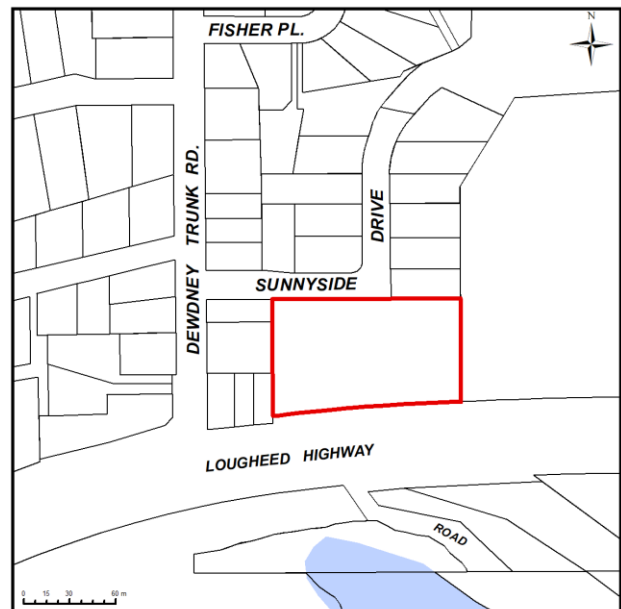
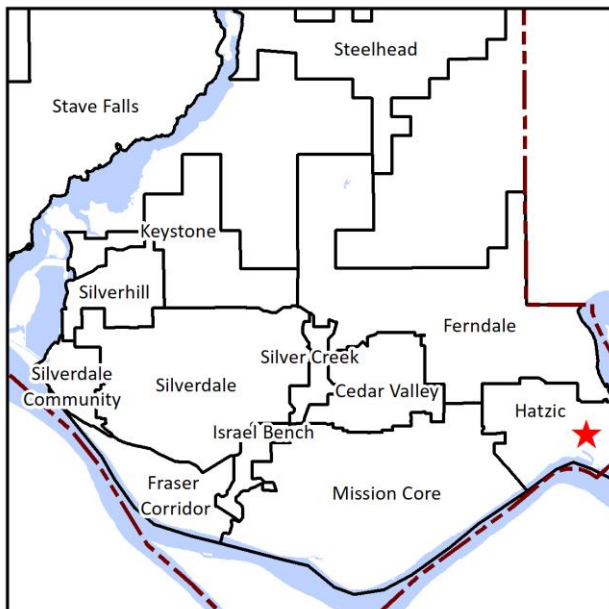


File Category: 3310-18
File Folder: P2018-033 R18-024 S18-012 DP18-025

DATE: December 17, 2018
TO: Mayor and Council
FROM: Mike Dickinson, Planner
SUBJECT: **Rezoning Application from RU80 to R930s Zone to facilitate a seven lot subdivision, each with a secondary dwelling unit, at 35043 Lougheed Highway**
ATTACHMENT(S): Appendix 1 – Information for Corporate Officer
Appendix 2 – Location Map
Appendix 3 – Proposed Subdivision Plan
Appendix 4 – Engineering Comments

CIVIC ADDRESSES: 35043 Lougheed Highway
APPLICANT: B. Thomas Holdings Ltd.
OCP: This application is in conformance with the current Urban Residential OCP designation

DATE APPLICATION COMPLETE: May 25, 2018
LOCATION: Hatzic



OVERVIEW AND STAFF COMMENTS:

This report details the development application to rezone 35043 Lougheed Highway from Rural 80 (RU80) Zone to Urban Residential 930 Secondary Dwelling (R930s) Zone to facilitate a seven (7) lot urban subdivision and identifies the necessary amendment to the Zoning Bylaw.

Staff support the rezoning application moving forward and as such have listed Zoning Amending Bylaw 5806-2018-5050(325) under the "Bylaws for Consideration" section of the Council agenda.

Subject to Council's approval, a Public Hearing will be scheduled for January 7, 2019.

SUMMARY:

A rezoning application has been received from B. Thomas Holdings Ltd. for the subject property located at 35043 Lougheed Highway (**Appendix 2**). The application proposes to rezone the subject property from Rural 80 (RU80) Zone to Urban Residential 930 Secondary Dwelling (R930s) Zone to facilitate a seven (7) lot subdivision, as shown in (**Appendix 3**). Under the subdivision draft plan, the seven proposed lots will range in area from 937 square metres (10,085 square feet) to 1,319 square metres (14,197 square feet).

SITE CHARACTERISTICS:

The subject site is approximately 0.87 hectares (2.15 acres) in size and is located in the Hatzic neighbourhood between Lougheed Highway and Sunnyside Drive, east of Dewdney Trunk Road. The subject property is developed with a single family dwelling and various accessory buildings that the applicant intends to demolish. The development site is relatively flat over the north portion but slopes between 20 – 30% towards the southeast corner and Lougheed Highway on proposed lots 4 – 7. The southeast portion of the development site is situated within the Fraser River floodplain area. A ditch is located along the southeast portion of the property, parallel to the south property boundary, Lougheed Highway. The subject site is also bound on the east by a property located within the Agricultural Land Reserve (ALR), and requires a landscaped buffer along the east portion of the development site for protecting adjoining agricultural lands (**Appendix 3**) with will be required at time of subdivision.

PLANNING ANALYSIS

Official Community Plan & Zoning Bylaw Compliance:

The subject property is currently designated Urban Residential in the Official Community Plan (OCP) and is zoned RU80. The proposal for a rezoning to the R930s Zone is consistent with the OCP and would accommodate the future subdivision of the land. The proposed R930s Zone allows for lot sizes of a minimum of 930 square metres (10,010 square feet).

The proposed rezoning application conforms to the OCP objective to encourage and support diverse housing options that cater to different types of households and income levels.

Urban residential single family residential lots are not considered to be an intensive residential development. However, any coach houses and garden cottages are considered to be an intensive residential development. As such, an Intensive Residential Development Permit (submitted by the applicant) will be required for any proposed coach houses or garden cottages at the building permit stage. The Intensive Residential Development Permit is delegated to staff for approval.

Neighbourhood Character:

The subject property is located within the Hatzic neighbourhood. The surrounding lands to the north and west are designated Urban Residential. Lands to the north are developed with single family dwellings while lands to the west are developed with commercial uses. Lands to the east are within the Agricultural Land Reserve, zoned RU80, and designated Institutional in the OCP (is the location of

the Xa: Ytem Interpretive Centre). Lands to the south are designated and developed with industrial uses but are separated by Lougheed Highway and the Canadian Pacific Railway line. Further to the south is the Fraser River.

Development Proposal

The applicant is proposing to rezone the subject property from RU80 to R930s in order to subdivide the development site into a seven (7) lot urban subdivision. The proposed subdivision includes a southerly cul-de-sac extension of Sunnyside Drive. All of the proposed lots will front onto Sunnyside Drive where they will have vehicular access. No vehicular access is permitted to Lougheed Highway per the BC Ministry of Transportation and Infrastructure (MoTI). MoTI also requires a 2.5 metre wide road dedication for future widening of Lougheed Highway as a requirement of the associated subdivision application. Further to this, MoTI requires that no development occur within 5m of the proposed property boundary with Lougheed Highway. A 'no build covenant' is required to secure this highway setback. The development site abuts property to the east located within the Agricultural Land Reserve (ALR). Based upon BC Ministry of Agriculture regulations, a landscaped buffer is required for the rear lot line of properties that are adjacent to lands in the ALR.

Access and Servicing

Municipal water, sanitary sewer, and storm sewer are available on either Sunnyside Drive or Dewdney Trunk Road. As such, no upgrades are required. The proposal includes a 2.5m wide road widening dedication for Lougheed Highway as required by the BC Ministry of Transportation and Infrastructure.

Environmental Protection:

Streamcourses

A non-fish-bearing watercourse exists within the ditch that extends along the north side of the Lougheed Highway right-of-way adjacent to the south boundary of the development site. Additionally, a permanent watercourse is located within 30 metres of the east property line and requires a Streamside Protection Enhancement Area (SPEA) in accordance with the Riparian Area Regulation (RAR) assessment. A watercourse assessment was conducted by a Qualified Environmental Professional (QEP) for both watercourses. The Qualified Environmental Consultant (QEP) identified a SPEA encroaching into the southernmost portion of the subject property (on proposed lots 3 - 5). The QEP report recommended that the SPEA be surveyed and identified with signage to prevent environmental impacts. An ESA covenant is required for proposed lots 3 – 5 where the SPEA is located. The identified SPEA will be protected through the required Development Permit (DP) process. This DP is delegated to staff for approval.

Fraser River Floodplain

The south-east portion of the site is located within the Fraser River floodplain and Development Permit Area. A floodplain covenant is required for the proposed properties where the Fraser River floodplain and DP area guidelines exist. A Development Permit application is required for the DP Area F: Fraser River DP Area. This DP is delegated to staff for approval.

Geohazard

A geohazard site assessment report recommends that if the low-lying southeast corner of the site is to be raised for construction, the finished floor elevations of the lowest habitable areas of proposed residences should be located at a minimum FCL elevation of 10.0 metres. The report also mentions that the subdivision is considered acceptable with respect to small-scale landslide hazard when compliance with the report recommendations occurs. In view of the site's soil conditions and sloping topography, engineered retaining walls may be required for site development. A geohazard covenant

is required. A Development Permit application is required for the DP Area G: Geotechnical hazards Development Permit Area. This DP is delegated to staff for approval.

ALR Buffer:

Regarding the subject site's immediate proximity to property in the ALR (situated to the east), an ALR landscaped buffer is required to enable rural-urban interface compatibility. A minimum 3 metre wide landscaped buffer shall be established along the east boundary of proposed lots 5-7. The design of the ALR landscaped buffer shall conform to BC Agricultural Land Commission guidelines for the rural-urban interface and include a fence, shrubs and trees that can attain a mature height of 6 metres. A landscaping security and restrictive covenant are required for this landscaped buffer installation and for long-term maintenance.

Tree Retention:

In accordance with Council Policy LAN. 32 – Tree Retention and Replanting, the applicant will be required to plant a total of 14 trees, two trees for each of the seven (7) lots created (for a total value of 14 X \$250/tree = \$3,500). This condition will be met as part of the subdivision approval. In addition to this requirement, the applicant is required to replace any significant trees (trees having a calliper of 0.2 m or greater) that will be removed except in the areas defined as building envelope and driveways.

Parks and Trails:

The subject property is located approximately 550 metres south of Hatzic Park (classified as a neighbourhood park). Pursuant to Section 510 of the Local Government Act, the developer must pay cash-in-lieu of parkland contribution, to be collected at the subdivision stage.

Community Amenity Contribution (LAN.40 – Financial Contribution for Community Amenities):

In accordance with Council Policy LAN.40, the applicant has volunteered to contribute \$2,815 per new lot to offset the unique financial burden that residential development imposes on the District to fund new facilities and/or amenities.

COMMUNICATION:

In accordance with Land Use Application Procedures and Fees Bylaw 3612-2003, the developer has posted two (2) development notification signs on the site summarizing the proposed development.

Provided that a public hearing date is determined by Council:

1. The development notification sign will be modified to advertise the public hearing details (i.e. date, time and place) and a notice will be mailed to the owners and occupiers of all properties within a radius of 152 metres (500 ft.) from the development site notifying them of the public hearing details.
2. A notice of Public Hearing will be prepared in accordance with Bylaw 3612-2003 and the *Local Government Act*
3. A pre-public hearing information package will be prepared to include copies of all applicable documents and is available online or at municipal hall for public viewing (in accordance with Policy LAN. 50 – Pre-Public Hearing Information Packages).

REFERRALS:

Building:

The Building Division comments that a Demolition permit is required. An acceptable geo-hazard report is required. Sprinklers are required. Property development will probably include retaining walls. The property is in the Flood Plain.

Engineering

The Engineering Department has indicated that there are no objections to the project (**Appendix 4**).

BC Ministry of Transportation & Infrastructure

The Ministry of Transportation and Infrastructure comments that: "all post development drainage must be contained onsite. Access will be restricted to secondary roads. No access will be permitted from Lougheed highway. At the time of subdivision, the Ministry will require a 5.0 metre setback area secured by a restrictive covenant that would prevent the construction of permanent structures within the setback." Additionally, MoTI requires a 2.5m road dedication along the southern boundary of the property (for widening of Lougheed Highway).

BC Transit

BC Transit notes that this development is approximately 750 metres from the nearest bus stop that is located on Dewdney Trunk Road, serviced by Route 35 Hatzic. This development also falls within the service boundary of handyDART service. Design considerations should be given to ensuring this site is accessible for service by a community-sized handyDART bus.

REQUIREMENTS PRIOR TO FINAL READING:

The Final Reading of the Zoning Amending Bylaw will be held until the following have been satisfied:

1. Collection of any volunteered contributions to the District's community amenities reserve;
2. Substantial completion of subdivision application S18-012;
3. Any other requirements resulting from Council's consideration of the Bylaw and Public Hearing submissions.

SIGN-OFFS:



Mike Dickinson, Planner



Reviewed by:
Rob Publow, Manager of Planning

Comment from Chief Administrative Officer
Reviewed.

Appendix 1

Information for Corporate Officer

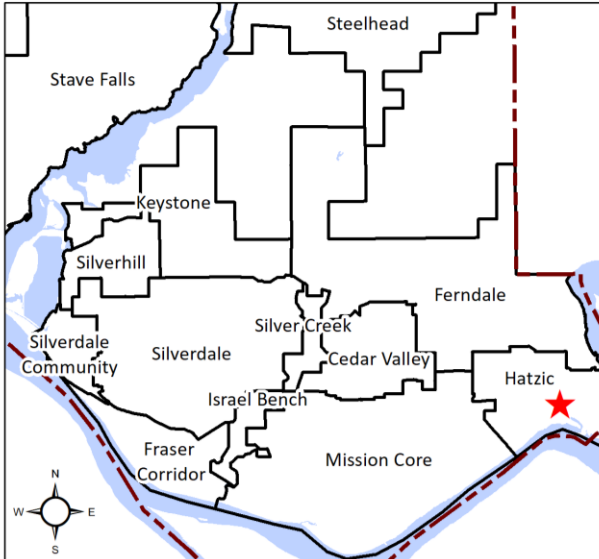
Civic Address: 35043 Lougheed Highway

PID: 008-806-446

Legal: Lot 24 Except: Part Subdivided By Plan 38924; District Lot 476 Group
1 New Westminster District Plan 26272

Appendix 2

Location Map



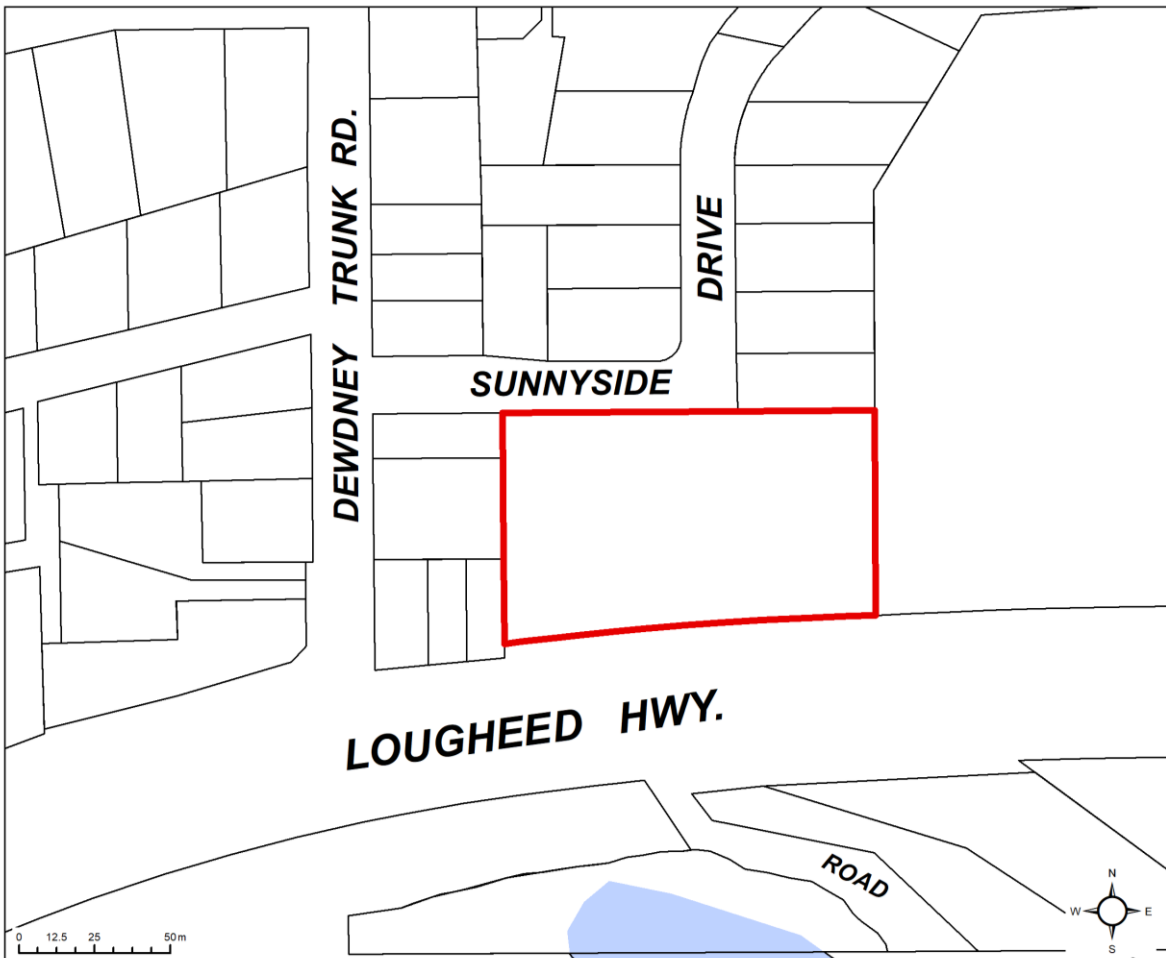
Subject Property: 35043 Lougheed Highway

Owner: B. Thomas Holdings Ltd.

Applicant: B. Thomas Holdings Ltd.

Zoning: RU80

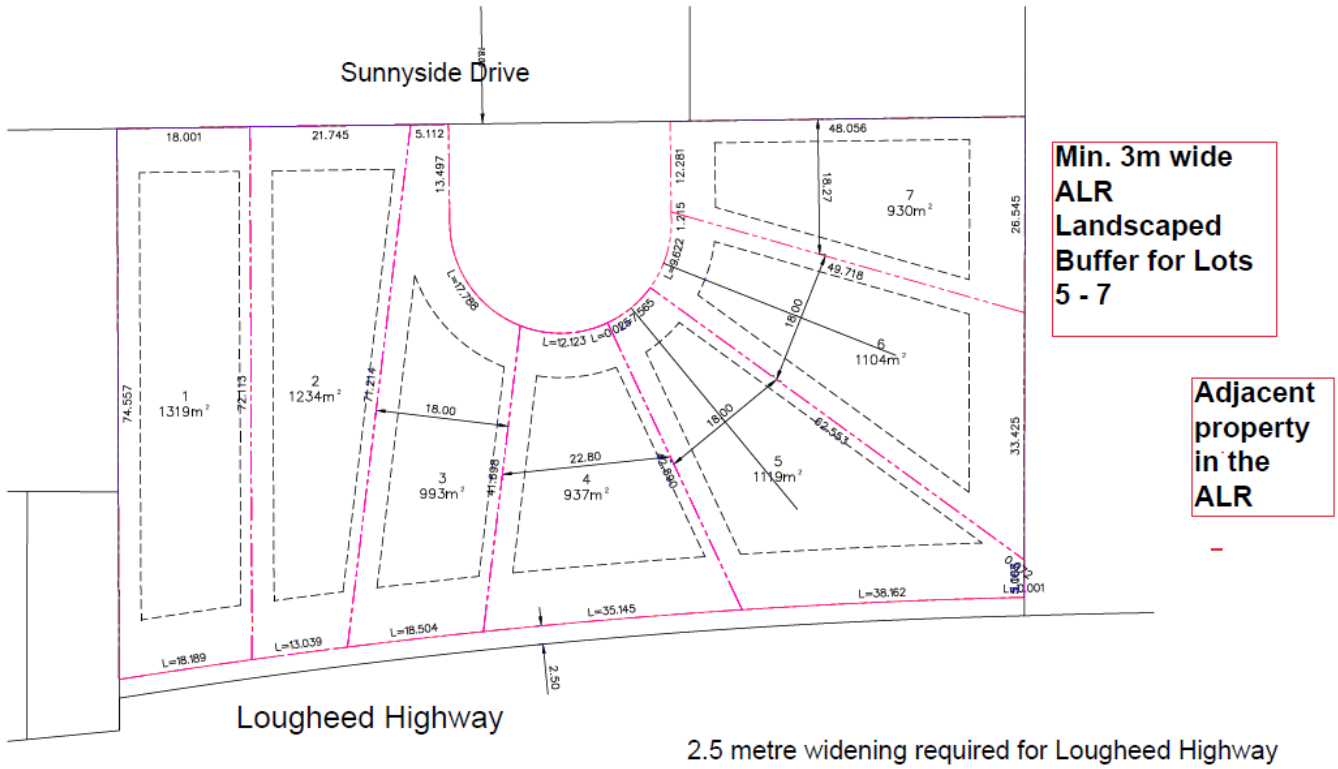
OCP Designation: Urban Residential



Appendix 3

Proposed Subdivision

P2018-033



Min. 3m wide
ALR
Landscaped
Buffer for Lots
5 - 7

Adjacent
property
in the
ALR

2.5 metre widening required for Loughheed Highway

Appendix 4
Engineering Comments

August 22, 2018

CIVIC ADDRESS: 35043 Lougheed Highway

CURRENT ZONE: RU80 **PROPOSED ZONE:** R930s

DOMESTIC WATER REQUIREMENTS:

Municipal water is available on Sunnyside Drive. Connection to the municipal system will be required at the time of subdivision. Refer to the District's Development and Subdivision Control Bylaw 5650-2017, Section 3.

STORM SEWER REQUIREMENTS:

Municipal storm sewer is available on Sunnyside Drive, but discharges to a ditch network on Lougheed Highway. Connection to the municipal system will not be required at the time of subdivision. Refer to the District's Development and Subdivision Control Bylaw 5650-2017, Section 4 and 5.

SANITARY SEWER REQUIREMENTS:

Municipal sanitary sewer is available on Dewdney Trunk Road. Connection to the municipal system will be required at the time of subdivision. Refer to the District's Development and Subdivision Control Bylaw 5650-2017, Section 6 and 7.

ROAD WORK REQUIREMENTS:

Sunnyside Drive provides paved access to the site. Refer to the District's Development and Subdivision Control Bylaw 5650-2017, Sections 8, 9, 10, and 11.

RECOMMENDATION:

From an engineering point of view, the application may proceed to adoption.



Prepared by:
Rob Racine, Engineering Technologist



Reviewed by:
Tracy Kyle, Director of Engineering & Public Works



Reviewed by:
Jay Jackman, Manager of Development Engineering & Projects