

June 24, 2019

To: Mayor and Council

From: Dan Hagel



RE: Proposed Rezoning
1442 Elford Street

Description of Proposal

At present, 1442 Elford Street, is zoned R1-B. It is a Queen Anne style heritage home built by the late John Pitcairn Elford between 1900-1901. We are proposing to rezone the property to a site specific zone to accommodate 5 strata units. It is our intention to retain the existing structure and seek Heritage Designated status.

Of the 5 units proposed, 4 on the lower and main floor levels would consist of 1 bedroom, 1 bathroom units ranging in size from 497 - 650 sq. ft., and the top floor would have a 2 bedroom, 2 bathroom unit with 1096 sq. ft.

At present the home is owner-occupied so there will be no displacing of tenants.

Government Policies

This proposal does conform with Official Community Plan.

Home conversion as stated below under "Uses".

Designation	Built Form	Place Character Features	Uses	Density
Urban Residential	Attached and detached buildings up to three storeys. Low-rise and mid-rise multi-unit buildings up to approximately six storeys.	Variable yard setbacks with primary doorways facing the street. Variable front yard landscaping, boulevard and street tree planting. On-street parking and collective driveway access to rear yard or underground parking.	Ground-oriented multi-unit residential. House conversions. Low to mid-rise multi-unit residential. Low to mid-rise mixed-use along arterial and secondary arterial roads. Home occupations. Visitor accommodation along Gorge Road and in pre-existing locations.	Total floor space ratios generally up to 1.2:1. Increased density up to a total of approximately 2:1 may be considered in strategic locations for the advancement of plan objectives. (SEE POLICY 6.25)

This proposal does conform with the Neighbourhood/Precinct Plan.

Fernwood Community Plan

Section 21 – Neighbourhood Directions

21.7 Vision in the citywide context includes:

- 21.7.1 Predominantly a ground-oriented neighbourhood with denser, mixed use urban residential near Fort Street.
- 21.7.7 Home to a portion of the Stadacona Village, shared by several neighbourhoods.

21.8 Strategic directions include:

- 21.8.3 Develop a transit corridor plan for the priority frequent transit service corridor along Fort Street and Yates Street including examining transit-supporting land uses and densities within walking distance of the corridor.
- 21.8.7 Retain neighbourhood heritage character, buildings and streetscapes of significance.

1442 Elford St. is a building of significance as it is on the Heritage Registry and one of two homes built side by side by the Elford brothers in 1900 – 1901.

Project Benefits & Amenities

Economic Benefits:

We are providing housing for five residences at a much more attainable sale price than a single family home.

Environmental Benefits:

We will be retaining and refurbishing the existing structure. The exterior of this particular house has been covered with asbestos concrete shingles since 1958 and there are also miscellaneous asbestos and lead-based products inside the house which we are going to remediate and remove.

Streetscape Improvements:

There will be a new sidewalk and driveway apron.

Need and Demand:

The demonstrated public need is for smaller, more affordable, and more attainable units. The location meets the need, surrounded by apartment buildings, Stadacona Centre, transit and close proximity to downtown. This is a proposal to increase density, as finding properties already zoned for multi-family, is becoming increasingly more difficult to find.

Neighbourhood:

We believe the site warrants rezoning because it is in a higher density neighbourhood with two apartment buildings across the street and an apartment building over the rear fence, and it is close proximity to downtown. The house will be in keeping with the street's existing character homes and specifically, being a sister house to the one located next door at 1436 Elford St., built by John Elford's brother, Theo.

Impacts:

We believe this development would compliment and improve the neighbourhood, and surrounding area as this home has been in need of much updating for many years. This proposal would have a great effect on the immediate neighbour next door, located at 1436 Elford St., as these two homes were built as a set by the Elford brothers. This particular home has been left unrestored for many years. 1436 Elford St. has Heritage Designation and it's our intention to seek the same.

Design & Development Permit Guidelines

We have been working within the Heritage Design Guidelines. The guideline states that minor additions are acceptable and we are proposing a 4 foot addition to the rear of the building. This addition would only be for the ground and main floor to make the dwelling sizes on those floors functional. The skylights we are proposing are not visible from the road as per the heritage guidelines. We are striving to keep the house as close as we can to its original look. We are thrilled to have received old historical photos from a relative of one of the past residents. We will be using these photos to recreate the original porch lattice as well as the front stairs (with a discreet railing upgrade to meet current code requirements). We've already had three meetings with Heritage department at the City to seek their direction before proceeding with the formal submission.