

**2025-001-RZ, 20478 Westfield Avenue
Zone Amending Bylaw No. 8092-2026**

Recommendation:

THAT *Zone Amending Bylaw No. 8092-2026* be given first, second, and third reading; and

THAT staff be directed to work with the applicant to address the outstanding terms and conditions as outlined in the Staff report dated March 24, 2026, and any other as identified by Council, prior to recommending bylaw adoption.

**Report Purpose and
Summary Statement:**

To recommend that Council consider first, second and third readings of *Zone Amending Bylaw No. 8092-2026* to rezone 20478 Westfield Avenue from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to allow the future subdivision of 2 lots.

Strategic Alignment:

Liveable Community

To: Mayor and Council

File number: 2025-001-RZ

2025-001-RZ, 20478 Westfield Avenue
Zone Amending Bylaw No. 8092-2026

BACKGROUND:

Applicant:	D.K Bowins & Associates (Darcy Palombi)		
Legal Description:	Lot 11 District Lot 279 Group 1 New Westminster District Plan 20107		
OCP Designation:	<i>Ground-Oriented Residential</i> [no change]		
Within Urban Area			
Boundary:	Yes		
Area Plan:	Hammond		
OCP Major Corridor:	No		
Zoning:			
	Existing:	RS-1 (Single Detached Residential)	
	Proposed:	R-1 (Single Detached (Low Density) Urban Residential)	
Surrounding Uses:			
	North:	Use:	Single Detached Dwelling
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Ground-Oriented Residential</i>
	South:	Use:	Single Detached Dwelling
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Ground-Oriented Residential</i>
	East:	Use:	Single Detached Dwelling
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Ground-Oriented Residential</i>
	West:	Use:	Single Detached Dwelling
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Ground-Oriented Residential</i>
Existing Use of Property:	Single Detached Dwelling [no change]		
Site Area:	793 m ²		
Proposed Vehicular Access:	Westfield Avenue		
Servicing Requirement:	Urban Standard		
Flood Plain:	No		
Fraser Sewer Area:	No		

BACKGROUND:

Project Description:

The subject property located at 20478 Westfield Avenue, on the south west corner of 205 Street and Westfield Avenue, within the Hammond Area Plan (Attachment A). The property is approximately 793 m² in area and is generally flat (Attachment B). There is one single detached dwelling on the property, which is proposed to be demolished as part of the subdivision application. The neighbourhood comprises primarily of single detached houses, with access to public transit routes along Maple Crescent, Lorne Avenue, and 207 Street.

PLANNING ANALYSIS:

The proposed rezoning is supported by the Official Community Plan (OCP), which designates the property as *Ground Oriented Residential* (Attachment C). *Zone Amending Bylaw No. 8092-2026* proposes to rezone the property to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of 2 lots (Attachment D). The proposed subdivision is consistent with these policies and with the character of the built forms in the surrounding neighbourhood.

Any subdivision layout provided is preliminary and may change prior to approval by the Approving Officer.

This rezoning application is being considered for first, second, and third reading. In accordance with the *Local Government Act*, a public hearing is not permitted for this type of application since it is for residential uses that are consistent with the OCP.

Official Community Plan:

The *Ground-Oriented Residential* land use designation permits the proposed development under the R-1 zone. The application is consistent with OCP Policies 3-19 through 3-23, which support residential infill and a range of housing forms, including secondary suites, duplexes, triplexes, and fourplexes. These policies are intended to enable modest increases in density while maintaining compatibility with the existing single detached built form and neighbourhood character.

Zoning Bylaw:

The application proposes to rezone the subject property from RS-1 to R-1 to permit a future two-lot subdivision (Attachment D). The minimum lot area in the RS-1 zone is 668 m², compared to the minimum of area of 371 m² in the proposed R-1 zone. Should Council approve the rezoning, both of the proposed lots would meet the minimum lot area requirements.

Off-Street Parking and Loading Bylaw:

The development proposal meets the requirements of *Off-Street Parking and Loading Bylaw 7970-2023*. Each lot will be required to provide a minimum of two off-street parking spaces on the property. Additionally, a minimum of one parking space per dwelling unit shall be provided with roughed-in infrastructure capable of providing Level 2 EV charging.

Development Information Meeting:

For this application, a Development Information Meeting was not required as there are fewer than five lots proposed.

Environmental Considerations:

A Tree Removal Permit will be required for any tree removal, protection, or compensation. In accordance with *Tree Management Bylaw No. 7133-2015*, developable areas must achieve a minimum of 40 trees per hectare through planting, retention, or compensation. If this target cannot be met on-site, a cash-in-lieu fee of \$618.00 per tree would apply.

Conditions to be Met Prior to Adoption:

Staff have advised the applicant that adoption of the Zone Amending Bylaw will not be recommended unless the following conditions, and any others that Council may identify, are met:

1. Registration and/or filing of the following legal documents:
 - i. Subdivision plan for Road dedication to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*;
 - ii. Restrictive covenant for the geotechnical report;
 - iii. Restrictive covenant for the stormwater management plan;
 - iv. Restrictive covenant for the rezoning servicing agreement and receipt of the security deposit, as outlined in the Agreement. The following servicing upgrades will be required through the Agreement:
 - a. Utility Servicing as required to meet the design criteria of the *Subdivision and Development Bylaw No 4800-1993*; and
 - b. Frontage upgrades to the applicable road standard.
2. A commitment to remove the existing dwelling prior to subdivision approval;
3. If the Director of Waste Management from the Ministry of Environment and Parks determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;
4. In addition to the Ministry of Environment and Parks Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer confirming whether there is any evidence of underground fuel storage tanks on the subject property. If evidence is confirmed, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
5. That a voluntary Community Amenity Contribution of \$9,200.00 (\$9,200.00 per net new lot), or such rate applicable at third reading of this application, be provided in accordance with *Council Policy 6.31*.

EXTERNAL REFERRALS:

School District No. 42:

This application was referred to School District No. 42. A response was received on March 27, 2025 (Attachment E). The proposed subdivision would affect the student population for the catchment areas currently served by Hammond Elementary and Westview Secondary Schools. Based on the creation of one net new lot, the estimated number of school-age residents is one.

CONCLUSION:

It is recommended that first, second, and third reading be given to *Zone Amending Bylaw No. 8092-2026* (Attachment F) and that staff be directed to work with the applicant to address the outstanding terms and conditions as set out in the March 24, 2026, report, and any other as identified by Council, prior to recommending bylaw adoption.

"Rosario Perez"

Prepared by: Rosario Perez, Planning Technician

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) OCP & Land Use Map
- (D) Site Plan
- (E) School District No. 42 Comment Letter
- (F) *Zone Amending Bylaw No. 8092-2026*

Report Approval Details

Document Title:	2025-001-RZ, 20478 Westfield Avenue, RS-1 to R-1.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo.pdf- Attachment C - OCP_Land Use Map.pdf- Attachment D - Site_Plan.pdf- Attachment E - School District No. 42 Letter.pdf- Attachment F - Zone Amending Bylaw No. 8092-2026.docx
Final Approval Date:	Mar 11, 2026

This report and all of its attachments were approved and signed as outlined below:

David Purcell-Chung, Manager of Development and Environmental Services

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer