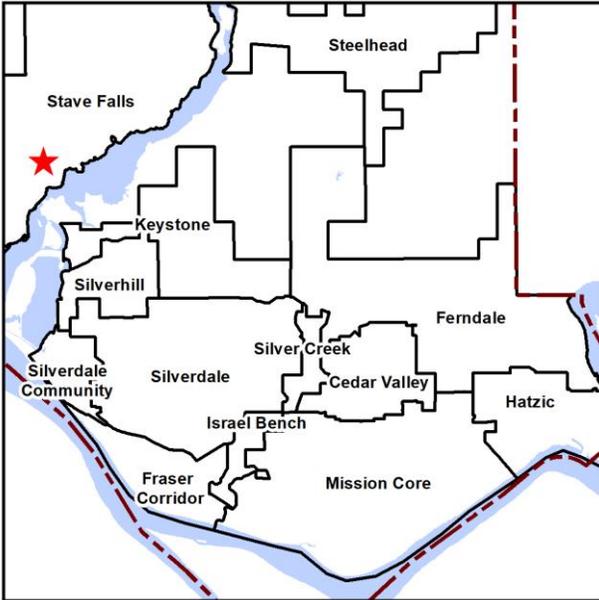


Project: P2020-065
Application Numbers: R20-020

Subject: Development Application – 10911 Wilson Street



DATE: August 16, 2021
BYLAW / PERMIT #: 6053-2021-5949(42)
PROPERTY ADDRESS: 10911 Wilson Street
LOCATION: Stave Falls
CURRENT ZONING: Rural 80 Zone (RU80)
PROPOSED ZONING: Rural Residential 7 Secondary Dwelling Zone (RR7s)
CURRENT OCP: Rural Residential
PROPOSED OCP: No change

PROPOSAL:
 To rezone the property to facilitate a five-lot subdivision with secondary dwelling units permitted on each lot.



Recommendation(s)

1. That draft Zoning Amending Bylaw 6053-2021-5949(42) to rezone property at 10911 Wilson Street from Rural 80 (RU80) Zone to Rural Residential 7 Secondary Dwelling (RR7s) Zone be considered for first and second reading;
2. That, subject to Zoning Amending Bylaw 6053-2021-5949(42) receiving first and second reading, a Public Hearing be scheduled for a date to be determined; and
3. That prior to the adoption of Zoning Amending Bylaw 6053-2021-5949(42), the following conditions be met to the satisfaction of the Director of Development Services:
 - a. Substantial completion of subdivision application S20-010;
 - b. Assurance that Wilson Street has been properly dedicated with the British Columbia Land Titles Office across the frontage of the subject property and any trespass of the roadway onto private property has been rectified;
 - c. Collection of any volunteered contributions to the City's community amenity reserve; and
 - d. 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.

- The subject property is designated Rural Residential in the OCP. The proposal for rezoning to the RR7s zone conforms to this OCP designation.
- OCP Policy 5.1.26 encourages rezoning for secondary dwelling units as a form of infill housing. Secondary dwelling units may be considered on lots that are large enough to accommodate the following associated elements: on-site parking, private outside space, a separate entrance that is clearly secondary to the primary dwelling, and that the scale of the secondary dwelling is clearly ancillary to the primary use.
- As shown in the Draft Plan of Subdivision (Attachment A), the proposed subdivision lots will all meet or exceed the minimum lot area for Rural Residential lots of 0.7 ha (1.73 ac). These proposed lots will be large enough to accommodate secondary dwelling units without significantly impacting neighbouring properties.

Purpose

To accommodate the subdivision of five lots with secondary dwelling units permitted on each lot.

Site Characteristics and Context

Applicant

- OTG Developments Ltd.

Property Size

- 10911 Wilson Street is approximately 3.67 ha (9.06 ac) in area.

Neighbourhood Character

- The subject property is in the Stave Falls Neighbourhood on the southern corner of Wilson Street and Matheson Avenue.
- The subject property is surrounded by Parks and Open Space designated lands on the west, south and east sides. These park properties are owned by the City and BC Hydro.
- The properties to the north of the subject property are designated Rural Residential, currently zoned Rural 16 (RU16), and developed with single family dwellings and associated accessory uses.

Environmental Protection

- There are several watercourses on the subject property that will require protection under the provincial Riparian Areas Protection Regulation.

Parks and Trails

- The subject property is directly adjacent to the parkland surrounding Hayward Lake.
- The trailheads to the Railway Trail and the Hayward Lake Reservoir Trail are located approximately 150 m and 500 m south of the subject property, respectively. They can both be accessed via Wilson Street.
- Eighteen Pastures Golf Course is located approximately 100 m from the western edge of the subject property and can be accessed off Matheson Avenue.

Servicing

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

Referrals

Engineering Department:	Refer to Attachment B.
Building Division:	Refer to Attachment C.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	Refer to Attachment B.
Mission Fire Rescue Service:	MFRS has the expectation that this project will conform to all code requirements as set forth in the BC Building Code (2018), the District of Mission Development and Subdivision Control Bylaw 5650-2017, and that the municipal water distribution system will provide adequate water volume and pressure to satisfactorily support suppression firefighting activities and sprinkler suppression systems.
Parks, Recreation, and Culture:	No comment was provided.
School District 75:	The development is within the Stave Falls Elementary School catchment area. As Stave Fall Elementary School is currently operating under capacity, the development will not have any impact on this school.
BC Transit:	No concerns.

Development Considerations

Road Dedication

Based on findings from the applicant's surveyor and the City's Engineering Department, the portion of Wilson Street directly adjacent to the subject property is not properly dedicated as a roadway with the BC Land Title Office. Completion of the registration of the Wilson Street right of way and roadway dedication will be a condition of rezoning. If there is found to be trespass of the roadway on to private property, this will have to be rectified as directed by the Engineering Department. See Attachment B for more information.

Community Amenity Contribution

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

Tree Management

In accordance with Policy LAN.32 – Tree Retention and Replanting, the applicant will be required to plant a total of 10 trees, two trees on each lot. This condition will be met as part of the subdivision approval process. In addition to this requirement, the applicant will be required to replace any significant trees that will be removed in any areas except for building envelopes and driveways having a maximum area of 2,000 sq m (21,528 sq ft).

Development Permit Area E: Natural Environment

Due to the presence of numerous watercourses on the subject property, DP Area E for Natural Environment is applicable. This Development Permit is delegated to staff for approval.

Development Permit Area G: Geotechnical Hazards

Due to the presence of steep slopes on the subject property, DP Area G for Geotechnical Hazards is applicable. This Development Permit is delegated to staff for approval.

Development Permit Area H: Fire Interface

Due to the location of the subject property outside the Urban Growth Boundary, DP Area H for Fire Interface is applicable. This Development Permit is delegated to staff for approval.

Housing Needs Projections

The 2020 to 2024 Housing Needs Assessment has identified the need to build 149 market home ownership dwelling units and 195 market rental dwelling units in the year 2021. If this development is approved, it will add five market home ownership dwelling units and potential for five market rental dwelling units to the City's housing stock.

Information related to the cumulative totals for 2020 to 2024 is provided in a twice per year update to Council.

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 one development notification sign.
- Public Hearing Notification will be sent to all occupiers and owners of properties within 500 m from the development site notifying them of the public hearing details.

Attachments

Attachment A: Draft Plan of Subdivision
Attachment B: Engineering Department Rezoning Comments
Attachment C: Building Division Comments

Sign-Offs



Rob Publow, Manager of Planning

KP / sh

Approved for Inclusion: Barclay Pitkethly, Deputy Chief Administrative Officer