

DATE OF MEETING | September 17, 2018 |
AUTHORED BY | DAVE PADY, SUBDIVISION PLANNER, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | REZONING APPLICATION NO. RA391 – 4525 AND 4461 WELLINGTON ROAD |

OVERVIEW

Purpose of Report

To present Council with an application to rezone portions of the properties located at 4525 and 4461 Wellington Road from Single Dwelling Residential (R1) to Duplex Residential (R4) in order to allow duplexes within a proposed subdivision. |

Recommendation

1. That “Zoning Amendment Bylaw 2018 No. 4500.128” (To rezone portions of the subject properties at 4525 and 4461 Wellington Road from Single Dwelling Residential [R1] to Duplex Residential [R4]) pass first reading; and
2. That “Zoning Amendment Bylaw 2018 No. 4500.128” pass second reading. |

BACKGROUND

A rezoning application was received from Williamson & Associates Professional Surveyors, on behalf of 1086237 BC LTD, to rezone portions of the subject properties from Single Dwelling Residential (R1) to Duplex Residential (R4) to allow duplexes on 10 lots within a proposed 37-lot subdivision.

The related subdivision application (SUB1239) has received a preliminary layout approval, and a development variance permit (DVP358) was recently approved by Council on 2018-AUG-13 to reduce the minimum frontage requirement for proposed Lots 2 to 5 within the subdivision.

DISCUSSION

Proposed Development

The applicant proposes to rezone portions of the subject properties to allow duplexes on 10 of the proposed lots (Lots 2 to 6, 18, 20, 31, 32, and 36). Duplexes are only permitted in the R1 zone where a lot exceeds 700m² and is a corner lot. While these lots exceed the minimum lot area requirements to accommodate a second dwelling unit, they are not corner lots so the applicant is proposing to rezone these lots to the R4 zone to permit duplexes.

Proposed Lots 22 and 35 are corner lots and will permit duplexes under the existing R1 zone, resulting in a total of 12 duplexes (24 dwelling units) within the 37-lot subdivision.

Proposed Lots 2 to 5 will have shared driveway access from Wellington Road in order to increase on-street parking. The applicant proposes to construct two detached dwelling units on each of these lots with the garages facing to the side, not to the street, in order to maximize the building presence along the street and maximize onsite parking. The remaining duplex lots within the subdivision, including proposed Lots 6, 18, 20, 31, 32, and 36 will be accessed by a proposed internal road.

Staff Review

Official Community Plan

The subject properties are designated Neighbourhood in the Official Community Plan (OCP), which encourages a mix of lower density residential uses, 10 to 50 units per hectare (uph), and encourages increased housing choice to complement the existing neighbourhood character. The proposed rezoning for duplexes will result in a density of 15uph and will provide another form of housing that is compatible with the surrounding neighbourhood as supported by OCP policies.

Community Contribution

As outlined in Section 7.3 of the OCP, community contributions are provided in exchange for value conferred on land through rezoning. As this application will result in an additional 10 duplex units, the applicant proposes to contribute \$20,000 toward park improvements within the future park proposed to be dedicated within the subdivision.

Staff accept the proposal and recommend the community contribution of \$20,000 be secured through this rezoning.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2018 No. 4500.128”, Staff recommend the following item be secured prior to final adoption of the bylaw:

1. Community Contribution in the amount of \$20,000 for park improvements within the proposed park within the subdivision of the subject properties.

SUMMARY POINTS

- The applicant proposes to rezone portions of the subject properties to allow duplexes on 10 lots within a proposed 37-lot subdivision.
- The proposed rezoning will result in a density of 15uph and provide another form of housing that is compatible with the surrounding neighbourhood as supported by OCP policies.

ATTACHMENTS

ATTACHMENT A: Location Plan

ATTACHMENT B: Proposed Subdivision Plan

ATTACHMENT C: Proposed Zoning and Proposed Lot Layout

ATTACHMENT D: Aerial Photo

"Zoning Amendment Bylaw No. 4500.128 |

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision |

Concurrence by:

D. Lindsay
Director, Community Development |