



Committee of the Whole Report

For the Meeting of June 14, 2018

To: Committee of the Whole **Date:** May 31, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00630 for 1418 Lang Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00630 for 1418 Lang Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council, and a Public Hearing date be set.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 1418 Lang Street. The proposal is to rezone from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, in order to subdivide the property and construct a new small lot house.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation in the *Official Community Plan, 2012 (OCP)*
- the proposal is consistent with the Areas of Greatest Stability designation within the *Oaklands Neighbourhood Plan*
- the proposal is consistent with the *Small Lot House Rezoning Policy, 2002*, as the existing building on-site is being retained.

BACKGROUND

Description of Proposal

This Rezoning Application is to rezone the property from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District. The proposal is to subdivide the property into two new small lots, maintain the existing single-family dwelling on the southern lot (Lot 1) and construct a new small lot house on the northern lot (Lot 2).

The following differences from the standard zone are being proposed and will be discussed in relation to the concurrent Development Permit with Variances Application.

- reduce the rear yard setback of Lot 1 from 6.0m to 2.51m
- reduce the front setback of Lot 2 from 6.0m to 1.98m
- reduce the rear yard setback of the Lot 2 from 6.0m to 2.07m
- permit a roof deck on the proposed small lot house (Lot 2).

Affordable Housing Impacts

The applicant proposes the creation of one new residential unit which would increase the overall supply of housing in the area.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this proposal.

Public Realm Improvements

Frontage improvements, including curb and gutter, on the lane will be constructed by the applicant as a condition of the separate Subdivision and Building Permit Applications.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The area is characterized mainly by one to two-storey single-family dwellings. The Kiwanis Village is directly to the south and the Cedar Hill Recreation Centre is located nearby to the northeast.

Existing Site Development and Development Potential

The site presently consists of a two-storey single-family dwelling. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single-family dwelling up to a height of 7.5m with either a secondary suite or a garden suite.

Data Table

The following data table compares the proposal with the R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the R1-S2 Zone, Restricted Small Lot (Two Storey) District. Two asterisks are used to identify existing legal non-conforming conditions.

Zoning Criteria	Proposed Lot 1 (existing building)	Proposed Lot 2 (new building)	Zone Standard R1-S2
Site area (m ²) - minimum	406.70	285.24	260.0
Density (Floor Space Ratio) - maximum	0.48	0.59	0.60
Total floor area (m ²) - maximum	193.78**	169.12	190.0
Lot frontage (m) - minimum	20.65	17.60	10.0
Height (m) - maximum	< 7.50	7.30	7.50
Storeys - maximum	2	2	2
Site coverage % - maximum	30.0	33.90	40.0
Roof Deck	No	Yes*	Not permitted
Setbacks (m) – minimum:			
Front	6.79	1.98*	6.0
Rear	2.51*	2.07*	6.0
Side (east)	1.23**	1.50	1.50 (non-habitable) 2.40 (habitable)
Side (west)	2.41	6.0	1.50 (non-habitable) 2.40 (habitable)
Parking - minimum	1	1	1

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Oaklands CALUC at a Community Meeting held on November 28, 2017. The minutes from that meeting are attached to this report.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 100% support the application. Under this policy, "satisfactory support" is considered to be support in writing for the project by 75% of the neighbours. The required Small Lot House Rezoning Petitions, Summary and illustrative map provided by the applicant are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP) designates the property within the Traditional Residential urban place designation, which envisions ground-oriented residential uses. The proposed small lots would be subject to Development Permit Area 15A: Intensive Residential - Small Lot (DPA 15A). The proposal is generally consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas. Further analysis related to the design will be provided in the accompanying Development Permit with Variances Application report.

Local Area Plans

The *Oaklands Neighbourhood Plan* identifies the property within the Areas of Greatest Stability designation. Within this designation, small lot developments will be considered on their own merits at the time of application, and should conform to established City criteria. The proposal meets the overall housing objectives in maintaining the low-scale, family-oriented housing character found in much of the Oaklands neighbourhood.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application and no impacts to public trees with this application. At the Building Permit stage, the Parks Department will review the potential for a boulevard to be created for future tree planting space on Tovid Lane.

CONCLUSIONS

The proposal to rezone and subdivide the subject property, retain the existing building, and construct one new small lot dwelling is consistent with the objectives in the *Official Community Plan*, *Oaklands Neighbourhood Plan* and the *Small Lot House Rezoning Policy*. Staff recommend Council consider supporting this application.

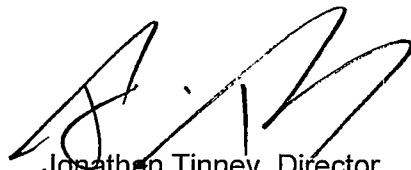
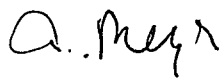
ALTERNATE MOTION

That Council decline Rezoning Application No. 00630 for the property located at 1418 Lang Street.

Respectfully submitted,

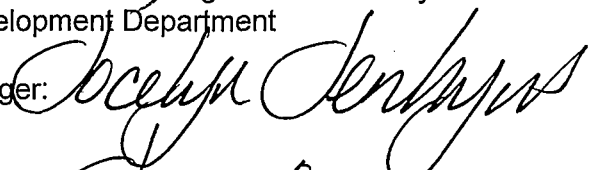


Michael Angrove
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:



List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped April 23, 2018
- Attachment D: Letter from applicant to Mayor and Council dated April 11, 2018
- Attachment E: Community Association Land Use Committee Minutes dated November 28, 2017
- Attachment F: Small Lot House Rezoning Petition