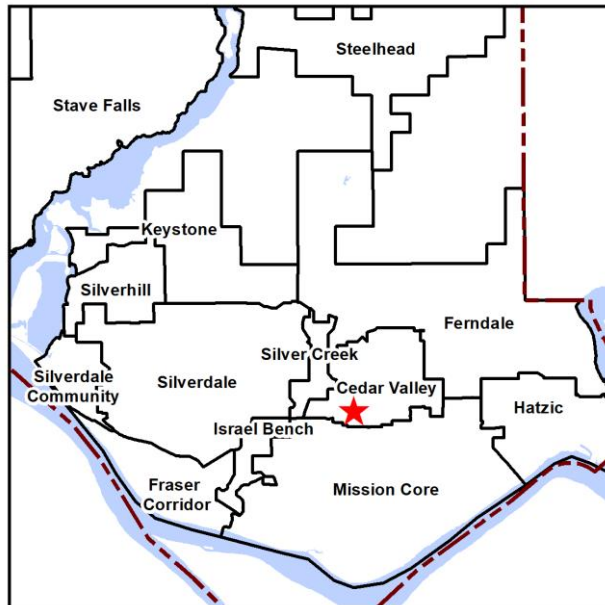


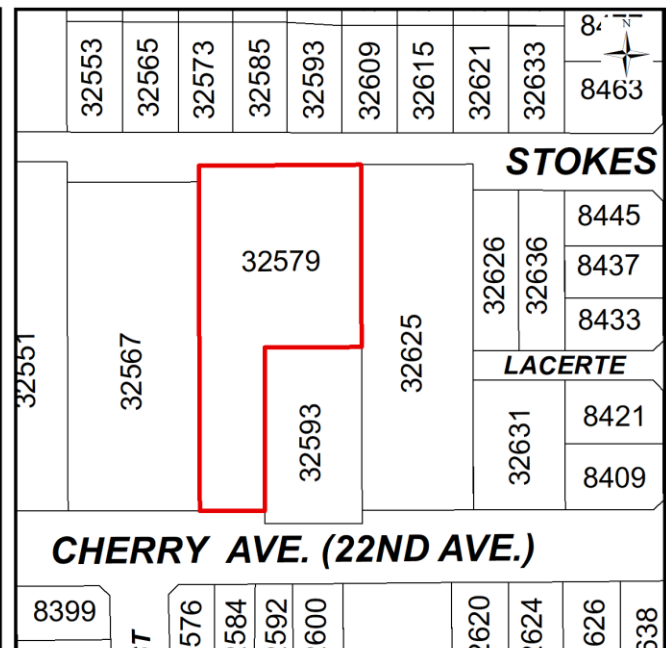
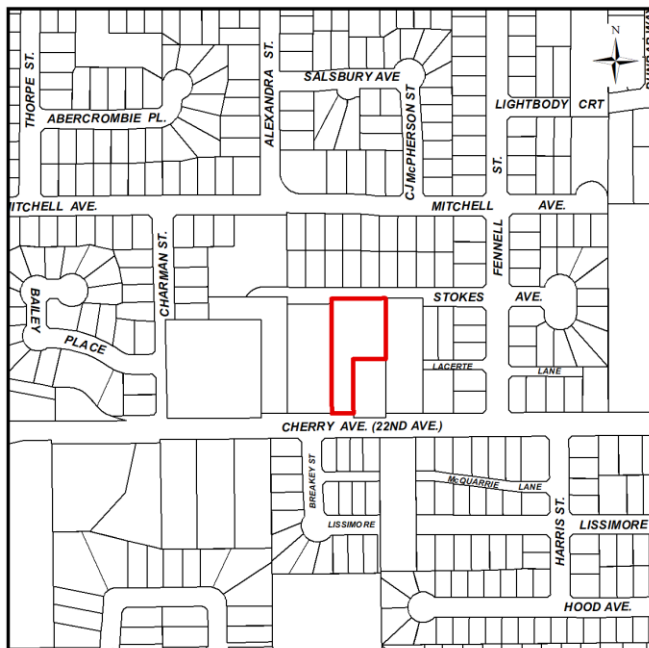
Project: P2019-094
Application Numbers: R19-028, S19-013

Subject: Development Application – 32579 Cherry Avenue



DATE: August 16, 2021
BYLAW / PERMIT #: 6057-2021-5949(45)
PROPERTY ADDRESS: 32579 Cherry Avenue
LOCATION: Cedar Valley
CURRENT ZONING: Suburban 20 Zone (S20)
PROPOSED ZONING: Urban Compact 465 Secondary Dwelling Zone (UC465s)
CURRENT OCP: Urban Compact
PROPOSED OCP: No change

PROPOSAL:
To allow for the rezoning and subsequent subdivision of the property, with secondary dwelling unit permitted on each lot.



Recommendation(s)

1. That draft Zoning Amending Bylaw 6057-2021-5949(45) to rezone the property at 32579 Cherry Avenue from Suburban 20 (S20) Zone to Urban Compact 465 Secondary Dwelling (UC465s) Zone be considered for first and second reading;
2. That, subject to Zoning Amending Bylaw 6057-2021-5949(45) receiving first and second reading, a Public Hearing be scheduled on a date to be determined; and
3. That prior to the adoption of Zoning Amending Bylaw 6057-2021-5949(45) 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. Substantial completion of subdivision application S19-013; and
 - c. 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 proposed rezoning and subdivision are consistent with the *Urban Compact* designation.
- The proposed rezoning is compliant with the Zoning Bylaw and the applicant is not requesting any variances to bylaw provisions.
- 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 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 will meet or exceed the minimum lot area of the UC465s Zone of 465 sq m. The proposed lots will be large enough to accommodate secondary dwelling units.

Purpose

To rezone the subject property from Suburban 20 Zone to the Urban Compact 465 Secondary Dwelling Zone and to subdivide the subject property under the Urban Compact 465 Secondary Dwelling Zone.

Site Characteristics and Context

Applicant

- Evertex Engineering

Property Size

- Approximately 3,765.23 sq m (40,528.56 sq ft)

Neighbourhood Character

- The subject property is located mid-block, with Stokes Avenue bordering the north property line and Cherry Avenue bordering the south property line.
- The subject property is to be bisected by Lacerte Lane, as the construction of the lane nears the subject site.
- The surrounding properties to the north are designated *Urban Residential* in the OCP and the surrounding properties to the east, south, and west are designated *Urban Compact* in the OCP.

Environmental Protection

- The subject property is located within the City's Natural Environment Development Permit Area and, as part of the subdivision requirements, a bio-inventory report and a noxious weed assessment by a qualified environmental professional (QEP) will be required.

Parks and Trails

- The subject property is located within a 10-minute walking distance from Griner Park.

Servicing

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

Referrals

Engineering Department: Refer to Attachment B.

Environmental Services: Refer to Attachment C.

Development Considerations

Community Amenity Contribution

The applicant has volunteered to contribute \$2,815 per new lot/unit in accordance with Policy LAN.40(C). The contribution will be based on the total development potential created by the change in zone, which in this case would be 3 new lots.

Tree Management

In accordance with Council Policy LAN.32 – Tree Retention and Replanting, the applicant will be required to plant a minimum of two trees per new lot. This condition will be met as part of the subdivision process. Further, the applicant is advised to not remove trees or other vegetation or disturb any soil before providing the requested report(s) from a QEP.

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 out to all occupiers and owners of properties within 152 m

from the development site notifying them of the public hearing details.

Attachments

Attachment A: Conceptual Lot Layout
Attachment B: Engineering Department Referral
Attachment C: Environmental Services Division Referral

Sign-Offs



Rob Publow, Manager of Planning

HA / sj

Approved for Inclusion: Barclay Pitkethly, Deputy Chief Administrative Officer