



## INFORMATION ONLY

To: Mayor & Members of Council

Title: Planner II – Development Permit No. 449 – Additional Information Requested

Date: October 27, 2025

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### **Background:**

During and following the Regular Council Meeting on October 14, 2025, staff received questions from Council regarding DP-449 (1150 12 Avenue SE). Staff have attempted to answer these questions in this memo.

### Covenant and Geotechnical Report

- Additional information was requested by Council concerning a covenant on the adjacent property and any geotechnical concerns that may impact the subject property.
- Staff have reviewed the titles, including covenants and statutory rights-of-way for the subject property and the adjacent 1210 and 1221 12 Street SE properties.
- The covenant registered on the adjacent properties at 1210 and 1221 12 Street SE states that the property owner shall preserve existing trees and ground cover in the covenant area and shall not, without the prior written consent of the City, cut down, trim, prune, defoliate, alter, remove, or in any way tamper with the trees so preserved or planted.
- Tree retention on the subject property of this development permit is not a condition of this covenant

### Driveway Length Variance

- One of the variance requests is to reduce the minimum clear driveway length for accessing a garage or carport from 5.0m to 0.6m.
- This regulation was requested by Council during the review of the R-14 Zone during the Small Scale Multi Unit Housing amendments. Developments prior to June 2023 would not have required the additional area.
- Council discussion centered around concerns with a lack of amenity space (garage storage) and places to interact in existing multi-family developments.
- “Driveway” in this case is not meant to mean a space to park cars but as the distance between the front of a building and the street, or as a garage access route.
- There are several examples of multi-family developments that do not have individual driveway access and are accessed by a shared parking lot.
- The applicant has provided more parking than required by the Zoning Bylaw and multiple outdoor common amenity spaces and walkways between buildings which provide space for interaction between neighbours. The units also contain additional flex spaces and storage areas at garage level.

### OCP, Zoning, and Density

- The subject property and surrounding area are designated as Medium Density Residential in the OCP.
- A smaller scale OCP map has been provided as Appendix 1 of this memo.
- Appendix 2 of this memo identifies other recent multi-family developments in the vicinity.
- Except for the two variance requests, the proposal complies with the zoning regulations including density and parking requirements.
- Without providing any special amenities, 40 dwelling units per ha is permitted in the R-14 Zone (on this site that would be a total of 80 dwelling units).
- With the provision of 50% rental units as a special amenity, 50 dwelling units per ha are permitted (on this site that would be a total of 101 dwelling units).
- The proposal is for 86 dwelling units which is below the allowable density.

### Development Permit Area Guidelines

- In staff's opinion, the proposal aligns with the Residential Development Permit Area guidelines in the OCP and as shown in the DP review checklist.
- However, there are a few items that have not been identified in the site plan and elevation drawings:
  1. *Alternative technologies for on-site energy production*
    - At previous meetings the applicant indicated that electric vehicle charging conduits would be provided in each unit.
  2. *Curb let-downs from accessible parking spaces to buildings*
    - This is regulated by the Zoning Bylaw and BC Building Code and will be reviewed through the Building Permit process.
  3. *Low intensity lighting in parking areas to minimize the glare and overspill into adjacent properties and into the sky*
    - At previous meetings the applicant described the lighting they have used in other developments and explained that it is designed to be downward facing and would not impact neighbouring properties. This is reviewed and addressed at the Building Permit stage.
  4. *Irrigation*
    - A security for landscaping is a condition of the Development Permit, landscaping, including irrigation, will be inspected prior to returning the landscape security.
  5. *No fences along street frontages, and if necessary, use a transparent fence that allows views into the development*
    - At previous meetings the applicant explained that fencing is being provided for privacy.

### **Legislative authority / plans / reports:**

x	Official Community Plan		Master Plan
	Community Charter/LGA		Other
	Bylaw/Policy		Corporate Strategic Plan

x	Zoning Bylaw		2024-2028 Financial Plan
			Long Term Financial Plan

**Financial Considerations:**

N/A

**Alternatives & Implications:**

1. Information Only – No Motion Required.

**Communication:**

N/A

Prepared by: Planner II  
 Reviewed by: Manager of Planning & Building  
 Reviewed by: Director of Planning & Community Services  
 Approved by: Chief Administrative Officer

**Attachments:**

- Appendix 1 – Small Scale OCP Map
- Appendix 2 – Multi-Family Developments Map