



Committee of the Whole Report

For the Meeting of March 7, 2019

To: Committee of the Whole **Date:** February 21, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00659 for 1491 Edgeware Road and 2750 Gosworth Road

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00659 for 1491 Edgeware Road and 2750 Gosworth Road, that first and second reading of the Zoning Regulation Bylaw Amendments 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 1491 Edgeware Road and 2750 Gosworth Road. The proposal is to rezone two existing lots 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 four new small lot houses.

The following points were considered in assessing this application:

- the proposal is generally consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development, as described in the *Official Community Plan* (OCP, 2012)
- the proposal is generally consistent with the site criteria (lot area and lot width) specified in the *Small Lot House Rezoning Policy*, 2002. There is a minor variance requested for lot width for three of the lots from 10m to 9.99m.
- the existing two lots have been vacant since sometime between 2011 and 2013
- the proposal is consistent with the *Oaklands Neighbourhood Plan*, 1993, which considered small lots based on merit and meeting the small lot policy.

BACKGROUND

Description of Proposal

The proposal is to rezone 1491 Edgeware Road and 2750 Gosworth Road from the R1-B Zone, Single Family Dwelling District, to the R1-S2 Zone, Restricted Small Lot (Two Storey) District, and to subdivide the existing two lots to create four small lots.

The following differences from the standard R1-S2 Zone, Restricted Small Lot (Two Storey) District, are being proposed and will be discussed in relation to the concurrent Development Permit with Variances Application:

- decrease the lot width for Lots 1, 2, and 3
- decrease the front yard setback for Lot 1
- decrease rear yard setback for Lot 1
- allow an accessory building in the side yard of Lot 1
- decrease the front yard setback for Lot 1 for an accessory building
- increase the site coverage for Lot 2 and 3
- decrease the side yard setback for a habitable window for Lot 4.

Affordable Housing Impacts

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

Sustainability Features

As indicated in the applicant's letter date stamped January 15, 2019, the following sustainability features are associated with this proposal:

- compact building design
- infill housing along cycling and public transit routes
- use of permeable pathways and driveways.

Active Transportation Impacts

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

Public Realm Improvements

As a condition of subdivision, the applicant is required to dedicate 2.91m on the Edgeware Road frontage and 2.18m on the Gosworth Road frontage for highway purposes. These dedications will be used to fulfil Council approved objectives listed within the OCP, neighbourhood plan, Subdivision Bylaw and Development Servicing Bylaw, Pedestrian Master Plan, Urban Forest Master Plan, and Greenways Plan to promote active transportation options and provide space for treed boulevards.

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, small lot single family dwellings, and two-family dwellings.

Existing Site Development and Development Potential

The site is presently two vacant lots zoned R1-B, Single Family Dwelling District. Under the current R1-B Zone, the property could be developed as two single family dwellings, each with a secondary suite or garden suite.

Data Table

The following data table compares the proposal with the proposed R1-S2 Zone. An asterisk is used to identify where the proposal is less stringent than the zone.

Zoning Criteria	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4	Zone Standard R1-S2
Site area (m ²) – minimum	275.85	274.62	273.39	299.11	260.00
Lot width (m) – minimum	9.99 *	9.99 *	9.99 *	10.00	10.00
Density (Floor Space Ratio) – maximum	0.51	0.59	0.59	0.59	0.60
Total floor area (m ²) – maximum	139.76	163.20	162.35	175.18	190.00
Height (m) – maximum	7.49	7.48	7.38	7.05	7.50
Storeys – maximum	2	2	2	2	2
Basement	no	no	no	no	Permitted
Site coverage (%) – maximum	35.51	40.79 *	40.40 *	36.64	40.00
Setbacks (m) – minimum					
Front	2.48 * (north)	6.00 (east)	6.00 (east)	6.00 (north)	6.00
Rear	1.50 * (south)	6.90 (west)	7.46 (west)	7.41 (south)	6.00

Zoning Criteria	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4	Zone Standard R1-S2
Side	7.92 (west)	1.53 (north)	2.03 (north)	1.54 (west)	1.50 – non-habitable 2.40 – habitable
Side	n/a	2.00 (south)	1.50 (south)	1.50 * – habitable (east)	1.50 – non-habitable 2.40 – habitable
Side – flanking street	6.00 (east)	n/a	n/a	n/a	2.40
Parking – minimum	1	1	1	1	1
Parking – location	garage	garage	garage	interior	Schedule C
Schedule F – Accessory Building Regulations					
Location	Side *	Rear	Rear	n/a	Rear
Rear Yard Site Coverage (%) – maximum	6.62	26.44	24.56	n/a	30.00
Combined floor area (m ²) – maximum	18.25	18.25	18.25	n/a	Schedule F 37.00
Height (m) – maximum	3.82	3.32	3.28	n/a	4.00
Setbacks (m) – minimum					
Front	3.74 * (north)	23.05 (east)	22.93 (east)	n/a	18.00
Rear	0.75 (south)	0.83 (west)	0.75 (west)	n/a	0.60
Side	0.75 (west)	0.75 (north)	3.73 (north)	n/a	0.60
Side	23.19 (east)	3.74 (south)	0.75 (south)	n/a	0.60

Zoning Criteria	Proposed Lot 1	Proposed Lot 2	Proposed Lot 3	Proposed Lot 4	Zone Standard R1-S2
Separation from single family dwelling (m) – minimum	3.48	2.43	2.92	n/a	2.40

Relevant History

A house that straddled the two lots was demolished sometime between 2011 and 2013. The lot has been vacant since that time.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Oaklands CALUC at a Community Meeting held on July 30, 2018. A letter from the Community Association dated September 13, 2018 is 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* Urban Place Designation for the property is Traditional Residential, which contemplates small residential lots to accommodate new ground-oriented infill. In accordance with the OCP, small lots are subject to DPA 15A: Intensive Residential - Small Lot. The proposal is generally consistent with the objectives of DPA 15A to achieve new infill development in a way that is compatible with the existing neighbourhood.

Local Area Plans

The *Oaklands Neighbourhood Plan* states that small lot houses will be considered on individual merit provided that the proposal meets the small lot policy. The proposed small lots generally meet the intent of the Neighbourhood Plan.

Small Lot House Rezoning Policy

The *Small Lot House Rezoning Policy* encourages sensitive infill with an emphasis on ground-oriented housing that is consistent with the existing character of development. The proposed lots each exceed the required site area minimum of 260m². The policy requires a minimum lot width of 10m, and three of the lots are slightly under that minimum width at 9.99m. This difference is negligible, and is due to the requirement for road dedications.

Tree Preservation Bylaw and Urban Forest Master Plan

There are three existing trees on the subject site: a multi-stem fruit tree, a Hawthorne tree, and a Cypress tree. In order to build the homes and for the new sidewalks to meet mobility and transportation engineering requirements for this development, the existing trees are all proposed for removal. Six new municipal canopy trees are proposed for this development. There are no bylaw protected trees on this property, or neighbours' trees affected by this proposed development.

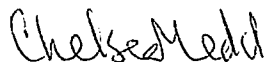
CONCLUSIONS

This proposal to rezone the subject properties to create four small lots is generally consistent with the applicable City policies. As such, staff recommend that Council consider supporting this application.

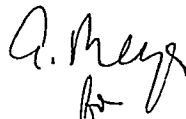
ALTERNATE MOTION

That Council decline Rezoning Application No. 00659 for the property located at 1491 Edgeware Road and 2750 Gosworth Road.

Respectfully submitted,

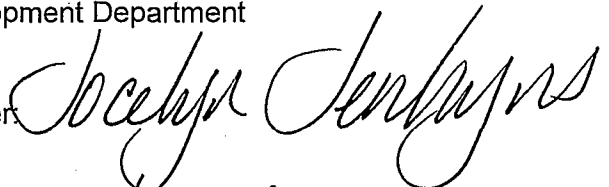


Chelsea Medd
Planner
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Andrea Hudson, Acting Director
Sustainable Planning and Community
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Report accepted and recommended by the City Manager



Date: Feb 28, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped January 15, 2019
- Attachment D: Renderings date stamped December 21, 2018
- Attachment E: Letter from applicant to Mayor and Council date stamped January 15, 2019
- Attachment F: Community Association Land Use Committee Comments date stamped September 13, 2018
- Attachment G: Small Lot Petition date stamped November 16, 2018
- Attachment H: Correspondence.