



# Staff Report to Council

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**DATE: Monday, November 20, 2023**

**DEPARTMENT: Planning**

**APPLICATION NO.: Z22-0026**

**SUBJECT: Bylaw No. 2099 – Application to Rezone 971 Walfred Road from the One- and Two-Family (R2) Zone to the Residential Townhouse (RT1) Zone to Allow for the Development of Approximately 13 Townhouses**

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## **BACKGROUND:**

**Note: This item has been the subject of a Public Hearing.**

Council, at their regular meeting of June 19, 2023, passed the following resolution with respect to the rezoning of 971 Walfred Road:

*THAT Council:*

1. *Proceed with consideration of 1st reading of Bylaw No. 2099 to amend the zoning designation of the property located at 971 Walfred Road from the One- and Two-Family Residential (R2) Zone to the Residential Townhouse 1 (RT1) Zone, subject to the following terms and conditions:*
  - a. *That the applicant provides, **as a bonus for increased density**, the following contributions per residential unit, prior to issuance of a building permit:*
    - i. *\$610 towards the Affordable Housing Reserve Fund; and*
    - ii. *\$3,660 towards the General Amenity Reserve Fund.*
  - b. *That the applicant registers a road dedication plan, **prior to Bylaw Adoption**, to the satisfaction of the Director of Engineering; **(DONE)***
  - c. *That the applicant, **prior to Bylaw Adoption**, registers a Section 219 covenant in priority of all other charges on title, that agrees to the following: **(DONE)***
    - i. *That the onsite paver stones and arbour with a pedestrian gate be completed as per the attached landscape plan.*

- ii. *That the architectural design drawings provided as part of the Development Permit application include a variable roofline, to the satisfaction of the Director of Planning;*
- iii. *That the following are provided and implemented to Bylaw 1000 standards to the satisfaction of the Director of Engineering, prior to the issuance of a building permit:*
  - 1. *Full frontage improvements;*
  - 2. *A storm water management plan; and*
  - 3. *A construction parking management plan.*
- iv. *That a separate covenant be registered, prior to issuance of a building permit, that states the garages are to be used for the parking of vehicles and not the storage of items preventing the parking of vehicles therein.*
- v. *That tree protection measures, inclusive of tree protection fencing, are implemented prior to commencement of work to protect the trees identified for retention in the arborist report throughout the construction period.*
- vi. *That all concrete used on-site will utilize ready-mix concrete that meets or exceeds the weighted average Global Warming Potential targets based on Concrete BC Baseline (average) mix data, and that prior to the issuance of a Building Permit the applicant shall provide a Type III Environmental Product Declaration that is 3rd party verified specifying the total Global Warming Potential value and confirming that the proposed Minutes of the Council Meeting - June 19, 2023 5 development meets the requirements of Low Carbon Concrete Policy POL-0167-PLAN;*
- vii. *That the developer will address the following with respect to 3303 Lodmell Road:*
  - 1. *Install drainage improvements including a pipe to improve drainage on their property, which may require an easement over the subject property;*
  - 2. *Remove the existing retaining wall;*
  - 3. *Install 6 ft fence along shared property line;*
  - 4. *Retain trees along the shared property line;*
  - 5. *Plant an additional 8 trees along shared property line.*

**COMMENTARY:**

The Public Hearing for Bylaw No. 2099 was held on July 17, 2023. Following the close of the Public Hearing, Council passed 2<sup>nd</sup> and 3<sup>rd</sup> readings of the Bylaw. The information as part of the Public Hearing

as well as the video recording of the Public Hearing can be found at the following link on the City's website: [Council Meeting - July 17, 2023 \(escribemeetings.com\)](https://www.escribemeetings.com)

The applicant's lawyer has provided their legal undertaking that they have received all required signatures and will file the road dedication plan and the section 219 covenant containing the requirements of items 1(c)(i-vii) in Council's resolution of June 19, 2023.

Bylaw No. 2099 was approved and signed by the Ministry of Transportation and Infrastructure on July 19, 2023.

As there are no outstanding conditions required at this time, Council may wish to proceed with bylaw adoption.

**OPTIONS:**

**Option 1**

THAT Council adopt Bylaw No. 2099.

**OR Option 2**

THAT Council reject the application associated with Bylaw No. 2099.

**SUBMITTED BY: Robert Dykstra, MCIP, RPP, Senior Planner**

**Concurrence:** Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

**Concurrence:** Donna Petrie, Senior Manager of Communications & Economic Development

**Concurrence:** Yari Nielsen, Director of Parks, Recreation and Facilities

**Concurrence:** Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

**Concurrence:** Katelyn Balzer, P.Eng., Director of Engineering and Public Works

**Concurrence:** Michael Dillabaugh, CPA, CA, Director of Finance

**Concurrence:** Marie Watmough, Deputy Director of Corporate Services

**Concurrence:** Braden Hutchins, Director of Corporate Services

**Concurrence:** Darren Kiedyk, Chief Administrative Officer