

DATE OF MEETING | December 20, 2021 |

AUTHORED BY | LAINY STEVENSON , PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1224**
– 5605 COUGAR RIDGE PLACE |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for three detached single residential dwelling strata units at 5605 Cougar Ridge Place. |

Recommendation

That Council issue Development Permit No. DP1224 at 5605 Cougar Ridge Place with the following variances to:

- increase the maximum building height from 7m to 7.25m for Unit 1.
- increase the maximum building height from 7m to 7.89m for Unit 2; and
- increase the maximum building height from 7m to 8.7m for Unit 3. |

BACKGROUND

A development permit application, DP1224, was received from Delinea Design Consultants Ltd. to permit three detached single residential dwelling strata units at 5605 Cougar Ridge Place. This application is to renew DP1079, which was approved by Council on 2018-FEB-19. There are minor changes to the proposed development since DP1079 was approved; however, the permit has expired and the applicant wishes to renew the permit as they are ready to proceed with the project.

Subject Property and Site Context

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is located at the east end of the Cougar Ridge Place cul-de-sac near the intersection of Smokey Crescent and Lost Lake Road.
<i>Total Area</i>	2,072.2m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Neighbourhood; Map 3 – Development Permit Area No. 5 – Steep Slope Development; and, Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Steep Slope Development Permit Guidelines

The subject property is currently vacant and is situated within a new subdivision of single residential dwellings. The parcel is a steep, sloping lot and the existing grades have undergone considerable manipulation.

DISCUSSION

Proposed Development

This application is to renew the original development permit (DP1079) for three, two-storey single family dwelling units on a steep slope site. The allowable density within the R10 zone is three units (16 units per hectare). The maximum floor area ratio (FAR) and lot coverage for the property are 0.45 and 40%, respectively. The applicant has proposed a FAR of 0.34 and lot coverage of 20%. The current proposal is generally consistent with the previous design, but with some minor changes to the original plans, including the addition of long-term bicycle storage, and a change to the proposed building height variance. The previous application asked for a height variance for all three buildings from 7m to 8.7m; however, the application as presented has varying height variance requests, as outlined below.

Site Design

Access to the property will be from a 5.5m-wide common driveway located along the northern property line, which includes a 1.5m pedestrian pathway on the south side, and a landscape buffer on the north side to screen the driveway and buildings from the adjacent lot. The shared driveway design and location provides easy vehicle access to the three units and a vehicle turnaround area for Unit 3. The front doors of each unit face the internal common access driveway with private amenity space located to the rear. Each unit has their own dedicated front driveway. Long-term bike parking and refuse and recycling storage is accommodated within the garages.

Building Design

The building form is designed to mimic other single family dwellings in the neighbourhood. Each unit is modest in size, with approximately 275m² in gross floor area (GFA). The buildings are comprised of four main components:

- Emphasized entrances facing the internal common driveway;
- A garage with an open deck on the roof;
- Living space with a shed roof that accommodates glazing to maximize views; and
- A flat-roofed space that accommodates bedrooms below.

Exterior cladding materials, including corrugated metal panels, fibre cement board and siding, and timber details are effectively organized to articulate the buildings, define entrances, and visually reduce the overall building mass. The garages are well integrated in the building form, and provide modest outdoor space on the garage roofs to extend the living space. The building and site design responds to follow the existing topography, and meets the intent of the Steep Slope Design Guidelines.

Landscape Design

The landscape plan creates planted edges along the property lines and private outdoor spaces for each unit. The landscape treatment along the south property line includes fencing and plantings on a terraced slope, which provides an opportunity for screening and building separation from adjacent properties. The proposed orchard (adjacent to Unit 3) also offers a unique on site amenity that supports urban agriculture, a theme supported in the Official Community Plan.

Proposed Variances

Building Height

The maximum height of a principal building within the R10 zone is 7m for a flat roof with a pitch of less than 4:12. The proposed building height for each unit is as follows:

Unit #	Proposed Building Height	Proposed Variance
Unit 1	7.25m	0.25m
Unit 2	7.89m	0.89m
Unit 3	8.7m	1.7m

The proposed flat roofs minimize potential view impacts on surrounding properties by providing sight lines over the roofs of the proposed units. Alternatively, a pitched roof design could be up to 9m in height. The topography rises 2m to 5m to surrounding lots, so the proposed height variance is not anticipated to negatively impact views for adjacent properties. Staff support the proposed variances.

SUMMARY POINTS

- Development Permit No. DP1224 is for three detached single residential dwelling strata units at 5605 Cougar Ridge Place and is a renewal of DP1079.
- Variances are requested for the maximum building height from 7m to 7.25m for Unit 1, 7.89m for Unit 2, and 8.7m for Unit 3.
- 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 and Details
ATTACHMENT F: Landscape Plan and Details
ATTACHMENT G: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services