

# Laurier Heights Direct Control District

Item 3.25 Bylaw 21178

*June 9, 2025*



Mon Rosete, **BA**

# Proposed Rezoning

Small Scale Residential (RS)



Direct Control (DC) District

11B



Proposed elevation:  
8205

11A



Proposed elevation:  
8203



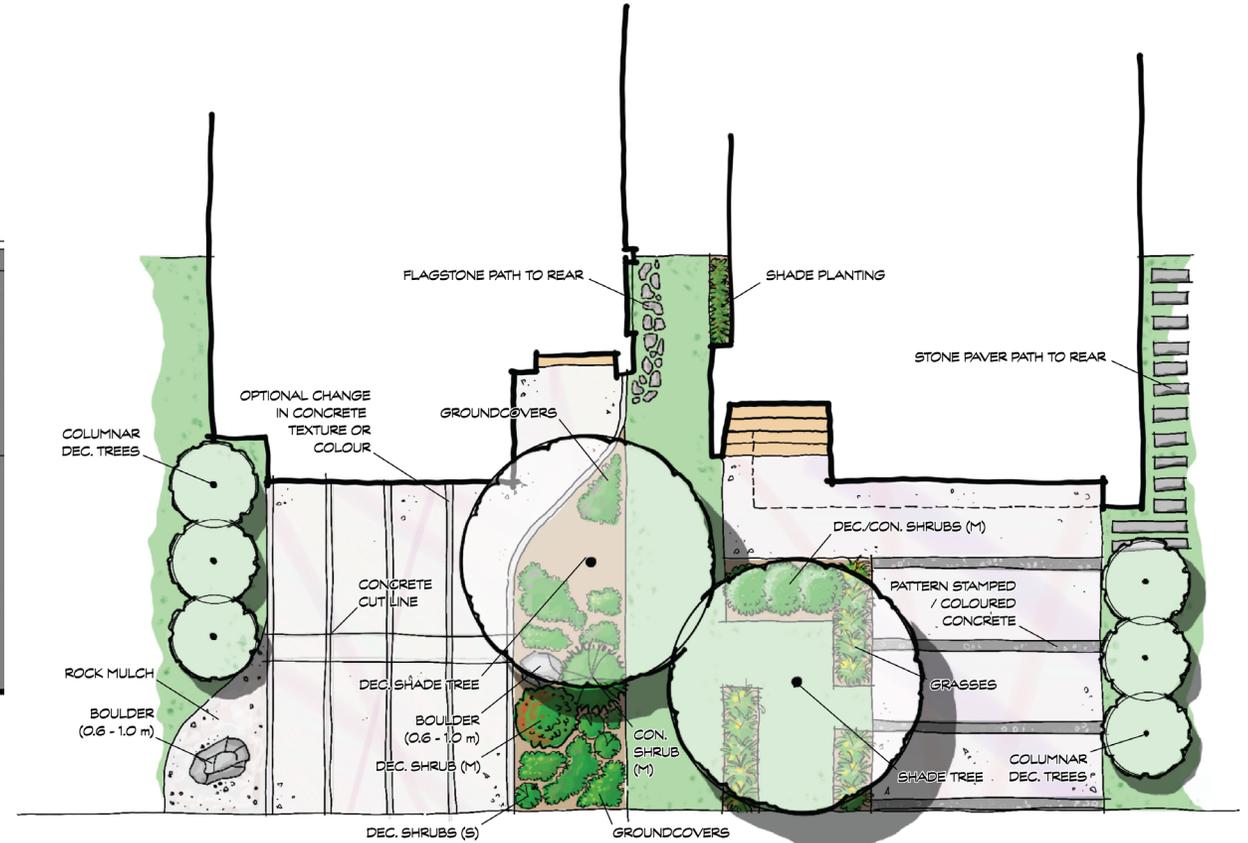
# Proposed Rezoning



11B



11A



# Site History

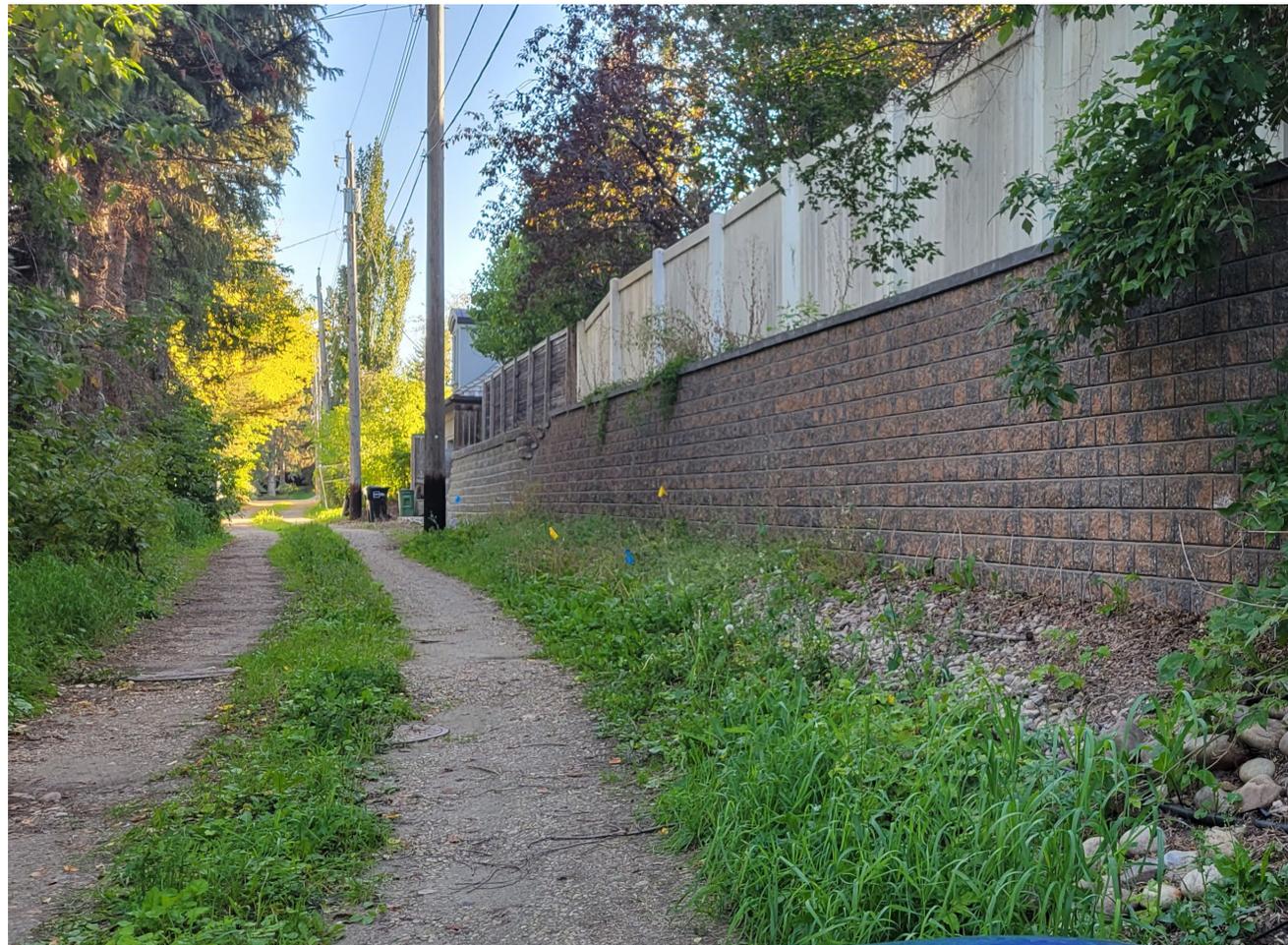


Pre 2023



Present

# Site History



Rear alley

# 8205 134 Street NW (Lot 11B)

- **DP approved by SDAB** in August 2023.
- SDAB recognized challenges associated with slope and grade in their decision.
- DP expired due to delays on the permit for 11A; builder wanted to build at the same time.



Proposed elevation:  
Lot 11B



# 8203 134 Street NW (Lot 11A)

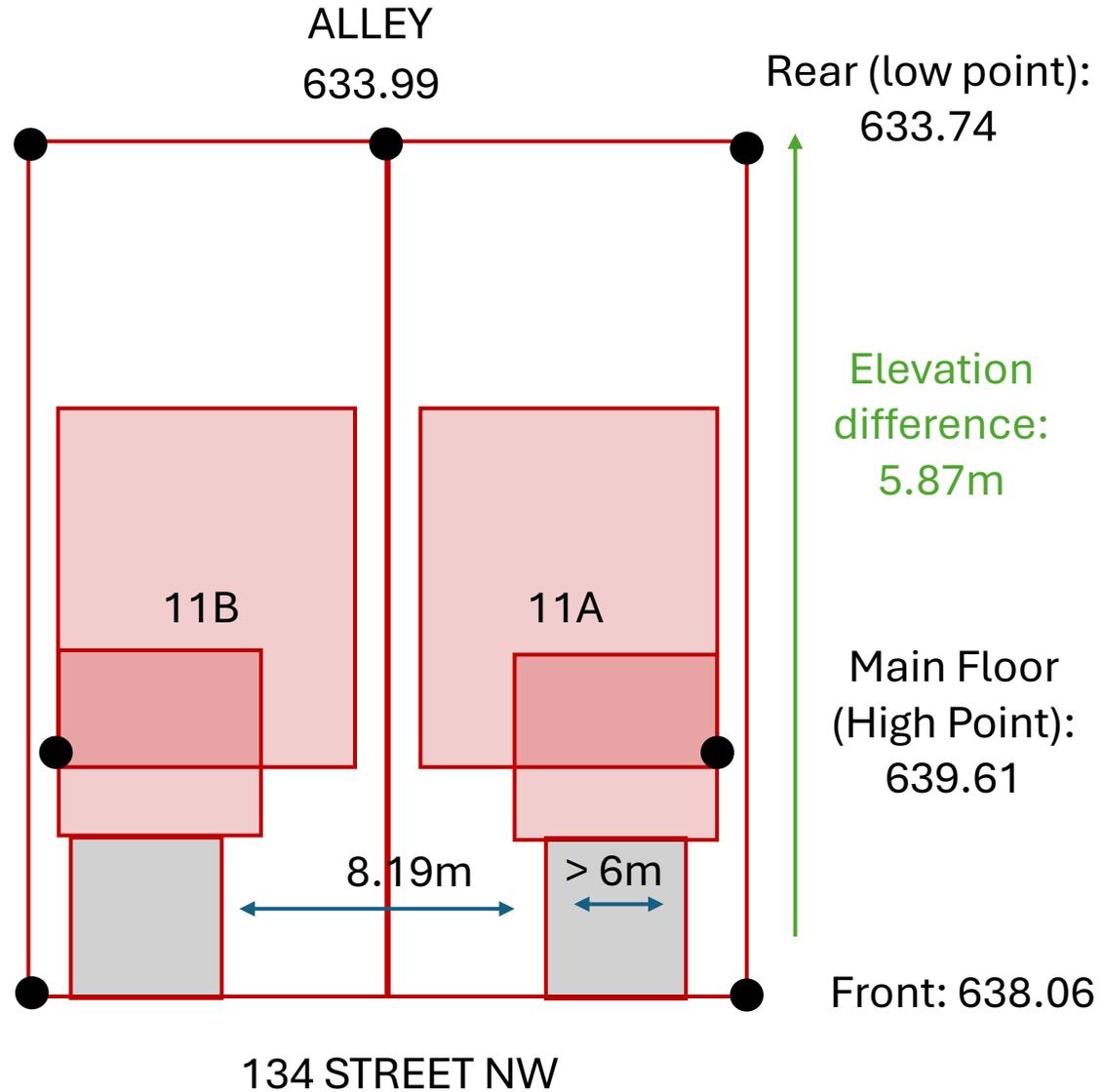
- DP submitted in September 2024 and **approved**
- Variance:
  - Vehicular access from street instead of from lane
- Enhanced landscaping plan part of application
- Unique Site Features:
  - Slope
  - Grade
- Appealed and SDAB overturned approval
- SDAB overturned Development Authority's decision



Proposed elevation:  
Lot 11A

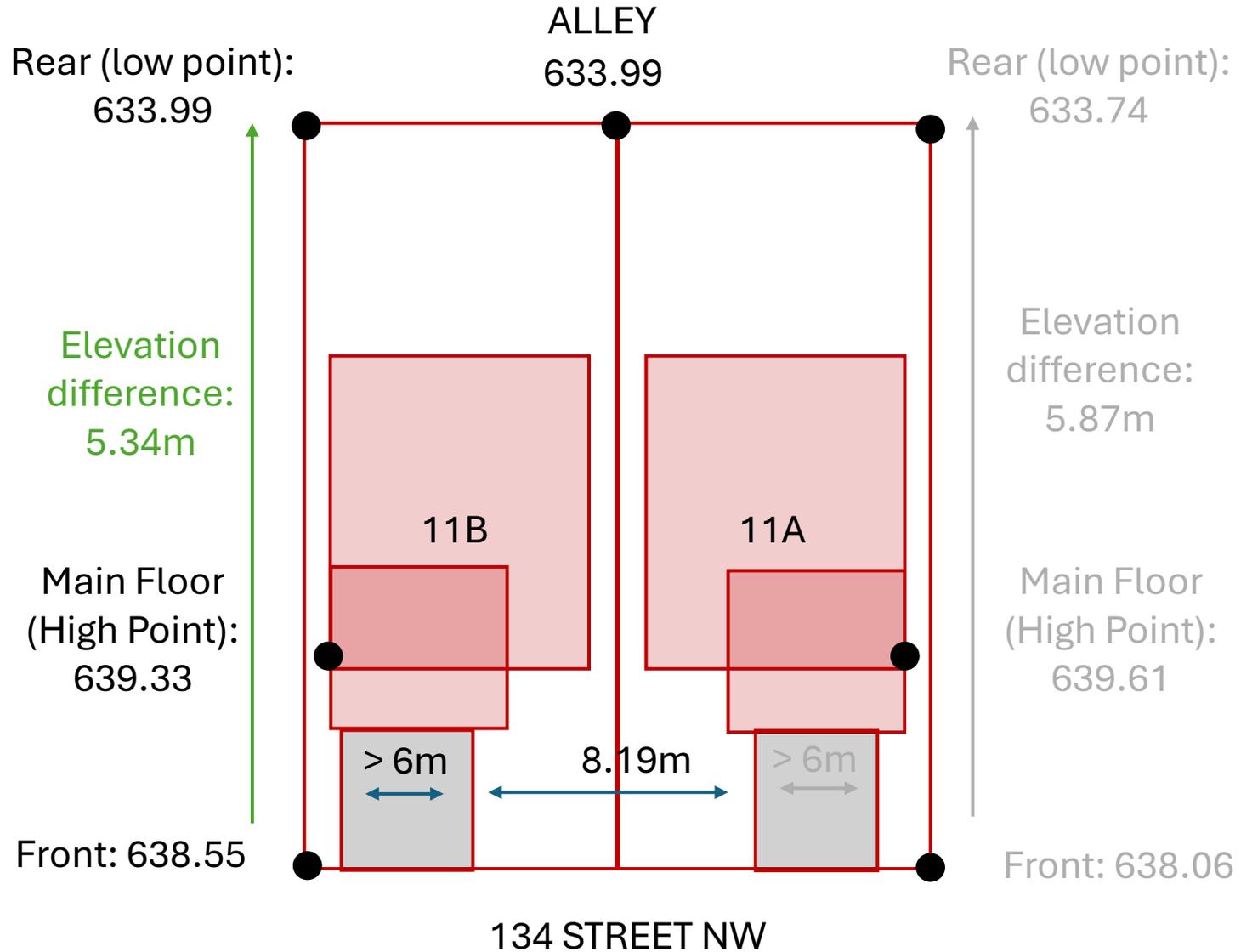


# Proposed Development



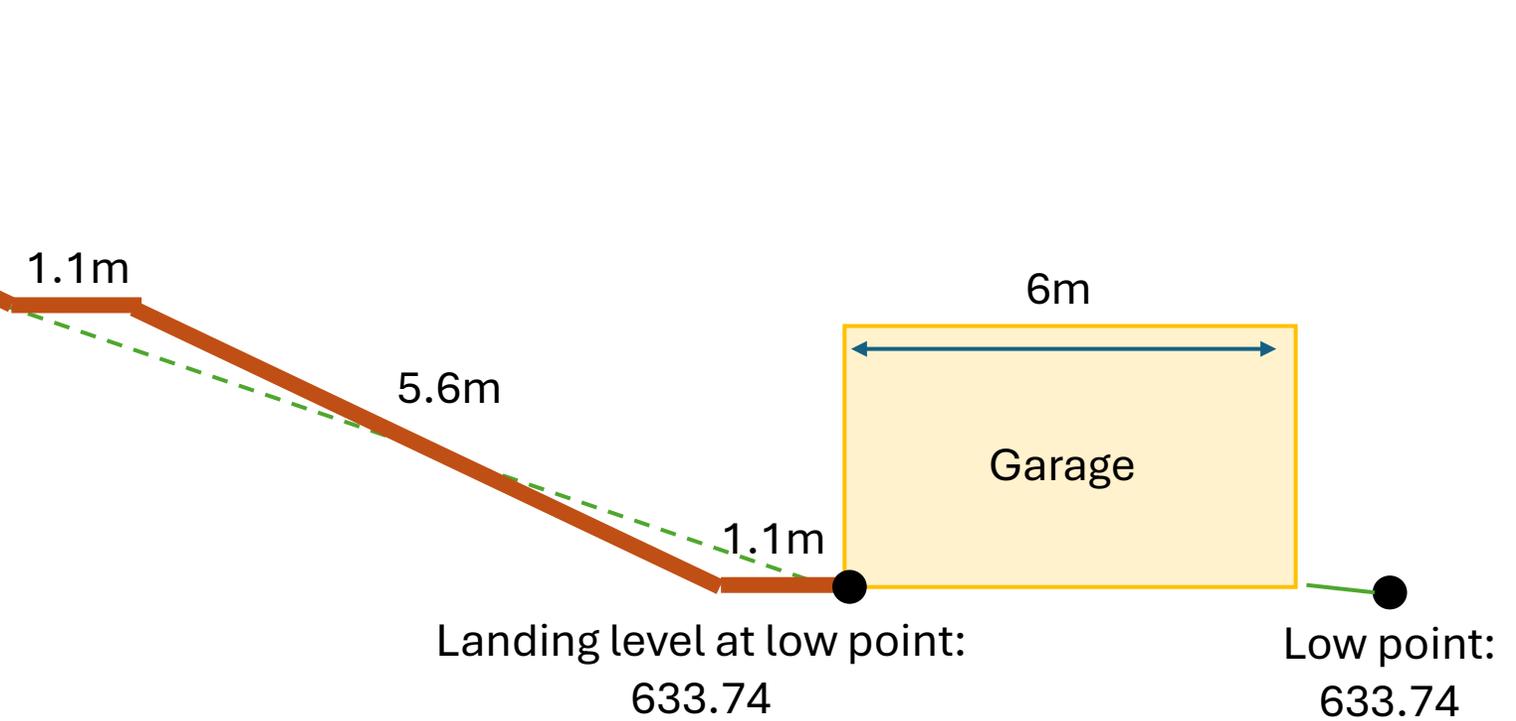
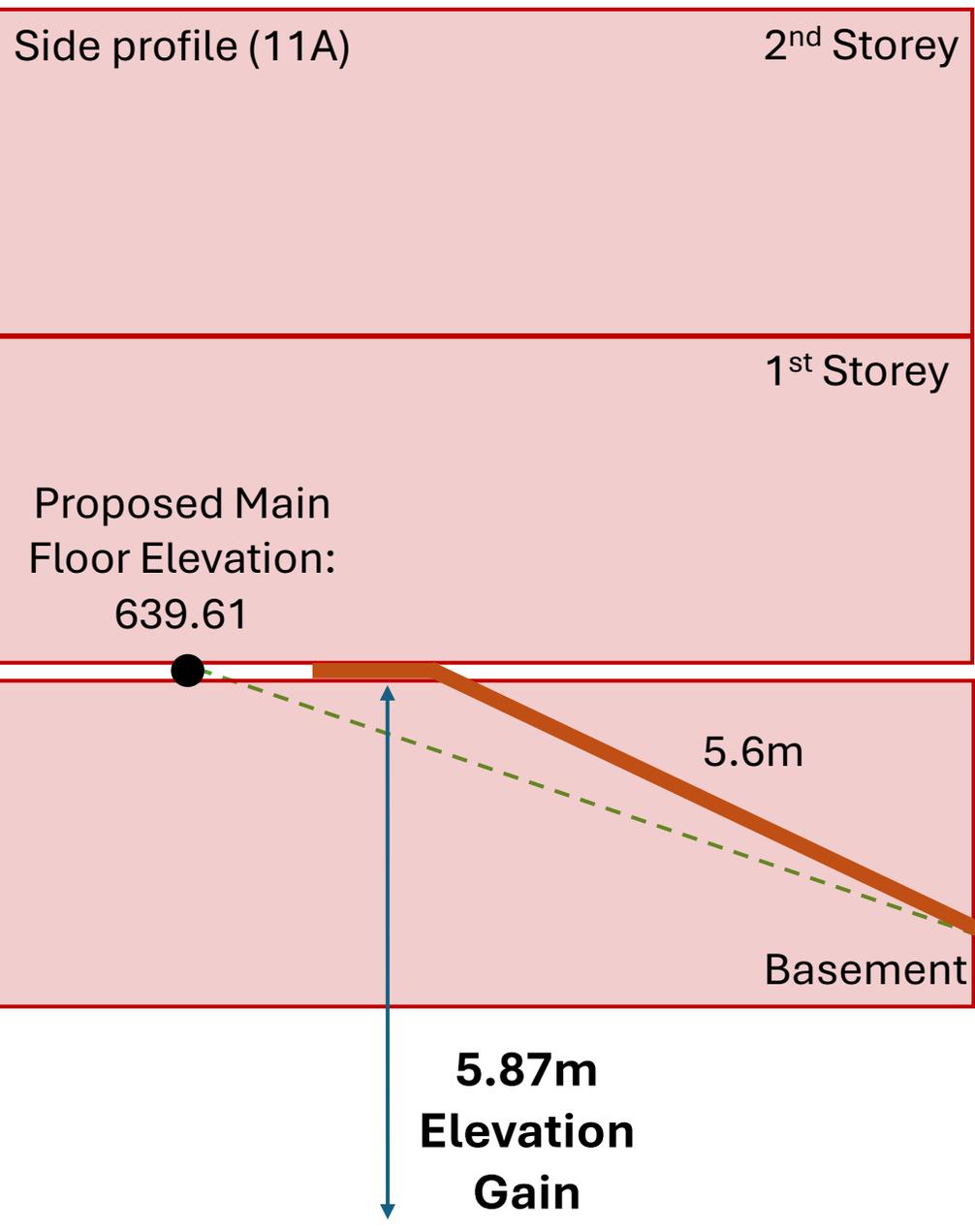
Drawing not to scale

# Proposed Development

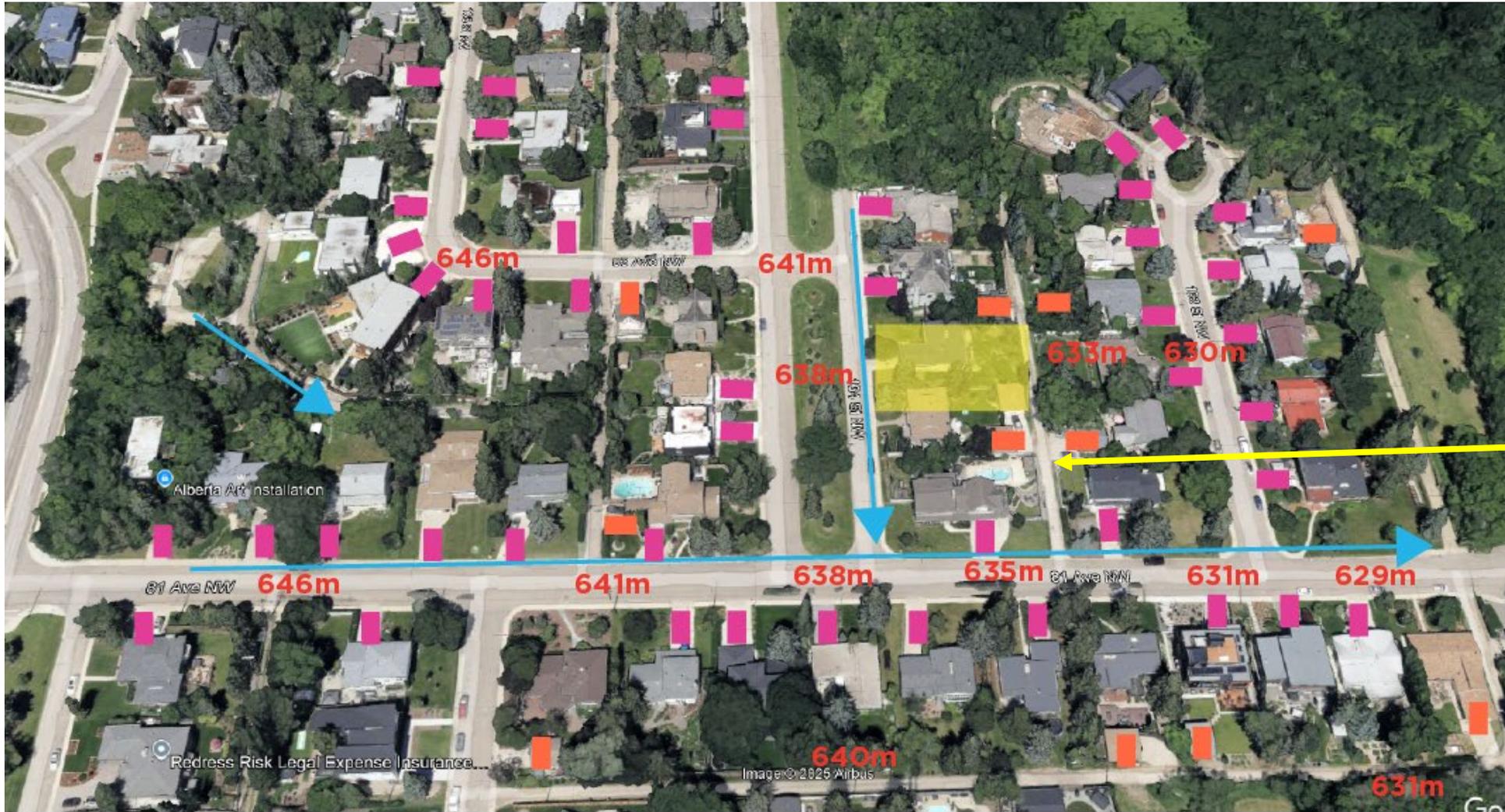


Drawing not to scale

# Elevation Context



# Surrounding Context



**Legend**

- Lot 11A and 11B
- Direction of Slope
- Front Attached Garages
- Rear Detached Garages

Elevations via Google Earth



Rear alley conditions

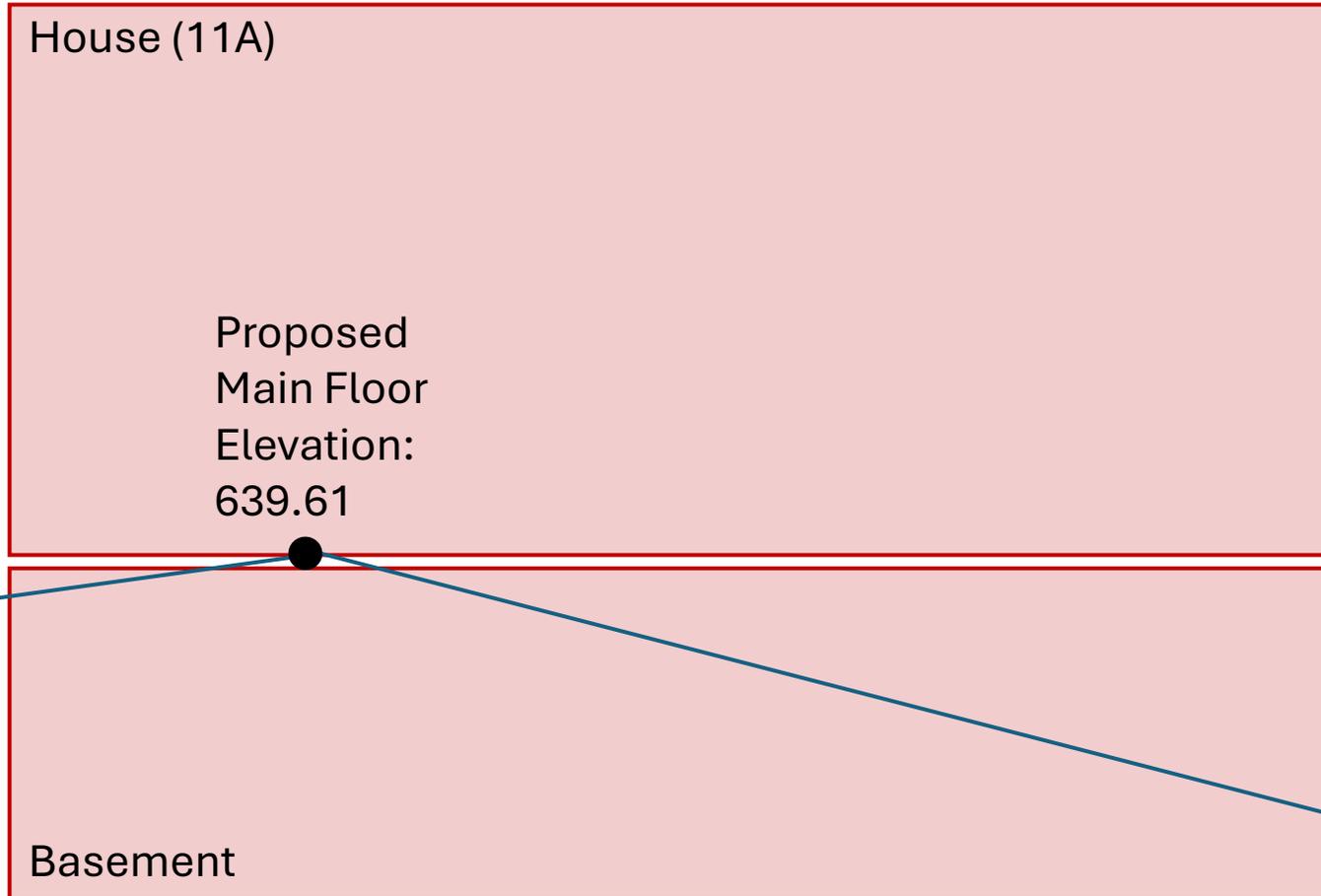
# Conclusion

- Site constraints: Steep elevation gain from the rear yard to the main floor
- Accessibility challenges: accessibility challenges
- Enhanced landscaping: softening the effect of the driveway to the street
- Site-specific mitigation as per the DC Zone

Thank You



# Site Context



House (11A)

Proposed  
Main Floor  
Elevation:  
639.61

Basement

Sidewalk:  
637.99

5.87m  
Elevation  
Gain

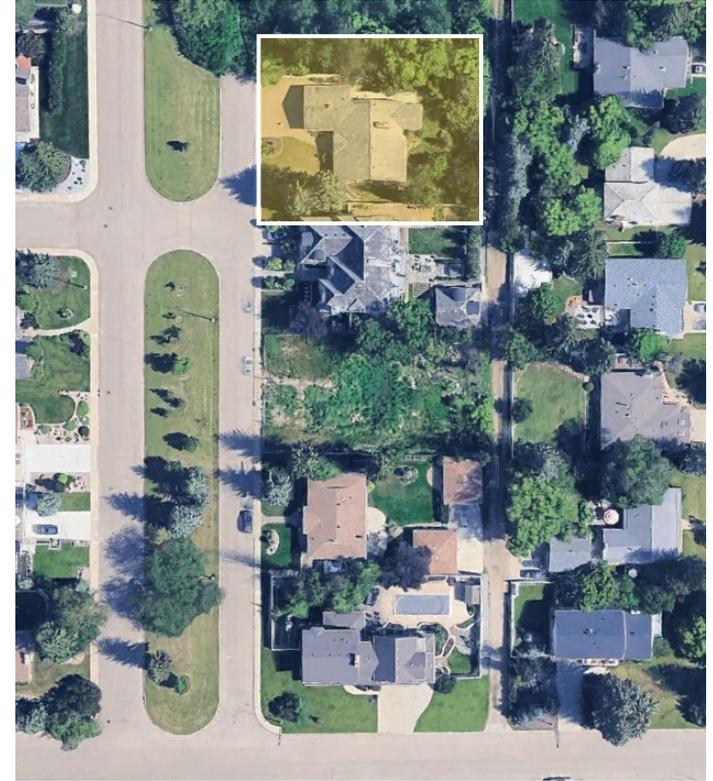
Low point:  
633.74

Front

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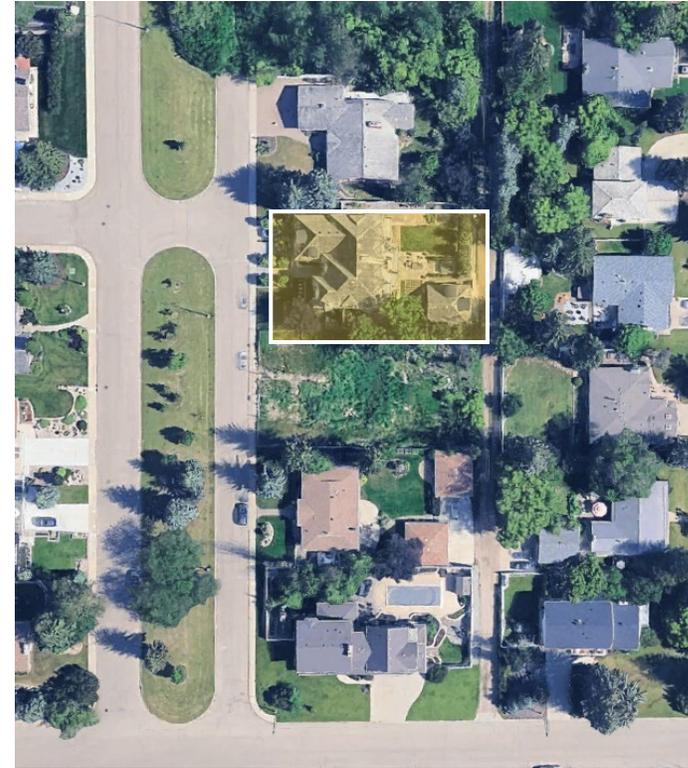
Rear

# Surrounding Context



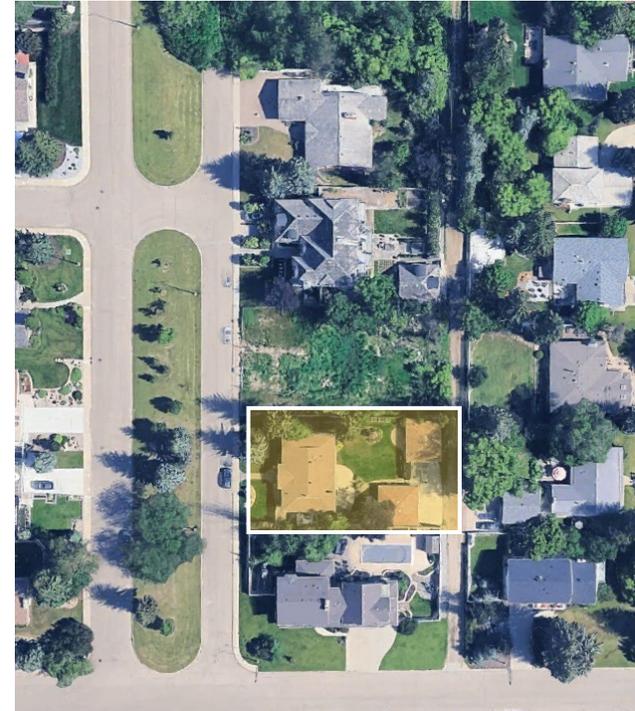
- Property two doors north, built 1970
- 24m wide lot, approximately 12m wide driveway

# Surrounding Context



- Property directly north, built 2009.
- Double front and rear detached garage
- Approximately 10.5m wide driveway, includes enhanced landscaping

# Surrounding Context



- Property directly south, built 1966.
- Lot approximately 24m wide
- Two double rear detached garages; stair access from driveway

# Surrounding Context



Stairs



Sunken Garages

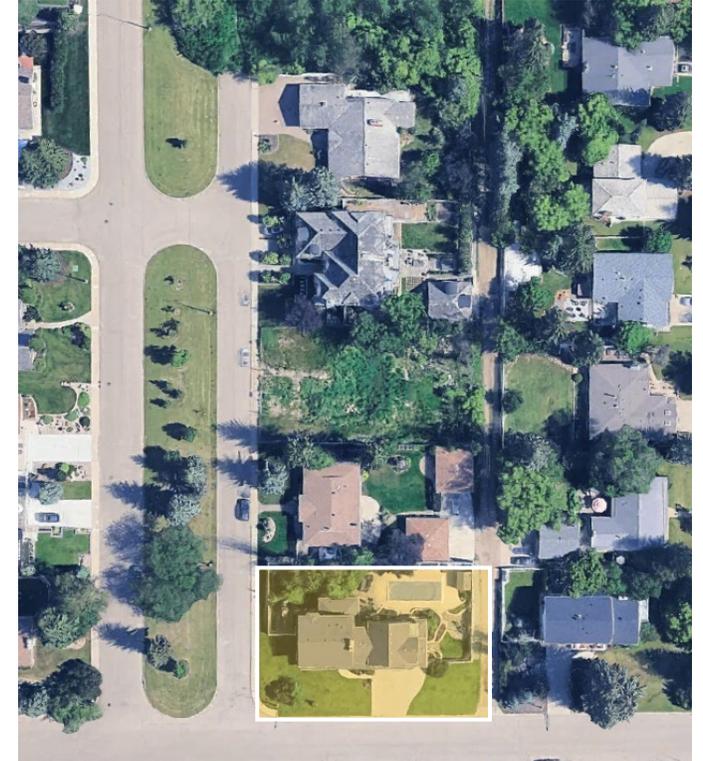


Stair access from garage



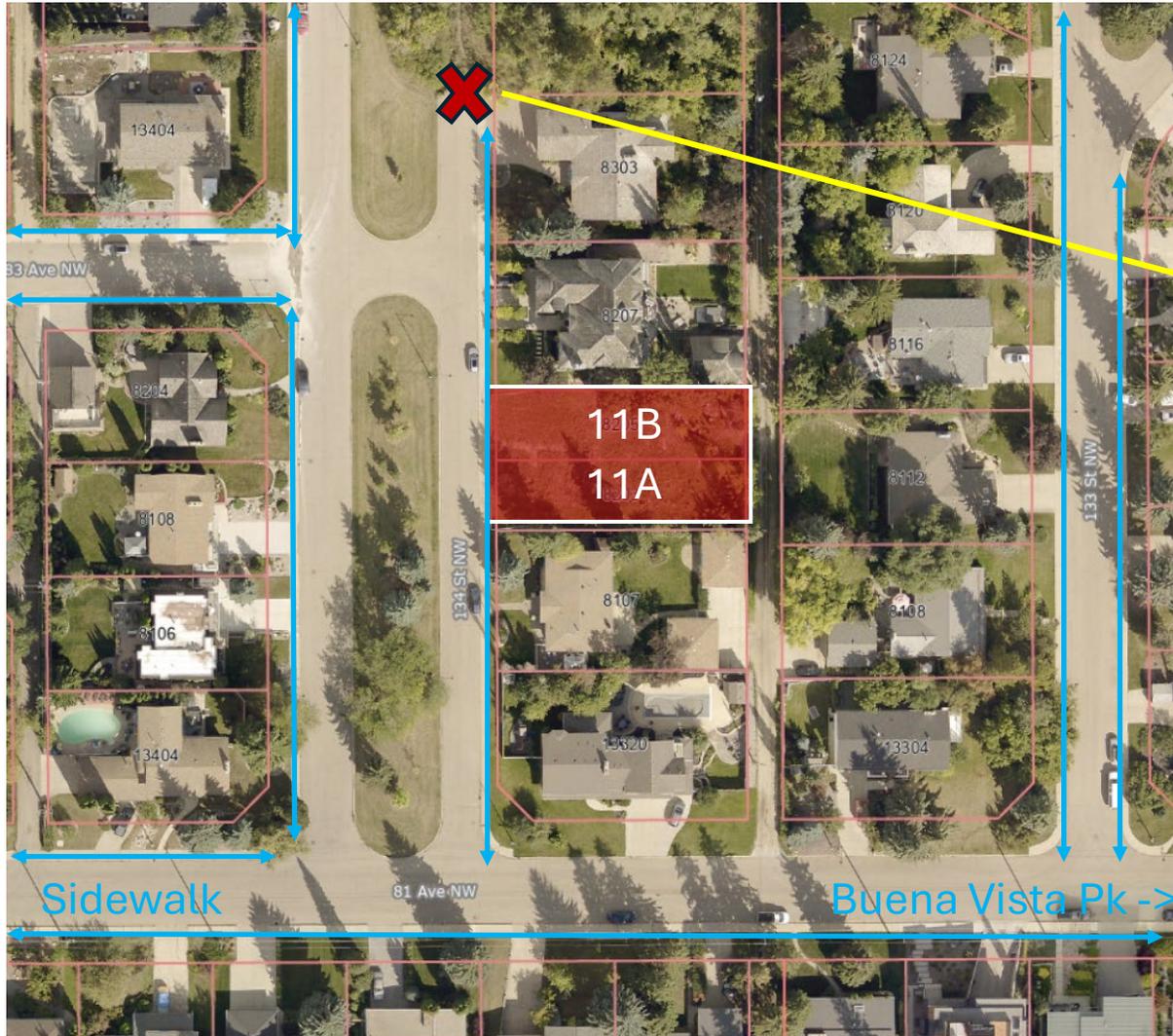
Photos from youtube.com/@EwanchukRealEstate

# Surrounding Context



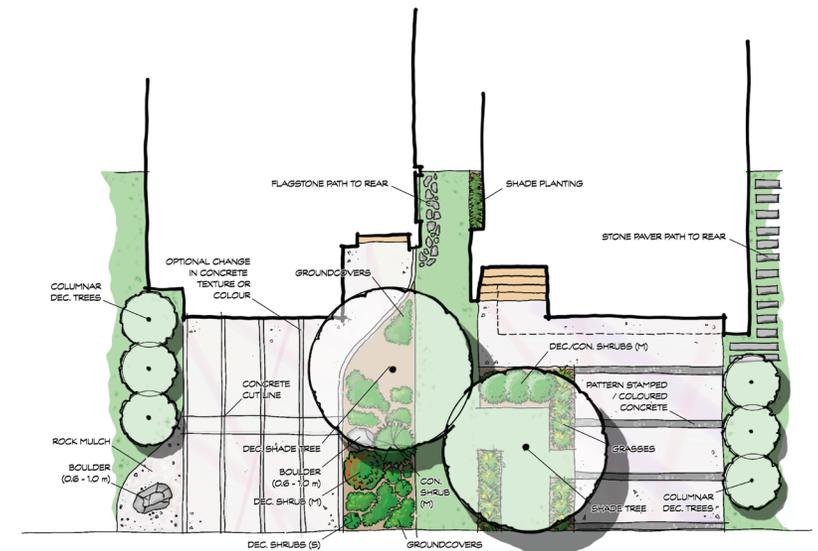
- Corner property of 134 Street/81 Avenue
- Front attached garage fronting onto 81 Avenue
- Downward slope towards lane is evident

# Surrounding Context



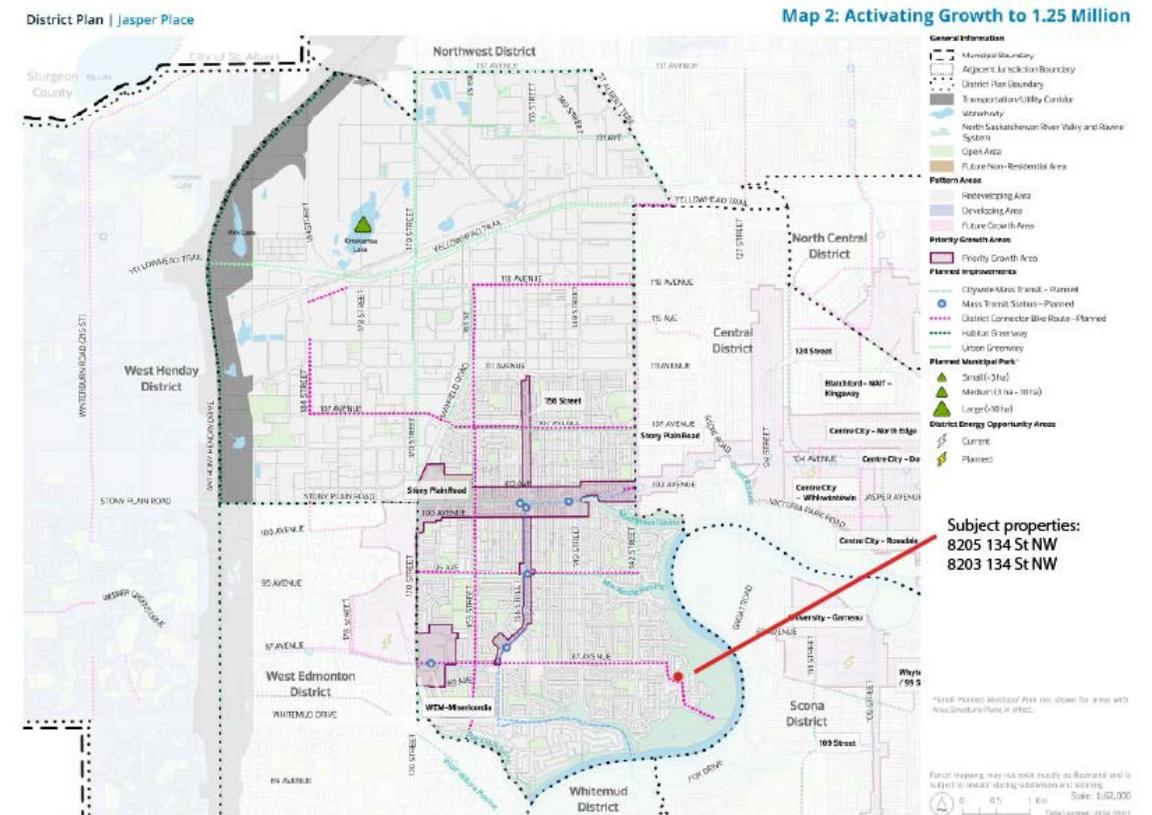
# Compliance with Statutory Plans

- City Plan
  - Big City Moves: 50% new units added through infill.
  - **1.3.1.3:** “(encourages) diverse design and development in all neighbourhoods so communities can continue to evolve over time”
  - **2.1.2.4 & 5.4.1.1:** Enhanced front yard landscaping “(incorporates) nature and natural systems into the built environment” while the increased vegetation better manages stormwater runoff through the design and development of the built environment.



# Compliance with Statutory Plans

- Jasper Place District Plan
  - Parcels in “Redeveloping Area”
  - Activating vacant parcels to contribute to City growth
  - Several amenities and nodes nearby that will encourage aging in place, attracting new families and individuals of all ages.



# Low-lying shrubs considered for driveway safety

- Autumn Magic Black Chokeberry
- Concorde & Sunsation Japanese Barberry
- Kelsey Dogwood
- Copper Bush Honeysuckle
- Annabelle Hydrangea
- Snowbelle Mockorange
- Little Devil & Tiny Wine Ninebark
- Abbotswood Potentilla
- Schmidt Alpine Currant
- Modern Blush Rose

