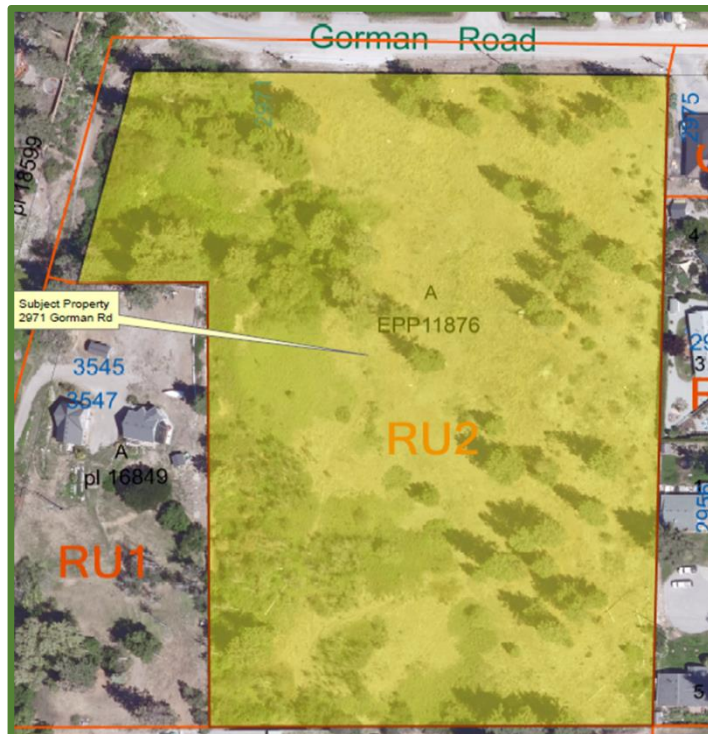


NEIGHBOURHOOD MAP



PROPERTY MAP



PROPOSAL

Kerr Properties 002 Ltd. proposes to re-zone a seven-acre site at 2971 Gorman Rd in the Glenrosa neighborhood from RU2 to R3 to develop a unique mix of housing options. The proposal also contains an OCP amendment from the LDR Designation to the MDR Designation to enable the intended R3 Zone.

The development aims to cater to first-time buyers, families, and empty nesters. The proposed development includes two and three-storey townhomes and duplexes with 2, 3, and 4-bedroom options. Key features include full driveways, double garages, private patios, playgrounds, pickleball courts, a dog park, and walking trails that separate pedestrian and vehicle traffic. 117 total units are proposed.

Applicant Rationale:

- **Density and Parcel Coverage:** Utilizes 0.67 FAR of the allowable 0.75 and covers 25% of the parcel out of the allowable 40%.
- **Housing Diversity:** Provides a mix of 2, 3, and 4-bedroom townhomes and duplexes, catering to various buyer demographics and lifestyles.
- **Buffering and Topography:** Strategic buffering of surrounding single-family properties with two-storey duplexes to the east and natural buffers to the west, minimizing visual impact.
- **Common Amenities:** Includes first-class common spaces, playgrounds, pickleball courts, a dog park, and walking trails.
- **Proximity to Schools:** Walking distance to both elementary and middle schools.



Figure 1: Applicants Proposed Site Plan

DISCUSSION

Policy & Bylaw Review

Official Community Plan Bylaw No. 0300

The applicant is proposing an OCP amendment from LDR to MDR.

A Medium Density Residential (MDR) designation is used to create areas suitable for higher residential densities than single-family homes, but lower than high-rise developments. This zone offers a variety of benefits:

- **Housing Options:** MDR areas provide a range of low-rise multi-unit dwellings, typically including townhouses up to three stories and multi-unit housing up to four stories. This variety caters to diverse housing needs.
- **Density Transition:** MDR areas act as a buffer zone, creating a smooth transition between very low-density areas (like single-family homes) and higher-density developments (like high-rise apartments). They can also be used to strategically increase density in specific locations.
- **Walkable Communities:** MDR areas promote pedestrian-friendly environments with a focus on human scale. Ideally, these areas are located near amenities such as shops, restaurants, and schools, allowing residents to meet their daily needs without relying solely on cars.
- **Improved Transit Access:** MDR areas often encourage existing or future transit connections to improve access to local amenities and reduce reliance on personal vehicles.

The development is well served by transit, thanks to its proximity to major intersections at Gorman and Weber with a traffic circle. Its is also directly adjacent to Glenrosa Middle School to the South. The applicant proposes to enrich the development by adding amenities and incorporating duplex units along the perimeter. These duplex units will serve as a buffer zone between the development and existing detached uses. The submission of a concurrent rezoning application to the R3 zone is supportive of the applicants intent. A Public Hearing is required for an Official Plan Amendment.

LAND USE DESIGNATION SUMMARY			
DESIGNATION	PURPOSE / DENSITY**	USES	MAXIMUM BUILDING HEIGHT*
• Medium Density Residential	• To allow for low-rise housing forms including townhouses up to three storeys and multi-unit buildings (greater than three units) up to four storeys.	• Townhouses • Duplexes • Multi-unit housing	• Low-rise (townhouses/ duplex) up to 3 storeys • Multi-unit housing up to 4 storeys
• Low Density Residential	• To allow for a variety of low-rise residential uses that are limited to 1-2 units.	• Single-detached dwellings, including secondary suites, carriage houses and clustered housing • Duplexes	• Low-rise • Up to 3 storeys

Figure 2: OCP land use summary

Zoning Bylaw No. 0265

The applicant is proposing a zoning amendment from RU2 to R3 to support the OCP designation amendment to MDR. This zone permits townhouses. The RU2 zone is a rural zone intended to accommodate rural, agricultural, and residential uses on parcels of land that are 1 ha or greater. It is not an urban residential zone intended for development of private strata's or compact subdivisions.

Traditionally, R3 zoning allows for higher density developments with townhouses and duplexes, compared to single-family homes permitted in R1 zones. However, the introduction of Bill 44 (Small-scale, multi-unit housing) has adjusted this. R1 zones can now accommodate duplexes, secondary suites and multiple units per lot. This means an R1 subdivision with Bill 44 considerations may yield additional density in excess of what would be permitted in an R3 zone and with increased heights (R3 is 10.0m vs 11.0m in R1). Notably, this also wouldn't require an Official Community Plan (OCP) amendment, as the LDR Designation is existing, but would require an applicant to satisfy required parking and site considerations.

The applicant is proposing a rezoning to the R3 zone, with a capped height requirement of 10.0m and a FAR at 0.75.

Neighbouring Property (3590 Weber Road)

The parcel southwest of the subject application is also requesting an OCP amendment from Agriculture to Medium Density Residential. The APC should be aware of this application in the context of their review.

Secondary Access

The Glenrosa Neighbourhood is already deficient with the NFPA 1141 guidelines for the required number of access/egress routes. This advisory comment will carry forward with any future applications and developments will be assessed and reviewed on a case by case basis.

Technical Review

Traffic

Kerr Properties undertook a Traffic Impact Assessment. Safety was a key consideration, with a review of ICBC crash data from 2018 to 2022 for nearby intersections. The study



Figure 3: Neighbouring Parcel red & Surrounding OCP Land use

revealed a low collision rate: 1 crash in 5 years at Gorman & McTaggart (0.2 crashes/year average) and 3 crashes in 5 years at Gorman & Webber (0.6 crashes/year average). Notably, there were no reported cyclist, pedestrian, or motorcycle collisions during the study period. Furthermore, a swept path analysis confirmed ample space for HSU and BC Pumper fire trucks to navigate within the development site.

Servicing

The subject site would be connected to municipal services. The proposal outlines offsite road upgrades to meet rural standards along Gorman Road. Water service will connect to the existing Gorman Road main with onsite fire hydrants for added safety. Stormwater management incorporates existing drainage systems and utilizes infiltration methods like lawns, drywells, or rock pits onsite. The plan also integrates the existing overland storm flow route, directing it through the development and neighboring properties with proper erosion control measures. Cooperation with neighbouring parcels will be required to appropriately direct stormwater.

Environmental

The development is expected to have a moderate impact on the Environmentally Sensitive Area (ESA) 2, but with some elements being retained. Environmental monitoring will be recommended when issuing the Development Permit (DP). Since the



Figure 4: ESA Areas (ESA 3 light green, ESA 2 dark green)

impact is moderate and no high-value lands are involved, covenant protection won't be required.

Referral Comments

Fire: Emergency egress lane through to Lyon Court should be considered.

Development Engineering: Application should consider additional pedestrian upgrades for tie into to Glenrosa Middle School & between Gorman Road and McIver Road.

KEY CONSIDERATIONS

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

- Is the subject site suitable for an OCP land use designation change from LDR to MDR and a Zoning Amendment from RU2 to R3.

Specific comments would be appreciated should the APC have any concerns with the proposed OCP and Rezoning 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,

Brad Clifton, Senior Planner

Powerpoint: Yes No

Attachments:

1. Applicants proposed site plan
2. Applicants rationale