

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

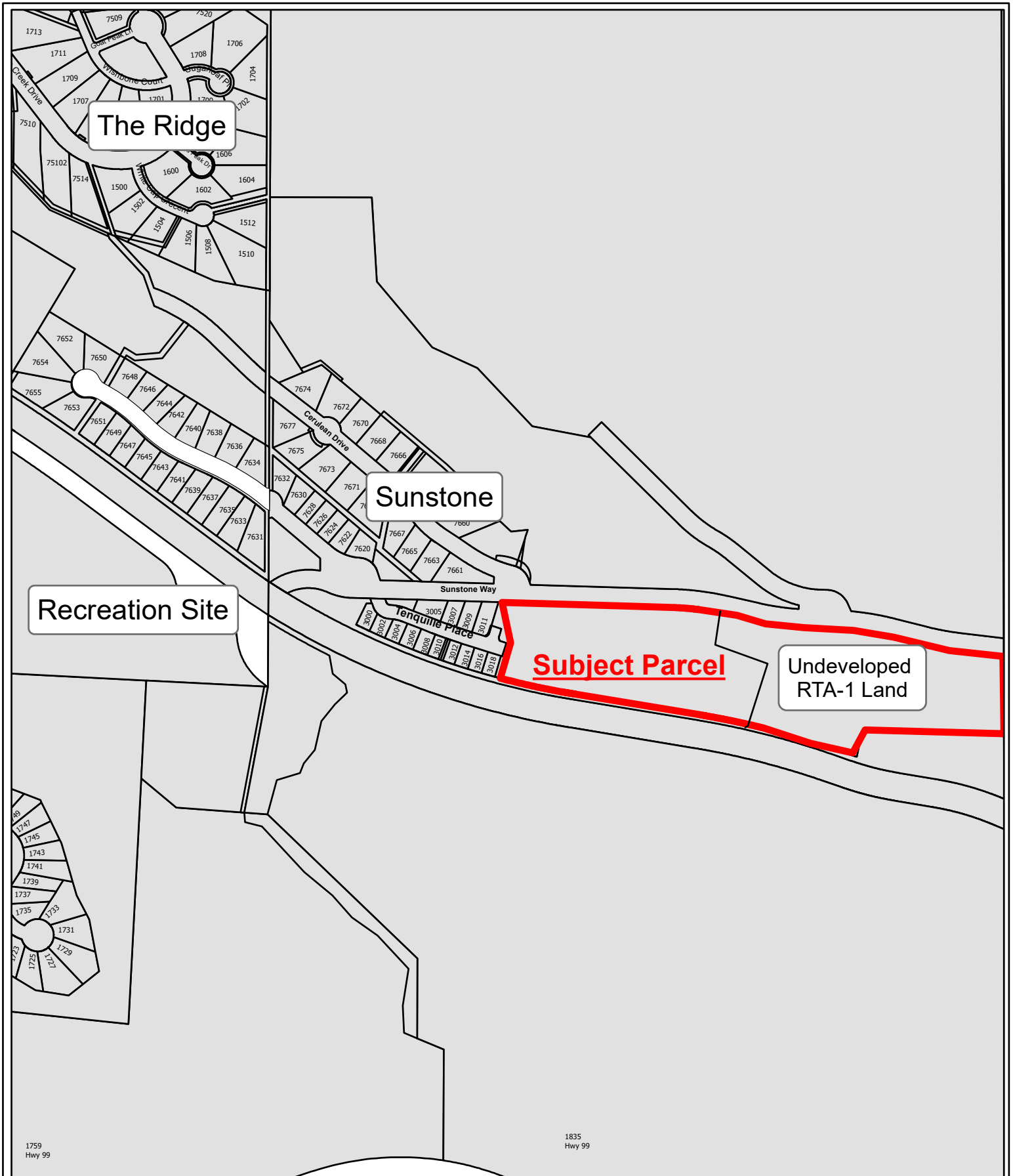
1. **THAT the Advisory Land Use Commission recommends that Council proceed with the amendment proposed to the Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone to incorporate duplex buildings as permitted uses in multi-family developments, subject to the following considerations:**
 - a. **(List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

Refusal Recommendation:

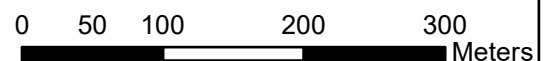
2. **THAT the Advisory Land Use Commission recommends that Council NOT proceed with the amendment proposed to the Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone to incorporate duplex buildings as permitted uses in multi-family developments, for the following reasons:**

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

Appendix A- Location Map- Sunstone @ Elevate



Location Map Sunstone @ Elevate



Revised: April, 22, 2020

Appendix B - RTA-1 Zone

13.2 Residential Townhouse Amenity 1, Sunstone (RTA-1)

(Amendment Bylaw No. 841, 2018; Adopted October 16, 2018)

The Residential Townhouse Amenity 1, Sunstone (RTA-1) Zone is to provide for Small Lot Detached Dwellings and Residential Townhouse development on lots within the Sunstone Neighbourhood, and to provide density incentives earned by the provision of certain amenities.

13.2.1. Permitted Principal Uses

- (a) Dwelling, Detached
- (b) Dwelling, Townhouse

13.2.2. Permitted Accessory Uses

- (a) Home Occupation
- (b) Secondary Suite

13.2.3. Conditions of Use:

- (a) Secondary Suites are permitted only on lots created and developed as Single Detached Dwelling units.
- (b) A maximum of one (1) Secondary Suite is permitted on a lot.
- (c) A maximum of one (1) Accessory Building or Structure, up to a maximum size of 10m², is permitted on a lot.
- (d) The minimum lot sizes as a base density are as follows:
 - i. Detached Dwelling 20,000 m²
 - ii. Townhouse 20,000 m² per unit
- (e) Where the requirements identified in Section 13.2.3(g) are fulfilled, the permitted density of a Single Residential use may be increased to the following:
 - i. Minimum Lot Size: 350 m²
 - ii. Minimum Lot Width: 12 m
- (f) Where the requirements identified in Section 13.2.3(g) are fulfilled, the permitted density of a Townhouse use may be increased in accordance with the regulations contained within the RM-1 Zone:
 - i. Minimum Lot Size: 700 m²
 - ii. Maximum Floor Area Ratio: 0.50
- (g) The densities may be increased from the requirements identified in Section 13.2.3(d) to the requirements identified in Sections 13.2.3(e) and (f) by providing contributions toward community amenities have been provided through a payment of \$9,165 per detached dwelling or \$6,110 per townhouse unit, payable either:
 - i. in cash at the earlier of building permit issuance or registration of a plan of subdivision, to be held in a reserve fund by the Village for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses; and/or

- ii. in-kind works and services provided that they are approved by the Village in writing at the earlier of building permit issuance or registration of a plan of subdivision, for the purpose of future recreational capital costs on sports fields, a multi-sports facility, an ice arena or aquatic centre and accessory uses.

13.2.4. Density Regulations

a) Maximum <i>Density, Detached</i> :	n/a
b) Maximum <i>Density, Townhouse</i> :	25 units per Ha

13.2.5. Lot Regulations

a) Minimum <i>Lot Size, Detached</i> :	350 m ²
b) Minimum <i>Lot Size, Townhouse</i> :	700 m ²
c) Minimum <i>Lot Width, Detached</i> :	12 m
d) Minimum <i>Lot Width, Townhouse</i> :	n/a

13.2.6. Building Regulations

a) Minimum <i>Front Setback, Detached</i> :	6 m
b) Minimum <i>Front Setback, Townhouse</i> :	7.5 m
c) Minimum <i>Rear Setback, Detached</i> :	7.5 m
d) Minimum <i>Rear Setback, Townhouse</i> :	5 m
e) Minimum <i>Interior Side Setback, Detached</i> :	1.2 m (i)
f) Minimum <i>Interior Side Setback, Townhouse</i> :	3m
g) Minimum <i>Exterior Side Setback, Detached</i> :	1.2 m (i)(ii)
h) Minimum <i>Exterior Side Setback, Townhouse</i> :	3 m
i) Maximum <i>Lot Coverage, Detached</i> :	50%
j) Maximum <i>Lot Coverage, Townhouse</i> :	40%
k) Maximum <i>Building Height, Principal, Detached</i> :	Two (2) storeys
l) Maximum <i>Building Height, Townhouse</i> :	10.5 m
m) Maximum <i>Building Height, Accessory, Detached</i> :	3 m
n) Maximum <i>Building Height, Accessory, Townhouse</i> :	4.6 m

Conditions of Use

- i. In the case where a side lot line flanks a street a minimum side setback is 2.4 m.
- ii. One side setback may be reduced to 0.6 meters for **garage area only**; however, 0.6 m setbacks may not abut each other on adjacent lots.

13.2.7. Off-Street Parking

- (a) Off-street parking spaces shall be provided in accordance with the requirements of this Bylaw.

13.2.8. Screening and Landscaping

- (a) Screening and landscaping shall be provided in accordance with the regulations in this Bylaw.

13.2.9. Signage

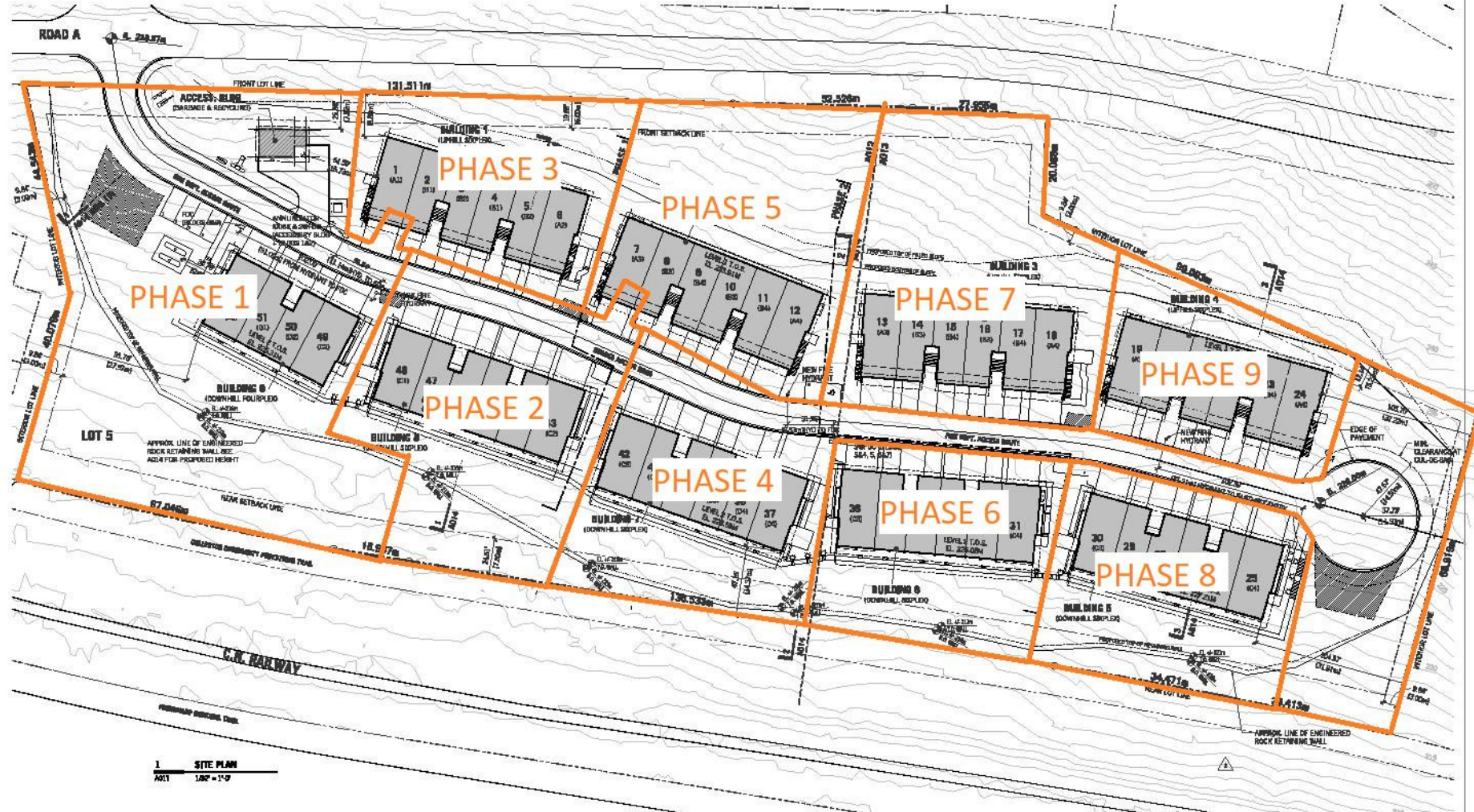
- (a) Signage should be limited to that permitted pursuant to the requirements of this Bylaw and the Village of Pemberton Sign Bylaw.

13.2.10. Watercourse Setbacks

- (a) Setbacks from any watercourses on the property must be in accordance with the requirements of the Village of Pemberton, Ministry of Environment and the Department of Fisheries and Oceans.

Appendix C- Illustrative Examples

UWA
URBAN WEST ARCHITECTURE
 VANCOUVER 807 402 WEST PENDER ST VANCOUVER BC V6B 1T6 T 604 608 1532
 VICTORIA 2822 PACIFIC STREET VICTORIA BC V8T 3T3 T 250 608 7517
 WWW.URBANWESTARCH.COM



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- 2018 10 26 ISSUED FOR BUILDING PERMIT
- 2018 09 21 ISSUED FOR PRICING
- 2018 05 18 ISSUED FOR COORDINATION
- 2018 05 06 ISSUED FOR DEVELOPMENT PERMIT
- 2018 05 29 ISSUED FOR REVIEW
- 2018 05 07 ISSUED FOR DP - REVISION
- 2018 04 10 ISSUED FOR DEVELOPMENT PERMIT

1 SITE PLAN
 A011 1:200 = 11'0"

- LEGEND - GENERAL NOTES**
- BUILDING FOOTPRINT @ GRADE
 - LOWER FLOOR
 - UPPER FLOOR
 - ROOF OUTLINE ABOVE
 - DECK OUTLINE ABOVE
 - PARKING STALL
 - PRIMARY ENTRANCE
 - UNIT NUMBER
 - UNIT PLAN TYPE

- GENERAL NOTES**
- SEE LANDSCAPE DESIGN FOR ALL HARDSCAPING, FERTILING, RETAINING, TREE PROTECTION AREAS, PLANTING, AND SITE LIGHTING
 - SEE CIVIL ENGINEERING FOR PROPOSED ROAD + DRIVEWAY DESIGN, LOT GRADING, STORM WATER MANAGEMENT, SNOW MANAGEMENT, AND UTILITIES

GROSS BUILDING AREA*

UNIT TYPE	NO. UNITS	SQ. FT. PER UNIT	SUB-TOTAL SQ. FT.
UPPER LEVEL	100	1,200	120,000
LOWER LEVEL	100	1,200	120,000
TOTAL	200	2,400	240,000

TOTAL PROPOSED LOT COVERAGE*

ITEM	AREA (SQ. FT.)	% OF TOTAL LOT AREA
UPPER LEVEL	120,000	50%
LOWER LEVEL	120,000	50%
TOTAL	240,000	100%

UNIT TYPES PER BUILDING

UNIT TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	PHASE 6	PHASE 7	PHASE 8	PHASE 9
UPPER LEVEL	10	10	10	10	10	10	10	10	10
LOWER LEVEL	10	10	10	10	10	10	10	10	10

TOTAL UNIT SUMMARY

UNIT TYPE	NO. UNITS	SQ. FT. PER UNIT	SUB-TOTAL SQ. FT.
UPPER LEVEL	100	1,200	120,000
LOWER LEVEL	100	1,200	120,000
TOTAL	200	2,400	240,000

PARKING CALCULATION

INDIVIDUAL PARKING REQUIRED

2-BEDROOMS - 34 (10 X 2.75) = 94
 3-BEDROOMS - 18 (10 X 2.75) = 50

SUB-TOTAL = 94 + 50 = 144

WITHIN PHASES REQUIRED

NUMBER OF UNITS = 82 @ 2.025 = 166

TOTAL PARKING REQUIRED = 166 + 18.1 = 184

ADDITIONAL PARKING REQUIRED

NUMBER OF REQUIRED PARKING SPOTS = 100

ACCESSIBLE PARKING REQUIRED = 4

PROPOSED PARKING PER UNIT TYPE

UNIT TYPE	NO. UNITS	NO. SPOTS PER UNIT	TOTAL SPOTS
A	10	4	40
B	10	2	20
C	10	4	40
D	10	2	20
TOTAL	40	12	480

PROPOSED RESIDENTIAL PARKING

UNIT TYPE	NO. UNITS	NO. SPOTS PER UNIT	TOTAL SPOTS
A	10	4	40
B	10	2	20
C	10	4	40
D	10	2	20
TOTAL	40	12	480

PROPOSED VISITOR PARKING

ACCESS ROAD	REGULAR	ACCESSIBLE	# OF SPOTS
SUB-TOTAL			4
TOTAL PROPOSED PARKING			167

* SEE ADDO FOR AREA CALCULATIONS

NO.

'ELEVATE AT SUNSTONE'
TOWNHOUSES
 LOT A, SUNSTONE RIDGE, PHEMERTON BC
 2018-002

A011

SITE PLAN + PROJECT DATA
 + FIRE DEPT. ACCESS



Lot A
 21.4% Site Coverage
 Existing Site Area
 295240 SQ. FT.

45 Units

Existing 4 plex

Proposed duplex

Snow dump locn - share with future phase.

Site