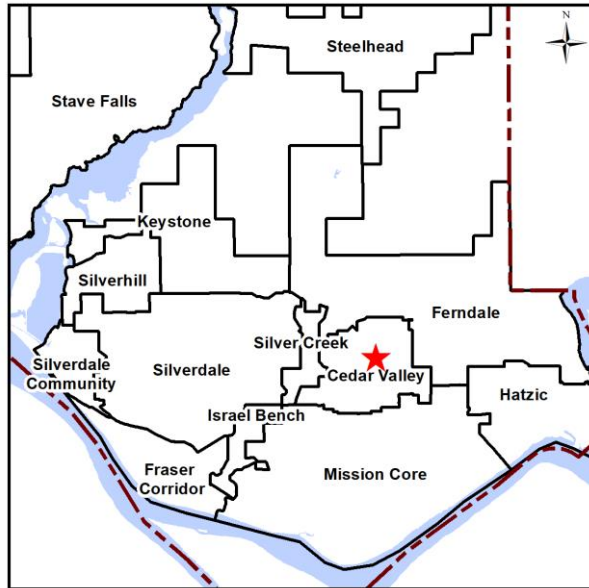


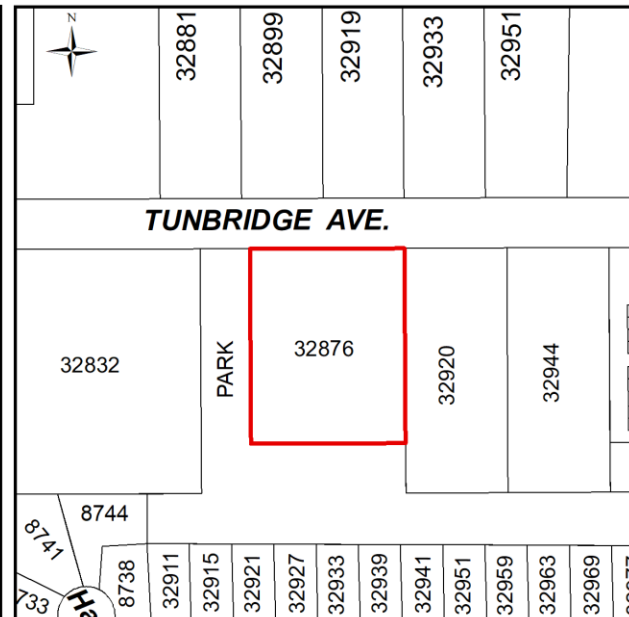
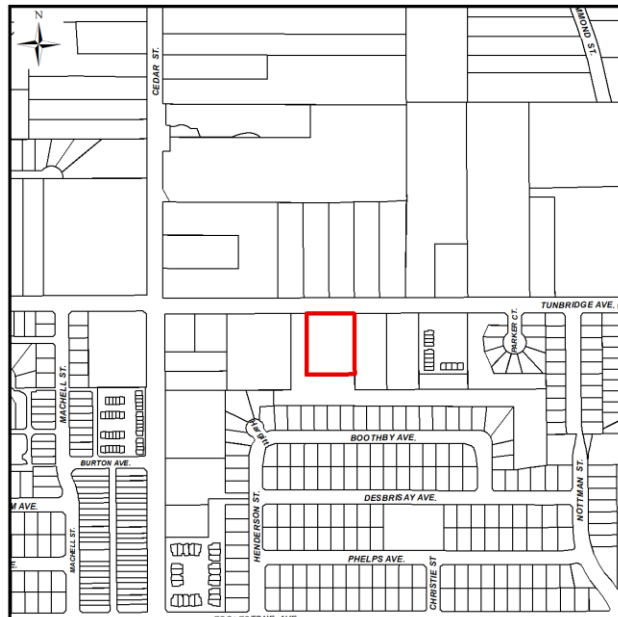
Project: P2019-124
Application Numbers: R19-040 DP19-152

Subject: Development Application – 32876 Tunbridge Avenue – 3rd Reading



DATE: March 17, 2025
BYLAW / PERMIT #: 6199-2023-5949(124)
PROPERTY ADDRESS: 32876 Tunbridge Avenue
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 Zone (S20)
PROPOSED ZONING: Multi-unit Townhouse One Zone (MT1)
CURRENT OCP: Attached Multi-unit Residential
PROPOSED OCP: No change

PROPOSAL:
To rezone the property to allow for a 24-unit townhouse development.



Recommendation(s)

1. That draft bylaw 6199-2023-5949(124) to rezone 32876 Tunbridge Avenue from Suburban 20 Zone (S20) to Multi-unit Townhouse One Zone (MT1) be considered for third reading.
2. That prior to the adoption of Zoning Amending Bylaw 6199-2023-5949(124), 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.
 - b. Completion of the Engineering requirements, as in **Attachment A**.
 - c. Collection of the \$51,150 voluntary contribution in-lieu of constructing the Gaudin Creek pathway adjacent to the property.
 - d. Collection of the \$7,500 voluntary contribution for the community's benefit.
 - e. Construction of a walking pathway along Tunbridge Avenue from the subject site to the commercial area at the corner of Tunbridge Avenue and Cedar Street.
 - f. Completion of any other requirements resulting from Council's consideration of the Bylaw.
3. That Development Permit DP19-152 is considered for approval at the same time Zoning Amending Bylaw 6199-2023-5949(124) is considered for approval.

Rationale of Recommendation(s)

- The subject property is designated as Attached Multi-unit Residential in the Official Community Plan (OCP). This designation allows for a variety of multi-storey residential buildings, including townhomes, and sets a density of 0.5 to 1.0 floor space ratio (FSR). The project meets this target by proposing an FSR of 0.89.
- The location of the proposed townhomes is consistent with OCP policy 8.1.34 which states "*provide the majority of attached multi-unit residential development near neighbourhood centres*". The proposal is within 100 m of an area designated as Neighbourhood Centre at the corner of Tunbridge Avenue and Cedar Street.
- The Cedar Valley Local Area Plan sets forth guidelines for creating a complete community within the Cedar Valley Neighbourhood. This application furthers the goals listed in the plan by "*locating the highest residential densities within close proximity to Neighbourhood Centres*" and by helping to "*build a community where there is sufficient housing to sustain local schools, businesses, and religious institutions*".

Purpose

To accommodate the construction of a 24-unit townhouse development. The multi-family development permit, DP19-52, is included as **Attachment B**.

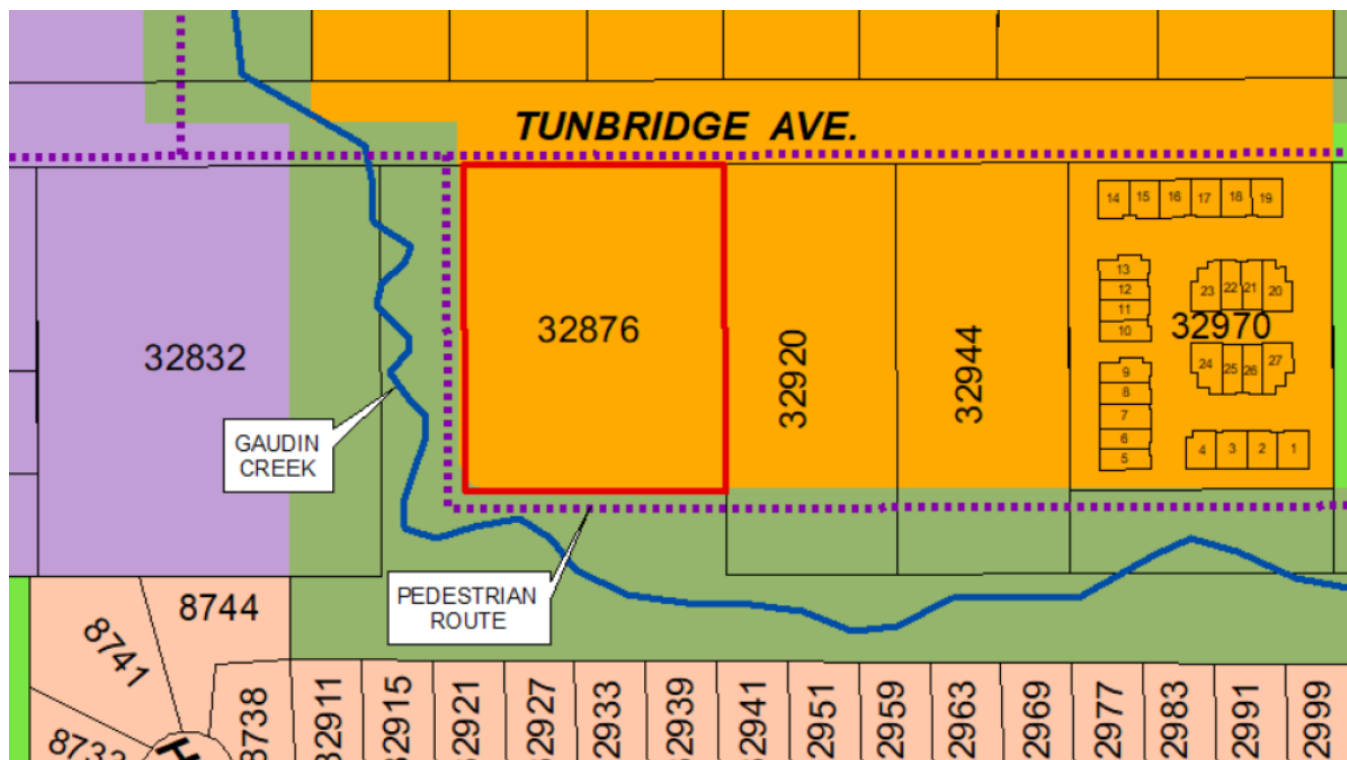
Summary of Comments and Responses from the Applicant

The project was initially introduced to Council on July 15, 2024, and granted first and second readings on August 19, 2024. Council deferred third reading seeking clarification on several topics including building design, the Gaudin Creek trail network, landscaping, and the requested variances.

The project returned to Council for reconsideration of third reading on October 21, 2024, and was deferred again. Council asked for more information on the applicant's willingness to construct the Gaudin Creek pathway and their possible contribution of a crosswalk for the community.

Gaudin Creek Trail

The Cedar Valley Engineering Plan establishes a planned pedestrian trail adjacent to the site's western and southern property lines. See the diagram below for the approximate location of the route in relation to 32876 Tunbridge Avenue.



Council asked whether the applicant was agreeable to constructing the trail as per the Cedar Valley Engineering Plan.

The applicant has offered to contribute \$51,150 towards the trail's construction. This amount is in line with the Engineering Department's estimate that the value of the work to be approximately \$50,000. This is being offered as cash-in-lieu of physically constructing the trail.

Community Contribution

At previous readings it was indicated that there was no common outdoor amenity space being provided within this development. A common outdoor amenity space is only a requirement of the MT1 Zone if a townhouse project contains 25 or more units, and as this project contains 24 units, one is not required. However, the Multi-unit Residential Design Guidelines state that amenity and open spaces should be provided within the development. This was highlighted to Council as an item that would be a useful feature for residents that follows the spirit of the Design Guidelines, and that was missing.

Additionally, the applicant is proposing three variances to the Zoning Bylaw to facilitate their project:

1. Reduce the width of drive aisles from 7 m to 6 m
2. Reduce the rear setback for the townhomes from 7.5 m to 6.1 m
3. Permit parking stalls within setbacks

Council raised concerns that the variance requests and lack of a common outdoor amenity area were not providing the community with much benefit. It was suggested that the developer should consider

contributing something substantial, such as a signalized crosswalk to the community. A location near Cherry Hill Elementary School was identified by Council as an area in need of a signalized crosswalk. The Engineering Department estimates the value of a signalized crosswalk to be approximately \$170,000.

The applicant has stated that this is not feasible and is instead offering to contribute \$7,500 to generally go towards improving the community.

Attachments

Attachment A: Engineering Department Rezoning Comments

Attachment B: Draft Development Permit DP19-125

Sign-Offs



Rob Publow, Manager of Planning

JH / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer