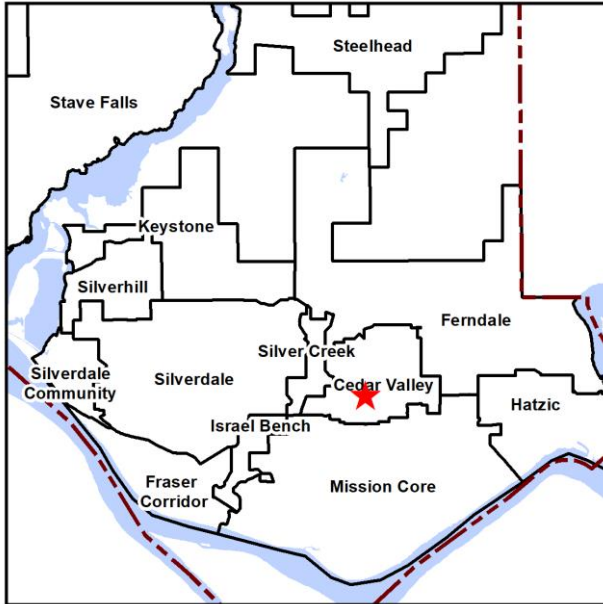


Project: P2020-085  
Application Numbers: R20-027

**Subject: Development Application - 32768 & 32778 Egglestone Avenue**



**DATE:** August 16, 2021  
**BYLAW / PERMIT #:** 6050-2021-5949(41)  
**PROPERTY ADDRESSES:**

32768 Egglestone Avenue; and  
32778 Egglestone Avenue

**LOCATION:** Cedar Valley

**CURRENT ZONING:** Suburban 20 Zone (S20)

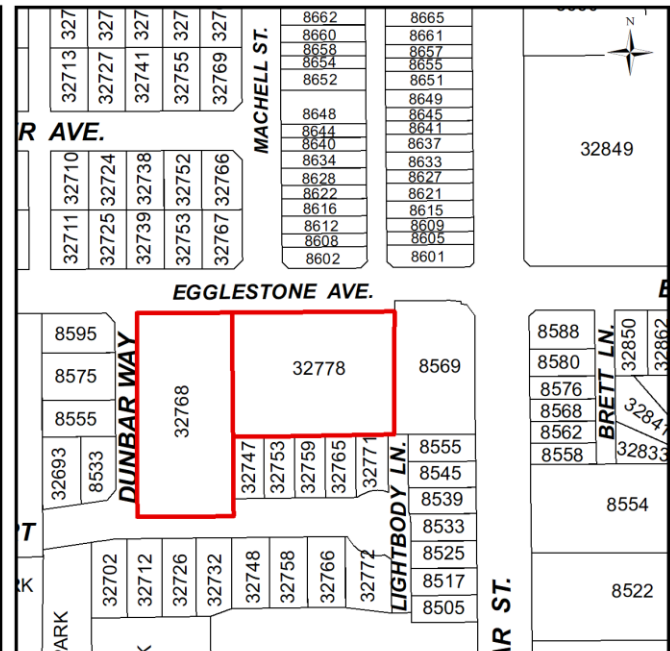
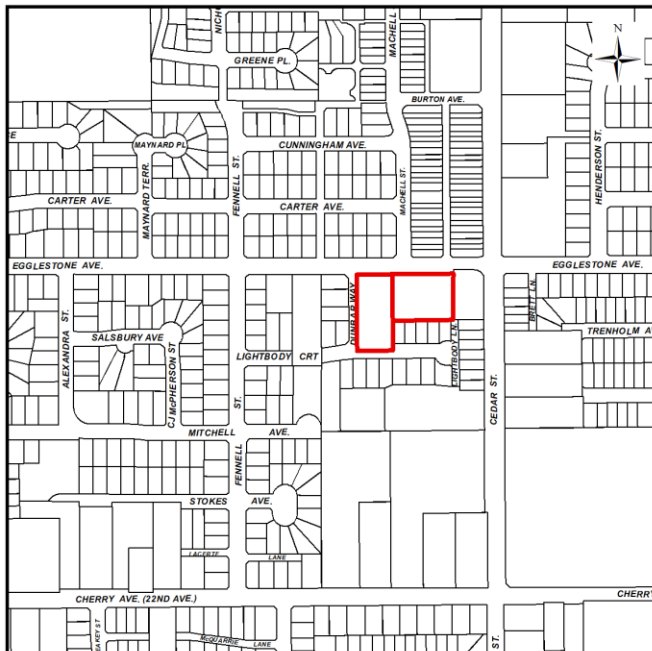
**PROPOSED ZONING:** Multi-unit Duplex 465 Zone  
(MD465)

**CURRENT OCP:** Urban Compact

**PROPOSED OCP:** No change

**PROPOSAL:**

To facilitate the subdivision of the subject properties into 20 fee simple duplex lots, allowing for 10 duplexes (totalling 20 dwelling units).



## **Recommendations**

1. That draft Zoning Amending Bylaw 6050-2021-5949(41) to rezone the properties at 32768 and 32778 Egglestone Avenue from Suburban 20 (S20) Zone to Multi-unit Duplex 465 (MD465) Zone be considered for first and second reading;
2. That, subject to Zoning Amending Bylaw 6050-2021-5949(41) receiving first and second reading, a Public Hearing be scheduled for a date to be determined;
3. That prior to the adoption of Zoning Amending Bylaw 6050-2021-5949(41), the following conditions be met to the satisfaction of the Director of Development Services:
  - a. substantial completion of subdivision application S20-012;
  - b. collection of any volunteered contributions to the City's community amenity reserve;
  - c. completion of the Engineering requirements, as in Attachment A;
  - d. any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing; and
4. That the new road extending south of Egglestone Avenue, be named Fukawa Court in conjunction with Development Application P2020-085, and that upon adoption of Street Naming Bylaw 6051-2021 (Fukawa Court), Street Naming Policy STR.28 be amended accordingly.

## **Rationale of Recommendations**

The proposal is consistent with the Official Community Plan designation.

The development site is designated Urban Compact in the Official Community Plan. The Urban Compact designation supports multi-unit residential development as infill development.

The OCP objective for infill housing is to "encourage infill housing that increases density and integrates with the character of existing neighbourhoods."

An Intensive Residential Development permit will be required for the proposed duplex lots to manage the form and character of the development. The Intensive Residential Development Permit is delegated to staff for approval.

## **Purpose**

To allow for the subdivision of the development site into 20 fee simple lots. Each lot would contain one half of a duplex, resulting in a total of 20 dwelling units. The draft plan of subdivision shown on Attachment B, lays out the lots and new road network.

As the property is designated Urban Compact, an intensive residential development permit is required.

## **Site Characteristics and Context**

### Applicant

- Slade Dyer & Associates Inc.

### Property Size

- The development site, which comprises two properties, is approximately 8220 sq m in area.

- The development site is flat and is bordered by Egglestone Avenue on the north and Dunbar Way on the west.

#### Neighbourhood Character

- The development site is located within Phase I of the Cedar Valley Plan.
- The surrounding area has primarily been built out to the densities identified in the OCP, with single family dwellings on the south side of Egglestone and a new single family and rowhouses across the street, north of Egglestone Avenue.

#### Environmental Protection

- No environmentally sensitive lands have been identified on the site.

#### Parks and Trails

- Tom Jones Park is located south of the development site and can be accessed from Lightbody Court. The current draft plan, **Attachment B**, identifies a proposed trail from the new internal road adjacent to proposed Lot 16, and backing Lots 7, 8, 9 and 10 then connecting to Lightbody Court. At this time, staff have not finalized whether the installation of this trail is a vital pedestrian connectivity for the neighbourhood. The proposed trail also has not been identified on the Cedar Valley Plan. Therefore, the trail may be removed as part of the final subdivision layout, which would allow for Lots 16, 7, 8, 9 and 10 to be slightly larger. If the trail is removed it will not affect the development application moving forward for first and second reading.

#### Street Naming

In accordance with Street Naming Policy STR.28, a bylaw shall be prepared for the new road extending south of Egglestone Avenue as Fukawa Court. The new road name is shown on **Attachment B**.

#### ***Fukawa Court***

Historical Information on Shoji and Toki Fukawa:

- Shoji was born in 1899 and died in 1965; Toki was born in 1910 and died in 1974.
- Shoji came to Canada in 1924; 1927-1929 Shoji worked at a Sawmill in Abbotsford; 1929 – bought 9.3 acres on Dewdney Trunk Road to start farming (map 1728, lot 1).
- They had 2 sons and 1 daughter.
- During the 1942 evacuation, they moved to Coldstream, BC.

#### *Intensive Residential Development Permit*

- 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 alternative, site compatibility and site aesthetics that are consistent with a vibrant residential neighbourhood.
- The applicant has provided streetscapes of the proposed dwelling units, which are shown on **Attachment C**.
- To minimize overall massing of the duplexes the duplexes will have a single wide garage door and bedrooms are located “in the roof” which will also help reduce massing

### Servicing

- The development site will require full municipal services.
- The servicing requirements are 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 **Attachment A**.

### **Development Considerations**

#### 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 minimum of 40 trees, two trees on each of the 20 lots created. This condition will be met as part of the subdivision approval.

#### Housing Needs Projections

The 2020 to 2024 Housing Needs Assessment has identified the need to build 149 market home ownership dwelling units in the year 2021.

If this development is approved, it will add 20 market home ownership dwelling units to the City's housing stock which represents 13% of the goal for 2021.

#### Parkland Contribution

The OCP has not identified parkland on the development site. 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.

#### Transit

The proposed development is adjacent to a transit stop, fronting Egglestone Avenue.

### **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.
- 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:           Engineering Comments  
Attachment B:           Draft Plan of Subdivision and Road Naming  
Attachment C:           Streetscapes for Duplex Units

### **Sign-Offs**



Rob Publow, Manager of Planning

MB / sh

**Approved for Inclusion:**   Barclay Pitkethly, Deputy Chief Administrative Officer