



# ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: February 17, 2021

From: Jayden Riley, Planner II

File No: Z 21-01

Subject: **Z 21-01; Rezoning Application; 2377 Thacker Drive**

## BACKGROUND

This application is proposing to rezone the upper bench portion of the subject property, located at 2377 Thacker Drive, from Rural Residential Large Parcel (RU4) to Single Detached Residential (R1) to accommodate a 10-lot single family subdivision.

An application to rezone the property was submitted previously under File: Z 18-08, and eventually withdrawn. Z 18-08 proposed to rezone the upper portion of the subject property from RU4 to R1, as well as the lower portion of the lands from RU4 to P1 (Parks and Open Space) and RU4 to R1, with access to the lower portion from Casa Grande Drive. The proposal has now been revised and resubmitted under Z 21-01 to limit rezoning to the upper bench only. Other revisions include a modified the R1 area, which has been reduced to exclude the existing single family dwelling (*Attachment 1, Figure 1*).

| PROPERTY DETAILS                |  |                        |  |
|---------------------------------|--|------------------------|--|
| <b>Address</b>                  | 2377 Thacker Drive                                   |                        |  |
| <b>PID</b>                      | 010-347-674  |                        |  |
| <b>Folio</b>                    | 36413417.000   |                        |  |
| <b>Lot Size</b>                 | 65,093 m <sup>2</sup>                                |                        |  |
| <b>Owner</b>                    | Lunelli Enterprises Ltd.                             | <b>Agent</b>           | Grant Maddock,<br>Protech Consulting                                   |
| <b>Current Zoning</b>           | Rural Residential Large Parcel (RU4)                 | <b>Proposed Zoning</b> | Single Detached Residential (R1), Rural Residential Large Parcel (RU4) |
| <b>Current OCP</b>              | Single Family Residential (SFR), Resource Land (RL)  | <b>Proposed OCP</b>    | N/A  |
| <b>Current Use</b>              | Single Family Dwelling, Agricultural Worker Dwelling | <b>Proposed Use</b>    | Single Family Residential (10-lot subdivision)                         |
| <b>Development Permit Areas</b> | Hillside, Terrestrial                                |                        |  |
| <b>Hazards</b>                  | Steep Slopes (south portion)                         |                        |  |

**Agricultural Land Reserve**    No

**ADJACENT ZONING & LAND USES**

|              |   |  |
|--------------|---|--|
| <b>North</b> | ^ | Single Detached Residential (R1)   |
| <b>East</b>  | > | Rural Residential Large Parcel (RU4)   |
| <b>West</b>  | < | Single Detached Residential (R1)   |
| <b>South</b> | v | Single Detached Residential (R1)<br>Low Density Multiple Residential (R3)<br>Parks and Open Space (P1) |

**NEIGHBOURHOOD MAP**



**PROPERTY MAP**



**DISCUSSION**

Background

The subject property is located in the Lakeview Heights neighbourhood, surrounded by Single Detached Residential (R1) to the north and west, Single Detached Residential

(R1) and Parks and Open Space (Casa Palmero Park) (P1) to the south, and Rural Residential Large Parcel (RU4) to the east. The property includes an upper bench that fronts Thacker drive and Bridgeview Road. Rezoning would allow for future subdivision of the proposed R1 area and the extension of Bridgeview Road and utilities.

**Proposal**

This application is proposing to rezone the upper bench portion of the subject property from Rural Residential Large Parcel (RU4) to Single Detached Residential to (R1) to accommodate a 10-lot subdivision. The proposed R1 area is 22,008 m<sup>2</sup>, fronting Thacker Drive and Bridgeview Road (*Attachment 1, Figure 1 and 2*).

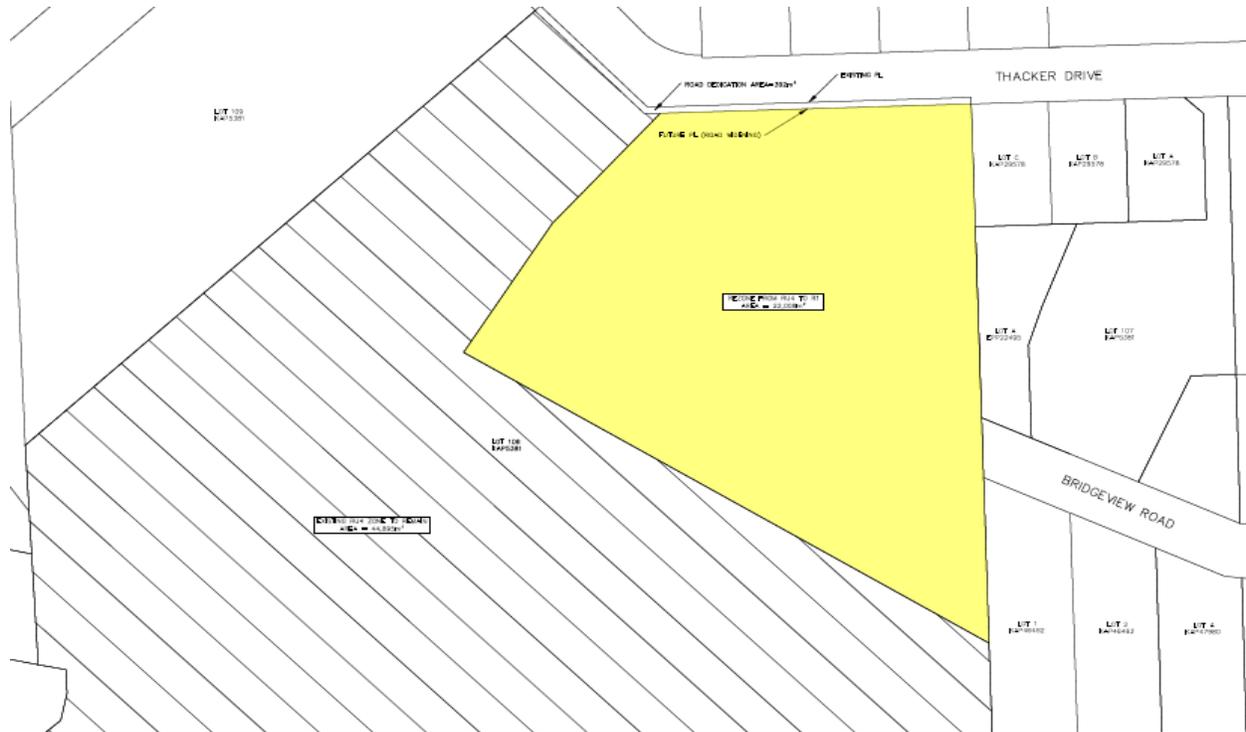


Figure 1: site plan of proposed R1 area

**Policy and Bylaw Review:**

Official Community Plan

The subject property has a split Land Use Designation (LUD) of Single Family Residential (SFR) to the north and Resource Land (RL) to the south. The intended built form of the SFR LUD includes single detached, duplex, carriage house, and compact or clustered housing. The purpose of the LUD is to provide traditional single

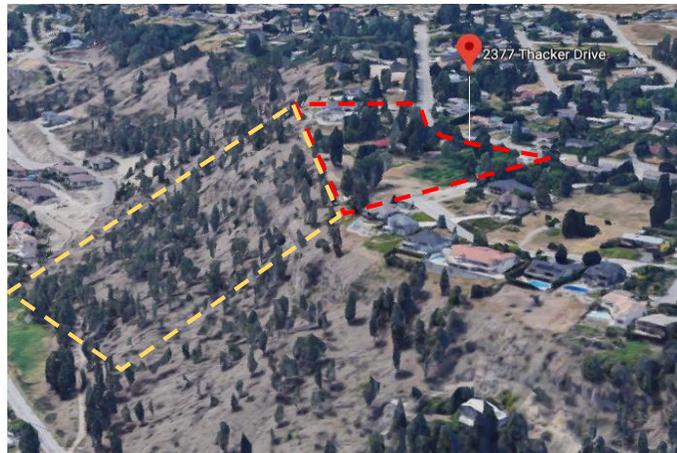


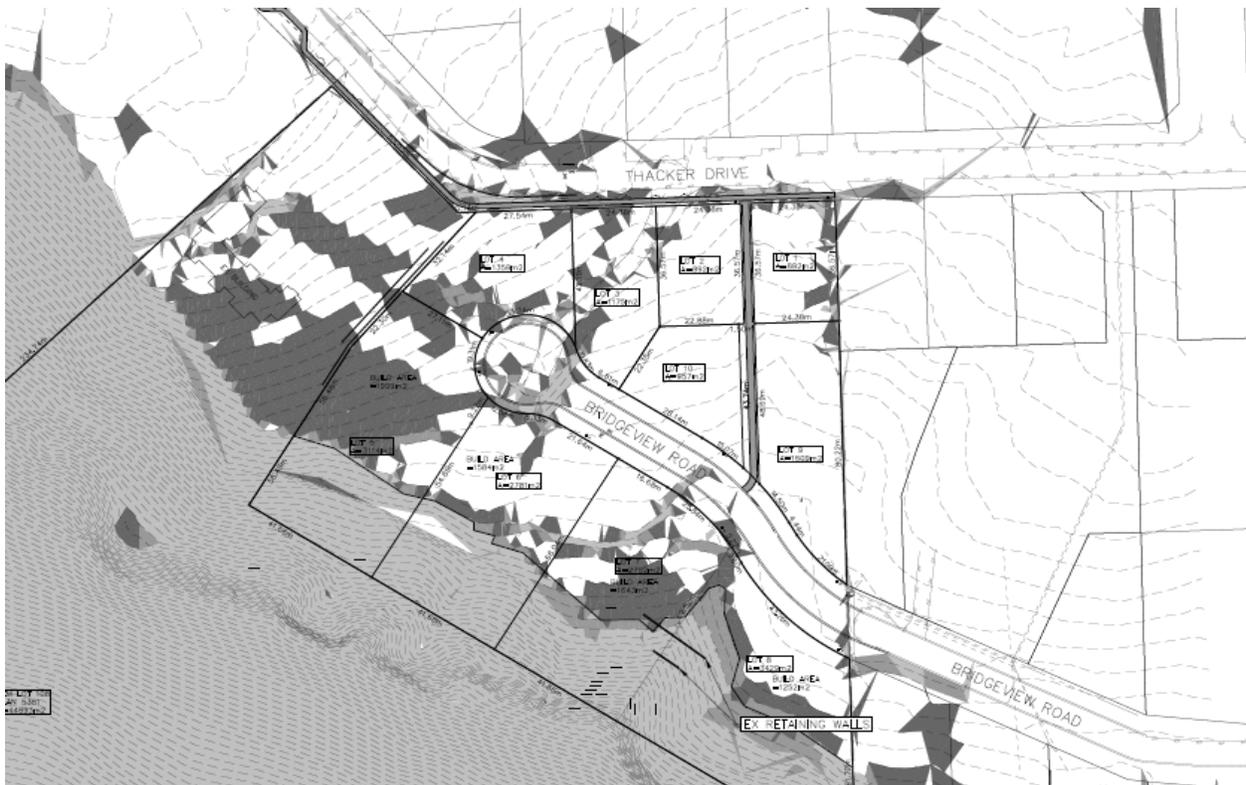
Figure 2: upper bench Area (approximate) proposed for rezoning

family housing opportunities for families and encourage more land efficient compact housing forms.

The property is subject Hillside and Terrestrial Development Permit Areas, which would be addressed prior to, or in conjunction with, subdivision, if required.

### Zoning Bylaw

The entire parcel is zoned Rural Residential Small Parcel (RU4). Rezoning the upper portion of the parcel to R1 is consistent with the existing SRF LUD. The R1 Zone is intended to accommodate single detached residential use on parcels of land that are 550 m<sup>2</sup> and larger.



**Figure 3:** preliminary subdivision plan

### **Technical Review:**

#### Geotechnical

A geotechnical report was submitted by Beacon Geotechnical, concluding that, based on investigation and analysis, the proposed residential development is feasible provided the recommendations of the report are included in the design and construction of the project. The report provides recommendations for site preparation, permanent cut and fill slopes, utility installation, building, and drainage.

#### Environmental

An environmental assessment report was submitted with the application, which identifies Environmentally Sensitive Areas of the site and provides recommendations in context to the natural features of the subject property and Best Management Practices. According

to the report, the proposed lots would be located in ESA 3 and ESA 4 areas (low environmental sensitivity), with ESA1 and ESA 2 areas (high environmental sensitivity) located on the steep sloped, south portion of the property (*Figure 4*).

### Servicing

A Functional Servicing Report was prepared by Protech Consulting, identifying existing and proposed water, sewer, storm, road infrastructure required to service the future subdivision. This includes future upgrades to the lift station at 2252 Bridgeview Road and a standby generator, rock pits for storm water drainage on individual lots, a new watermain, and the extension of Bridgeview Road for access to the proposed subdivision.

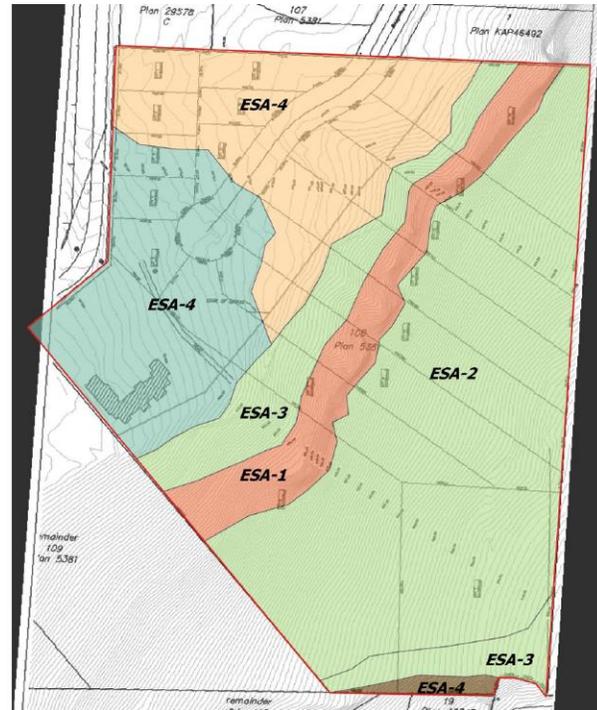


Figure 4: ESA areas

### Subdivision

The applicant has provided a preliminary subdivision plan of the proposed 10 lots within the proposed R1 area, including the Bridgeview Road extension and proposed public walkway and water SRW (*Attachment 2*).

### Public Walkway

The application anticipates a future public walkway and SRW from the Bridgeview Road extension to Thacker Drive with a road crossing. This is to provide for pedestrian connectivity from the subject property to an established walkway connection from Thacker Drive to Crestview Road (*Attachment 3*).

### Wildfire Hazard

A Wildfire Hazard Assessment Report, prepared by R.J.P Holdings Ltd., was submitted with the application. The report identifies the existing wildland fire hazard rating of the lands and provide a prescription for the reduction of fire fuels in the forested areas.

### **Referrals:**

The application was referred to various external and internal agencies with comments due February 22, 2021. The City's Development Review Committee will be reviewing this application and a summary of the referral comments on February 24, 2021.

**Public Notification:**

In accordance with the City's Applications Procedures Bylaw No. 0260, Notice of Application Signage has been installed on the property at Bridgeview Road and Thacker Drive. Further notification would be required in advance of a Public Hearing, subject to Council providing first and second reading to the proposed zoning amendment.

**KEY CONSIDERATIONS**

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

- The subject property contains a Single Family Residential Land Use Designation, which aligns with the Single Detached Residential Zone being proposed by this application;
- Should Council give first and second reading to the proposed rezoning application, a Public Hearing will be scheduled and residents will be notified by mail and advertising in the local newspaper, advising them how to provide feedback; and
- Future conditions for geotechnical and environmental covenants may be applied at third reading.

Specific comments would be appreciated should the APC have any concerns with the proposed rezoning application, 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,

Jayden Riley, Planner II

Powerpoint: Yes  No

**Attachments:**

1. Site Plan of Proposed R1 Area
2. Preliminary Subdivision Plan
3. Preliminary Walkway and SRW