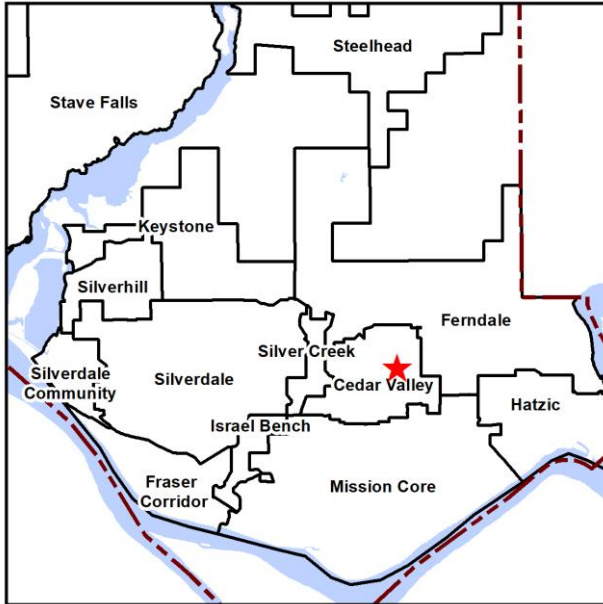
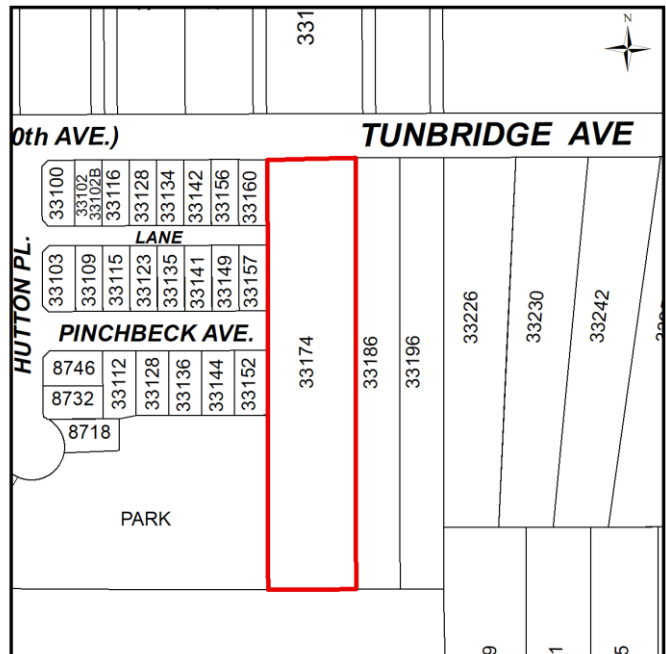
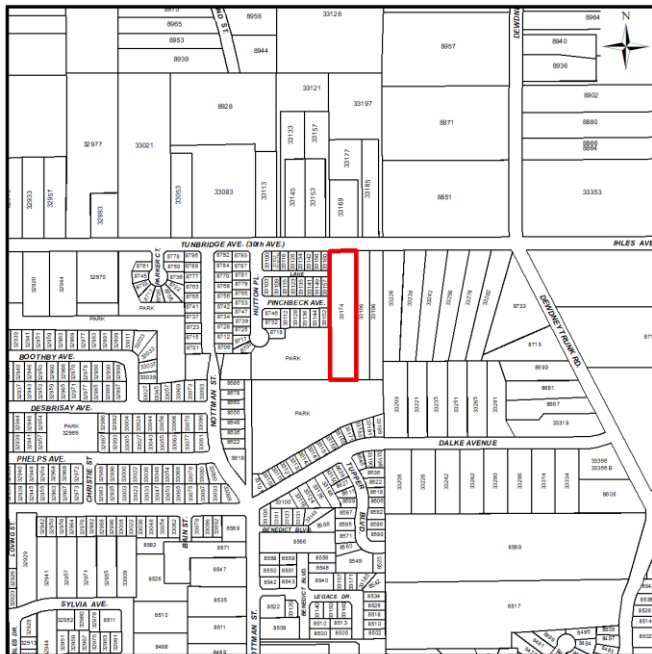


Project: P2021-056
Application Numbers: R21-023, DP21-065, DV22-032

Subject: Development Application – 33174 Tunbridge Avenue



DATE: March 20, 2023
BYLAW / PERMIT #: 6173-2023-5949(110)
DV22-032
PROPERTY ADDRESS: **33174 Tunbridge Avenue**
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 Zone (S20)
PROPOSED ZONING: Urban Compact 372 Zone (UC372) and Institutional Parks, Recreation and Civic Zone (IPRC)
CURRENT OCP: Urban Compact and Protected Natural Assets
PROPOSED OCP: No change
PROPOSAL:
To facilitate an eight lot subdivision with a remainder lot to be dedicated to the City.



Recommendation(s)

- 1) That the draft Zoning Amending Bylaw 6173-2023-5949(110) to rezone:
 - a) A portion of 33174 Tunbridge Avenue from Suburban 20 Zone (S20) to Urban Compact 372 Zone (UC372); and
 - b) A portion of 33174 Tunbridge Avenue from Suburban 20 Zone (S20) to Institutional Parks Recreational and Civic Zone (IPRC)be considered for first and second readings;
- 2) That, subject to the Bylaw receiving first and second readings, a Public Hearing be scheduled on a date to be determined;
- 3) That prior to adoption of the Bylaw, the following conditions be met to the satisfaction of the Director of Development Services:
 - a) Collection of any volunteered contributions to the City's community amenity reserve as per Lan.40(c);
 - b) A commitment to dedicate the PNA designated and IPRC zoned land to the City as per Policy 8.3.6 and 8.3.7 of the Cedar Valley Local Area Plan;
 - c) Substantial completion of subdivision application S21-011; and
 - d) Completion of any other requirements resulting from Council's consideration of the Bylaw including Public Hearing;
- 4) That the Development Variance Permit DV22-032 to vary:
 - a) Section 109.E.3.I to require lots 5-8 to increase the required on-site parking from two parking stalls to four parking stalls per single family home;
 - b) Section 801.A.1(a) to allow lots 5 to 8 to be developed without a lane access and without detached garages;
 - c) Section 801.D.1 to require lot 5 to increase the principal building rear setback from 7.5 m to 9.0 m;
 - d) Section 801.D.1 to require lots 6-8 to increase the principal building front setback from 4.0 m to 11.0 m;
 - e) Section 801.D.2 to require lots 6-8 to increase the front yard setback from 9.0 m to 11.0 m;
 - f) Section 801.D.3 to require lots 6-8 to increase the setback for any attached garage to be 11.0 m;
 - g) Section 801.D.5 to allow lot 8 to decrease the setback from undevelopable area to 1.5 m, to match the SPEA line;be approved.

Rationale of Recommendation(s)

- The proposed rezoning application is consistent with the Official Community Plan (OCP), Council's Strategic Plan, and the Cedar Valley Local Area Plan (CVLAP).
- As per OCP Policy 8.3.6 and 8.3.7 of the Cedar Valley Local Area Plan (CVLAP), the rezoning of Protected Natural Assets (PNA) designated land from S20 Zone to IPRC Zone would also

facilitate the dedication of the PNA lands to the City.

- The development variances reconfigure the parking requirements for lots 5 to 8 to provide for increased on-site parking from 2 parking stalls to 4 parking stalls and, as such, the setbacks to the house and attached garage needed to be reconfigured to adequately support the increased parking.

Purpose

To accommodate the subdivision of eight urban compact lots and one remainder lot to be dedicated to the City. The lot layout is provided as Attachment A and the Zoning Map as Attachment B.

Site Characteristics and Context

Applicant

- Gurmeet Dhaliwal

Property Size

- 0.79 ha (1.96 ac)
- The property is rectangular in shape, with a dwelling unit and an accessory building located on it.

Neighbourhood Character

- The subject site is in Phase 2 of Cedar Valley. The subject site is located at the transition point between urban and suburban development. To the north and east of the subject site, the neighbouring properties are large suburban lots with potential for further development. To the south (beyond the City owned parcel), and to the west, the neighbouring properties are a mix of UC372 and UC372s lots.
- The properties directly to the east are under development application P2021-085, P2022-059, and across Dewdney Trunk Road, application P2021-059.
- The proposed development complements the established development pattern as seen in the neighbourhood to the west.

Environmental Protection

- The subject site has a wetland and a pond located on the south portion. A Riparian Areas Protection Regulation (RAPR) report and a Preliminary Bio-inventory Report has been provided to staff for review. The environmentally sensitive area will be required to be protected with a restrictive covenant.
- The southern portion of the site is designated PNA in the OCP, will be required to be dedicated to the City.
- Development Permit under Area E for Natural Environment (DP21-090) is required and delegated to staff.

Parks and Trails

- The subject site is in walking distance to Lightburn Park, which is located 600 metres away.
- As per the CVLAP, the developer is to dedicate the PNA designated lands to the City.
- Provisions of the *Local Government Act (Act)* authorize a local government to receive up to 5% land

or cash-in-lieu contribution for parkland. Under this provision of the *Act*, 5% parkland cash-in-lieu will be collected from the developer prior to the completion of the subdivision.

Servicing

- Development of this area will require servicing, as outlined under "Referrals".

Referrals

Engineering Department:	No objection to this proposal, as outlined in Attachment C.
Building Division:	No objection to this proposal.
Bylaw Enforcement Division:	No objection to this proposal.
Environmental Services:	No objection to this proposal.
School District 75:	No comment was provided.
BC Transit:	No comment was provided.

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute Community Amenity Contributions in accordance with Policy LAN.40(C).

Intensive Residential Development Permit (DP21-095)

Compact single-family residential lots are a form of intensive residential development with the design managed through a Development Permit Area. An Intensive Residential Development Permit will be required for the proposed lots to manage the form and character of the development. The Intensive Residential Development Permit is delegated to staff for approval.

The Intensive Residential Development Permit Area is designed to establish guidelines for the form and character of intensive residential development to achieve a higher standard of building design, housing alternatives, site compatibility and site aesthetics that are consistent with a vibrant residential neighbourhood.

Well-designed intensive residential developments help reinforce community identity of higher density single-family residential neighbourhoods. The massing of buildings, exterior design and appearance, orientation to the street, landscaping, inclusion of open space, treatment of vehicular and pedestrian access and parking, maintenance of view, and attention to the physical attributes of the adjacent area are essential features to address.

Development Variance Permit (DV22-032)

The proposed development is seeking a number of variances. The proposed lots 5 to 8 are unable to support a lane, as required, under the UC372 Zone, due to the configuration of the lots. To accommodate UC372 lots, staff worked with the applicant to increase the onsite parking requirements from two parking stalls per dwelling unit to four parking stalls per unit. While the variance to increase the onsite parking requirements eases potential off-site parking issues for the proposed lots, further variances are needed to the setbacks and placement of the dwelling unit to accommodate the increase on-site parking requirements and plan for usable yard space. The conceptual servicing plan demonstrates the four onsite parking stalls in the driveways, the proposed building envelope under the setbacks as requested in the

variance, and the potential for usable yard space (Attachment D).

The development variance permit DV22-032 proposed to vary:

- a. Section 109.E.3.I to allow lots 5-8 to increase the required on-site parking from two parking stalls to four parking stalls per single family home;
- b. Section 801.A.1(a) to allow lots 5 to 8 to be developed without a lane access and without detached garages;
- c. Section 801.D.1 to require lot 5 to increase the principal building rear setback from 7.5 m to 9.0 m;
- d. Section 801.D.1 to require lots 6-8 to increase the principal building front setback from 4.0 m to 11.0 m;
- e. Section 801.D.2 to require lots 6-8 to increase the front yard setback from 9.0 m to 11.0 m;
- f. Section 801.D.3 to require lots 6-8 to increase the setback for any attached garage to be 11.0 m;
- g. Section 801.D.5 to allow lot 8 to decrease the setback from undevelopable area to 1.5 m, to match the SPEA line.

Staff support the requested variances.

The draft Development Permit is provided as Attachment E.

Neighbouring Development

Two similar rezoning and subdivision projects, P2021-085 and P2022-059, are proceeding concurrently to the east of this site. All applicants have been cooperative in the development of the road network of this area.

Tree Management

In accordance with Council Policy LAN.32 – Tree Retention and Replanting, the applicant will be required to plant two trees per lot. This condition will be met as part of the subdivision approval. In addition to this requirement, the applicant is required to replace any significant trees (trees having a calliper of 0.2 m or greater) that will be removed except in the areas defined in Policy Lan.32. No tree is permitted to be removed without an accepted arborist report and a tree removal and replanting plan.

Housing Needs Projections

If this development is approved, it will add eight market home ownership dwelling units to the City's housing stock.

Transit

The proposed development is not within walking distance of a transit stop. Walking distance is generally considered to be 400 m or less.

Financial Implications

There are no financial implications associated with this report.

Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted two development notification signs.
- The notification for the development variance application DV22-032 will be sent with the Public Hearing Notification.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 152 m from the development site notifying them of the public hearing details.

Attachments

Attachment A:	Lot Layout
Attachment B:	Zoning Bylaw Map
Attachment C:	Engineering Comments
Attachment D:	Conceptual Servicing Plan
Attachment E:	Draft DV22-032

Sign-Offs



Rob Publow, Manager of Planning

HA /

Approved for Inclusion: Mike Younie, Chief Administrative Officer