

Rezoning of 301 Clarence Avenue North

APPLICATION SUMMARY

Axbridge Construction Corp. submitted an application to rezone 301 Clarence Avenue North located in the Varsity View neighbourhood. This site is currently zoned R2 – One- and Two-Unit Residential District under Bylaw No. 8770, the Zoning Bylaw and contains a one-unit dwelling. The applicant is proposing to rezone the site to a RM3 – Medium Density Multiple-Unit Dwelling District, subject to an Agreement, to provide for the development of a four-unit dwelling in the form of brownstone-style street townhouses.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, pertaining to 301 Clarence Avenue North, as outlined in this report, be approved.

BACKGROUND

301 Clarence Avenue North is currently zoned R2 – One- and Two-Unit Residential District, which provides for residential development in the form one- and two-unit dwellings, as well as related community uses (see Appendix 1). The subject site currently contains a one-unit dwelling.

DISCUSSION

Development Proposal

The applicant is proposing to rezone 301 Clarence Avenue North to RM3 – Medium Density Multiple-Unit Dwelling District subject to an Agreement to permit development of a brownstone-style street townhouses with four dwelling units (see Appendix 2). The proposed street townhouse is three storeys tall with entrances that face Osler Street. An entrance to the underground parkade would also access Osler Street (see Appendix 3).

To assess potential impacts of the development on adjacent properties, the applicant was required to provide a shadow study to illustrate daylight access to surrounding properties; see Appendix 4 for illustrations at 8.5 metre and 10 metre building heights. As shown in the study, the impacts of an increased 1.5 metre building height to adjacent properties are minimal.

Proposed Zoning by Agreement

Terms of the Zoning Agreement will dictate the manner in which the site may be developed and used to ensure that the development is compatible with the adjacent development (see Appendix 5).

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The proposed terms of the Zoning Agreement will provide for:

- a) A three-storey street townhouse with a maximum of four dwelling units;
- b) A maximum building height of 10 metres;
- c) A minimum of nine on-site parking spaces, six to be located underground parkade;
- d) Building setbacks;
- e) Maximum gross floor area; and,
- f) Landscaping and ramp design to the satisfaction of the Development Officer.

Policy Review

Alignment with the Varsity View Local Area Plan

The Varsity View Local Area Plan was endorsed by City Council in 2014 and set out a number of goals to guide land use and infill in the neighbourhood. The Local Area Plan designates the subject site as Low Density Residential. Residential developments up to four units can be accommodated under this land use designation.

The Varsity View Local Area Plan did not recommend any specific zoning changes for this site. Two important considerations for intensification in the neighbourhood stand out when considering this proposal:

- 1) that the stable, single-family environment at the centre of the neighbourhood be preserved; and
- 2) that any intensification be directed to the perimeter of the neighbourhood along major transportation corridors.

The proposed development is located on the perimeter of the neighbourhood at the intersection of Clarence Avenue North and Osler Street.

Alignment with Bylaw No. 8769, the Official Community Plan Bylaw

A fundamental value of the Official Community Plan (OCP) is to support the vision of the Growth Plan in establishing a new growth model for Saskatoon. In this regard, the OCP encourages the consideration of progressive development proposals that align with the Growth Plan and the undertaking of facilitative amendments to the Zoning Bylaw, where warranted.

As part of the Rezoning Application process, proposals are evaluated for alignment with the Official Community Plan. Specifically, this proposal was evaluated with the objectives of Section 5.2 Infill Housing Development. As per Section 5.2, the proposed development can be serviced by existing roadways, public transit and other infrastructure. Furthermore, the proposed development is compatible the height, scale, and design of buildings in the surrounding neighbourhood, the continuity with the nearby residential streetscape and lotting patterns, and the overall compatibility with land uses in the general area.

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Comments from other Divisions

As part of the Rezoning Application process, this application was circulated to civic departments, including the Transportation and Construction Department and Urban Forestry, to evaluate compliance with applicable policies and bylaws. There were no issues identified that preclude this application from proceeding.

COMMUNICATIONS AND ENGAGEMENT

A notice detailing the proposed rezoning was mailed to 71 property owners in May 2019. The notice included details on the rezoning process, the proposed development and timelines for application review. The notice was also emailed to the Varsity View Community Association and the Ward Councillor in May 2019. From this notice, four emails and one phone call were received expressing concerns related to the height of the proposed development, impact of shadowing, increased traffic and concerns about corner lot redevelopment in the Varsity View neighbourhood.

In October 2019, a come-and-go public information meeting regarding this application was held at Brunskill School. There were 15 members of the public in attendance, as well as City staff, the applicants and Councillor Block. Comments received during this meeting echoed those received following the initial notice regarding building height and shadowing, traffic, corner lot redevelopment and multi-unit dwellings in established one-unit dwelling areas. Those in attendance at the information meeting were shown the shadow study (contained in Appendix 4) that illustrates a minimal change in shadows between a 10 metre and 8.5 metre building height. There was a show of support for this development as some attendees expressed this would be a positive addition to the neighbourhood. Two letters of support and one in opposition were received from this meeting; see Appendix 6 for Community Engagement Summary.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Location Plan
2. Site Plan
3. Renderings and Elevations
4. Shadow Study
5. Proposed Terms of Zoning Agreement
6. Community Engagement Summary

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REPORT APPROVAL

Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Darryl Dawson, Section Manager, Development Review
Paul Whitenect, Acting Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

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