

DATE OF MEETING | February 3, 2020 |

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SUBJECT REZONING APPLICATION NO. RA441 – 405 ROSEHILL STREET

OVERVIEW

Purpose of Report

To present Council with an application to rezone the subject property at 405 Rosehill Street from Single Dwelling Residential (R1) to Low Density Residential (R6) to allow a multi-family development. |

Recommendation

That:

1. “Zoning Amendment Bylaw 2020 No. 4500.171” (To rezone 405 Rosehill Street from Single Dwelling Residential [R1] to Low Density Residential [R6]) pass first reading;
2. “Zoning Amendment Bylaw 2020 No. 4500.171” pass second reading; and
3. Council direct Staff to secure the road dedication and community amenity contribution prior to the adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application (RA441) was received from Seward Developments Inc., on behalf of Christopher and Janeane Coutu, to rezone the subject property from Single Dwelling Residential (R1) to Low Density Residential (R6) to allow a multi-family development. |

Subject Property and Site Context

<i>Location</i>	The subject property is located by the Newcastle neighbourhood, near Caledonia Park, and is adjacent to the Island Corridor Foundation multi-use route.
<i>Total lot area</i>	0.9ha
<i>Current zone</i>	Single Dwelling Residential (R1)
<i>Proposed zone</i>	Low Density Residential (R6) with site-specific provisions for building height and floor area ratio.
<i>Official Community Plan designation</i>	Neighbourhood

The subject property is surrounded by Medium Density Residential (R8)-zoned properties with apartment buildings to the north and west; and Single Dwelling Residential (R1)-zoned properties with single family homes to the south. Commercial uses exist one block to the east on Terminal Avenue.

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Low Density Residential (R6) to allow the development of five townhouse units. The development concept anticipates a Floor Area Ratio (FAR) of 0.79, and a building height of 10.7m (three storeys with a gable-pitch roof). Since the development concept for the property proposes a building height and FAR greater than permitted in the R6 zone, it is recommended site-specific provisions be included in the amending bylaw to allow for the proposed three-storey townhouse building form. This approach is recommended rather than applying the ‘Medium Density Residential’ (R8) zone, which would allow a greater density than is supported by the Official Community Plan (OCP). The following table provides a comparison of the R6 zone in relation to the proposed site-specific amendments for 405 Rosehill Street.

Zone	Building Height	Density
R6	7m (4:12 pitch or less) 9m (4:12 pitch or greater)	0.45 FAR base density 0.55 FAR with Tier One amenities 0.7 FAR with Tier Two amenities
Proposed R6 zone with site-specific provisions	10.7m	0.79 FAR

Staff are recommending that road dedication – 0.75m along the Rosehill Street property frontage – be provided as a condition of the rezoning to ensure Rosehill Street meets future transportation needs. At the time of building permit application, street frontage improvements would be required to be constructed to meet the City’s engineering standards.

Official Community Plan (OCP)

The OCP designates the subject property as ‘Neighbourhood’, which supports residential infill and a mix of housing types, including ground-oriented multiple-family units, two to four storeys in height, with a maximum density of 10-50 dwelling units per hectare (uph). The development concept proposes a density of approximately 50 uph in a ground-oriented housing form, which is consistent with the Neighbourhood designation policies.

Transportation Master Plan

The subject property is located between Townsite Road, which is a major collector road, and Terminal Avenue and Bowen Road, which are arterial roads. This area falls within 600m of the downtown mobility hub, thus mobility options (including transit, sidewalks, and bike lanes) will continue to improve. The subject property is adjacent to Island Corridor Foundation land, and future development at 405 Rosehill Street will be reviewed to ensure the railway use and the railway crossing are respected.

Community Consultation

The rezoning application was referred to the 'Caring about Townsite Society' residents' association for comment; however, no comments have been received. A rezoning sign was posted on the property in December 2019, and the applicant hosted a neighbourhood information meeting on 2020-JAN-08. The application will proceed to public hearing if the proposed amendment bylaw receives first and second reading.

Community Contribution

As outlined in Section 7.3 of the OCP, applicants are encouraged to provide an amenity contribution as part of their rezoning proposal. The applicant is proposing an amenity contribution of \$5,000 towards the 'Great Trail'. The 'Great Trail' is the name of the public pedestrian route near the subject property (formally known as the Trans Canada Trail).

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2020 No. 4500.171", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Road Dedication*
A 0.75m road dedication from the Rosehill Street frontage through an application to deposit a plan of road dedication.
2. *Community Amenity Contribution*
A monetary contribution of \$5,000 to be directed towards the 'Great Trail' (Trans Canada Trail).

SUMMARY POINTS

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Low Density Residential (R6) with site-specific provisions to increase the maximum permitted building height to 10.7m (sloped roof) and increase the maximum allowable floor area ratio to 0.79.
- The proposed development meets the policy objectives of the OCP and offers an infill development in a neighbourhood near parks and transit.
- A \$5,000 community contribution is proposed to be directed towards the 'Great Trail' (Trans Canada Trail).

ATTACHMENTS:

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Renderings
ATTACHMENT D: Aerial Photo
“Zoning Amendment Bylaw 2020 No. 4500.171” |

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