

Date: April 27, 2020
To: Advisory Land Use Commission
From: Cameron Chalmers Consulting Inc.
Subject: Residential Townhouse Amenity 1 (RTA-1) Amendment

The purpose of this report is to seek Advisory Land Use Commission (ALUC) input into an application by Sunstone Ridge Developments Ltd. to modify the RTA -1 zone to permit duplex buildings within multiple family developments. If approved, the amendment would apply to the Elevate at Sunstone project, and any future developments constructed under the RTA-1 zone.

BACKGROUND

The RTA-1 zone is one of several zones created specifically to implement the Sunstone project. The zone permits the development of single-detached small lots, or multi-family townhouse developments. The application has been made as part of Sunstone Ridge Development Ltd.'s efforts to develop the Elevate at Sunstone project. Based on market feedback, the proponents submit that the middle units of townhouse buildings are proving difficult to sell. The proponents submit however that there seems to be greater market demand for end units. A location map of the subject property and other vacant lands zoned RTA-1 is attached as **Appendix A**. The provisions of the RTA-1 Zone are attached as **Appendix B**.

PROPOSED AMENDMENT

The Applicants have approached the Village of Pemberton seeking a text amendment to the RTA-1 zone to permit duplex building forms within Elevate at Sunstone or any future multi-family developments built under the RTA-1 zone. In essence, the move would eliminate the interior units of multi-family buildings.

Currently, the RTA-1 zone permits townhouse development, which under the Village of Pemberton Zoning Bylaw No. 832, 2018, is defined as buildings of three or more dwelling units. The application would enable the construction of duplex units within multi-family complexes, effectively creating multiple family developments which include duplex building forms. The proposed text amendment would not permit the subdivision of land to create duplex lots, but rather would limit the construction of duplex buildings to larger multi-unit, multi-building complexes. This would most likely be achieved by a condition of use in the RTA-1 zone limiting duplex buildings to that arrangement.

The amendment does not propose any alterations to the existing regulations regarding maximum building height, minimum required setbacks, required off-street parking, or any other regulation.

The Elevate at Sunstone development is subject to a development permit, which initially approved 52 units of multi-family housing. The applicant has indicated that should the bylaw amendment

succeed, they will come forward with a revised development permit application resulting in approximately 45 units. At this stage, Staff has not received an application for development permit revision. Illustrative concepts are attached as **Appendix C**, which provide a comparison between the Elevate at Sunstone Project built under the approved townhouse lay-out.as opposed to a duplex multi-family development. As Staff has not received an application for Development Permit, these are only examples to illustrate the potential effect of the amendment.

STAFF COMMENTS

As a general amendment to the RTA-1 zone, the change would apply to Elevate at Sunstone, and any future multi-family developments constructed under that zone. This would enable a slightly different form, and lesser density, than originally approved.

Staff has reviewed the application, and note that the slightly less density, and gentler building form proposed in the amendment is in keeping with the rest of the Sunstone project mix, and will generally comply with the objectives of the Hillside Development Guidelines. Accordingly, Staff is prepared to bring the text amendment forward for Advisory Land Use Commission comments and Council consideration.

As per the Advisory Planning Commissions Bylaw, Staff are seeking recommendations to Council for consideration during their deliberations of the text amendment.

RESOLUTION OPTIONS

Approval Recommendation

1. **THAT the Advisory Land Use Commission recommends that Council proceed with the amendment proposed to the Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone to incorporate duplex buildings as permitted uses in multi-family developments, subject to the following considerations:**
 - a. (List any considerations arising)

Refusal Recommendation:

2. **THAT the Advisory Land Use Commission recommends that Council NOT proceed with the amendment proposed to the Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone to incorporate duplex buildings as permitted uses in multi-family developments, for the following reasons:**

Attachments: *Appendix A – Location Map*
 Appendix B - Residential Townhouse Amenity 1 Zone
 Appendix C - Illustrative Examples