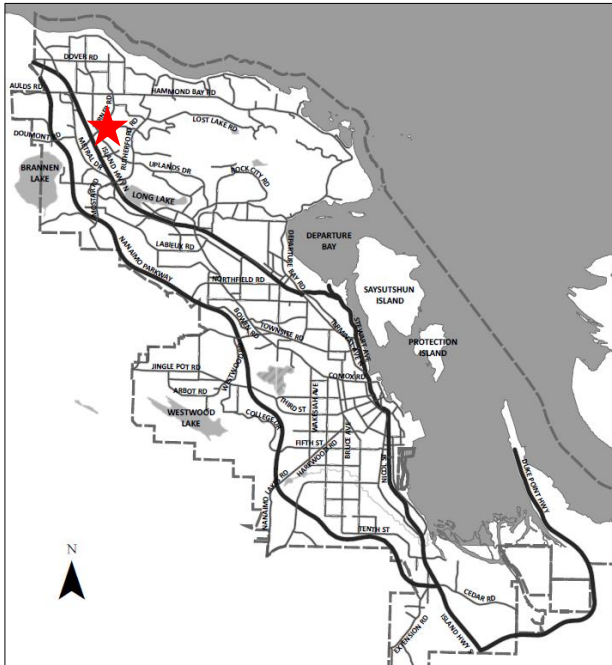


DATE OF MEETING | February 24, 2025 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1355 – 5730**  
**TURNER ROAD**



**Proposal:**

A mixed-use development

**Zoning:**

COR3 - Community Corridor

**City Plan Land Use Designation:**

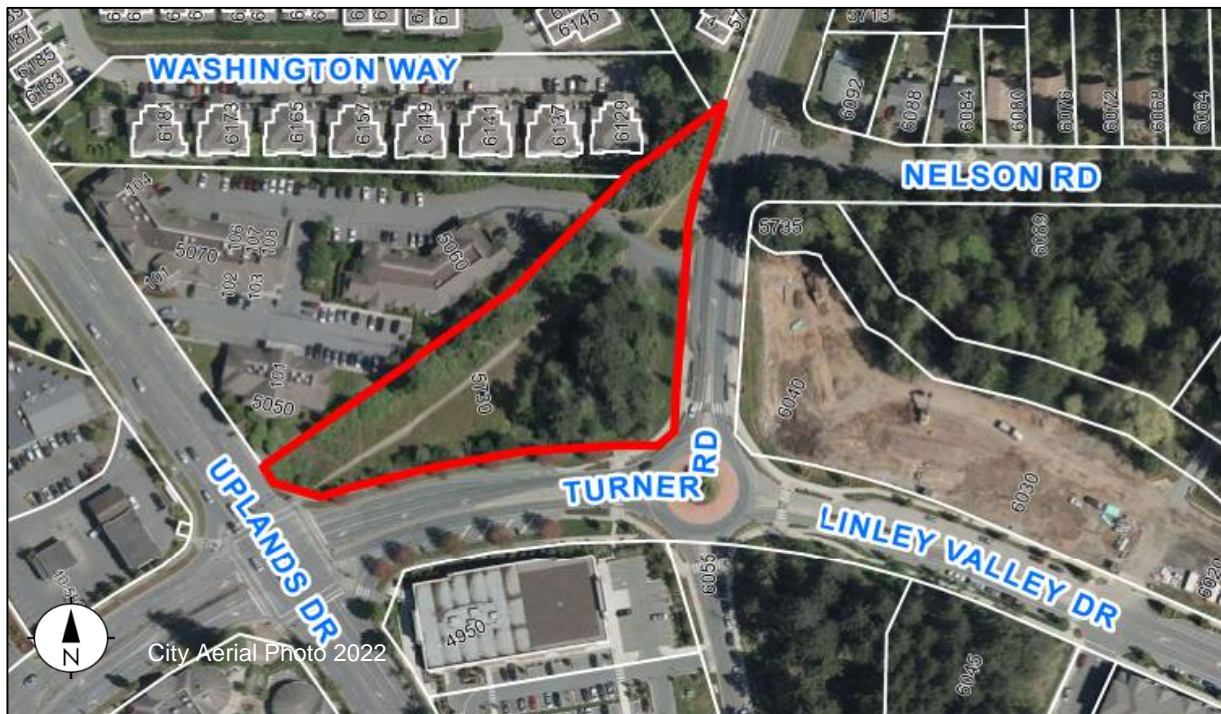
Mixed-Use Corridor

**Development Permit Area:**

DPA8 – Form and Character

**Lot Area:**

7,376m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration a development permit application for a mixed-use development at 5730 Turner Road. |

### **Recommendation**

That Council issue Development Permit No. DP1355 for a mixed-use development at 5730 Turner Road with a variance as outlined in the “Proposed Variance” section of the Staff Report dated 2025-FEB-24. |

## **BACKGROUND**

A development permit application, DP1355, was received from District Developments Corporation, on behalf of Turner Road Nominee Ltd., to permit a mixed-used commercial and residential development at 5730 Turner Road.

A previous development permit application, DP1231, was submitted in 2021 and was subsequently cancelled by the applicant in 2023. The design has since changed, and the owner is proceeding with the revised proposal.

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

The subject property is a corner lot located in the Pleasant Valley/Rutherford neighbourhood at the Turner Road/Linley Valley Drive traffic circle. The site slopes upward (10m) from north to south with forested areas and informal trails.

The surrounding neighbourhood includes the commercial development at Northridge Village (west), Longwood Station (southwest), retail warehouses, townhouses and apartment buildings to the east and north. Molecey Creek Park and Oliver Woods Park are also located nearby. The site is located within an existing mixed-use neighbourhood that is walkable and in close proximity to various amenities and services along a transit and active mobility route (Uplands Drive). |

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to construct a mixed-use development comprising of an 86-unit multi-family apartment building and a standalone 750m<sup>2</sup> commercial building. The multi-family building is proposed to be a purpose-built rental development consisting of five storeys with under-building parking and various amenities within the building and on-site. The development includes a mix of studio, one-bedroom, and two-bedroom units in the following composition:

<b>Unit Type</b>	<b>Number of Units</b>	<b>Unit Size</b>
Studio	17	38 – 42 m <sup>2</sup>
One-Bedroom	45	55 – 74 m <sup>2</sup>
Two-Bedroom	24	81 – 87 m <sup>2</sup>
<b>Total</b>	<b>86</b>	

The COR3 zone permits a base Floor Area Ratio (FAR) of 0.75 with an additional 0.25 FAR available by achieving Tier 1 of Schedule 'D' Amenity Requirements for Additional Density in "Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw"), for a total allowable FAR of 1.00. The proposed FAR is 0.95 and the following amenities are proposed:

- The development includes commercial retail units (CRUs);
- 50% permeable surfacing using permeable pavers and plantings;
- The development will meet Step 3 of the BC Energy Step Code;
- Water efficient plumbing fixtures and irrigation; and,
- Permanent educational signage on energy and water management and design.

### *Site Design*

The proposed buildings are situated to provide street presence along both sections of Turner Road at the existing traffic circle as well as Uplands Drive. The existing shared vehicle access will be maintained, providing access from Turner Road to the under-building parking, shared parking area, and the adjacent development (Royal Heights Centre). The buildings are separated by a shared plaza that connects to Turner Road. Under building parking is provided for the residential building and a portion of the required parking is also located at grade to the rear of the site. The shared plaza abuts an outdoor amenity space for the residential building and site grades will provide natural separation from the plaza. Existing sidewalks and the on-site pedestrian network offer accessible connections to both buildings, the street, and the neighbouring commercial development to the north.

### *Building Design*

The residential building is designed to suit the shape of the site and provide street presence at the site corner. Two pedestrian entrances are provided, one from Turner Road and the other from the rear parking area. The entries include weather protection and a change in material to emphasize their location. The building frontages along Turner Road are further articulated with private balconies for each unit, building recesses and canopies. The refuse area is located in the under-building parking area. An internal amenity room, complete with a gym and shared kitchen for residents, is located on the ground level with direct access to the outdoor plaza.

The commercial building is proposed to include two commercial rental units. The butterfly roof design offers a canopy over a portion of the shared plaza and the roof pitch is raised facing Uplands Drive to create an inviting corner with two-storeys, generous glazing and wood support features. Stone finishes are proposed on prominent elevations, and both buildings share a contemporary and complementary colour and material palette with fibre cement panels, plank siding, and wood-like finishes.

### *Landscape Design*

A landscape buffer is provided along all property lines and is proposed to include trees, shrubs, and a variety of groundcover plantings. A total of 41 trees will be planted and existing trees will be retained where possible. Molecey Creek crosses through the northeast corner of the site; however, no encroachment is proposed within the riparian area. Bioswales and rain gardens are featured of the landscape design, and naturalized landscaping throughout the site assists in screening the surface parking area from the view of the buildings and outdoor amenity spaces.

The proposed plaza is complete with outdoor seating, planters, and decorative permeable surfacing.

The proposed mixed-use development substantially meets the intent of the General Development Permit Area Design Guidelines as it provides a well-integrated development within the existing streetscape and maintains existing public access. The separation of commercial and residential uses on site is achieved through the amenity area, landscaping, and grade changes.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2024-OCT-10, accepted DP1355 as presented and provided the following recommendations:

- Consider ways to give the commercial retail unit more presence on the corner;
- Consider connections to the street from the ground floor residential units;
- Consider landscaping to screen the exposed concrete areas at the base of the building; and,
- Consider including adaptable units in the residential building.

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

- The addition of a second storey to the proposed commercial building and a butterfly roof design to strengthen the street presence along Uplands Drive.
- Increased glazing, wood elements, and stone finishing to the commercial building facades.
- Introduced vegetative screening for retaining walls, tiered retaining walls with plantings, and seating within the plaza area.

### **Proposed Variance**

#### *Maximum Building Height*

A variance is requested for the multi-family residential building. The maximum permitted building height in the COR3 zone is 14.0m. The proposed building height is 16.5m, a requested variance of 2.5m.

The applicant has requested the variance to accommodate the additional density achieved through Tier 1 of the Schedule 'D' Amenity Requirements for Additional Density in Zoning Bylaw. Staff support the proposed variance, which allows for a more compact building form, with additional outdoor amenity space and landscaping. The COR3 zone allows a maximum permitted building height of 18m where 75% of the required parking is located beneath a building. Due to existing site grading and the proposed building footprint, approximately 32% of the required parking is located beneath the residential building. The remaining surface parking will be provided primarily to the rear of the building.

A Shadow Study (Attachment G) was provided which demonstrates that the increased building height will not impact nearby residences which are well separated from the proposed buildings by the adjacent commercial development. The increased height also allows additional space for the required roof assembly with increased building insulation thickness to achieve the BC Energy

Step Code. The additional height is also supported in the Mixed-Use Corridor future land use designation as identified in City Plan, which envisions buildings up to six storeys.

Staff support the proposed height variance. |

### **SUMMARY POINTS**

- Development Permit Application No. DP1355 is for a mixed-use development with 86-units and a commercial building at 5730 Turner Road.
- A variance is requested to increase the maximum permitted building height from 14.0m to 16.5m.
- Staff support the proposed variance. |

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Subject Property Map  
ATTACHMENT C: Site & Parking Plan  
ATTACHMENT D: Building Elevations & Details  
ATTACHMENT E: Building Renderings  
ATTACHMENT F: Landscape Plan & Details  
ATTACHMENT G: Shadow Study  
ATTACHMENT H: Schedule D – Amenity Requirements for Additional Density |

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning |

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development |