



Committee of the Whole Report For the Meeting of June 7, 2018

To: Committee of the Whole **Date:** May 24, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit Application No. 000524 for 330 Irving Road

RECOMMENDATION

That Council authorize the issuance of Development Permit Application No. 000524 for 330 Irving Road, in accordance with:

1. Plans date stamped May 2, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Revised landscape plan to identify two replacement trees, as per the Tree Preservation Bylaw, to the satisfaction of the Director of Parks, Recreation and Facilities.
4. The Development Permit lapsing two years from the date of this resolution.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 330 Irving Road. The proposal is to construct a one-storey single-family dwelling with a secondary suite on an existing panhandle lot.

The following points were considered in assessing this application:

- the proposed development is consistent with the land use policies of the *Official Community Plan*, 2012, for properties designated Traditional Residential
- the proposed development meets all of the panhandle lot regulations in the Zoning Regulation Bylaw
- the design of the proposed single-family detached dwelling is consistent with the applicable design guidelines under Development Permit Area 15B: Intensive Residential – Panhandle Lot

BACKGROUND

Description of Proposal

The proposal is for a one-storey single-family dwelling with a secondary suite on an existing panhandle lot. Specific details include:

- total floor area of 276m² (172 m² on the main level)
- incorporation of a partially sunken single-car garage and front yard parking pad
- low retaining walls, landscape berm and grading to manage the low grade of the site
- enhanced landscaping including: a rear yard rain garden, perimeter hedges, permeable pavers
- small pool located at the front of the building
- contemporary building design with curved roofline
- cladding materials include: stained cedar panelling, smooth stucco, tongue and groove cedar siding, standing seam metal siding, exposed concrete, cedar soffits, metal and cedar fascia.

Sustainability Features

As indicated in the applicant's letter dated April 23, 2018 the following sustainability features are associated with this application:

- siting and design to take advantage of passive solar heating
- green roof above the partially sunken garage
- permeable pavers within the critical root zone of the neighbour's bylaw protected tree
- solar ready design and construction
- rain water collection system and rain garden
- thermal windows
- energy efficient heating system, lighting
- electric vehicle and bike charging station
- low maintenance exterior materials.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- electric bike charging station
- bike racks for secondary suite and visitors.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently undeveloped. Development Permit with Variances No. 000419 for a panhandle subdivision and construction of a single-family dwelling was approved by Council on October 15, 2015. The panhandle lot was subdivided and was subsequently purchased by the current owner. Construction of the single-family dwelling never commenced and the development permit expired on October 15, 2017.

Note: A Development Permit was approved by Council on December 12, 2013 to permit a panhandle lot with a new single-family detached dwelling on 328 Irving Road, the neighbouring property to the south.

Data Table

The following data table compares the proposal with the Schedule H: Panhandle Lot Regulations for properties in the R1-G Zone, Gonzales Single Family Dwelling District.

| Zoning Criteria | Proposal | R1-G Zone Panhandle |
|--|--|------------------------------------|
| Site area (m ²) - minimum | 762.63 (not including panhandle driveway) | 600 |
| Lot width (m) - minimum | 24.38 | 18.00 |
| Total floor area (m ²) - maximum | 276.00 | 280.00 |
| Height (m) - maximum | 4.98 | 5.00 |
| Storeys - maximum | 1 | 1 |
| Site coverage % - maximum | 24.90 | 25.00 |
| Setbacks (m) – minimum: | | |
| Front | 4.50 (to raised patio) 7.72 (to habitable window) | 4.00 7.50 (to habitable window) |
| Rear | 7.50 (to habitable window) | 7.50 (to habitable window) |
| Side (north) | 4.00 | 4.00 |
| Side (south) | 4.13 | 4.00 |
| Parking - minimum | 1 | 1 |
| Bicycle parking stalls (minimum) | 3 (class 2) | N/A |

ANALYSIS

Development Permit Area and Design Guidelines

In the *Official Community Plan, 2012* (OCP), panhandle lot developments are included in Development Permit Area 15B: Intensive Residential – Panhandle Lot. The applicable design guidelines are the *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*, as well as the *Small Lot House Design Guidelines (2002)*.

The proposed house is consistent with the design guidelines and meets the more stringent height, setback and site coverage standards for a panhandle lot. The one-storey height and setbacks from the neighbouring properties, as well as the location of habitable rooms, minimizes the impacts on the privacy and overshadowing of yards.

Local Area Plans

The *Gonzales Neighbourhood Plan, 2002*, encourages new housing that minimizes the impact on existing houses, and the density and green character of the neighbourhood. Furthermore, the Plan encourages the provision of affordable housing in the form of secondary suites. The proposed residential land use is consistent with the Plan.

Tree Preservation Bylaw and Urban Forest Master Plan

A large white birch tree, which is protected by the Tree Preservation Bylaw, is located on the adjacent property to the east of the subject property. The project arborist has assessed the tree and provided an Arborist Report (attached) which outlines tree protection measures to retain the birch tree.

A Douglas fir tree located at the driveway access onto Irving Road was removed with a Tree Permit during the subdivision process; therefore, two bylaw replacement trees are required in accordance with the Tree Preservation Bylaw. Should Council choose to approve this Development Permit Application, the landscape plan will be updated to show the location of the replacement trees prior to issuance of the Development Permit. The appropriate language has been added to the recommended motion.

There are no impacts to public trees with this application. In total, there are 11 new privately owned trees proposed with this application.

CONCLUSIONS

The proposed development is consistent with the land use policies of the *Official Community Plan, 2012*, and is designed to meet the design guidelines for DPA 15B: Intensive Residential – Panhandle Lot, the panhandle lot regulations in the *Zoning Regulation Bylaw*, and minimize privacy and overshadowing impacts on neighbouring properties. Staff recommend that Council consider supporting the application.


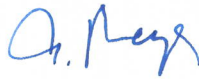
ALTERNATE MOTION

That Council decline Development Permit Application No. 000524 for the property located at 330 Irving Road.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

May 31, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped May 2, 2018
- Attachment D: Letter from applicant to Mayor and Council dated April 23, 2018
- Attachment E: Arborist report dated April 12, 2018