



## COUNCIL REPORT

To: Paul Gipps, CAO

Date: September 28, 2021

From: Jayden Riley, Planner II

File No: DP 21-19

Subject: **DP 21-19; Multi-family Development Permit with Variances; Tallus Ridge, Phase 10**

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### RECOMMENDATION

**THAT** Council approve a Multiple Family and Intensive Residential and Hillside Development Permit for the construction of a 26-unit townhome development (Tallus Ridge, Phase 10) with variances to Zoning Bylaw No. 0154, S.4.10 to reduce the number of loading spaces from 1 to 0, and S.10.9.5(f) to increase the maximum building height from 9.0 m to 9.75 m, in accordance with the attached permit (*Attachment 5*), subject to:

- Submission of a landscape security in the amount of \$233,787.25; and
- Discharge and subsequent registration of an environmental no disturb covenant over the P1 lands following site grading and restoration works.

### STRATEGIC AREA(S) OF FOCUS

Economic Development and Prosperity (Council's Strategic Priorities 2021-2022)

### BACKGROUND

This application is seeking a Hillside and Multiple Family and Intensive Residential Form and Character Development Permit for a 26-unit townhome development with variances to increase maximum building height from 9.0 m to 9.75 m and reduce the number of loading spaces from 1 to 0. The proposed development is referred to as Phase 10 of Tallus Ridge.

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PROPERTY DETAILS			
<b>Address</b>	Unaddressed, Tallus Ridge Phase 10		
<b>PID</b>	030-896-487		
<b>Folio</b>	36414115.056		
<b>Lot Size</b>	10,000 sq. m. (R3 portion)		
<b>Owner</b>	Ryser Developments	<b>Agent</b>	Damien Burggraeve

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<b>Current Zoning</b>	Low Density Multiple Residential (R3)	<b>Proposed Zoning</b>	N/A
<b>Current OCP</b>	Low Density Multiple Family	<b>Proposed OCP</b>	N/A
<b>Current Use</b>	Vacant	<b>Proposed Use</b>	Townhouses
<b>Development Permit Areas</b>	Hillside, Multi-family and Intensive Residential		
<b>Hazards</b>	Hillside		
<b>Agricultural Land Reserve</b>	No		

### ADJACENT ZONING & LAND USES

<b>North</b>	^	Compact Single Detached Residential (RC3)
<b>East</b>	>	Parks and Open Space (P1)
<b>West</b>	<	Compact Single Detached Residential (RC3)
<b>South</b>	v	Parks and Open Space (P1) Single Detached Residential (R1)

### NEIGHBOURHOOD MAP



### PROPERTY MAP



## Legislative Requirements

Council has the authority under Part 14, S.490, of the *Local Government Act* to issue a Development Permit. This development is specific to hillside development and form and character of a proposed multi-family residential development.

Council has the authority under Part 14, S.498 of the *Local Government Act* to issue a Development Variance Permit that varies, in respect to the land covered in the permit, the provisions of the Zoning Bylaw.

## DISCUSSION

### Proposal

The application is proposing a Hillside and Multiple Family and Intensive Residential Development Permit to construct a 26-unit townhome development with variances to building height and loading spaces. The proposal consists of six four-plexes and one duplex. The buildings are bisected by a private access road with two four-plexes and a duplex to the east and four four-plexes to the west (*Figure 1, Attachment 1*).

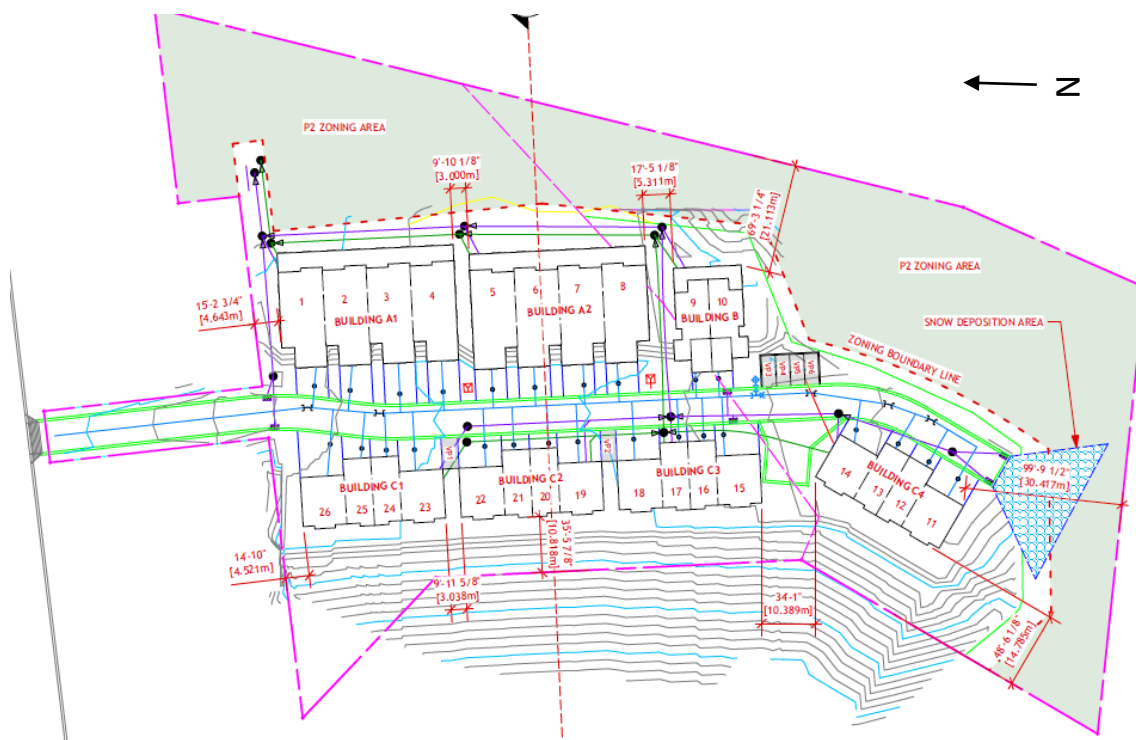


Figure 1: Site Plan

Due to the topography of the site, the units located on the east side of the road are two stories with basement walk-outs and the units located west of the road are three stories with rear yard access from the second floor – see *Figure 2, Attachment 2* for site section.



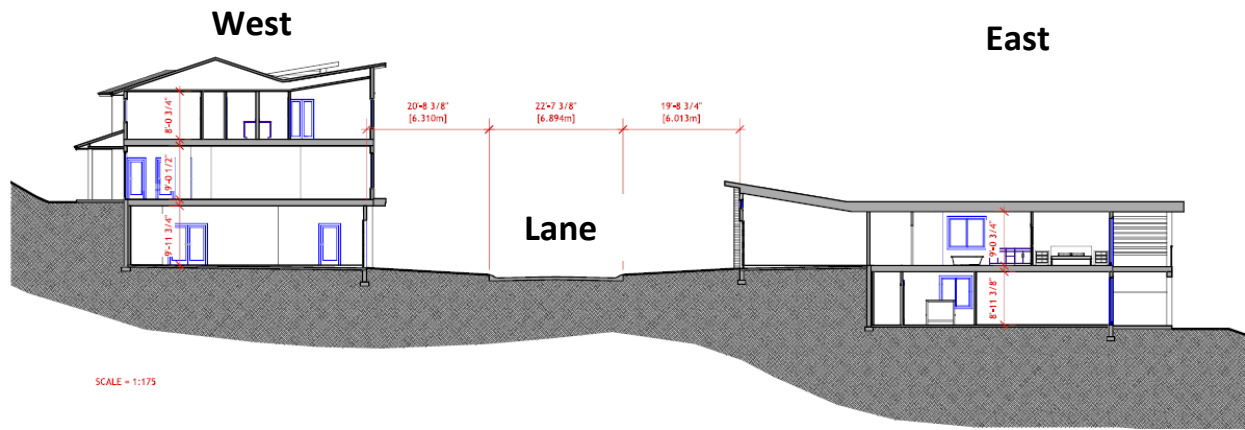


Figure 2: site section

The application is also proposing variances to increase the height of the four-plex buildings located on the west side of the road from 9.0 m to 9.75 m and reduce the number of loading spaces from 1 to 0 – (Attachment 1, Figure 3).

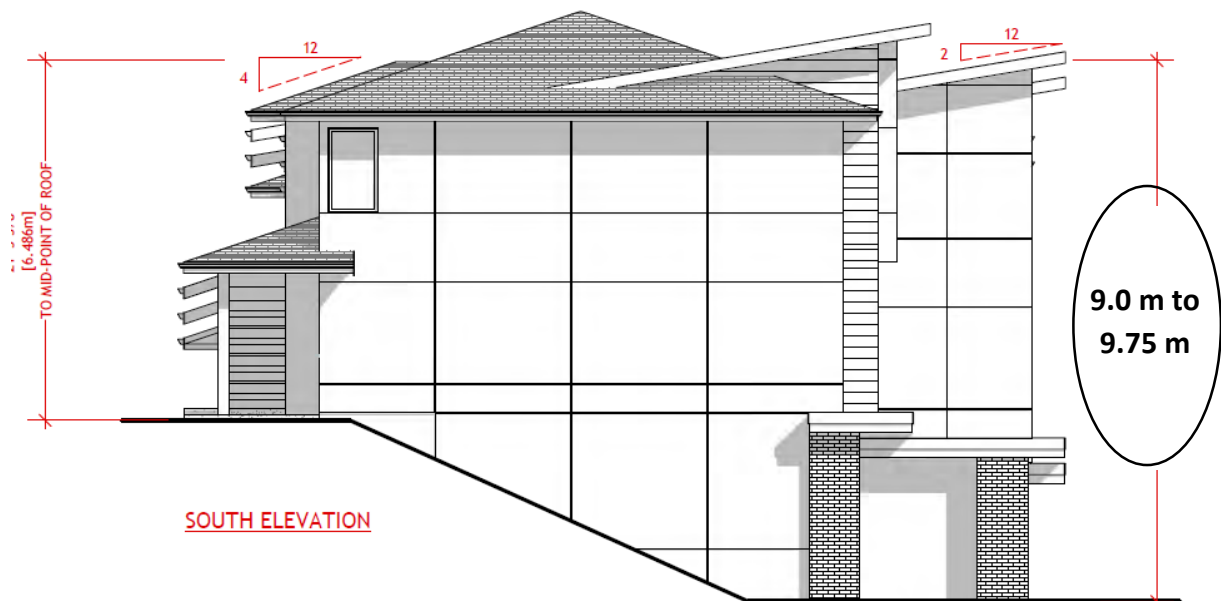


Figure 3: height variance (western 3-storey units)

## Policy and Bylaw Review

### Official Community Plan Bylaw No. 0100

The subject property is located within a Low Density Multiple Family Land Use Designation (LUD), which has an intended built form of semi-detached and attached townhomes with the intent to provide a broader range of opportunities in areas served by transit and in walking distance to community amenities, shop and services.

### Development Permit Areas

The proposal is subject to two Development Permit Areas (DPAs): 1) Steep Hillside and 2) Multiple Family and Intensive Residential.

1. Multiple Family and Intensive Residential DPA Guidelines ensure that residential development is well-designed and appropriately integrated in the community. This includes strong design, amenity space contributions, and architectural focal points. The proposal is found to be in general accordance with these guidelines.
2. The Hillside DPA guidelines are applied to address steep slopes and to ensure public safety and protection of environmentally sensitive areas. This includes addressing rock fall mitigation, location of roads and laneways, and setback to disturbance zones. As a result, the applicant has submitted a geotechnical report that has identified site conditions and provided recommendations on site preparation and foundation design, site grading, blasting methods, rock slopes, drainage, pavement design and site grading. The proposal is also confirmed to be safe for the intended use. The recommendations of the geotechnical report are highlighted in the attached permit conditions (*Attachment 5*). The proposal is found to be in general accordance with the DPA guidelines.

### *Form and Character Review*

The proposed development consists of 26 townhouse units contained within seven buildings: three buildings located east of the private lane (Buildings A1, A2, B; units 1-10) and four buildings located to the west of the private lane (Buildings C1, C2, C3, C4; units 11-26).

All units proposed east of the lane are two-storeys with garage access at grade and basement walkouts. All units located to the west of the lane are three-storeys, with rear yard access from the second storey (*Attachment 2, Figure 4*).



**Figure 4:** front elevations for the two- and three-storey buildings

Building materials are proposed to consist of robo gray and stone gray hardipanel, caramel zebrawood sagiwall siding, pewter timberstone clean brick, dual black laminate shingles, and black smartboard fascia (Attachment 2, Figure 5).



Figure 5: building materials

### Landscaping

A landscape plan has been submitted with the application that proposes deciduous boulevard trees and deciduous and coniferous columnar trees, perennial and ornamental shrubs and grasses (Attachment 3, Figure 6). The landscaping works are estimated at \$187,029.80. In accordance with the City's Development Applications Procedures Bylaw No. 0260, 125% of this amount (\$233,787.25) is required for a security, and is recommended as a condition of Development Permit issuance.



Figure 6: landscape plan

### Zoning Bylaw No. 0154

The subject property is zoned Low Density Multiple Residential (R3), intended to accommodate multiple residential in low-density housing form. The zoning analysis (*Table 1*) indicates the proposal meets the maximum floor area ratio (FAR) and site coverage, and complies with building setbacks. However, the three-storey buildings located to the west of the private lane are proposed at 9.75 m in height (*Figure 3*) – for multi-family buildings this is measured from grade to the mid-point of the sloping roof. Therefore, a variance to S.10.9.5(f) of Zoning Bylaw No. 154 is proposed to increase the maximum building height from 9.0 m to 9.75 m.

The application meets the required number and dimension of off-street parking spaces, given that each unit proposed includes a two-car garage with additional full size driveway parking (approx. 16 spaces). The required six visitor parking spaces are provided with four spaces near the terminus of the lane way and two between the buildings C1 and C2 (*Attachment 1*). The applicant is however requesting a variance to S.4.10 of the Zoning Bylaw No. 0154 to reduce the number of loading spaces from 1 to 0.

<b>Zoning Criteria</b>	<b>Required (R3)</b>	<b>Proposed</b>
Min. Parcel Area	1,000 sq. m.	10,000 sq. m.
Max. Floor Area Ratio	0.8	0.47
Max. Site Coverage	40%	27.8%
Max. Building Height	9.0 m	9.75 m
<b>Setbacks (Min.)</b>		
Front Parcel Boundary	4.5 m	4.5 m
Rear Parcel Boundary	7.5 m	31.6 m
Exterior Parcel Boundary	4.5 m	21.1 m
Interior Parcel Boundary	3.0 m	7.7 m
<b>Parking (Min.)</b>		
standards spaces (26 units)	52 spaces	52 spaces + driveway
visitor parking spaces	6 spaces	6 spaces
Loading spaces	1 space	0 spaces

**Table 1:** zoning analysis

### *Amenity Space Contribution*

The R3 Zone requires a minimum of 25 m<sup>2</sup> of outdoor amenity space per unit. At 26 units, the proposal includes 650 m<sup>2</sup> of amenity in the form of a nature trail and picnic tables within the adjacent private P1 lands, located between the development and Shannon Lake Road (*Attachment 3*).

### **Technical Review:**

#### Servicing and Roads

The area of development is currently part of a larger property with multiple frontage roads. Canyon Crest Drive frontage improvements are part of separate subdivision application and Shannon Lake Road already has frontage works completed, including curb, gutter,



sidewalk and street lights. Therefore no frontage works will be required as part of this development.

The site will be serviced by water and sewer by connecting to mains on Canyon Crest Road. Stormwater is proposed to connect to an existing service as well. Further servicing design will be reviewed at time of subdivision and building permit.

### Geotechnical

A geotechnical report was submitted with the application by Caliber Geotechnical, providing recommendations related to site preparation, permanent cut and fill slopes, utility trenches, pavement section design, foundation design, drainage, and inspections. Upon review, staff requested the applicant address potential hazards of a proposed 8 m rock cut located at the rear of the three-storey buildings, west of the private lane. The grading and site plan were later revised to account for a catchment area and do not include the use of mechanical stabilization (i.e., wire mesh). There will also be fencing located at the crest and toe of the rock cut for safety purposes. Further recommendations from the geotechnical engineer regarding maintenance of the slope will be determined following site grading. A geotechnical covenant will also be registered on the parcel in advance of building permit that outline the recommended maintenance requirements.

### Covenant

The subject property contains an environmental no disturb covenant. As a result of a recent zoning amendment under file Z 20-06, which rezoned Portion 'A' from R3 to P1 and portion 'B' from P1 to R3, the covenant boundary now encroaches into the R3 portion of the property and does not contain all of the P1 zoned land (*Figure 7*). A boundary adjustment was anticipated to occur at the time of development permit once the limits of disturbance were determined for the site. Therefore, staff recommend that Council authorize a discharge of the existing covenant and registration of a new covenant that reflects the adjusted boundary and proposed amenity space, following grading and restoration works.



Figure 7: covenant boundary adjustment

### **Referral Comments**

The application was referred to various external agencies and internal departments. Following initial comments being provided to the applicant, revisions to the landscape plan, visitor parking layout, site plan, and grading plan were addressed. Further advisory comments were provided by staff to the applicant to help guide future subdivision and building permit applications.



## **Public Notification**

Notice of Application signage has been posted on the subject property in accordance with the City's Development Application Procedures Bylaw No. 0260. A notice was mailed to all (59) property owners and their tenants within 100 metres of the subject property (*Attachment 4*), in accordance with the *Local Government Act*. At the time of writing this report, no submissions have been received.

## **CONCLUSION**

Staff recommend that Council support the proposed development permit with variances based on the following rationale:

- The proposal is generally consistent with the City's Official Community Plan Guidelines for Hillside and Multiple Family and Intensive Residential Development Permit Areas;
- The variances to height and the loading space are not anticipated to have a significant negative impact on the proposed development or surrounding properties.

### **Alternate Motion:**

1. **Postpone** Consideration of Development Permit DP 21-19

**THAT** Council postpone consideration of Development Permit DP 21-19.

Council may wish to postpone issuance of the Development Permit and require the applicant to redesign components of the proposal in accordance with the City's Official Community Plan Development Permit Guidelines.

2. **Deny** Consideration of Development Permit DP 21-19

**THAT** Council deny Development Permit DP 21-19.

Should Council choose to deny the proposed development permit, a similar application may not be submitted for a period of 6 months.

## **REVIEWED BY**

Brent Magnan, Planning Manager

Mark Koch, Director of Development Services

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

**APPROVED FOR THE AGENDA BY**

Paul Gipps, CAO

Powerpoint: Yes  No

Attachments:

1. Site Plan
2. Architectural Submission (elevations, materials, colour scheme, renderings)
3. Landscape Plan
4. Public Notification Map
5. Draft DP 21-19