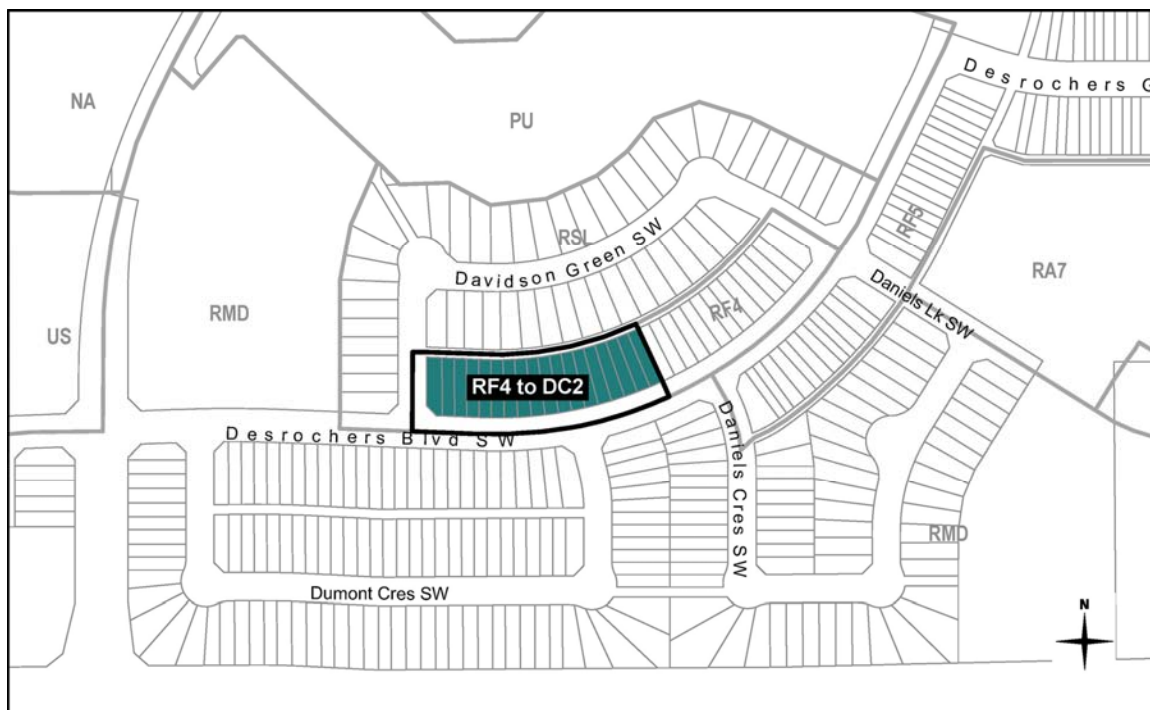




PLAN AMENDMENT AND REZONING DESROCHERS

North of Desrochers Blvd SW and west of Daniels Link SW

To allow for the use of site specific zones in the Desrochers Neighbourhood and single detached housing in the form of zero lot-line development on narrow lots along Desrochers Boulevard SW. Zero lot-line refers to the placement of a house on a lot with one side exterior wall on the property line and a setback from the other side property line.



RECOMMENDATION AND JUSTIFICATION

City Planning is in SUPPORT of this application because:

- It will allow for unique site specific development that are innovative, affordable and/or for mixed use developments;
- It will allow for a more diverse range of housing choices in the neighbourhood; and
- It allows for a variety of building forms compatible with adjacent uses.

THE APPLICATION

1. BYLAW 18201 to amend text of the Desrochers Neighbourhood Area Structure Plan (NASP) to add reference that will allow Direct Control Provisions in the neighbourhood for a variety of residential and related uses on a site by site basis.
2. BYLAW 18202 to amend the Zoning Bylaw from (RF4) semi-detached residential zone to (DC2) site specific development control provision. This zone provides an opportunity for development of zero lot line housing on narrow lots in certain locations within Desrochers.

SITE AND SURROUNDING AREA

The currently vacant site is located in the central portion of the Desrochers Neighbourhood, surrounded by land zoned for a variety of low density housing uses, some being developed on.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF4) Semi-Detached Residential Zone	Vacant land
CONTEXT		
North and West	(RSL) Residential Small Lot Zone	Single Detached Houses being constructed
East	(RF4) Semi-Detached Residential Zone	Semi-Detached Houses being constructed
South	(RMD) Residential Mixed Dwelling Zone	Single Detached Houses, Vacant Land

PLANNING ANALYSIS

The proposed text plan amendment will allow for a range of innovative, affordable and/or mixed use development in conformance with existing NASP land use designations. Included in that range is potential to accommodate single detached housing uses that allow zero lot-line development on narrow lots, which is proposed under the related site specific DC2 Provision.

Zero-lot line development means the house is placed to one side of the lot with the building on the property line on one side with a side lot setback on the other. It is designed to fit in with adjacent housing in terms of building form, providing an affordable housing option with a minimum 6.9 m site width in comparison to 7.6 meters under the adjacent (RMD) Residential Mixed Dwelling and (RPL) Planned Lot Residential Zones.

The specific DC2 proposed allows for rear attached garages on a smaller lot and an option for secondary suites. Although overall minimum site area is reduced in comparison to RMD and RPL zones, the related subdivision application proposes 18 single detached lots in place of the approved 18 semi-detached lots under the current RF4 Zone.

The proposed rezoning complies with the general intent of the Desrochers Neighbourhood Area Structure Plan by maintaining the site's designation for Low Density Residential land uses.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

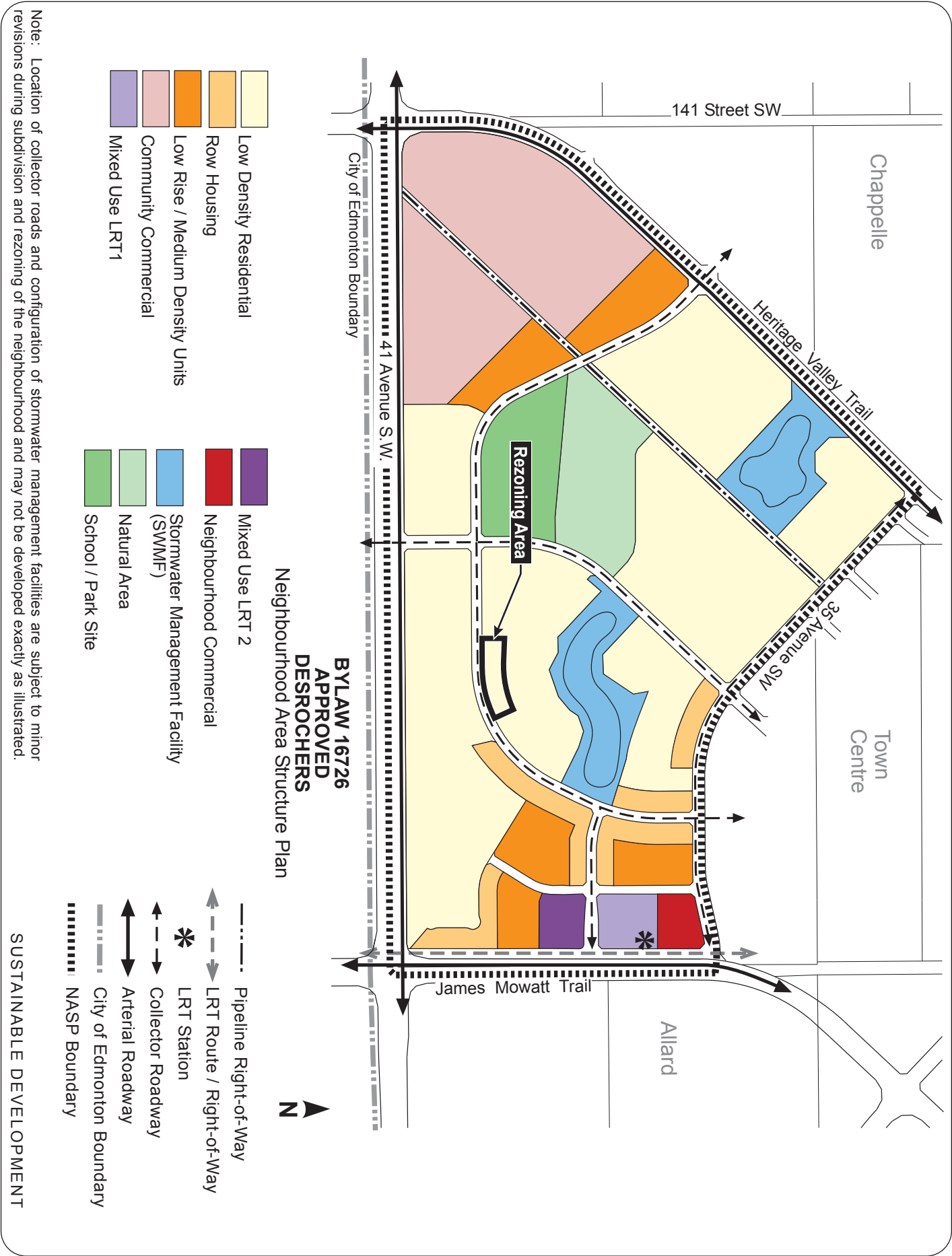
ADVANCE NOTICE August 14, 2017	<ul style="list-style-type: none">○ Number of recipients: 162○ Number of responses with concerns: 1<ul style="list-style-type: none">- about increased density and reduced property values○ In comparison, the overall number of lots remains unchanged from the previously approved subdivision to the proposed one and accommodates single detached housing instead of semi-detached units
PUBLIC MEETING	<ul style="list-style-type: none">● Not Held

CONCLUSION

Urban Form and Corporate Strategic Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Context Plan Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Plan Amendment and Rezoning
Bylaws:	18201, 18202
Location:	North of Desrochers Blvd SW and east/west of 100 Street NW
Addresses:	Plan Amendment is the entire Desrochers Neighbourhood 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366 Desrochers Boulevard SW
Legal Descriptions:	Lot 33, 34, 35, 36, 37, 38, 39 , 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, Block 1, Plan 1521497
Site Area:	0.71 ha
Neighbourhood:	Desrochers
Ward - Councillor:	09 – Tim Cartmell
Notified Community Organization:	Heritage Point Community League
Applicant:	Yolanda Lew, Stantec

PLANNING FRAMEWORK

Current Zone:	(RF4) Semi-Detached Residential Zone
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	Desrochers Neighbourhood Area Structure Plan
Historic Status:	None

Written By:
Approved By:
Department:
Section:

Kerry Girvan
Tim Ford
City Planning
Planning Coordination