

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Mayor Johnstone and Members of Council  
**Date:** June 12, 2023

**From:** Jackie Teed  
Acting Director of Climate Action,  
Planning and Development  
**File:** REZ00235

**Item #:** 2023-383

**Subject: Rezoning Application for Duplex: 926 First St – Preliminary Report**

---

### **RECOMMENDATION**

**THAT** Council direct staff to work with the applicant to prepare a 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 926 First Street as outlined within this report, and seek endorsement in principle for no Public Hearing to be held.

### **SUMMARY**

A rezoning application has been received to allow construction of a duplex at 926 First Street. The proposed side-by-side, ground-oriented residential units would be stratified and have an overall Floor Space Ratio (FSR) of 0.61. Both proposed units would be family-friendly, containing four bedrooms. Two off-street parking spaces are proposed in a detached carport at the rear of the site, accessed via the lane. 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 near the corner of First Street and Tenth Avenue, in an area primarily composed of single detached dwellings. The site has an approximate area of 645.1 square metres (6,943.6 square feet) with a 20 metre (65.7 foot) frontage along First Street. The property is fairly flat, with a slight downward slope towards the front of the lot.

The property is four blocks northwest of Royal Square Mall, six blocks northwest of Glenbrook Middle School and Terry Hughes Park, and is approximately 950 metre (13 minute walk) from Herbert Spencer Elementary School. A site context map and aerial image is provided in Attachment 4.

### **Proximity to Transit Service and Other Sustainable Transportation Options**

First Street is classified as a local road. The Crosstown Greenway is located approximately six 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 the flanking lane. Nearby transit service is shown on the table below:

<b><i>Transit Facility</i></b>	<b><i>Approx. Frequency</i></b>	<b><i>Approx. Distance</i></b>
<b>#105 / #128</b>	20 minutes	500 m (7 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*. Both units would be oriented to First Street. The preliminary plans indicate an overall density of 0.61 FSR, with an above-grade FSR of 0.47. The total proposed floor area is 394.4 square metres (4,245.4 square feet), split between two units. Each unit would be family-friendly, with three bedrooms located in the upper storey and one bedroom in the basement. Both units would have access to outdoor space in the form of front and rear porches, plus 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 the lane and parking for both units would be accommodated in the same detached carport.

Select architectural drawings and are included in Attachment 2. A project statistics table is included in Attachment 3.

## **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 with a 5.03 m. (16.5 ft.) lane. Further review of the proposal would be completed to ensure consistency with the guidelines prior to advancing bylaws for Council consideration.

### **Trees**

As part of this rezoning application, the applicant has submitted an arborist report in support of a Tree Permit application. The report identifies two on-site trees and two off-site (private) trees on an adjacent lot. Both off-site trees would be retained and

protected during construction. The two on-site trees are proposed for removal. The City Arborist supports these removals, as these trees are in decline and are not long-term retention candidates. Four replacement trees would be required on-site. 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 a 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 – Project Statistics Summary  
Attachment 4 – Site Context Map

**APPROVALS**

This report was prepared by:  
Hanna Jarrett, Planning Technician

This report was reviewed by:  
Mike Watson, Acting Manager of Development Planning  
Lynn Roxburgh, Acting Manager of Planning  
Dean Gibson, Acting Chief Administrative Officer

This report was approved by:  
Jackie Teed, Acting Director of Climate Action, Planning and Development  
Lisa Leblanc, Acting Chief Administrative Officer