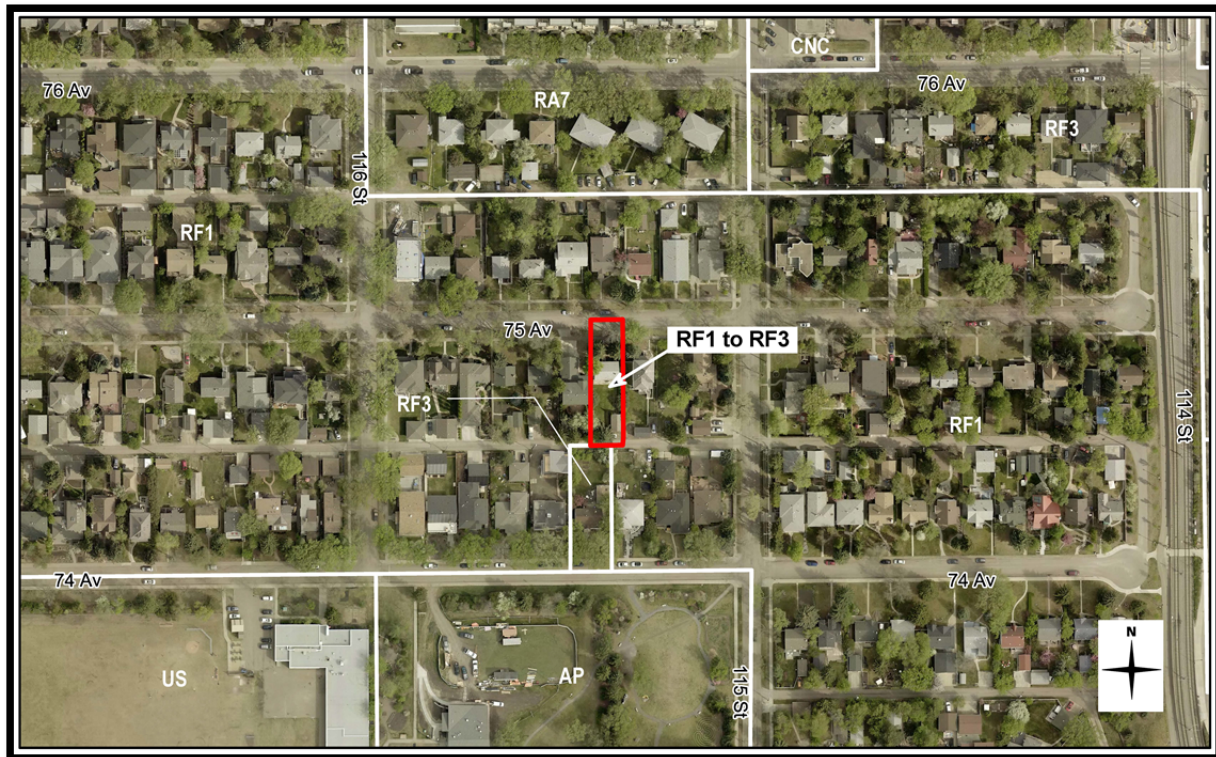




REZONING APPLICATION BELGRAVIA NEIGHBOURHOOD

11515 – 75 Avenue NW

To allow for a small scale infill development in the Belgravia neighbourhood.



RECOMMENDATION AND JUSTIFICATION

Sustainable Development is in SUPPORT of this application because the proposed rezoning:

- provides an opportunity for small scale infill development;
- increases the housing choice in the neighbourhood, without negatively impacting the surrounding residential development; and
- conforms to the McKernan-Belgravia Station Area Development Plan.

THE APPLICATION

Bylaw 18140 proposes to amend the Zoning Bylaw from (RF1) Single Detached Residential Zone to (RF3) Small Scale Infill Development Zone. The applicant's intent is to accommodate a duplex or semi-detached house.

The RF3 Zone also allows for single detached housing, row housing, stacked row and apartment housing. However, based on the site size and the regulations in the RF3 Zone and the Mature Neighbourhood Overlay, not more than two dwellings could be developed without seeking significant development variances.

SITE AND SURROUNDING AREA

The subject site is in an area of low density residential development. It is near the east boundary of the Belgravia neighbourhood. The McKernan-Belgravia LRT Station is located within 400 m of this site. The site is also situated at the edge of an existing RF3 Zone area to the south. The lot is approximately 544 m² with a 13.72 m frontage and 39.7 m lot depth.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
SUBJECT SITE	(RF1) Single Detached Residential Zone	Single Detached House
CONTEXT		
North	(RF1) Single Detached Residential Zone	75 Avenue NW Single Detached House
East	(RF1) Single Detached Residential Zone	Single Detached House
South	(RF3) Semi-detached Residential Zone and (RF1) Single Detached Residential Zone	Lane Single Detached Houses

West	(RF1) Single Detached Residential Zone	Single Detached House
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VIEW OF SITE LOOKING NORTH FROM 75 AVENUE NW

PLANNING ANALYSIS

LAND USE COMPATIBILITY

The proposed rezoning will facilitate the re-development of a residential lot in a mature neighbourhood. A duplex or semi-detached house is low density and of similar scale to fit with the adjacent single detached houses. Although the current RF1 Zone includes Duplex Housing and Semi-detached Housing as discretionary uses, the proposed rezoning will permit these uses, allowing up to two dwelling units on the site, and potentially increasing the housing diversity of the area.

The regulations in the (RF3) Small Scale Infill Development Zone and the Mature Neighbourhood Overlay will restrict the setbacks, design, vehicle access and height of the proposed duplex or semi-detached housing development. These regulations will also ensure that there is sufficient separation between new development on the subject site and the single detached houses to the east and west.

PLAN IN EFFECT

The proposed rezoning conforms to the McKernan-Belgravia Station Area Redevelopment Plan (ARP). The subject site is located within the Neighbourhood Infill Precinct, as designated by the ARP, and within 400 m of the McKernan-Belgravia LRT neighbourhood station, Transit Oriented Development Guideline (TOD) area of influence.

McKernan-Belgravia Station ARP policies ensure that development integrates with the character and scale of existing development and promotes small scale infill, such as this application, through the rezoning of sites from RF1 to RF3.

TECHNICAL REVIEW

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

PUBLIC ENGAGEMENT

ADVANCE NOTICE July 5, 2017	<ul style="list-style-type: none">• Number of recipients: 36• Number of responses with support: 0• Number of responses with concerns: 1
COMMUNITY MEETING	<ul style="list-style-type: none">• June 6, 2017

A community meeting was held and hosted by the Belgravia Community League on June 6, 2017. The applicant attended the meeting and discussed the purpose of the rezoning application. 15 residents attended the meeting and provided feedback on parking availability, plans for existing trees on the site, the exterior appearance and layout of the future development as well as proper site management. Following the discussion, some residents indicated they would be submitting formal responses.

Administration received an email and telephone call from one resident listing various concerns with the proposed development including:

- The size of the lot is too small for a duplex;
- The development will not provide enough parking;
- Infrastructure (water, sewer, drainage) is not suitable for a duplex;
- Other duplexes in the area are neglected, have created parking problems and result in increased noise;
- Owners of duplexes typically live elsewhere and the renters do not adequately care for the property;
- The nearby LRT has not resulted in fewer people having cars in the neighbourhood;
- The City is not enforcing the zoning Bylaw nor Traffic Bylaws associated with these "nuisance properties";
- Rezoning to RF3 will lead to the deterioration of the neighbourhood; and
- Redevelopment of the site would be better under the existing RF1.

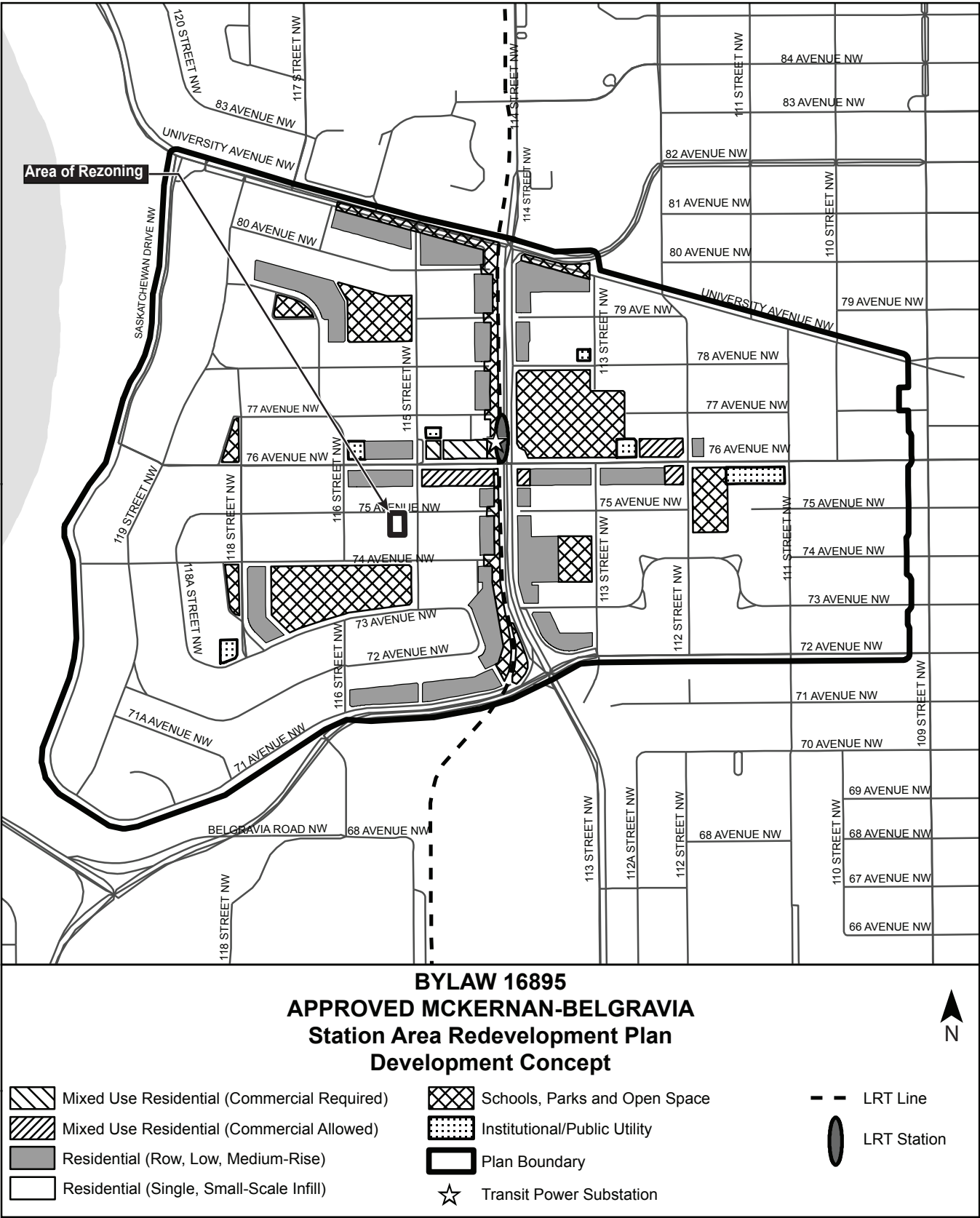
Administration provided information via email and phone conversation in response to these concerns. The rezoning site is located within 400 metres of an LRT station, and is in line with the McKernan-Belgravia Station Area Redevelopment Plan. Parking spaces to be provided on site are regulated in the Zoning Bylaw which requires one parking space per dwelling to be provided for semi-detached housing and duplexes.

CONCLUSION

Sustainable Development recommends that City Council APPROVE this application.

APPENDICES

- 1 Neighbourhood Context Map
- 2 Application Summary



APPLICATION SUMMARY

INFORMATION

Application Type:	Rezoning
Bylaw:	18140
Location:	South of 75 Avenue NW and west of 115 Street NW
Address:	11515 – 75 Avenue NW
Legal Descriptions:	Lot 20, Block 4, Plan 1275HW
Site Area:	0.05 hectares
Neighbourhood:	Belgravia
Ward - Councillor:	8 - Ben Henderson
Notified Community Organizations:	Belgravia Community League Central Area Council of Community Area Council
Applicants:	Yin Zhimin

PLANNING FRAMEWORK

Current Zone:	(RF1) Single Detached Residential Zone
Proposed Zone:	(RF3) Small Scale Infill Development Zone
Plan in Effect:	McKernan-Belgravia Station Area Redevelopment Plan
Historic Status:	None

Written By:	Ania Schoof
Approved By:	Tim Ford
Department:	Sustainable Development
Section:	Planning Coordination