

DATE OF MEETING | February 28, 2022

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1186**  
| **- 5320 TANYA DRIVE**

## OVERVIEW

### **Purpose of Report**

To present for Council's consideration a development permit application for a multi-family development with 35 townhouse units at 5320 Tanya Drive.

### **Recommendation**

That Council issue Development Permit No. DP1186 at 5320 Tanya Drive with the following variances:

- increase the maximum permitted building height from 7m to 9.6m.

## BACKGROUND

A development permit application, DP1186, was received from BJK Architecture Inc., on behalf of Panorama Nanaimo Development Ltd., for a multi-family development consisting of 35 townhouse units to be located at 5320 Tanya Drive.

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

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is located north of Lost Lake Road, and 300m south of Linley Valley (Cottle Lake) Park.
<i>Total Area</i>	2.3ha
<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 (DPA9); and Development Permit Area No. 5 – Steep Slope Development (DPA5)
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Steep Slope Development Permit Area Guidelines

The subject property is located on a north facing slope, overlooking the Strait of Georgia (Salish Sea), and is accessed by a driveway on a panhandle from Tanya Drive. The property contains a Douglas-fir-salal forest ecosystem with rocky bluffs, and a significant ridgeline. The property is surrounded by an R1 zoned single family neighbourhood to the north; forested R10 zoned parcels to the east and west; and a forested Urban Reserve zoned parcel to the south.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing a multi-family development with 35 townhouse units. A total of 25 units will have three bedrooms and 10 units will have two bedrooms. The R10 Zone permits a maximum density of 16 units per hectare, and a density of 15 units per hectare is proposed. Also, the R10 zone allows a Floor Area Ratio (FAR) of 0.45, and an FAR of 0.2 is proposed.

	<b>Two bedroom</b>	<b>Three bedroom</b>	<b>Total</b>
<b>Townhouse</b>	10 units	25 units	35 units
(unit size range)	106m <sup>2</sup> – 149m <sup>2</sup>	133m <sup>2</sup> – 181m <sup>2</sup>	

### *Site Design*

The applicant is proposing to site the townhouse units along two natural benches below the ridgeline, with an internal access road around the buildings. The buildings would be sited 19m from the north side property line and 24m from the south side property line to protect the natural area on the top of the ridge. The siting of the internal access road requires cuts into the rock at the base of the ridgeline, such that the rock face along the south access road would be approximately 9m in height at its highest point. A rock cut and retaining wall is also required between the upper and lower rows of the townhouse buildings. Two concrete retaining walls are proposed to support the north portion of the internal access road.

The proposed development complies with the Steep Slope Development Permit Area Guidelines in the following ways:

- a) The buildings are clustered on two natural benches below the ridgeline, such that the natural area on top of the ridge would remain forested.
- b) The overall building footprint is reduced to protect the natural areas at the perimeter of the site.
- c) The exterior colour palette and stone accents mimic the surrounding natural environment.
- d) The applicant has provided an Environmental Assessment, Arboricultural Inventory and Geotechnical Assessment of the property to ensure the design of the proposed development addresses the Steep Slope DPA Guidelines.

### *Building Design*

The townhouse units will be three-storeys in height; with, a contemporary building design and flat roofs. The townhouse units are arranged on two benches below the ridgeline, such that the upper townhouse units have views over the lower townhouse units. The front and rear building façades are well articulated, with stepped building faces, horizontal rooflines, and generous glazing and balconies to reduce the building massing. The exterior façade materials are proposed to be cement plank lap siding, reveal panels, shingles with natural stone accents. Each townhouse also has a garage with an electric vehicle receptacle, as well as indoor bike storage. Refuse, recycling and compost bins are also located in the garages.

### *Landscape Design*

The site landscape plan includes a mix of existing retained trees and vegetation and new plantings. The panhandle entrance to the property will be landscaped with an entrance sign, a pedestrian path, a hedge and trees. A concrete pedestrian path (1.5m wide) is proposed from Tanya Drive along the panhandle, and will extend as a basalt surface path with benches along the top of the ridgeline. A split rail fence is proposed adjacent to sections of the pedestrian path. The pedestrian path connects to the internal road via a raised/textured crossing and provides a demarcated (at grade) walkway loop around the front (north) side of the townhouses. Additional paths with steps are provided between the buildings to connect the upper and lower levels of the site. An outdoor play area, viewing pavilion with seating, and visitor parking spaces are provided on the west side of the property. Planting beds and ornamental trees are provided at the entry of each unit, and between the parking spaces of the townhouse units. Site lighting will be kept close to the buildings and amenity areas to reduce light spillover. The concrete retaining walls will have a pattern to mimic natural rock to complement the natural character of the site. New plantings will consist of 50% evergreen trees.

The site, building, and landscape design complies with the General Development Permit Area Design Guidelines and the Steep Slope Development Permit Area Guidelines.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2020-OCT-08, accepted DP1186 as presented and provided the following recommendations:

- Consider the addition of benches or niche sitting areas within the landscape plan;
- Consider designing the gazebo to be more related to the architecture of the townhouse units;
- Look at adding a textural change to the hardscape of the drive aisle for the pedestrian walkways;
- Consider landscape treatments for the highly exposed south side rock wall face at the rear of the site;
- Consider the addition of glazing to the side units on the east and west elevations.

The applicant has responded to the DAP recommendations by adding benches along the ridge path, redesigning the gazebo to be a more contemporary pavilion design, adding vines to the south rock face, and windows have been added to the side elevations and ends of the townhouse units.

### **Proposed Variances**

#### *Maximum Allowable Building Height*

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 is 9.6m; a proposed variance of 2.6m.

Buildings are nestled into, and stepped with, the grade of the site. They are of a two to three storey form consistent with neighbourhood residential.

If a peaked roofline (greater than 4:12 pitch) was proposed, the maximum building height would be 9m; however, the applicant is proposing flat roofs to maximize views over the buildings.

A tall slim compact building form is proposed for each unit, with a garage in the first storey and the living areas on the second and third storeys, which allows for clustering the units in the interior of the site such that the ridgeline and perimeter of the site can remain in a natural state.

Staff support the proposed variance.

### **SUMMARY POINTS**

- Development Permit Application No. DP1186 is for townhouse development with 35 units at 5320 Tanya Drive.
- A variance is requested for the building height.
- The proposed development addresses the City's design guidelines and Staff support the proposed variance.

### **ATTACHMENTS**

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

#### **Submitted by:**

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#### **Concurrence by:**

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