



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: October 21, 2020

From: Carla Eaton, Planner III

File No: Z 20-06

Subject: **Z 20-06, OCP and Zoning Amendment Bylaw No. 100.60 and 154.92 (APC), Unaddressed Canyon Crest Drive**

BACKGROUND

The applicant has applied to rezone a 1705 m² portion of the property from Low Density Multiple Residential (R3) zone to Parks and Open Space (P1) zone, and to rezone a 2700 m² portion from Parks and Open Space (P1) zone to Low Density Multiple Residential (R3) zone; and to amend the Official Community Plan over the same areas by exchanging the land use designation from Low Density Multiple Family to Parks and Natural Area, and from Parks and Natural Area to Low Density Multiple Family (*Attachment 1 and 2*). The amendments essentially swap zoning and land use designations and are proposed to facilitate a more efficient layout for the proposed townhouse development (approximately 26 units) with reduced internal road networks. To address future servicing infrastructure location and frontage adjacent to Crown Crest Drive, a portion of Compact Single Detached Residential (RC3) zone is proposed to be amended to Low Density Multiple Family (R3) zone to accommodate the future parcel boundary of the multi-family lot. This will include an OCP amendment from Single Family Residential to Low Density Multiple Family over the same small area.

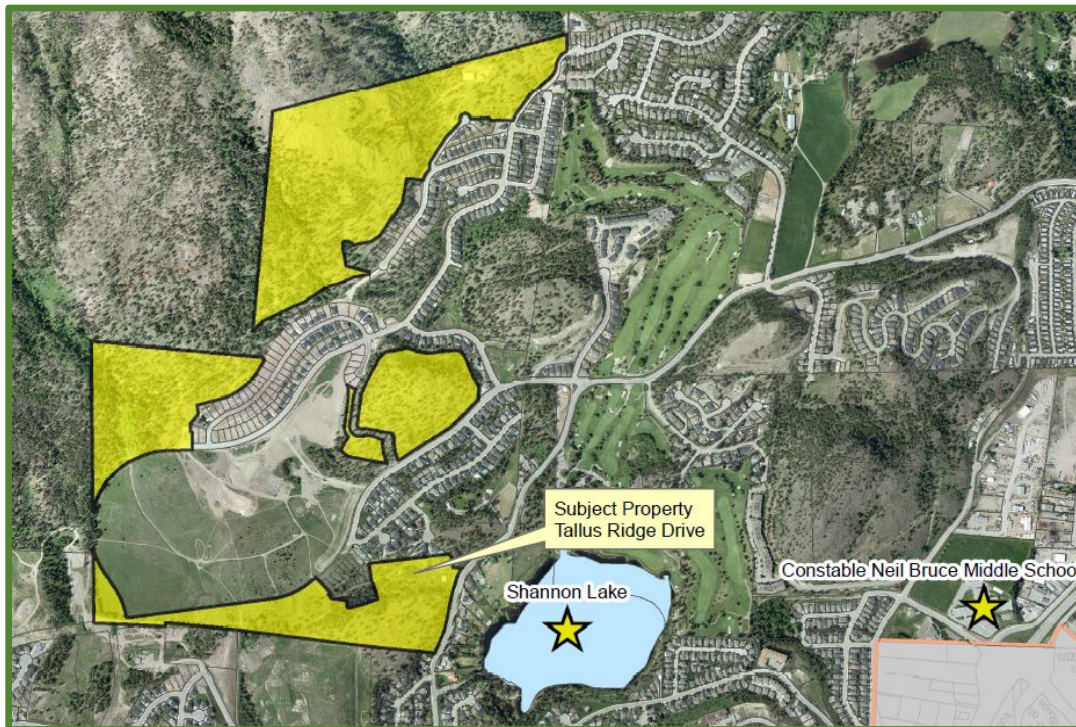
| PROPERTY DETAILS | | | |
|-----------------------|--|--|--|
| Address | | Unaddressed Canyon Crest Drive | |
| PID | | 030-896-487 | |
| Folio | | 36414115.056 | |
| Lot Size | | Parent parcel: 61 ha (150.7 acres) / Subject: ~0.98 ha | |
| Owner | Ryser Developments Ltd. | Agent | Damien Burggraeve |
| Current Zoning | Parks and Open Space (P1) and Low Density Multiple Family (R3) | Proposed Zoning | Parks and Open Space (P1) and Low Density Multiple Family (R3) |
| Current OCP | Parks and Natural Area and Low Density Multiple Family | Proposed OCP | Parks and Natural Area and Low Density Multiple Family |
| Current Use | Vacant | Proposed Use | Residential |

| | |
|----------------------------------|--|
| Development Permit Areas | Wildfire Interface, Hillside, Sensitive Terrestrial Ecosystem and Form and Character |
| Hazards | Possible rock catchment areas/drainage noted |
| Agricultural Land Reserve | N/A |

ADJACENT ZONING & LAND USES

| | | |
|--------------|-------------|---|
| North | ^ | Compact Single Detached Residential (RC3) |
| East | > | Large Parcel Single Detached Residential (R1L) and Low Density Multiple Family (R3) |
| West | < | Compact Single Detached Residential (RC3) |
| South | v | Parks and Open Space (P1) and Single Detached Residential (R1) |

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Applicant Rationale

As part of this application, the applicant stated that the land use designation and zoning swap would allow a more linear multiple family development to retain a larger forest buffer along Shannon Lake Road. The revised layout with the new zoning boundaries would also eliminate a second site access and related disturbance. The conceptual development (See Figure 1 and *Attachment 3*) includes 26 townhouse units on the proposed multifamily lot, as well as future park dedication along Shannon Lake Road. While the proposed subdivision layout and future townhouse development are subject to additional subdivision and development permit processes, the preliminary design and



density for the R3 zone (26 units) is substantially under the allowable density and site coverage in the R3 zone due to existing or anticipated no build covenant areas.

Policy and Bylaw Review

Official Community Plan (OCP) Bylaw No. 0100

OCP land use designations for the subject area are Low Density Multiple Family (LDMF) and Parks and Natural Area (PNA). The proposed amendment will marginally reduce the size of the PNA designation by increasing the size of the LDMF designation (Figure 2) to facilitate the proposed development layout. The proposed amendments essentially swap designations by altering the development boundary.

Recommendation of support is based on residential policy which encourages the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities. Additionally, the ground oriented townhouse development with at-grade private entrances is considered an appropriate form of infill housing that has the ability to complement the type, form, scale and use of the surrounding neighbourhood. Further, there are very limited impacts to the proposed amendment from a land use perspective that were not already considered with the original bylaw amendments (Z 12-04) that allowed LDMF in this location. And despite the reduction of the PNA designation, the proposed adjustment will widen the natural area and create a larger buffer adjacent to the future linear park along Shannon Lake Road to support wildlife movement along the corridor in alignment with OCP policy. The proposed amendment does not affect the trail construction and park dedication secured through previous rezoning and neighbourhood planning processes.



Figure 2: Proposed Land Use Designation Swap

Zoning Bylaw No. 0154

As shown in Figure 1, the proposed zoning amendment will increase the R3 zone by approximately 1000 m² and reduce the P1 zone area by the same amount to adjust the development boundary allowing for a single site access and reduced hillside disturbance. The conceptual development boundary will meet the required minimum parcel size for the R3 zone, and is anticipated to meet frontage with some small adjustments to the layout.

The proposed Parks and Natural Area (P1) Zone is intended to accommodate both parks and natural areas for recreational and associated uses (*Attachment 4*). The Low Density Multiple Residential (R3) Zone is intended to accommodate multiple residential in low density house form which includes duplex and townhouse forms (*Attachment 5*).

Development Permit Areas

The subject property is located within the Wildfire Interface, Hillside and Sensitive Terrestrial Ecosystem Development Permit areas. Additionally, the proposed R3 townhouse development will also require a separate form and character Multiple Family Residential Development Permit to facilitate any future Building Permits.

Technical Review

Transportation and Site Access

Site Access is proposed from a private driveway from Canyon Crest Drive. Frontage improvement along Canyon Crest Drive are being completed as part of the earlier Tallus Ridge Ph. 10 B development. Frontage improvements along Shannon Lake Road were completed as part of earlier Tallus Ridge development in 2010.

There are no off-site transportation improvements anticipated or recommended with this development.

Servicing

A Servicing Report¹ was submitted that notes that the site can be adequately serviced.

Sanitary Sewer: The report notes that the capacity of downstream sanitary system is sufficiently sized to accommodate the proposed development, as assessed during rezoning and OCP planning of the overall Tallus Ridge area under File: Z 12-04. No additional off-site sanitary sewer service upgrades have been identified and the required connecting infrastructure has been appropriately sized and installed with previous phases of development².

Water: The servicing report noted that no additional off-site water servicing requirements are anticipated and that the site will be serviced through adequately sized existing infrastructure. Final design will be addressed through the future subdivision stage.

Stormwater: The report notes that a private storm water detention facility will be provided for the townhouse development with final design to be addressed at time of future development permit.

Geotechnical

A Geotechnical Review³ was submitted that notes that “the site is well suited for the proposed multi-family development” and that the proposed building lots are “safe for the

¹ Prepared by Aplin Martin, dated Jun 8, 2020

² Tallus Ph. 10 installed 150 mm diameter pipe down to Shannon Lake Road

³ Prepared by Calibre Geotechnical, dated August 10, 2020

intended use as a residential subdivision” with no obvious geotechnical hazards. The majority of the development will involve cuts below existing grades with only minor fills. The geotechnical engineer noted that perched water seepage zones are expected along the surface of bedrock during snowmelt and periods of heavy rainfall runoff. The report makes additional future building recommendations regarding considerations for site preparation, maximum slope, foundation design, groundwater and drainage, safe setbacks from the crest of a slope, safe set forward distances from rock faces, and pavement and trench backfilling. As a condition of the future development permit and subdivision process, it is likely that a geotechnical covenant will be registered on title to ensure the recommendations of the report are addressed during future construction.

Environmental

An Environmental Assessment⁴ was submitted that identifies the two rezoning areas as both having Environmental Sensitive Area (ESA) 2. The proposed new P1 land is partially composed of provincially Blue-listed ecosystem and has greater ecological integrity than the proposed new R3 land having been exposed to less historical disturbance. The proposed new R3 land has some Red-listed species but has greater areas of disturbance and is thus host to a greater proportion of invasive species. The report “anticipates that the impact on terrestrial resource values as a result of the proposed re-zoning will be low” but additionally makes mitigation recommendations such as construction timing for wildlife preservation, managing site equipment, as well as controlling erosion, weed spread and disturbance. These and other recommendations from the report will be considered with the future development permit prior to site disturbance.

Related Covenant Area Adjustment:

As part of the application process, a no build-no disturb environmental covenant (CA3977929) registered with the original zoning (File: Z 12-04) will be considered for boundary adjustment in order to facilitate the new development configuration. The proposal will potentially remove some of the existing covenant area in exchange for lands that had previously been part of the proposed development area. The exchanged covenant areas match the proposed zoning amendment (see Figure 1) and are proposed to be held as privately owned P1 lands and are not part of any proposed park land dedication.

From a hillside perspective, the effect of the exchanged lands should be negligible given that the future development permit process will ensure that guidelines regarding maximum slope, hillside stabilization, and restoration are addressed during site development.

From an environmental perspective, these lands were protected by covenant not for their ESA-2 and ESA-3 value but as potential remediation areas for anticipated disturbance in future Tallus developments with higher ESA-1 values where disturbance could not be avoided⁵. Additionally, the proposed new covenant area is anticipated to remain close to the original covenant area of 2700 m² (once all the new hillside areas have been included) which will still allow for compensation planting should it be required as result of future phases.

⁴ Prepared by Ecoscape Environmental Consultants Ltd., dated August 12, 2020

⁵ Currently, this covenant area has not been identified for any required compensation plantings

As noted above, the multiple family lot will also require a form and character development permit prior to construction and prior to finalizing the covenant area adjustments based on final site grading. As a condition of the zoning, the covenant adjustment will be addressed with the future development permit and subdivision design stage.

Neighbourhood Park Analysis

The Shannon Lake West Concept Development Plan (CDP) identified park area requirements for the entire Tallus Ridge neighbourhood and further details regarding dedication and no disturbance areas to protect future parks were noted in Section 219 Covenants (LA139002 and LA139003).

As such, the applicant will be required to dedicate approximately 0.5 Ha of neighbourhood parkland/linear park trail abutting Shannon Lake Road (as shown in Figure 3) as a condition of future subdivision approval to meet park dedication requirements specifically resulting from Section 510 of the *Local Government Act* (LGA). Prior to park dedication, the owner will be required to complete wildfire mitigation works, as well as construct a 1.5 m wide linear trail and to fence the park in accordance with Development Permit 18-05.

Further phases of development will trigger additional parkland dedication requirements as per the CDP.

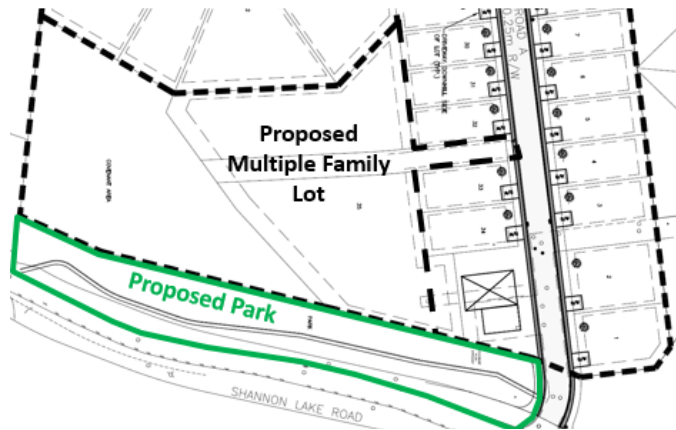


Figure 3: Proposed Future Park Area

Referral Responses

A referral for the application was circulated to all departments and key agencies. Based on comments received thus far, no objections were noted, but the following external comments were received:

- *Telus*
 - No objections to the proposed development;
- *BC Hydro*
 - Requires a statutory right of way from the developer;
- *BC Transit*
 - Has no objection to the development but recommends that the future road network is pedestrian-supportive through the provision of sidewalks, notes that higher densities would be more conducive to efficient transit use, suggests that the Tallus Ridge area is proposed for future limited transit service and confirms the closest existing transit stop is over 400 m from the development (as the crow flies);

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The proposed new boundary of the low density multi-family residential use has an appropriate transition to existing adjacent compact single family residential zone.
- The proposed new boundary of the P1 zone will create a larger treed buffer adjacent to Shannon Lake Road enhancing the area as a potential wildlife corridor.
- The future development permit process will address hillside and environmental mitigation and revised covenant protection areas, as well as form and character issues with the proposed townhouse development.
- Residential policies encourage the sensitive integration of different housing forms in all residential growth areas in support of neighbourhood diversity and healthy communities.
- Infill development makes more efficient use of community services and reduces development pressures at the urban fringes.
- The proposed zoning boundary amendments do not alter the servicing implications for the site from those previously assessed during the original rezoning (File: Z 12-04).

Specific comments would be appreciated should the APC have any concerns with the proposed bylaw amendments, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Carla Eaton

Carla Eaton
Planner III

Powerpoint: Yes ☒ No ☐

Attachments:

1. Official Community Plan Amendment Bylaw No. 0100.60, 2020
2. Zoning Amendment Bylaw No. 0154.92, 2020
3. Tallus Ridge Stage 10 Multi-Family Site Plan
4. Parks and Natural Areas (P1) Zone
5. Low Density Multiple Residential (R3) Zone