



Committee of the Whole Report

For the Meeting of June 28, 2018

To: Committee of the Whole **Date:** June 14, 2018

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

Subject: Rezoning Application No. 00624 for 1139 Chapman 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. 00624 for 1139 Chapman Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to receipt of an executed Statutory Right-of-Way (SRW) of 1.17m along the lane, to the satisfaction of the Director of Engineering and Public Works.

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 1139 Chapman Street. The proposal is to rezone from the R1-B Zone, Single Family District, to the R-2 Zone, Two Family Dwelling District, in order to construct a duplex dwelling.

The following points were considered in assessing this Application:

- the proposal is consistent with the Traditional Residential Urban Place Designation within the *Official Community Plan, 2012*
- the proposal is generally consistent with the *Suburban Neighbourhoods Plan, 1984* for general residential areas in Fairfield
- the proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes*.

BACKGROUND

Description of Proposal

The proposal is to rezone the property from the R1-B Zone, Single Family Dwelling District, to the R-2 Zone, Two Family Dwelling District, to permit the construction of a duplex dwelling.

There is a variance proposed from the standard R-2 Zone, Two-Family Dwelling District, which would increase the 1st and 2nd storey maximum floor area from 280m² to 362.13m². This variance will be discussed in relation to the accompanying Development Permit with Variance Application.

Affordable Housing Impacts

The applicant proposes the creation of two residential units which would increase the overall supply of housing in the area.

Sustainability Features

As indicated in the applicant's letter dated May 18, 2018, the following sustainability features are associated with this Application:

- energy efficient ICF walls
- on-demand hot water heating with heat recovery ventilators (HRV)
- designed to be "solar ready"
- low water consumption plumbing fixtures
- permeable paving surfaces
- increased landscaping including new trees, drought tolerant planting and garden plots
- Energy Star products wherever possible
- recycling of building components during the deconstruction process.

Active Transportation Impacts

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

Public Realm Improvements

No public realm improvements are proposed in association with this Rezoning Application.

Accessibility Impact Statement

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

Land Use Context

The area is characterized by single family dwellings and two family dwellings.

Existing Site Development and Development Potential

The site is presently a one-storey single family dwelling. Under the current R1-B Zone, Single Family Dwelling District, the property could be developed as a single family dwelling with a secondary suite or a garden suite.

Data Table

The following data table compares the proposal with the R-2 Zone, Two Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the proposed zone.

| Zoning Criteria | Proposal | Standard Zone R-2 |
|---|-------------------|--|
| Site area (m ²) – minimum | 752.63 | 555.00 |
| Site area per unit (m ²) – minimum | 376.32 | 277.50 |
| Number of units – maximum | 2 | 2 |
| Density (Floor Space Ratio) – maximum | 0.48 | 0.50 |
| Total floor area (m ²) – maximum | 362.13 | 380.00 |
| 1 st and 2 nd Storey Floor Area (m ²) – maximum | 362.13 * | 280.00 |
| Lot width (m) – minimum | 18.29 | 15.00 |
| Height (m) – maximum | 7.35 | 7.60 |
| Storeys – maximum | 1.5 (no basement) | 2 (no basement) 1.5 (with basement) |
| Site coverage % – maximum | 39.82 | 40.00 |
| Open site space % – minimum | 55.78 | 30.00 |
| Setbacks (m) – minimum | | |
| Front | 7.58 | 7.50 |
| Rear | 14.52 | 14.40 (35% of lot depth) |
| Side (west) | 2.29 | 1.83 (10% of lot width) |
| Side (east) | 2.29 | 1.83 (10% of lot width) |
| Combined side yards | 4.58 | 4.50 |
| Parking – minimum | 2 | 2 |
| Accessory Building | | |
| Combined floor area (m ²) – maximum | 36.79 | 37.00 |
| Height (m) – maximum | 3.45 | 3.50 |

| Zoning Criteria | Proposal | Standard Zone R-2 |
|--|-----------------|------------------------------|
| Accessory Building | | |
| Setbacks (m) – minimum | | |
| Rear | 3.43 | 0.60 |
| Side (north) | 5.79 | 0.60 |
| Side (south) | 5.79 | 0.60 |
| Separation space to principal building (m) | 2.50 | 2.40 |
| Rear yard site coverage (%) – maximum | 15.39 | 25.00 |

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield CALUC at a Community Meeting held on November 9th, 2017. A letter dated November 28th, 2017 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan*, 2012, (OCP) Urban Place Designation for the subject property is Traditional Residential. Within this designation, ground-oriented residential buildings including duplexes up to two storeys are envisioned.

Local Area Plans

The property is located within the Conservation and General Residential Area in the *Suburban Neighbourhoods Plan*, which considers rezoning where infill and redevelopment is appropriate. The proposal is consistent with the Plan, as the property is located within a half a block from Cook Street Village and there are several other duplexes in the immediate area.

Neighbourliness Guidelines for Duplexes

The *Neighbourliness Guidelines for Duplexes* supports rezoning to the R-2 Zone, Two Family Dwelling District, if the lot width is at least 15m, the lot site area is at least 555m² and the lot has 277.5m² of site area per dwelling unit. The subject property exceeds the requirements of the guidelines and has a lot width of 18.29m, site area of 752.63m², and site area per dwelling unit of 376.32m².

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application.

Other Considerations

The standard right-of-way for a laneway is 6.0m. The applicant is willing to grant the City a Statutory Right-of-Way (SRW) of 1.17m on the laneway along the south property line.

CONCLUSIONS

The proposal to rezone in order to facilitate the construction of a duplex is generally consistent with the Traditional Residential Urban Place Designation in the OCP, the Conservation and General Residential Area designation in the *Suburban Neighbourhood Plan* and the *Neighbourliness Guidelines for Duplexes*. Staff recommend that Council consider supporting the Application.

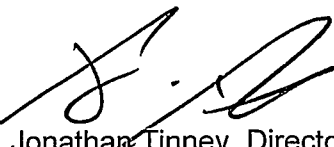
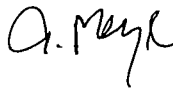
ALTERNATE MOTION

That Council decline Rezoning Application No. 00624 for the property located at 1139 Chapman Street.

Respectfully submitted,

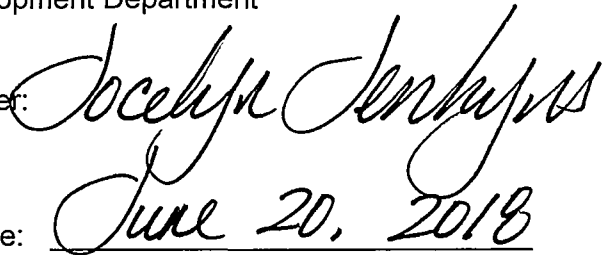


Chelsea Medd
Planner
Development Services



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

June 20, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped May 18, 2018
- Attachment D: Letter from applicant to Mayor and Council dated May 18, 2018
- Attachment E: Community Association Land Use Committee Comments dated November 28, 2017.