

2550 Queens Avenue



**Proposed Zoning Amendment and Development Variance
Permit to Allow Subdivision**

Council Meeting

March 10, 2025

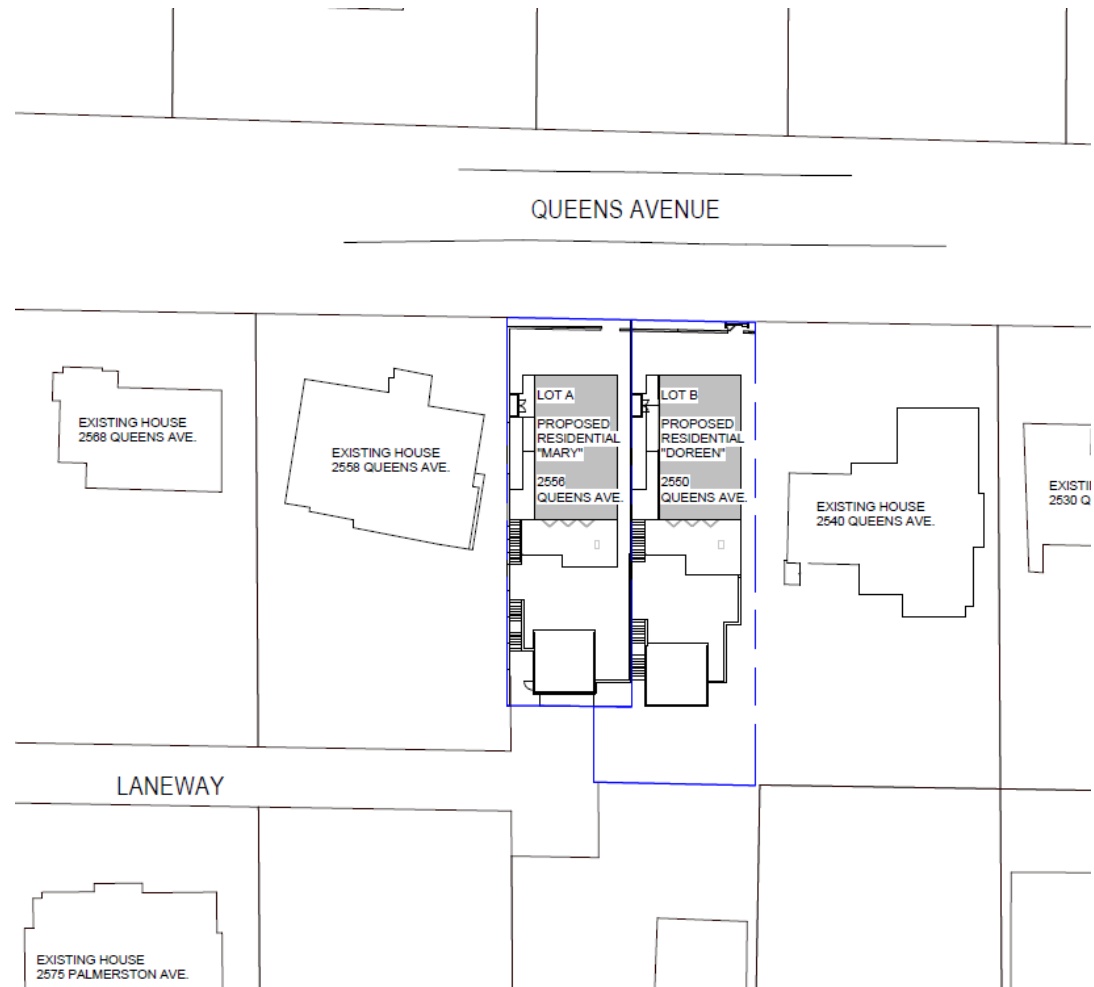
Subject Property & Context

- Total site area: 1,111.6 m² (11,965 sq. ft.)
- Located within Dundarave neighbourhood
- Currently zoned RS3
- Currently one-storey house on site
- Driveway access on Queens Avenue



Proposal

- Proposed text amendment to RS3 zone to allow subdivision for lot area
- Zoning bylaw variances to vary lot width, front yard setback, and basement height (for floor area exemption)
- Proposing one single-family dwelling with one secondary suite proposed on each lot
- Driveway access from rear lane and a 2-car garage for each house



	Area:	Width:	Front Yard:	Basement Height:
Lot A ("Mary" Queens Avenue)	493.1 m ² (5,308 ft ²)	12.6 m (41 ft)	7.9 m (26 ft)	3.1 m (10.2 ft)
Lot B ("Doreen" Queens Avenue)	618.5 m ² (6,658 ft ²)	12.6 m (41 ft)	7.6 m (20 ft)	3.1 m (10.2 ft)
RS3 Zone Minimum with Adjustments for High-Performance Buildings (Step 5)	975 m² (10,495 ft²)	18.3 m (60 ft)	8.8 m (29 ft)	2.75 m (9 ft)

Neighbourhood Context

Existing Context:

- Existing homes built 1940s – 1950s
- RS3 zoned lots surrounding site with single-family dwellings
- RS4 and RS5 zoned lots to the south of Palmerston Avenue
- Surrounding properties range between approximately 770.8 m² (8,300 sq. ft.) to 1,672.4 m² (18,000 sq. ft.) in area and 19.5 m (64 ft) to 38.3 m (126 ft) in width



Staff Analysis – Policy Considerations

Official Community Plan

- OCP Policy 2.1.1 – Consideration of site-specific applications to enable development of smaller houses on smaller lots; and

Sustainable Building Policy

Zero-carbon and Step 5 of BC Energy Step Code

Public Amenity Policy

CAC - \$150,000

Subdivision

Subdividing large lots into smaller lots can allow for smaller homes.



Public Engagement

- April 26, 2023: Pre-application Information Meeting
- March 28, 2024: Applicant mail out notices
- January 24, 2025: Information Meeting

Feedback received to date

- Feedback both in support and with concerns
- Support –
 - Positive change to neighbourhood
 - More housing options
 - Is aligned with neighbourhood character
- With Concerns –
 - Negative impact on neighbourhood character (home not in keeping with size of homes and/or lots in the area)
 - Precedent
 - Lack of green landscaping
 - Not suitable due to steep sloped nature of site
 - Traffic and parking – specifically within adjacent lane

Consideration

THAT the proposed zoning amendment bylaw for 2550 Queens Avenue be scheduled for consideration of first, second and third readings for April 14, 2025 and that notice be given of the bylaw consideration.

If the bylaw is adopted consideration of the Development Variance Permit would be required at a subsequent Council meeting.

Thank You!
Questions?