

DP 21-36 (2237 Shannon Lake Road) - Applicant's Variance Rationales

1. Retaining Wall Height Variance

“Rock cuts and retaining walls located behind the building are higher than permitted under the bylaw, but these walls will be absolutely crucial to mitigating upslope impact and allowing for sufficient rock catchment areas for building protection. This grading design is the result of extensive collaboration between the Geotechnical and Civil Engineering teams to ensure that it is the safest, most pragmatic and least visually exposed methodology to accommodate a reasonable building footprint onsite. This is a challenging hillside site, and we have done everything in our power to put forward a slope adaptive design to minimize cut/fill. Furthermore, these walls are situated behind the building where they will be out of view from the public domain.”

2. Building Height Variance

“While the building height is 16.69m under the bylaw, this doesn't take into account that the height is far less at the rear of the building where we only have 1-2 storeys exposed. If the bylaw calculated height as an average around the building like many other jurisdictions, we would likely meet the bylaw parameters. The building itself is a relatively modest 3 storeys of residential over the parkade. The resulting height exposure on the downhill (street) side is directly attributable to the challenging topography of the site and the inability to fully bury the parkade below grade without causing undue impact to the slope above.”

3. Front Setback Variance

“The front setback is reduced to 0.0m as measured to the nearest projection, being the front stairs. That said, the vast majority of the building is setback at 2.3-3.0m. This is another example where the zoning bylaw looks exclusively at the worst-case scenario rather than the context as a whole. While 2.3m-3.0m is still a variance, it is utilized as a balance point between reducing potentially extensive uphill cut/fill impacts, while providing safe working space for the powerlines along the frontage.”