

DATE OF MEETING | June 1, 2020

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**SUBJECT                    DEVELOPMENT PERMIT APPLICATION NO. DP1182 –  
380 COTTLE PLACE**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration a development permit renewal application for a multi-family, steep-slope development consisting of 8 single detached and 16 townhouse units.

### **Recommendation**

That Council issue Development Permit No. 1182 at 380 Cottle Place with the following variances:

- increase the maximum allowable building height from 7m up to 9.5m, as outlined in the development permit; and
- increase the maximum allowable perimeter wall height from 7.32m to 8.96m, as outlined in the terms of the development permit.

## **BACKGROUND**

A development permit application, DP1182, was received from Modev Construction Ltd. on behalf of Bethel Lands Corporation Ltd. for a proposed development consisting of 24 multi-family residential units on a steep-slope site. This application is to renew DP1074, which was issued by Council on 2018-FEB-18. There have been no changes to the proposed development since DP1074 was approved; however, the permit has expired and the applicant wishes to renew the permit as they are ready to proceed with the project. The allowable density for the 1.7ha property is 16 units per hectare, to a maximum of 27 units. The permitted floor area ratio is 0.45; the proposed floor area ratio is 0.39.

### **Subject Property and Site Context**

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is accessed from the Cottle Place cul-de-sac in the Nottingham Drive area of the Linley Valley neighbourhood.
<i>Total Area</i>	1.7 ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area No. 5 – Steep Slope Development; and, Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.
<i>Relevant Design Guidelines</i>	Steep Slope Development Permit Guidelines General Development Permit Design Guidelines

The subject property is vacant and is surrounded by single family residential dwellings in a steep-slope setting. The north property line abuts Nottingham Drive Park. The natural features of the site include rock outcrops, exposed rock knolls, steep slopes, and small groupings of urban forest.

## **DISCUSSION**

### **Proposed Development**

The subject application is to renew the original development permit (DP1074) for a 24-unit residential strata development comprised of 8 single detached units and 16 townhouse units. There have been no changes to the proposed development since it was approved by Council on 2018-FEB-18. The townhouse units range in size from 263m<sup>2</sup> to 368m<sup>2</sup>. The single units range in size from 193m<sup>2</sup> to 264m<sup>2</sup>.

#### *Site Design*

The townhouse units are clustered into groups consisting of five duplexes and two tri-plexes. The site layout is designed to respect the topography of the property and to minimize site disturbance. The townhouse unit clusters are stepped to work with the site grades and to maintain views between the clusters.

In accordance with the Steep Slope Design Guidelines, the single units are sited behind the ridgeline to preserve the ridgeline and associated rock knolls. An environmental assessment was provided that identified sensitive site features, including rock ledges, undulating rock slopes covered in moss, and native vegetation. The siting of the buildings is designed to minimize impact to these sensitive site features.

A Comprehensive Preservation Plan has been established to ensure long-term preservation of the sensitive site features, including the installation of split-rail fencing to deter access and disturbance of these areas, and informative signage to communicate the value of the sensitive areas.

The proposed internal strata road alignment follows the site contours to minimize site disturbance in accordance with the Steep Slope Design Guidelines. There is also an existing access easement along the west edge of 360 Cottle Place, which provides access to the detached garages of townhouse Units 1 and 2.

#### *Building Design*

The townhouse units each have a modern flat roof, two-storey living space, and an under-the-building two-car garage. Townhouse Units 1, 2, 15 and 16 are exceptions, with detached garages to allow the townhouse clusters to fit the existing site conditions with reduced site disturbance.

The single units are two storeys in height, with a modern flat roof, and each unit has a two-car garage. The upper floors of the single units (Units 1 – 7) are set back from the lower floors, which reduces the scale of the building form, as well as the exposure of the single units from behind the ridgeline.

The proposed exterior finishes, roof projections, and overhangs provide articulation to reduce the vertical and horizontal massing of the structures. The finishes include smooth stucco with metal reveals, cedar siding, and stone veneer. The patios are finished with glass panels. Additional exterior features include a wood trellis and wood-panelled garage doors on each unit. The proposed building design and massing are in compliance with the General Design Guidelines.

### *Landscape Design*

The proposed landscape plan builds on the natural environment of the site and provides retaining walls of natural stone, exposed rock outcrops, and stone stairs to accent the existing site conditions. The trees to be retained on the property are a feature of the landscape design, and will contribute to maintaining the character of the property.

The storm water management features are arranged to provide function and an aesthetic treatment onsite, including two detention ponds, and bio-swailes that are designed to create the appearance of a streambed.

One pathway is proposed to provide connectivity for residents from the subject property to the park located on the north edge of the property. The path route follows existing alignment of an informal footpath. Benches are located with appropriate lighting along the internal pathways. The steep ridgeline is delineated with a split-rail fence to demarcate the protected areas.

A proposed pavilion is located to the north of Unit 3, with a trail connection to the internal road and stone steps to the structure. The pavilion provides an onsite amenity and is constructed of materials that are complementary to the units, including cedar timber, stone columns, and flagstone.

### **Proposed Variances**

#### *Maximum Allowable Building Height*

Variances to the maximum allowable building height are proposed as follows:

Single Units:

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1	7m	7.7m	0.7m
2	7m	7.8m	0.8m
3	7m	7.5m	0.5m
4, 6	7m	7.6m	0.6m
5	7m	7.1m	0.1m
7	7m	8.4m	1.4m
8	7m	7.9m	0.9m

The single units have a modern flat roof, are stepped back from the ridgeline, and are situated at the lowest elevation of the site to reduce their visual prominence. Despite the need for variances, the single units will be approximately 10 to 20m below the elevations of the existing residences located to the south along Canterbury Crescent. As a result, the existing residences will maintain views over the roofs of the new units.

Townhouse Units:

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1, 2	7m	8.7m	1.7m
6, 7	7m	8.7m	1.7m
8, 9	7m	8.7m	1.7m
3,4,5	7m	9.5m	2.5m
10,11	7m	8.4m	1.4m
12,13,14	7m	8.8m	1.8m
15,16	7m	7.3m	0.3m

The townhouse buildings have a stepped modern flat-roof design and are strategically sited to minimize view impacts for adjacent properties. The flat-roof design maximizes the view plane.

The townhouse cluster with Units 1 and 2 will be screened from adjacent residences (to the west and north) by an existing stand of trees, which is to be retained as part of the site features. Overlook is reduced as the primary outdoor living area is oriented to the water view (north side).

The two townhouse clusters with Units 6/7 and Units 8/9 have stepped flat roofs and are sited to ensure sightlines/views are preserved over the roofs and between the townhouse clusters.

The maximum height of a principal building is 7m for a flat roof with a pitch of less than 4:12. The proposed building heights of the units range from 7.1m up to 9.5m; variances up to 2.5m. The increase in the height of the units allows the design to respond to the topography of the site. For example, townhouse Units 3/4/5, with a maximum varied height of 9.5m, are located within a low area of the subject property and step down with the existing grade. The proposed heights will not negatively impact the views of the upslope properties, which are situated approximately 7m above the subject property.

*Maximum Perimeter Wall Height*

Variances to the maximum perimeter wall height are proposed as follows:

Single Unit:

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
6	7.32m	8.30m	0.98m

Townhouse Units:

Unit Number	Maximum Allowable Height	Proposed Height	Proposed Height Variance
1	7.32m	8.96m	1.64m
2	7.32m	8.29m	0.97m
3	7.32m	8.96m	1.64m
9	7.32m	7.89m	0.57m
14	7.32m	7.46m	0.14m

The maximum allowable perimeter wall height is 7.32m. The proposed perimeter wall heights of the townhouse units range between 7.46m to 8.96m, with variances up to 1.64m. The proposed perimeter wall height of Unit 6 is 0.98m. The building designs respond to the topography of the site and are well articulated, with stepped building faces, horizontal rooflines, and glazing to reduce the massing.

Staff support the proposed variances.

### **SUMMARY POINTS**

- Development Permit Application No. DP1182 proposes to renew DP1074 for a steep-slope multi-family residential development, with 8 single detached and 16 townhouse units at 380 Cottle Place.
- There have been no changes to the development since DP1074 was issued, and the proposed development meets the intent of the Steep Slope Design Guidelines and General Design Guidelines.
- Staff support the proposed building height and perimeter wall height variances.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plans  
ATTACHMENT D: Cross Sections  
ATTACHMENT E: Ridgeline View  
ATTACHMENT F: Building Elevations  
ATTACHMENT G: Building Material Finishes  
ATTACHMENT H: Landscape Plans and Details  
ATTACHMENT I: Aerial Photo

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