



RATIONALE LETTER | CD ZONE 11470 BOND ROAD

October 17, 2025

The application which accompanies this letter proposes a CD Zone based largely on RM2 and ~~RM5~~^{RM4} regulations and certain proposed restrictions to limit the scale of development. Whereas the RM5 zone permits 6 storey development, the intent of this proposed CD Zone is to limit development to townhomes in a low-density plan by incorporating restrictions and elements of the RM2 zone. The proposed modifications shown below in Figure 1 are unique to this proposed CD Zone. They help to reduce the overall massing and height of buildings and consider impacts to the landscape buffer from elevation changes between the site and Davidson Road.

Figure 1. Key CD Zone Modifications

	Proposed
Zoning	(low density residential)
Height Restriction	12.4m or 3 Storeys
Maximum Unit Count	55 units
Site Coverage	Maximum 45%, or 60% including hardscape
Number of Dwellings in a “Building”	No more than 6, except where stacked = 8 units
Section 8 Landscaping (retaining walls)	Not to exceed 8m total height

Height Restriction

The subject property is adjacent to a neighborhood of primarily single-family homes. The proposed zoning facilitates low-density multi-family development which is currently underrepresented in the area. The proposed restriction limits development to 3-storeys which will not interfere with any neighbour view corridors or create over-shadowing effects.

Maximum Unit Count

The proposed maximum of 55 units is less than the original application for ~~RM5~~^{RM4} provided, but it protects the feasibility of the project and accessible price points. While the associated Floor Area Ratio is well under the maximum, retaining walls, transformers, garbage and recycling, and snow refuge will likely have a negative impact to this number as the applicant moves forward in the design for development permit. Additionally, there is a significant fixed cost to improving the entire Davidson frontage with a bike lane, additional parking lane, boulevard, curb gutter and sidewalk with street lighting. These costs do not reduce if the number of dwelling units is reduced, instead they increase the cost of housing passed on to end-users.

Site Coverage

The proposed site coverage permits less than provided in the ~~RM5~~^{RM4} zone. The Developer acknowledges there will be additional green space provided as it recognizes the impact agree to the “Number of Dwelling Units in a Building”.

Attachment D - ASP00002 - Applicants Updated Rationale

Number of Dwelling Units in a Building

Staff have asked to limit the number of units in a building to 6 dwellings. While this limits the overall number of units, it accepts this restriction on the condition the total number of units would be 8 where they are "Stacked". This configuration allows for 4 two-bedroom single-storey units with gardens at grade, and 4 two-storey units above them. This housing typology responds to demand from single parents and those just starting families. This recognizes that two-bedroom housing forms the greatest demand in the District's own housing needs analysis.

Section 8 Landscaping: Retaining Walls

There is a significant differential between the elevation of Davidson Road as it approaches Bond, and the elevation of the proposed development. The fact the frontage improvements widen Davidson Road to the property line, which is at a higher elevation, significant retention is required. Staff have asked the applicant to avoid a flat vertical wall, instead favoring a tiered landscape block treatment. Given this occurs in the properties "Landscape Buffer" the applicant recognizes the aesthetic benefits. However, it potentially results in a reduction of building area on the subject property. This creates an incentive for the applicant to make efforts to increase the slope in its grading plan to reduce the amount of retention necessary at Davidson/Bond Rds. The applicant has asked for a maximum overall retention height of 8m tiered in a 1:1 ratio of 1.5m block sections with landscaping. There is much design planning to derive the best grading plan to do so and avoid exceeding retention at the Southwest corner of the subject property.

The proposed CD Zone strikes a balance between single-family housing and the need for more attainable housing for younger families and empty nesters. With the low density proposed, there remains significant green space which will compliment the existing, well-treed neighbourhood.

The proposed amendment also responds to the call for much needed housing supply and takes advantage of an infill opportunity that leverages existing infrastructure, School, and Amenities in the surrounding area.

I look forward to presenting the proposal to council at your earliest convenience.

Best regards,



Stephen Duke

President, Frontside Developments Inc.