



Committee of the Whole Report For the Meeting of June 6, 2019

To: Committee of the Whole **Date:** May 23, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Rezoning Application No. 00663 for 1708 Coronation Avenue

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00663 for 1708 Coronation Avenue, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set, subject to the receipt of an executed Statutory Right-of-Way (SRW) along Shelbourne Street as illustrated on the plans dated April 5, 2019, 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 1708 Coronation Avenue. 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)*. However, Shelbourne Street is classified as a secondary arterial road, which anticipates residential uses ranging from ground-oriented buildings up to three storeys, including both attached residential and multi-unit buildings
- the proposal is generally consistent with the land use policies contained in the *Jubilee Neighbourhood Plan*, however, it is inconsistent with the policy of respecting the established character of the existing neighbourhood
- the proposal is generally consistent with the land use in the *Neighbourliness Guidelines for Duplexes*, however, the design is inconsistent with the policy, therefore staff recommend declining the Development Permit with Variances Application.

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.

The following differences from the standard R-2 Zone, Two-Family Dwelling District are being proposed and will be discussed in relation to the concurrent Development Permit with Variance Application:

- reduce the front yard setback from 7.50m to 3.84m; and
- reduce the rear yard setback from 10.7m from 1.54m.

Affordable Housing Impacts

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

Tenant Assistance Policy

The proposal is to demolish an existing building, which is owner-occupied, therefore the Tenant Assistance Policy does not apply.

Sustainability Features

As indicated in the applicant's letter dated May 16, 2019, the proposal includes several sustainability features such as:

- permeable hardscape
- rain barrels for water collection
- Pela Energy Star windows
- heat pump HVAC system
- high efficiency gas fireplaces
- Energy Star appliances
- energy efficient LED light fixtures/bulbs throughout.

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, house conversions, and multiple dwellings. Directly to the south on Shelbourne Street is a three-storey multiple dwelling, while the block north on Shelbourne Street and east on Coronation Avenue are single family dwellings.

Existing Site Development and Development Potential

The site is presently a 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 R-2 Zone, Two Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than this zone.

Zoning Criteria	Proposal	Proposed Zone R-2
Site area (m ²) – minimum	556.76	555.00
Site area per unit (m ²) – minimum	278.38	277.50
Density (Floor Space Ratio) – maximum	0.5:1	0.5:1
Combined floor area (m ²) – maximum	277.48	380.00
First and Second Storey Floor Area (m ²) – maximum	277.48	280.00
Lot width (m) – minimum	15.36	15.00
Height (m) – maximum	7.51	7.60
Storeys – maximum	2	2 (no basement) 1.5 (with basement)
Site coverage (%) – maximum	34.16	40.00
Open site space (%) – minimum	58.68	30.00
Open site space rear yard (%) – minimum	100.00	33.00
Setbacks (m) – minimum		
Front (Coronation Avenue)	3.84 *	7.50
Rear (north)	1.54 *	10.70
Side (flanking street – west)	8.10	3.50
Side (east)	7.85	1.54
Combined side yards	15.95	4.50
Parking – minimum	2	2

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the North Jubilee Neighbourhood Association CALUC at a Community Meeting held on July 24, 2018. A letter dated August 21, 2018 is attached to this report.

Additionally, the applicant petitioned some of the neighbouring properties; the petition date stamped September 24, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) designates the area as Traditional Residential. Within this designation, ground-oriented residential buildings including duplexes up to two storeys are envisioned.

Local Area Plans

The *Jubilee Neighbourhood Plan* envisions sensitive infill development that respects the established character of the existing neighbourhood and street variety through scale and form of housing. Duplexes are considered to be in-fill housing, if they meet the relevant policy.

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 and the site area is at least 555m² for corner lots. The subject property exceeds the requirements of the guidelines and has a lot width of 15.40m, and a site area of 556m².

Land Assembly

The *Official Community Plan* classifies Shelbourne Street as a secondary arterial; therefore, the anticipated built-form for residential uses ranges from ground-oriented to multi-unit buildings up to three storeys, including both attached residential and apartment building forms. The OCP also encourages the logical assembly of development sites that enable the best realization of permitted development potential for the area.

The *Jubilee Neighbourhood Plan* also recognizes the value of land assembly along arterial roads and encourages that new housing should respect the form and character of established housing on the street through massing, scale and architectural detailing. However, it also encourages sensitive, small-scale infill development where it meets established policy.

The properties on this block along Shelbourne Street are single family dwellings that may be appropriate for redevelopment in the future. That being said, the immediate area is currently primarily single family dwellings, aside from a multiple dwelling across the street. Redevelopment of this corner site will limit the ability to more comprehensively redevelop ground-oriented attached and multiple dwellings in the future on this block. The applicant considered lot consolidation but did not find this a viable option. Since this is a corner lot, the redevelopment of this property on its own would not unduly hamper future assembly for the lots to the north.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts on the subject property with this application. There are five existing private trees being retained on site (hawthorn, cypress, and maples) and five new trees proposed to be added to the subject property. There are two existing public trees on the Coronation Avenue boulevard that will be retained: two Red maples, 28cm and 25cm diameter breast height (DBH) in good health.

Statutory Right-of-Way

As a condition of rezoning, staff recommend that a Statutory Right-of-Way (SRW) be registered on title to help fulfill Council-approved *Official Community Plan* objectives, such as enhanced facilities for walking, cycling and public transit. Shelbourne Street is an identified route on the Frequent Transit Network as well as the long-term All Ages and Abilities (AAA) Bicycle Network. The requested SRW has been illustrated on the plans, which indicate the dimensions that accommodate the bend in Shelbourne Street adjacent to the subject property.

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 *Official Community Plan*, the *Jubilee Neighbourhood Plan*, and the *Neighbourliness Guidelines for Duplexes*. The proposed land use of a duplex on this site may limit the assembly of lots for ground-oriented attached dwellings or multiple dwellings envisioned along secondary arterial roads; however, the lots to the north could still be assembled.

Staff recommend that Council consider supporting the Rezoning Application and that Council consider not supporting the Development Permit with Variances Application without further revisions to the design to meet the *Neighbourliness Guidelines for Duplexes*.

ALTERNATE MOTION

That Council decline Rezoning Application No. 00633 for the property located at 1708 Coronation Avenue.

Respectfully submitted,



Chelsea Medd
Planner
Development Services



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: May 28, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped May 23, 2019
- Attachment D: Letter from applicant to Mayor and Council date stamped May 16, 2019
- Attachment E: Applicant petition date stamped September 24, 2018
- Attachment F: Community Association Land Use Committee Comments dated August 21, 2018
- Attachment G: Arborist Report date stamped March 14, 2019
- Attachment H: Correspondence (Letters received from residents).