



## Committee of the Whole Report For the Meeting of June 6, 2019

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**To:** Committee of the Whole **Date:** May 23, 2019  
**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development  
**Subject:** Development Permit with Variances Application No. 00663 for 1708 Coronation Avenue

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### RECOMMENDATION

That Council decline Development Permit with Variances Application No. 00663 for the property located at 1708 Coronation Avenue.

### 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 *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.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances Application for the property located at 1708 Coronation Avenue. The proposal is to construct a two-family dwelling.

The following points were considered in assessing this application:

- the land use is consistent with the *Official Community Plan* and *Neighbourliness Guidelines for Duplexes*; however, the proposed contemporary design does not meet the design guideline related to compatibility with the character of the existing buildings on the street and block. Therefore, consistent with policy, staff recommend not supporting the development permit; however, alternate motions have been provided should Council wish to consider advancing the proposal, either as is or with revisions
- the *Jubilee Neighbourhood Plan* encourages infill housing if it meets the established policy and respects the character of existing neighbourhood and street variety

- the variance to reduce the front yard setback on Coronation Avenue is generally supportable and it would generally be consistent with the setback on Coronation Avenue
- the variance to reduce the rear yard setback is generally supportable, as it poses little privacy concern with window placement and the building is set back slightly on the second storey.

## BACKGROUND

### Description of Proposal

The proposal is to construct a duplex dwelling. Specific details include:

- two-storey building
- side-by-side units, each with street-oriented entries
- butterfly roof shape
- materials include hardi-board siding, hardi-panel and cedar soffits
- internal garages
- new trees and landscaping
- separate outdoor spaces for each unit.

The proposed variances are related to:

- reducing the front yard setback from 7.50m to 3.84m
- reducing the rear yard setback from 10.70m to 1.54m.

### Data Table

The following data table compares the proposal with the proposed R-2 Zone, Two Family Dwelling District. An asterisk is used to identify where the proposal is less stringent than the R-2 Zone.

Zoning Criteria	Proposal	Proposed Zone R-2
Site area (m <sup>2</sup> ) – minimum	556.76	555.00
Site area per unit (m <sup>2</sup> ) – minimum	278.38	277.50
Density (Floor Space Ratio) – maximum	0.5:1	0.5:1
Combined floor area (m <sup>2</sup> ) – maximum	277.48	380.00
First and Second Storey Floor Area (m <sup>2</sup> ) – maximum	277.48	280.00
Lot width (m) – minimum	15.36	15.00
Height (m) – maximum	7.51	7.60
Storeys – maximum	2	2 (no basement) 1.5 (with basement)

Zoning Criteria	Proposal	Proposed Zone R-2
Site coverage (%) – maximum	34.16	40.00
Open site space (%) – minimum	58.68	30.00
Open site space rear yard (%) – minimum	100.00	33.00
<b>Setbacks (m) – minimum</b>		
Front (Coronation Avenue)	<b>3.84 *</b>	7.50
Rear (north)	<b>1.54 *</b>	10.70
Side (flanking street – west)	8.10	3.50
Side (east)	7.85	1.54
Combined side yards	15.95	4.50
Parking – minimum	2	2

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property within Development Permit Area 15D: Intensive Residential – Duplex (DPA 15D) and is subject to the *Neighbourliness Guidelines for Duplexes*. DPA 15D encourages that new duplex development be integrated within existing Traditional Residential areas in a manner that respects the established character of the neighbourhood and achieves a high quality of architecture, landscape and urban design. The design guidelines also emphasize the importance of new development fitting in with the established streetscape and complimenting the existing building patterns and architectural rhythms.

This is a low density neighbourhood that has a mix of architectural styles from the last century. The building directly to the south is a multi-family residential building, with a contemporary take on traditional rooflines and details. Coronation Avenue has a variety of residential buildings with primarily pitched and hipped roof types. Further east on Coronation Avenue and Richmond Road there are commercial and mixed-use buildings that have flat roofs; however, it is noted that this is a different context which also includes the hospital. Shelbourne Street in the immediate area is primarily house conversions and single family dwellings with a more traditional style of architecture. The proposed duplex is a contemporary style which does not fit with the character of the street, and due to the inconsistency with the duplex policy, staff recommend the Development Permit application be declined; however, alternate motions are also provided for Council's consideration.

The applicant has stated in their letter to Mayor and Council that the “west-coast” contemporary design was chosen for energy-efficiency, water collection, livability and aesthetic reasons.

Additionally, they note that there are some examples in the larger neighbourhood where buildings have been constructed with a contemporary design. The attached letter to Mayor and Council provides the design rationale in greater detail.

The applicant is proposing a butterfly and flat roof shape oriented toward Coronation Avenue. The appearance from Shelbourne Street would be a flat roof which appears to be greater massing than the other houses on that street frontage. However, the building to the south across Coronation Avenue is a three-storey multi-family building, so the proposal could also provide a transition between the multi-family and the single family dwellings.

Each unit would have ground floor entrances, with the main entrance to each unit identified by way of a metal clad awning. The required parking would be within internal garages, with the doors pushed back from the front façade.

The windows are maximized toward the street frontages, as well as to the side yard (east). The neighbours to the north and east do not have windows on the elevations oriented toward this property, so window overlap in the existing context is not a concern. The windows oriented to the north are opaque or transom windows, which would pose little privacy concern. There are several windows oriented to the east; however, there is a generous setback of 7.85m as well as new trees proposed to help provide a privacy buffer.

The applicant is also proposing to introduce high quality hard and soft landscaping throughout the site. Each unit would have patios made of permeable pavers and private outdoor space. The unit facing Shelbourne Street would have slightly less privacy; however, landscaping and the elevation change from the street would help to provide a more private space.

The driveway and landscaping have been designed to be as attractive as possible. The driveway would be screened with shrubs and would be a permeable surface in order to make this paved area an integral part of the landscaping.

### **Regulatory Considerations**

The applicant is proposing to reduce the rear yard setback from 7.50m to 3.84m, and to reduce the front yard setback from 10.70m to 1.54m. These variances are partially due to the defined frontage of this lot, which is Coronation Avenue rather than Shelbourne Street.

A reduced front yard setback on Coronation Avenue would not vary significantly from the established streetscape pattern on Coronation Avenue and is considered supportable.

A reduced rear yard setback is requested on the north side of the proposed building, which would primarily impact the neighbour to the north. The proposed building has been stepped back slightly on the second storey to help reduce the impact (to 1.84m). Windows on this elevation are either opaque glass or transom windows and pose minimal privacy concerns. The function of the rear yard is primarily outdoor space; however, the applicant is providing that space within the side yards. If Shelbourne Street were defined as the frontage, this would be defined as a side yard and would meet the setback requirements.

### **CONCLUSIONS**

The application to permit a duplex is inconsistent with the design guidelines outlined in DPA 15D. The proposed building is a contemporary architectural design that does not fit with the existing character of the neighboring properties and on the streets. The proposed variances for

front yard setback and rear yard setback are generally supportable. Consistent with Policy, staff recommend that Council consider not supporting this application; however, alternate motions have been provided should Council wish to advance the application for further consideration.

## ALTERNATE MOTIONS

### Option 1 – Revise Design

That the applicant works with staff to make changes to the proposed design to address fit with the architectural character of neighbouring properties and the street, particularly the massing along Shelbourne Street, and return to a Committee of the Whole meeting.

### Option 2 – No Revisions

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. 00663 if it is approved, consider the following motion:

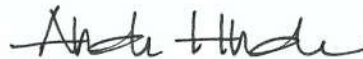
“That Council authorize the issuance of Development Permit with Variance Application No. 00663 for 1708 Coronation Avenue in accordance with:

1. Plans date stamped May 23, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce front yard setback from 7.50m to 3.84m;
  - ii. reduce rear yard setback from 10.70m from 1.54m;
3. The Development Permit lapsing two years from the date of this resolution.”

Respectfully submitted,



Chelsea Medd  
Planner  
Development Services



Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date: May 28, 2019

### List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped May 23, 2019

- Attachment D: Letter from applicant to Mayor and Council date stamped May 16, 2019
- Attachment E: Applicant Petition date stamped September 24, 2018
- Attachment F: Community Association Land Use Committee Comments dated August 21, 2018
- Attachment G: Arborist Report date stamped March 14, 2019
- Attachment H: Correspondence (Letters received from residents).