffic Impact Assessment (TIA) is required to determine the capacity of the road networks, as they have already been built to ultimate design. The TIA will be required prior to Public Hearing and to the satisfaction of the Director of Engineering.

Table 3: Proposal Data

	Permitted by RCBM2 "Area 3" (Current Zoning)	Proposed by Text Amendment
<i>Interior Side Yard Setback</i>	2.4 m	1.5 m
<i>Secondary Suites</i>	No secondary suites permitted	Secondary suites within a one-family dwelling

FINANCIAL IMPLICATIONS

Amenity contributions are already specified in the RCBM2 Zone in the amount of \$2,500 per Single-family Equivalent dwelling unit, and Development Cost Charges will be provided in accordance with DCC Bylaw No. 1700 at the time of subdivision.

OPTIONS

Option 1

That the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of Bylaw No. 1997 to:
 - a. Amend the designation of the area labelled **Area A** on Appendix A of this report from Area 2 to Area 3 on Schedule O2;
 - b. Amend the designation of the area labelled **Area B** on Appendix A of this report from Area 3 to Area 2 on Schedule O2;
 - c. Amend the text of the RCBM2 Zone to allow an interior side lot setback of 1.5 m in Area 3; and
 - d. Amend the text of the RCBM2 Zone to allow secondary suites in one-family dwellings in Area 3;
- a) That **prior to Public Hearing**, the applicant provides a Traffic Impact Assessment (TIA) to determine the capacity of the road networks, to the satisfaction of the Director of Engineering.

OR Option 2

2. Take no action at this time with respect to Bylaw No. 1997.

Submitted by:	Matt Notley, Planner I – Approved
Concurrence:	Leah Stohmann, MCIP, RPP, Deputy Director of Planning - Approved
Concurrence:	Adriana Proton, Manager of Legislative Services - Approved
Concurrence:	Chris Aubrey, Fire Chief - Approved
Concurrence:	Lorne Fletcher, Manager of Community Safety and Municipal Enforcement - Approved
Concurrence:	Yari Nielsen, Manager of Parks and Recreation - Approved
Concurrence:	Michelle Mahovich, P.Eng, P.Geo, Director of Engineering - Approved
Concurrence:	Audrey Kryklywyj, Acting/Director of Finance - Approved
Concurrence:	Marie Watmough, Acting/Director of Corporate Services - Approved
Concurrence:	Darren Kiedyk, Chief Administrative Officer - Approved

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Appendix A

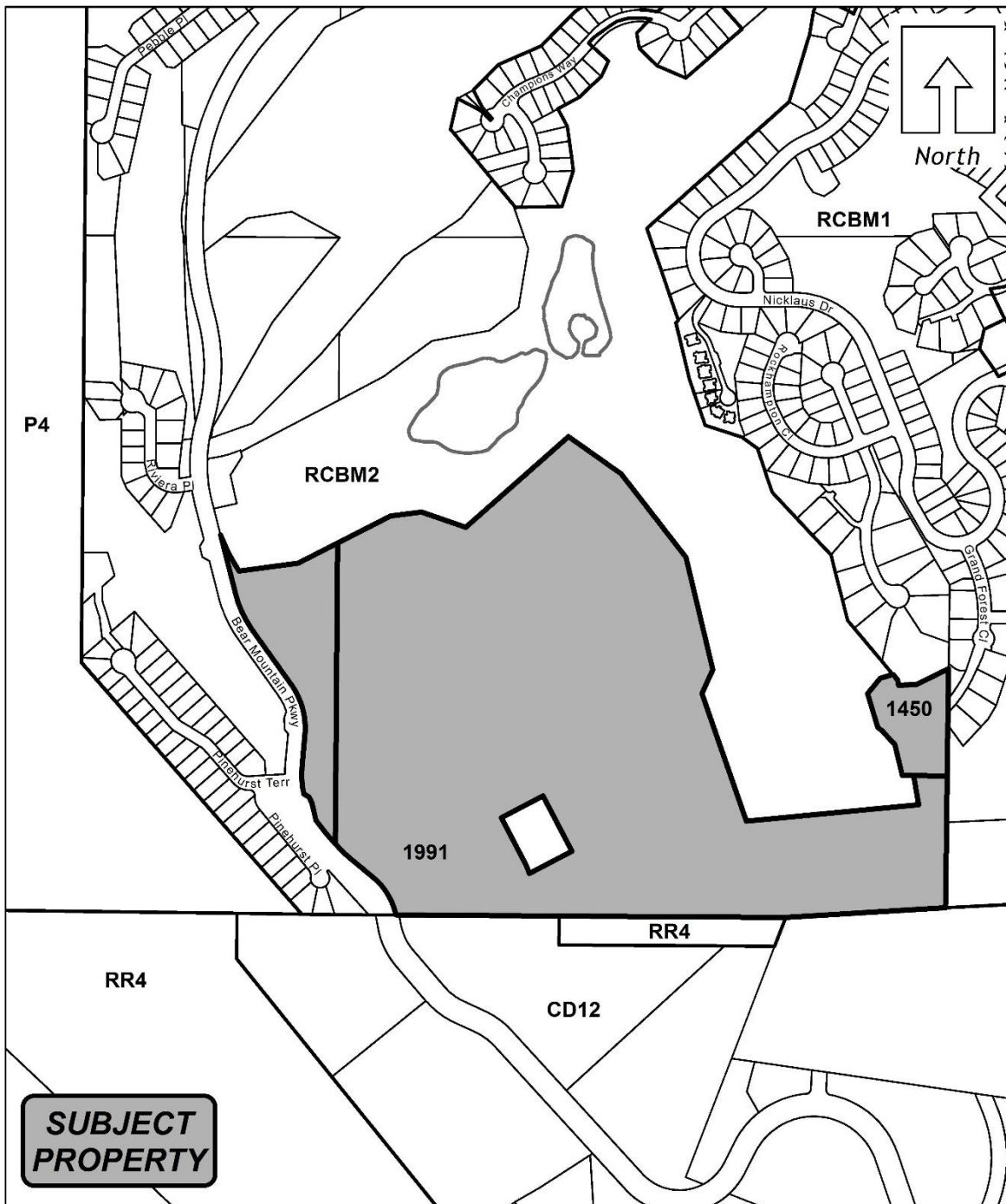


Appendix B

REZONING BYLAW AMENDMENT

(Z21-0025)

1450 Grand Forest Close and 1991 Bear Mountain Pkwy



Document Name: Z21-0025_Site_Map

Scale: N.T.S.

Last Revised: 7/22/2021

Appendix C

REZONING BYLAW AMENDMENT

(Z21-0025)

1450 Grand Forest Close and 1991 Bear Mountain Pkwy

