

REPORT

Climate Action, Planning and Development

To: Mayor Johnstone and Members of Council
Date: May 29, 2023

From: Jackie Teed
Acting Director of Climate Action,
Planning and Development
File: REZ00232

Item #: 2023-340

Subject: Rezoning Application for Duplex: 902 First St – Preliminary Report

RECOMMENDATION

THAT Council direct staff to work with the applicant to prepare plan of development for the subject property suitable for consideration of First and Second Readings, as outlined in the “Application Review Process” section of this report.

THAT Council endorse in principle that no Public Hearing be held for this application in accordance with the Local Government Act.

PURPOSE

To seek Council’s approval to process the rezoning application for a duplex at 902 First Street as outlined within this report.

SUMMARY

A rezoning application has been received to allow construction of a duplex at 902 First Street. The proposed side-by-side, ground-oriented residential units would be stratified, with an overall Floor Space Ratio (FSR) of 0.60. Both proposed units would be family-friendly, containing three bedrooms. Two off-street parking spaces are proposed in a detached carport at the rear of the site, accessed via Sinclair Avenue. The proposed rezoning from Single Detached Residential Districts (RS-1) to Comprehensive Development (CD) District to allow for a duplex use is consistent with the subject property’s Official Community Plan (OCP) land use designation.

BACKGROUND

Policy and Regulations

The OCP land use designation for the subject property is Residential – Detached and Semi-Detached Housing (RD), which allows for duplexes. The property is zoned single detached residential (RS-1) and requires rezoning to allow for a duplex development. The *Duplex, Triplex and Quadraplex: Interim Review Policy* provides policy context for rezoning and design review for duplexes. Although the existing Duplex District (RT-1) zone would be used for general reference, a CD District would be created for this site as per the *Interim Review Policy*.

A Development Permit is not required as the subject site is located within the Laneway and Carriage Houses Development Permit Area (DPA 1.1), applicable only to Laneway and Carriage House building forms. However, design review of the form and character of the proposed development would be conducted as a condition of the rezoning process. A summary of relevant City policies and regulations is included in Attachment 1.

Site Characteristics and Context

The subject site is located in the Glenbrooke North neighbourhood at the corner of First Street and Sinclair Avenue, two blocks north of Eighth Avenue, in an area primarily composed of single detached dwellings. The site has an approximate area of 647.1 square metres (6,965.8 square feet) with a 20.1 metre (66 foot) frontage along First Street. The property is fairly flat, with a slight downward slope towards the south-eastern corner.

The property is one block west of Royal Square Mall, four blocks northwest of Glenbrook Middle School and Terry Hughes Park, and is approximately 800 metre (11 minute walk) from Herbert Spencer Elementary School. A site context map and aerial image is provided in Attachment 5.

Proximity to Transit Service and Other Sustainable Transportation Options

First Street is classified as a local road. The property is not located on a lane, but is flanked by Sinclair Avenue, which is also a local road. The Crosstown Greenway is located approximately four blocks south of the site. The sidewalk network surrounding the site is complete, including an accessible curb letdown at the intersection of First Street and Sinclair Avenue. Nearby transit service is shown on the table below:

<i>Transit Facility</i>	<i>Approx. Frequency</i>	<i>Approx. Distance</i>
#105 / #128	20 minutes	400 m (6 minute walk) to Eighth Ave. and Second St.

PROJECT DESCRIPTION

The proposed development consists of a side-by-side, ground-oriented, stratified duplex, consistent with the form anticipated by the *Duplex, Triplex and Quadraplex: Interim Review Policy*. One unit would be oriented to First Street, and the other to Sinclair Avenue. The preliminary plans indicate an overall density of 0.60 FSR, with an above-grade FSR of 0.40. Unit #1 is proposed to be 191.8 square metres (2,064 square feet), and Unit #2 is proposed at 198.3 square metres (2,134 square feet). Each unit would be family-friendly, with three bedrooms located in the upper storey. Both units would have access to outdoor space in the form of front porches and rear patios. The duplex would be built to Step 3 of the Energy Step Code, as required by the City's Building Bylaw.

The applicant proposes two off-street parking spaces, consistent with Zoning Bylaw requirements for duplex developments. Access would be taken from Sinclair Avenue and parking for both units would be accommodated in the same detached carport. Secure, weather-protected bike parking is proposed within the carport for both units.

The proposed First Street and Sinclair Avenue streetscape elevations are provided in Figure 2 below. A design rationale and select architectural drawings are included in Attachments 2 and 3. A project statistics table is included in Attachment 4.



Figure 2: Proposed streetscape elevations from Sinclair Avenue (top) and First Street (bottom)

DISCUSSION

Overall Evaluation

The proposed duplex would help increase opportunities for family-friendly, ground-oriented infill housing, which was identified as a key objective during development of the OCP. As the proposed project also satisfies the interim requirements for duplex developments with regard to density, parcel size, design form, parking and access, staff consider this to be an appropriate pilot project for consideration under the *Duplex, Triplex and Quadraplex: Interim Review Policy*.

Interim Policy Guidelines

The *Interim Review Policy* includes a set of guidelines for the building massing and unit entries. Staff consider the overall density and form to be generally consistent with the neighbourhood context and the design to be generally consistent with the design guidelines. The *Interim Review Policy* requires that duplex pilot projects be located on properties that have a minimum 4.88 m. (16 ft.) lane or are on a corner lot. The subject site satisfies this requirement as it is located on a corner lot.

Trees

As part of this rezoning application, the applicant has submitted an arborist report in support of a Tree Permit application. The report identifies four on-site trees, four off-site (private) trees on an adjacent lot, and five trees on City property. All off-site trees would be retained and protected during construction. The four on-site trees are proposed for removal. The City Arborist supports these removals, as three of these trees are of low quality due to routine topping, and one is internally decaying at the base due to a fungal infection. Seven replacement trees would be required, with one of the replacements counting as two trees due to its size and growth potential. Further review of the project's tree retention and replacement strategy would be undertaken by staff during the application review process.

APPLICATION REVIEW PROCESS

As per the City's development review process, the anticipated review steps for this application are:

1. Preliminary report to Council (WE ARE HERE);
2. Interdepartmental staff review towards a suitable plan of development (ongoing);
3. City-led public consultation, including the creation of a Be Heard New West webpage and survey;
4. Comprehensive Report to Council;
5. Council consideration of First, Second and Third Readings of the proposed Zoning Amendment Bylaw following issuance of Notice of Public Hearing Not Held;

6. Completion of adoption requirements;
7. Council consideration of adoption of Zoning Amendment Bylaw.

As indicated in the review process noted above, public consultation will be held prior to advancing the application for further Council consideration, and staff do not anticipate that a Public Hearing will be required. While staff recommend that Council endorse in principle that no Public Hearing be held, the results of public consultation will be provided to Council in the comprehensive report at which time Council would have an opportunity to revisit this decision prior to advancing the bylaw for readings.

INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications, which facilitates interdepartmental review, providing comments to the applicant throughout the development review process.

FINANCIAL IMPLICATIONS

Financial considerations will be evaluated as part of the application review process and any relevant details will be included in the comprehensive report.

OPTIONS

The following options are available for Council's consideration:

1. That Council direct staff to work with the applicant to prepare plan of development for the subject property suitable for consideration of First and Second Readings, as outlined in the "Application Review Process" section of this report.
2. That Council endorse in principle that no Public Hearing be held for this application in accordance with the Local Government Act.
3. That Council provide staff with alternative direction.

Staff recommend Options 1 and 2.

ATTACHMENTS

Attachment 1 – Policy and Regulations Summary
Attachment 2 – Preliminary Architectural Drawings
Attachment 3 – Applicant's Design Rationale
Attachment 4 – Project Statistics Summary
Attachment 5 – Site Context Map

APPROVALS

This report was prepared by:
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