



PUBLIC HEARING COUNCIL REPORT

To: Mayor and Council

Date: February 25, 2025

From: Ron Bowles, Chief Administrative Officer

File No: Z 24-03

Subject: **Z 24-03; OCP and Zoning Bylaw Amendments (Public Hearing); 2971 Gorman Road**

Report Prepared By: Cam Graham, Planner II

BACKGROUND

The applicant has applied for an OCP amendment from the Low Density Residential (LDR) to the Medium Density Residential (MDR) designation to allow for the concurrent rezoning. The Zoning Bylaw Amendment proposes to rezone from Rural Residential Small Parcel (RU2) to Low Density Multiple Residential (R3) to develop townhouses and duplex lots. The proposed amendments received First and Second Reading on Dec. 10th, 2024.

ADDITIONAL INFORMATION FOR PUBLIC HEARING

On December 10th, 2024 during the consideration of First and Second Reading, Council provided several comments involving the greater Glenrosa area. Staff have provided some additional context below to aid in the site-specific decision-making process for the application.

Powers Creek Water Treatment Plant/ Water Capacity

Discussion regarding the capacity for the Powers Creek Water Treatment Plant was raised as part of this application. According to our current Water Master Plan, the site is not deficient. Nor was it identified by the City's water consultant for this site-specific application that the proposed density would lead to any water deficiencies in the future.

The City's Water Master Plan is currently under review; it is anticipated this project will look at the entire water system, including identifying any challenges with upland storage that will need to be addressed to accommodate growth in both of the City's water service areas.

Egress

Emergency egress for the broader neighbourhood was also raised at the previous meeting. As discussed in the attached report, the Glenrosa Neighbourhood is challenged with egress routes and NFPA 1141 guidelines. Based on this, Council has requested the Glenrosa Corridor Study advance from 2026 to 2025 in the CWK Ten Year Capital Plan

(\$300,000). This study is intended to review the options available for a secondary egress from Glenrosa in 2027. However, as part of recent budget deliberations, Council has requested this project be moved into the 2025 budget. We anticipate that the project will evaluate the feasibility of 3 options for the Glenrosa area and will begin later this year, once the budget is adopted.

WKFR has reviewed this application and notes that consideration for egress routes should continue to be discussed as development continues in Glenrosa. WKFR will review applications on a case-by-case basis and did not have any objection to this development advancing.

Development Application Overview

A summary of the ongoing development applications in Glenrosa was requested to inform the overall level of development occurring in the area. Various development applications are under review at different stages, encompassing a range of units. The progression of these applications is contingent upon market conditions; however, they represent a substantial potential for future housing development. Based on current applications and applications being prepared, the following breakdown of units is provided:

- Building Permit, Subdivision, Development Permit, Zoning and Official Community Plan (OCP) applications: ~700 units.

The total number of units includes single-family lots, duplexes, and townhomes. It is important to note that the calculation does not account for additional units made possible under the new provincial housing legislation, such as secondary suites or small-scale units. If the full range of allowable units, including up to 4 units per property, were developed, the potential number of units could increase, reaching up to approximately 1,400 units.

Location	Status	Units	Notes
1. Phase 3 of "The Trails"	Future Development	27 - Single Family Lots	
2. 3210 Salmon Rd	Building Permit	20 Duplex Lots	
3. Inverness Rd Subdivision	Building Permit	~ 11 Single Family Lots	Potential for more density under SSMUH.
4. 3280 & 3290 Glenrosa/Salmon Rd "Upper Glenrosa"	Active Development Permit	~ 60 Townhomes and 94 Single-Family Units	Development may be restricted due to servicing and egress
5. 3640 McIver & 3636 McIver Rd "Glen Eagles"	Pre-App. for Development Permit	~ 50 Single Family Units	Recently rezoned. Potential for more density under SSMUH.
6. Morningside Drive "The Trails"	Pre-App. for Development Permit	Multi-Family sites (~120 Units) and a commercial site	Rezoned land, recently acquired by a developer.
7. 2971 Gorman Rd (Current Application)	Active OCP amendment & Rezoning	~ 117 Townhouses and Duplex Units	

8. McIver Road "Salco" off Bellcourt Rd	Active Rezoning	~ 60 Single Family Units	Potential for more density under SSMUH.
9. 2734 Lower Glenrosa	Active Rezoning	~ 48 Townhouse Units	
10. 3590 Webber Rd	Inactive OCP Amendment	~125 Townhouse and Duplex Units	Currently on hold.

This breakdown offers clarity regarding the current stages of development, unit types, and potential variations due to evolving legislative frameworks. The specific numbers reflect both existing applications and those subject to potential increases, pending further legislative changes or market conditions.

Commercial Zones

The commercial component was discussed during consideration of First and Second reading of this application. The proposed development site is located adjacent to an existing commercial site at 2961 Gorman Road. Additionally, a commercial site within "The Trails" development was rezoned and subdivided as part of Phase 3, and this site currently remains vacant. The applicant has confirmed that they are not proposing commercial uses outside of what is permitted within the R3 Zone. Both of these zones allow for care facilities and childcare in a townhouse or duplex forms.

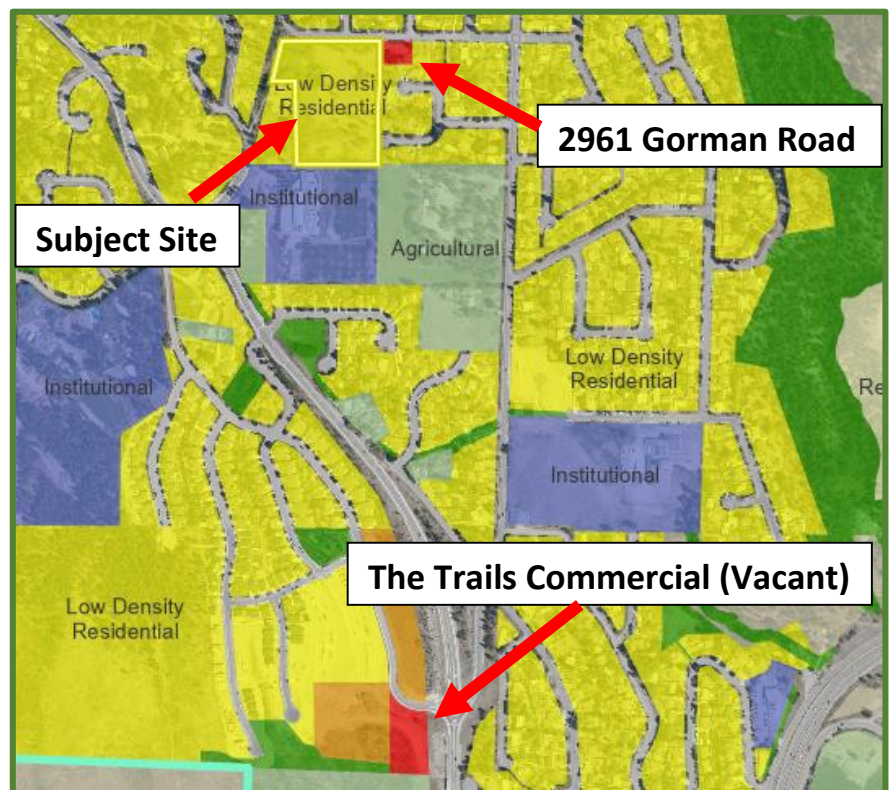


Figure 1: Commercial Designation in Glenrosa

Offsite Improvements (Storm Water)

The subject site will require offsite improvements related to stormwater management. The Master Drainage Plan identifies routing through the subject property, conveying the storm runoff from Gorman Road to Webber Road. Stormwater improvements are required to allow for safe conveyance of upstream storm from Gorman through to the existing storm system further south on Webber Road. The applicant has been working with the City to determine viable solutions. As a result, two options have been identified, both of which avoid ditching along existing single-family properties that front onto Gorman and Webber Road. The two options for conveying the stormwater safely to the existing storm system are:

Option 1 – Stormwater is conveyed from Gorman Road, through the subject property and 3590 Webber Road to Webber Road. South along Webber Road, approximately 300m of

pipelined storm will be installed before connecting to the existing pipelined storm system. At time of development, registration of storm SRW's will be required on the subject property and adjacent properties (2974 Glen Abbey Place (SD23) and 3590 Webber Road) for stormwater infrastructure and overland conveyance.

Option 2 – Stormwater is conveyed by approximately 900m pipelined storm along Gorman Road and then south along Webber Road before connecting to the existing City storm system.



Figure 2: Option #1



Figure 3: Option #2

Both of these options would be secured through a covenant at time of third reading. The selected option would be determined as part of subsequent Development Permit processes and constructed at time of Building Permit.

COUNCIL REPORT / RESOLUTION HISTORY

Date	Report Topic / Resolution	Resolution No.
December 12 th , 2024	THAT Official Community Plan Amendment Bylaw No. 0300.06, 2024 be given first and second reading; AND THAT Zoning Amendment Bylaw No. 0265.29, 2024 be given first and second reading;	C304/24

AND FURTHER THAT Official Community Plan
Amendment Bylaw No. 0300.06, 2024 and Zoning
Amendment Bylaw No. 0265.29, 2024 be forwarded to a
Public Hearing.

REVIEWED BY

Chris Oliver, Planning Manager

Brent Magnan, Director of Community Development

Trevor Seibel, Deputy CAO/Deputy Corporate Officer

APPROVED FOR THE AGENDA BY

Ron Bowles, Chief Administrative Officer

Attachments:

1. First and Second Reading Report (File: Z 24-03)
2. OCP Amendment Bylaw No.0300.06, 2024
3. Zoning Amendment Bylaw No. 0265.29, 2024
4. Submissions as of 4:30 p.m. Thursday, February 20, 2025