



Staff Report to Council

DATE: Monday, August 15, 2022

DEPARTMENT: Planning

APPLICATION NO.: DVP22-0007

SUBJECT: Application for a Development Variance Permit to allow for an increase in the allowable height from 9m to up to 11m at 2089 Champions Way

BACKGROUND:

At their Regular Meeting held July 18, 2022, Council passed the following resolution with respect to this DVP application as well as a concurrently considered application to amend the text of the RCBM2 Zone to increase the maximum townhouse density on the subject property:

THAT Council:

1. *Proceed with consideration of first reading of Bylaw No. 2096 to amend the text of the RCBM2 Zone as follows:*
 - a. *By increasing the maximum townhouse density on an individual lot from 1 unit per 285 m² to 1 unit per 214 m²;*
2. *Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 2089 Champions Way with the following variances:*
 - a. *That Section 6.95A.05(1) of Zoning Bylaw No. 300 be varied to increase the maximum permitted height of Building 6 as shown on the plan attached to this report as Appendix A from 9.0m to 9.5m;*
 - b. *That Section 4.01.02 be varied to reduce the width of a maneuvering aisle in a multi-family residential building from 6.7m to 5.8m, subject to the provision of a maneuvering template for the affected areas prior to issuance of the DVP to the satisfaction of the Director of Planning;*

COMMENTARY:

Over the past month, the applicant has prepared more detailed drawings in anticipation of applying for their required Form and Character Development Permit and subsequent Building Permit. As part of this, the grading plan for the site has been finalized and the height of the townhouse buildings were recalculated in relation to the final average grade around each building. The calculations based on this higher level of detail have resulted in changes to the final proposed height of the townhouse buildings.

As noted in Table 1 below, the height of the buildings when measured to the top of the parapet of the roofline is largely less than the maximum 9m height specified in the RCBM2 Zone, except for Building 5 which is 9.4m. However, the projecting structures which enclose the staircase access to the rooftop decks exceed the maximum height on all buildings except for Building 1. As height is measured to the highest point of the roof, the staircase enclosures represent the maximum height of the buildings.

Table 1: Proposed Height Variances

	Permitted by RCBM2 Zone	Proposed by Application		
<i>Height</i>	9m		Height to roof parapet	Height to top of staircase
		Building 1	6.4m	8.4m
		Building 2	7.9m	9.9m
		Building 3	8.8m	10.8m
		Building 4	7.6m	9.7m
		Building 5	9.4m	11.4m
		Building 6	8.4m	10.4m

The proposed building sections and site plan are attached for reference as Appendices A-C. It is noted that, Building 4, the building with the smallest height variance request of 0.7m (2.3 ft), adjoins a residential property while the buildings with the larger variance requests, ranging from 0.9m (3.0 ft) – 2.4m (7.8 ft), are in the middle of the site and along Champions Way.

The portion of the variance request pertaining to the maneuvering aisle width has not changed but is copied over in the options of this report for reference, such that if Council is supportive of the amended variance request for the height, their new resolution may supersede item 2 of their July 18, 2022 resolution.

FINANCIAL IMPLICATIONS:

None.

LEGAL IMPLICATIONS:

None.

OPTIONS:

Option 1

THAT Council:

1. Direct staff to provide notice that Council will consider issuing a Development Variance Permit for the property at 2089 Champions Way with the following variances:
 - a. That Section 6.95A.05(1) of Zoning Bylaw No. 300 be varied to increase the maximum permitted height as follows in accordance with the plans attached to this report as Appendices A-C:
 - i. From the required 9m to 9.9m for Building 2;
 - ii. From the required 9m to 10.8m for Building 3;
 - iii. From the required 9m to 9.7m for Building 4;
 - iv. From the required 9m to 11.4m for Building 5;
 - v. From the required 9m to 10.4m for Building 6;
 - b. That Section 4.01.02 be varied to reduce the width of a maneuvering aisle in a multi-family residential building from 6.7m to 5.8m, subject to the provision of a maneuvering template for the affected areas prior to issuance of the DVP, to the satisfaction of the Director of Planning.

OR Option 2

THAT Council:

Take no action at this time with respect to the amended variance request for 2089 Champions Way.

SUBMITTED BY: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Senior Manager of Business Development and Events

Concurrence: Will Ying-udomrat, Manager of Legislative Services

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

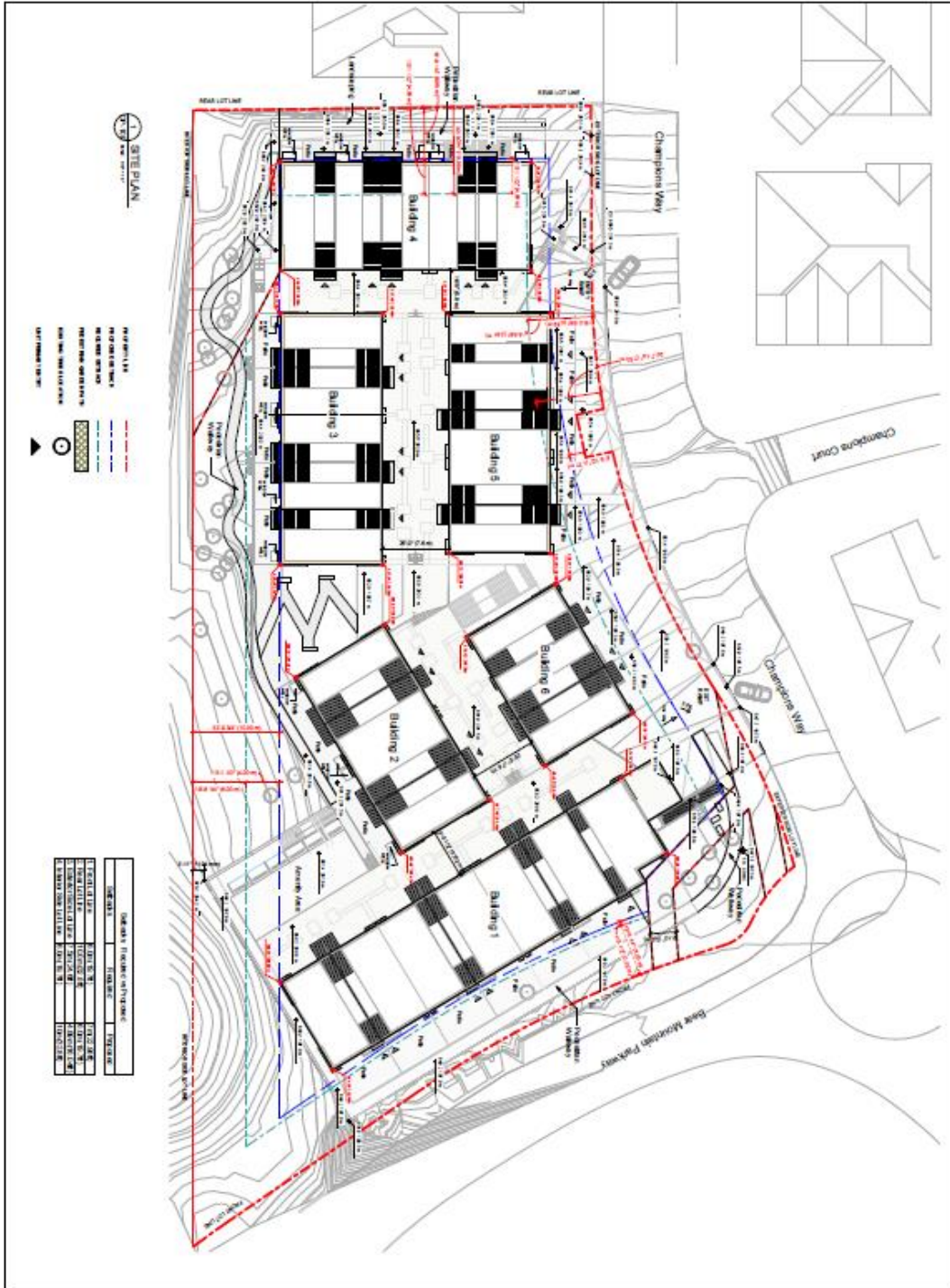
Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

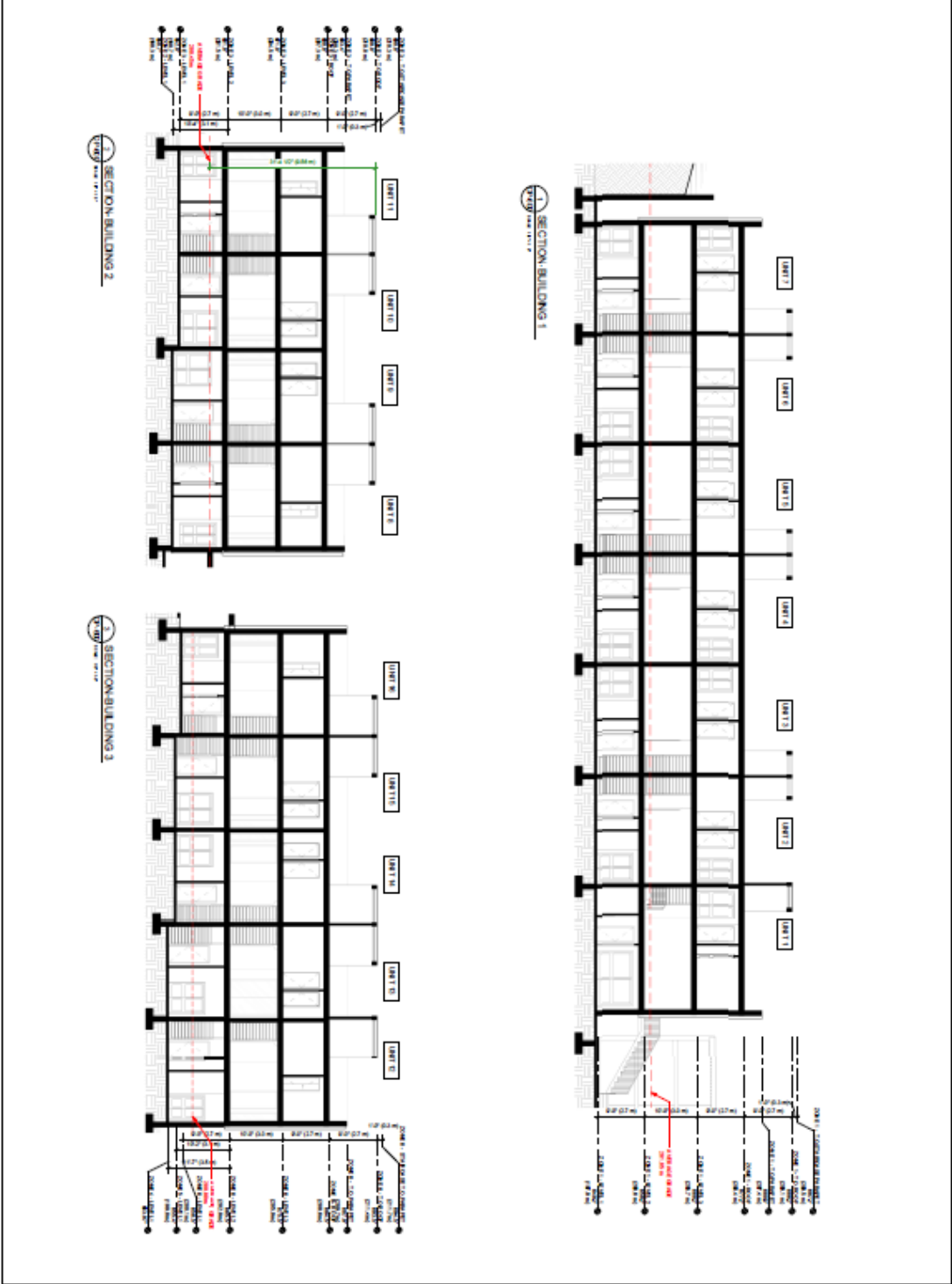
Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer

Appendix A – Site Plan



Appendix B – Building Sections



Appendix C – Building Sections

