



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: June 16, 2020

From: Carla Eaton, Planner III

File No: Z 21-02

Subject: **Z 21-02, OCP and Zoning Amendment Bylaw No. 100.64 and 154.104 (APC), Unaddressed Smith Creek Road**

BACKGROUND

On a 56,000 m² portion of the south-east corner of the parent parcel, the applicant has proposed an Official Community Plan amendment from Low Density Multiple Family and Parks and Natural Areas to Single Family Residential, and from Single Family Residential, Low Density Multiple Family, and Parks and Natural Areas to Medium Density Multiple Family; AND a Zoning amendment from Rural Resource Zone (RU5) to Single Detached Residential Zone (R1) and Medium Density Multiple Residential Zone (R4) (*Attachment 1 and 2*). The amendments are required to facilitate a proposed single family residential subdivision of approximately 43 lots, and one 1.2 ha multi-family parcel with approximately 36 two-bedroom units (*Attachment 3*). The proposed development includes a road dedication that will connect the northern extent of the Smith Creek Road to the southern portion. The layout and configuration of the proposed development would be subject to a future a development permit and subdivision review pending rezoning.

PROPERTY DETAILS

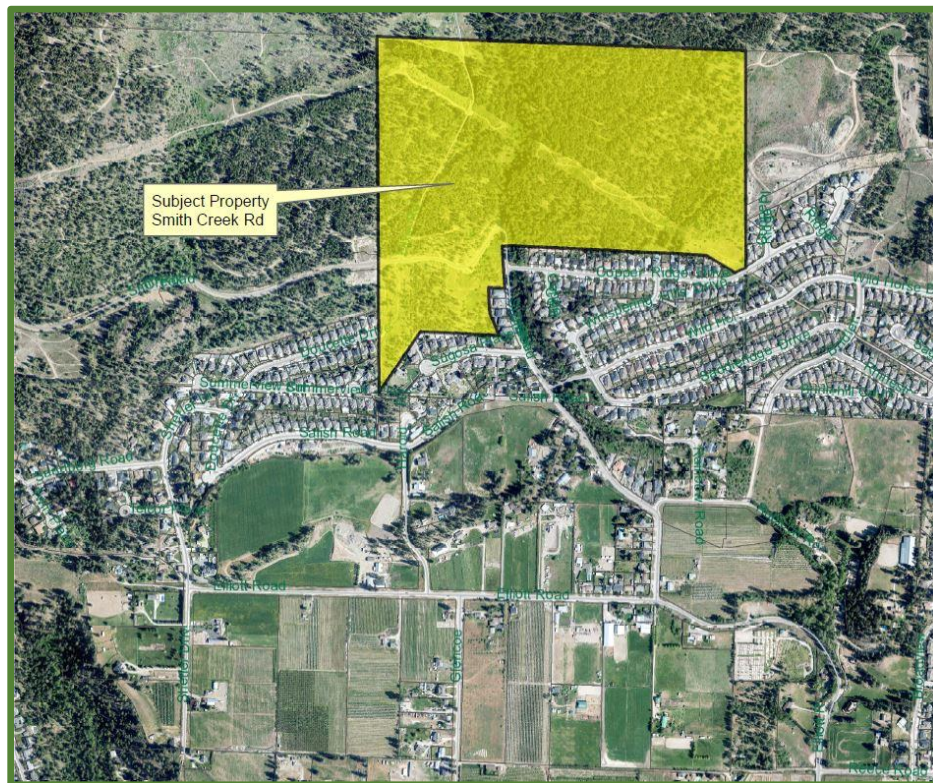
Address	Unaddressed Smith Creek Road (Part E 1/2, DL 3478, ODYD, Except Plan 6425, 10683, 12080, 15504, 40370, KAP56474)		
PID	011-344-709		
Folio	36414695.000		
Lot Size (m²)	432,694 m ² parent parcel / ~ 56,000 m ² rezoning area		
Owner	0999149 BC Ltd	Agent	Protech Consulting (2012) / Kyle Lorincz
Current Zoning	RU5 (Rural Resource)	Proposed Zoning	R4 (Medium Density Multiple Family) and R1 (Single Detached Residential)
Current OCP	Parks and Natural Areas/Single Family Residential/Low Density Multiple Family	Proposed OCP	Single Family Residential/Medium Density Multiple Family

Current Use	Vacant	Proposed Use	Residential
Development Permit Areas		Hillside, Terrestrial, Aquatic, Wildfire, Form and Character for Multiple Family	
Hazards		Potential Rockfall / Slide Area on parent parcel	
Agricultural Land Reserve		N/A	

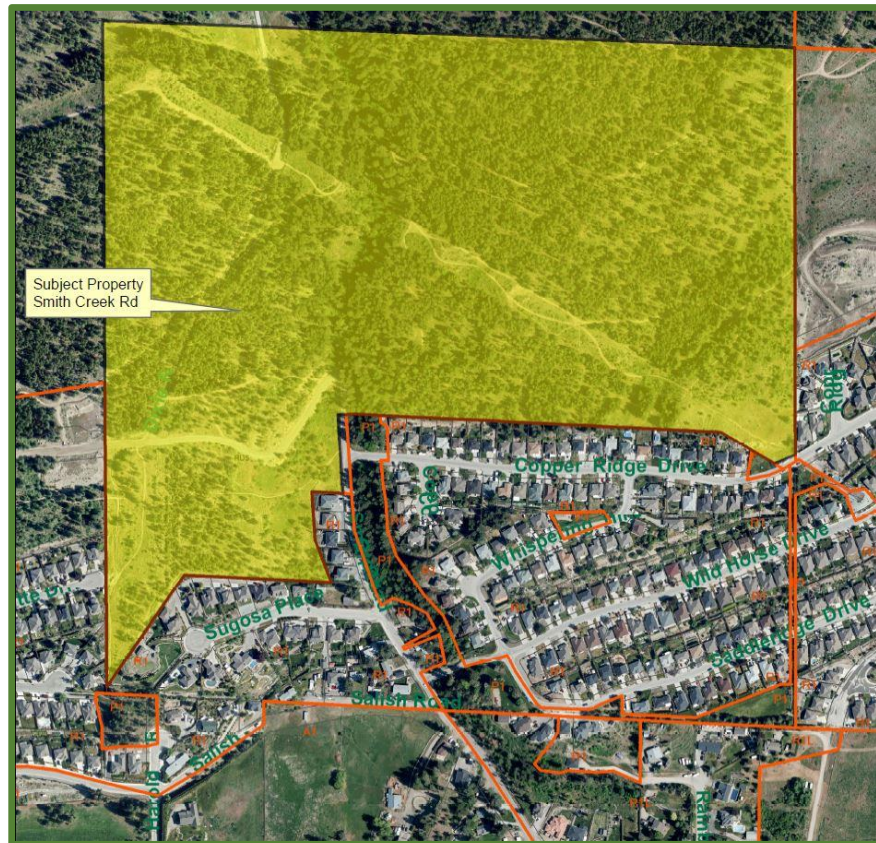
ADJACENT ZONING & LAND USES

North	^	RU5 (Rural Resource) – vacant CDP land
East	>	P1 - Smith Creek Greenway / R1 - single family residential
West	<	R1 - single family residential (new Smith Creek Ph. 1)
South	v	P1 – Harold Park / R1 single family residential

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Neighbourhood Context

The subject property is part of the larger Smith Creek Comprehensive Development Plan (CDP 14-01) completed in 2020 along with a companion amendment to the Official Community Plan (OCP 20-01) that permitted various land uses over the plan area. The applicant has also recently completed a subdivision on lands to the west of the subject property (SUB 17-12), and has initiated a second subdivision further west (SUB 21-05). These first two stages of development lay outside the CDP area but have been contemplated in the overall neighbourhood planning process. The current rezoning application is the first phase of proposed development within the Smith Creek CDP area.

Policy and Bylaw Review

Official Community Plan (OCP) Bylaw No. 0100

OCP land use designations for the subject area are Single Family Residential (SFR), Low Density Multiple Family (LDMF) and Parks and Natural Area (PNA). The proposed amendment will remove the PNA designation, replace the LDMF designation with a new Medium Density Multiple Family (MDMF) designation in a new location, and adjust the boundary of the SFR designation (Figure 1) to facilitate the proposed development layout and higher density residential use.

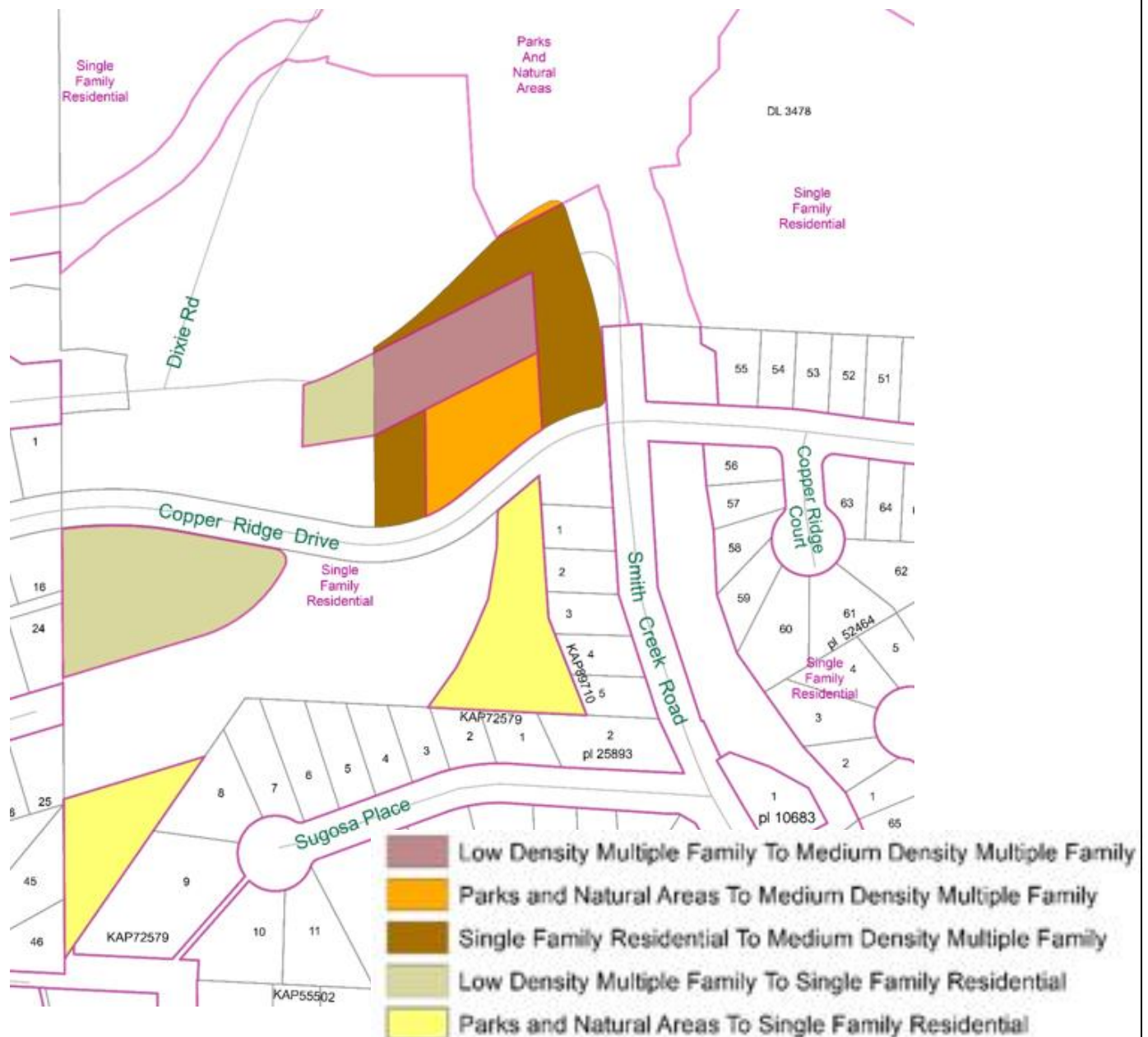


Figure 1: Proposed OCP Amendments

Zoning Bylaw No. 0154

The existing Rural Resource (RU5) zone is intended to accommodate rural, agricultural, and residential uses on parcels of land that are 30 ha or greater. The proposed Single Family Residential (R1) Zone is intended to accommodate low density single detached residential use on parcels of land that are 550 m² and larger (*Attachment 4*); and the Medium Density Multiple Residential (R4) Zone is intended to accommodate multiple residential in medium density housing form which includes the apartment, townhouse and duplex forms (*Attachment 5*). A zoning comparison Table 1 is provided below. The proposed zoning boundary will meet the required minimum parcel size and frontage for

the R1 and R4 zones, and the proposed lot layout will be reviewed in detail as part of a future subdivision process.

Table 1. Zoning Regulations Comparison

Regulations	RU5 Zone	R1 Zone	R4 Zone
Parcel Area	30 ha	550 m ²	1400 m ²
Frontage	30.0 m	16.0 m	30.0 m
Maximum Density	only 1 single detached dwelling or only 1 modular home per parcel	1 dwelling unit per parcel / only 1 sec. suite or only 1 carriage house per parcel	1.0 FAR
Parcel Coverage	10%	40%	50%
Building Height	9.0 m to a max of 3 storeys (20 m for barn)	9.0 m to a max of 3 storeys/5.0 m for accessory bldgs	12.0 m to a max of 3 storeys/5.0 m for accessory bldgs
Front Setback	6.0 m	4.5 m/ 6.0 m (garage)	6.0 m
Rear Setback	10.0 m	3.0 m	7.5 m
Interior Side Setback	4.5 m	1.5 m	4.5 m
Exterior Side Setback	4.5 m	4.5 m/ 6.0 m (garage)	6.0 m
Agricultural Setback	15.0m/ 9.0 w buffer	15.0m/ 9.0m w buffer	15 m for 1st two storeys/18 m for 3rd storey

Development Permit Areas

The subject property is located within the Wildfire Interface, Hillside, Aquatic Ecosystem and Sensitive Terrestrial Ecosystem Development Permit areas. Additionally, the proposed R4 townhouse development will also require a separate form and character Multiple Family Residential Development Permit to facilitate any future Building Permits.

Technical Review

Transportation and Site Access

The proposed development will include the extension and dedication of Smith Creek Road, as well as the extension of Doucette Drive to intersect with Copper Ridge Drive. Proposed site access to the multiple family site, as well as individual lot access will be reviewed through the future development permit and subdivision process.

While, initial assessment has noted there are no off-site transportation improvements anticipated with this development, further review of the Smith Creek Road timing is required.

Servicing

A Servicing Report was submitted that notes that the site can be adequately serviced.

Sanitary Sewer: The CDP noted that off-site improvements would not be triggered until the population increase was in the range of 3,500 people. The CDP had noted a population of 2,000. Projected population numbers will be confirmed during re-zoning, as infill has likely taken place. No off-site improvements are anticipated with this re-zoning.

Water: The servicing report noted that the site can be adequately serviced with existing infrastructure but the extension of Smith Creek Road will also loop a currently dead end system.

Stormwater: The report notes tie the development will tie into existing storm sewer and storm detention pond constructed with previous development and that a private storm water detention facility will be provided for the multiple family development with final design to be addressed at time of future development permit. Additional review is being completed to confirm potential off-site infrastructure.

Geotechnical

A Geotechnical Review was submitted that notes that the site is safe for the use intended with some observed geotechnical hazards. The report makes additional future building recommendations regarding considerations for site preparation, maximum slope, foundation design, groundwater and drainage, safe setbacks from the crest of a slope, safe set forward distances from rock faces, and pavement and trench backfilling. As a condition of the future development permit and subdivision process, it is likely that a geotechnical covenant will be registered on title to ensure the recommendations of the report are addressed during future construction.

Environmental

An Environmental Assessment was submitted that identifies the two rezoning areas as being Environmental Sensitive Areas (ESA) 3. The proposed removal of the Parks and Natural Areas designation is combined with the proposal to protect those areas under no disturb covenants. The report makes mitigation recommendations such as construction timing for wildlife preservation, managing site equipment, as well as controlling erosion, weed spread and disturbance. These and other recommendations from the report will be considered with the future development permit prior to site disturbance.

Neighbourhood Park Analysis

The Smith Creek Comprehensive Development Plan (CDP) identified conceptual park area and trail requirements for the entire Smith Creek neighbourhood. Additional discussion is required regarding a potential north-south connection from Harold park to Smith Creek Road (See red dashed arrow on Figure 2 below), where it is anticipated that a connection and trail construction would be required as a condition of future development.

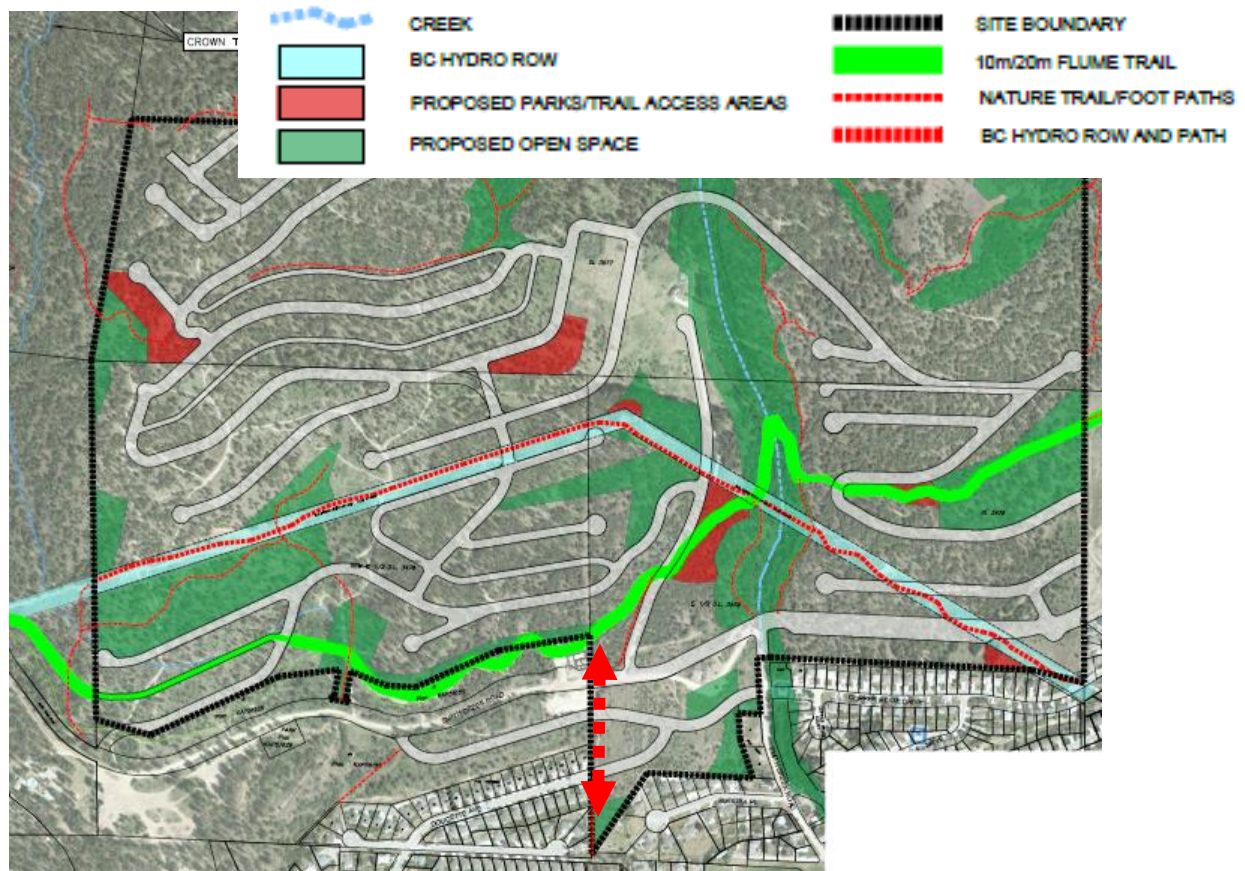


Figure 2: Conceptual Smith Creek CDP Parks and Trail Network

Referral Responses

A referral for the application was circulated to all departments and key agencies. Based on comments received thus far, no objections were noted, but the following external comments were received:

- *Fortis*
 - No objections to the proposed development;
- *Interior Heath*
 - Supports diverse housing options and recommends consideration by the developer for 3-bedroom rental units for families;
- *BC Transit*
 - Supports development near future transit routes and notes concerns with pedestiran crossings;
- *Archaeology Branch*
 - Notes that there are no known archaeological sites recorded on the subject property and that potential modelling does not indicate a high potential for previously unidentified archaeological site and no additional study is required at this time, noting that notification is required if material are found during development.

KEY CONSIDERATIONS

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

- The proposed amendments are largely consistent with anticipated residential development in the Smith Creek Comprehensive Development Plan.
- The proposed boundary of the new medium density multi-family residential use has an appropriate transition to existing and proposed adjacent compact single family residential zone.
- Residential policies encourage the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities.
- By policy, Medium Density apartment forms can be considered on arterial roads where appropriate.
- The future development permit process will address hillside and environmental mitigation and proposed covenant protection areas, as well as form and character issues with the proposed multiple family development.

Specific comments would be appreciated should the APC have any concerns with the proposed bylaw amendments, 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,

Carla Eaton, Planner III

Powerpoint: Yes ☒ No ☐

Attachments:

1. Official Community Plan Amendment Bylaw No. 0100.64, 2021
2. Zoning Amendment Bylaw No. 0154.104, 2021
3. Conceptual Site Access Plan
4. Single Detached Residential (R1) Zone
5. Medium Density Multiple Residential (R4) Zone