

AGENDA ITEM NO: 7.11

MEETING DATE: September 26, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Jesse Rayner
Rezoning / 45223 Watson Road DATE: September 14, 2023

DEPARTMENT: Planning Department
RZ001694 PREPARED BY: Stella Xiao / cc


1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from a R1-A (Urban Residential) Zone to a R1-B (Urban Duplex Residential) Zone to facilitate a future duplex development.

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 45223 Watson Road.

2. RECOMMENDATION:

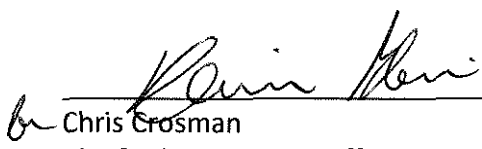
Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5346", which proposes to rezone property located at 45223 Watson Road from an R1-A (Urban Residential) Zone to an R1-B (Urban Duplex Residential) Zone, be given first and second reading; and further, that a Public Hearing be called for October 10, 2023. (RZ001694)



Gillian Villeneuve
Director of Planning

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

Supports recommendation.



Chris Crosman
Chief Administrative Officer

Community Engagement: The applicant conducted independent community engagement for the application. According to the applicant, a letter was distributed to neighbouring properties to explain the proposed rezoning and request further input on April 25, 2023 and an open house held on May 10, 2023. As of the date of this report, no response from neighbouring properties has been received. For information, a copy of the public engagement package as submitted by the applicant is included within the public record.

3.2 Neighbourhood Character

The subject property is located within the established Vedder neighbourhood. While predominantly surrounded by single detached houses within the R1-A (Urban Residential) Zone, a low-rise apartment and townhouses within the R5 (Low Rise Apartment) Zone lies south of the subject property. Various amenities are within walking distance, including schools (Watson Elementary School, Mount Slesse Middle School and the University of Fraser Valley campus), parks (Watson Park, Balmoral Park, Garrison Woodlot, Cheamview Park, and Watson Glen Park), community buildings (Sardis Library, Sardis Sports Complex, and Cheam Leisure Centre) and a commercial centre at the corner of Tyson Road and Watson Road.

The proposed rezoning is consistent with the “Low Density Residential” designation of the Official Community Plan and the City’s Infill Development Policy, which support duplex development to accommodate future growth and increased housing options. As demonstrated by the attached conceptual plan, the proposed duplex can meet Infill Development Policy guidelines for driveways of 12m length and 4m width at time of redevelopment, achieving a balance of adequate off-street parking and green front yard space.

3.3 Technical Issues:

Floodplain: The subject property is located outside 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:

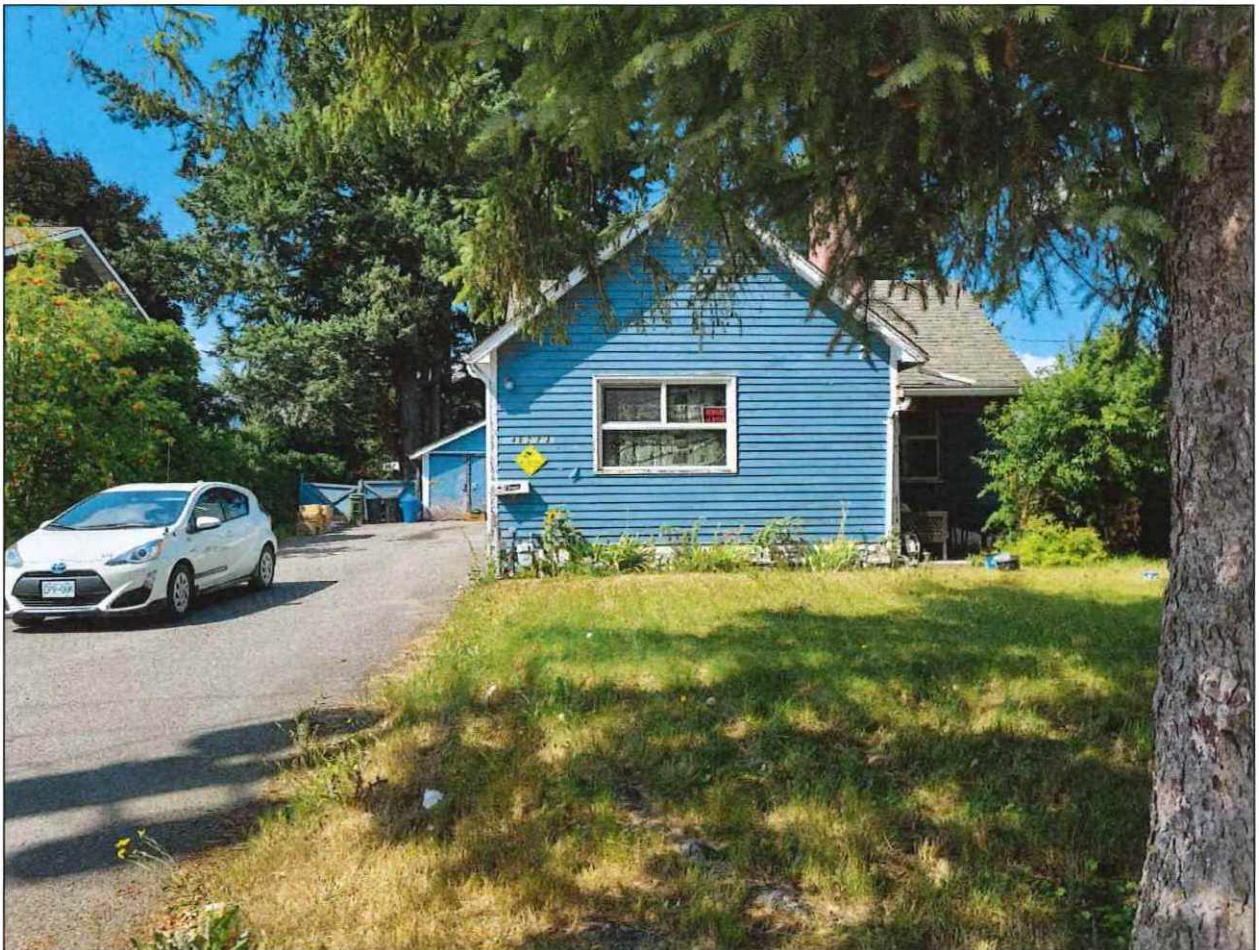
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Substantiation:

The proposed rezoning is consistent with the residential character of the neighbourhood and the City's OCP and Infill Development Policy, and is not expected to impact the surrounding area.

5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001694) – January 18, 2023
- Development Application Review Team (DART) Minutes – February 23, 2023

Site Photo

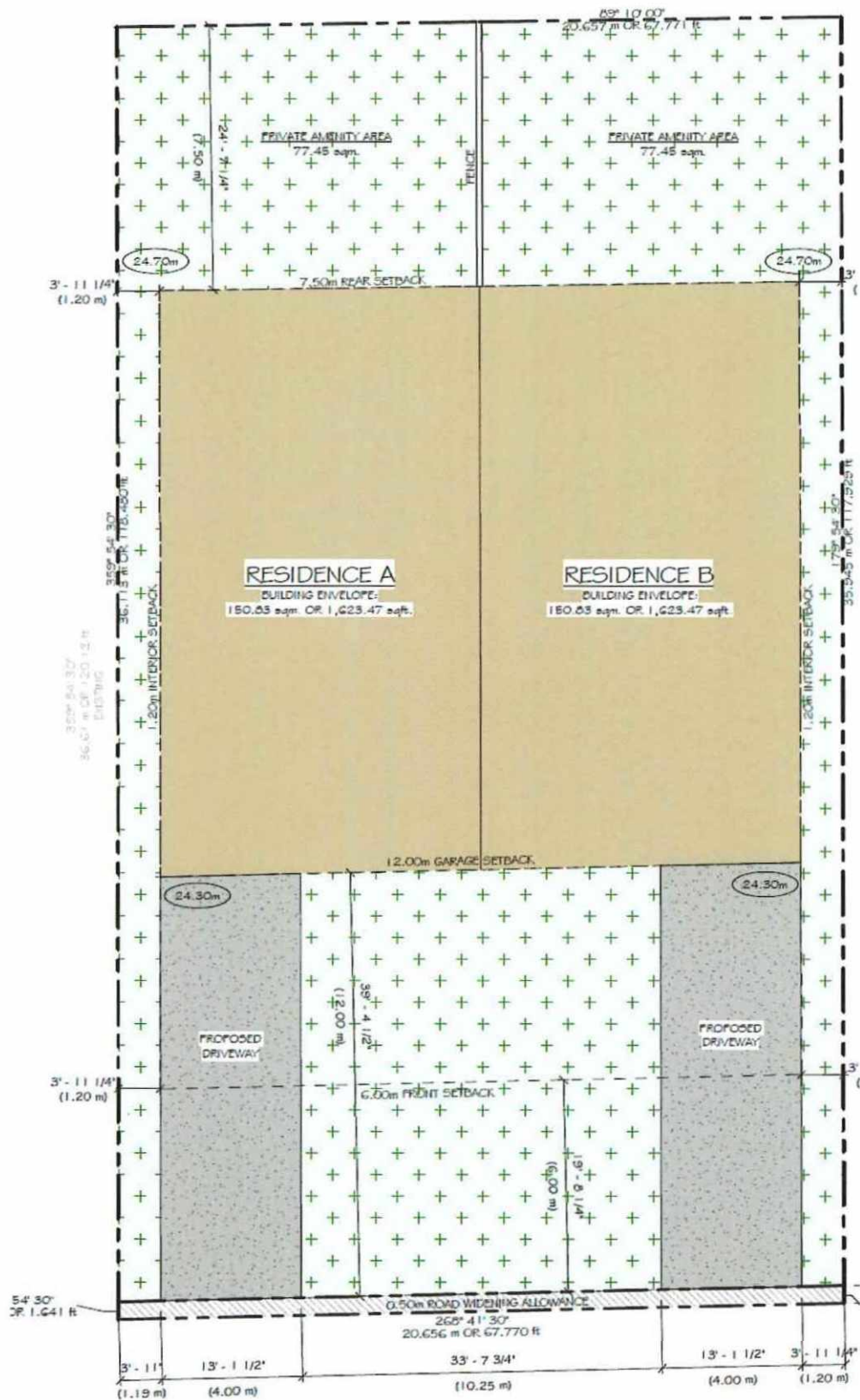
Location Map



Orthophoto



Conceptual Site Plan (as provided by the applicant)



WATSON ROAD