

Staff Report to Advisory Design Panel

Planning and Development Department

FILE: 3060-20-2022-01

REPORT DATE: August 25, 2022 **MEETING DATE:** October 12, 2022
TO: Advisory Design Panel
FROM: Angie Lucas, Director of Planning and Development
SUBJECT: Development Permit Application for 19072 Advent Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT the Advisory Design Panel:

- A. Recommends that Council approve issuance of a development permit for six single family dwellings in a bare land strata subdivision at 19072 Advent Road; OR
 - B. Other.
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PURPOSE

To bring back a development permit application, following initial consideration by the Advisory Design Panel.

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

The proposed development is a bare land strata subdivision of six lots, each with its own single family dwelling, at 19072 Advent Rd.

The application was initially reviewed by this Advisory Design Panel (ADP) at the May 11, 2022 meeting where the following motion was passed:

“Request the Development Permit Application for 19072 Advent Road return to the

Advisory Design Panel after addressing the recommended changes related to site circulation, privacy, landscaping comments, front façade articulation and access to natural light.”

Comments supplied by the ADP at that meeting included:

- The request was made for a comprehensive landscape plan with the planting designs to provide further information and descriptions of the planting on these properties;
- Questions were raised around the site configuration such as visitor parking stalls are located at the end of the dead end street which does not appear to provide enough space for vehicles to turn around without having to drive onto private driveways;
- The question was raised around the reasoning for the preference given to the front of the homes with a larger setback than required giving the backyard less useable private outdoor space;
- The recommendation was made to consider a review and resizing of these lots;
- Concerns were raised around the lack of windows on the front façade aesthetically, architecturally, and the lack of access to natural light;
- Concerns were raised around the privacy for the principal bedrooms and the windows on the east and west sides all facing one another;
- Concerns were raised around the lack of windows on the sides of the homes which would provide natural light for the rooms;
- It was noted that the landscape plan appears to be well thought out and holds appropriate detail;
- The recommendation was made for additional trees to be planted where sod strips have been indicated in the plans on the sides of the homes;
- It was identified that no measurements showing the proximity of trees to pavement were supplied and these would be helpful to understand the longevity of sidewalks and driveways;
- A recommendation was made to shift the homes forward on each property to allow for a larger outdoor backyard;
- The question was raised whether the basement of these homes will have secondary suites (*Staff confirmed the proposed zoning does not allow for secondary suites*);
- Concerns were raised around the lack of available parking in the area with this development; and
- The question was raised whether there would be direct access to the rear of the home from the main floor (*The Applicant responded noting there is a possibility to add stairs from the patio to the rear; however, at this time the only access is through the basement*).

Relevant Policy, Bylaw or Legislation:

This application was submitted while the 2007 Official Community Plan (OCP) was in effect, and in that OCP, the site was within the No. 11 Infill Housing development permit area. Infill housing is defined as single-family development within existing residential neighbourhoods that increase

that neighbourhood's density, including infill single-family lots, panhandle lots, duplexes, and garden suites.

In the recently adopted 2020 OCP, the site is within the No. 9 Ground-oriented Residential Development Permit Area. Guidelines for this new development permit area are very similar to those contained in the 2007 No. 11 Infill Housing development permit area.

Analysis:

The applicant has now submitted revised application drawings that reflect the following:

- turnaround access for visitor parking;
- updates to the windows to address natural lighting and privacy;
- access to the backyard from the main level;
- landscape plan includes more trees to the west side of the common lane and root barriers.

The applicant advised that the buildings could be shifted more west, but they opted to retain the buildings in their proposed location to retain as much driveway parking as possible, given that parking was noted as a concern during the rezoning stage.

For comparison to the previous plans, and to review the development permit area guidelines, please see Attachment C.

The ADP is requested to consider the revised plans and provide any additional comments, along with a recommendation to Council.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

Allison Dominelli,
Senior Development Services Technician

Reviewed by:

Colin O'Byrne,
Manager of Planning

ATTACHMENT(S):

- A. Revised Building Plans
- B. Revised Landscape Plans
- C. Historical ADP Report dated April 20, 2022