



To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development
Date: March 4, 2009
File: 08-4105-01/2009-Vol 01
Re: 8640 Garden City Road

Origin

At the Planning Committee Meeting on February 3, 2009, the Acting Chair asked staff to investigate whether the property at 8640 Garden City Road could be subdivided and if a Single-Family Lot Size Policy 702 would be required. This memo is provided in response to the request.

Related Policies

Ash Street Sub-Area Plan

The subject property is located in Ash Street Sub-Area and is designated for 'Low-Density Residential'. The Ash Street Sub-Area Plan was written primarily to guide the development of specified infill sites throughout the quarter section. Redevelopment of lands outside of the infill sites shown on the Ash Street Sub-Area Land Use Map should be governed by other relevant development policies.

Lane Establishment and Arterial Road Redevelopment Policies

Garden City Road, between Blundell Road and Francis Road, is classified as a local arterial. The Lane Establishment and Arterial Road Redevelopment Policies support single-family residential and coach house development on arterial roads where there is a lane access. There is no existing municipal lane within this block of Garden City Road.

Single-Family Lot Size Policy

There is no Lot Size Policy in this area that provides a guide for single-family subdivision. However, numerous single-family rezoning applications to Single-Family Housing District, Subdivision Area K (R1/K) and Single-Family Housing District, Subdivision Area A (R1/A) have been processed and approved on local streets such as Ash Street, Heather Street, Dayton Avenue, and Dolphin Avenue as there are already a number of small lots in this neighbourhood.

Analysis/Development Potential

Status Quo

The subject site is 22.25 m wide and is zoned Single-Family Housing District, Subdivision Area C (R1/C) (minimum 13.5 m wide). There is no subdivision potential on the subject property under the current zone. However, if the subject site consolidates with the adjacent property to the south (8660 Garden City Road), the development site would be approximately 41.30 m wide and three (3) R1/C lots may be created without rezoning.

Rezoning to Allow Small Lot Subdivision

Although Single-Family Housing District, Subdivision Area A (R1/A) and Single-Family Housing District, Subdivision Area K (R1/K) subdivisions exist within the Ash Street Sub-Area, all of those small lot developments are located on local roads. Developments on arterial roads are governed by the Lane Establishment and Arterial Road Redevelopment Policies, which support compact lot Single-Family Housing District (R1-0.6) and Coach House District (R9) developments on arterial road where there is lane access. Due to the configuration of the existing single-family lots to the north of the subject property on Dolphin Avenue, there is no potential to create a lane that would connect to an existing side street (Dolphin Avenue) along the back of the subject site.

One option is to allow a lane to daylight at the mid-block of Garden City Road between Dolphin Avenue and Francis Road. This option would allow the six (6) properties fronting Garden City Road (8640 to 8740 Garden City Road) on this block to redevelop into 12 compact or coach house lots with lane access. The subject site would need to consolidate with the two (2) properties to the south (8660 and 8680 Garden City Road) in order to maximize the lot yield (6 lots) and locate the east-west lane at the mid-block.

Rezoning to Allow Multiple Family Development

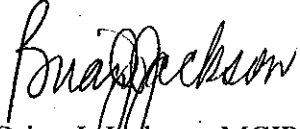
The Lane Establishment and Arterial Road Redevelopment Policies support multiple-family developments on major arterial roads and some portions of local arterial roads as identified in the Official Community Plan (OCP). Garden City Road, between Blundell Road and Francis Road, is classified as a local arterial and is not located within the areas identified for multiple-family development. In addition, the width of the subject site (22.25 m) does not meet the minimum frontage requirement for multiple-family development (40 m on local arterial). With a land assembly with the adjacent property to the south (8660 Garden City Road), the site would have a 41.3 m frontage. However, since it would be the first one in the block to introduce a new form of development, a public consultation process would be required to be undertaken by the applicant as part of a multiple-family rezoning application.

Conclusion

Staff have reviewed the development potential of 8640 Garden City Road. There is no subdivision potential unless a land assembly is facilitated. Staff support subdivision under the current Single-Family Housing District, Subdivision Area C (R1/C) zone (which would require additional lands) and rezoning to Single-Family Housing District (R1-0.6) or Coach House District (R9) (provided a new rear lane is established). Although this block of Garden City Road is not identified for multiple-family development under the OCP, a multiple-family rezoning maybe considered on its own merits (provided all the development criteria under the Lane Establishment and Arterial Road Redevelopment Policies are met).

Staff do not support a new 702 Single-Family Lot Size Policy given the subject site is located along an arterial road governed by the Lane Establishment and Arterial Road Redevelopment Policies in the OCP.

If you have any questions, please contact me at 604-276-4138.



Brian J. Jackson, MCIP
Director of Development

EL:blg

LOCATION MAP

