

RE: IMPLEMENTATION OF SMALL LOT DEVELOPMENT PROPOSAL  
PROPOSED CHANGES TO R9 DISTRICT

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 July 18  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 16.200

SUBJECT: IMPLEMENTATION OF SMALL LOT DEVELOPMENT PROPOSAL  
PROPOSED CHANGES TO R9 DISTRICT

PURPOSE: To request Council's authorization to bring forward a by-law that would amend the text of the R9 District, and to recommend that this by-law be presented for First Reading and be forwarded to a Public Hearing.

RECOMMENDATION:

1. THAT the Municipal Solicitor be authorized to prepare a by-law to amend the text of the R9 District to limit the minimum site area for development to 2.0 acres (0.8 ha.), and that the by-law be considered for First Reading at the Council Meeting of 1989 August 08 and be sent to a Public Hearing scheduled for 1989 August 22.

R E P O R T

1.0 BACKGROUND:

At the meeting of 1989 May 01, Council received a report regarding the small lot development proposal and adopted the four recommendations contained therein. The second recommendation stated:

*"THAT guidelines be prepared for inclusion into the R9 District so that regulations are appropriate for small lot development in comprehensive new development or redeveloping areas that have a minimum area of 2 acres (0.8 ha.)."*

This recommendation addresses two issues. First, it is realized that there is a place for small lot subdivision in neighbourhoods that are undergoing comprehensive development or possibly redevelopment, when such subdivision is appropriate to its surroundings. Second, the proposed amendment prevents the bypassing of the new small lot development policy by those that wish to subdivide property that is not located in an eligible block front. The inclusion of a minimum area requirement and guidelines within the text of the R9 District will ensure that this zoning district is not used for small lot infill development.

2.0 DISCUSSION

The text amendments to the R4 and R5 Districts that permit small lot subdivision in specific circumstances were adopted on 1989 July 10. The provision contained in the R9 District that permitted small lot infill subdivision through rezoning will be repealed on 1989 November 1. Therefore, those that were in the rezoning process prior to the small lot subdivision review are given ample time to complete their requirements.

It is intended that the R9 District remain as part of the Zoning By-law to permit subdivision of smaller lots (40' minimum width), but only for comprehensively developing or redeveloping areas. In order to implement this and ensure conformity with the new adopted small lot development approach, it is necessary to undertake a two step process.

The first step is to add to the R9 District a regulation that limits the minimum development area that could be rezoned for subsequent small lot subdivision to 2 acres (0.8 ha.). A minimum site area of 2 acres (0.8 ha.) is seen as the minimum area to create an identifiable neighbourhood with a subdivision design that can consider factors such as streetscape and relationship to surrounding areas.

The second step will be to prepare and incorporate additional guidelines into the R9 District that will define the conditions under which rezoning would be considered appropriate. These guidelines will be consistent with those associated with the new small lot development policy. The guidelines are under preparation and will be forwarded in the near future.

3.0 CONCLUSION:

In order to permit the orderly implementation of the small lot development proposal, it is an administrative necessity to amend the text of the R9 District to limit the minimum site area for development to 2 acres (0.8 ha.). It is recommended Council authorize the Municipal Solicitor to prepare the required by-law and that the by-law be considered for First Reading at the Council Meeting of 1989 August 08, and be sent to a Public Hearing scheduled for 1989 August 22.

  
A.L. Parr  
BG/mcb

DIRECTOR PLANNING &  
BUILDING INSPECTION

cc: Municipal Solicitor