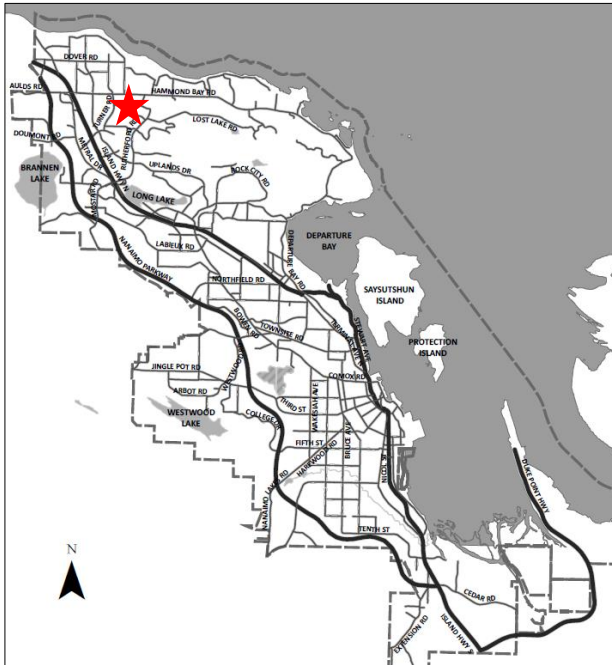


DATE OF MEETING | February 26, 2024 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1294 – 6004**  
**NELSON ROAD**



**Proposal:**

A 16-unit multi-family townhouse development

**Zoning:**

R6 – Low Density Residential

**City Plan Land Use Designation:**

Suburban Neighbourhood

**Development Permit Areas:**

DPA8 – Form and Character

**Lot Area:**

6,070m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a multi-family townhouse development at 6004 Nelson Road.

### **Recommendation**

That Council issue Development Permit No. DP1294 for multi-family townhouse development at 6004 Nelson Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-FEB-26.

## **BACKGROUND**

A development permit application, DP1294, was received from Delinea Design Consultants, on behalf of Black Squirrel Developments Ltd., to permit a 16-unit multi-family townhouse development at 6004 Nelson Road. The subject property was rezoned from Single Dwelling Residential (R1) to Low Density Residential (R6) in September 2022 (RA468).

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

The subject property is located within the Pleasant Valley/Rutherford neighbourhood on the north side of Nelson Road. The lot slopes downward, approximately 8m, from Nelson Road to the rear property line. McGregor Creek runs adjacent to the subject property and the riparian area extends into the rear portion (north) of the site. An existing dwelling and accessory building are located towards the front of the property. The remaining area, including the riparian area, is forested.

The surrounding neighbourhood includes single family dwellings to the west and a duplex strata immediately to the east. Rutherford Park abuts the subject property on the north and east sides and Randerson Ridge Elementary School is located immediately across Nelson Road.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to construct a multi-family townhouse development consisting of four two-storey townhouse buildings, each with four residential units. Each unit will have three bedrooms and range in size from 117m<sup>2</sup> to 120m<sup>2</sup>, including the garage area.

The proposed gross floor area is approximately 2,259m<sup>2</sup> and the total Floor Area Ratio (FAR) is 0.37, which is below the maximum permitted FAR of 0.45 in the R6 zone.

### *Site Design*

The buildings are proposed to be constructed along the eastern property line and are built into the natural slope of the site. The proposed buildings and outdoor amenity areas are to be sited away from the riparian area, which is located on the northeastern portion of the site. A new shared internal drive aisle is proposed on the west side of the property, which provides access to private

driveways and building entrances for Buildings 2, 3, and 4. The curvature of the driveway defines the boundary of the proposed amenity space along the west property line.

Building 1 is oriented towards Nelson Road with a secondary drive aisle to the rear for garage access and fire truck turnaround. Resident parking is accommodated within single car garages and driveways for each unit, and visitor stalls are located between buildings. Long term bicycle parking and waste management bins are accommodated within the garages. A demarcated 1.2m internal sidewalk is provided along the front of the buildings, with two pedestrian crossings which connect the sidewalk to a shared outdoor amenity area with short term bicycle parking, located on the west side of the property. Along the west property line, a specific Statutory Right-of-Way (SRW) will be secured to facilitate a 3.0m wide public pathway leading to Rutherford Park, to be constructed in the future and maintained by the City.

### *Building Design*

The proposed townhouses are two storeys with a traditional design and pitched roofs. The development has a neutral colour palette and visual interest is achieved through large windows with thick trim, recessed balconies, and material changes on the building façades. The units are differentiated on each building by using a mix of exterior finishes such as vinyl siding, fibre cement board and batten, and painted reveals in various shades. Wood-look accent siding is used to emphasize the formal building entries, which are complete with glazed entry doors, weather protection, privacy screens, and exterior façade lighting. The change in materials and the stepping of the units with the natural slope of the property reinforces distinct building blocks.

The building design substantially meets the intent of the General Development Permit Design Guidelines by offering a building mass and form that is compatible with the existing neighbourhood creating visual interest in the use of exterior materials, and utilizing materials and shades that blend into the surrounding forested landscape.

### *Landscape Design*

The proposed landscaping includes robust plantings of trees, perennials, annuals, ferns and shrubs along the eastern property line, in the shared amenity area, and in the front yard of each unit. A bioswale is proposed along the east property line and additional plantings will be placed at the boundary of the riparian area, including a variety of trees and shrubs that will abut the private outdoor amenity areas for Buildings 2, 3, and 4. There will be no construction or removal of vegetation within the riparian area. The fenced backyards are separated by a 1.2m privacy fence, and a 1.8m cedar fence will be placed along the eastern property line. Building entries fronting Nelson Road have pedestrian connections to the street, enhanced with timber arbours and landscaping.

Two distinct amenity spaces are proposed. A large green space is located at the northwest corner of the property and will include a large rain garden lined with trees. The second amenity area, located adjacent to the future public pathway, is lit with downward facing pole lights and includes a children's play area and seating.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2023-FEB-09, accepted DP1294 as presented with support for the proposed variances and provided the following recommendations:

- Relocated the bicycle parking closer to the shared outdoor amenity area.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- Relocated the visitor parking stalls to accommodate the short-term bicycle parking adjacent to the programmed outdoor amenity area.

## **Proposed Variances**

### *Building Setbacks*

The minimum required front yard setback in the R6 zone is 6m. The proposed front yard setback is 4.7m, a requested variance of 1.3m.

The minimum required side yard setback in the R6 zone is 3m. The proposed side yard setback is 1.6m, a requested variance of 1.4m.

Staff support the proposed building setback variances as the siting of proposed building provides street presence and enables functional vehicle access at the rear of the building. Additionally, landscaping, arbours, and pedestrian pathways can be accommodated within the proposed setback.

### *Front Yard Arbours*

A maximum of one arbour is permitted within the front yard with a maximum permitted height of 2.4m. Four arbours are proposed in the front yard with a proposed height of 2.7m. This represents a variance of three arbours and a height variance of 0.3m. Staff are supportive of the variance as the proposed arbours enhance wayfinding and visual interest on the site while providing further street presence and pedestrian access from Nelson Road.

### *Landscape Buffer*

The minimum required landscape buffer is 1.8m alongside the side yard property line (west) and a portion of the rear yard (north). The applicant proposes to reduce the landscape buffer requirement to 0.0m, a requested variance of 1.8m, to accommodate the public pathway. Staff are supportive of the proposed landscape variance as the proposed public pathway encourages pedestrian access from Nelson Road to Rutherford Park and there is no encroachment into the existing riparian area. |

### **SUMMARY POINTS**

- Development Permit Application No. DP1294 is for a multi-family townhouse development consisting of four two-storey townhouse buildings, each with four residential units.
- Variances are requested to reduce the front and side yard setback, landscape buffer and the number of arbours.
- A specific Statutory Right-of-Way (SRW) will be secured to facilitate a 3.0m wide public pathway leading to Rutherford Park, to be constructed and maintained by the City.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Subject Property Map  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Parking Plan  
ATTACHMENT E: Building Elevations and Details  
ATTACHMENT F: Building Renderings  
ATTACHMENT G: Landscape Plan and Details

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development