

Rezoning Application for 1654 Manning Avenue

RECOMMENDATION:

That Committee of Council recommend to Council that:

- 1. The zoning of 1654 Manning Avenue be amended from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4); and*
- 2. Prior to adoption of the amending bylaw, the following conditions be met to the satisfaction of the Director of Development Services:*
 - a) Demolition of existing buildings and structures;*
 - b) Submission of subdivision plans to the satisfaction of the Approving Officer*
 - c) Installation of protective fencing for on-site and off-site trees and hedges; and*
 - d) Completion of design and submission of fees and securities for off-site works and services.*

PREVIOUS COUNCIL/COMMITTEE ACTION

None.

REPORT SUMMARY

This report described an application to amend the zoning of 1654 Manning Avenue from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4) to facilitate a two-lot subdivision of the existing property. The proposal conforms with the housing policies of the Official Community Plan (OCP), the Small Lot Residential lands use designation and the subdivision requirements of the RS4 zone. Approval is recommended.

BACKGROUND

Proposal: The applicant is proposing to rezone 1654 Manning Avenue from RS1 (Residential Single Dwelling 1) to RS4 (Residential Single Dwelling 4) to enable subdivision of the site into two smaller lots.

Context: The 849 m² (9,140 ft²) property is on the south side of Manning Avenue between Wellington Street and Vincent Street. The lot was previously developed with an older single storey home that has since been demolished. The lot has lane access at the rear, is generally level, and not located within the floodplain. The neighbouring lots are developed with two-storey single residential homes and duplexes.

Policy and Regulations: The land use designation in the Official Community Plan (OCP) for the site is Small Lot Residential (RSL). OCP housing policy supports consideration of small lot RS4 zones in areas designated RSL. The RS4 zone is a development permit area and any future development would need to meet associated OCP design guidelines and Zoning bylaw regulations.

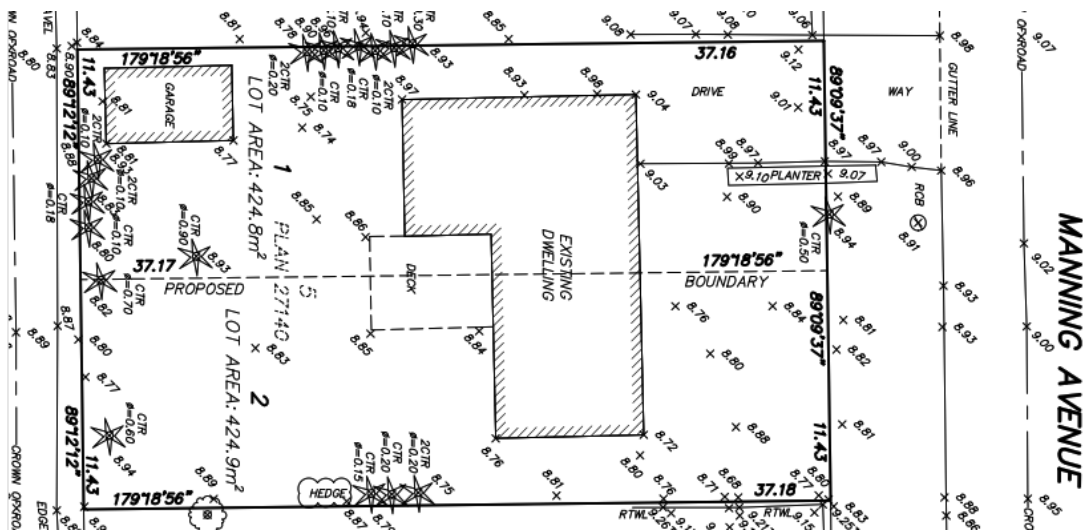
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Subject Property

Proposed Subdivision: The applicant has provided a preliminary plan of subdivision to demonstrate the proposed lots would meet the subdivision requirements of the Zoning bylaw for RS4 zones. Both proposed lots exceed the minimum requirements.

	RS4 Zone Requirements	Proposed Lot 1	Proposed Lot 2
Lot Area	300.0 m ²	424.8 m ²	424.9 m ²
Lot Width	9.5 m	11.43 m	11.43 m
Lot Frontage	9.5 m	11.43 m	11.43 m
Lot Depth	28.0 m	37.16 m	37.17 m



Proposed Subdivision Plan

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Off-site Infrastructure and Services: The proposed subdivision is subject to off-site works and servicing requirements in accordance with the Subdivision Servicing Bylaw. Such improvements include improvement of the road and lane with paving, curb and gutter, street lighting, and streets trees, upgrading of storm and sanitary services and installation of a new hydrant on Manning. New service connections will also be required for the lots. Vehicle access will be relocated to the lane.

Trees: The applicant provided an arborist report which identifies three significant and one non-significant Western redcedar in the rear yards as well as a Norway spruce tree in the front municipal boulevard. These trees are reported as in marginal condition or in direct conflict with future building footprints/required servicing works and removal of these trees is proposed.

Two off-site trees, a Norway maple and a common cherry, located on the neighbouring property to the east (1634 Manning Avenue) towards the rear will be protected during development. All removals are subject to issuance of a tree cutting permit and will require replacement.

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 complies with OCP housing polices that permit small lot residential uses on larger lots in areas designated Small Lot Residential.

The rezoning is recommended for approval with conditions to be met prior to adoption of the bylaw.

FINANCIAL IMPLICATIONS

The subdivision of the site 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 advises that they have spoken with neighbours concerning the rezoning application, including the owner at 1634 Manning Avenue regarding potential impacts to trees.

Staff conducted a site visit on April 12, 2024, to ensure that the development sign is in good condition on the subject property.

As a residential application that is consistent with the Official Community Plan a public hearing for this bylaw is prohibited by provincial legislation (Bill 44 – 2023).

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Development Sign

OPTIONS (✓ = Staff Recommendation)

	#	Description
✓	1	Recommend to Council that the zoning of 1654 Manning be amended from RS1 to RS4 subject to the specified conditions being met prior to the adoption of the bylaw.
	2	Request additional information or amendments to the application, or require conditions to address specified issues prior to deciding on the application.
	3	Recommend to Council that the rezoning application be refused.

ATTACHMENTS

None.

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