

THE APPLICATION

1. BYLAW 17893 to amend the Central McDougall/Queen Mary Park Area Redevelopment Plan to update Maps 6 and 12
2. BYLAW 17894 to amend the Zoning Bylaw from to allow for infill development consisting of up to five (5) units of row housing

The application proposes to amend the zoning on the site from (RF1) Single Detached Residential Zone to (DC2) Site Specific Development Control Provision to allow for up to five (5) units of row housing on a large corner site. Map 6 – *Queen Mary Park Overall Plan Concept* and Map 12 – *Queen Mary Park Zoning* within the Central McDougall/Queen Mary Park Area Redevelopment Plan (ARP) will be updated as a result of the proposed associated rezoning.

The application went before Council for consideration on February 22, 2017 and was referred back to Administration to work with the applicant to reduce the site coverage and height along with options to reduce the south setback and increase the northern setback. As per Council's direction, the following changes to the site plan design were made:

- the maximum height has been reduced from 10.0 m to 9.5 m
- a 0.9 m stepback has been introduced on the third floor along the north facade to provide relief to the property to the north
- the front (south) setback has been reduced from 2.0 m to 1.0 m to provide additional separation from the property to the north
- the rear (north) setback has been increased from 3.9 m to 4.9 m
- the front (west) setback has been reduced from 3.0 m to 2.7 m to accommodate moving the building further south by 1.0 m.

SITE AND SURROUNDING AREA

The 884 m² site is located in the central portion of the Queen Mary Park neighbourhood on a corner lot. A single family dwelling built in 1950 used to be on the site, but was demolished in 2016.

Queen Mary Park has a high percentage of low rise apartments (88%) and only 12% of dwellings are single, semi and duplex housing. There are only 5 units of row housing in the neighbourhood. With, 62% of the structures being built prior to 1980 and 72% being rental units, the proposed development will add new row housing to the neighbourhood. Furthermore, 83% of Queen Mary Park residents are one and two person households, with 50% of the neighbourhood being between the ages of 20 and 39. These statistics indicate that the neighbourhood needs to attract more families to help support school and other services. The proposed development can provide this much needed family-oriented housing by providing the missing middle housing typology that will accommodate a variety of household types at a reasonable price point.

Several properties in Queen Mary Park are affected by the 1928 Hudson's Bay Caveat that restricts development to single detached dwellings. The subject site is not affected by this restrictive covenant.