



Committee of the Whole Report

For the Meeting of July 6, 2017

To: Committee of the Whole **Date:** June 7, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00538 for 335 Moss 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.00538 for 335 Moss 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 335 Moss Street. The proposal is to subdivide the subject property and rezone the new lot to the R1-S2 Zone, Restricted Small Lot (Two Story) District. The existing house would remain in the present, R1-B Zone, Single Family Dwelling District.

The following points were considered in assessing this application:

- the proposal is consistent with the Traditional Residential Urban Place Designation and objectives for sensitive infill development in the *Official Community Plan, 2012*
- the proposal is consistent with the policies and design guidelines specified in the *Small Lot House Rezoning Policy, 2002*
- the proposal is consistent with the *Suburban Neighbourhoods Plan, 1984* which considers development in instances where there is undeveloped land, infill development is appropriate, and will reinforce the local character and scale of the neighbourhood.

BACKGROUND

Description of Proposal

This Rezoning Application proposes to subdivide the lot to create one small lot, while maintaining the existing house on a regular lot. Variances for the existing house would be required to facilitate this development and will be discussed in the concurrent Development Permit with Variance Application. The existing house will be maintained as a four-unit house conversion.

Affordable Housing Impacts

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

Sustainability Features

The applicant has proposed landscaping, and permeable paving for hard landscaping, as well as, several energy and water saving features for the new small lot house as outlined in the letter dated May 19, 2017 provided by applicant.

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.

Land Use Context

The immediate area is characterized by single-family dwellings. Near the intersection of Moss Street and Fairfield Road there are retail stores, offices, restaurants, a community centre, a church and an elementary school.

Existing Site Development and Development Potential

The site is presently a house conversion containing four units. Under the current R1-B Zone, the property could be developed as a single-family dwelling with a secondary suite.

Data Table

The following data table compares the proposal with the existing R1-B Zone for the existing house, and the R1-S2 Zone for the proposed small lot house. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposed Dwelling	Zone Standard R1-S2	Existing Dwelling	Zone Standard R1-B
Site area (m ²) - minimum	335.30	260.00	543.00	460.00

Zoning Criteria	Proposed Dwelling	Zone Standard R1-S2	Existing Dwelling	Zone Standard R1-B
Density (Floor Space Ratio) - maximum	0.47:1	0.6:1	n/a	n/a
Total floor area (m ²) - maximum	158.30	190.00	420.60 (existing non-conforming)	300.00
Lot width (m) - minimum	10.00	10.00	16.12	15.00
Height (m) - maximum	7.31	7.50	10.60 (existing non-conforming)	7.60
Storeys - maximum	2	2	2.5 (existing non-conforming)	2
Site coverage % - maximum	30.80	40.00	32.00	40.00
Setbacks (m) – minimum:				
Front	6.80	6.00	8.10	7.50
Rear	6.40	6.00	8.10 (existing non-conforming)	8.38
Side (north)	1.50	1.50	1.80	1.61
Side (south)	3.0	2.40	1.30*	3.00
Combine Side Yard	n/a	n/a	3.10*	4.50
Parking - minimum	1	1	1 (existing non-conforming)	4

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield CALUC at a Community Meeting held on October 20, 2016. A letter from the CALUC dated October 20, 2016 is attached.

In accordance with the City's *Small Lot House Rezoning Policy*, the applicant has polled the immediate neighbours and reports that 93% 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, and Summary provided by the applicant, are attached to this report.

ANALYSIS

Official Community Plan

The *Official Community Plan (OCP)* Urban Place Designation for the subject properties is Traditional Residential. In accordance with the OCP, small lots are subject to DPA 15A:

Intensive Residential – Small Lot. The proposal is consistent with the objectives of DPA 15A to achieve new infill development that respects the established character in residential areas.

Small Lot House Rezoning Policy (2002)

The *Small Lot House Rezoning Policy* encourages sensitive infill development with an emphasis on ground-oriented housing that fits with the existing character of a neighbourhood. The Policy refers to a "Small Lot House" with a minimum lot size of 260m² and a minimum lot width of 10m. The proposed small lot meets the minimum lot size and lot width requirements of the Policy, and the existing single-family dwelling would be retained.

Suburban Neighbourhood Plan

The application is also consistent with the *Suburban Neighbourhood Plan* which wishes to conserve traditional streetscapes, while considering infill that is in keeping with the local character and scale of the neighbourhood.

CONCLUSIONS

This proposal to subdivide and rezone the subject property, retain the existing house, and construct one new small lot house is consistent with the objectives in the *OCP* and the *Small Lot House Rezoning Policy* for sensitive infill development. Staff recommend for Council's consideration that Council consider supporting this Application.

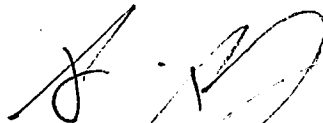
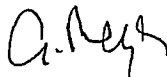
ALTERNATE MOTION

That Council decline Rezoning Application No. 00538 for the property located at 335 Moss Street.

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date: June 28, 2017

List of Attachments:

- Subject Map
- Aerial Map
- Plans date stamped May 19, 2017
- Letters from applicant to Mayor and Council dated November 7, 2016 and May 18, 2017.
- Fairfield CALUC meeting minutes
- Small Lot House Rezoning Petition