



CITY COUNCIL REPORT

TITLE:

BY-LAW NO. 7208 - TO REZONE 1700 - 30TH STREET

PRESENTER:

Ryan Nickel

DEPARTMENT:

Planning, Property & Buildings

ATTACHMENTS:

By-law No. 7208

DATE:

5/14/2018

Application and Maps

Neighbourhood Plan

CLEARANCE / APPROVALS:

Rod Sage

City Manager

RECOMMENDATION(S):

That By-law No. 7208 to rezone property located at 1700 - 30th Street (Lots 1 to 48, Block 16, Plan 291 BLTO) from Development Reserve (DR) to Residential Single Detached (RSD), Residential Low Density (RLD) and Open Space (OS) zoning districts be read a first time.

BACKGROUND:

Request

Waverly, owner and applicant, is applying to rezone a portion of a property located at 1700 30th Street (Lots 1 to 48 Block 16 Plan 291 BLTO) from Development Reserve (DR) to Residential Single Detached (RSD), Residential Low Density (RLD) and Open Space zoning districts. The rezoning along with the concurrent 24 lot subdivision application will allow the applicant to construct 14 single-detached dwellings and 10 semi-detached or narrow lot single-detached dwellings.

Development Context

The site is currently vacant and is located north of Maryland Avenue and west of Marquis Crescent as shown on attachment "A-2". Primary vehicle ingress and egress to the site will be from Marquis Crescent that will be extended from the east. The site is surrounded with residential single-detached dwellings to the north and east, vacant land to the west and south, with a trail that runs parallel with development further south. One of the RLD lots along the south portion of the subject site will maintain an easement to accommodate drainage.

ANALYSIS:

Approval of this application will allow for the creation of 14 single detached dwellings and 10 semi-detached or narrow lot dwellings. The owner will dedicate a 9.2m buffer along the southern portion of the subject site to extend the existing active transportation trail to the west along the subject site. This dedicated buffer will be rezoned as OS Open Space to provide land for the extension of the trail, and a buffer between the proposed development and the Maryland Avenue right-of-way.

BAPD Development Plan:

- The property is designated as "Residential" in the Brandon and Area Planning District Development Plan (BAPD).

The Southwest Brandon Secondary Plan:

- The subject property is designated Low Density Residential as per Schedule A: Southwest Brandon Land Use Plan.
- The proposal conforms to sections 2.2.1 by providing a range of housing densities in the Southwest Secondary Plan area. This development also fulfills section 2.2.2.2 which promotes low density, with a mix of single detached and semi-detached housing.
- The proposal conforms to section 2.5.3 by providing the extension of the multi-use trail system that runs west along Maryland through dedication of public reserve space.
- The secondary plan requires as per section 6.3 that a neighbourhood plan and site design analysis be conducted for the development of a site.

Neighborhood Plan

- As part of the requirements of the Southwest Secondary Plan section 6.3, the applicant submitted a neighborhood plan outlining more detailed conceptual planning for the area to the north of Maryland Avenue.

Zoning By-law

- The proposed site is zoned DR and requires that lots 1 to 10 be rezoned to RLD to accommodate low density residential units and lots 11 to 24 be rezoned to RSD to provide for single detached residential units.
- The 9.2m wide buffer is zoned OS for the extension of the trail and linear greenspace.

LEGISLATIVE REQUIREMENTS:

Once City Council gives first reading of By-Law No. 7208, the application will proceed to the review and the subsequent public hearing processes.

CONCLUSION:

That By-law No. 7208 be given first reading.