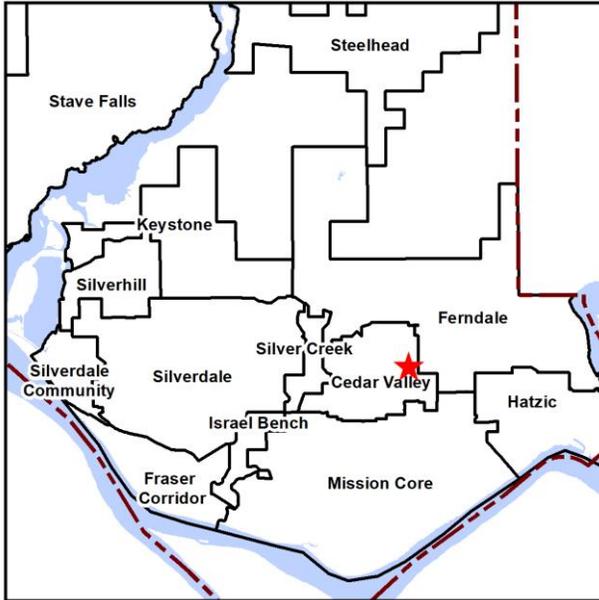
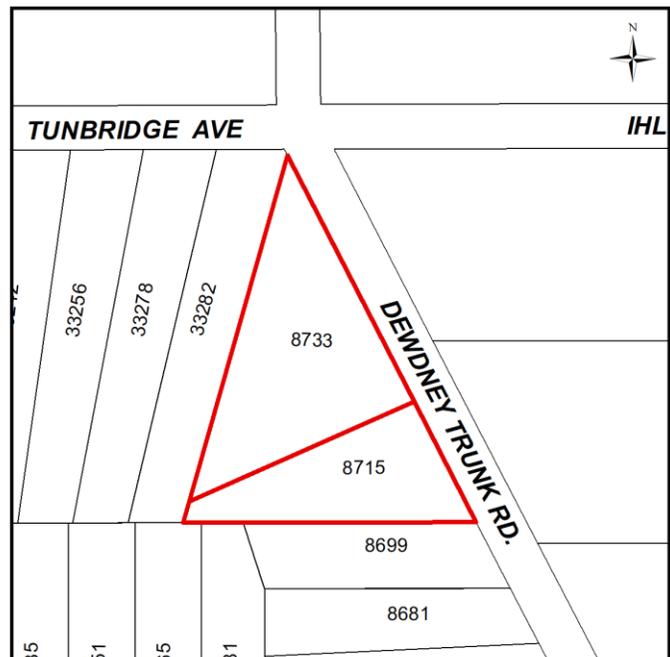
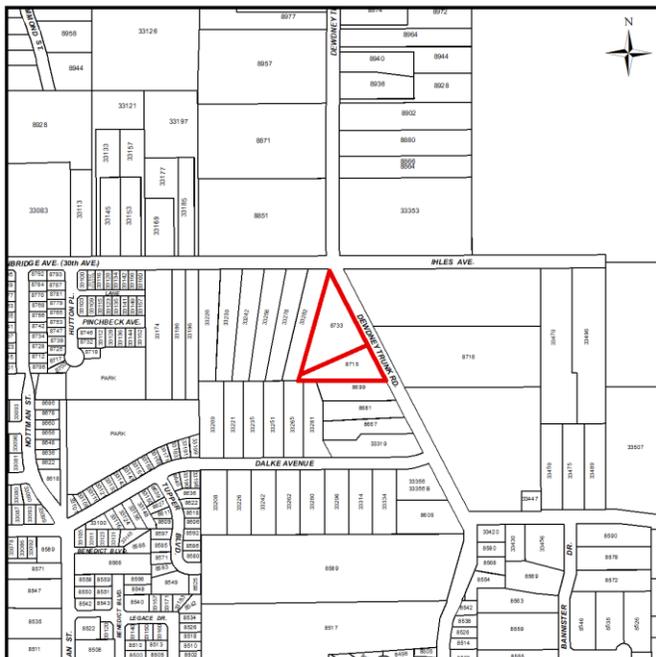


Project: P202022-059  
Application Numbers: R22-026 S22-022

**Subject: Development Application – 8715 & 8733 Dewdney Trunk Road**



**DATE:** March 20, 2023  
**BYLAW / PERMIT #:** 6168-2023-5949(106)  
**PROPERTY ADDRESSES:** 8715 & 8733 Dewdney Trunk Road  
**LOCATION:** Cedar Valley  
**CURRENT ZONING:** Suburban 20 Zone (S20)  
**PROPOSED ZONING:** Multi-unit Duplex 465 Zone (MD465), Urban Compact 465 Zone (UC465), and Urban Compact Zone (UC372)  
**CURRENT OCP:** Urban Compact  
**PROPOSED OCP:** No change  
**PROPOSAL:** To rezone the subject properties to facilitate a 25-lot subdivision.



### Recommendation(s)

1. That draft bylaw 6168-2023-5949(106) to rezone 8715 and 8733 Dewdney Trunk Road from Suburban 20 (S20) Zone to Multi-unit Duplex 465 (MD465) Zone, Urban Compact 465 (UC465) Zone, and Urban Compact 372 (UC372) Zone be considered for first and second reading.
2. That, subject to the Bylaw receiving first and second reading, a Public Hearing be scheduled on a date to be determined.
3. That prior to the adoption of Zoning Amending Bylaw 6168-2023-5949(106), the following conditions be met to the satisfaction of the Director of Development Services:
  - a. Substantial completion of subdivision application S22-022.
  - b. Collection of any volunteered contributions to the City's community amenity reserve.
  - c. Completion of the Engineering requirements, as in **Attachment B**.
  - d. Completion of any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.

### Rationale of Recommendation(s)

The proposal is consistent with the Official Community Plan (OCP), the Zoning Bylaw, Council's Strategic Plan, and the Cedar Valley Local Area Plan (CVLAP).

- The site is designated Urban Compact in the OCP and is zoned S20. The proposal to rezone to the MD465, UC465, and UC372 is consistent with the OCP and would accommodate the future subdivision of the lands for Urban Compact residential. See **Attachment A** for the proposed zoning map.
- MD465 is proposed for the majority of the future lots and permits either a duplex or a secondary dwelling unit in the form of a secondary suite, coach house, or garden cottage. OCP policy 5.1.8 asks to *"Facilitate the development of affordable, rental and special needs housing through supporting multi-unit housing developments, small house/small lot housing, secondary suites, duplexes in appropriate locations, mixed market/non-market housing projects, coach houses, garden cottages and other innovative housing forms."*
- The proposed MD465 Zone allows for a lot size of 232 sq m (2,502 sq ft) only if a fee simple duplex is being constructed. The fee simple duplex must span two MD465 zoned lots. 232 sq m is half the size of a standard MD465 zoned lot and thus only permits half of a duplex. This proposal will allow 9 fee simple duplexes spanning 18 lots.
- The proposal is consistent with the Zoning Bylaw and no variances are requested. Each lot meets the requirements of the Urban Compact zone that is proposed.
- Council's 2018-2022 Strategic Plan encourages the development of Livable Complete Communities. This supports the evolution of Mission as it develops attractive, distinct communities for living, working, and playing. This goal is being met by the project creating 25 new residential lots within the Cedar Valley neighbourhood.
- The proposal follows the guidelines set forth in the CVLAP for creating a complete community within the Cedar Valley neighbourhood by helping to *"Build a community where there is sufficient housing to sustain local schools, businesses, and religious institutions"*.

## Purpose

To accommodate a subdivision to create 25 residential lots. 19 lots will be zoned as MD465, 2 lots will be zoned as UC465, and 4 lots will be zoned as UC372. Portions of the parent parcels will be provided to the neighbouring development project, P2021-085, in order to facilitate effective build-out in this area.

## Site Characteristics and Context

### Applicant

- Purple Penguin Enterprises

### Property Sizes

- The total area of the two lots is approximately 1.1 ha (2.7 ac).
- The majority of the site is relatively flat except in the southwest corner where the land slopes upwards. A single-family home is present on each of the properties and will be demolished as part of the subdivision. A ditch is present along a portion of Dewdney Trunk Road.

### Neighbourhood Character

- The subject site is located on the eastern side of the Cedar Valley neighbourhood. It is expected that the neighbouring lands will develop in a similar Urban Compact residential style and will continue the proposed road network. The lands immediately to the west are in the process of developing and the lands to the south are expected to develop in the future. Across Dewdney Trunk Road to the east, an application for an industrial business park is currently being processed.

### Environmental Protection

- A Natural Environmental Development Permit (DP) is required for development of the property. This will be completed as part of the subdivision process and is staff delegated. No trees, vegetation, waterbodies, or soil is to be removed or disturbed before the DP has been issued.
- A riparian area protection regulation (RAPR) assessment and a preliminary bio-inventory containing an arborist assessment have been provided to staff.

### Parks and Trails

- An area designated for a future neighbourhood park is located approximately 300 m to the south at the corner of Dewdney Trunk Road and Cade Barr Street.

### Servicing

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

## Referrals

Engineering Department:	The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in <b>Attachment B</b> .
Building Division:	No concerns.
Mission Fire Rescue Service:	No concerns provided that the project conforms to all bylaw and building code requirements.

## **Development Considerations**

### Intensive Residential Development Permit

Compact single-family residential lots are considered to be an 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.

### Community Amenity Contribution

The applicant has volunteered to contribute \$2,815 per new lot/unit in accordance with Policy LAN.40(C).

### Tree Management

An arborist assessment was submitted by the developer and indicates that the majority of trees on the site will be removed to facilitate development. A number of replacement trees will be required to be planted as part of the development process as per the LAN.32 Tree Retention/Replanting policy.

### Road Network

The road network proposed by the developer differs slightly from the road network originally described in the Cedar Valley Engineering Plan (CVEP). The differences being that a lane has moved slightly to the south, and a lane out to Dewdney Trunk Road has been removed.

The Engineering Department has worked with the developer in designing the new road network and we believe it follows the intentions of the CVEP and will support future development of the area.

### Neighbouring Projects

Two similar rezoning and subdivision projects, P2021-056 and P2021-085, are proceeding concurrently to the west of this site. P2021-056 proposes an 8-lot subdivision at 33174 Tunbridge Avenue and P2021-085 proposes a 62-lot subdivision for eight properties along Tunbridge Avenue. All projects have been cooperative in the development of the road network of this area. It is expected that full build-out of this project will require some transfer of land with P2021-085.

### Housing Needs Projections

If this development is approved, it will add approximately 23 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 a development notification sign.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 152 m of the development site notifying them of the public hearing details.

## **Attachments**

Attachment A: Proposed Zoning Map

Attachment B: Engineering Department Rezoning Comments

## **Sign-Offs**



Rob Publow, Manager of Planning

JH /

**Approved for Inclusion:** Mike Younie, Chief Administrative Officer