



Committee of the Whole Report

For the Meeting of October 3, 2019

To: Committee of the Whole **Date:** September 19, 2019

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

Subject: Rezoning Application No. 00688 for 1210 Haultain 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. 00688 for 1210 Haultain 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 1210 Haultain Street. The proposal is to rezone from the R-2 Zone, Two Family Dwelling District, to a site-specific zone in order to construct a duplex dwelling.

The R-2 Zone, Two Family Dwelling District, requires a minimum site area of 555m² and a minimum site area for each dwelling unit of 277.5m² for a two-family dwelling (duplex). The subject site has a site area of 552m² and a site area for each dwelling unit of 276m²; therefore, rezoning is required.

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 *Oaklands Neighbourhood Plan, 1993* for areas of greatest stability
- the proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes*.

BACKGROUND

Description of Proposal

This application is to rezone the property from the R-2 Zone, Two Family Dwelling District, to a site-specific zone in order to permit the construction of a duplex dwelling. A Rezoning Application is required as the subject site is slightly smaller than is required in the R-2 Zone for a duplex.

The following differences from the current R-2 Zone are being proposed and would be accommodated in the new zone:

- reduce the minimum site area from 555m² to 552m²
- reduce the minimum site area for each dwelling unit from 277.5m² to 276m².

The following differences from the current zone will be discussed in relation to the concurrent Development Permit with Variances Application:

- reduce the minimum lot width from 15m to 14.47m
- increase the number of storeys from 1.5 with a basement to 2 with a basement
- reduce the minimum side yard (west) setback from 3m to 2.8m
- reduce the minimum side yard (east) setback from 1.50m to 1.26m
- reduce the minimum combined side yard setback from 4.5m to 4.06m.

Affordable Housing Impacts

The applicant proposes the creation of one new 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 and would not result in a loss of existing residential rental units.

Sustainability Features

As indicated in the applicant's letter dated August 7, 2019 and general contractor's letter dated February 19, 2019, the following sustainability features are associated with this proposal:

- solar ready conduits
- Energy Star rated appliances, doors and windows
- drought tolerant planting and landscaping
- low VOC paints and adhesives.

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 currently a single family dwelling. Under the current R-2 Zone, Two 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 existing Zone.

Zoning Criteria	Proposal	Standard (Existing) Zone R-2
Site area (m ²) – minimum	552.00 *	555.00
Site area per unit (m ²) – minimum	276.00 *	277.50
Number of units – maximum	2	2
Density (Floor Space Ratio) – maximum	0.44	0.50
Combined floor area (m ²) – maximum	358.13	380.00
1 st and 2 nd Storey Floor Area (m ²) – maximum	241.63	280.00
Lot width (m) – minimum	14.47 *	15.00
Height (m) – maximum	7.56	7.60
Storeys – maximum	2 * (with basement)	2 (no basement) 1.5 (with basement)
Site coverage (%) – maximum	29.35	40.00
Open site space (%) – minimum	55.60	30.00
Setbacks (m) – minimum		
Front	9.34	7.50
Steps and porch	1.52	3.50

Zoning Criteria	Proposal	Standard (Existing) Zone R-2
Rear	13.39	13.39
Side (west)	2.80 *	3.00
Side (east)	1.26 *	1.50
Combined side yards	4.06 *	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 Oaklands CALUC at a Community Meeting held on October 29, 2018. A letter from the CALUC dated October 29, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan* (OCP, 2012) 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 in the area of greatest stability in the *Oaklands Neighbourhood Plan, 1993*. Within this area, new two family dwellings will be considered on merits of the application and consistent with relevant policies.

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 site area is at least 670m² for interior lots. While the subject property is an interior site and does not meet the minimum requirement for a Rezoning under the Policy. It is only 3m² below the minimum site area of 555m² that would permit a duplex under the current R-2 Zone.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application. There is one existing public Scarlet oak tree on Haultain Street that will be removed and replanted by the Parks Department at the applicant's expense. There are two existing fruit trees that will be retained and two new trees proposed on the subject site. There are seven trees on adjacent neighbouring properties to the north that will be protected and retained.

Regulatory Considerations

There are some differences from the existing R-2 Zone required to facilitate this proposal related to reducing the site area, reducing the site area per dwelling unit, increasing the number of stories when there is a basement and reducing the side yard setbacks. The differences related to density (i.e. site area and site area per dwelling unit) are discussed in this report, and the other variances will be discussed in the accompanying Development Permit with Variances report.

The property is zoned R-2, Two Family Dwelling District, but is slightly under the minimum site area and minimum site area per dwelling unit required in the zone. The minimum site area in the zone is 555m² and the subject property is 552m². The minimum site area per dwelling unit in the zone is 277.50m² and the proposal is for 276m² per dwelling unit. As the site is currently in the R-2 Zone, Two Family Dwelling District, and because there are many other properties in the immediate area that are slightly under the minimum lot size, this difference is considered supportable.

Other Considerations

A private easement for shared vehicular access between 1210 Haultain Street and 1212 Haultain Street is registered on title. The applicant has indicated that this easement will be discharged at building permit stage, and the driveway letdown returned to standard frontage as per City specifications. A letter of understanding between the subject property owner and neighbouring property owner, dated July 15, 2019, is attached to this report.

CONCLUSIONS

The proposal to rezone the property to a site-specific zone 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 the Area of Greatest Stability designation in the *Oaklands Neighbourhood Plan* and the *Neighbourliness Guidelines for Duplexes*. Staff recommend that Council consider supporting the application.

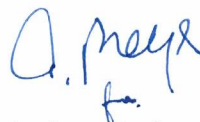
ALTERNATE MOTION

That Council decline Rezoning Application No. 00688 for the property located at 1210 Haultain Street.

Respectfully submitted,



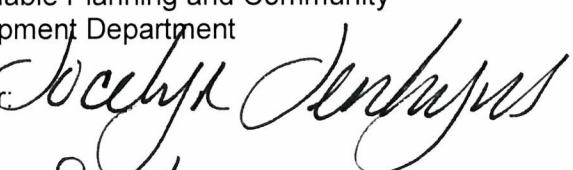
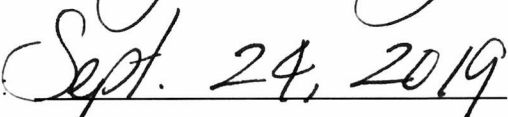
Chelsea Medd
Planner
Development Services Division



Andrea Hudson, Acting 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 August 7, 2019
- Attachment D: Materials board date stamped August 7, 2019
- Attachment E: Letter from the applicant to Mayor and Council dated August 7, 2019
- Attachment F: Letter from the general contractor to Mayor and Council dated February 19, 2019
- Attachment G: Discharge of Easement Agreement date stamped August 7, 2019
- Attachment H: Community Association Land Use Committee Comments dated October 29, 2018.