



Advisory Design Panel Report

For the Meeting of June 26, 2019

To: Advisory Design Panel **Date:** June 19, 2019

From: Leanne Taylor, Senior Planner

Subject: **Development Permit with Variances Application No. 00104 for 1309 and 1315 Cook Street, 1100-1120 Yates Street and 1109-1115 Johnson Street**

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 1309 and 1315 Cook Street, 1100-1120 Yates Street and 1109-1115 Johnson Street and provide advice to Council.

The proposal is for a 14-storey mixed-use building consisting of residential and commercial uses and a six-storey, multi-unit residential building. There is also an existing five-storey office building on the site that will be retained. There are no major exterior changes being proposed to the building; therefore, it is not subject to a development permit. A Rezoning Application and an amendment to the Official Community Plan are also required to facilitate this development. There are aspects of the proposed 14-storey building that are inconsistent with the key policies related to height and density outlined in the Official Community Plan (OCP, 2012) and the Fernwood Neighbourhood Plan; however, the OCP supports the proposed six-storey, multi-unit residential building at this location.

Staff are also looking for commentary from the Advisory Design Panel with regard to:

- height and building mass
- application of building materials
- west elevation of the six-storey building
- west facing wall at the main entrance of the six-storey building
- balconies on the six-storey building.

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

Applicant:	Mr. Daniel Eagling Chard Development Ltd.
Architect:	Mr. Hugh Cochlin, MAIBC Proscenium Architecture + Interiors, Inc.
Development Permit Area:	Development Permit Area 16: General Form and Character
Heritage Status:	n/a

Description of Proposal

The proposal is for a 14-storey mixed-use building consisting of residential and commercial uses and a six-storey, multi-unit residential building. The proposed density of the 14-storey building on Parcel A is currently 5.64:1 and the combined density of the proposed six-storey and existing five-storey buildings on Parcel B is 2.18:1.

The proposal includes the following major design components:

14-storey, mixed-use building

- high-rise building form consisting of contemporary architectural features including a two-level podium, curtain wall glazing, and horizontal and vertical metal and glass frames
- building stepped back at the second and thirteenth storey
- exterior materials include brick, glass, glass spandrel panel, concrete, brick, cementitious and metal panels
- main residential entrance off Yates Street
- flexible ground floor commercial space to accommodate one larger tenant or several smaller retail tenants
- south-facing patio at the corner of Cook Street and Yates Street suitable for a restaurant
- second storey daycare and associated play space accessed off of the interior mews on the north side of the building
- ground level garbage and recycling room for commercial uses.

Six-storey, multi-unit residential building

- mid-rise building form consisting of contemporary architectural features including a flat roofline and contemporary-style windows and materials
- exterior materials include brick, glass and metal panels
- mid-block main residential entryway off Johnson Street
- ground-oriented units with individual stepped entryways and large outdoor patios
- projecting balconies for each dwelling unit.

Landscaping, vehicle and bicycle parking, loading and access

- gated courtyard and mews shared by residents, the day care, commercial patrons and visitors
- courtyard amenities include recycled rubber surfacing, playful seating structures, embankment slide and climbing slope, terrace seating, dog relief area, benches and substantial soft landscaping
- coloured saw cut concrete surface treatment throughout the site
- seven garden plots on the west side of the six-story, multi-unit residential building
- accessible pathway to the mews and courtyard area from the six-storey building
- driveway access on the east side of the existing five-storey commercial building for loading and garbage/recycling pick up
- three levels of underground parking
- driveway access to three levels of underground parking off Yates Street
- commercial loading space off Yates Street
- a total of 272 long-term and 51 short-term bicycle parking spaces.

The following data table compares the proposal with the existing C-1 Zone, Limited Commercial District, and the R3-1 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal – Parcel A (14-storey building)	Proposal – Parcel B (new six-storey building only)	Zone Standard C-1 Zone	Zone Standard R3-1 Zone
Site area (m ²) – minimum	1571.53	4759.38 (includes existing office building)	n/a	920
Density (Floor Space Ratio) – maximum	5.64*	2.18*	1.4	1.6
Total floor area (m ²) – maximum	8858.46*	10379.17*	Parcel A – 2200.14 Parcel B – 6663.13	Parcel A – 2514.45 Parcel B – 7615.01
Height (m) – maximum	42.76*	22.52*	12	18.5
Storeys – maximum	14*	7*	n/a	n/a
Site coverage (%) – maximum	78.40*	60*	n/a	30
Open site space (%) – minimum	21.80*	42.80*	n/a	60
Setbacks (m) – minimum				
Front	0.40* (Cook Street)	38.33 (Yates Street)	6	13.5
Rear	4.21* (east)	2.45* (Johnson Street)	Parcel A – 5.80 Parcel B – 10.69	Parcel A – 21.38 Parcel B – 13.5
Side	0* (north)	0.42* (east)	Parcel A – 5.80 Parcel B – 10.69	Parcel A – 21.38 Parcel B – 11.59

Zoning Criteria	Proposal – Parcel A (14-storey building)	Proposal – Parcel B (new six-storey building only)	Zone Standard C-1 Zone	Zone Standard R3-1 Zone
Side	n/a	9.18* (west)	Parcel A – 5.80 Parcel B – 10.69	Parcel A – 21.38 Parcel B – 11.59
Side on flanking street	0.01* (Yates Street)	n/a	2.40	n/a
Vehicle parking – minimum				
Residential	76*	50*	Parcel A – 94 Parcel B – 90	
Commercial	0*	116*	Parcel A – 16 Parcel B – 120	
Visitor vehicle – minimum	6*	0*	Parcel A – 11 Parcel B – 10	
Bicycle parking stalls – minimum				
Long-term	126*	146	Parcel A – 129 Parcel B – 128	
Short-term	22	29	Parcel A – 18 Parcel B – 29	

Sustainability Features

The following sustainability features are associated with this application:

- Step 1 of the BC Energy Step Code
- high performance building envelopes
- energy and air tightness testing throughout the project
- energy-efficient lighting and electrical systems, including motion sensor lighting and LED lighting
- low-flow and high-efficiency plumbing fixtures
- high efficiency heat pumps for heating and cooling
- patio shading on south elevations
- car-share memberships and car-share vehicles on-site
- secure and enclosed bicycle storage.

Consistency with Policies and Design Guidelines

Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the properties located at 1100-1108 Yates Street, 1109-1115 Johnson Street and a portion of 1120 Yates Street is Core Residential, which supports mixed-use and multi-unit residential buildings up to eight storeys and a density of up to approximately 3.5:1 FSR. The remaining portion of the property located at 1120 Yates Street is designated Urban Residential in the OCP, which supports multi-unit residential or mixed-use buildings on arterial or secondary arterial roads up to six storeys and a density of up to approximately 2:1 FSR. There are aspects of the proposed 14-storey building that are inconsistent with the key policies related to height and density outlined in the Official Community Plan and the Fernwood Neighbourhood Plan; however, the OCP supports the proposed six-storey, multi-unit residential building at this location.

The OCP also identifies the subject properties within Development Permit Area 16: General Form and Character. This DPA supports new commercial and multi-unit residential developments that provide a sensitive transition to adjacent and nearby areas and that are complementary to established place character of a neighbourhood. A high quality of architecture, landscape and urban design are strongly encouraged. The DPA also encourages liveable environments that are designed for the human-scale and incorporate quality open spaces, adequate privacy, safety and accessibility.

For comparison, the properties on the west side of Cook Street are also designated Core Residential in the OCP. The OCP defers to the *Downtown Core Area Plan* for policy direction related to height and density, which supports mixed-use and multi-unit residential buildings up to 15 storeys and densities up to 5.5:1 FSR on the properties across the street from the development site. Therefore, a transition to a 14-storey building and then to 6-storey and 5-storey buildings may be appropriate at this location. With respect to creating a liveable environment, the applicant is proposing a large courtyard in the middle of the site for residents and visitors in order to create a sense of community.

Neighbourhood Plan

The *Fernwood Neighbourhood Plan*, 1994 supports commercial uses at 1100-1108 Yates Street, 1109-1115 Johnson Street and multi-unit residential buildings up to four-storeys at 1120 Yates Street.

Design Guidelines for Development Permit Area 16: General Form and Character

- *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006)
- *Design Guidelines for Multi-Unit Residential, Commercial and Industrial Development* (2012)
- *Guidelines for Fences, Gates and Shutters* (2010)

Regulatory Considerations

The OCP supports buildings up to eight storeys; however, the applicant is proposing a 14-storey building on Parcel A. On the plans, the building appears to be twelve-storeys; however, the dwelling units on the second storey contain loft space, which is considered a storey in the *Zoning Regulation Bylaw* and the rooftop mechanical room has exterior access and as a result it

is also considered a storey. The 14-storey building steps back at the second and thirteenth storey; otherwise the building is one vertical plane. The applicant recognizes that the design guidelines encourage a tiered, multi-stepped massing on taller buildings; however, they feel that a tiered design response would deter from the overall architectural expression that they would like to achieve with this building. However, staff have identified the building mass as an issue for ADP's review and comment.

ISSUES AND ANALYSIS

Height and Building Mass

The design guidelines encourage new mid-rise and high-rise buildings to be stepped back at the upper levels in order to enable sunlight penetration to the street and public open space, mitigate the perception of building mass and minimize the impact of winds. The applicant is proposing to step back the 14-storey building at the second and thirteenth storeys, with no stepping back of the six-storey building. Staff would like the ADP's input on the distribution of building mass for both buildings as well as the applicant's design approach to not stepping back the upper storeys. Additionally, the ADP is invited to comment on the appropriateness of the height at this location and whether it adequately transitions to the proposed six-storey building, the existing five-storey building as well as to the multi-unit residential buildings on the on adjacent properties to the east.

Application of Building Materials

The applicant is proposing a mix of materials to accentuate different aspects on each of the buildings. Staff invite the ADP's input on the exterior finishes on both buildings and feedback on the application of building materials on both buildings.

Six-storey, multi-unit residential building

West Elevation

The west elevation of the six-storey building would be quite visible from the public realm. The design guidelines encourage distinctive massing, building articulation and architectural treatments on highly visible portions of a building facing the public realm. Staff would like the ADP's input on the proposed design of the west elevation.

West-Facing Wall at the Entrance

The applicant is proposing a blank west-facing wall at the entrance of the six-storey building. The design guidelines do not encourage large, blank windowless and featureless walls that are visible from the public realm. Staff would like the ADP's input on this aspect of the design.

Balconies

The design guidelines encourage the stepping back of mid-rise buildings to provide opportunities for balconies to take advantage of sunlight and views. The applicant is providing balconies for all the units; however, staff would like the ADP's input on the integration of balconies in the overall design of the building.

As well, this is a significant redevelopment of the area and other feedback and comments from the ADP 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. 00104 for 1309 and 1315 Cook Street, 1100-1120 Yates Street and 1109-1115 Johnson Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 00104 for 1309 and 1315 Cook Street, 1100-1120 Yates Street and 1109-1115 Johnson 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 Application No. 00104 for 1309 and 1315 Cook Street, 1100-1120 Yates Street and 1109-1115 Johnson 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 on how the application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped June 17, 2019
- Applicant's letters dated May 13, 2019.

cc: Mr. Daniel Eagling, Chard Development Ltd.; Mr. Hugh Cochlin, Proscenium Architecture + Interiors Inc.