



## **Committee of the Whole Report**

### **For the Meeting of March 23, 2017**

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**To:** Committee of the Whole **Date:** March 8, 2017

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

**Subject:** Rezoning Application No. 00542 for 141 Cambridge Street

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### **RECOMMENDATION**

That Council instruct staff to prepare the necessary Zoning Regulation Amendment Bylaw that would authorize the proposed development outlined in Rezoning Application No. 00542 for 141 Cambridge Street, that first and second reading of the Zoning Regulation Amendment Bylaw 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 141 Cambridge Street. The proposal is to rezone from the current R1-B Zone, Single Family Dwelling District, to a site-specific zone in order to increase the maximum floor area of the principal building and permit a roof deck.

The following points were considered in assessing this Application:

- the proposal is consistent with the Traditional Residential urban place designation in the *Official Community Plan, 2012*
- the proposal is consistent with the Conservation and General Residential Areas designation within the Fairfield excerpts in the *Suburban Neighbourhoods 1984* plan.

### **BACKGROUND**

#### **Description of Proposal**

This Rezoning Application is to increase the allowable floor area for a single-family dwelling and permit a roof deck on the primary building.

The following differences from the standard zone are being proposed and would be accommodated in the new zone:

- increase the maximum floor area from 300m<sup>2</sup> to 385m<sup>2</sup>
- permit a roof deck.

### **Sustainability Features**

The applicant has not identified any sustainability features associated with this proposal.

### **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 area is characterized by single-family dwellings with a variety of architectural styles. There is one heritage-registered property on the same block frontage.

### **Existing Site Development and Development Potential**

The site is presently developed as a single-family dwelling. Under the current R1-B Zone, the property could be developed as a single-family dwelling with a maximum height of 7.6m. Roof decks are prohibited in the current zone.

### **Data Table**

The following data table compares the proposal with the existing R1-B Zone. An asterisk is used to identify where the proposal is less stringent than the existing zone.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard R1-B Zone, Single Family Dwelling District</b>
Site area (m <sup>2</sup> ) - minimum	613.19	460
1st & 2nd storey floor area (m <sup>2</sup> ) (max)	249.11	280.00
Total floor area (including basement) (m <sup>2</sup> ) - maximum	385*	300.00
Lot width (m) - minimum	15.24	15
Height (m) - maximum	7.55	7.60
Storeys - maximum	2	2
Site coverage % - maximum	39.74	40.00
Roof deck	Yes*	Not Permitted

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard R1-B Zone, Single Family Dwelling District</b>
<b>Setbacks (m) - minimum:</b>		
Front	7.58	7.50
Rear	12.54	10.06
Side (north)	1.52	1.52
Side (south)	3.66	3.00
Combined side yards	5.18	4.50
Parking - minimum	1	1

### **Community Consultation**

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Fairfield-Gonzales CALUC at a Community Meeting held on September 26, 2016. The minutes from the meeting are attached to this report.

In addition to the CALUC meeting, the applicant has obtained signatures from adjacent residents, all of whom appear to be in support of the Application to increase the maximum floor area and permit a roof deck.

### **ANALYSIS**

#### **Official Community Plan**

The *Official Community Plan* identifies the property as within the Traditional Residential urban place designation, within which single-family dwellings are an envisioned use.

#### **Local Area Plans**

The Fairfield excerpts within the *Suburban Neighbourhoods* plan identify the property as within the Conservation and General Residential Area. This area aims to conserve the traditional residential streetscapes and permits rezoning in instances of deteriorated housing. The proposal is consistent with the plan by maintaining the traditional single-family dwelling streetscape and by architecturally designing the dwelling to be sensitive to the character of the surrounding buildings. A report conducted by Maximilian Huxley Corporation in 2015 noted the cost of renovating the existing dwelling would be significantly higher than the cost of building a new dwelling.

#### **Regulatory Considerations**

The proposal's combined first and second-storey floor area is compliant with the zone standard; however, the calculation for the maximum floor area includes the basement and thus the proposal is non-compliant with the maximum floor area. In the R1-B Zone, the maximum floor area acts as density and can only be increased through rezoning the property.

Roof decks are not permitted within the R1-B Zone; however, the applicant has undertaken consultation with immediate neighbours and has noted that there are no privacy concerns voiced by the adjacent residents.

## CONCLUSIONS

This proposal to increase the maximum floor area and permit a roof deck is consistent with both the *Official Community Plan* and the *Suburban Neighbourhoods* plan in maintaining the traditional low density character of the neighbourhood. The proposed variations to the standard zone are minimal in nature and adjacent residents have no objections to the proposal.

## ALTERNATE MOTION

That Council decline Rezoning Application No. 00542 for the property located at 141 Cambridge Street.

Respectfully submitted,



Michael Angrove  
Planner  
Development Services



Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

March 14, 2017

## List of Attachments

- Subject Map
- Aerial Map
- Plans, dated/date stamped January 27, 2017
- Letter from applicant to Mayor and Council, dated March 7, 2017
- Community Association Land Use Committee Minutes, dated September 26, 2016
- Survey of neighbours regarding proposal.