

RE: AREA BOUNDED BY STRAWSON STREET, WALKER AVENUE, SPERLING AVENUE,  
OAKLAND STREET AND THE EAST PROPERTY LINE OF 6565 OAKLAND STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building  
Inspection be adopted.

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TO: MUNICIPAL MANAGER 1986 DECEMBER 01  
FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: AREA BOUNDED BY STRAWSON STREET, WALKER AVENUE, SPERLING AVENUE,  
OAKLAND STREET AND THE EAST PROPERTY LINE OF 6565 OAKLAND STREET  
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RECOMMENDATIONS:

1. THAT Council approve in principle the advancing of a rezoning  
application for the subject area from R4 Residential District to  
R2 Residential District and request that a formal rezoning  
application be initiated to be considered along with the next  
series of rezoning applications for referral to a Public Hearing.
2. THAT a copy of this report be sent to those property owners whose  
names appeared on the petition presented to Council on 1986  
November 17.

REPORT

1.0 BACKGROUND INFORMATION:

- 1.1 At the Public Hearing of 1986 October 21, an application to  
rezone the property at 5955 Sperling Avenue from the R4  
Residential District to the R9 Residential District (R.Z.#79/86)  
was considered (see attached Sketch #1). Some opposition was  
voiced by local residents at the Public Hearing that was held,  
and the question of the zoning of the general area was raised by  
Council.
- 1.2 On 1986 October 27 Council postponed the aforementioned Zoning  
Bylaw amendment pending a staff report addressing the appro-  
priateness of the zoning of the area.
- 1.3 The recommendations contained in this report arise from the  
staff's review of the area and the concerns of area residents  
regarding their desire to retain the single family residential  
character of their neighbourhood.

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2.0 SITE OBSERVATIONS:

The subject area is predominantly occupied by well-maintained single family dwellings with the majority being between 20 and 35 years of age, while the dwellings located on Oakhill Place are relatively new. The individual residential properties possess lot widths that range between 14.94 m (49 ft.) and 40 m (131 ft.), with approximately 72% being in the 52 ft. to 66 ft. range. The subject area slopes generally to the northwest towards Deer Lake. The area to the north and west is currently in a natural state and is designated for future park use, while the area to the east and northeast is predominantly a single family residential neighbourhood with newer single family development and numerous large homes. To the south the area is primarily single family in character with minor evidence of two family dwellings and small lot development. Roads within the subject area are constructed to an interim standard.

3.0 GENERAL DISCUSSION:

- 3.1 The subject area is located within the northeasterly portion of a relatively large area zoned R4, which permits both single family and two family dwelling development, and is immediately adjacent to a stable single family residential area zoned R1 Residential District and an area designated for future park use (refer to Sketch #2).
- 3.2 The R4 Residential District is intended to provide for the use and development of single and two family dwellings on larger lots in medium density residential areas in the Municipality. Rest homes and boarding houses (limited to not more than five patients or boarders and provided that such facilities occupy a single family dwelling) are also permitted in this District. The following lot area and width requirements apply to single family and two family dwellings in the R4 District:
  - 1) Each lot for a two family dwelling shall have an area of not less than 800 m<sup>2</sup> (8,611.41 sq. ft.) and a width of not less than 22 m (72.18 ft.).
  - 2) Each lot for a single family dwelling shall have an area of not less than 670 m<sup>2</sup> (7,212.06 sq. ft.) and a width of not less than 18.5 m (60.7 ft.).
- 3.3 A total of 48 properties are located within the subject area. The property at 5877 Brantford Avenue is municipally owned and designated for future park use while one other lot does not meet the width or area requirements for residential development. Of the remaining 46 residential properties, 8 lots or 17% of the properties are considered to have two family dwelling development potential and could be considered under Category "C" if an application was made to rezone to the R9 District (refer to Sketch #3). In this regard, it is anticipated that two family or small lot development will be pursued in the near future only on the older lots along Walker Avenue and Empress Avenue.

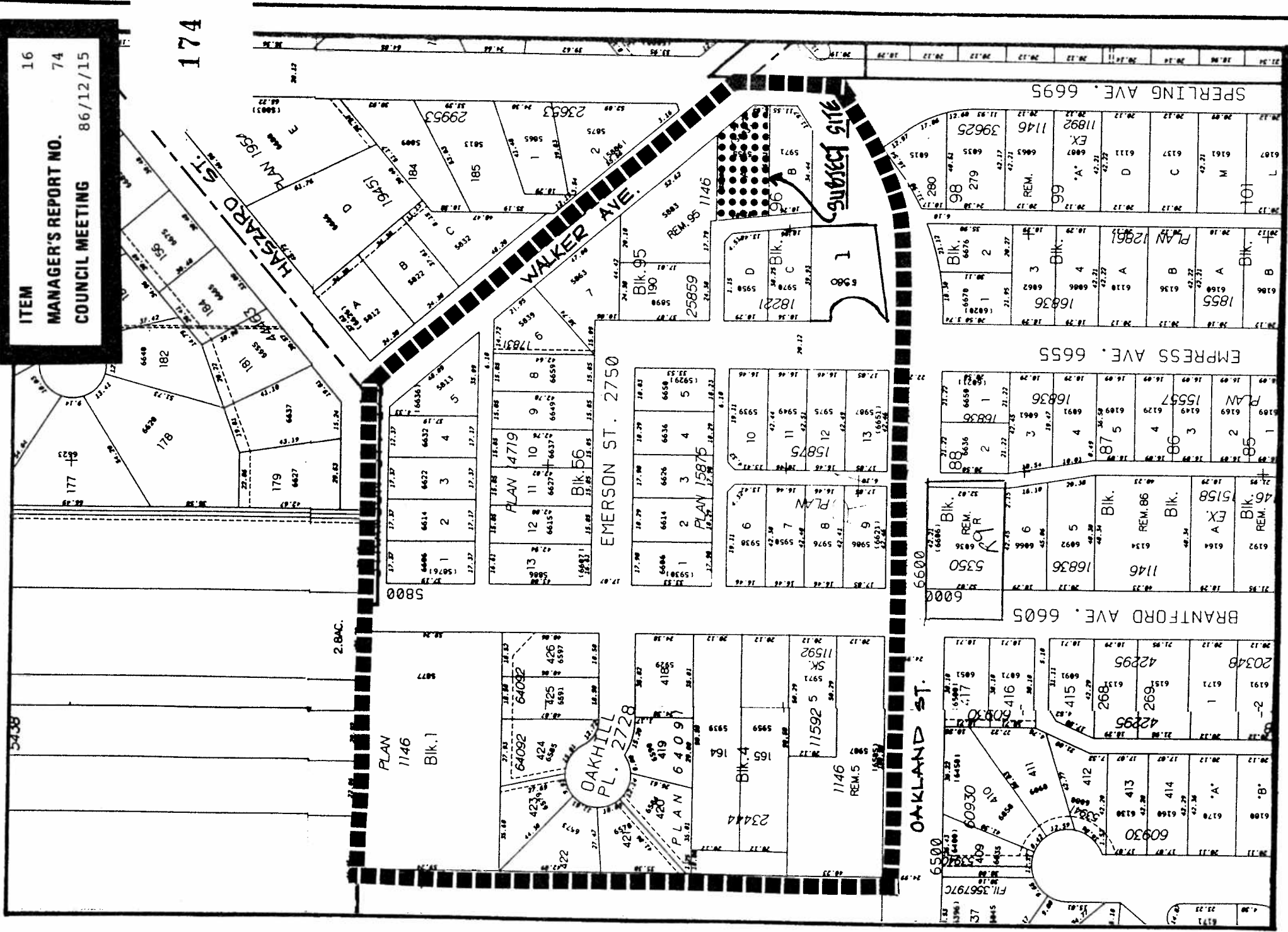
- 3.4 Consistent with the policy of Council as implemented through the Zoning Bylaw, residential accommodation of varying types and densities is to be provided in the Municipality and located in areas where complementary services and amenities required by its residents may be readily available. While effectively achieving these goals it is essential at the same time to maintain the stability and preserve the character of established single family neighbourhoods wherever possible. This goal has become more vital in view of the number of rezoning applications to the R9 district that have been received in areas where the prevailing single family residential character is potentially threatened through the introduction of small lots.
- 3.5 At the regular Council meeting of 1986 November 17 a petition was received from area residents requesting that Council consider rezoning the subject area from the R4 Residential District to the R2 Residential District. Of the 41 property owners contacted, all were in support of rezoning the area to the R2 District.
- 3.6 At the present time, the subject area can be characterized as a single family neighbourhood notwithstanding its prevailing zoning which permits both single family and two family residential uses. It is the opinion of the Planning and Building Inspection Department that the development of two family dwellings or rezoning to the R9 District would not be compatible with the existing neighbourhood character of the subject area or the R1 zoned area abutting Walker Avenue.
- 3.7 Council is advised that the R2 Residential District regulations for single family development are identical with those of the R4 Residential District, such that no new non-conformity would be incurred on the existing lots that are proposed to be rezoned. Rezoning would, however, remove the possibility for future two family development on those properties that presently possess such development potential. In addition, many of the lots would no longer satisfy the technical eligibility requirements to be considered for R9 zoning. Furthermore, the establishment of rest homes or group homes on lots with a minimum area of 800 m<sup>2</sup> (8611.41 sq. ft.) would no longer be permitted under the proposed R2 zoning.

4.0 CONCLUSION:

In view of the foregoing analysis, the Planning Department is of the opinion that rezoning the subject area to the R2 District would be an appropriate course of action to take towards preserving the neighbourhood's stability and character. Rezoning would remove the potential for two family development as well as creating a situation in which the lots would be unable to satisfy the technical eligibility requirements to be considered for R9 small lot development. This Department is also of the opinion that the R2 district would present a more compatible zoning designation for an area abutting the stable R1 Residential area to the northeast and the properties to the north which are designated for future park use in the Park Acquisition Program.

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 MANAGER'S REPORT NO. 74  
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Planning & Building Inspection Department



Date 1986 November  
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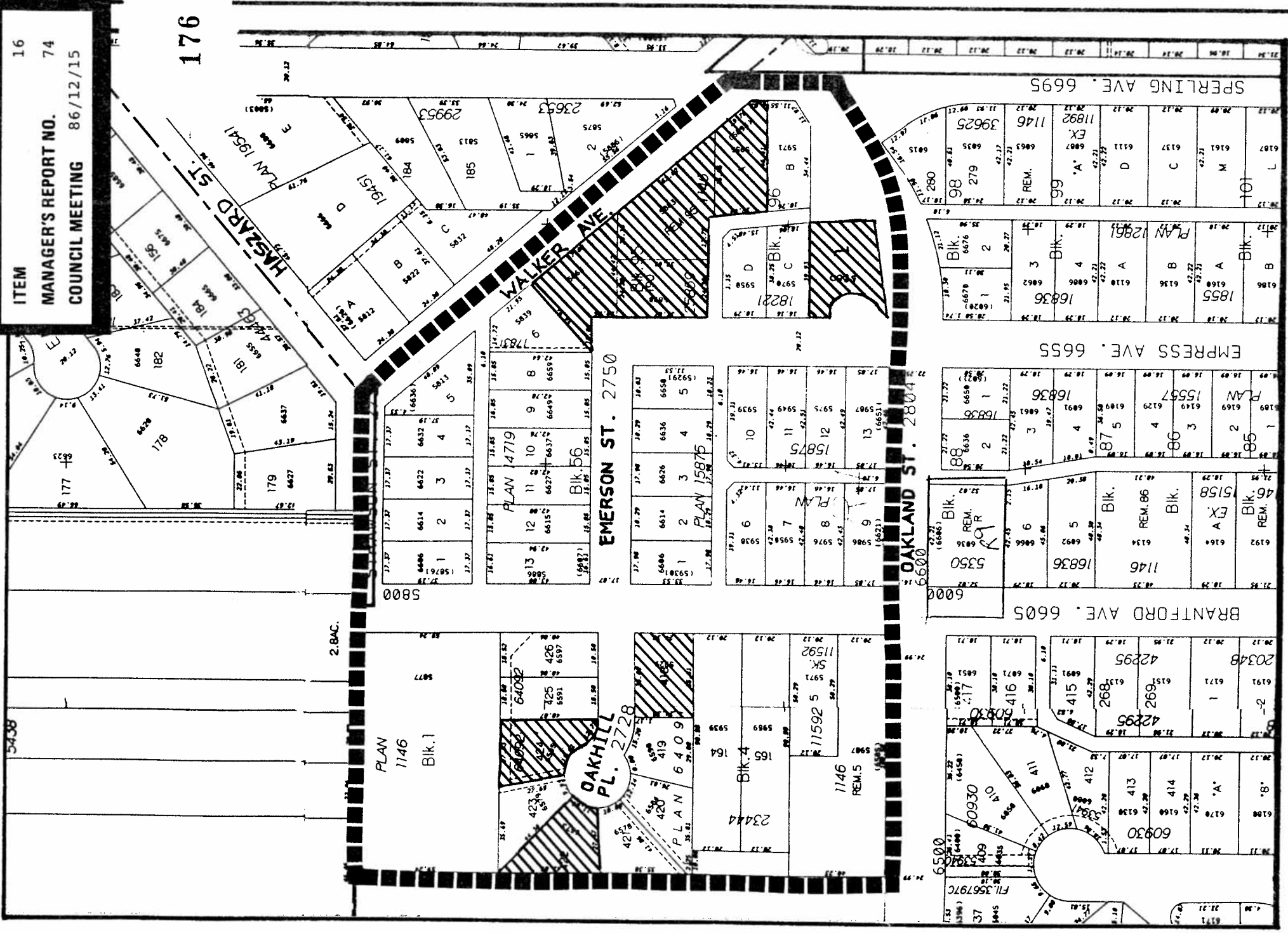
R-9 Rezoning Application

Sketch #1



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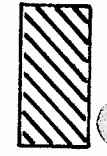
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Residential - Two Family Dwelling