

DATE OF MEETING June 11, 2018

AUTHORED BY DAVE PADY, SUBDIVISION PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT REZONING APPLICATION NO. RA392 – 580 ST ANDREWS STREET

OVERVIEW

Purpose of Report

To present Council with an application to rezone the property located at 580 St Andrews Street from Single Dwelling Residential (R1) to Single Dwelling Residential - Small Lot (R2) in order to facilitate a two-lot subdivision.

Recommendation

1. That "Zoning Amendment Bylaw 2018 No. 4500.123" [To rezone the subject property at 580 St Andrews Street from Single Dwelling Residential (R1) to Single Dwelling Residential - Small Lot (R2)] pass first reading; and,
2. That "Zoning Amendment Bylaw 2018 No. 4500.123" pass second reading.

BACKGROUND

A rezoning application, RA392, for 580 St Andrews Street was received from Wayne and Deborah Mueller. The purpose of the rezoning application is to rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) to facilitate subdivision of the property into two residential lots.

A concurrent subdivision application (SUB1300) for 580 St Andrews Street has been received.

Subject Property

<i>Location</i>	The subject property is located east of Millstone Avenue and south of Terminal Park.
<i>Total Area</i>	960.2m ²
<i>Current Zoning</i>	Single Dwelling Residential (R1)
<i>Proposed Zoning</i>	Single Dwelling Residential - Small Lot Residential (R2)

The subject property is on the north side of St Andrews Street and contains an existing single dwelling within the west side of the lot. The property is within a neighbourhood that is predominantly comprised of single residential lots zoned R1 and R2, as well as some duplex lots zoned R4. The property is located within walking distance of Mansfield Park and is located near the Terminal Park shopping centre.

DISCUSSION

Proposed Development

The applicant proposes to rezone the property to allow subdivision into two residential lots. The existing dwelling is in good condition and will be retained within proposed Lot A. A portion of the existing deck is to be removed in order to meet the future side yard setback.

The proposed R2 zone requires a minimum lot area of 325m², lot frontage of 10m, and lot depth of 28m. Proposed Lots A and B are 541.2m² and 419m² in lot area, respectively, and both of the proposed lots exceed the minimum lot frontage and depth requirements.

Under the existing R1 zone, the property has sufficient area to allow the construction of an accessory carriage house; however, the unit could not be subdivided from the principle dwelling. The proposed rezoning would allow the creation of a separately titled lot that could accommodate an additional single dwelling.

A similar rezoning (from R1 to R2 zone) and two-lot subdivision was approved in 2010 for the property directly to the north. The proposed zoning is compatible with the surrounding lots and will enable an infill development near existing services and amenities.

Staff Review

Official Community Plan

The Official Community Plan (OCP) designates the subject properties as Neighbourhood. The Neighbourhood land use designation encourages a mix of low-density residential uses, 10 to 50 units per hectare (uph). The proposed rezoning will result in one additional lot and complies with the policy objectives of the OCP.

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 unit, the applicant proposes to contribute \$1,000.00 towards park improvements within Mansfield Park.

Staff accept the proposal and recommend the community contribution of \$1,000.00 be secured through this rezoning.

Conditions of Rezoning

Should Council support this application and pass third reading of Bylaw No. 4500.123, Staff recommend the following item be secured prior to final adoption of the bylaw:

1. Community Contribution

Monetary contribution of \$1,000 to be directed towards improvements within Mansfield Park.

SUMMARY POINTS

- The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential - Small Lot (R2) to facilitate a two-lot subdivision.
- The proposed Lots A and B will exceed the minimum lot area, frontage, and lot depth requirements of the R2 zone.
- The proposed rezoning meets the policy objectives of the OCP and enables an infill development near existing services and amenities.

ATTACHMENTS

ATTACHMENT A: Location Plan

ATTACHMENT B: Proposed Subdivision Plan

ATTACHMENT C: Aerial Photo

“Zoning Amendment Bylaw 2018 No. 4500.123”

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development