

Proposed Official Community Plan Amendment and Rezoning by Agreement - 1414-1416 Main Street

APPLICATION SUMMARY

BlackRock Developments Ltd. submitted an application to amend the Land Use Designation and Zoning District of 1414 and 1416 Main Street in the Varsity View Neighbourhood. The sites are currently designated as 'Low Density Residential 1' under Bylaw No. 9700, The Official Community Plan, 2020 (OCP) and zoned R2 - One and Two-Unit Residential District, under Bylaw No. 8770, Zoning Bylaw, 2009 (Zoning Bylaw). BlackRock Developments Ltd. is proposing to amend the Land Use Designation on the sites to 'Corridor Residential' and to rezone the sites to RM4 - Medium/High Density Multiple-Unit Dwelling District subject to a Zoning Agreement. This amendment will provide for the development of a four-storey Multiple-Unit Dwelling containing 26 dwelling units.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the Public Hearing, City Council consider Administration's recommendation that proposed amendments to Bylaw No. 9700, The Official Community Plan, 2020 and Bylaw No. 8770, Zoning Bylaw, 2009 regarding 1414 and 1416 Main Street, as outlined in this report, be approved.

BACKGROUND

The properties located at 1414 and 1416 Main Street are located in the Varsity View neighbourhood and are currently designated 'Low Density Residential 1' under The OCP and zoned R2 - One and Two-Unit Residential District under the Zoning Bylaw. Land designated as 'Low Density Residential 1' has the potential for one or two-unit dwellings or community uses that are typically served by local streets. Each site currently contains a One-Unit Dwelling.

DISCUSSION

Development Proposal

The applicant is proposing to re-designate the properties to "Corridor Residential" (see Appendix 1) and rezone to RM4 - Medium/High Density Multiple-Unit Dwelling District subject to a Zoning Agreement (see Appendix 2). The proposed amendments will provide for the development of a four-storey Multiple-Unit Dwelling containing 26 dwellings units. The proposed site plan and project drawings are attached (see Appendix 3).

A total of 43 parking spaces are proposed, with 12 parking spaces on the surface and 31 parking spaces in an underground parking structure. Access to all required parking spaces will be from the rear lane located along the south property line.

Proposed Amendments to Official Community Plan Land Use Map

The applicant is proposing to re-designate the properties from 'Low Density Residential 1' to 'Corridor Residential' Land designated as 'Corridor Residential' has the potential for ground-oriented, low to medium density residential development. These areas are located near the Bus Rapid Transit (BRT) network corridors and are intended to provide a transition of densities from the higher density land uses along the BRT corridors into the surrounding neighbourhoods.

Proposed Zoning by Agreement

The new zoning districts for the 'Corridor Planning' land use designations in the OCP are in the early stages of development. Therefore, a Zoning Agreement is proposed for this development proposal. A Zoning Agreement is a tool used to address a specific development proposal and may address the use of the land, buildings, form of development, site layout and general external design. It is proposed that a Zoning Agreement be used to dictate the specific development proposal permitted to be constructed at this location.

The proposed terms of the Zoning Agreement (see Appendix 4) for this development will provide for:

- a) Use of the site to permit the construction of a Multiple-Unit Dwelling containing 26 dwelling units;
- b) A maximum building height of 15 metres or four storeys and limited to two storeys adjacent to the residential building located at 1412 Main Street;
- c) The provision of a minimum 42 on-site parking spaces provided in a combination of at-grade and underground parking structure; and
- d) Direct access to the north-facing ground-floor dwelling units from the public sidewalk.

Policy Review

Official Community Plan Policy

The OCP includes policies for Corridor Growth Areas, Infill Growth and implementation of the Corridor Planning Program. The proposed OCP Land Use Map amendment to 'Corridor Residential' aligns with the new policy framework as well as with the Corridor Transformation Plan. The key policy sections from the OCP that support the proposed development include:

- Section F.1(2)(d) Corridor Growth Areas (pg. 52 of the OCP):
Corridor Growth Areas are intended to provide infill development opportunities along the city's major corridors and BRT routes in order to achieve infill development targets outlined in the Growth Plan to Half a Million. Corridor Growth Areas are high-priority locations for a mix of medium density residential, commercial and institutional uses and activities designed to support an attractive, high-frequency transit service.

- Section F.2.2(9) Corridor Residential (pg. 55 of the OCP):
Land designated as “Corridor Residential” has the potential for ground-oriented, low to medium density residential development. These areas are located near to the BRT network corridors and are intended to provide a transition of densities from Station Mixed Use, Corridor Mixed Use and/or Corridor Main Street lands into the surrounding neighbourhoods.
- Section G.1.3 Infill Growth (pg. 66-67 of the OCP):
A balance of greenfield and infill development supports the fundamental values of the Plan, contributing to the development of an environmentally and economically sustainable city. To achieve this, locations and types of infill development have been identified on the Planned Growth Map.

Section G.1.3(3) Objectives - Corridor Growth Areas

- a) Support the City’s goal of accommodating 15% of total growth within Corridor Growth Areas.
- b) Enable the development of Corridor Growth Areas to support high-frequency transit and active modes of travel.
- c) Enhance connectivity between and within neighbourhoods.

Section G.1.3(4) Policies – Corridor Growth Areas

- a) Support the development or redevelopment of lands along identified corridors to incorporate:
 - i. an appropriate mix of low to medium density residential, commercial and institutional development;
 - ii. transit-oriented development; and
 - iii. community amenities, facilities and open space.

The properties are located within the Corridor Growth Area in a location where the Corridor Residential land use designation would typically apply and within a five-minute walk of the approved BRT Blue Line route on 8th Street and a proposed station to be located at 8th Street and Cumberland Ave.

Corridor Transformation Plan

In addition to the policy framework included in the OCP, the Corridor Transformation Plan, endorsed by City Council in January 2020, provides additional details related to land uses, Guiding Principles and Design Guidelines for infill development within the Corridor Growth Area.

The key sections that support the proposed development include:

- A diversity of residential dwelling unit sizes, building forms and tenures are a central component of the Corridor Growth Area.
- The objectives of Corridor Residential areas are:
 - To contribute to achieving the infill residential goals of the Growth Plan;

- To provide a range of residential housing types and sizes in smaller multi-unit formats; and
- To ensure that a broad range of compatible residential and a limited range of other neighbourhood-supportive uses are accommodated.
- For multi-unit residential buildings, it is recommended that ground-floor units have direct access from the fronting street.
- Parking should be placed on the interior of blocks, behind buildings, or below ground to reduce its visual prominence, to reduce the potential for pedestrian/vehicle conflicts and to support a more pedestrian-focused environment.
- Orient buildings to ensure “eyes on the street” with the placement of windows, balconies and street level uses that allow for casual surveillance of parks and open spaces.

Varsity View Local Area Plan

The location of the proposed development is within the Varsity View neighbourhood and aligns with the following four goals identified in the Varsity View Local Area Plan:

- Goal 1: To preserve lower density residential areas in the heart of the neighbourhood.
- Goal 3: To encourage sensitive land redevelopment along major and upcoming traffic corridors east/west and north/south.
- Goal 4: To establish a sensitive transition and approach to design and scale between different policy districts, such as traffic corridors and low-density residential areas.
- Goal 7: That development occurring along the borders of Varsity View promotes pedestrian connectivity and urban design integration with the University and adjacent neighbourhoods.

A summary of the relevant policy framework is attached (see Appendix 5).

Comments from other Departments

As part of the application process, this application was circulated to civic departments to evaluate compliance with applicable policies and bylaws. There were no issues identified that preclude this application from proceeding to a Public Hearing.

COMMUNICATIONS AND ENGAGEMENT

Notification of the proposed development was provided to area residents and the general public in the following ways:

1. The application was placed on the Engage Page on November 24, 2020, with information on the proposed development, rezoning process and anticipated project timeline.

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2. Email notification was sent to the Ward Councillor, Community Development and the Varsity View Community Association on November 26, 2020.
 3. A notice outlining the proposed development was mailed to 119 property owners within 225 metres of the proposed development site on November 27, 2020.
 4. Development signs were installed on both properties on December 8, 2020.

An online public information meeting was held on Thursday December 10, 2020, from 7:00pm to 8:30pm via a Microsoft Teams live event. Participants were able to submit questions and comments for City staff and the developer (BlackRock Developments Ltd.) through an online chat feature. In addition, a recording of the meeting and a copy of the presentation have been included on the Engage page.

Eleven written submissions have been provided via email by residents before and after the public information meeting, including questions and comments on the following items/themes:

1. Concerns over proposed density and building height of four storeys;
2. Intent of the Corridor Growth Area policies and potential for additional future development along Main Street;
3. Alignment of the proposal with the intent of the Varsity View Local Area Plan;
4. Process for review and approval of proposed development applications within the Corridor Growth Area; and
5. Support for the application.

A summary of the questions and comments submitted as part of the meeting, as well as comments submitted via email have been included in the Community Engagement Summary (see Appendix 6).

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 Star Phoenix two weeks prior to the public hearing.

APPENDICES

1. Proposed Official Community Plan Land Use Map Amendment
2. Proposed Zoning Amendment
3. Proposed Site Plan and Project Drawings
4. Proposed Terms of Zoning Agreement - 1414 – 1416 Main Street
5. Policy Summary for 1414 & 1416 Main Street
6. Community Engagement Summary

REPORT APPROVAL

Written by: Jim Charlebois, Senior Planner II, Planning and Development
Reviewed by: Darryl Dawson, Manager, Development Review
Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

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