



Advisory Design Panel Report For the Meeting of April 25, 2018

To: Advisory Design Panel **Date:** April 16, 2018
From: Leanne Taylor, Senior Planner
Subject: **Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street**

RECOMMENDATION

Recommend to Council that Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street be approved with changes recommended by the Advisory Design Panel.

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variance Application for 1501 and 1503 Haultain Street and provide advice to Council.

The proposal is to expand and renovate the exterior of the building and construct a third residential storey. The following policy documents were considered in assessing this Application:

- *The Official Community Plan (OCP, 2012)*
- *Multi-Unit Residential, Commercial and Industrial Design Guidelines (2012)*
- *Guidelines for Fences, Gates and Shutters (2010)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (2006).*

BACKGROUND

Project Details

Applicant: Ms. Li Sharp
Architect: Mr. Alan Lowe, MAIBC
 Alan Lowe Architect Inc.

Development Permit Area: Development Permit Area 16, General Form and Character
Heritage Status: n/a

The following data table compares the proposal with the existing C-1 Zone, Limited Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Current Zone C-1
Site area (m ²) – minimum	511.00	n/a
Density (Floor Space Ratio) – maximum	1.37:1	1.40:1
Total floor area (m ²) – maximum	697.70	715.40
Height (m) – maximum	9.98	12.00
Storeys – maximum	3.00	n/a
Site coverage % – maximum	49.30	n/a
Parking – minimum		
Existing Schedule C	3 *	14
Proposed Schedule C	3 *	14
Bicycle parking stalls – minimum		
Existing Schedule C		
Class 1	10	0
Class 2	0	0
Proposed Schedule C		
Class 1	10	0
Class 2	0	0
Setbacks (m) – minimum		
Front (Belmont Avenue)	0.22 *	6.00
Rear (east)	8.21	6.00
Side (south)	1.06 *	3.00
Flanking Street (Haultain Street)	1.67 *	2.40

Description of Proposal

The proposal is to expand and renovate the exterior of the building and construct a third residential storey. The development has a proposed floor space ratio (FSR) of 1.37:1. The proposed site plan, architecture and landscape design include the following details:

- contemporary architectural features including a flat roofline and contemporary-style windows and materials
- exterior building materials include acrylic stucco, modern brick, aluminum window frames, aluminum railings with glass panels, aluminum roof for canopies, cedar wood accents and wood soffits

- main residential entryway fronting Haultain Street and a secondary entrance on the south elevation for upper level dwelling units
- ground floor commercial space with entryways along both frontages
- new bicycle storage room on the east side of the building to accommodate ten Class 1 bicycle parking spaces
- three on-site surface parking spaces.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Consistency with Design Guidelines

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject property is Small Urban Village (Haultain Corners Village), which supports low-rise, mixed-use buildings up to approximately three storeys. It also encourages the enhancement of Haultain Corners Village. The OCP identifies this property in Development Permit Area (DPA) 16: General Form and Character. The objectives of this DPA are to support development that provides a sensitive transition to adjacent and nearby areas with a current built form of three storeys or lower, and to integrate new development in a manner that is complementary and responds to the place character through a high quality of architecture, landscape and urban design.

The proposed development site is surrounded by single family dwellings. The existing C-1 Zone does permit a height of 12m (approximately four storeys); however, the applicant is proposing a building height of 9.93m (three storeys), only one storey higher than the surrounding buildings abutting the subject property. For comparison, the majority of existing buildings in Haultain Corners Village are approximately two storeys. Given the policy direction in the OCP and maximum height permitted in the C-1 Zone, staff support a three storey building at this location.

Staff had some initial concerns with the design of the residential entryway, exterior materials and canopies above the ground floor commercial units. The applicant responded to staff comments by further accentuating the residential entryway and adding a modern brick material along the building base. Overall, the proposal is consistent with DPA 16 and the applicable design guidelines.

ISSUES

The issues associated with this project are:

- building transition
- canopies above the ground floor commercial units and residential entryway
- application of materials on the building.

Building Transition

The *Multi-Unit Residential, Commercial and Industrial Design Guidelines* state that multi-residential developments directly abutting any residential building lower and smaller in scale should provide a transition in form and massing to lower density building forms and be designed to address privacy, particularly for portions of the development abutting the side yards of adjacent single-family dwellings. The proposed development site is located on the edge of

Haultain Corners Village and abuts properties designated Traditional Residential in the OCP; therefore, the impact of an additional storey on the adjoining property is an important consideration. The current south setback would not be reduced; however, exterior stairs are being proposed, which would project over a metre into the current setback. On the east side, the building is set back 8.21m from the property line, which remains relatively unchanged. The Advisory Design Panel's input on this aspect of the design with special attention to the transition to the lower density residential areas would be welcomed.

Canopies above the Ground Floor Commercial Units and Residential Entryway

The *Multi-Unit Residential, Commercial and Industrial Design Guidelines* encourage the use of overhangs and canopies designed to integrate with the architectural features of the building, especially on commercial buildings. The applicant is proposing canopies above the ground floor commercial units and the main residential entryway. The residential entryway projects slightly in front of the commercial units, with a large canopy above. The ADP's input on the proposed canopies with special attention to the distinct rhythm along the façade would be welcomed.

Application of Building Materials

The *Multi-Family, Commercial and Industrial Design Guidelines* encourage high quality and durable exterior building materials that enhance and articulate street frontages. The predominant material on the building is acrylic stucco with a modern brick material along its base. Several existing buildings in Haultain Corners Village are finished with stucco. The ADP's input on this aspect of the design with special attention to the application of acrylic stucco on the building would be welcomed.

OPTIONS

1. Recommend to Council that Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street be approved as presented.
2. Recommend to Council that Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street be approved with changes recommended by the Advisory Design Panel. **(Recommended)**
3. Recommend to Council that Development Permit with Variance Application No. 00066 for 1501 and 1503 Haultain Street does not sufficiently meet the applicable design guidelines and policies and should be declined.

CONCLUSION

The Application can benefit from further design refinement to improve consistency with the relevant design guidelines, particularly in relation to building transition, canopies above the ground floor commercial units and the residential entryway, and application of materials on the building. Comments from the ADP are welcomed on these as well as any other aspects of the design that may require refinement.

ATTACHMENTS

- Aerial Map
- Subject Map
- Applicant's letter received March 22, 2018
- Plans date stamped February 22, 2018.

cc: Ms. Li Sharpe; Mr. Alan Lowe, Alan Lowe Architect Inc.