

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: November 02, 2020
RE: Zoning Amendment – 1308 Centennial Street

ISSUE

An application to amend the zoning of Lot 82, Plan 25142 LTO (1308 Centennial Street in the Porter Creek neighbourhood) from RS-Residential Single Detached to RM Residential Multiple Housing.

REFERENCE

- *Municipal Act* (2002)
- Zoning Bylaw 2012-20
- Appendix A
- Official Community Plan (2010)
- Proposed Bylaw 2020-34

HISTORY

The City has received an application to amend the zoning of 1308 Centennial Street. The owner intends to construct a multi-family development with eight dwelling units. The current zoning is RS-Residential Single Detached, which does not permit multiple family housing, so an amendment to the zoning is required.

The adjoining lot at 1306 Centennial Street was rezoned in 2019 to Residential Multiple Housing (modified) to allow for an apartment complex with special modifications restricting its height to 13 m and density to 9 units.

This application was reviewed by the Development Review Committee (DRC) on October 07, 2020 and no substantial issues were raised. Should council approve the requested amendment, further review will be completed at the development permit stage.

ALTERNATIVES

1. Proceed with the zoning amendment under the bylaw process.
2. Do not proceed with the zoning amendment.
3. Direct staff to bring forward an amendment based on the maximum density threshold.

ANALYSIS

Proposed Development and Adjacent Land Uses

Currently, there is a single family structure on the subject property. The applicant proposes to construct a multi-family development with eight dwelling units. Each unit is proposed to have an attached garage next to the entrance accessible from the side yard. The subject lot fronts onto Centennial Street and is bordered by single family housing units on the north-west and north-east sides.

On the south-eastern side is Lot 83 (1306 Centennial Street), which was recently rezoned to RM (modified) to allow for a new 3-storey multi-family apartment building that is currently under construction. Based on public input received on the application for Lot 83, Council decided to add two special modifications to restrict the height of the development to a maximum of 13 m and the density to no more than 9 units.

In order to limit the number of exception zones, it is proposed that 1308 Centennial Street be re-designated with the same zoning as the adjacent 1306 Centennial Street -- Residential Multiple Housing (modified) with the special modifications being that the maximum height is restricted to 13 m and maximum density restricted to 9 units. Council may also consider rezoning the parcel to RM(x) – Residential Multiple Housing with one special modification being that maximum density be restricted to 60 units/ha or 11 units as allowed in the OCP policy 6.5.5.

On the opposite side of this lot on Centennial Street is mixed use zoning that contains several businesses. There is also another multi-family development within 150 m of the subject lot on Centennial Street.

The lot is also close to several community amenities such as Super A (200 m), Jack Hulland Elementary School (600 m), and a City Transit stop (95 m). The subject lot is also within 300 m of a trail access to McIntyre Creek Park, which is a significant recreation area (3,620 ha).

Official Community Plan (OCP)

The current OCP designation for the subject lot is Mixed-Use–Residential/Commercial. This designation is intended to promote a mix of multi-family and residential commercial uses. It is applied in neighbourhood commercial centres and serves to ensure the provision of locally accessible products and services. This designation has been applied to Centennial Street as it is a major transportation corridor with transit routes, commercial services and a school nearby.

OCP policies 6.5.1 and 6.52 support stand-alone residential and mixed-use developments in this designation. OCP policy 6.5.5 sets out a maximum density of 60 units per hectare for Centennial Street. The subject lot is 1860 m², which allows for a maximum of 11 units, greater than the number proposed by the applicant. The proposed bylaw would include a special modification that sets a maximum density of 9 units for the subject lot.

OCP policy 5.1.3 states that the City shall promote a city-wide compact development pattern to ensure efficient use of infrastructure and transit services, as well as active transportation opportunities. As noted, the proposed lot is near an existing City transit stop and Centennial Street is shown as an on-street bicycle route with connections to Downtown on the City Commuter Cycling Map.

Zoning

The existing zoning is RS – Residential Single Detached and the proposed zoning is RM-Residential Multiple Family (modified). The proposed RM zone is intended for higher density multiple housing. Permitted uses include multiple housing, child care centres, community gardens and greenhouses.

Development regulations compare the RS and RM zones as follows:

Regulation	RS	RM
Maximum Height	10 m	15 m
Lot Coverage	40%	45%
Front Setback	6 m	6 m
Rear Setback	3 m	7.5 m
Side Setback	3 m/1.5 m	3 m
Parking	1/unit	1/unit + 1 guest/7 units
Minimum Lot Size	462 m ² (single detached unit)	835 m ²

Developments in the RM zone are also required to have a minimum density of 25 units per hectare. The subject lot is 1860 m², which requires that a minimum of five units be constructed. That is lower than the number proposed by the applicant.

For the RM zone, the proponent also has to develop 25% of the lot area as amenity space available to all residents, with at least 10% being contiguous, and provide a further 5% rentable area as private amenity space.

The proponent should also provide storage facilities for residents, and a central waste handling area. The proponent would also have to further provide a recommended 3 m vegetative buffer between the development and any single-family residential uses. The proposed bylaw includes a special modification that sets a maximum height at 13 m.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2020-34, a bylaw to amend the zoning at 1308 Centennial Street in the Porter Creek neighbourhood to allow for the development of an eight-unit multiple residential complex, be brought forward for consideration under the bylaw process.