

STAFF DESIGN COMMENT (Revised Landscape Submission)

DEVELOPMENT PERMIT APPLICATION NO. DP001366 – 5300 TANYA DRIVE

Applicant: DISTRICT DEVELOPMENTS CORP.

Owner: LOST LAKE (1) NOMINEE LTD.

Architect: SYLVAN GIROUX DESIGNS

Landscape Architect: PMG LANDSCAPE ARCHITECTS

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Steep Slope Residential (R10)
<i>Location</i>	The subject property is located on east side of Tanya Drive, south of Lost Lake Road.
<i>Lot Area</i>	4.01ha (3.36ha post road dedication)
<i>City Plan (OCP)</i>	Future Land Use Designation – Suburban Neighbourhood Development Permit Area DPA1 – Environmentally Sensitive Areas Development Permit Area DPA6 – Steep Slope Development Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Steep Slope Development Permit Area Design Guidelines

BACKGROUND

The application was previously considered by the Design Advisory Panel (DAP) on 2025-FEB-27. DAP accepted DP1366 as presented with the condition that the applicant return with a revised landscape plan to address a number of landscaping recommendations. The applicant has subsequently submitted a revised landscape plan and written rationale for the proposed changes.

PROPOSED DEVELOPMENT

The applicant proposes a multi-family residential development consisting of 20 buildings in townhouse form and a combined total of 80 dwelling units.

Landscape Design

As a greenfield site, existing native vegetation and mature trees will be retained outside of the development and fill slope areas. The proposed area of sod lawn surrounding the buildings has been reduced and a buffer consisting of indigenous shrub species is proposed along the edge to transition to existing vegetation. Throughout the site, more native species have been proposed in place of ornamental species. See attached applicant's response to the DAP recommendations.