

TITLE: BY-LAW NO. 7067 TO REZONE PROPERTY LOCATED AT 347 DOUGLAS STREET OWNER & APPLICANT: PRO-FIT RENOVATIONS & PROPERTY MANAGEMENT LTD.			
PRESENTER: Waleed Albakry, MCP		FILE NO: Z-05-13-B	
DEPARTMENT: Planning & Building Safety		ATTACHMENTS: <ol style="list-style-type: none"> 1. Application related documents 2. Maps, drawings & air photo 3. Draft by-law 	
CLEARANCES: <i>Original signed by R. Nickel</i> A/Senior Planner		DATE: July 15, 2013	
APPROVALS:			
_____		_____	
General Manager		City Manager	
of Development Services			
_____		_____	
Date		Date	

BACKGROUND:

Pro-Fit Renovations & Property Management Ltd. is applying to rezone 347 Douglas Street (SP Lot 4, Plan 46966 BLTO & Lot 11, Block 16, Plan 21 BLTO) from RSF Residential Single Family Zone to RLD Residential Low Density Multiple Family Zone. This would allow the applicant to construct a two dwelling unit semi-detached building.

Zoning/Development Context

The subject property is currently vacant and located midblock on the east side of 9th street, three parcels north of Louise Avenue East. The immediate surrounding area consists of RLD zoned properties, most of which have remained single family dwellings. Primary vehicle access to the site is by the rear lane to the east.

DISCUSSION:

The proposed development is residential which is in compliance with the “Residential” designation of the area in the Development Plan. Furthermore, the proposal meets general objective 10.2.3(a) of the Development Plan by supporting the intensification of infill areas. Approval of this rezoning will accommodate the construction of a two dwelling unit semi-detached building.

Once City Council gives 1st reading of By-Law No. 7067, the application will proceed to the public hearing process conducted by the Planning Commission.

RECOMMENDATION:

That By-law No. 7067 (Z-05-13-B) to rezone property located at 347 Douglas Street (SP Lot 4, Plan 46966 BLTO & Lot 11, Block 16, Plan 21 BLTO) from RSF Residential Single Family Zone to RLD Residential Low Density Multiple Family Zone be read a first time.