

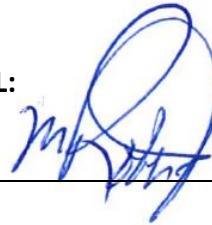
Staff Report to Council

Planning and Development

FILE: 3360-20-2022-07

REPORT DATE: March 14, 2023 **MEETING DATE:** March 28, 2023
TO: Mayor and Council
FROM: Colin O'Byrne, Manager of Planning
SUBJECT: Rezoning Application for 12051 Bonson Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Grant first and second readings to Zoning Amendment Bylaw No. 2941, 2023 to rezone the property at 12051 Bonson Road from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential); AND
- B. Direct Staff to schedule a Public Hearing for an upcoming Meeting of Council; OR
- C. Other.

PURPOSE

To present to Council a rezoning application submitted to rezone the property at 12051 Bonson Rd (PID: 004-331-168) from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) zone in order to accommodate subdividing the property into three lots.

Information Report Decision Report Direction Report

DISCUSSION

Background:

Applicant: Raja Bains
Owner: Avenue One Homes Ltd.
Legal Description: Lot 27 Except: Part Subdivided by Plan LMP28817, District Lot 283 Group 1 New Westminster District Plan 33569
Civic Address: 12051 Bonson Rd

Area: 1167.7 m² (12,569 ft²)
OCP: Residential – Low Density (up to 30 units per ha).
Development Permit Area No. 9 Ground-oriented Residential
Zoning: Medium Lot Residential (R-1)

This application is to rezone the property from R-1 (Medium Lot Residential) to R-2 (Small Lot Residential) for the purposes of subdividing the property into three lots.

Relevant Policy, Bylaw or Legislation:

The Official Community Plan Bylaw No. 2864, 2020 designates this property as Residential – Low Density, which permits “low-density residential use in a variety of forms, ranging from single-, two- and three-family housing to townhouses at a density of up to 30 units per net hectare.” This application complies with this designation.

Before final subdivision approval, a development permit for ground-oriented residential development will be required. This development permit will address the form and character outlined in the Development Permit Area (DPA) No. 9 – Ground-oriented Residential. The intent of this DPA is to ensure infill housing is compatible with surrounding residential building massing, style, character, open space and streetscape. In addition, this DPA recognizes that the siting and design of infill developments should take into consideration the privacy of neighbouring properties and their sunlight exposure. Approval for this type of development permit (i.e., proposals with fewer than five units) is delegated to staff.

Analysis:

Neighbourhood Context

The subject property is within a short walking distance to two elementary schools and local parks. It is approximately 500 m from the closest bus stops on Hammond Rd, which are a part of TransLink’s frequent transit network.

The property is located within a neighbourhood of single family dwelling lots, mainly constructed in the 1970’s. The immediate neighbourhood has experienced a low amount of infill development, with three infill subdivisions and one duplex occurring in the past decade (see Figure 1).

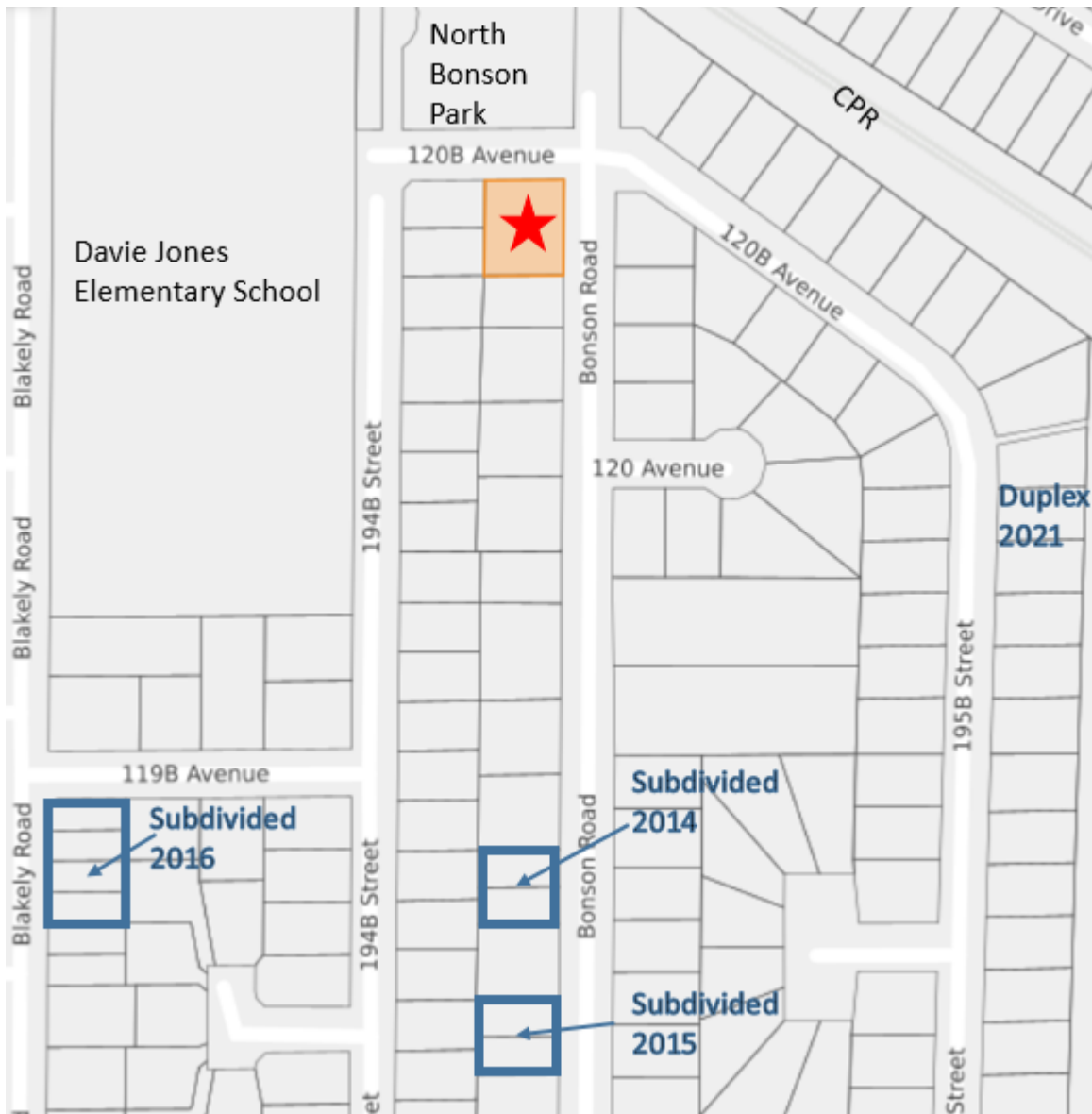


Figure 1: Nearby infill development

This lot is one of the largest in the neighbourhood. Bonson Rd is a collector road, designed to carry higher volumes of traffic.

Proposed Development

There is an existing home on the property, constructed in 1972, which will be demolished prior to subdivision if this application is approved (see Figure 2). The proposal involves subdividing the lot into three parcels, and constructing a new home on each lot (see Figures 3 and 4).

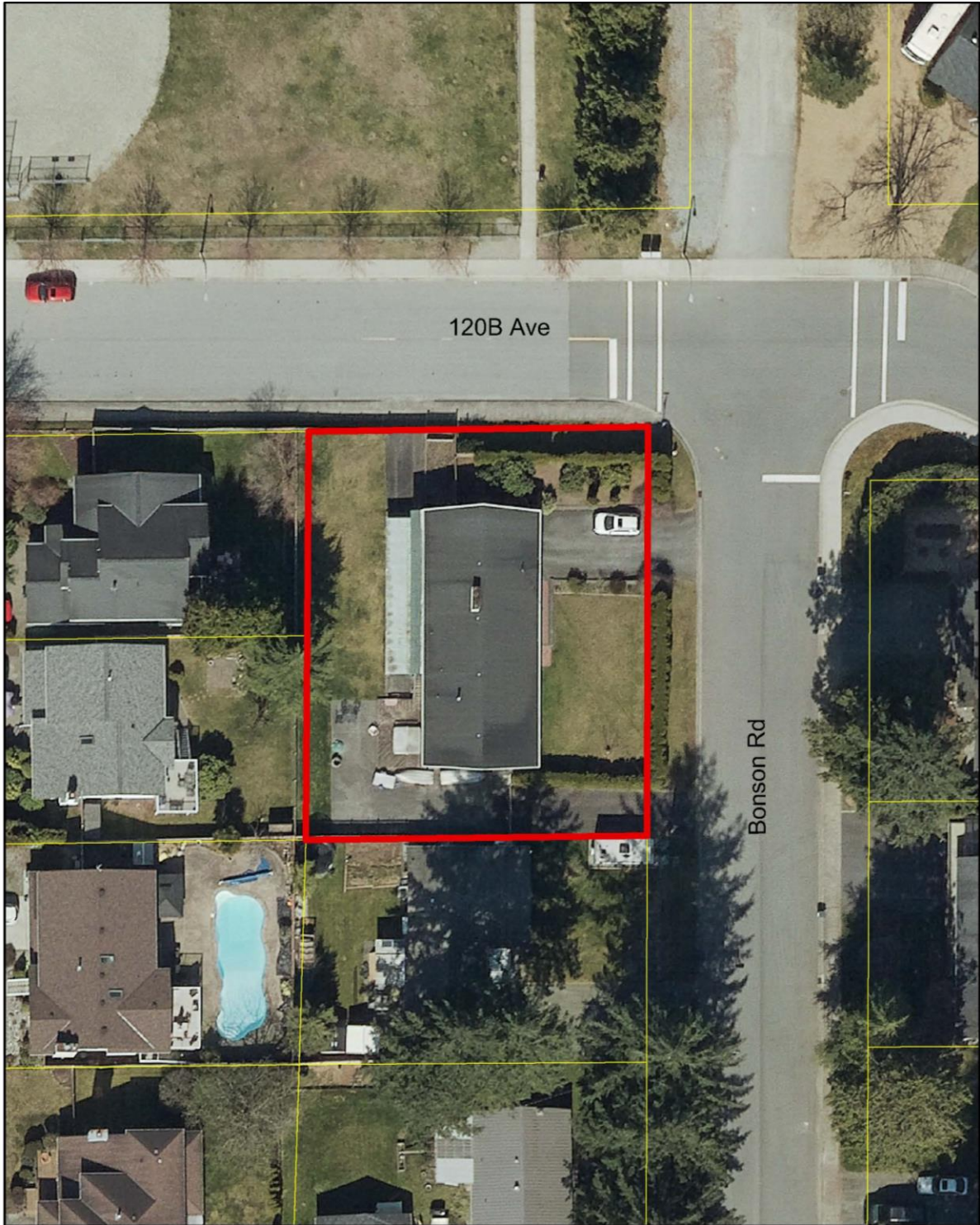


Figure 2: 2020 Aerial Imagery of 12051 Bonson Rd

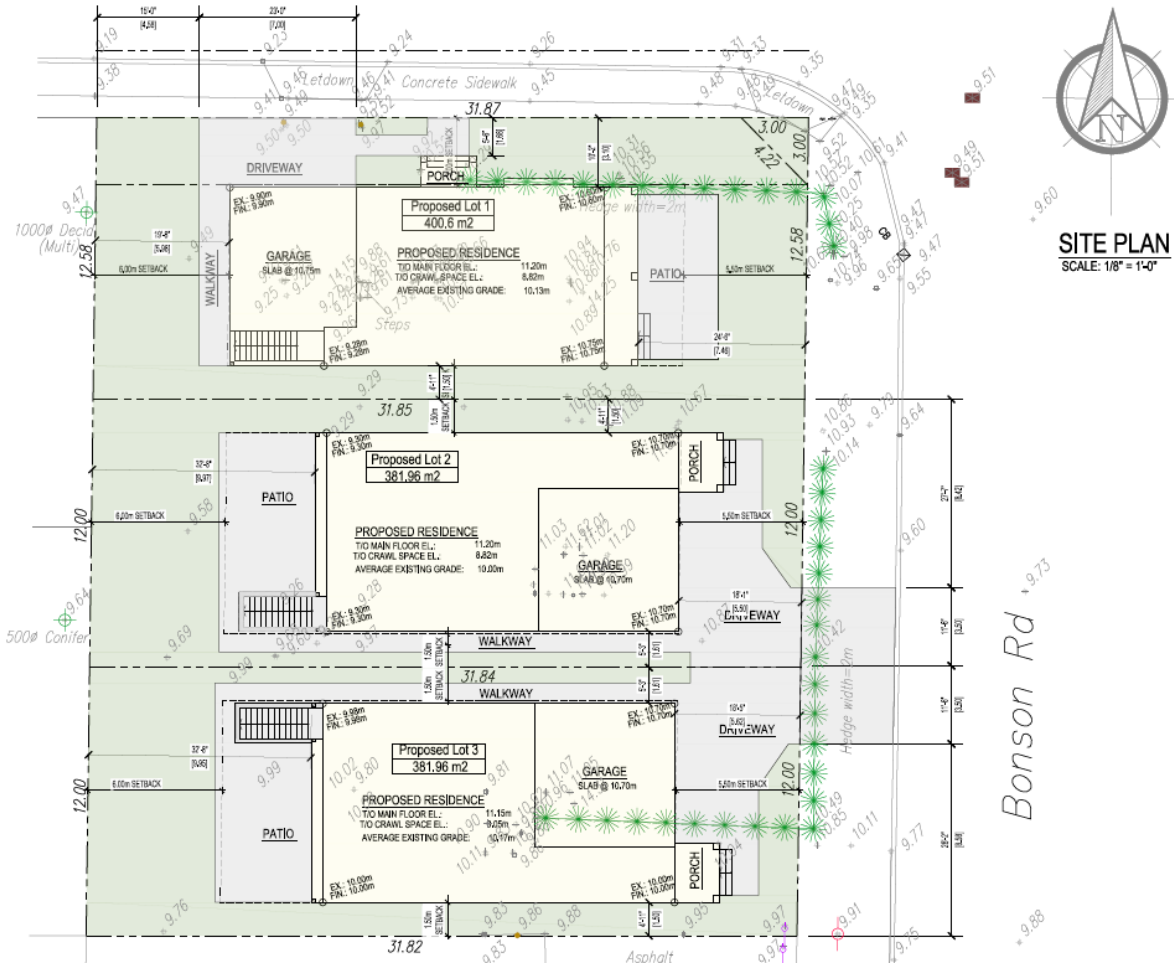


Figure 3: Proposed Site Plan

Potential build-out under the proposed R-2 zoning is three single-family lots as summarized on Table 1 below:

| | Proposed Lot 1 | Proposed Lot 2 | Proposed Lot 3 | R-2 Minimums |
|--------------------|------------------------|------------------------|------------------------|------------------------|
| Area | 400.6 m ² | 350.3 m ² | 416.8 m ² | 350 m ² |
| | 4,312 ft ² | 3,770 ft ² | 4,486 ft ² | 3,767 ft ² |
| Lot Width | 12.58 m | 11.0 m | 13.0 m | 11.0 m |
| | 41.3 ft | 36.0 ft | 42.6 ft | 36 ft |
| Permitted Use | Single Family Dwelling | Single Family Dwelling | Single Family Dwelling | Single Family Dwelling |
| | | | | |
| Max. Floor Area | 232 m ² | 232 m ² | 232 m ² | 232 m ² |
| | 2,497 ft ² | 2,497 ft ² | 2,497 ft ² | 2,497 ft ² |
| Max. Height | 2 storeys | 2 storeys | 2 storeys | 2 storeys |
| Min. Front Setback | 5.5 m | 5.5 m | 5.5 m | 5.5 m |
| | 18 ft | 18 ft | 18 ft | 18 ft |

Table 1: Summary of Proposed Lots

Secondary or garden suites are not permitted in the R-2 zone. Preliminary building plans have been submitted and are required to meet the zoning regulations listed in the above table if this rezoning application is approved.



Figure 4: Proposed Typical Elevations along Bonson Road

**note this is just illustrative and not indicative of how close together the homes will be*

Community Amenity Contribution Policy

In accordance with Council Policy C091 Residential Community Amenity Contributions, the developer has offered to contribute \$9,000, at a rate of \$4,500 per new lot created, if this application is approved.

Trees

There are currently no trees located on the property. There is an existing mature hedge on the east and north sides of the property; this will be removed when the property is developed. As a condition of development permit approval under the Official Community Plan (OCP), one new tree in the front and back yards of each of the new lots is required, for a total of six new trees.

Alternatives

If this application is not approved, the property will remain zoned as R-1 (Medium Lot Residential). Under the R-1 zoning, the property is large enough to be subdivided into two lots, with a single family dwelling or duplex on the corner lot, and a second single family dwelling with secondary suite on the other lot. This alternative will only produce two new buildings on two lots, which may fit better into the surrounding neighbourhood of older dwellings on larger lots. However, this two-building option allows for up to four dwelling units (i.e., two in a duplex, plus one single family house and a secondary suite), versus the subject application which proposes three single family dwelling units on three lots (secondary suites are not permitted in the R-2 zone).

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Corporate Excellence
- Community Spirit & Wellbeing Transportation & Infrastructure Initiatives
- Not Applicable

Housing Diversity – Encourage diversity in housing types to foster an inclusive, affordable, multi-generational community.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
 - Emergent issue / will require deferral of other priority(ies)
 - Other
-

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
- Other

Community Amenity Contribution of \$9,000 if the application is approved.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

If this application proceeds, a public hearing and mailout notification will be required for all parcels located within 122 metres of the applicant’s property. A development sign has been posted on the site since March 2, 2023; as of the writing of this report, no comments have been received.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

SIGN-OFFS

Written by:

Allison Dominelli,
Senior Development Services Technician

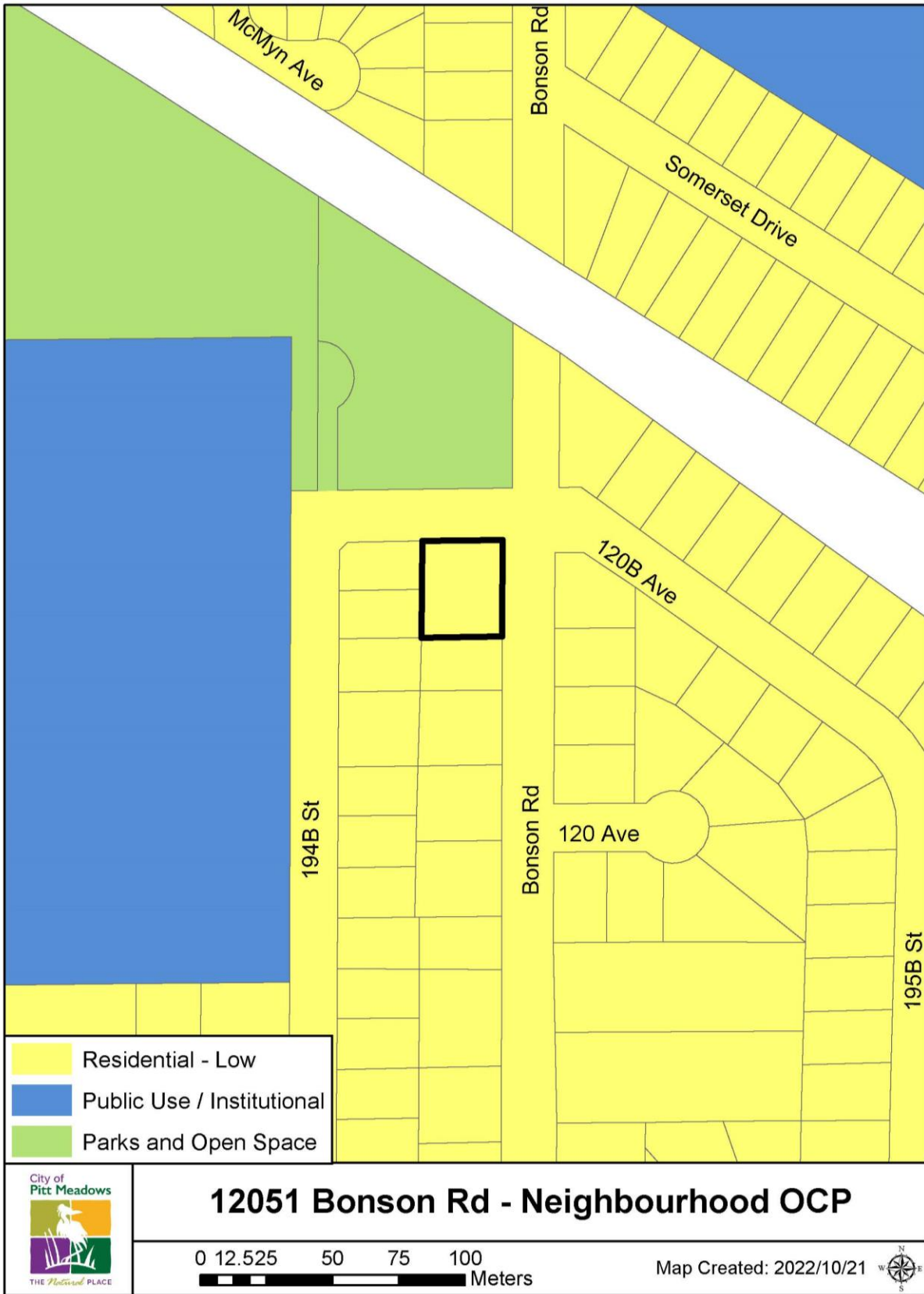
Reviewed by:

Colin O’Byrne,
Manager of Planning

ATTACHMENT(S):

- A. Neighbourhood OCP Map
- B. Neighbourhood Zoning Map
- C. Proposed Subdivision Plan
- D. Zoning Amendment Bylaw No. 2941, 2023

Attachment A: Neighbourhood OCP Map



Attachment B: Neighbourhood Zoning Map

