



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Development Permit Application DP 11-22 –
Citiwest 8-Lot Subdivision (20525 & 20541 – 46A
Avenue)

File #: 6620.00

Doc #:

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Date: March 18, 2026

RECOMMENDATION:

THAT the March 18, 2026 report regarding Development Permit 11-22 be received by Council for information.

PURPOSE:

The purpose of the report is to consider a Development Permit application for an 8-lot subdivision on the subject properties.

*This report supplements the previous staff reports to Council dated November 25, 2024 (Attachment 6) and May 12, 2025 (Attachment 7).

POLICY:

The subject properties lie within the Suburban land use designation in the Official Community Plan (OCP) and are zoned R1 Suburban Residential in Zoning Bylaw No. 3300. The zoning requires a minimum lot area of 557 square metres and a minimum lot width of 16 metres and the proposed subdivision layout (Attachment 1) complies with the requirements. In accordance with the recent Provincial housing legislation, the R1 zone permits up to four dwelling units on a lot (based on the current level of transit service in the area).

The properties include “Moderately Low Sensitivity” Environmentally Sensitive Areas (ESA’s) and Natural Hazard Areas (Steep Slopes) designated in the Official

Community Plan (OCP) and the proposed subdivision therefore requires Development Permit approval from Council in order to proceed. The OCP Development Permit Area Guidelines for ESA's and Natural Hazard Areas apply to the proposed development.

The ESA Development Permit Area Guidelines include the following:

2. *Development in ESA's ranked as moderately low to low value is strongly discouraged and shall maintain ecological connectivity and function where possible.*
3. *Ensure development results in no net loss of habitat area. Where loss of habitat is unavoidable, replace the value of lost habitat at a ratio of 2:1.*

COMMENTS/ANALYSIS:

1. Background

This application preceded the adoption of Zoning Bylaw No. 3300 and included an application (RZ 07-20) to rezone the properties from the RS2 Estate Residential Zone to the RS1 Single Family Residential Zone under the previous Zoning Bylaw No. 2100 to allow the smaller (557 square metres) lot size. The zoning amendment application for this subdivision was initially presented to Council on December 9, 2024 and the zoning amendment bylaw was considered for first and second readings on May 12, 2025 and declined by Council. The new R1 Suburban Residential Zone, adopted as part of Zoning Bylaw No. 3300 on March 9, 2026, permits the proposed subdivision layout and the applicant requests that the Development Permit application now be considered by Council.

2. Revised 46A Avenue Frontage Design

Following the May 12, 2025 Council meeting, the applicant has pursued revisions to the servicing design (see Attachment 2) in order to preserve trees along the 46A Avenue frontage of the subdivision while maintaining the same 8-lot layout. The proposed changes include revised driveway locations and a modified boulevard cross-section that shifts the sidewalk location away from the tree protection zones identified in an updated arbourist report (Attachment 3). The changes would allow for the preservation of six trees according to the report. City staff have reviewed the proposed design and advised the applicant that it does not provide for the recommended grading according to the standard road cross-section. Staff are working with the applicant's consultant to finalize the frontage design and determine the actual number of trees that can be preserved.

3. Environmentally Sensitive Area

The plan revisions described above are focused on the 46A Avenue frontage of the site, outside of the Environmentally Sensitive Area (ESA) identified in the Official Community Plan (OCP) which would still require clearing and compensation in order for the development to proceed. To that end, the applicant has provided a further report (Attachment 4) from its environmental consultant on the extensive infestation of invasive species, particularly English Ivy, within the ESA. The report questions the “Moderately Low” sensitivity value assigned to this wooded area in the OCP. City staff have reviewed the report and acknowledge the concern with invasive species but respectfully disagree with the conclusion that the area “...currently exhibits a nil to low ecological value”. In staff’s view, the infestation could be remediated and the mature trees and habitat value preserved through appropriate interventions if desired.

Should Council wish to approve the proposed development, compensation for the lost ESA habitat value would be required in accordance with the OCP. The applicant has agreed to a \$201,040 compensation payment which could be used for a habitat compensation project in Nicomekl Floodplain Park as outlined in the May 12, 2025 Explanatory Memo (Attachment 7). The compensation valuation was determined by the City’s environmental consultant based on the OCP’s 2:1 habitat replacement guideline.

4. Natural Hazard Area

The applicant has provided renderings (Attachment 5) of the landscaped two-tier retaining wall at the rear of proposed Lots 1-4 described in the November 25 staff report to Council. The retaining wall is recommended in the geotechnical engineer’s report to address the slope hazard condition for the proposed lots and their future buildings. The City would require a restrictive covenant to be registered on title to maintain and protect the retaining wall and related drainage works as a condition of subdivision approval.

5. Tree Protection & Management Bylaw

Tree Protection and Management Bylaw No. 3321 was adopted on January 19, 2026 and applies to in-stream development applications. Under the bylaw, a cash-in-lieu of tree replacement payment of \$122,000 (preliminary estimate) for this application would be required prior to development permit issuance. The fee is based on the replacement of 35 trees outside of the ESA. The replacement of trees within the ESA is considered to be part of the habitat compensation payment.

BUDGET IMPLICATIONS:

The proposed development would contribute \$273,378.00 to City Development Cost Charge accounts under DCC Bylaw No. 3256 (payable at subdivision final approval). A 5% park land cash-in-lieu contribution (2024 valuation - \$310,000.00) is also required prior to subdivision final approval. An ESA habitat compensation payment of \$201,040.00 and a tree replacement payment under Tree Protection & Management Bylaw No. 3321 of \$122,000.00 (preliminary estimate) are required prior to development permit issuance.

SUMMARY:

The applicant is seeking to develop the subject properties in accordance with the new R1 Suburban Residential zoning, taking advantage of the smaller allowable lot size to maximize the subdivision yield. It is highly unlikely that an 8-lot subdivision - with potential for 32 housing units - could be achieved on this site without significantly impacting the ESA. Accordingly, the applicant is proposing to compensate for the loss of the Moderate Low sensitivity ESA area as provided for in the Official Community Plan.

ALTERNATIVES:

1. Deny the approval of DP 11-22 for an 8-lot subdivision at 20525 & 20541 – 46A Avenue.

Respectfully Submitted,



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachments:

1. Preliminary Subdivision Plan
2. Engineering Key Plan - Revised
3. Arbourist Report – November 10, 2025 Update
4. Enkon Environmental Report – Invasive Vegetation – July 16, 2025
5. Retaining Wall Renderings
6. November 25, 2024 Staff Report – December 9, 2024 Council Agenda
7. Bylaw No. 3295 - Explanatory Memo – May 12, 2025 Council Agenda

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer