



Staff Report to the Planning, Zoning and Affordable Housing Committee

DATE: Monday, May 9, 2022

DEPARTMENT: Planning

APPLICATION NO.: Z22-0001

SUBJECT: Application to Rezone 1551 and 1559 Sawyer Road from the Rural Residential 4 (RR4) Zone to Residential Small Lot 1 (RS1) Zone to Allow for a Development of Small Lots and Townhouses

BACKGROUND

Dave Smith and Dale Douglas of McElhanney Ltd. have applied on behalf of 683177 BC Ltd. and Marlene Orchard to rezone 1551 and 1559 Sawyer Road from the Rural Residential 4 (RR4) Zone to the Residential Small Lot 1 (RS1) Zone to allow for the development of single-family lots and/or townhouse units.

When this application was first brought forward to the Planning, Zoning and Affordable Housing Committee on March 28, 2022 there were no plans outlining the proposal. Due to this, the recommendation from that meeting was as follows:

'Refer the application back to staff until the applicant undertakes public consultation and provides additional details with regards to the number of units as well as the amount and type of greenspace and trail connections.'

Council furthermore passed this recommendation as a resolution at their Regular Meeting held April 4, 2022.

COMMENTARY:

The applicant has since conducted public consultation and has prepared a conceptual layout, which is attached as Appendix A. This layout illustrates a proposed mix of single-family lots and townhouses, along with dedicated green space that the general public may use and private green space for the residents of this development.

OPTIONS:

Option 1

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council:

1. Proceed with consideration of 1st reading of Bylaw No. 2059 to amend the zoning designation of the property located at 1551 and 1559 Sawyer Road from the 'Rural Residential 4 (RR4)' Zone to the 'Residential Small Lot 1 (RS1)' Zone subject to the following terms and conditions:
 - a) That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:
 - i. \$1000 towards the Affordable Housing Fund; and
 - ii. \$6,000 towards the General Amenity Reserve Fund.subject to reductions in accordance with the Affordable Housing and Amenity Contribution Policy based on a 400m² lot single-family equivalency.
 - b) That the applicant provides, **prior to Public Hearing**, the following to the satisfaction of the Director of Engineering:
 - i. A technical memo from a qualified engineer that verifies stormwater can be adequately managed on-site for the proposed development; and
 - ii. A Traffic Impact Assessment, to the satisfaction of the Director of Engineering;
 - c) That the applicant provides, **prior to Bylaw Adoption**, a Section 219 covenant, registered in priority of all other charges on title, that agrees to the following:
 - i. That a minimum of 30% of the lands are dedicated to the City as Park prior to subdivision or issuance of a building permit, whichever occurs first;
 - ii. That a continuous fire resistant/non-combustible fence be provided along the southern and western sides of the existing property prior to subdivision or issuance of a building permit, whichever occurs first;
 - iii. That a 3.0m wide non-disturbance area along the southern and western sides of the existing site be protected through a separate covenant on title, prior to subdivision or issuance of a building permit, whichever occurs first;
 - iv. That the applicant retain a 10m wide treed buffer along the eastern boundary line along Humpback Road, and that a pedestrian trail be provided within this buffer, to the satisfaction of the Director of Engineering;

- v. That no development permit be issued for this development until the site have been serviced with municipal sewer;
- vi. That the following are implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering prior to subdivision or issuance of a building permit, whichever occurs first:
 - 1. Full frontage improvements and any recommendations stemming from the Traffic Impact Assessment;
 - 2. A storm water management plan; and
 - 3. A construction parking management plan

OR Option 2

THAT the Planning, Zoning and Affordable Housing Committee recommend that Council take no action at this time with respect to this application to rezone 1551 and 1559 Sawyer Road under Bylaw 2059.

SUBMITTED BY: Robert Dykstra, MCIP, RPP Senior Planner

Concurrence: Leah Stohmann, MCIP, RPP Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Manager of Business Development and Events

Concurrence: Will Ying-udomrat, Manager of Legislative Services

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A
 Conceptual Layout

