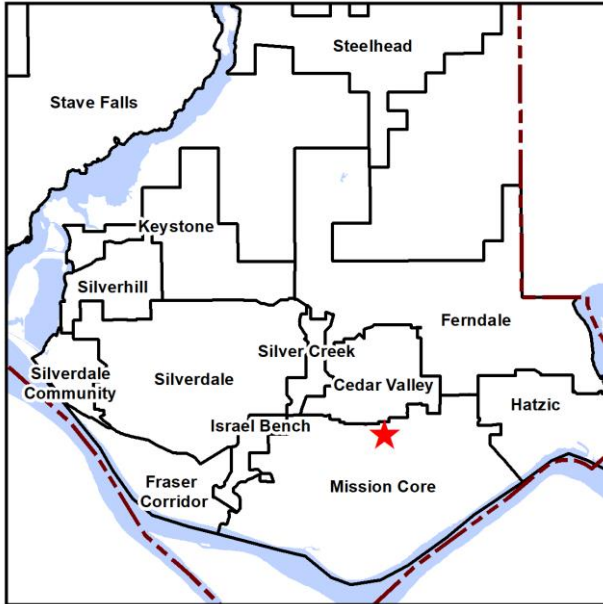
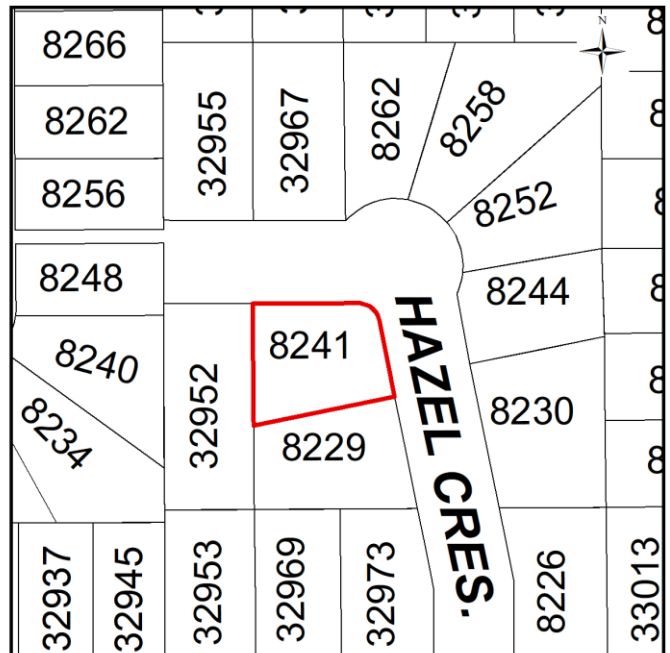
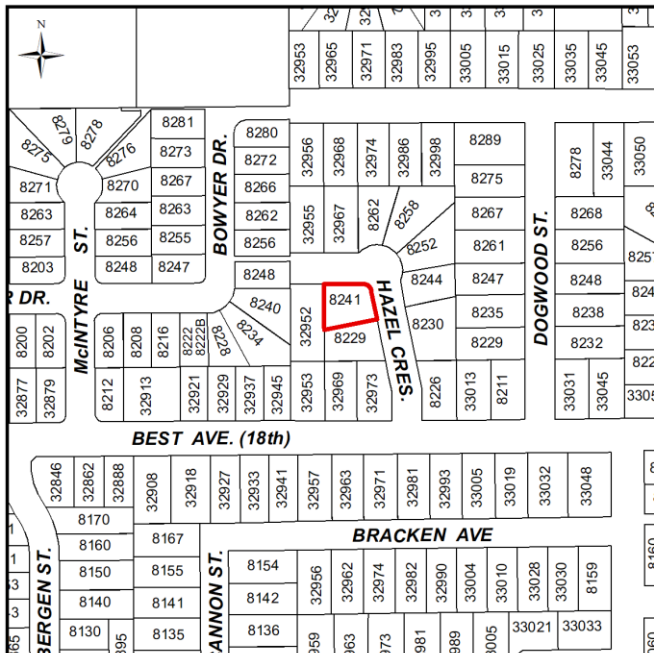


Project: P2022-007
Application Numbers: R22-004

Subject: Development Application – 8241 Hazel Crescent



DATE: July 4, 2022
BYLAW / PERMIT #: 6110-2022-5949(71)
PROPERTY ADDRESS: 8241 Hazel Crescent
LOCATION: Mission Core
CURRENT ZONING: Urban Residential 558 Zone (R558)
PROPOSED ZONING: Urban Residential 558 Secondary Dwelling Zone (R558s)
CURRENT OCP: Urban Residential
PROPOSED OCP: No change
PROPOSAL: To rezone the property to allow for a secondary suite.



Recommendation(s)

1. That draft bylaw 6110-2022-5949(71) to rezone 8241 Hazel Crescent from Urban Residential 558 Zone (R558) to Urban Residential 558 Secondary Dwelling Zone (R558s) zone be considered for first and second reading;
2. That, subject to the Bylaw 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 6110-2022-5949(71), 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. Any other requirements resulting from Council's consideration of the Bylaw, including Public Hearing.

Rationale of Recommendation(s)

The subject site is currently located within the Urban Residential 558 Zone (R558) and is designated for Urban Residential pursuant to the Official Community Plan.

The subject rezoning application seeks to change the current zoning to Urban Residential 558 Secondary Dwelling Zone (R558s). The proposed designation is consistent with the Official Community Plan.

The subject site currently contains a single storey dwelling with a basement.

The existing basement level is capable of accommodating the proposed secondary suite on site. Furthermore, there is adequate area available on site for the provision of additional parking spaces for the secondary suite.

The proposed rezoning is considered to be consistent with the existing and desired future character of the Mission Core neighbourhood area and is considered to result in an acceptable planning outcome.

Purpose

To accommodate the construction of a secondary suite.

Site Characteristics and Context

Applicant

- Michael Huff

Property Size

- 8241 Hazel Crescent is approximately 744.6 sq m (8,014 sq ft) in area.

Neighbourhood Character

- The subject property is located within the Mission Core neighbourhood. The dwelling is bounded by similar single storey dwellings to the south and west and by Hazel Crescent to the north and east. The rezoning to accommodate a secondary suite on site is consistent with the context of the surrounding properties and the desired future character of the area and is considered to result in an acceptable planning outcome.

Referrals

Building Division: Refer to Attachment B.
Bylaw Enforcement Division: No comment was provided.

Development Considerations

Community Amenity Contribution

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

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

Attachments

Attachment A: Basement Floor Plan
Attachment B: Building Division Referral Comments

Sign-Offs



Rob Publow, Manager of Planning

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Approved for Inclusion: Mike Younie, Chief Administrative Officer