

DATE OF MEETING March 20, 2018

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND
SUBDIVISION

SUBJECT REZONING APPLICATION NO. RA388 – 2202 MEREDITH ROAD

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with an application to rezone the subject property at 2202 Meredith Road from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site specific provisions to increase the maximum permitted building height and floor area ratio to allow an 8-unit multiple family development.

Recommendation

That the Committee receive the report and provide a recommendation.

BACKGROUND

A rezoning application (RA388) for 2202 Meredith Road was received from Alan Lowe on behalf of Branric Enterprises Ltd. The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site specific provisions to increase the maximum permitted building height and floor area ratio to allow an 8-unit multiple family development.

Subject Property & Site Context

<i>Location</i>	The subject property is located at the northwest corner of the Tulsa/Meredith Road intersection
<i>Total Lot Area</i>	1,578m ²
<i>Current Zone</i>	R1 – Single Dwelling Residential
<i>Proposed Zone</i>	R6 – Townhouse Residential with site specific provisions for building height and floor area ratio
<i>Official Community Plan Designation</i>	Neighbourhood

The subject property is located in an area characterized by a mix of uses and lot sizes. To the north and west of the subject property is a low density neighbourhood consisting primarily of single dwelling and duplex lots. Large lots zoned Single Dwelling Residential (R1) with development potential and the Boxwood Industrial Park are located to the south. Directly across the street to the west, the properties are designated Corridor per the Official Community Plan. These lots consist of single residential dwellings, a religious institution, two new four-storey multiple family developments, and a mixed use building at the corner of Meredith and Bowen.

The subject property is located within walking distance of the #30 and #40 bus routes, several commercial centres (including two grocery stores), an elementary school and Beban Park.

DISCUSSION

The applicant proposes to rezone the subject property with site-specific provisions for building height and Floor Area Ratio (FAR) to allow an eight-unit townhouse development fronting Meredith and Tulsa Roads in a two-storey and three-storey building form.

The Zoning Bylaw does not include a zone with sufficient FAR and building height to allow a three-storey townhouse building form on properties in the Neighbourhood designation of the Official Community Plan. The Townhouse Residential (R6) zone allows up to two-storeys (7m building height for a flat roof) with a base density of 0.45 FAR and the Medium Density Residential (R8) zone allows up to four-storeys (14m building height for a flat roof) with a base density of 1.25 FAR. The applicant is proposing a development that addresses this density gap with site-specific provisions to the R6 zone to increase the maximum allowable building height to 9m for a flat roof and to increase the maximum FAR to 0.6.

The proposed development is intended to provide another housing type (three-storey townhouse) in a neighbourhood located near transit, services and other amenities such as Beban Park. It also provides a transition between the Corridor-zoned properties, which allow a 1.00 FAR and 14m of building height, directly across Tulsa Road to the east and the Single Dwelling Residential properties to the west. To ensure the infill development provides a transition that is sensitive to the adjacent uses, the applicant intends to site the three-storey townhouses facing the Corridor designated properties to the east and to locate the two-storey townhouses adjacent the Neighbourhood designated properties on the west side of the property. A shadow study has been provided in support of the application to show that the proposed building height will not negatively impact adjacent properties. A more detailed design review will be completed through a future development permit application.

Road dedication (2.5m) is required along the Meredith Road frontage as part of the rezoning application. Full works and services will be required through a future building permit, including off-set sidewalks with a treed boulevard, on-street parking and a bike lane (Meredith Road only).

See the Attachments for more information.

Official Community Plan

The Neighbourhood land use designation encourages a mix of low density residential uses (10 to 50 units per hectare) in two to four-storey building forms. The proposed development fits within the building form and density envisioned in the OCP at approximately 50 units per hectare. Considering the subject property's location adjacent Corridor designated properties (50 to 150 units per hectare in two to six storey building forms), the proposed density will provide an appropriate transition between the Corridor and Neighbourhood designations.

The Neighbourhood designation also encourages building design that complements existing neighbourhood character, including the ground-oriented form of the existing housing. The proposed townhouses will be ground-oriented and designed to transition to adjacent development (duplex) to the west. In addition, the three-storey townhouse form will add diversity to the existing housing stock and offer a new type of housing.

Given the location near the Bowen Corridor, which includes many services and amenities, and its proximity to the Corridor designation, Staff considers the proposed infill development complies with the intent of the OCP.

Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. The applicant proposes a monetary contribution of \$8,000 towards improvements to nearby Fern Road Park. Staff is supportive of the community contribution proposal.

Staff Comment

The rezoning application proposes an infill development that will add density and a diversity of housing types to a location that is near transit, multiple service centres, an elementary school and amenities. The proposed development meets the intent of the policies in the Official Community Plan and will complement the existing uses in the neighbourhood.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Renderings
ATTACHMENT D: Shadow Study
ATTACHMENT E: Aerial Photo

Submitted by:

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Concurrence by:

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