

DATE OF MEETING | April 1, 2019

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SUBJECT | REZONING APPLICATION NO. RA414 – 2387 BARCLAY ROAD

OVERVIEW

Purpose of Report

To present Council with an application to rezone 2387 Barclay Road from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) to facilitate a two-lot subdivision.

Recommendation

1. That “Zoning Amendment Bylaw 2019 No. 4500.137” (To rezone 2387 Barclay Road from Single Dwelling Residential [R1] to Single Dwelling Residential – Small Lot [R2]) pass first reading;
2. That “Zoning Amendment Bylaw 2019 No. 4500.137” pass second reading; and
3. That Council direct Staff to secure the community contribution and a covenant for general building design prior to the adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application (RA414) for 2387 Barclay Road was received from Wes Klippert (property owner). The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) in order to facilitate a two-lot subdivision. Please note Rezoning Application No. RA403 for the subject property located at 2397 Barclay Road (same owner) is also on tonight’s Council agenda for consideration.

Subject Property

<i>Location</i>	The subject property is located on the west side of Barclay Road.
<i>Total Area</i>	857 m ²
<i>Current Zone</i>	R1 - Single Dwelling Residential
<i>Proposed Zone</i>	R2 - Single Dwelling Residential – Small Lot
<i>Official Community Plan Designation</i>	Neighbourhood

The subject property is an 858m² property located on Barclay Road near the Barclay Road / Labieux Road intersection. A mobile home is located in the centre of the property and will be removed prior to subdivision. The property is surrounded by a mix of single dwelling residential lots, small residential lots, and multiple-family development with a mobile home park located to the west.

The surrounding area is primarily comprised of single-dwelling residential properties, many of which contain legal non-conforming mobile homes. The nearest commercial centre is located on the corner of Labieux Road and Bowen Road, approximately 325m to the northeast.

DISCUSSION

Proposed Development

The purpose of the proposed rezoning is to facilitate an infill subdivision of the property into two residential small lots. There is no lane proposed for access and the lots will require a 6m-wide shared access driveway from Barclay Road in order to maximize the potential for on-street parking.

The proposed lots exceed the minimum lot size (325m²) and lot depth requirements of the R2 Zone and would be permitted to have one principal dwelling with a secondary suite. The existing R1 Zone requires a minimum lot size of 500m² (450m² on a lane) and the new lots would be 419.1m² each. The proposed small lots will further contribute to the mix of lot sizes in this area, and will facilitate infill development in a manner consistent with neighbourhood character.

Official Community Plan

The Official Community Plan (OCP) designates the subject property as Neighbourhood. Development in this land-use designation is to be characterized by a mix of low-density residential uses with a density ranging from 10 to 50 units per hectare (uph); the proposed development has a density of 24 uph.

Council adopted the following Small Lot Policy (2.3.17) on 2015-FEB-05, which now forms part of the Neighbourhood designation of the OCP:

- Small lot, single family housing lots will be encouraged within neighbourhoods where:
 - an adjacent lane exists, or will be provided through site development, or the proposed small-lot development is an infill development and all lots will be accessed from an existing city street;
 - the site is within walking distance or accessible by transit to a local service centre or commercial services and neighbourhood amenities exist, such as a park, school, or cultural facility;
 - the proposed development contributes to a mix of housing types within the existing neighbourhood or within the proposed development, including a range of lot sizes; and
 - the proposed development encourages attractive, pedestrian-oriented housing.

To ensure the design of the proposed single residential dwellings complies with the intent of the Small Lot Policy, a Section 219 covenant will be registered on the subject property. The covenant will limit the size of garage doors to a single-wide garage up to a maximum of fifty percent (50%) of the front face of the dwelling unit to ensure attractive, pedestrian-oriented housing.

Staff are of the opinion that the proposed rezoning complies with the intent of the OCP policies for the Neighbourhood designation and will complement the existing neighbourhood character.

Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through rezoning, the applicant shall provide a community contribution. In response to Council's policy, the applicant is proposing a monetary contribution of \$2,000.00 directed toward planned improvements to Diver Lake Park. Staff are supportive of the community contribution proposal.

Transportation Master Plan

The subject property is located within the Country Club Mobility Hub. The property is centrally located near transit (a stop is located along Labieux Road), recreational amenities (Beban Park), and a wide range of commercial services at Country Club Mall and along the Bowen Road corridor. The proposed rezoning will increase the number of dwelling units within the hub area.

Community Planning and Development Committee

New Council committees have yet to be established; therefore, committee review has not taken place.

Conditions of Rezoning

Should Council support this application and pass third reading of Bylaw No. 4500.137, Staff recommend the following items be secured prior to final adoption of the bylaw through registration of a Section 219 covenant:

1. General Building Design – On each of the proposed lots, one single-wide garage is permitted up to a maximum of fifty percent (50%) of the front face of the dwelling unit, and the garage shall be set back from the front face of the dwelling to ensure pedestrian-oriented housing.
2. Community Contribution – a monetary contribution of \$2,000.00 directed toward planned improvements to Diver Lake Park.

SUMMARY POINTS

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2).
- The proposed development meets the policy objectives of the Neighbourhood designation of the OCP.
- A \$2,000 community contribution towards planned improvements to Diver Lake Park is proposed.

ATTACHMENTS

ATTACHMENT A: Location Plan

ATTACHMENT B: Proposed Plan of Subdivision

ATTACHMENT C: Aerial Photo

“Zoning Amendment Bylaw 2019 No. 4500.137”. |

Submitted by:

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Concurrence by:

D. Lindsay
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