



905 Ridgeway Avenue

Zoning Amendment Bylaw #8748

Presented July 13, 2020
Planning and Development

Introduction

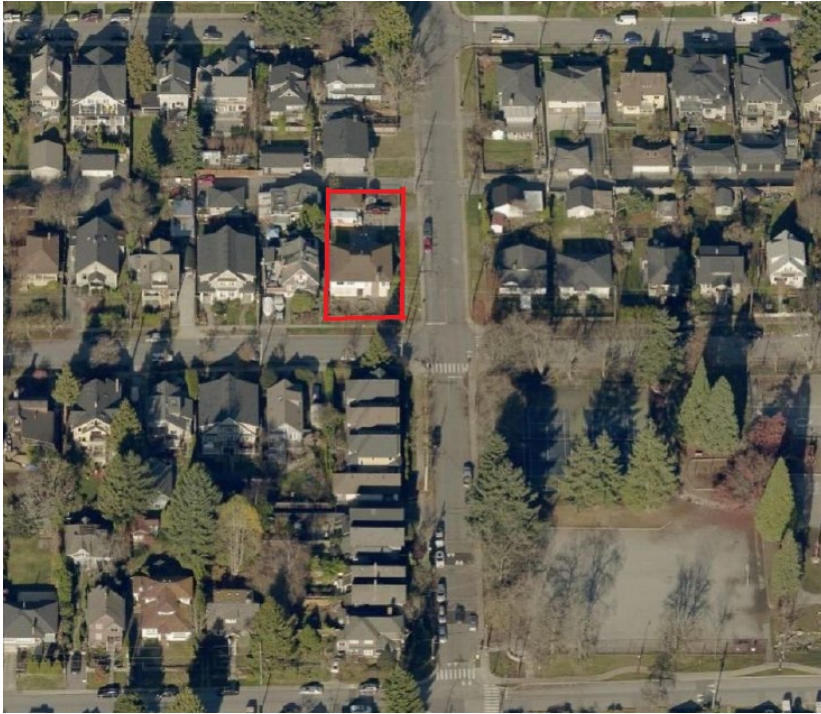
- To rezone the property from RT-1 to CD-723 to allow a subdivision of the property into two separate residential lots.
- The purpose is to permit the development of a variety of residential types on both properties.

Subject Site – 905 Ridgeway Avenue



- Located at the NW corner of Ridgeway and East 9th Street.
- OCP designation of R2.
- Diagonally across from Ridgeway Elementary School (blue shade).

Context



- The area comprises mainly of low density, one and two level single family houses.
- Some recent developments in the area include:
 - the development of three detached dwellings facing Ridgeway Avenue; and
 - a subdivision that includes smaller detached dwellings and a Coach House.

Proposal



- The application is to rezone the property to allow the subdivision into two separate parcels.
 - The proposed west parcel would consist of a new single-family home with a secondary suite and a Coach House (with basement storage).
 - The proposed east parcel would be at the corner of East 9th Street and Ridgeway and would include two separate single-family homes and a detached garage (with basement storage). These homes would not have a secondary suite.
 - Off-street parking is proposed on both proposed lots.
 - All new single-family homes would have a roof-top deck.

Proposal



- The proposed design of the buildings is modern, which has been a concern of the neighbours who have expressed that this is a departure from the more historic appearance in the area.
- It should be noted that the subject site is not within a Development Permit area and is not subject to design controls.

Proposal



- The applicant will be dedicating 3.05 metres (10 feet) at the rear of the property to support the existing laneway.
- Off-site improvements include wider sidewalks, grassed and treed boulevards on both street fronts, and corner improvements to the intersections of Ridgeway Ave. and both East 9th Street and the lane.

Analysis

Official Community Plan (OCP)

- Site is designated R2 that allows detached residential housing at a maximum density of 0.5 times the lot area. Duplexes, triplexes and row homes are supported in R2 areas.
- The application meets the R2 criteria and does not require the OCP to be amended.

Analysis

Zoning Bylaw

Property is currently Zoned RT-1, but the proposal does require the bylaw to be amended to support the proposal by:

- Support the subdivision to create two, 9.1 metre (30 foot) lots;
- Permit two separate primary buildings on the proposed east lot (secondary suites prohibited);

Analysis

Zoning Bylaw (cont.)

- Minor building setback relaxations on each proposed lot to accommodate the proposal; and
- To permit a Coach House on a 9.1 metre (30 foot) wide lot.

Analysis

Council Strategic Plan

- The proposal supports the Strategic Plan as a City for People by using an existing site to provide a variety of dwelling types within a lower density neighbourhood.

Community Consultation

- The applicant held their Developer Information Session on February 19, 2019.
- Since then comments have been mostly in opposition to the proposal. Concerns have been primarily:
 - Building Setbacks;
 - Lack of off-street vehicle parking;
 - Building Heights and shadowing on adjacent properties;
 - Proposed building appearance is not in keeping with the local area.

The area is not within a Development Permit area and is not subject to design controls.

Conclusion

- The proposal conforms with the OCP and satisfies Council's Strategic Plan.
- Amendments to the Zoning Bylaw are to accommodate a variety of residential unit types.
- Off-site works will be undertaken to improve the pedestrian experience in the area.



Thank you.