

DATE OF MEETING | May 3, 2021 |

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING |

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1207**  
| **– 5594 LINLEY VALLEY DRIVE** |

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration, a development permit application for a 16-unit multi-family residential development at 5594 Linley Valley Drive. |

### **Recommendation**

That Council issue Development Permit No. DP1207 at 5594 Linley Valley Drive with the following variances:

- increase the maximum permitted building height from 7m to 8.62m;
- increase the maximum allowable perimeter wall height from 7.32m to 8.77m; and
- reduce the minimum required rear yard setback from 7.5m to 5.9m. |

## **BACKGROUND**

A development permit application, DP1207, was received from dHKArchitects Inc., on behalf of Mount Benson Developments Inc., for a 16- unit multi-family residential development at 5594 Linley Valley Drive.

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

<i>Zoning</i>	Steep Slope Zone (R10)
<i>Location</i>	The subject property is located in a new neighbourhood at the east end of Linley Valley Drive, and is adjacent to Linley Valley Park.
<i>Total Area</i>	0.5 ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Neighbourhood Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development; and Development Permit Area No. 5 – Steep Slope Development (DPA5)
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Steep Slope Development Permit Area Guidelines

The subject property is an irregular-shaped lot that has been graded with a gentle slope from Linley Valley Drive down to the east side of the property. The north property line is raised and is retained with a rock retaining wall. The subject property is surrounded by a wetland and vacant R10-zoned land with rocky bluffs to the north, forested parkland to the east and south



(Linley Valley Park), and a single dwelling residential neighbourhood to the west. The irregular property line was created to follow the protected riparian area, adjacent to the wetland.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing a 16-unit multi-family residential development that includes four buildings and 4 units in each building. Each building will have 2 units on the main floor and 2 units on the second floor. A base floor area ratio (FAR) of 0.45 is permitted and an FAR of 0.37 is proposed. In accordance with the density transfer provisions in Section 7.3.3 of the R10 zone, and DP932 approved in 2015, 16 residential units are permitted on the property (8 units permitted and 8 units transferred to the subject property). The unit composition is as follows:

<i>Unit Type</i>	<i>Number of Units</i>	<i>Unit Size</i>
Two-bedroom	12	128m <sup>2</sup> -149m <sup>2</sup>
Three-bedroom	4	
<i>Total</i>	16 units	

### *Site Design*

The four buildings are sited to respond to the topography of the property by being stepped both vertically and horizontally along the length of the property. The buildings are sited away from the riparian area, which allows for a wide yard area along the north property line. The building entrances are south facing towards the driveway, which is along the south property line. Resident parking is accommodated within single car garages and between the driveway and buildings. Visitor parking is located in pockets along the south side of the driveway. A pedestrian connection to Linley Valley Park is located at the east end of the property. Also, a public trail is located along portions of the north property line, and this pedestrian path links Linley Valley Park to Cascara Drive.

### *Building Design*

The two-storey buildings are a modern design with shed-style roofs. Building interest is achieved through the incorporation of covered entries, recessed columns along the building face, balcony features, and material changes on the façade. Exterior façade materials include cement plank, cement shingle, cement panel, and wood-tone siding. Exterior metal stairs provide access to the second-storey units. The main floor units have access to a garage. The upper-storey units have access to storage closets at the side of each building for bicycles and garbage/recycling/organics storage.

### *Landscape Design*

A robust landscape buffer is provided along the west property line adjacent to 5598 Linley Valley Drive. A decorative concrete block retaining wall, 1.2m in height, is also proposed in the west side yard area. The north side property line is generously planted with trees, shrubs, and a lawn area, allowing for an attractive environment adjacent to the rear patios and decks. A



public path is located along portions of the north property line, and the trees proposed along the north property line will enhance the public trail experience. An existing metal fence along the north property line will remain. Trees and shrubs are proposed to be planted at the entry area to each unit. A pedestrian walkway is provided between the buildings to allow access to the sides and rear of the buildings. A wood fence 1.2m in height is proposed along the full extent of the south property line adjacent to Linley Valley Park. A stamped concrete pedestrian walkway is proposed along the length of the driveway. Broom-finish concrete is proposed for the resident parking spaces, and grass cell pavers are proposed for the visitor parking spaces.

The proposed landscaping restores the site's disturbed areas, and complements the adjacent wetland area and public pedestrian paths. The buildings are stepped with the existing topography of the land, and are clustered away from the wetland area. The site, building, and landscape design comply with the General Development Permit Area Design Guidelines and the Steep Slope Development Permit Area Guidelines.

### Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2020-NOV-26, accepted DP001207 as presented with support for the proposed variances. The following recommendations were provided:

- Consider adding trees to the east side property line, where possible; and
- Consider creating an outdoor amenity space with benches along the east side property line.

The applicant responded to the DAP recommendations by adding more trees to the east side property line and creating an outdoor amenity area with two benches in the southeast corner of the property.

### Proposed Variances

#### *Maximum Building Height*

The maximum building height is 7m for a flat roof (< than 4:12 pitch); the proposed building heights are as follows:

	Maximum Allowable Height	Proposed Height	Proposed Height Variance
<b>Building A</b>	7m	8.62m	1.62m
<b>Building B</b>	7m	8.39m	1.39m
<b>Building C</b>	7m	8.57m	1.57m
<b>Building D</b>	7m	8.03m	1.03m

Each building is two storeys in height, and it is primarily the shed roofline that extends beyond the 7m height limit. The shed roof form adds to building character, and gives the appearance of stepping each building into the slope of the property, as is required in the Steep Slope Development Permit Guidelines. The proposed height for each of the four buildings is less than 9m, which is the height that would be permitted if each building had a pitched roof.



### *Perimeter Wall Height*

The maximum allowable perimeter wall height is 7.32m; the proposed perimeter wall height for the north elevation of each building is as follows:

	<b>Maximum Allowable Perimeter Wall Height</b>	<b>Proposed Perimeter Wall Height</b>	<b>Proposed Variance</b>
<b>Building A</b>	7.32m	8.77m	1.45m
<b>Building B</b>	7.32m	8.41m	1.09m
<b>Building C</b>	7.32m	8.74m	1.42m
<b>Building D</b>	7.32m	8.09m	0.77m

The maximum allowable perimeter wall height is 7.32m. The proposed perimeter wall height of the north elevation of each building is between 8.09m to 8.77m, with variances up to 1.77m. The building designs respond to the topography of the site and are well articulated, with stepped building faces, changes in exterior materials, as well as balconies and glazing to reduce the massing.

### *Rear Yard Setback*

The minimum rear yard setback is 7.5m, the proposed rear yard setback for a corner of Building D is 5.9m; a proposed variance of 1.6m.

The irregular shape of the property creates a challenging situation for the siting of buildings. The four buildings have been sited to step both vertically and horizontally along the length of the property; however, one corner of Building D encroaches 1.6m into the curved rear yard setback area.

Staff support the proposed variances.

### **SUMMARY POINTS**

- Development Permit Application No. DP1207 is for a 16-unit multi-family residential development.
- Variances are requested for building height, perimeter wall height, and the rear yard setback for Building D.
- The proposed development addresses the City's design guidelines and Staff support the proposed variances.



## **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Context Map  
ATTACHMENT C: Location Plan  
ATTACHMENT D: Site Plan  
ATTACHMENT E: Building Elevations  
ATTACHMENT F: Building Renderings  
ATTACHMENT G: Landscape Plan and Details  
ATTACHMENT H: Aerial Photo

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