



## Advisory Design Panel Report

### For the Meeting of September 26, 2018

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**To:** Advisory Design Panel **Date:** September 12, 2018  
**From:** Michael Angrove, Planner  
**Subject:** **Development Permit with Variances Application No. 00089 for 2501 Blanshard Street**

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### EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 2501 Blanshard Street and provide advice to Council.

The proposal is for a three-storey, multi-unit residential rental building on a vacant portion of the property. The building is of modular construction and its tenure will feature 21 units of affordable housing.

The property is situated within Development Permit Area 16: General Form and Character, and the following documents were considered in assessing this Application:

- *Official Community Plan (OCP, 2012)*
- *Hillside-Quadra Neighbourhood Plan (2011)*
- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development (2012)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*
- *Guidelines for Fences, Gates and Shutters (2010).*

The proposal is generally consistent with the applicable design guidelines for the following reasons:

- the overall height provides an appropriate transition from the four-storey building to the east to the two-storey attached dwelling to the west
- the front façade is articulated to break up the massing and length of the building as viewed from the street
- the main entrance and extended entrance canopy aids in creating a positive street relationship.

The Options section of this report provides guidance on possible recommendations the Panel may make, or use as a basis to modify, in providing advice on this Application.

## BACKGROUND

<b>Applicant:</b>	Mr. John McEown BC Housing
<b>Architect:</b>	Mr. Douglas Sollows, MAIBC Douglas Sollows Architect Inc.
<b>Development Permit Area:</b>	Development Permit Area 16, General Form and Character
<b>Heritage Status:</b>	N/A

## Description of Proposal

The proposal is for a three-storey, multi-unit residential rental building on the northern portion of the Evergreen Terrace property in the Hillside-Quadra neighbourhood. This area was previously occupied by attached dwellings, which were demolished following a fire. The proposed building is of modular construction and its tenure will be for 21 units of affordable housing. In conversations with staff, the applicant has indicated interest in providing a mural on the currently blank western façade, which could be provided at a later date and would not require a Development Permit. However, there is no guarantee this would be done and as such, more immediate design solutions may be warranted. The overall density of the site is 0.50:1, and the height of the proposed building would be 9.70m. Variances are required for the number of buildings on site, unit floor area and north side yard setback.

The proposal includes the following major design components:

- 21 affordable rental units
- three-storey modular construction with pilasters to articulate the front façade
- exterior building materials consisting of primarily hardie board of varying colours
- accentuated main entrance
- vehicle and bicycle parking in excess of Schedule C minimums.

Landscaping elements at ground level include:

- two rain gardens at the front of the building
- ten types of trees, shrubs and perennials at the front and rear of the building
- rear patios constructed of pavers
- concrete pedestrian walkways.

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard</b>
Site area (m <sup>2</sup> ) – minimum	31602.83	920.0
Number of buildings	<b>21 *</b>	1
Density (Floor Space Ratio) – maximum	0.50	0.90

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard</b>
Total floor area (m <sup>2</sup> ) – maximum	15939.40	28442.55
Unit floor area (m <sup>2</sup> ) – minimum	<b>29.5 *</b>	33.00
Height (m) – maximum	9.70	18.50
Storeys – maximum	3	N/A
Site coverage (%) – maximum	20.40	30.00
Open site space (%) – minimum	>30.00	30.00
<b>Setbacks (m) – minimum</b>		
Front (Blanshard Street)	17.35	9.0
Rear (east)	15.31	4.85
Side (north)	<b>2.44 *</b>	4.85
Side (south)	n/a	4.85
Vehicle parking – minimum	158	92
Visitor vehicle parking included in the overall units – minimum	20	20
<b>Bicycle parking stalls – minimum</b>		
Long Term	<b>0 *</b>	21
Short Term	9	6
Distance from entrance	<b>&gt;15.00 *</b>	15.00

### **Sustainability Features**

The applicant has identified the following sustainability features:

- the building will have the following rating systems applied: Step Code 3, ENER-Star, Living Building Challenge 3.0, BC Housing Modular Guidelines
- triple glazed windows
- LED lighting with sensors
- use of modular construction, which reduces construction waste
- low flow water and shower fixtures
- rain gardens at the front of the building and no irrigation system
- raised planters for residents to use for outdoor gardening.

## Consistency with Policies and Design Guidelines

### Official Community Plan

The subject site is designated Urban Residential in the *Official Community Plan* (OCP, 2012), which envisions ground-oriented multi-unit residential. The OCP envisions variable yard setbacks with primary doorways facing the street and variable front yard landscaping.

The main objectives of Development Permit Area 16: General Form and Character that are relevant to this proposal are:

- to support multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas with built form that is often three storeys or lower
- to integrate multi-unit residential buildings in a manner that is complementary to established place character in a neighbourhood or other area
- to enhance the place character of established areas and their streetscapes through high quality architecture, landscape and urban design that responds to each distinctive setting through sensitive and innovative interventions
- to achieve more livable environments through considerations for human-scaled design, quality open spaces, privacy impacts, safety and accessibility.

The proposed building form is consistent with the OCP.

### Hillside-Quadra Neighbourhood Plan

The subject site is designated “Maintain Current Zoning” in the *Hillside-Quadra Neighbourhood Plan*. The applicable policy notes the exterior design of new multi-family housing should be reviewed by the ADP in order to ensure the “form and materials used are reasonably compatible with those of the neighbours and that the front face of the project contributes to making that portion of the street an attractive, safe and friendly environment.”

### Development Permit Area Design Guidelines

The *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* are intended to assist in the achievement of design excellence and livability and to contribute to the sense of place related to multi-unit residential development of three or more units, commercial and industrial uses. Specific guidelines include:

- new development should be compatible with and improve the character of established areas through design that is unifying, sensitive and innovative
- multi-unit residential development that directly abuts any residential building that is lower and smaller in scale should provide a transition in its form and massing
- new development should avoid long, unvaried stretches of frontages
- new development is encouraged to have a strong relationship to the street with strong entry features at street level
- larger and longer buildings should be visually broken into human-scaled proportions.

Staff consider that the proposal is generally consistent with the Design Guidelines; however, opportunities may exist to improve the design on the western elevation which is currently a large, blank wall. Comments from the ADP regarding this elevation and other aspects of the design are welcome.

## **Regulatory Considerations**

A variance is being requested for the north side yard setback from 4.85m to 2.44m. This setback is created due to the covered entrance extending into the setback. Staff are supportive of this variance, as it adds prominence to the main entrance and has an overall positive effect on the public realm. The variance to the number of buildings was previously a legally non-conforming scenario. However, since one of the buildings was demolished following a fire, the existing legal non-conformity on-site is now 20 buildings. Therefore, a variance is required to bring the allowable number of buildings back up to 21.

The applicant has indicated that the variances to the bicycle parking will be rectified in revised plans.

## **OPTIONS**

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

### **Option One**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00089 for 2501 Blanshard Street be approved as presented.

### **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00089 for 2501 Blanshard Street be approved with the following changes:

- as listed by the ADP.

### **Option Three**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00089 for 2501 Blanshard Street does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice they would like to provide on how the Application could be improved.

## **ATTACHMENTS**

- Subject Map
- Aerial Map
- Plans date stamped August 8, 2018
- Applicant's letter dated July 24, 2018.

cc: John McEown, BC Housing; Douglas Sollows, Douglas Sollows Architect Inc.