

# Staff Report to Advisory Design Panel

Planning and Development

FILE: 3360-20-2023-08

**REPORT DATE:** June 03, 2024      **MEETING DATE:** June 19, 2024

**TO:** Advisory Design Panel

**FROM:** Allison Dominelli, Planner

**SUBJECT:** Rezoning Application for 12469 191B St.

---

## RECOMMENDATION(S):

THAT Advisory Design Panel:

- A. Receive for Information the Staff Report titled 'Rezoning Application for 12469 191B St.' as presented to the ADP on June 19, 2024; OR
- B. Other.

---

## PURPOSE

To gather initial Advisory Design Panel feedback on a new rezoning application for the property at 12469 191B St (PID: 009-890-131) to develop 13 townhouse units.

☒ Information Report      ☐ Decision Report      ☐ Direction Report

## DISCUSSION

### Background:

The City is seeking early input from the Advisory Design Panel on a townhouse rezoning proposal.

**Civic Address:** 12469 191B St.

**Property Size:** 1,067 m<sup>2</sup> (11,489 ft<sup>2</sup>)

**OCP Designations:** Town Centre

**Zoning:** RS (Large Lot Residential)

Presently, the subject property is vacant. Surrounding it are a mix of townhouses, apartments, and commercial buildings (see Figure 1).



*Figure 1: Surrounding Land Uses*

The property is located near transit, shops, services and parks. It is within a three-minute walk to Meadowvale Shopping Centre and about 150 m to the nearest bus stop on Harris Rd. Harris Rd. is part of TransLink's Frequent Transit Network, with bus service every 15 minutes. There are also RapidBus eastbound and westbound stops on Lougheed Hwy, approximately 400 m away.

#### *Development Proposal*

The proposal is for a townhouse development consisting of four-storey units above one level of underground parking. The 13 units all contain three bedrooms and have floor areas of either 147 m<sup>2</sup> (1,583 ft<sup>2</sup>), 169 m<sup>2</sup> (1,821 ft<sup>2</sup>), or 170 m<sup>2</sup> (1,833 ft<sup>2</sup>). Except for one unit above the parking garage entrance, each of the proposed units include kitchen, living, and dining spaces on the ground floor; bedrooms on the middle two levels; and, a flex room and private rooftop deck area on the top floor.

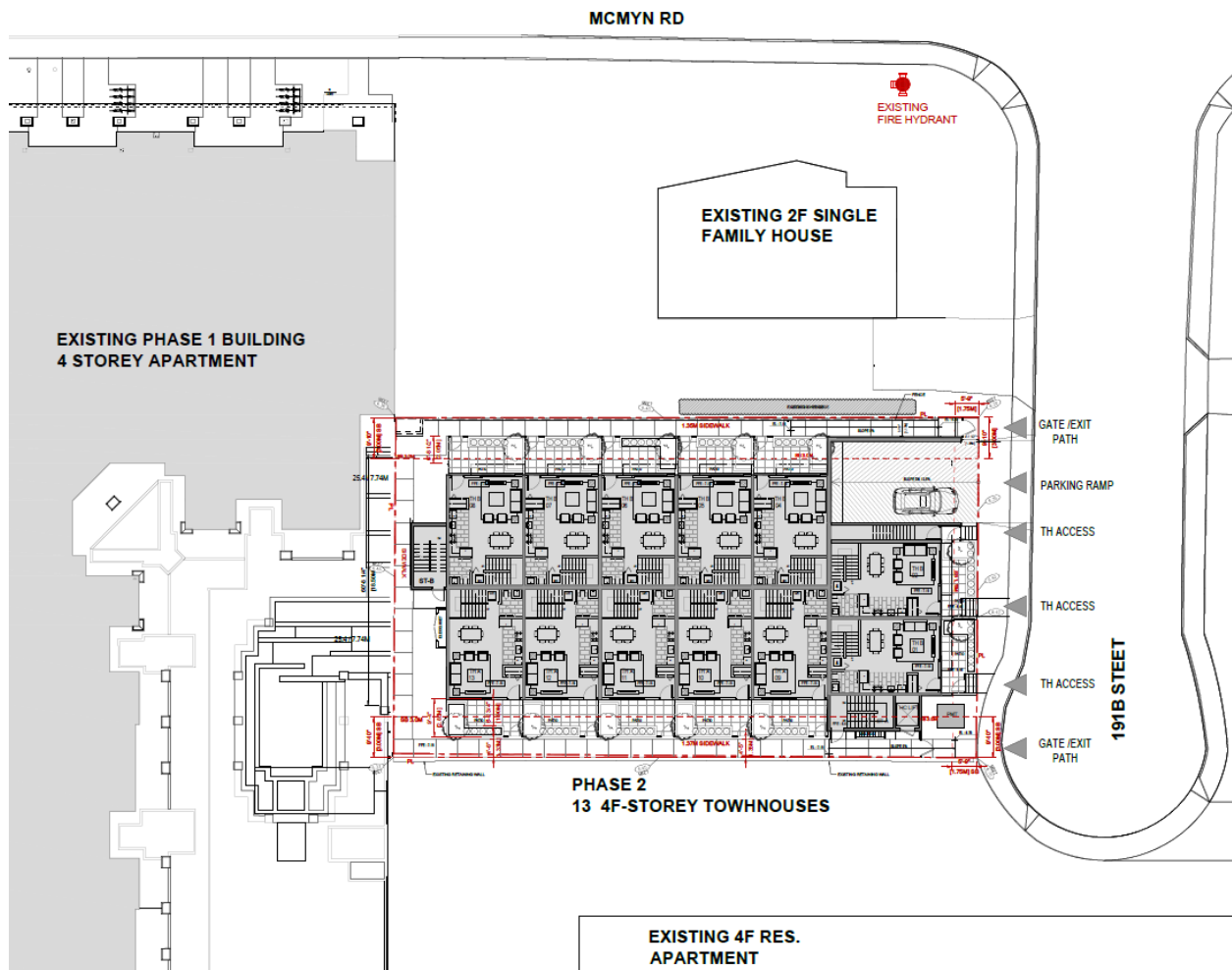


Figure 2: Site plan

### Density

Based on the site's size (1,067 m<sup>2</sup>/11,489 ft<sup>2</sup>), the 13 townhouse units translate into a proposed density of 122 units per hectare, which complies with the minimum density in the OCP Town Centre designation for the property (i.e., 100 units per hectare). The proposed floor area ratio (FAR) is 2.19.

### Height

The proposed height is four storeys, totaling 12.86 m from the finished grade, with individual outdoor patios making up about half of the top level. The Orion building to the west and the condominium building directly south are also four storeys in height.

The drawing package includes a shadow study showing the shading impacts on surrounding properties (Attachment A). The adjacent property immediately north at 19140 McMyn Rd. appears to be most affected by shading from the proposed development.

### *Access and Parking*

Access to the underground parking structure is proposed from 191B St. The underground parking will underlie almost the entire site. For 13 units, the development requires a total of 26 vehicle parking spaces (23 for the units plus three visitor spaces) to meet the Zoning Bylaw requirements. While 26 vehicle parking spaces are proposed, the layout includes eight small car spaces where the Zoning Bylaw limits small car spaces to developments with more than 30 vehicle spaces.

There is a staircase and elevator from the underground parking to the ground floor. Each unit has individual access from the ground floor, so residents using the underground parking would walk from the stairs or elevator to their units.

The underground parking structure also contains a garbage/recycling room and bicycle storage with capacity for 24 bicycles. Electric vehicle (EV) charging is proposed for two visitor stalls, and roughed-in EV charging capacity for the remaining stalls. Heat trays under the parking ramp are proposed for snow-melting purposes.

### *Trees and Landscaping*

An arborist report was submitted; the site contains two trees, both of which will be removed due to conflicts with the construction. There are five trees on the property to the south and one City tree to the east that are recommended to have protective fencing installed around them to ensure they are protected during construction. Straddling the north property line, there is a shared hedge and a remnant stump; both are recommended to be removed, subject to agreement by the adjacent property owner.

Landscaping plans have been provided (see Attachment B), which include 12 new trees, fencing, and patio landscaping details.

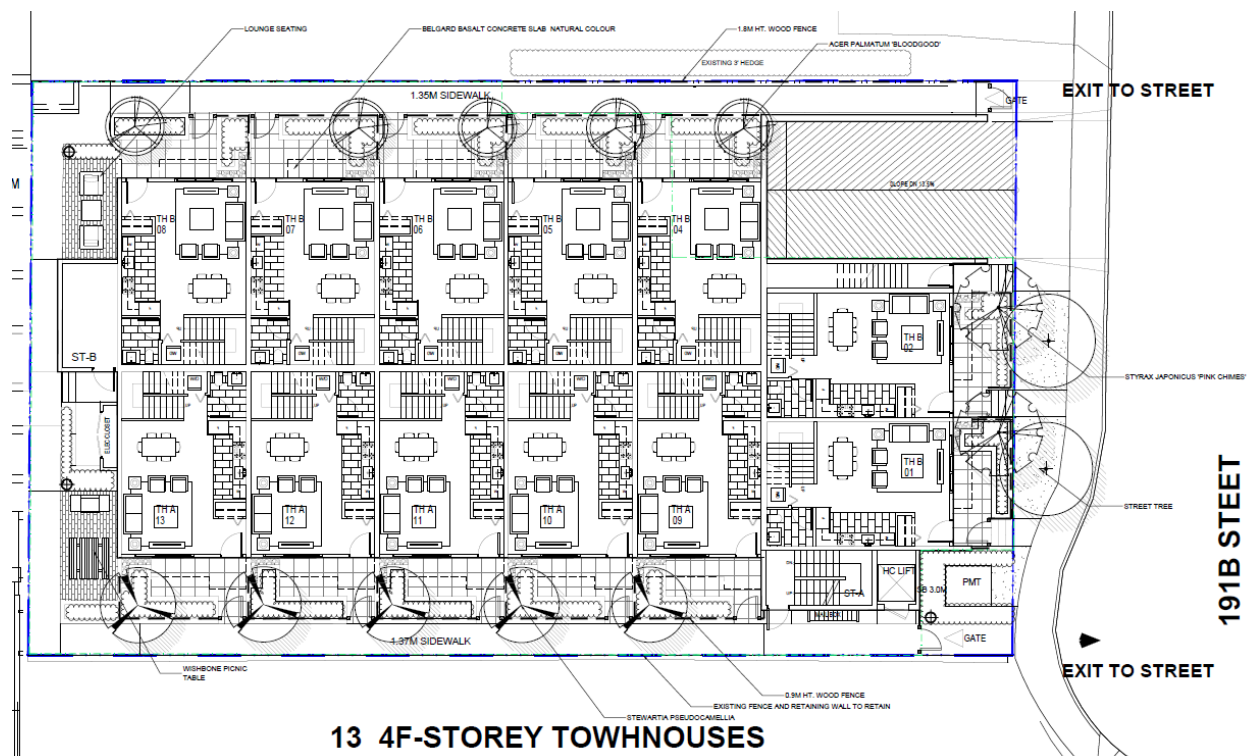


Figure 3: Landscape site plan

## Relevant Policy, Bylaw or Legislation:

### Official Community Plan

The property's Town Centre designation provides for commercial and residential mixed-use buildings that activate and enliven the principal streets, consisting of buildings four-storeys and higher at a density greater than 100 units per hectare. While this is a mixed-use designation, commercial uses are only required on principal street frontages, such as Harris Rd and McMyn Rd. Therefore, this application complies with the Town Centre land use designation.

The form and character guidelines contained in Development Permit Area (DPA) #8 Town Centre Mixed Residential/Commercial apply to the site. If the rezoning application is successful, a development permit application will be required.

### Zoning

Currently, the property is zoned RS (Large Lot Residential). This zoning permits a single-family dwelling and light agriculture (i.e., growing agricultural crops and keeping a small number of livestock).

This application does not align with the current zoning or any existing zones within the City's Zoning Bylaw. To accommodate this development, a new zone or a site-specific amendment to a current zone is required. This would be determined upon further refinement of the plans.

## Analysis:

This application is still in the preliminary design phase and, therefore, general feedback on the proposed site layout and urban form is welcome at this stage. If this site is ultimately rezoned, then a development permit will be required. At the development permit stage, the application will again be referred to this ADP for consideration of detailed design drawings.

### *Development Permit Area Guidelines*

The site is located within Development Permit Area No. 8 Town Centre Mixed Residential/Commercial (see Attachment C). The plans should be considered within the context of the guidelines in this development permit area.

The site is surrounded by older single-family and duplex residential buildings that might be redeveloped in the future and a four-storey condominium building built in 1994.



*Figure 4: Street View on 191B St*

The proposed building is located close to the front property line, with a contemporary modern style consisting of composite flute panels and metal components, and a mix of muted and natural tones.







*Figure 8: Renderings*

According to the applicant, the stair wall on the south wall is designed to remain unadorned, to create a “quiet zone” and invoke a sense of calm, in contrast to the active façade of the rest of the south elevation.



*Figure 9: South elevation*

One aspect of the guidelines this development does not strictly comply with is the roofline. The DPA guidelines suggest a pitched roofline for a low-rise building, although these were designed for an apartment building form and not for a townhouse form. Adding a pitched roof to the development may impact the ability for the units to have rooftop outdoor space, and add more height and visual bulk to the building.

The applicant has been encouraged to provide storage space in each unit, given that the underground parking garage does not have room for lockers.

When the proposal was presented to the public at the developer information meeting, there were concerns raised by residents living in the condominium building to the south regarding privacy and questions about how far apart the new building will be from them. The south face of the proposed building is located 14.64 m away from the north face of the existing condominium building. It is noted that the location is an urban environment, and the applicant advised that the building is designed with a high level of architectural detail so as to be visually interesting and appealing for those viewing it. Additional privacy concerns can be addressed at the development permit stage, although ADP is invited to provide suggestions on this topic at this time as well.

### *Next Steps*

Following receipt of ADP input, the applicant will be encouraged to refine the plans, and then a Zoning Bylaw amendment to accommodate this development can be prepared for Council's consideration.

---

### **KATZIE FIRST NATION CONSIDERATIONS**

Referral     ☐ Yes     ☒ No

---

### **SIGN-OFFS**

**Written by:**

Allison Dominelli,  
Planner

**Reviewed by:**

Colin O'Byrne,  
Manager of Planning

Patrick Ward,  
Director of Planning and Development

---

### **ATTACHMENT(S):**

- A. Architectural Plans
- B. Landscape Plans
- C. DPA No. 8 Guidelines