



COUNCIL REPORT

To: Paul Gipps, CAO

Date: December 14, 2021

From: Jayden Riley, Planner II

File No: DP 21-27

Subject: **DP 21-27; Multiple Family and Intensive Residential Development Permit with Variances; 852 Anders Rd**

RECOMMENDATION

THAT Council approve the issuance of a Multiple-family and Intensive Residential Development Permit, with variances to Zoning Bylaw No. 0154, S.10.10.5 (h) to reduce the minimum amenity space from 500 m² to 0 m² and S.4.10.1 to reduce the number loading spaces from 1 to 0, to accommodate a 20-unit townhome development, on Lot A, District Lot 2689, ODYD, Plan 38090 (852 Anders Road), in accordance with the attached permit (*Attachment 1*) and subject to:

- A \$36,000 amenity space cash-in-lieu contribution to the City for park improvements;
- Submission of a landscape security in the amount of \$87,414; and

THAT Council direct staff to establish a reserve fund for the \$36,000 cash-in-lieu contribution in the Lakeview Heights Neighbourhood.

STRATEGIC AREA(S) OF FOCUS

Economic Development and Prosperity (2021-2022 Strategic Priorities).

BACKGROUND

This application is proposing a Multiple-family and Intensive Residential Development Permit to allow for the construction of 20 townhomes.

PROPERTY DETAILS			
Address	852 Anders Road		
PID	007-513-836		
Folio	36414409.710		
Lot Size	4,054 m ²		
Owner	Kerr Properties 002 LTD., INC. NO. BC0813930	Agent	Travis Tournier, Kerr Properties

Current Zoning	Medium Density Multiple Residential (R4)	Proposed Zoning	N/A
Current OCP	Medium Density Multiple-family (MDMF)	Proposed OCP	N/A
Current Use	Multi-family / Townhomes	Proposed Use	Multi-family / Townhomes
Development Permit Areas	Multiple-family, Intensive Residential		
Hazards	N/A		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES

North	^	R1 – Single Detached Residential
East	>	R1 – Single Detached Residential
West	<	P2 – Institutional and Assembly Zone (Anders Park)
South	v	A1 – Agricultural & CD9 Zone

NEIGHBOURHOOD MAP



PROPERTY MAP



Location and Surrounding Uses

The subject property is located in the Lakeview Heights neighborhood. The area is identified in the Official Community Plan as a neighbourhood centre with pockets of small scale residential-focused mixed-uses to provide close access to daily needs. Immediately adjacent to the west of the property is Anders Park, which provides a variety of public recreational opportunities.

Proposal

This application is requesting a Multiple-family and Intensive Residential Development Permit to accommodate a 20-unit townhome development with variances to reduce the minimum number of loading spaces from 1 to 0 spaces and reduce the minimum amenity space contribution from 500 m² to 0.0 m² (*Figure 1 and 2*). The original application also included a reduction to accessible parking; however the plans have been revised to include adequate (2 spaces) accessible parking.



Figure 1: rendering of proposed development

The 20 townhomes proposed are contained in five three-storey buildings: one eight-plex and four three-plexes. The townhouses range from 140 m² to 195 m² (1,500 ft² to 2,100 ft²) with two-car garages and private yards (*Figure 2, Attachment 2*). Access and egress to the site is proposed from Anders Road by a single private laneway.

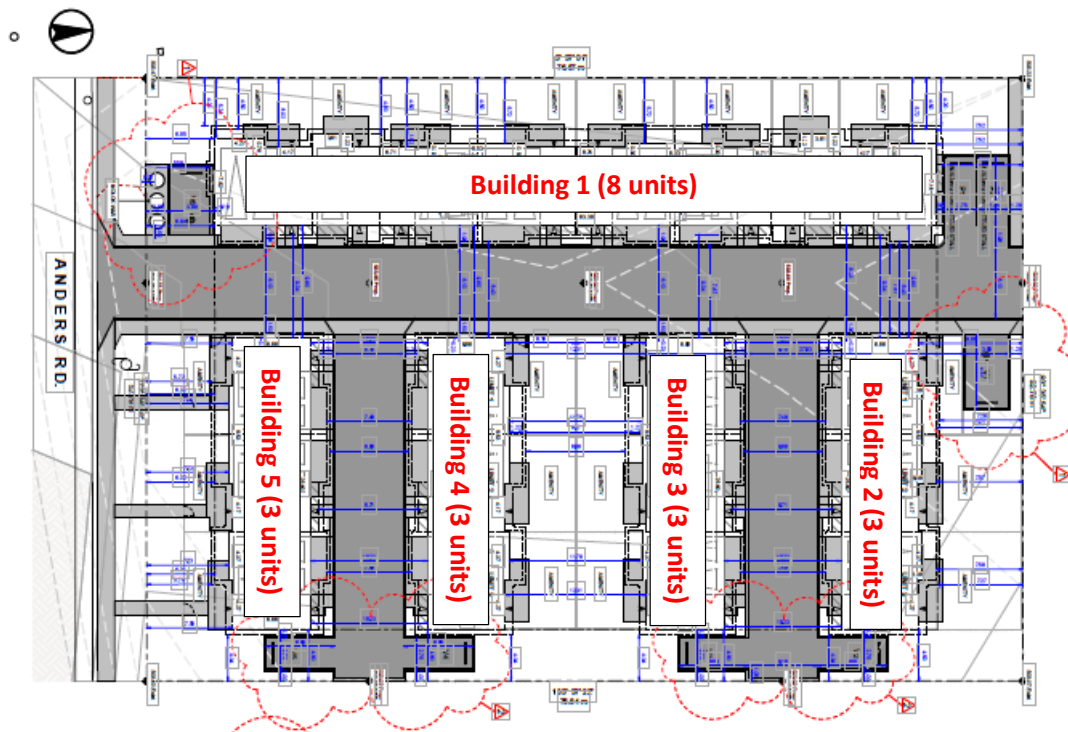


Figure 2: Site plan (red clouds indicate visitor and accessible parking)

Applicant Rationale – Proposed Variances

The applicant rationale for the variances is that no major impact regarding the reduction of proposed loading spaces is anticipated. The reduction of amenity space is also said to be countered by the provision of private fenced yards and balconies for each residential unit and a \$36,000 cash-in-lieu contribution for general City park improvements, specific to the Lakeview Heights neighbourhood.

POLICY REVIEW

Official Community Plan Bylaw No. 0100

The subject property has a Land Use Designation of Medium Density Multiple Family (MDMF), intended to accommodate semi-detached and attached townhouses. The purpose of the MDMF designation is to provide a broader range of housing opportunities in areas served by transit and in walking distance to community amenities, shops, and services, such as those located immediately across Anders Road.

Development Permit Areas

The proposed development is subject to the City's Multiple-family and Intensive Residential Development Permit Area (DPA) for Form and Character. The Multiple-family and Intensive Residential DPA guidelines ensure that residential development is well designed and appropriately integrated into the community through use of good urban design principles. This includes strong design, amenity space contributions, and architectural focal points. The applicant has submitted architectural drawings of the proposal, which are found to be in general accordance with these guidelines, with the exception of an amenity space contribution, as defined by the Zoning Bylaw.

OCP – Form and Character Review

The proposed development contains a total of 20 townhouse units contained within five buildings: Building 1 (8 units) and Buildings 2 – 5 (3 units each) (*Figure 2*). The floor plans include a variety of 2 and 3 bedroom units. 18 of 20 units include two-car garages and two units have single car garages with designated outdoor parking. Each unit includes individual ground floor access with balcony and private yards. Proposed building finishes to include white stucco, black engineered wood trim, natural cedar posts and beams, charcoal metal roofing, and black garage panels (*Figure 3, Attachment 3*).



Figure 3: building elevations (top to bottom, left to right: front, side, rear)

Landscaping

A landscape plan was also submitted with the application, prepared by Outland Design Architecture (*Figure 4, Attachment 4*). It includes a variety of low perennial/ground cover plantings, shrubs, decorative mulch, and coniferous tree additions. A total of 57 trees, 47 shrubs, 54 perennials, grasses, and vines are proposed for landscaping, as well as a Molok waste & recycling system within the site. It also notes a 1.8 m high solid screen fence at the interior parcel boundary of the property, providing screening to adjacent properties. The total landscape costs are estimated at \$69,931.21. This amount will be secured at 125% of the estimate for a total of \$87,414.00 and will be subject to issuance of the Development Permit (*Attachment 1*).

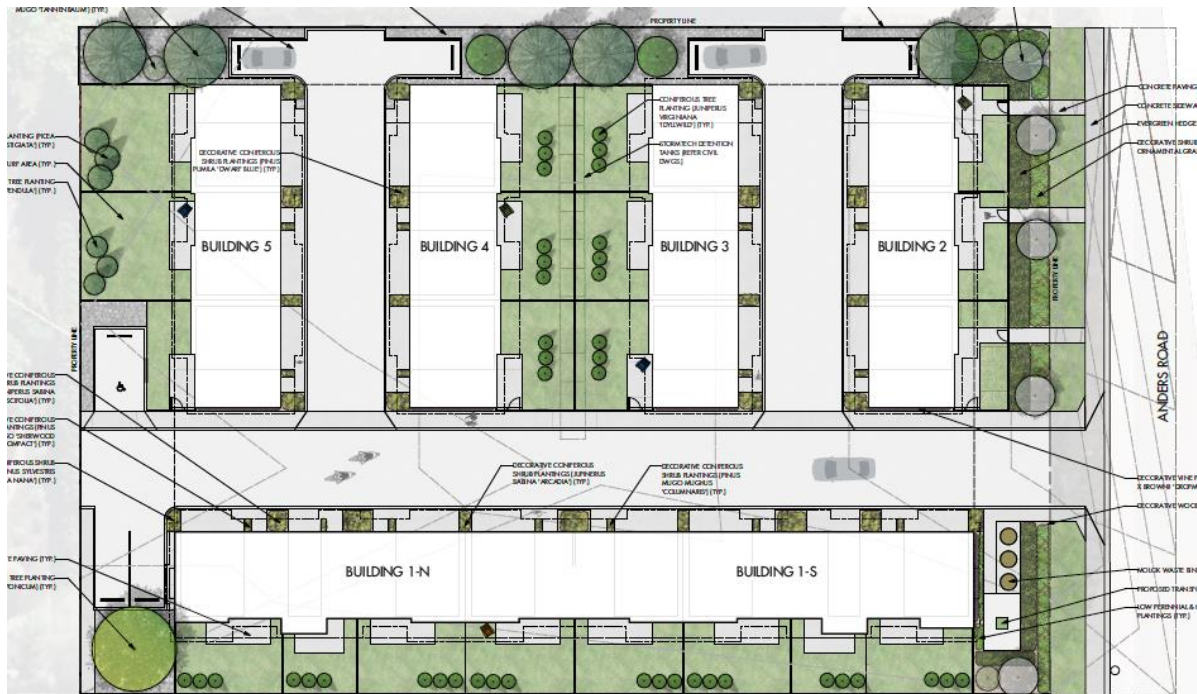


Figure 4: landscape plan (not revised for additional accessible parking)

Zoning Bylaw No. 0154

The subject property is zoned Medium Density Multiple Residential (R4). This zone permits townhouses as a principal use. The proposal meets all zoning regulations with the exception of loading spaces and the amenity space contribution (*Table 1*). There is a sufficient number of off-street spaces for the residential units with private garages provided with each unit. There is also sufficient visitor parking stalls (4 stalls required) and accessible spaces (2 required) provided. A zoning analysis table is provided below (*Table 1*).

Zoning Regulations	Required (R4)	Proposed
Parcel Area	Min. 1,400 m ²	4,056.80 m ²
F.A.R	Max. 1.0	0.88
Lot Coverage	Max. 50%	29%
Height	Max. 12 m / 3 storeys	9.06 m / 3 storeys
Setbacks		
Front Parcel	Min. 4.5 m	6.0 m
Rear Parcel	Min. 7.5 m	+ 7.5 m
Interior Parcel	Min. 4.5 m	+ 4.5 m
Parking Requirements		
Standard	40 spaces	40 spaces
Visitor	4 spaces	4 spaces
Accessible	2 spaces	2 spaces
Loading Spaces	1 space	0 spaces
Amenity Space Contribution	Min. 500 m ²	0.0 m ² (cash in lieu)

Table 1: zoning analysis table

Amenity Space Contribution

The R4 zone requires a minimum amenity space contribution of 25 m² per unit with more than one bedroom. The total amenity space contribution required at 20 units with each unit containing two or more bedroom equals a minimum 500 m². Amenity space is defined under Part II of the Zoning Bylaw as:

an outdoor or indoor area designed and provided for use by all residents of a residential development for cultural, social or recreational activities where a minimum of 25% of the required space is provided at grade. Parking areas, driveways, and decks and patios intended for individual dwelling units, service areas and areas within the required minimum siting distance of a front, interior side, or exterior side parcel boundary do not constitute amenity space.

Although the proposal includes private yard space, patios, and balconies, it is not considered amenity space under the City's Zoning Bylaw definition. The applicant is therefore requesting a variance to S.10.10.5 (h) to reduce the minimum required amenity space from 500 m² to 0.0 m² (Table 1).

Considering the private fenced yards for each residential unit and the close proximity to Anders Park, the variance to reduce amenity space is supported on the condition of cash-in-lieu contribution of \$36,000, to fund for park improvements specifically in the Lakeview Heights Neighbourhood.

TECHNICAL REVIEW

Servicing

A functional servicing report (FSR) and civil drawings were provided with the application that concludes the site is suited for the proposed development. The following infrastructure upgrades will be required to facilitate the proposed development:

- Frontage upgrades to Anders Road, including barrier curb and gutter, sidewalk, boulevard treatments, pavement restoration, and street lighting, as per the Urban Collector Road standard; and
- Water servicing – future water main extension along the property frontage from Anders Road to the Olalla Road intersection to be continued through proposed development frontage. An additional hydrant is to be placed on Anders Road frontage and serviced by the proposed water main extension.

The applicant has been provided detailed advisory comments from the City's Development Engineering Department as a result of the review of the application.

Geotechnical

A geotechnical report was provided with the application that provides recommendations for site preparation, foundation design, structural fill, and drainage considerations. The report concludes the site is suitable for the development proposed.

REFERRAL COMMENTS

The development permit application was referred to various internal departments and external agencies. The Development Engineering and Building Department has provided advisory comments for on- and off-site works at time of building permit. A demolition permit will be required to remove the existing buildings on the property at the time of building permit review.

PUBLIC NOTIFICATION

In accordance with the City's Development Applications Procedures Bylaw No. 0260, Notice of Application signage has been posted on the subject property. In accordance with the *Local Government Act*, a total of 30 notices were mailed out to owners and tenants within 100 m of the subject property, advising how to make a submission regarding the proposal; however, considering mailing delays with Canada Post, staff have also hand-delivered the notices. At the time of writing this report, two submissions have been received.

Additionally, the applicant revised their proposal following the mail-out and hand-delivery of the notices in order to eliminate the need for a variance to accessible parking. The plans now include adequate accessible parking (2 spaces) and no variance is required.

CONCLUSION

It is recommended that Council approve the development permit and variances based on the following rationale:

- The proposal is in general conformance with the DP guidelines;
- The associated variances are not anticipated to cause significant impacts to the future residents of the development or adjacent property owners.

Alternate Motions:

1. **THAT** Council postpone consideration of Development Permit (DP 21-27).

Council may wish to postpone the application and have the applicant redesign the proposal in accordance with the City's Official Community Plan Development Permit guidelines. If the proposal was revised, the Development Permit would require further consideration by Council.

2. **THAT** Council deny Development Permit (DP 21-27).

Should Council deny the application, the file will be closed and the applicant may apply for a similar application following a period of six months, in accordance with the City's Development Application Procedures Bylaw No. 0260.

REVIEWED BY

Brent Magnan, Planning Manager

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. Draft Permit (DP 21-27)
2. Site Plan
3. Architectural Drawings (elevations, renderings)
4. Landscape Plan
5. DP 21-27 Submission List