

AGENDA ITEM NO: 7.13.

MEETING DATE: June 21, 2022

**STAFF REPORT – COVER SHEET**

SUBJECT: Gaurav Dhankhar  
Rezoning / 45865 Manuel Road DATE: June 7, 2022

DEPARTMENT: Planning & Strategic Initiatives  
RZ001597 PREPARED BY: Seamus McConville / kk

**1. SUMMARY OF ISSUE:**

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone to facilitate a future subdivision. Once the Bylaw has been to public hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to the property located at 45865 Manuel Road.

**2. RECOMMENDATION:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2022, No. 5224", which proposes to rezone property located at 45865 Manuel Road from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a public hearing be called for July 5, 2022. (RZ001597)

  
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David Blain  
Director of Planning & Engineering

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
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Peter Monteith  
Chief Administrative Officer

## STAFF REPORT ON REZONING APPLICATION RZ001597

PREPARED BY: Seamus McConville DATE: June 7, 2022  
POSITION: Planner I DEPARTMENT: Planning & Strategic Initiatives

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### 1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone to facilitate a future subdivision. Once the Bylaw has been to public hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to the property located at 45865 Manuel Road.

### 2. PROPOSAL:

The applicant wishes to rezone the subject property to facilitate a two-lot subdivision. Based on the attached conceptual site plan, the property meets the minimum requirement of the R1-C Zone despite being an irregularly shaped lot.

The final lot layout must comply with City Bylaws, including the Tree Management Bylaw for street trees at time of subdivision. As the property is not serviced by a rear lane, 12m long driveways are to be provided, in accordance with the City's Infill Development Policy to ensure adequate on-site parking. At this time, the applicant has not committed to a specific design for the single detached dwellings to be constructed; however, building height within the proposed R1-C Zone is limited to 8.5m or approximately two stories.

### 3. FACTORS/BACKGROUND:

#### 3.1 2040 Official Community Plan (OCP) / Land Use / Community Engagement

**Official Community Plan:** "Urban Residential" as designated in the Sardis Neighbourhood Plan within the Official Community Plan.

**Land Use:** Single Detached Dwelling (to be demolished at time of subdivision).

**Community Engagement:** the applicant is required to undertake community engagement with the surrounding neighbourhood. In April 2022, the applicant proceeded with a door to door petition, with a mail out left with addresses who did not respond. A copy of the applicant's neighbourhood engagement proceedings has been submitted for the public record.

### 3.2 Neighbourhood Character

The property is located within Sardis, surrounded by single detached dwellings in the R1-A and CD-6 (Comprehensive Development 6) Zone. Public amenities, including Sardis Elementary, Sardis Park and Manuel Park are located within a 250m radius of the subject property.

The Sardis Neighbourhood Plan designation for the area is Urban Residential, which support single detached dwelling developments on a variety of lot sizes. The proposed R1-C Zone would be one of the first proposed in the immediate area. While the majority of established single detached dwellings are split level or two stories, recently constructed dwellings in the CD-6 zone have been built to a 10m height as permitted in this zone. As the R1-C Zone is limited to 8.5m, it is expected that the built form on this property will be consistent with nearby dwellings.

### 3.3 Technical Issues:

Floodplain: The subject property is not located within the floodplain.

Watercourses: There are no known watercourses within, or in the immediate vicinity of, the subject property.

Geotechnical Issues: The property is not subject to any known geotechnical hazards or earthquake related risks.

## 4. RECOMMENDATION & SUBSTANTIATION:

### Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2022, No. 5224”, which proposes to rezone property located at 45865 Manuel Road from an R1-A (Urban Residential) Zone to an R1-C (Urban Infill) Zone, be given first and second reading; and further, that a public hearing be called for July 5, 2022. (RZ001597)

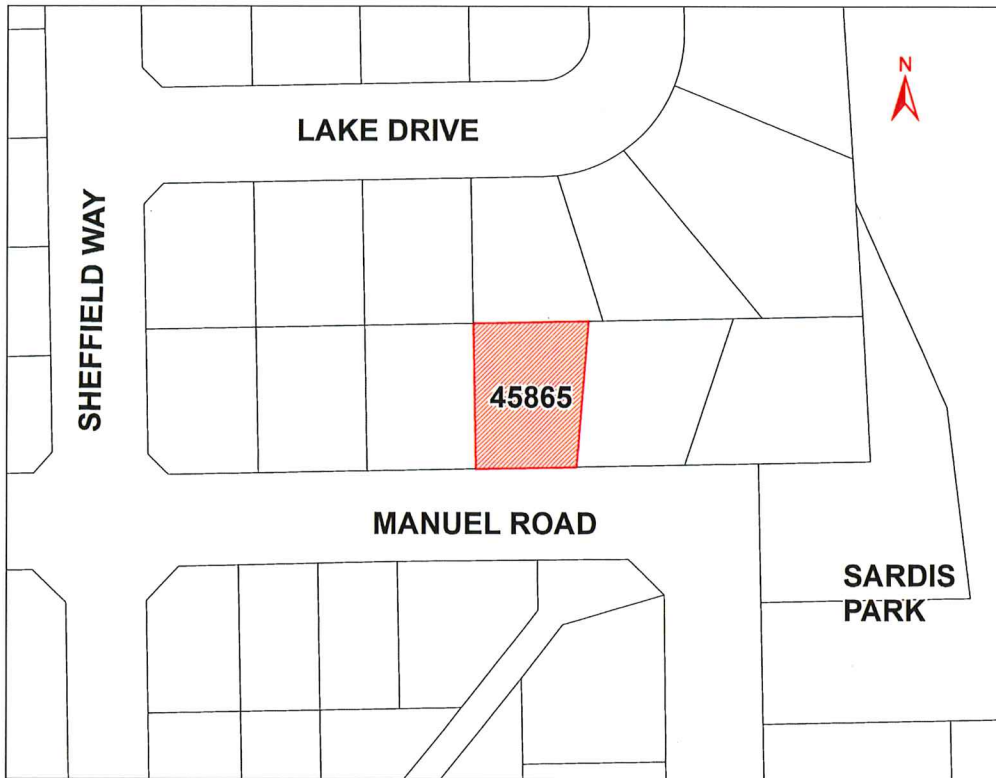
### Substantiation:

The proposal is in keeping with the Urban Residential designation of the Sardis Neighbourhood Plan, providing density at a scale which respects the character of the neighbourhood. With a maximum height of 8.5m in the R1-C Zone, the future dwellings will be similar to those already existing in the surrounding neighbourhood.

## 5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001597) – January 31, 2022
- Development Application Review Team (DART) Minutes – February 24, 2022

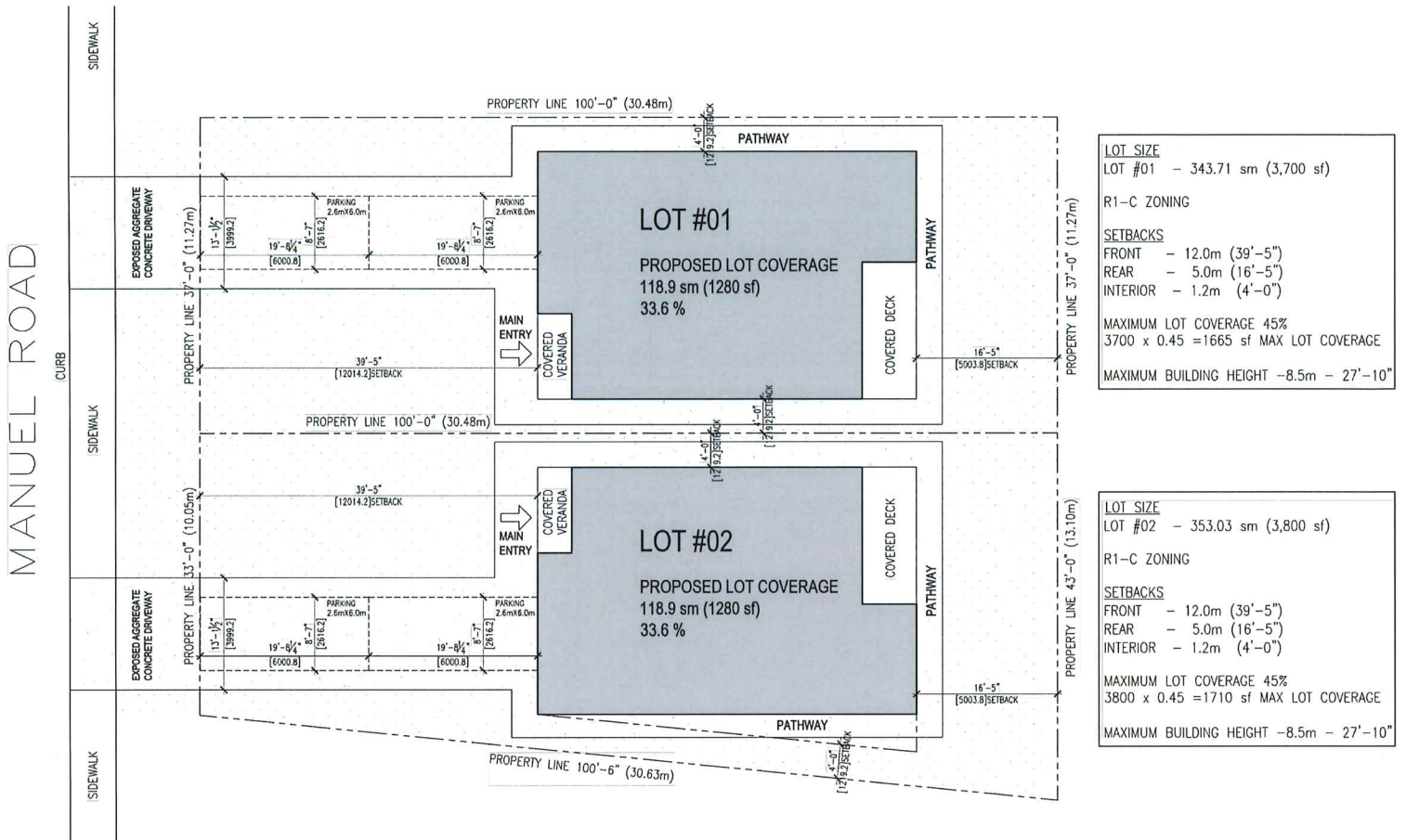
Location Map



Orthophoto



**Conceptual Site Plan (as provided by the applicant)**



1 CONCEPTUAL SUBDIVISION PLAN  
 A1.00 3/16"=1'-0"



**Site Photo**

