



Committee of the Whole Report

For the Meeting of November 26, 2020

To: Committee of the Whole **Date:** November 12, 2020

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Development Permit Application No. 000583 for 2700 Avebury Avenue

RECOMMENDATION

That Council decline Development Permit Application No. 000583 for the property located at 2700 Avebury Avenue.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 2700 Avebury Avenue. The proposal to rezone a portion of the property from the R1-B Zone to the R1-S2 Zone in order to allow a small lot subdivision and a construction of new small lot house is discussed in a companion report.

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, 2012 (OCP)*
- the proposal is generally consistent with the *Oaklands Neighbourhood Plan*, which seeks to maintain and enhance the ground-oriented residential character of the neighbourhood
- the design of the new small lot house is generally consistent with the *Small Lot Design Guidelines*, and no variances are required

- despite these areas of policy alignment the application is not consistent with the aspect of the Small Lot House Rezoning Policy that requires a minimum of 75% immediate neighbour support.

BACKGROUND

Description of Proposal

The proposal is to construct a new small lot single family dwelling. There are no variances associated with the new single family dwelling.

Sustainability

As indicated in the applicant's letter dated February 14, 2020, the following sustainability features are associated with this application:

- new home constructed using the third party Built Green standards
- retention of existing home
- water conservation through low flow faucets, showerheads and toilets
- Energy Star appliances
- permeable gravel pathways
- native and adaptive vegetation throughout the landscape
- rear yard space available for vegetable gardens and fruit trees as desired.

Data Table

The following data table compares the proposal with the applicable zones. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone.

Zoning Criteria	Proposal	Small Lot Zone Standard R1-S2	Remainder Lot	Existing Zone R1-B
Site area (m ²) – minimum	287	260	461	460
Lot width (m) - minimum	15.1	10	19.1	15
Density (Floor Space Ratio) – maximum	0.51:1	0.6:1	n/a	n/a
Total floor area (m ²) - maximum	146.84	190 (1 st and 2 nd floor)	Approx. 161 Existing	300 (all floors)
Basement	No (crawl space)	Permitted	Existing	Permitted
Height (m) – maximum	7.37	7.5	4.47	7.6
Storeys – maximum	2	2	Existing	2

Zoning Criteria	Proposal	Small Lot Zone Standard R1-S2	Remainder Lot	Existing Zone R1-B
Site coverage (%) – maximum	27	40	20	40
<u>Setbacks (m)</u>				
Front (Street) – minimum	6.0 (Kings)	6.0	8.02 (Avebury)	7.5
Projections stairs – maximum	1.83	2.5	n/a	2.5
Rear – minimum	6.09	6.0	6.81*	7.5
Side – minimum	1.55 (west)	1.5 non-habitable	n/a (south)	1.9
Side – minimum	1.5 (east)	2.4 habitable	5.42 (north)	3.0
Parking (vehicle) – minimum	1	1	1	1

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 April 29, 2019. A letter date stamped June 12, 2019 is attached to this report.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan, 2012* (OCP) identifies this property within Development Permit Area 15A, Intensive Residential - Small Lot. The proposal is generally consistent with the design guidelines specified in the *Small Lot Design Guidelines*. The immediate area primarily consists of traditional architectural styles and the proposed dwelling maintains the overall massing and pitched roofline that is found on many other houses in the area. The proposed setbacks are similar to the existing adjacent dwellings.

Oaklands Neighbourhood Plan

The strategic direction for Oaklands Neighbourhood includes the maintenance and enhancement of the ground-oriented general-residential character in the majority of the neighbourhood. The proposal maintains the traditional architectural style and the ground-oriented character of the neighbourhood.

CONCLUSIONS

The proposed design of the new small lot single family dwelling is generally consistent with the relevant design guidelines and policies. However, the recommendation associated with the rezoning application is to decline it due to a lack of support registered during the petition process. Therefore, the recommendation in relation to the Development Permit is also to decline it. An alternate motion has been provided for Council's consideration.

ALTERNATE MOTION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00700, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000583 for 2700 Avebury Avenue, in accordance with:

1. Plans date stamped August 8, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,



Mike Angrove
Senior Planner
Development Services Division



Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: 2020-11-19

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped August 8, 2019
- Attachment D: Letter from applicant to Mayor and Council dated February 14, 2020
- Attachment E: Community Association Land Use Committee Comments dated June 12, 2019
- Attachment F: Arborist Report dated August 5, 2019
- Attachment G: Small Lot House Rezoning Petitions Summary and Map
- Attachment H: Applicant's Community Engagement July 17, 2019
- Attachment I: Correspondence (Letters received from residents).