

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



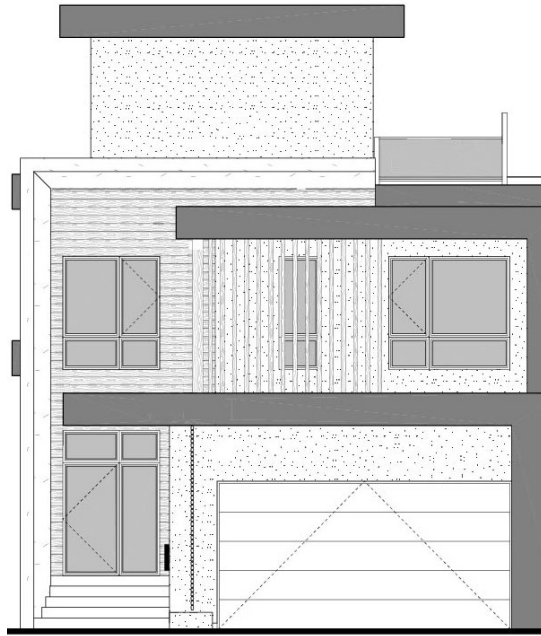
Proposed elevation:
8203



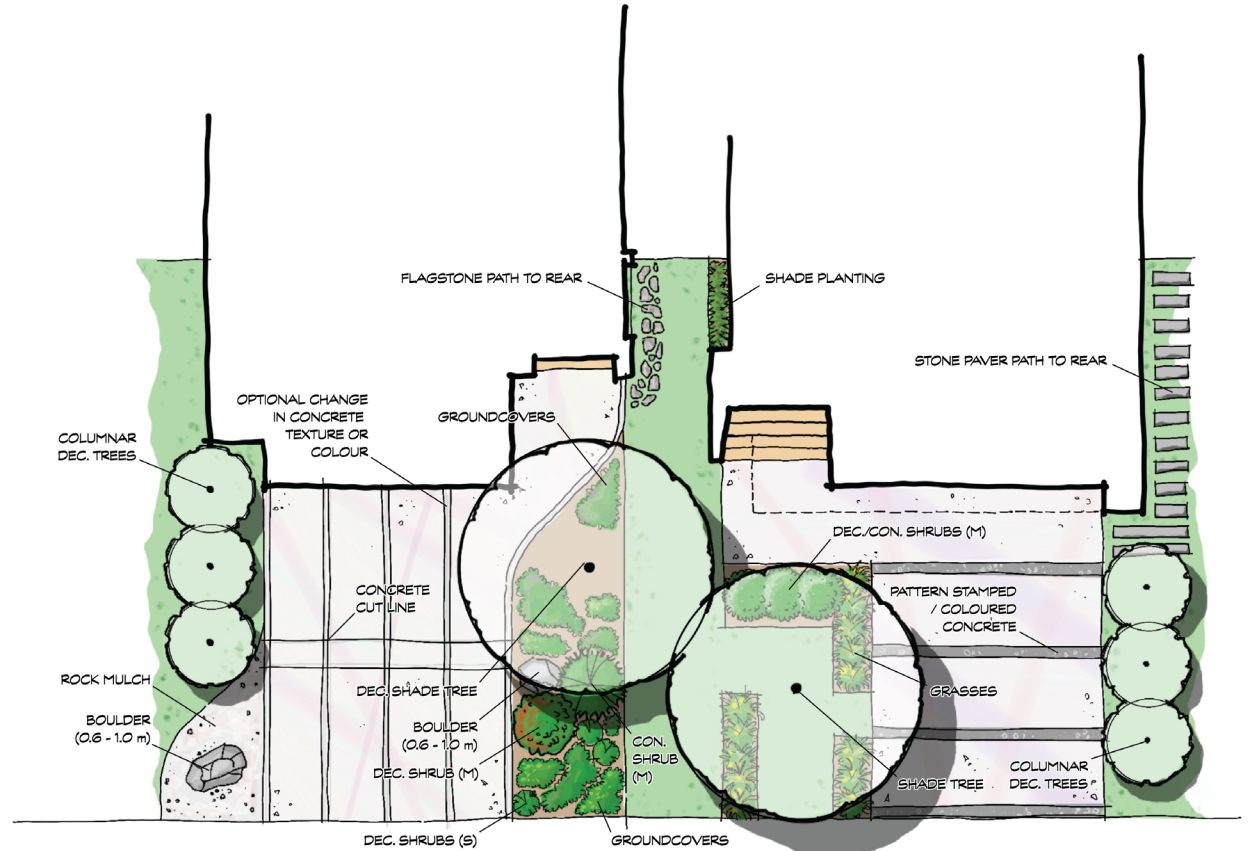
Proposed Rezoning



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)

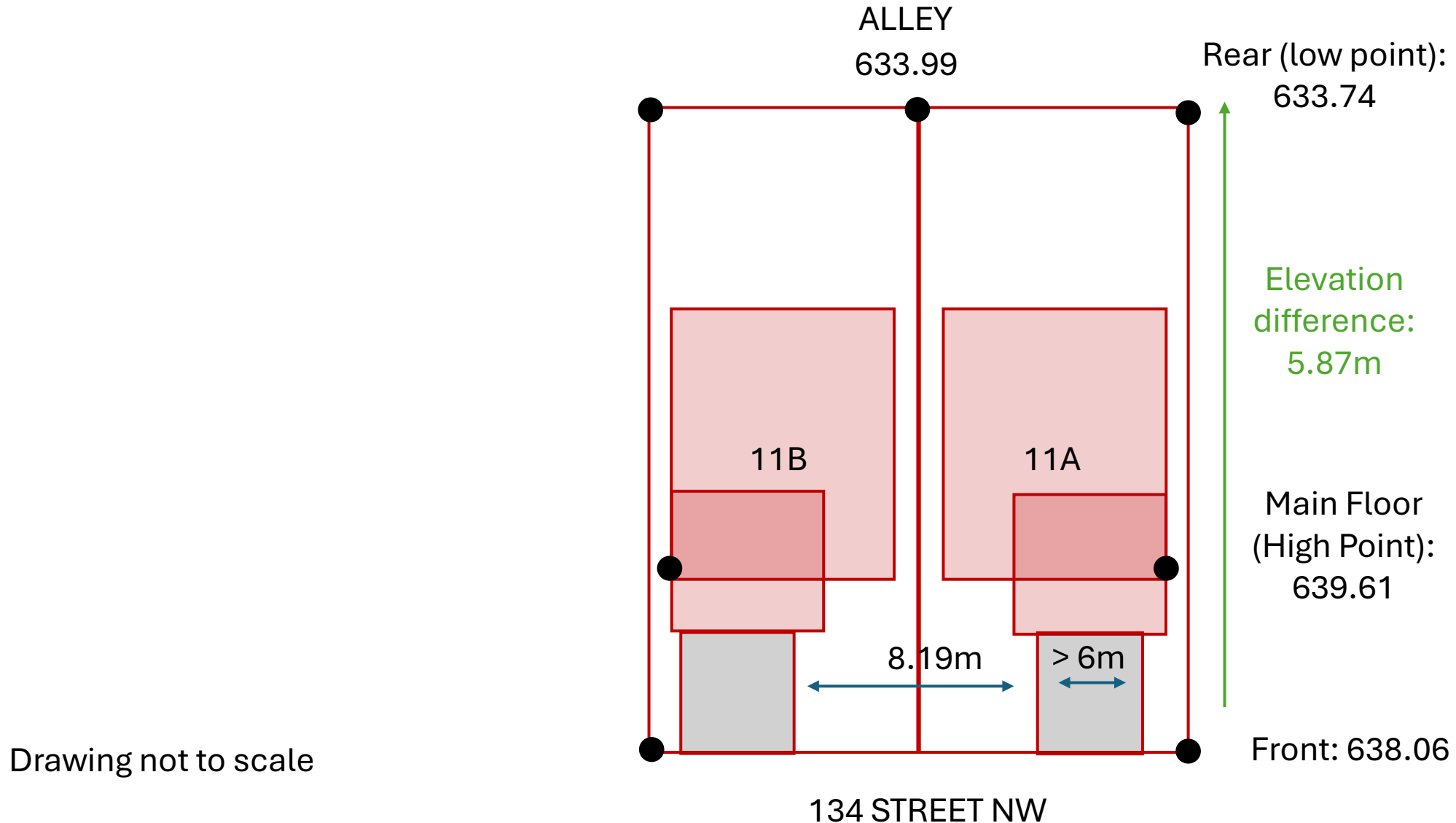
- DP submitted in September 2024 and **approved**
- Variance:
 - Vehicular access from street instead of from lane
- Enhanced landscaping plan part of application
- Unique Site Features:
 - Slope
 - Grade
- Appealed and SDAB overturned approval
- SDAB overturned Development Authority's decision



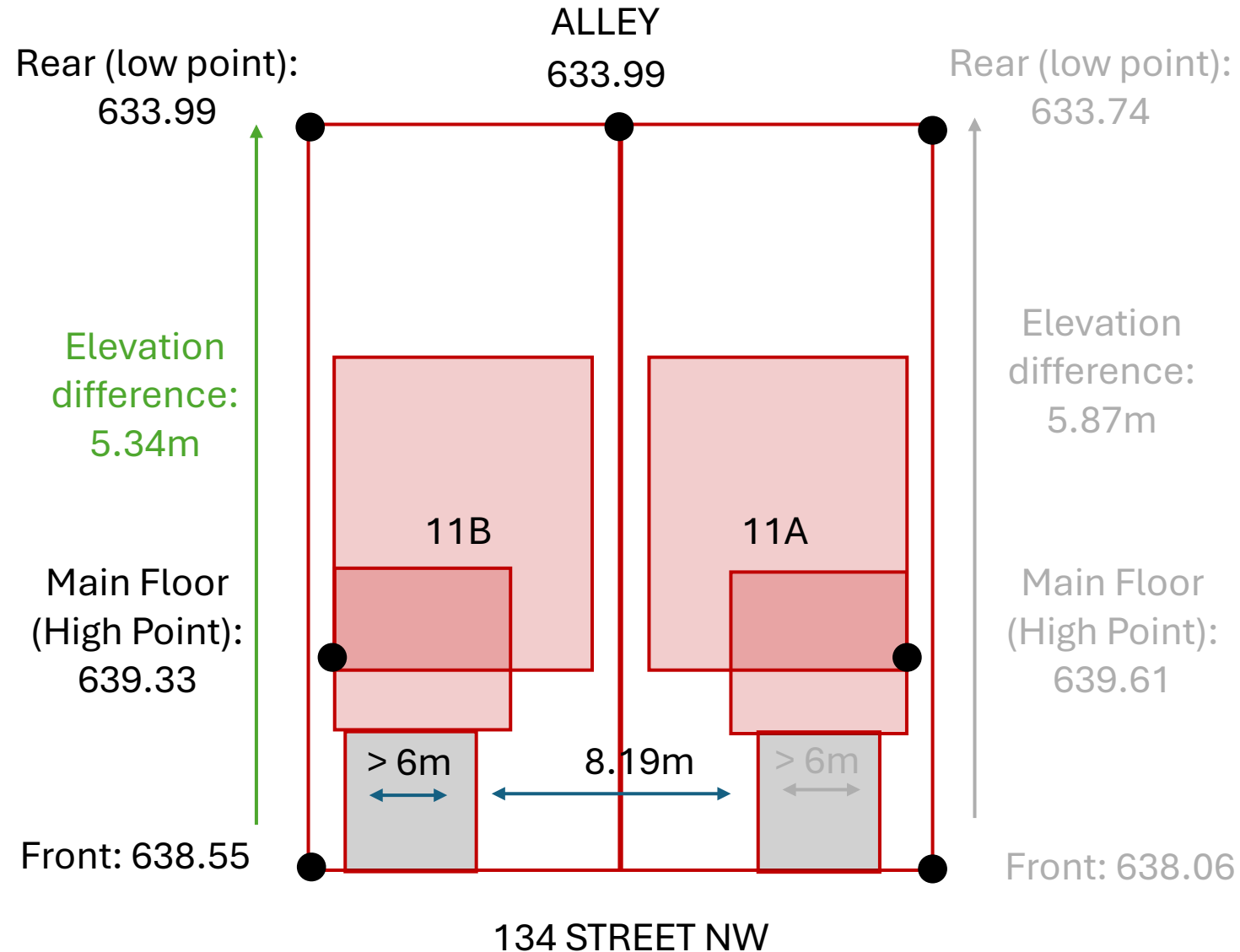
Proposed elevation:
Lot 11A



Proposed Development

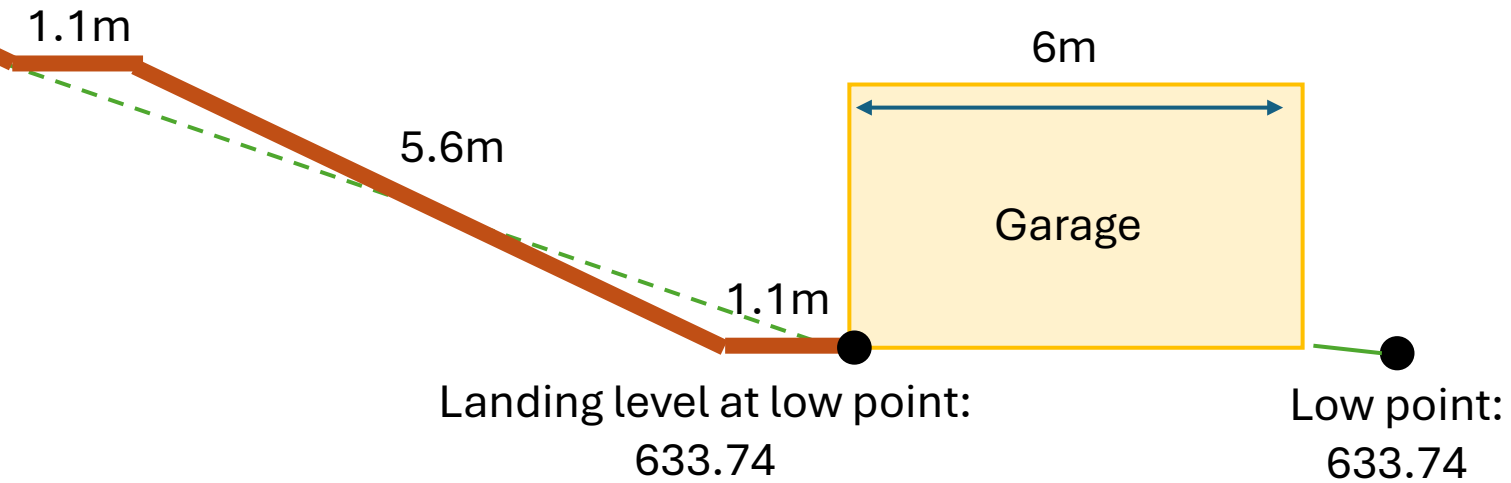
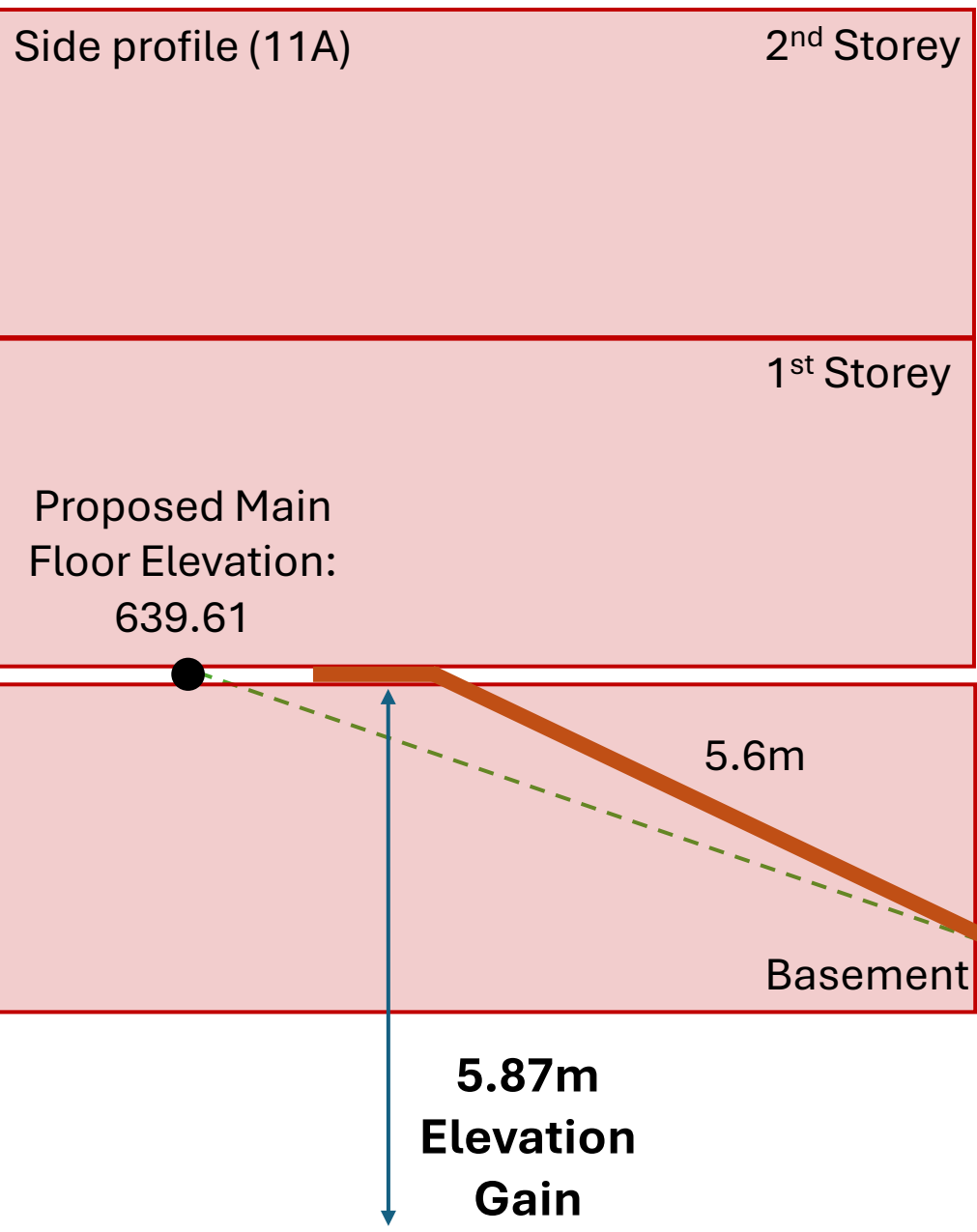


Proposed Development

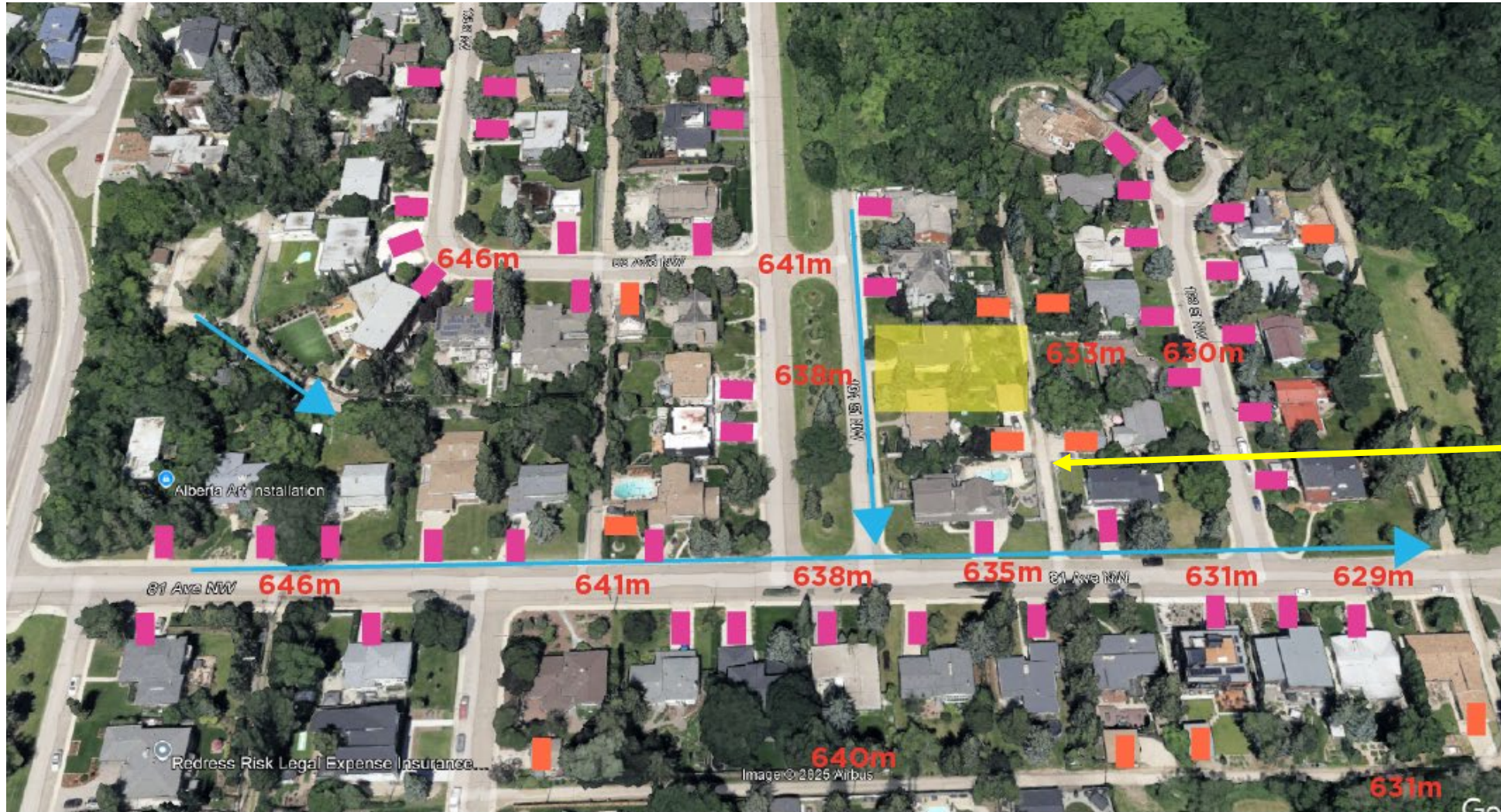


Drawing not to scale

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

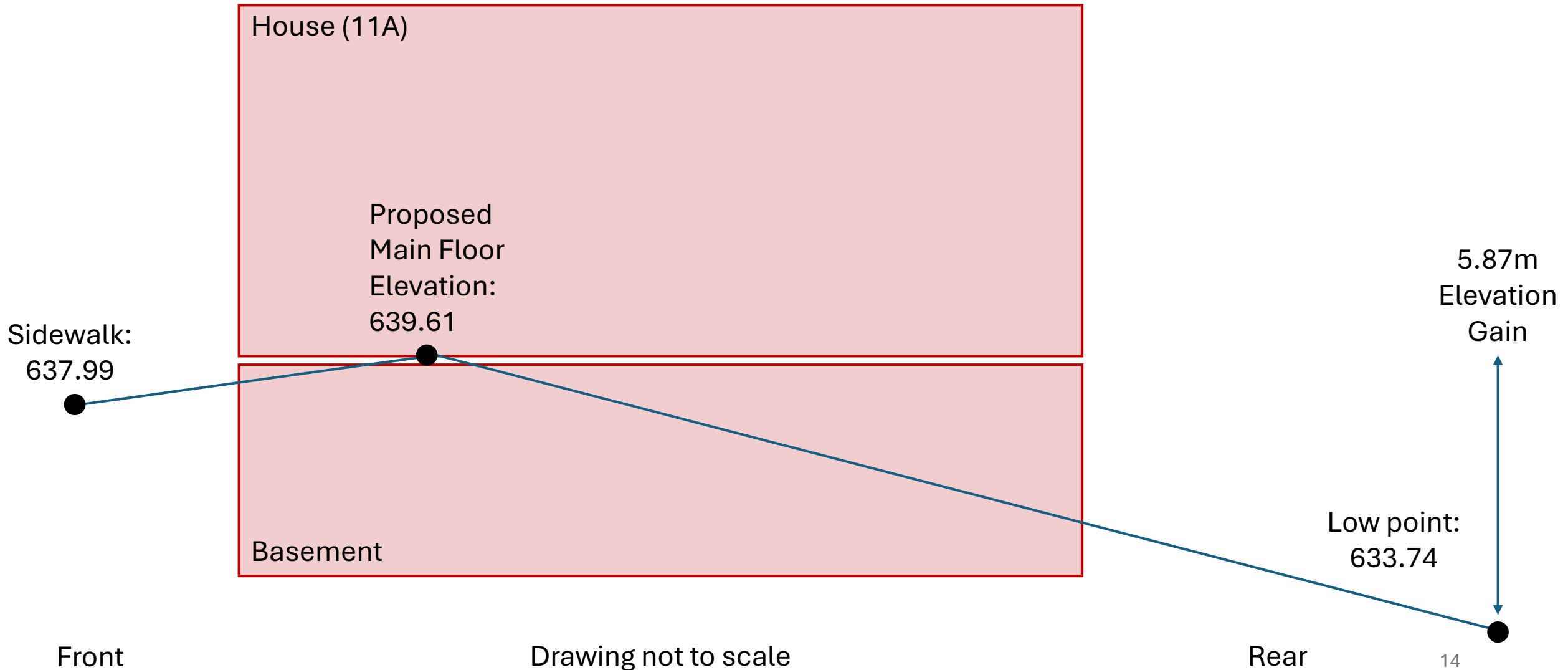
Conclusion

- 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

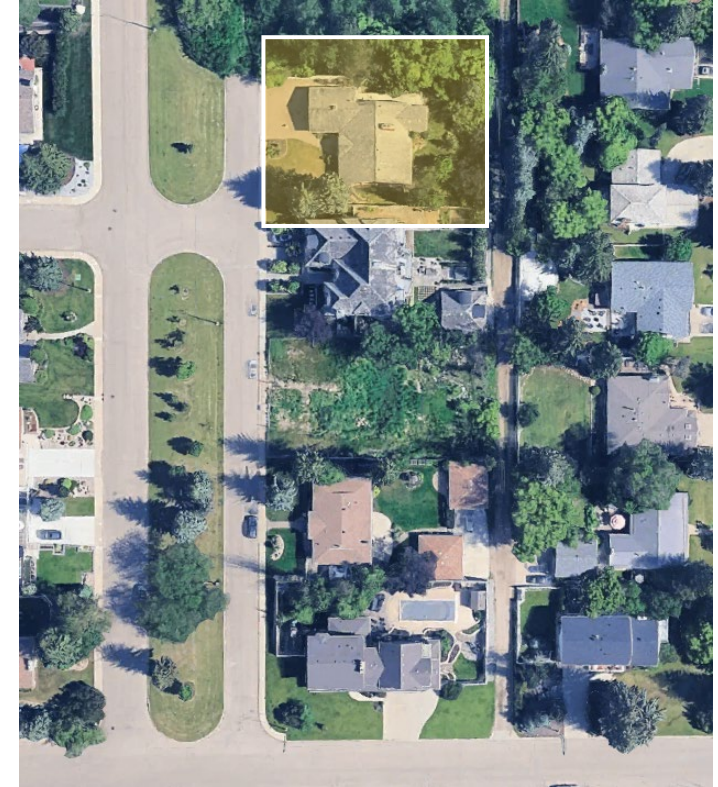
Thank You



Site Context

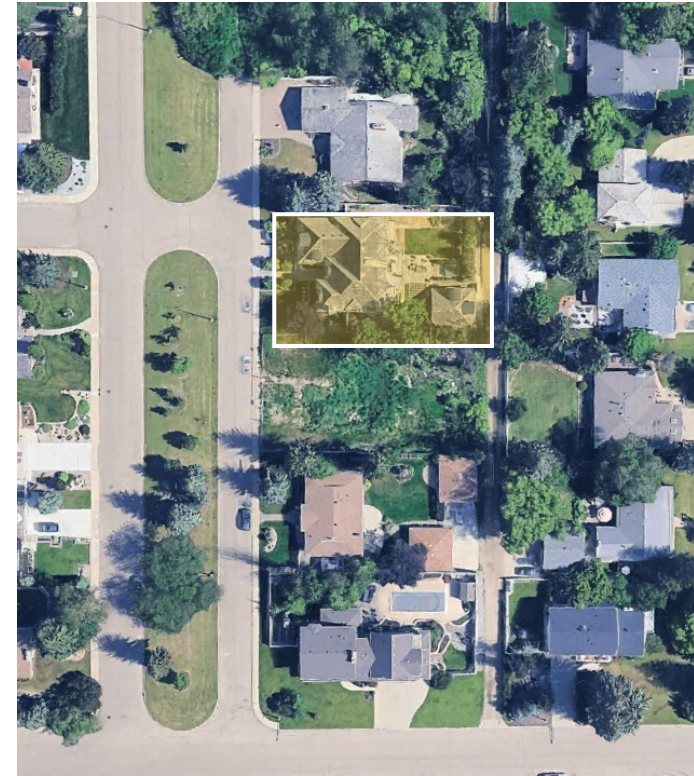


Surrounding Context



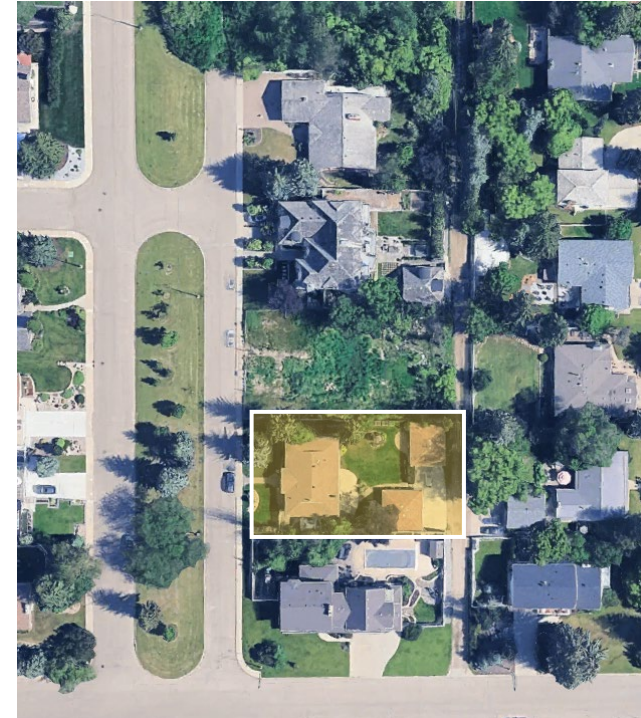
- Property two doors north, built 1970
- 24m wide lot, approximately 12m wide driveway

Surrounding Context



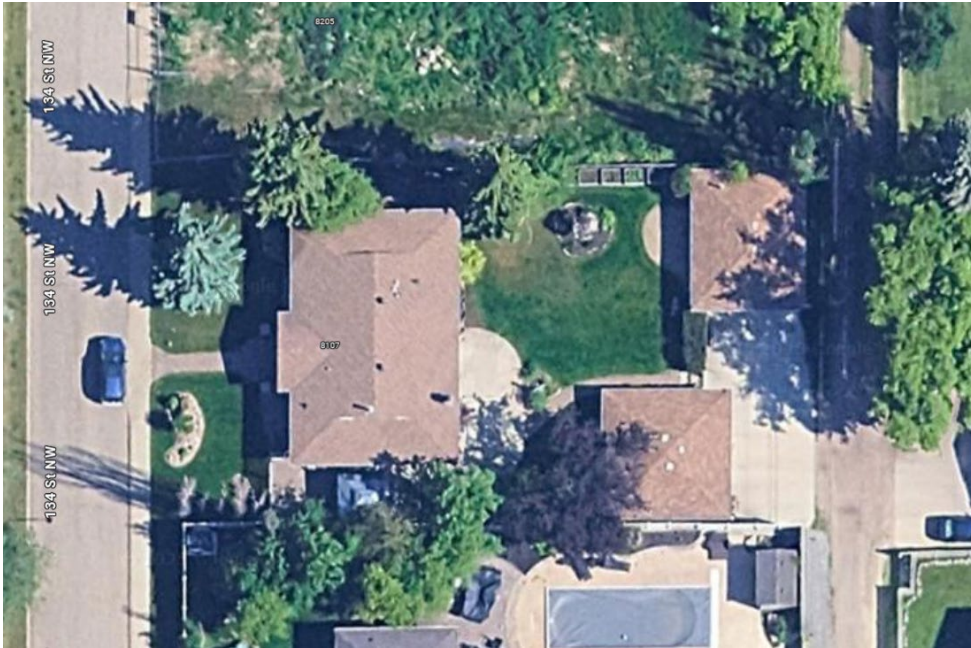
- Property directly north, built 2009.
- Double front and rear detached garage
- Approximately 10.5m wide driveway, includes enhanced landscaping

Surrounding Context



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

Surrounding Context



Photos from [youtube.com/@EwanchukRealEstate](https://www.youtube.com/@EwanchukRealEstate)

Stairs



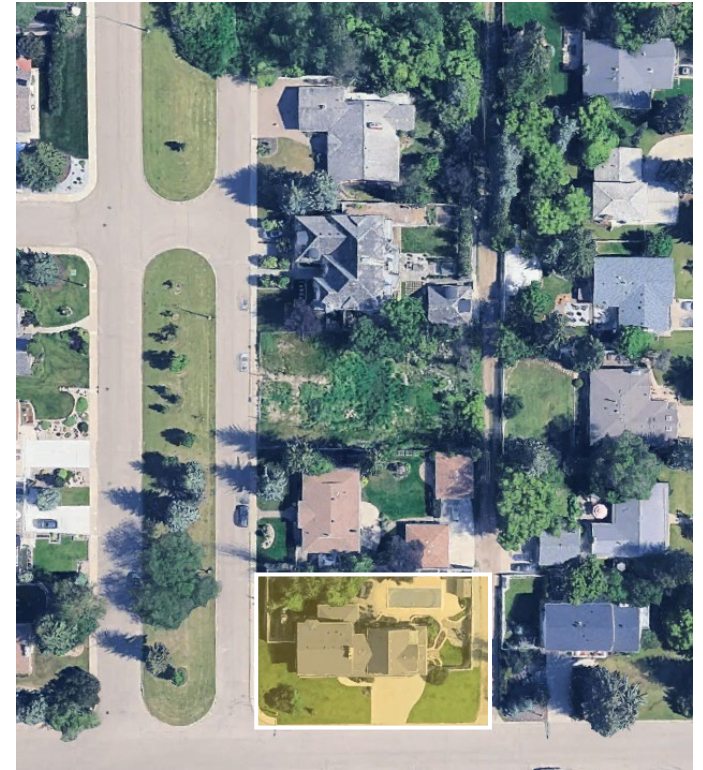
Sunken Garages



Stair access from garage



Surrounding Context



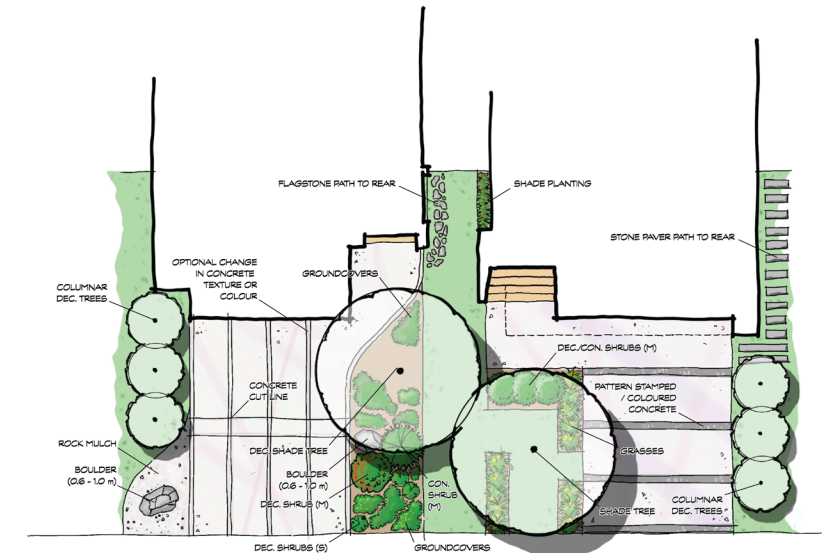
- Corner property of 134 Street/81 Avenue
- Front attached garage fronting onto 81 Avenue
- Downward slope towards lane is evident

Surrounding Context



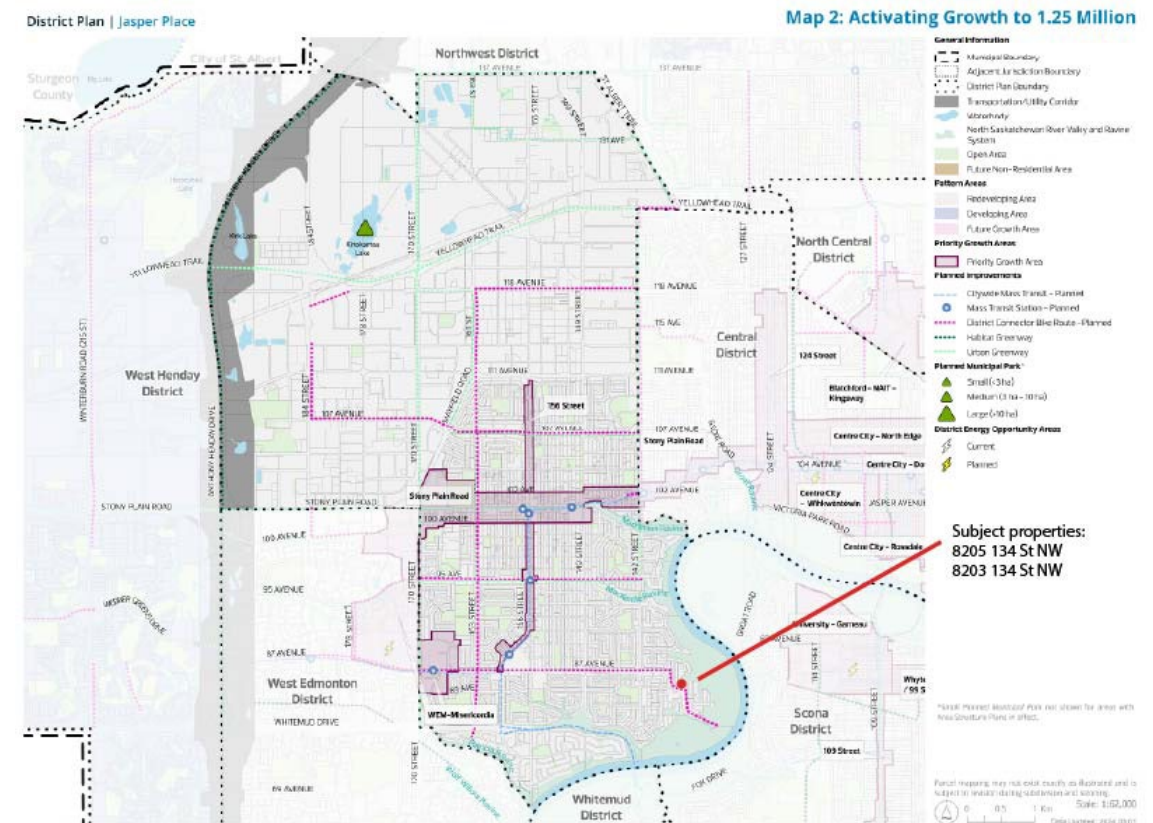
Compliance with Statutory Plans

- 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

