

To: Planning Advisory Committee
Date: July 28, 2017
Submitted by: Brynn Nheiley, Planner & Development Officer
Regarding: **Request to Rezone 95 Brookland Street from R1 to R2, PID 01 225 192**

Purpose

Staff propose that PAC **recommend** to Council that this request be **approved**.

Summary

Property owner, Janelle MacKay, wishes to rezone the above noted property from Residential First Density (R1) to Residential Second Density (R2) so that she or a future owner may take advantage of the provision in the Land Use By-law which allows for flag lot properties to be developed up to the density which is permitted by the respective zone.

Background

Ms. MacKay purchased the property in 2015 and has both lived in the residence as well as rented it out, without incident to the best of my knowledge. Recently Ms. MacKay has expressed interest in selling the lot to a prospective buyer who may be interested in subdividing it.

A flag lot is a property which has no, or insufficient, street frontage to a public right of way. Access to the lot is required over a narrow strip of land, or through an easement over an adjacent piece of land which does meet frontage requirements.

Municipal Planning Strategy (MPS) Policy 4.1.3 enables the creation of an R2 lot with a minimum of 35 foot frontage, as long as conditions of Policy 8.2.5 have been addressed. 95 Brookland Street has a frontage of 50 feet

Previous Reports

2016-08-11 Council Flag-Lot Staff Report

This report outlines the benefits to enabling more efficient use of Town land, challenges that have been mitigated through policy, and addresses misperceptions of correlation between the development of flag lots and nuisance issues.

Discussion

Consideration of MPS Policy 8.2.5:

1. This proposal is in conformity with the intent of the MPS to enable efficient use of land and to allow for a wider range of housing options.
2. This proposal has the potential to make more efficient use of infrastructure and services.
3. This proposal is not deemed to have a significant impact on facilities such as schools, hospitals and recreation amenities.
4. This proposal is not anticipated to negatively impact natural water systems.
5. This proposal is not expected to have any negative impact on civically important buildings, sites or streetscapes.
6. This proposal, potentially 2 additional residential units, is expected to have minimal impact on the existing neighbourhood, which consists of a mix of single family homes, properties rented as rental units, two multi-unit residential buildings, and a vacant adjacent lot. The potential to develop the lot as a flag lot will allow for no greater density than is permitted, as-of-right, for development within the R1 zone, and only slightly greater density (1500 square feet difference in minimum lot size) than the as-of-right development potential for typical R1 lots.
7. The change of potential use from R1 Zone to R2 is marginal in terms to total potential development density.
8. This proposal is consistent with the Antigonish Vision Statement of being a vibrant, safe, diverse and affordable community, caring in nature, proud in its heritage and committed to sustainability. It supports the statement by potentially growing our resident population, adding to the number of available residential units, thereby relieving demand-pressures on housing affordability, contributing to a walkable community, and making efficient use of our local resources and infrastructure.
9. Walkability, diversity and availability of housing types have recently grown as increasing areas of interest and concern in the community. Public engagement sessions have shown that residents are generally interested in housing options that allow them to walk for their daily needs, but that many residents find it difficult to find housing that meets their needs,

in terms of the size and affordability. This proposal contributes to addressing these related areas of growing interest.

Considerations

Social Factors

There is a misperception among Town residents that there is some correlation between the development of flag lots and nuisance such as noise and property damage. This misperception seems to extend from a server house party at one specific flag lot residence. However, data from the RCMP indicates that there is no correlation between the development of flag lots and nuisance complaints. Further detail is available in the report dated 2016-08-11 of the 2016 Flag Lot amendment.

Economic Factors

Enabling of infill development causes municipal infrastructure, such as roads and sidewalks, water, waste water and electricity to be used more efficiently.

Increasing housing opportunities near the Downtown both reduces the demand related housing costs, as well as reduces residents' need to be reliant on a personal vehicle.

Environmental Factors

Creating opportunities for infill development reduces development pressure on otherwise undeveloped lands, such as agricultural or forest lands, known as greenfield sites, thereby reducing the environmental impact of development.




Conclusion

This proposal to rezone 95 Brookland Street from R1 to R2 comes with several potential contributions to a vibrant and sustainable community. Tools exist, with the LUB and other Town By-laws, to address concerns related to potential nuisance that any new housing development may bring.

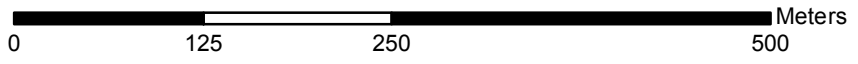
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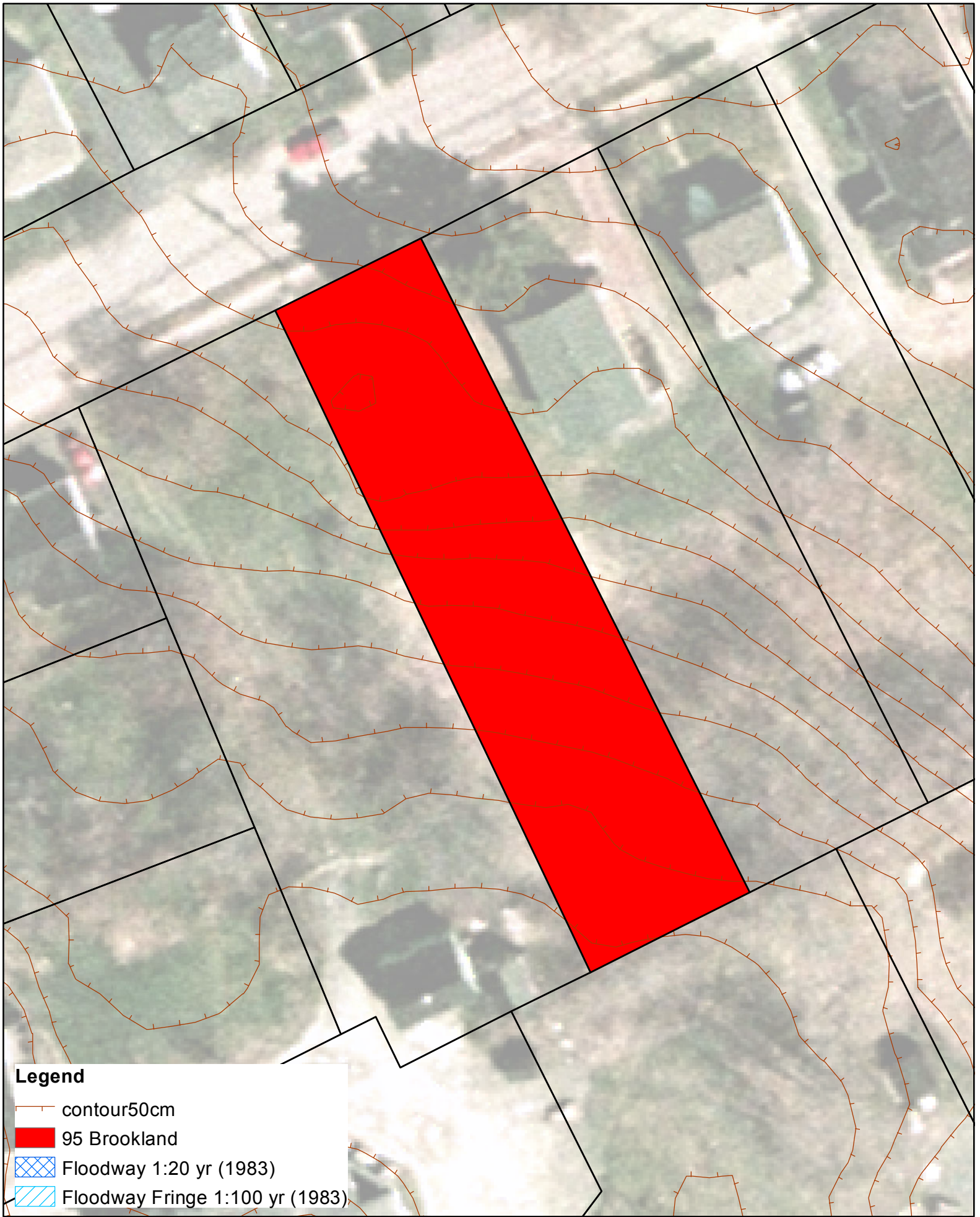


Legend

-  95 Brookland
-  Floodway 1:20 yr (1983)
-  Floodway Fringe 1:100 yr (1983)

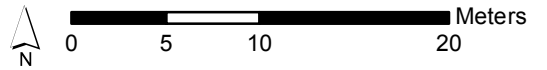
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Legend

- contour50cm
- 95 Brookland
- Floodway 1:20 yr (1983)
- Floodway Fringe 1:100 yr (1983)



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