

ADMINISTRATIVE REPORT

TO: Planning Committee
FROM: Administration
DATE: October 3, 2023
RE: Zoning Amendment – 68 Mascot Street

ISSUE

An application to amend the zoning at 68 Mascot Street, from RCS – Comprehensive Residential Single Family to RCSx – Comprehensive Residential Single Family (modified), to allow for the development of a living suite.

REFERENCE

- [2040 Official Community Plan](#)
- [Zoning Bylaw 2012-20](#)
- [2022-2024 Strategic Priorities](#)
- Location Map (Attachment 1)
- Proposed Zoning Amendment Bylaw 2023-30 (Attachment 2)

HISTORY

The owner of 68 Mascot Street has applied to rezone their property from RCS – Comprehensive Residential Single Family to RCSx – Comprehensive Residential Single Family (modified) to allow a living suite as a secondary use. A living suite is a separate, self-contained dwelling unit within a detached house.

Per section 6.13.3 of the Zoning Bylaw, the RCS zone allows living suites on lots that are at least 462 m² in area or on lots that have lane access. The subject lot does not have lane access and is approximately 436 m² in area. The subject lot area is about six per cent smaller than the minimum lot size for living suites in the RCS zone. A living suite is therefore currently not allowed on the subject lot. The special modification is to allow a living suite on a lot with an area of 436 m².

On August 30, 2023, the rezoning application was reviewed by the Development Review Committee and there were no concerns raised.

The proposed schedule for the Zoning Bylaw amendment is:

Planning Committee:	October 3, 2023
First Reading:	October 10, 2023
Newspaper Ads:	October 13 and October 20, 2023
Public Hearing:	November 14, 2023
Report to Committee:	December 4, 2023
Second and Third Reading:	December 11, 2023

ALTERNATIVES

1. Proceed with the amendment under the bylaw process; or
2. Do not proceed with the amendment.

ANALYSIS

Site Context

The subject site is located on the corner of Mascot Street and Evelyn Avenue in the Whistle Bend neighbourhood. The area surrounding the subject lot consists of single detached dwellings, duplexes, townhouses and two- and three-storey apartment buildings to the east along Gleaner Avenue, and a park to the north. The surrounding lots are mostly all developed. The subject lot is still vacant.

With the exception of the subject lot and the adjacent lot, all other single family lots along Evelyn Avenue and Mascot Street have lane access and therefore permit living suites. Although the subject lot does not have lane access, it is located on a corner which provides street access along two property lines, providing a similar level of access to the lot as a lane.

2040 Official Community Plan and 2022-2024 Strategic Priorities

The subject lot is designated as Residential – Urban in the OCP. The Residential – Urban designation accommodates a wide range of residential housing forms and compatible uses primarily within the Urban Containment Boundary. Policy 9.1 says that the City will encourage the construction of a variety of housing types and policy 9.8 specifically supports the development of secondary suites.

Policy 9.4 states that opportunities for affordable housing should be integrated into all neighbourhoods with preference given to locations within walking distance of Urban Centres. Secondary suites often provide affordable housing options and the subject lot is less than 0.5 km from the Whistle Bend Urban Centre.

The special modification also aligns with Council's 2022-2024 Strategic Priority to improve housing supply and to ensure a variety of housing within the city.

Housing and Land Development Advisory Committee (HLDAC)

On August 7, 2023, The City's HLDAC presented recommendations to the City Planning Committee on Zoning Bylaw amendments that could be implemented in the short term. These recommendations are being considered as part of an initial round of housing-related amendments through the Zoning Bylaw Rewrite project. Among these, the HLDAC recommends that single family lots be permitted to have up to four units and that all residential zones allow secondary suites. The proposed amendment aligns with the HLDAC recommendations.

ADMINISTRATIVE RECOMMENDATION

THAT Council direct that Bylaw 2023-30, a Bylaw to amend the zoning at 68 Mascot Street to allow for the development of a living suite, be brought forward for consideration under the bylaw process.