

Staff Report to Council

Planning and Development

FILE: 6480-20-2020-02

REPORT DATE: October 19, 2021 **MEETING DATE:** October 26, 2021
TO: Mayor and Council
FROM: Anne Berry, Director of Planning and Development
SUBJECT: Official Community Plan and Zoning Bylaw Amendments Application for
11812 and 11816 Blakely Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Grant third reading to Official Community Plan Amendment Bylaw No. 2854, 2020 and Zoning Amendment Bylaw No. 2855, 2020 for 11812 and 11816 Blakely Road, to permit the development of four townhouse units; AND
- B. Require the following conditions be fulfilled prior to adoption of Official Community Plan Amendment Bylaw No. 2854, 2020 and Zoning Amendment Bylaw No. 2855, 2020:
 - 1. Electric vehicle charging stations for each unit secured through a registered covenant;
 - 2. A registered covenant to prevent garage conversion to living space;
 - 3. Payment of \$20,000 community amenity contribution; OR
- C. Other

PURPOSE

Following a public hearing, to present the bylaws for third reading for the redevelopment of 11812 and 11816 Blakely Rd.

Information Report Decision Report Direction Report

DISCUSSION

Background:

This application is to amend the Official Community Plan (OCP) designation and development permit area for a portion of the property to facilitate the development of four townhouse units.

Relevant Policy, Bylaw or Legislation:

Official Community Plan Bylaw No. 2352, 2007 and Zoning Bylaw No. 2505, 2011.

Analysis:

A public hearing for this application was held on September 21, 2021. Four written submissions were received, and one resident spoke at the public hearing. The main concerns noted were increased traffic and potential parking issues.

If approved, the property will be developed into four strata townhome units. Each unit will have a double car garage, plus four additional visitor parking spaces in a detached carport. This amount of parking exceeds the requirements in the City's Zoning Bylaw.

In terms of traffic, the increased amount anticipated to be generated by this development is modest. Currently, the number of units on the site is two and will increase to four. In addition, the access point for the development is as far away from the intersection of Blakely and Hammond Roads as possible. The existing duplex has two driveways, whereas the new development will only have one, which will reduce the number of potential conflict points between vehicles entering and exiting the site and pedestrians and cyclists using the sidewalk and road.

There was also a question raised at the public hearing about shading impacts to adjacent properties. A shadow study was presented to Council, and while this new building will create shadows on neighbouring properties, the same can be said if a new duplex were constructed on the property as permitted under the current zoning. The proposed location of the townhouses is close to Hammond Road, minimizing the impact on the neighbouring properties.

Before construction, a development permit will be required to address the form and character outlined in the Development Permit Area (DPA) No. 9 –Multi-Family Development. This DPA intends to facilitate the construction of multi-family development that is compatible and complementary to adjacent development by encouraging attractive residential streetscapes and landscapes. Council approval for this type of development permit is required.

Prior to final approval, the following conditions are recommended to be fulfilled:

- Electric vehicle charging stations for each unit secured through covenant;
- Covenant to prevent garage conversion to living space (to maintain availability of garages for parking); and

- Payment of \$20,000 community amenity contribution.

This application to amend the OCP and rezone the property to create four townhouse units is consistent with City policies for increased density in the urban area through infill development.

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.

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
 Other

There are no cost implications associated with this report however, if the application is successful the City will receive a \$20,000 community amenity contribution.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

Comment(s):

A public information meeting and public hearing were held.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No

SIGN-OFFS

Written by:

Allison Dominelli,
Development Services Technician

Reviewed by:

Alex Wallace,
Manager of Community Development

ATTACHMENT(S):

- A. Official Community Plan Amendment Bylaw No. 2854, 2020
- B. Zoning Amendment Bylaw No. 2855, 2020