



## Advisory Design Panel Report

For the Meeting of November 28, 2018

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**To:** Advisory Design Panel **Date:** November 14, 2018  
**From:** Leanne Taylor, Senior Planner  
**Subject:** Development Permit with Variance Application No. 000521 for 919 and 923 Caledonia Avenue

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### EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 919 and 923 Caledonia Street and provide advice to Council.

The proposal is to restore and heritage-designate the existing single-family dwelling, as well as construct a new two-storey building and a four-storey multi-family residential building consisting of approximately 19 rental dwelling units. The following policy documents were considered in assessing this Application:

- *The Official Community Plan (OCP, 2012)*
- *Downtown Core Area Plan (DCAP, 2011)*
- *Guidelines for Fences, Gates and Shutters (2010)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981).*

Staff are looking for commentary from the Panel on the following items:

- infill development
- massing of the low-rise multi-family residential building
- balconies on the east elevation.

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

### BACKGROUND

<b>Applicant:</b>	Mr. Anup Grewal Novus Properties Inc.
<b>Architect:</b>	Ms. Karen Hillel, MAIBC Hillel Architecture Inc.
<b>Development Permit Area:</b>	Development Permit Area 3 (HC), Core Mixed-Use Residential
<b>Heritage Status:</b>	N/A

## Description of Proposal

The proposal is to restore and heritage-designate the existing single-family dwelling, as well as construct a new two-storey building and four-storey multi-family residential building consisting of approximately 19 rental dwelling units on the subject property. The proposed density is approximately 1.31:1 floor space ratio (FSR). The proposal includes the following major design components:

- three low-rise buildings on the site ranging from two to four storeys, and consisting of traditional-style design features including pitched rooflines, centre-bar sash windows and high-quality finishes
- exterior materials include cementitious lap siding, panels and fascia board, stucco and stone veneer
- controlled access and a walkway between the two front buildings, providing access to the building in the rear yard
- the front yards of the two-storey buildings include front yard green spaces, individual pathways to private front porches and prominent entryways
- private outdoor patio space for the ground floor units in the four-storey building with direct access to a common pathway
- substantial soft landscaping around the perimeter of the site, including the planting of 15 new trees
- all parking is provided underground
- a scooter bike recharging room and bicycle storage room for 24 long-term bicycle parking spaces.

The following data table compares the proposal with the existing R-2 Zone, Two Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	Zone Standard (R-2 Zone)	OCP Policy	Local Neighbourhood Policy (DCAP)
Site area (m <sup>2</sup> ) – minimum	<b>1006.47 *</b>	555.00		
Density (Floor Space Ratio) – maximum	<b>1.31:1 *</b>	0.5:1	Refers to DCAP	2:1
Total floor area (m <sup>2</sup> ) – maximum	<b>1323.03 *</b>	503.24		
Height (m) – maximum	<b>7.92 *</b> northeast portion <b>8.13 *</b> northwest portion <b>14.10 *</b> south portion	7.60		

Zoning Criteria	Proposal	Zone Standard (R-2 Zone)	OCP Policy	Local Neighbourhood Policy (DCAP)
Roof deck	<b>Yes *</b> south portion	Not Permitted		
Storeys – maximum	2 north east portion 2 north west portion 4 * south portion	2	20	6
Site coverage (%) – maximum	<b>48 *</b>	40		
Open site space (%) – minimum	<b>39 *</b>	30		
<b>Setbacks (m) – minimum</b>				
Front				
northeast portion	<b>4.96 *</b>	7.5		
northwest portion	<b>5.35 *</b>			
Rear	<b>3 *</b>	15		
Side (east)				
northeast portion	<b>1.2 *</b>	2.35		
south portion	<b>3.08 *</b>			
Side (west)				
northwest portion	<b>6 *</b>	3		
south portion	<b>3.08 *</b>			
Combined side yards	<b>1.88 *</b>	4.5		
Vehicle parking – minimum	<b>11 *</b>	12		
Visitor vehicle parking – minimum	2	2		

Zoning Criteria	Proposal	Zone Standard (R-2 Zone)	OCP Policy	Local Neighbourhood Policy (DCAP)
Bicycle parking stalls – minimum				
Long-term	24	24		
Short-term	6	6		

### Sustainability Features

The applicant is proposing to provide 24 long-term and six short-term bicycle parking spaces as well as an electric charging station for bikes and scooters.

### Consistency with Policies and Design Guidelines

#### Official Community Plan

The subject property is designated Core Residential in the *Official Community Plan* (OCP, 2012), which supports a diverse range of housing types including low and mid-rise multi-unit residential buildings. The OCP also identifies this property within Development Permit Area 3 (HC): Core Mixed Use Residential, which supports a “high-quality of architecture, landscape and urban design that reflects the function of a major residential centre on the edge of a central business district in scale, massing and character.” Conserving and enhancing the heritage value, special character and the significant historic buildings, features and characteristics of this area are also strongly encouraged in DPA 3 (HC).

There is an existing single-family dwelling located at 919 Caledonia Avenue with heritage value, which is not currently listed on the City’s Heritage Register. The applicant is proposing to restore and heritage-designate the building, as well as lift and relocate it to the east side of the property (currently 923 Caledonia Avenue). The single-family dwelling would then be adjacent to the existing, heritage-designated single-family dwelling located at 929 Caledonia Avenue, in order to conserve and enhance the heritage streetscape. The existing single-family dwelling would be converted to a duplex. A new single-family dwelling would be constructed on the vacant portion of the property to the west of the existing building, and a new, low-rise multi-unit residential building would be constructed in the rear yard. With this range of housing types, the applicant is able to provide larger one- and two-bedroom units, which may be suitable for families and would add to the diverse range of housing types in the City.

The applicant is proposing traditional-style architecture and materials that reflect the heritage value and special character features of this neighbourhood. As part of this proposal, the applicant is proposing to significantly enhance the hard and soft landscaping on-site by planting 15 new trees as well as an abundance of new plants and shrubs. Overall, this proposal is generally consistent with the policies and design guidelines outlined in the OCP.

### Neighbourhood Plan

The subject property is within the Residential Mixed-Use District in the *Downtown Core Area Plan* (DCAP), which supports multi-residential development up to six storeys and a floor space ratio up to 2:1. The proposal for a four-storey multi-unit residential building with a FSR of 1.31:1 complies with the height and density policies outlined in the DCAP.

### Design Guidelines for Development Permit Area 3 (C): Core Mixed-Use Residential

- Downtown Core Area Plan (DCAP, 2011)
- Advisory Design Guidelines for Buildings, Signs and Awnings (1981)
- Guidelines for Fences, Gates and Shutters (2010).

### **Regulatory Considerations**

A new, site-specific zone would be required to facilitate this development. A parking variance would also be required, as the applicant is proposing to reduce the required number of parking spaces from 13 to 12. In addition to providing short-term and long-term bicycle parking, the applicant is providing a scooter/bike recharging room in the underground parkade to help offset a parking shortfall of one parking space.

### **ISSUES AND ANALYSIS**

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary.

#### **Infill Development**

Section 7: Heritage in the DCAP contains the following policies with respect to buildings and sites with heritage value:

- *Support new development that conserves and enhances the form, character and features of heritage property and areas, where controlled and regulated in the Downtown Core Area.*
- *Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.*
- *Encourage owners of property with heritage value or character in the Downtown Core Area, to upgrade the seismic conditions of buildings and structures.*

The Panel's input on infill development within a heritage context, specifically the integration of new buildings adjacent to existing buildings with heritage value, would be welcomed.

#### **Massing of the Low-Rise Multi-Family Residential Building**

When considering the massing of a building, the *Advisory Design Guidelines for Buildings, Signs and Awnings* take into account "the impression and visual impact of size, shape and silhouette of a building resulting from the composition of its main volumes, roof profile, directional expression and rhythm," as well as "the juxtaposition of major building elements to each other and adjacent buildings." The Panel's input on the massing of the proposed low-rise multi-family residential building would be welcomed.

## **Balconies on the East Elevation**

In order to reduce privacy impacts on the adjacent neighbours to the east, the applicant is proposing recessed balconies. The Panel's input on the proposed balconies on the east elevation would be welcomed.

## **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 Application No. 000521 for 919 and 923 Caledonia Avenue be approved as presented.

### **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000521 for 919 and 923 Caledonia Avenue be approved with the following changes:

- as listed by the ADP.

### **Option Three**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000521 for 919 and 923 Caledonia Avenue 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 October 26, 2018
- Applicant's letter dated September 18, 2018.

cc: Anup Grewal, Novus Properties Inc.; Karen Hillel, Hillel Architecture Inc.