

DATE OF MEETING | March 19, 2018 |

AUTHORED BY | TAMERA ROGERS, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

SUBJECT | REZONING APPLICATION NO. RA385 – 1615 NORTHFIELD ROAD |

OVERVIEW

Purpose of Report

To present Council with an application to rezone the property located at 1615 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) in order to permit an 11-unit multiple family development.

Recommendation

1. That “Zoning Amendment Bylaw 2018 No. 4500.118” [To rezone 1615 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1)] pass first reading;
2. That “Zoning Amendment Bylaw 2018 No. 4500.118” pass second reading; and,
3. That Council direct Staff to secure the community contribution prior to the adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application (RA385) for 1615 Northfield Road was received from Jeet Manhas on behalf of the property owner, Ron Cantelon. The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow an 11 unit multiple family development.

Subject Property

<i>Location</i>	The subject property is located three lots west of the Northfield Road/Boundary Avenue intersection, on the south side of the street.
<i>Total Area</i>	1,700m ²
<i>Current Zone</i>	R1 – Single Dwelling Residential
<i>Proposed Zone</i>	COR1 – Residential Corridor
<i>Official Community Plan Designation</i>	Corridor

The subject property is surrounded by a mixture of commercial, industrial and residential uses. The Northfield Industrial Park is located directly across the street to the north, Brooks Landing commercial centre is located across the Island Highway to the east, and a mixture of single dwelling residential lots and multiple family developments are located to the south of Northfield Road.

The No. 30 bus route is a north and southbound bus stop within close walking distance of the subject property. The subject property is also near the E&N trail.

There is an existing single residential dwelling and garage on the property that will be removed with redevelopment of this property.

DISCUSSION

Proposed Development

The applicant is proposing the redevelopment of an existing serviced lot to build an 11-unit townhouse development in a three-storey building form. As Northfield Road is a major road, accesses are to be limited; the subject property will continue to share its access with 1613 Northfield Road.

Road dedication was taken in a previous subdivision application. Full works and services will be required for the property frontage through the building permit, including sidewalk and a bike lane. A DCC project is scheduled to complete sidewalk and a bike lane for the rest of the block between Duggan Road and Boundary Avenue, connecting this section of Northfield with the E&N trail.

If approved, a development permit will be required to review form and character.

Official Community Plan

The subject property is located within the Corridor designation (Section 2.2) of the Official Community Plan (OCP). The Corridor designation encourages higher intensity land uses such as medium- to high-density residential as well as mixed-use developments in a two- to six-storey form. The proposed infill development would achieve a density of 65 units per hectare (uph), and a three-storey building height, which is compatible with the density range of 50 to 150 uph and height anticipated in the Corridor designation.

The location of the proposed development is within walking distance of services, several transit routes, and an employment centre (Hospital Urban Node). The development will also increase neighbourhood connectivity by installing sidewalk and a bike lane, contributing to OCP policy to prioritize the safe movement of pedestrians and cyclists.

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 \$11,000 to be directed towards trail improvements to the E&N trail. Staff support this proposal.

Conditions of Rezoning

Should Council support this application and pass third reading of Bylaw No. 4500.118, Staff recommend the following item be secured prior to final adoption of the bylaw:

- *Community Contribution* – An \$11,000 monetary contribution towards trail improvements to the E&N Trail.

SUMMARY POINTS

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow an 11-unit multiple family development.
- The proposed development meets the policy objectives of the OCP and offers an infill development in an established neighbourhood near services, transit, and parks.
- The applicant proposes an \$11,000 community contribution towards trail improvements to the E&N Trail.

ATTACHMENTS

ATTACHMENT A: Location Plan

ATTACHMENT B: Conceptual Site Plan & Rendering

ATTACHMENT C: Aerial Photo

“Zoning Amendment Bylaw 2018 No. 4500.118”

Submitted by:

L. Rowett, Manager
Current Planning and Subdivision

Concurrence by:

D. Lindsay, Director
Community Development