



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: November 16, 2022

From: Yvonne Mitchell, Planner II

File No: Z 22-02

Subject: **Z 22-02; Zoning Bylaw Amendment; 3746A Wetton Road**

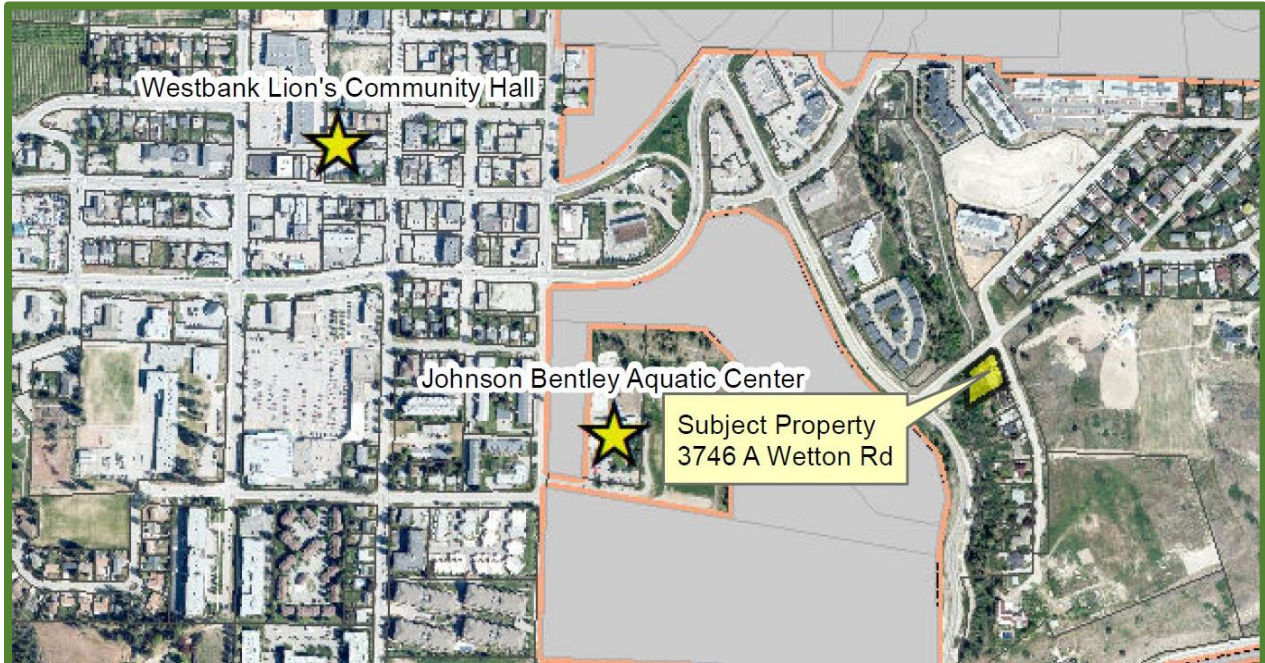
BACKGROUND

The subject property, located at 3746A Wetton Road, is in the Goats Peak/Gellatly neighbourhood. The subject property is currently developed with a quadplex and backs onto Smith Creek.

PROPERTY DETAILS			
Address		3746A Wetton Road	
PID		030-401-241	
Folio		36415471.076	
Lot Size		2359.32 m2	
Owner	Rajinder Vermani	Agent	Mark Aquilon
Current Zoning	R3 (Low Density Multiple Residential Zone)	Proposed Zoning	Site Specific Text Amendment
Current OCP	Low Density Multiple Family	Proposed OCP	N/A
Current Use	Quadplex	Proposed Use	Townhouses
Development Permit Areas	Aquatic, Hillside, Sensitive Terrestrial Ecosystem, Form and Character		
Hazards	N/A		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Parks and Open Space Zone (P1) (Majoros Pond Park)
East	>	Agricultural Zone (A1)
West	<	Smith Creek
South	v	Low Density Multiple Residential Zone (R3)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal

This proposal is for a Site Specific Text Amendment to increase the maximum FAR in the R3 zone from 0.75 to 0.95. The applicant is requesting this Site Specific Text Amendment to accommodate the future development of 12 townhouse units.

Applicant's Rationale

The applicant has provided the following rationale:

We are requesting the additional .25 FAR in order to facilitate the building as designed on the overall site plan. With the sites geographic and environmental restrictions we have incorporated the built form into the most applicable building area. We reduced the building footprints and circulation to meet realistic targets for livable spaces. We have incorporated the 7m wide drive aisle width as part of the central spine of the building which enlarged the requirement for site coverage to meet the bylaw.

Policy and Bylaw Review

Official Community Plan Bylaw No. 0100

The Land Use Designation of the subject property in the Official Community Plan is Low Density Multiple Family. The Low Density Multiple Family Land Use Designation supports semi-detached and attached townhouse development. The purpose is to provide for a broader range of housing opportunities in areas served by transit and in walking distance to community amenities, shops and services, while acknowledging the adjacent land use. The proposed site-specific text amendment is consistent with the Low Density Land Use Designation.

Development Permit Areas

The developer has indicated that future development would consist of townhouse units. This development proposal would be subject to Form and Character Development Permit Guidelines for multiple family, as well as Hillside, Aquatic, and Sensitive Terrestrial Development Permit Guidelines.

Zoning Bylaw No. 0265

The Low Density Multiple Residential Zone (R3) has a maximum density of 0.75 Floor Area Ratio. The R3 Zone permits duplexes and townhouses.

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The proposal is consistent with the Low Density Multiple Family Land Use Designation in the Official Community Plan.
- Gellatly Road, adjacent to the subject property, is identified as a Transit Arterial in Schedule 8 Future Transit Network in the Official Community Plan.
- Gellatly Road, adjacent to the subject property, is identified as an Arterial Cycling Route in Schedule 9 Future Bicycle Network of the OCP.
- A Development Permit will be required to address multiple family form and character considerations, a Hillside Development Permit will be required to address protection from hazardous conditions, and Aquatic and Sensitive

Terrestrial Development Permits will be required to address protection of the natural environment, its ecosystems and biological diversity.

- The Low Density Residential Zone (R3) permits duplexes and townhouses.

Specific comments would be appreciated should the APC have any concerns with the proposed Site-Specific Text Amendment so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Yvonne Mitchell, Planner II

Powerpoint: Yes ☒ No ☐

Attachments:

Attachment 1 – Low Density Multiple Residential (R3) Zone