

DATE OF MEETING | December 20, 2021 |

AUTHORED BY | LAINY STEVENSON, PLANNER, CURRENT PLANNING |

SUBJECT | REZONING APPLICATION NO. RA000471 – 2393 BARCLAY ROAD |

OVERVIEW

Purpose of Report

To present Council with an application to rezone the subject property at 2393 Barclay Road from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) to facilitate a two-lot subdivision.

Recommendation

That:

1. “Zoning Amendment Bylaw 2021 No. 4500.197” (to rezone 2393 Barclay Road from Single Dwelling Residential [R1] to Single Dwelling Residential – Small Lot [R2]) pass first reading;
2. “Zoning Amendment Bylaw 2021 No. 4500.197” pass second reading; and
3. Council direct Staff to secure the community amenity contribution and a covenant for general building design, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application (RA471) for 2393 Barclay Road was received from Tecra Communications Ltd., proposing 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 (SUB1428). The properties on either side of the subject property (2397 and 2387 Barclay Road) went through similar rezoning applications (and subsequent subdivision), which were approved by Council in 2019 (RA403 and RA414).

Subject Property and Site Context

<i>Location</i>	The subject property is located on the west side of Barclay Road.
<i>Total Lot Area</i>	858 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. The property is currently vacant. 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 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 application is to facilitate an infill subdivision of the subject property into two residential small lots. There is no lane proposed for access, and the lots will require a 9m-wide shared access driveway from Barclay Road in order to maximize the potential for on-street parking and facilitate municipal curbside waste collection.

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 428.6m² each. The proposed small lots will further contribute to the mix of lot sizes in this area, and will be compatible with other small lots recently subdivided along Barclay Road.

Policy Context

Official Community Plan

The Official Community Plan (OCP) designates the subject property as Neighbourhood. The Neighbourhood designation supports residential infill and a mix of housing types, including ground-oriented multiple-family units that are two to four storeys in height, with a density range of 10-50 units per hectare (uph). The proposed development has a density of roughly 25 uph. Council adopted the following Small Lot Policy 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 is 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 pedestrian-oriented housing with a strong street presence.

The proposed development meets the objectives of the OCP and facilitates the creation of a buildable residential infill lot in an existing neighbourhood near transportation routes, commercial services, and parks.

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 Consultation

A rezoning sign was posted on the property in November 2021, and the applicant advised Staff that over the past three years, they have consulted with immediate neighbours through the development of 2397 and 2387 Barclay Road. No concerns were raised through this consultation. The subject property is not located within the boundaries of a neighbourhood association.

Community Amenity Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on the lands through a rezoning, applicants are encouraged to provide a Community Amenity Contribution (CAC) as part of their proposal. General practice for residential development is to secure a CAC with a minimum value of \$1,000 per dwelling unit. As the intent of the rezoning and subdivision application is to develop two single family dwellings, the applicant has proposed a CAC of \$2,000 towards local park and trail improvements. Staff support the proposed CAC.

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2021 No.4500.197", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – A monetary contribution of \$2,000 towards local park and trail improvements.
2. *Building Design Covenant* – To require, by way of a Section 219 covenant on each of the proposed lots, that any garage is single-wide and does not exceed a maximum of fifty percent (50%) of the front face of the dwelling unit to ensure pedestrian-oriented housing.

SUMMARY POINTS

- A rezoning application has been received rezone 2393 Barclay Road from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) to facilitate a two-lot subdivision.
- The proposed rezoning meets the intent of the land use designations of the Official Community Plan.
- A Community Amenity Contribution of \$2,000 is proposed to be directed towards local park and trail improvements.

ATTACHMENTS

ATTACHMENT A: Context Map
ATTACHMENT B: Location Plan
ATTACHMENT C: Proposed Subdivision Plan
ATTACHMENT D: Aerial Photo
“Zoning Amendment Bylaw 2021 No. 4500.197”

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