

REQUEST FOR DECISION

TO: Council **MEETING DATE:** October 2, 2024
FROM: Ian Holl, Development Planning Manager
SUBJECT: Development Permit for 5750 Anchor Road
FILE NO: 3060-2022-25

RECOMMENDATION(S)

That Development Permit 2022-25 be approved and issued.

PURPOSE

The property owner has applied for a development permit for form and character for a four unit (two duplexes) development. Development Permit Area No. 8 applies and requires Council approval. Development Permit Area No. 5 applies but does not require Council approval.

OPTIONS

1. Defer the application pending additional information.
2. Deny the application.

DISCUSSION

Background

The property is currently zoned RM1 and designated Multifamily Mixed Residential in the Official Community Plan. The property has terrain challenges for development, and the proposal is intended to adapt to the site conditions and avoid blasting the rock face to create flat areas.

Table 1 – Application Information

| | |
|---------------------------|--|
| Applicant | Greg Palamarz, Panelex Industries |
| Owner | 1344128 BC Ltd. |
| Civic Address | 5750 Anchor Road |
| Legal Address | Lot 21, Block 10, DL 304, Plan 17781, PID 007-255-705 |
| Size of Properties | ~1,689 m ² |
| OCP Designation | Multifamily Mixed Residential |
| Zoning Designation | RM1 |
| DP Areas | DPA No. 5 (steep slopes), DPA No. 8 (intensive residential and infill) |

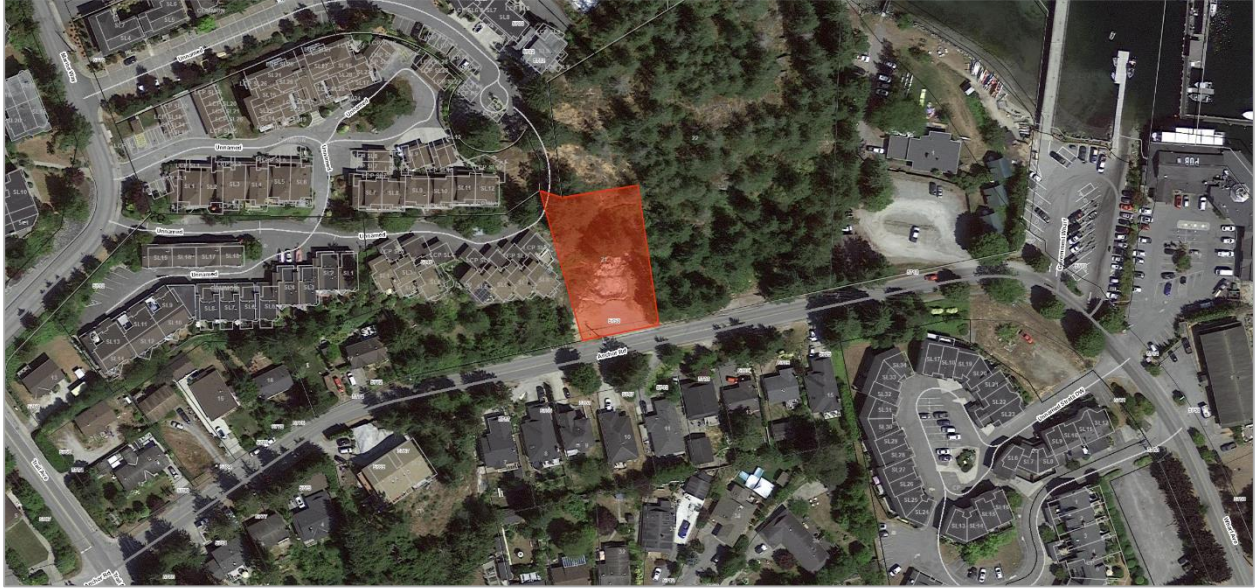


Figure 1 – Subject Property Location

The primary focus of Council review should be the DPA No. 8 objectives and guidelines. The DPA No. 4 and 5 are primarily addressed through geotechnical assessment and technical review and are under review with staff.

Legislative Context

Local governments have the authority to establish objectives for the form and character of intensive residential development within the Official Community Plan. Guidelines are specified to provide direction for developers to meet the objectives. The relevance of guidelines can vary depending on the context and form of development. Guidelines can also range in importance from required to optional. It is a discretionary decision by Council to determine if sufficient guidelines have been incorporated to meet the objectives of the development permit area.

The review of development permit applications is restricted to consideration of guidelines and objectives in relation to the proposed development. The level of density or use of the land may not be regulated through the development permit process.

The Local Government Act limits that development permits may only include requirements respecting the character of the development, including landscaping, siting, form, exterior design and finish of buildings and other structures.

POLICY AND BYLAW IMPLICATIONS

The proposed development is for two duplexes, stacked close together with a single shared access. Overall, the application meets the objectives and guidelines of Development Permit Areas No. 4, 5, and 8. While there are still detailed servicing plans to be prepared and reviewed, and adjustments to adhere to parking regulations within Zoning Bylaw 580, there are no major outstanding issues at this time. The BC Building Code may provide some challenges for the applicant to work through, which will be undertaken at building permit stage.

Development Permit Area 8: (DPA 8)

Objectives

DPA 8 has the following goals and objectives:

- To create variety of compact housing forms with a high standard of urban design and livability, designed for durability and an attractive appearance over the long term.
- To integrate new infill development with the surrounding neighbourhood.
- To provide new housing forms which are affordable and appropriate to the needs of different groups of the population.
- To control design of new development and the provision of amenities.

Guidelines in DPA 8 are categorized as follows:

- Site Planning / Building Scale, Form and Character
- ~~Small Lot Subdivisions~~ {not applicable}
- Sustainability / Lighting
- ~~Coach Houses~~ (not applicable)
- Parking and Access / Servicing
- ~~Waterfront Infill~~ (not applicable)

Development Permit Area 4: (DPA 4)

Objectives

DPA 4 has the following goals and objectives:

- To protect development from hazardous conditions, which includes rocky beach front and upland slopes, beach front escarpments, and rockfall hazards.

Guidelines in DPA 4 are categorized as follows:

- Land alteration, building sites, landscaping and revegetation, assessment and investigation.

Development Permit Area 5: (DPA 5)

Objectives

DPA 5 has the following goals and objectives:

- To minimize the impact of development on hillsides and steeply sloped lands.
- To retain the natural features of sloped lands.
- To support low impact and innovative development approaches to minimize long-term infrastructure maintenance costs on steeply sloped lands.

Guidelines in DPA 5 are categorized as follows:

- Basic Design Principles
- Natural Areas/Vegetation
- Building Sites
- Building Heights and Massing
- Driveways and Garages
- Retaining Walls
- Site Grading
- Road Design
- Stormwater Management
- Parks and Trails

SUSTAINABILITY PLAN IMPLICATIONS

1. Social Sustainability and Community Well Being
3. Environmental Sustainability
6. Sustainable Community Growth and Development

STRATEGIC PLAN IMPLICATIONS

1. Effective Growth
2. Housing
5. Commitment to Climate Change Mitigation, Adaptation, and the Preservation of the Natural Environment

COMMUNICATIONS

If Council approves the Development Permit, then it can be issued once the security has been paid.

Respectfully submitted,

Ian Holl, MCIP, RPP

Development Planning Manager

Attachments:

1. Development Permit 2022-25