



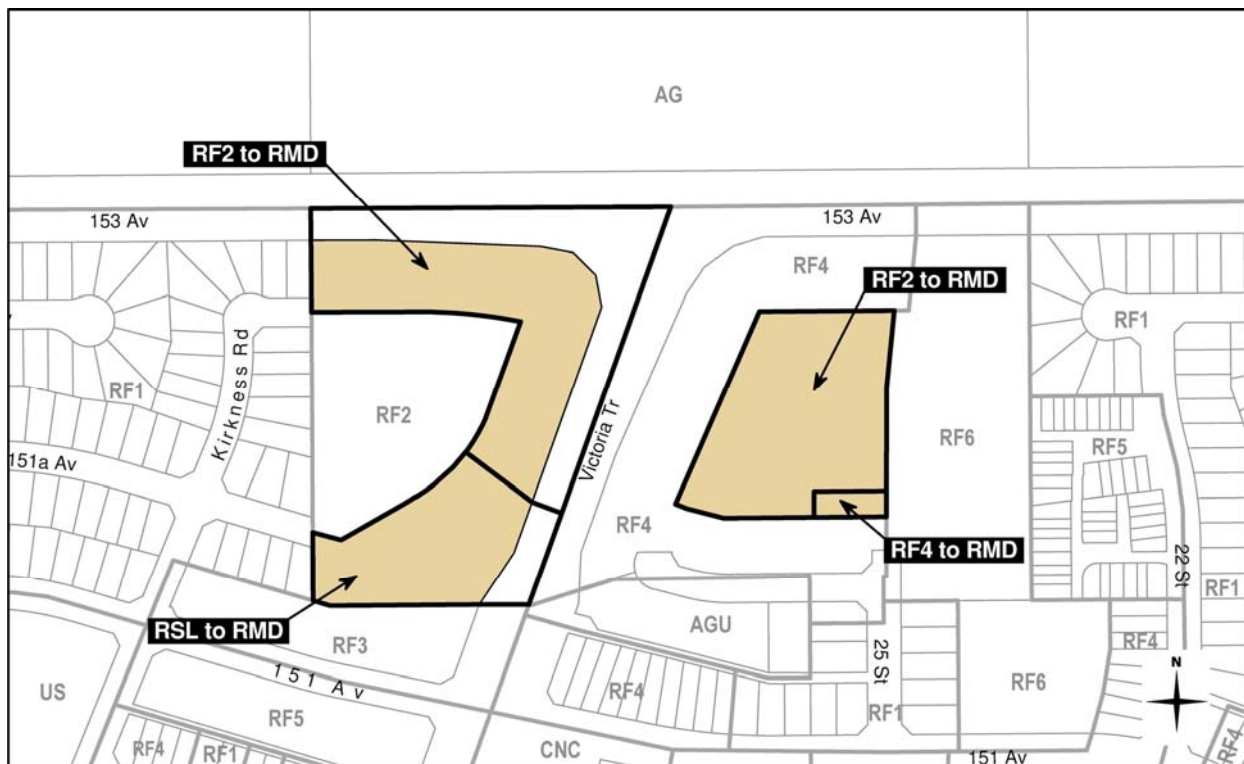
REZONING

FRASER AND KIRKNESS

15135 - VICTORIA TRAIL NW

15248 - VICTORIA TRAIL NW

To allow for the development of a range of low density residential uses.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because it:

- is compatible with surrounding land uses;
- promotes the completion of developing neighbourhoods; and
- conforms with the intent of the Fraser Neighbourhood Area Structure Plan and the Kirkness Outline Plan which designate these sites for single and semi-detached housing.

THE APPLICATION

BYLAW 18263 proposes to amend the Zoning Bylaw from (RF2) Low Density Infill Zone, (RF4) Semi-detached Residential Zone, (RSL) Residential Small Lot Zone to (RMD) Residential Mixed Dwelling Zone to allow for the development of zero lot line single detached housing.

The proposed rezoning conforms with the Fraser Neighbourhood Area Structure Plan (NASP) and Kirkness Outline Plan (OP). The plans intend for these areas to be developed as single detached and semi-detached housing. The (RMD) Residential Mixed Dwelling Zone allows for single detached houses, semi-detached houses, and limited row housing. The intent is to construct single detached zero lot line housing with front attached garages. Zero lot line housing is where one side of the home is built to the edge of the property line. This will result in a higher residential density development through the creation of additional lots.

A related subdivision has been approved for single detached housing under LDA15-0449 (Kirkness) and LDA17-0450 (Fraser).

SITE AND SURROUNDING AREA

The subject site is bisected by an arterial roadway, Victoria Trail NW. The first portion of the site is situated at the northeast corner of the Kirkness neighbourhood. The second portion is located within the northwest corner of the Fraser neighbourhood. The subject site is currently undeveloped and is surrounded by residential development to the east, south, and west. Both the Fraser and Kirkness neighbourhoods are primarily low-density residential neighbourhoods with small pockets of medium density developments distributed throughout the area. To the north is 153 Avenue and the future Gorman Neighbourhood.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	<ul style="list-style-type: none"> • (RF2) Single Detached Residential Zone • (RF4) Semi-detached Residential Zone • (RSL) Residential Small Lot Zone 	<ul style="list-style-type: none"> • Vacant Land
CONTEXT		
North	<ul style="list-style-type: none"> • (AG) Agricultural Zone (to become the Gorman Neighbourhood) 	<ul style="list-style-type: none"> • Agricultural Land
East	<ul style="list-style-type: none"> • (RF4) Semi-detached Residential Zone • (RF6) Medium Density Multiple Family Zone 	<ul style="list-style-type: none"> • Single Detached Homes • Row Housing
South	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone • (RF3) Small Scale Infill Development Zone • (RF4) Semi-detached Residential Zone • (AGU) Urban Reserve Zone 	<ul style="list-style-type: none"> • Single Detached Homes • Row Housing • Stacked Row Housing
West	<ul style="list-style-type: none"> • (RF1) Single Detached Residential Zone 	<ul style="list-style-type: none"> • Single Detached Homes

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed rezoning is compatible with the adjacent low density residential land uses and will allow for a minor increase in density in proximity to existing transit routes and the future Gorman LRT station to the north.

PLANS IN EFFECT

The proposed rezoning conforms with the intent of both plans. The Kirkness Outline Plan designates the site as Low Density Residential (LDR), which allows for both single and semi-detached housing. The Fraser Neighbourhood Area Structure Plan designates the site for single detached homes.

While the RMD zone does include row housing, the implementation of that would not be allowed in both neighbourhoods given the statutory plans. Additionally in Fraser, the implementation of semi-detached housing (which is allowed under the RMD zone) would not be allowed given the statutory plan. The RMD zoning is considered a low-density zone in developing neighbourhoods.

TECHNICAL REVIEW

All comments from affected City Departments and utility agencies have been addressed.

PUBLIC ENGAGEMENT

ADVANCE NOTICE October 11, 2017	<ul style="list-style-type: none">• Number of recipients: 165• No responses received
PUBLIC MEETING	<ul style="list-style-type: none">• Not held
Web Page October 11, 2017	<ul style="list-style-type: none">• Web page created

CONCLUSION

City Planning recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map (Fraser)
- 2 Context Plan Map (Kirkness)
- 3 Application Summary

Rezoning Areas



BYLAW 17521 APPROVED FRASER

Neighbourhood Area Structure Plan
(as amended)



	Single Family Residential		Neighbourhood Commercial
	Semi-Detached Residential		Public Park & School
	Row Housing		Comprehensively Planned Development
	Medium Density Multiple-Family		Park / Open Space
	Low Rise Apartments		Stormwater Management Facility
	Planned Lot Residential		N.A.S.P. Boundary

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

SUSTAINABLE DEVELOPMENT



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw(s):	Bylaw 18263
Location:	South of 153 Avenue NW and East of 22 Street NW
Address(es):	15135 - VICTORIA TRAIL NW 15248 - VICTORIA TRAIL NW
Legal Description(s):	Lot 2, Block 1, Plan 1721102 Lot 1, Block 1, Plan 1622160
Site Area:	N/A
Neighbourhood:	Fraser and Kirkness
Ward - Councillor:	4 - Aaron Paquette
Notified Community Organization(s):	Clareview and District Area Council, Fraser Community League, Hairsine Community League, Horse Hill Community League Association
Applicant:	Aime Stewart

PLANNING FRAMEWORK

Current Zone(s) and Overlay(s):	(RF2) Single Detached Residential Zone (RF4) Semi-detached Residential Zone (RSL) Residential Small Lot Zone
Proposed Zone(s) and Overlay(s):	(RMD) Residential Mixed Dwelling Zone
Plan(s) in Effect:	Fraser Neighbourhood Area Structure Plan Kirkness Outline Plan
Historic Status:	N/A

Written By:
Approved By:
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Section:

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City Planning
Planning Coordination