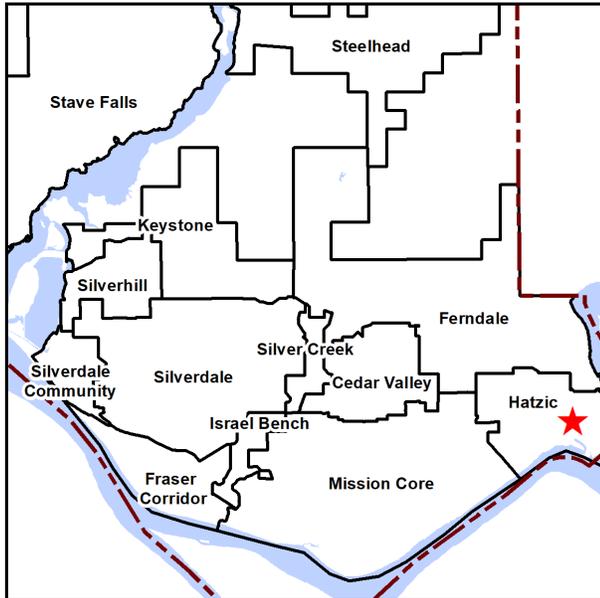
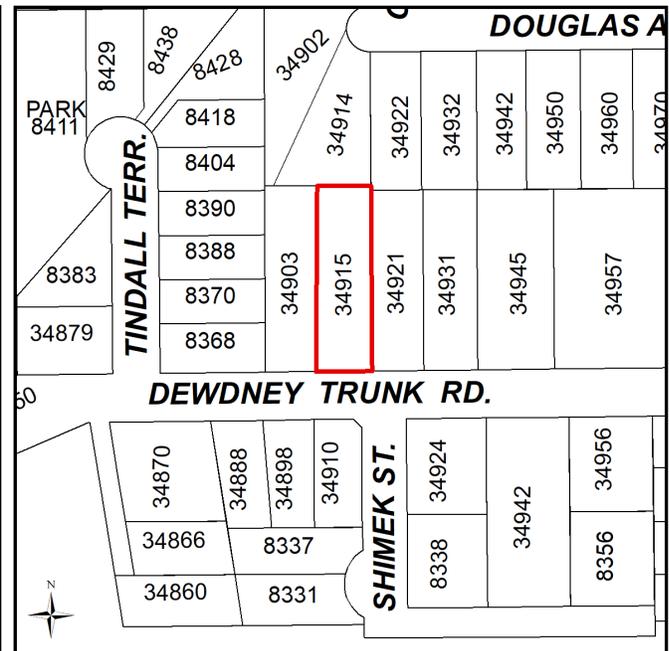
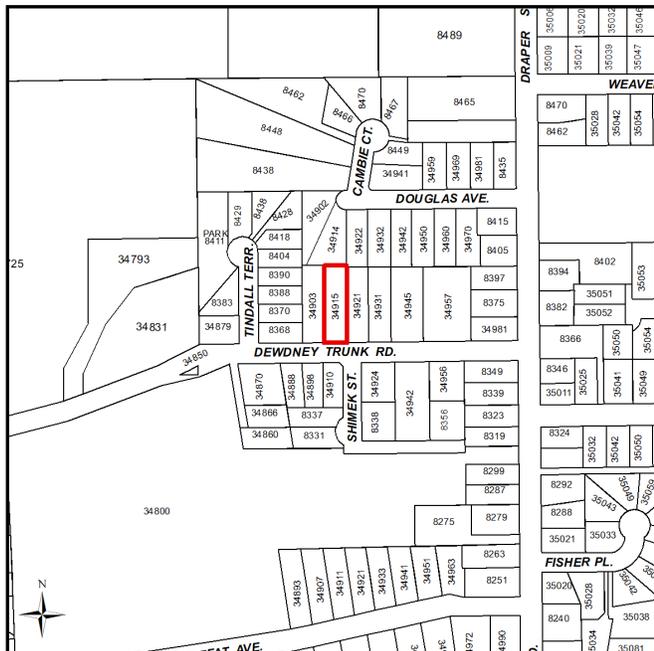


Project: P2019-035
Application Numbers: R19-016B
File: 08-3310-20



DATE: February 1, 2021
BYLAW / PERMIT #: 6007-2021-5949(20)
PROPERTY ADDRESS: 34915 Dewdney Trunk Road
LOCATION: Hatzic Neighbourhood
CURRENT ZONING: Urban Residential 930 Zone (R930)
PROPOSED ZONING: Urban Residential 930 Secondary Dwelling Zone (R930s)
CURRENT OCP: Urban Residential
PROPOSED OCP: No change
PROPOSAL:

To rezone the property to permit a secondary dwelling unit in the form of a secondary suite.



OVERVIEW AND STAFF COMMENTS:

This report details the rezoning application for the property located at 34915 Dewdney Trunk Road and identifies the necessary amendment to the Zoning Bylaw.

Staff support the application moving forward and, as such, have listed the Zoning Amending bylaw under the “Bylaws for Consideration” section of the agenda.

RECOMMENDATION:

That the Public Hearing for Zoning Amending Bylaw 6007-2021-5949(20) for the property located at 34915 Dewdney Trunk Road be waived.

PURPOSE:

To accommodate the construction of a secondary dwelling unit in the form of a secondary suite.

RATIONALE OF RECOMMENDATION:

The proposal is consistent with the Official Community Plan.

- The subject property is currently designated Urban Residential in the OCP. The proposal for rezoning to the R930s zone conforms to the Urban Residential OCP designation.
- The proposal is consistent with OCP Policy 5.1.26, which supports rezoning for secondary dwelling units as a form of infill housing and states that secondary dwelling units may be considered on lots that are large enough to accommodate on-site parking, private outdoor space, a separate entrance that is clearly secondary to the primary dwelling, and that the scale of the secondary dwelling (coach house) must clearly be ancillary to the primary use.
- A building permit for a single family dwelling on the subject property was recently finalized. The newly constructed dwelling will be able to accommodate a separate entrance to the secondary suite and space for an unencumbered parking space. The applicant has supplied a site plan that shows adequate off-street parking on the subject property. This site plan is included in this report as **Attachment A**.

BACKGROUND:

On April 6, 2020, Zoning Amending Bylaw 5925-2020-5050(377) was presented to Council and granted 1st and 2nd readings. This Bylaw aimed to rezone three properties 34902 Douglas Avenue, 34914 Douglas Avenue, and 34915 Dewdney Trunk Road from R930 to R930s to permit construction of a coach house on each lot. The Public Hearing was waived due to the proposal being consistent with the Official Community Plan, and 3rd reading of the Bylaw was deferred on June 1, 2020, as Council had concerns about the context of coach houses in the Hatzic Neighbourhood. An additional report was presented to Council and the Bylaw received 3rd reading on June 15, 2020 with an adoption requirement for a Section 219 covenant restricting the form of secondary dwelling unit to a secondary suite only.

Since then, all three properties were sold by the original developer. Staff contacted the new owners to ask if they would like to proceed with the rezoning. Only the owner of the subject property, 34915 Dewdney Trunk Road, decided to proceed.

As a result, the previous Zoning Amending Bylaw 5925-2020-5050(377) must be abandoned, and the new Zoning Amending Bylaw 6007-2021-5949(20) is presented here for Council’s consideration. Considering Council’s original concerns about coach houses, the applicant has agreed to sign a Section 219 covenant to restrict the secondary dwelling unit to a secondary suite only.

SITE CHARACTERISTICS AND CONTEXT:

Applicant

- David and Alicia Goossens

Property Size

- 34915 Dewdney Trunk Road is approximately 0.14 ha (0.35 ac) in area.

Neighbourhood Character

- The subject property is located in the Hatzic neighbourhood within the Urban Residential OCP designation.
- The subject property is surrounded on all sides by large urban residential lots, some of which contain secondary dwelling units.

Environmental Protection

- There are no watercourses or protected Environmentally Sensitive Areas on or adjacent to the subject property.

Parks and Trails

- Hatzic Park is located approximately one block away from the subject property.
- Hatzic Middle School is also located approximately one block away from the subject property.

Servicing

- The subject property is connected to existing services as a result of a recent subdivision. No upgrades are required.

REFERRALS:

Engineering Department:	The Engineering Department has no objection to this proposal.
Building Division:	No concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	No concerns.
Mission Fire Rescue Service:	No comment was provided.
MOTI:	No concerns.

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

REQUIREMENTS PRIOR TO FINAL READING:

Final Reading of the Zone Amending Bylaw will be held until the following has been satisfied:

1. Registration of a Section 219 restrictive covenant limiting the form of secondary dwelling unit to a secondary suite only;
2. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.

ATTACHMENTS:

A – Site Plan

SIGN-OFFS:



Rob Publow, Manager of Planning

KP / rp

Comment from Chief Administrative Officer:
Reviewed.

ATTACHMENT A – Site Plan

