

# Rezoning Application for 1811 Western Drive

## RECOMMENDATION:

*That Committee of Council recommend to Council that:*

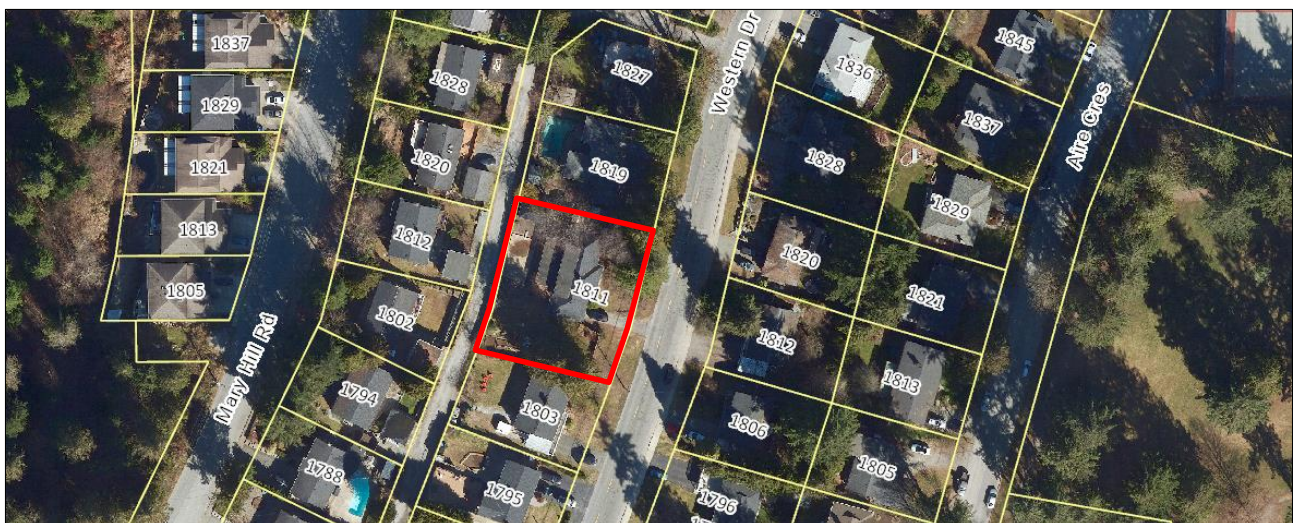
1. *The zoning of 1811 Western Drive be amended from RS1 (Residential Single Dwelling 1) to RS2 (Residential Single Dwelling 2); and*
2. *Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
  - a. *Installation of protective fencing for off-site trees;*
  - b. *Demolition of existing structures;*
  - c. *Registration of legal agreements to ensure that the building design of each dwelling is substantially different in massing, location of windows, balconies and decks, façade materials and high quality of landscaping.*
  - d. *Completion of design and submission of fees and securities for off-site works and services.*

## REPORT SUMMARY

This report describes an application to amend the zoning of 1811 Western Drive from RS1 (Residential Single Dwelling 1) to RS2 (Residential Single Dwelling 2) to facilitate a three-lot subdivision. The proposal conforms with the housing policies of the Official Community Plan and the subdivision requirements of the RS2 zone. Approval is recommended.

## BACKGROUND

**Proposal:** The applicant, Green Techpro Builders, is proposing to rezone 1811 Western Drive from RS1 to RS2 in order to subdivide the property into three smaller lots.



Location Map

## Rezoning Application for 1811 Western Drive

**Context:** The subject property is a large 1,282 m<sup>2</sup> (13,800 ft<sup>2</sup>) lot located mid-block on the west side of Western Drive north of Lamprey Drive. The property is currently developed with an older one and a half storey single residential home with access to a lane and is not located within the floodplain. The neighbouring lots are developed with one and two-storey single residential homes and duplexes.

**Policy and Regulations:** The land use designation in the Official Community Plan (OCP) for the site is Residential. The property is currently zoned RS1; RS2 zoning currently provides for single residential uses on smaller lots.



Current OCP Land Designations



Current Zoning

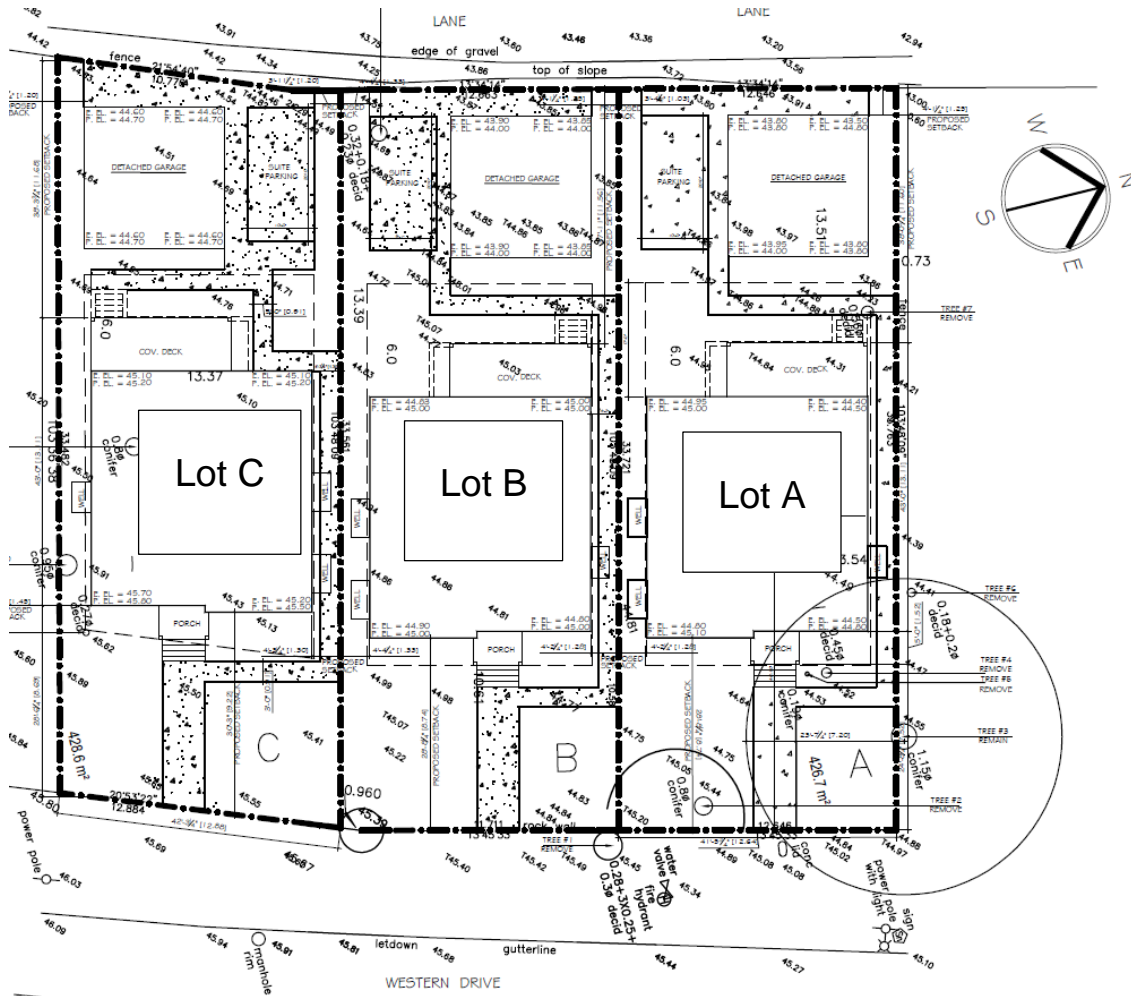
OCP housing policies support consideration of rezoning of a property within a Residential land use designation to facilitate subdivision if the rezoning would result in a design and construction of buildings and landscaping that achieves a superior quality of design and enhanced fit within the established neighbourhood character.

The RS2 zone is currently not a development permit area, however, the quality of design can be addressed through a legal agreement registered on title to ensure that the building design of each future dwelling is substantially different in design and achieves a high quality of design.

The zoning bylaw currently provides for a maximum of 2 units (principle dwelling, secondary suite or coach house) on single residential lots under 740 sq m; in accordance with recent Provincial legislative changes (Bill 44: Housing Statutes Amendment Act), the zoning bylaw will be amended by June 2024 to provide for maximum of 4 units on single residential lots larger than 280 sq m.

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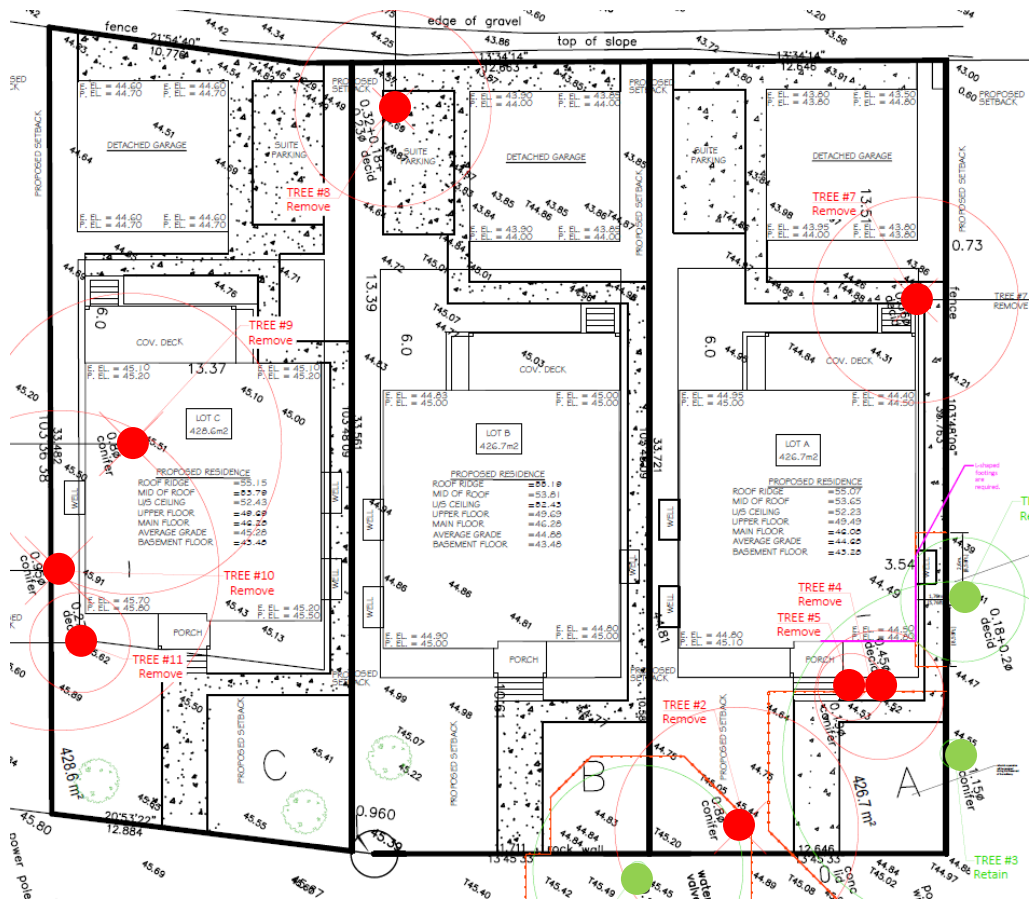
**Proposed Subdivision:** The applicant has submitted a preliminary plan of subdivision to demonstrate the proposed lots meet the subdivision requirements of the Zoning Bylaw for the RS2 zone. Vehicle access to the proposed lots will be from the lane.



|                   | RS2 Zone Regulation                            | Proposed Lot A       | Proposed Lot B       | Proposed Lot C       |
|-------------------|--|----------------------|----------------------|----------------------|
| Minimum Lot Area  | 375 m <sup>2</sup><br>(4,036 ft <sup>2</sup> ) | 426.7 m <sup>2</sup> | 426.7 m <sup>2</sup> | 428.6 m <sup>2</sup> |
| Minimum Lot Width | 12 m<br>(39.4 ft)                              | 12.6 m               | 12.6 m               | 12.8 m               |
| Minimum Lot Depth | 28 m<br>(91.9 ft)                              | 33.7 m               | 33.6 m               | 33.5 m               |

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**Trees:** The arborist report submitted with the application identifies 11 trees of varying size and health located on and off-site. The eight on-site trees (shown in red below) would be impacted by the construction of the proposed buildings and servicing infrastructure or are in marginal condition; removal is recommended. Tree replacement would be in accordance with the Tree Bylaw. The three off-site trees (shown in green below) will be retained and protected during construction.



**Off-site Works and Services:** The proposed subdivision would be subject to the requirements of the Subdivision Servicing Bylaw for off-site works and services, including improvement of the road and lane frontages, removal of the front driveway and additional service connections. Other requirements include replacement of the water main along the Western Drive frontage and extension of the storm main in the lane.



Report To: Committee of Council  
 Department: Development Services  
 Approved by: B. Irvine  
 Meeting Date: February 13, 2024

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## **DISCUSSION**

The proposed rezoning and subdivision would help meet the demand for ground-oriented housing in the community. The proposed lots exceed the Zoning Bylaw's minimum subdivision requirements and comply with OCP housing policies that encourage a mix of housing including smaller residential lots in areas designated Residential.

The proposal includes upgrades to infrastructure, retention of off-site trees which maintain neighbour privacy and a legal agreement to ensure superior quality of design that will fit with the established neighbourhood character. Staff recommend approval subject to the specified conditions.

## **FINANCIAL IMPLICATIONS**

The subdivision and construction of new dwellings is anticipated to increase the assessed value of the lands, resulting in increased property tax revenue for the City.

## **PUBLIC CONSULTATION**

The applicant has submitted a summary of consultation with surrounding property owners regarding the rezoning and redevelopment of the property. In general, neighbours were supportive of additional housing. Some concerns included neighbourhood fit of the future homes in regards to form and character, loss of trees in the front and loss of privacy.



**Development Sign**

Concerns have been addressed by retaining the off-site trees in the front which provide privacy and by requiring a legal agreement registered on title to ensure the quality of design and fit within the established neighbourhood character.

Staff conducted a site visit on February 7, 2024, to ensure that the development sign is in good condition on the subject property.

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## **OPTIONS** (✓ = Staff Recommendation)

|                                     | # | Description  |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | 1 | Recommend to Council that the zoning of 1811 Western Drive be amended from RS1 (Residential Single Dwelling 1) to RS2 (Residential Single Dwelling 2) subject to the specified conditions being met prior to adoption of the rezoning bylaw. |
|                                     | 2 | Request additional information or amendments to the application or recommended conditions to address specified issues prior to deciding on the application.  |
|                                     | 3 | Recommend to Council that the rezoning application be refused. The lot would retain existing RS1 zoning.   |

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