

### 3.3 Development Permit with Variances Application No. 00043 for 1050-1054 Hillside Avenue and 2708 Graham Street

The City is considering a Rezoning and Development Permit Application to allow for a new four-unit townhouse development within one building.

Applicant meeting attendees:

WIL PEEREBOOM  
ERIN RENWICK

VICTORIA DESIGN GROUP  
GREENSPACE DESIGNS

Mr. Angrove provided the Panel with a brief introduction of the application and the areas that Council is seeking advice on, including the following:

- north, south and west elevations
- transition to the single-family dwelling to the north
- site coverage.

Wil Peereboom provided the Panel with a detailed presentation of the site and context of the proposal, and Erin Renwick provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- what in this application triggers the ADP's review?
  - Mr. Angrove clarified that while the ADP is typically requested to review proposals for townhouses with 5 or more units, this application's unique characteristics would benefit from the ADP's knowledge and would also benefit future applications
- what private outdoor space is proposed for the existing duplex?
  - small balconies off the rear of the existing duplex, as well as converting part of the lawn into two small gardens
- does the existing building have a garden?
  - no, but there is a yard
- what is proposed for the patio shown behind the existing duplex?
  - the sunken patio will remain up against the driveway, separated by a 3 ft. retaining wall
- is the patio above the driveway?
  - yes, there are two steps up to the patio from the driveway
- are there windows overlooking the existing building?
  - there are two windows at the basement and another two at the second level
- what is the difference in elevation between the duplex patio and the driveway?
  - 0.38m difference
- how does the patio access work?
  - there will be access from inside by going down the stairs or walking up the steps from the driveway
- is the parking area open to the back yards?
  - yes
- is the opening to the parking area at the south for air circulation?
  - yes
- are there guards or railings for the sunken patio?

- there is a fence, railing and gate on the street side
- is a variance required for the proposed setback to the rear of the new townhouses?
  - yes
- have the neighbours been consulted?
  - yes, they were clear in not wanting an adjacent parking lot
- will trees be planted behind the new townhouses?
  - yes
- has the invasiveness of Salal been considered?
  - it will be contained between the side and retaining walls
- is there any landscape buffer proposed around the parkade area to the south of the new townhouses?
  - this area is under the stairs and the building overhang, so it would not be an ideal planting location
  - there is planting proposed against the fence, but not against the stairs
- would planting be possible in this location?
  - this is not a very hospitable place for plants
- has the City's Engineering department reviewed the proposed parking design, and does it meet bylaw requirements?
  - it has been shared with Engineering and the proposal does comply with bylaws, although the bylaw doesn't consider the turning radius
  - the parking stalls are almost 10 ft. wide, as some cars will need more space to manoeuvre
  - the bicycle stalls are shown as one stall but are large enough for two bicycles
- has the existing tree on Graham Street been surveyed?
  - yes
- why is the lattice on the south elevation not used elsewhere as well?
  - this can be changed.

Panel members discussed:

- the application would benefit from including all required elevations as well as more views from the street and surrounding areas
- apprehension for use of Salal due to its invasiveness
- opportunity to improve shading issues arising from overplanting around the patio area of unit 4
- problematic proximity of existing tree on Graham Street
- opportunity to resolve many components including ramp and patio access
- desire for a reconsideration of the stair connection to the back decks
- opportunity to increase north-facing outdoor space at ground level
- concern for the proposal's impact on existing suites, especially the elimination of green space for the shared, sloped driveway
- desire for all units to have equal amounts of green space
- the functionality of the parking area could be improved by reducing the driveway slope and relocating bicycle parking spaces
- concern for the proposed density creating unliveable spaces on such a small site
- opportunity to eliminate one or two units to create more usable indoor, outdoor and parking manoeuvring spaces.

**Motion:**

It was moved by Elizabeth Balderston, seconded by Justin Gammon, that the Advisory Design Panel recommend to Council that that Development Permit with Variances Application No. 00043 for 1050-1054 Hillside Avenue and 2708 Graham Street does not sufficiently meet the applicable design guidelines and polices and should be declined.

**Carried Unanimously**

**4. ADJOURNMENT**

The Advisory Design Panel meeting of April 11, 2018 was adjourned at 3:32 pm.

---

Jesse Garlick, Chair