



## Committee of the Whole Report For the Meeting of February 28, 2019

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**To:** Committee of the Whole **Date:** February 15, 2019  
**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development  
**Subject:** Development Permit Application No. 00098 for 1712 & 1720 Fairfield Road

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### RECOMMENDATION

That Council, after giving notice and allowing an Opportunity for Public Comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00618, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000519 for 1712 & 1720 Fairfield Road, in accordance with:

1. Plans date stamped September 25, 2018
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. 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.

### 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 1712 and 1720 Fairfield Road. The proposal is to construct three buildings containing approximately 17 attached dwelling units at a density of 0.85:1 floor space ratio (FSR).

The following points were considered in assessing this application:

- the proposal is generally consistent with the objectives for Development Permit Area 16: General Form and Character and the associated Design Guidelines
- the proposal is consistent with the *Gonzales Neighbourhood Community Plan* which encourages a contextual design response that draws on the character of the site and neighbouring properties; however, it is inconsistent with the Plan's recommendation to maintain the neighbourhood detached dwelling character

## BACKGROUND

### Description of Proposal

The proposal is for three buildings containing approximately 17 attached dwelling units (i.e. townhouses) at a density of 0.85:1 FSR.

Specific details include:

- contemporary building design with a simplified form and massing which incorporates passive design principles to improve energy efficiency
- two, 2.5-storey buildings sited closer to Fairfield Road and Hollywood Park and a two-storey building located at the rear of the site
- underground parking with 22 parking stalls
- individual entryways and private, at-grade amenity space for each unit
- common outdoor amenity space located between the buildings and at the rear of the site.

Exterior building materials include:

- vertical cedar cladding with a white wash finish
- cedar shingles
- standing seam metal roof
- rock dash stucco
- cedar doors with a dark stain finish
- aluminium frame windows
- glass guardrails with etched privacy glass.

Landscape elements include:

- concrete pavers
- cedar decking
- raised concrete planters with seating edge
- concrete retaining walls
- new perimeter plantings
- arbour structure with vines over the driveway
- IPE wood benches
- wayfinding signage and lighting.

### Advisory Design Panel

The application was referred to the Advisory Design Panel (ADP) on March 28, 2018. The ADP was asked to comment on the overall building and landscape design, with particular attention to the following aspects of the proposal:

- building height and rooflines within the existing context
- relationship to Hollywood Park
- siting of the rear block of attached dwellings (townhouses).

The ADP meeting minutes are attached for reference, and the following motion was carried:

*"It was moved...that the Advisory Design Panel recommend to Council that [Development Permit with Variance Application No. 00098] for 1712 & 1720 Fairfield Road be approved with consideration of the Panel's discussion as captured in the meeting minutes."*



In response to the ADP motion and staff comments, the applicant has made the following changes to the proposal:

- reconfigured stair and ramp access to improve site accessibility and the functionality of the central courtyard as a common amenity area
- enclosed more of the parkade entry to increase the amount of usable outdoor amenity space, and to improve the transition between the central courtyard and the lower northeast portion of the site
- increased the separation space between the townhouse blocks
- reduced the floor area of the upper-storey so that Blocks 1 & 2 are now 2.5 storeys instead of three storeys.

## **ANALYSIS**

### **Development Permit Area and Design Guidelines**

The OCP identifies the site within Development Permit Area 16: General Form and Character. The objectives of this DPA are to integrate new developments in a manner which compliments and enhances the established place character of an area through high-quality architecture, landscape and urban design. Other objectives include providing sensitive transitions to adjacent properties with built form of three storeys or lower, and to achieve more liveable environments through considerations for human-scaled design, quality of open spaces, privacy impacts and safety and accessibility. Design Guidelines that apply to DPA 16 are the *Multi-Unit Residential, Commercial and Industrial Design Guidelines* (2012), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

### **Multi-Unit Residential, Commercial and Industrial Design Guidelines**

The *Multi-Unit Residential, Commercial and Industrial Design Guidelines* are applicable for multi-unit residential buildings of three or more units with the overall aim of achieving design excellence, livability and contribution to a sense of place. The Guidelines encourage new development that is sensitive to the existing context and provides an appropriate transition to lower density building forms.

### **Advisory Design Guidelines for Buildings, Signs and Awnings**

The *Advisory Design Guidelines for Buildings, Sign and Awnings* state that an acceptable application will include consideration of an attractive streetscape, and that the architecture and landscaping of the immediate area be identified and acknowledged. In evaluating a design, particular emphasis is placed on the solution to the following general aspects: design approach, relevancy of expression, context, pedestrian access, massing, scale, roofline, street relationship and landscape plan.

### **Guidelines for Fences, Gates and Shutters**

The *Guidelines for Fences, Gates and Shutters* state that fences, gates and shutters must complement the character of the street and not result in a fortress-like appearance; must integrate with building design, architectural finishes and materials for a cohesive effect; and not be the dominant feature of the building façade.

The proposal complies with the Guidelines noted above, as follows:

- the contemporary design adds to the variety of architectural styles along Fairfield Road



and incorporates traditional exterior materials that are high-quality, durable and will weather gracefully

- the reduced setbacks, street-oriented entrances and large windows help to frame the street and provide visual and physical connections to the public sidewalk
- the proposed development orients Block 2 adjacent to Hollywood Park with several at-grade entrances and primary windows facing the park, which helps to create a sense of enclosure, vitality and safety within the park
- the rear building (Block 3) is lower in height to provide a sensitive transition to the lower density houses to the north
- landscaped planting areas along the street and park frontages enhance the residential presence, as well as, the pedestrian experience within Hollywood Park and along Fairfield Road
- site planning and design is pedestrian-oriented with vehicle parking located in an enclosed underground parking garage, accessed from a shared driveway which reduces the number of driveway crossings on Fairfield Road.

### **Local Area Plans**

The proposal is inconsistent with the *Gonzales Neighbourhood Community Plan's* recommendation to maintain the single family / detached character of the neighbourhood. However, it is consistent with the Plan's policy to encourage new housing that considers the existing character of the site and neighbouring properties in the design of new housing.

Consistent with this policy, the form of the three buildings follows the existing topography of the site, sloping from south to north and from west to east. In response to the context, the proposed buildings are located closer to Hollywood Park and Fairfield Road, which frames the park and enhances the streetscape while minimizing the shadowing impact on neighbouring properties and reducing the opportunity for overlook. In addition, the applicant proposes extensive new perimeter landscaping, particularly in the northeast and northwest corners of the site and along the north property line, to soften the transition with neighbouring properties and the more heavily vegetated areas of Hollywood Park.

The contemporary building design adds to the variety of architectural styles found along Fairfield Road while incorporating traditional materials such as cedar shingles, rock dash stucco and cedar siding, all of which are materials common to the neighbourhood.

### **CONCLUSIONS**

The proposed development is generally consistent with the applicable Design Guidelines and includes high-quality building materials and landscape finishes. The contemporary design is supportable and complementary to the existing character of the area. Therefore, staff recommend for Council's consideration that Council support the application

### **ALTERNATE MOTION**

That Council decline Development Permit with Variance Application No. 00098 for the property located at 1712 & 1720 Fairfield Road.

Respectfully submitted,



Alec Johnston  
Senior Planner  
Development Services Division



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: February 25, 2019

**List of Attachments:**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped September 25, 2018
- Attachment D: Letter from applicant to Mayor and Council dated February 4, 2019
- Attachment E: Community Association Land Use Committee Meeting Summaries from August 17, 2017 and December 13, 2018
- Attachment F: Tenant Assistance Plans
- Attachment G: Arborist Report dated July 20, 2018
- Attachment H: Advisory Design Panel meeting minutes dated March 28, 2018
- Attachment I: Correspondence