



Committee of the Whole Report For the Meeting of October 3, 2019

To: Committee of the Whole **Date:** September 19, 2019
From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development
Subject: Development Permit with Variances Application No. 00113 for 1210 Haultain Street

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. 00688, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00113 for 1210 Haultain Street, in accordance with:

1. Plans date stamped August 7, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum lot width from 15m to 14.47m
 - ii. increase the number of storeys from 1.5 with a basement to 2 with a basement
 - iii. reduce the minimum side yard (west) setback from 3m to 2.8m
 - iv. reduce the minimum side yard (east) setback from 1.50m to 1.26m
 - v. reduce the minimum combined side yard setback from 4.5m to 4.06m.
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.

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 1210 Haultain Street. The proposal is to construct a two family dwelling (duplex).

The following points were considered in assessing this application:

- the proposal is consistent with the objectives for sensitive infill in Development Permit Area 15D: Intensive Residential - Duplex of the *Official Community Plan* (OCP, 2012)
- the proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes*
- the variances to decrease the lot width, increase the number of storeys when there is a basement and decrease side yard setbacks are supportable.

BACKGROUND

Description of Proposal

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

- two-storey building with a basement
- side-by-side units with porches and street-oriented entries
- exterior materials include fiber cement panels, siding and shingles
- front yard parking with permeable hardscape.

The proposed variances are related to:

- reducing the minimum lot width from 15m to 14.47m
- increasing the number of storeys from 1.5 with a basement to 2 with a basement
- reducing the minimum side yard (west) setback from 3m to 2.8m
- reducing the minimum side yard (east) setback from 1.50m to 1.26m
- reducing the minimum combined side yard setback from 4.5m to 4.06m.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP, 2012) identifies this property within Development Permit Area 15D: Intensive Residential Duplex. The proposed design of the two family dwelling is generally consistent with the *Neighbourliness Guidelines for Duplexes*.

The Design Guidelines encourage new duplex buildings to be in scale and character with the neighbourhood. Additionally, the front of the building should be broken up into parts to create the appearance of a smaller building.

The proposal has a pitched roof for the main massing of the house with a dormer element on the second storey, which visually breaks up the massing on the front façade.

The proposed materials are generally in keeping with the character in the neighbourhood, using fiber cement siding, shingles and panels. Variations in the finishes and belly band detail have been designed to visually break up the building.

The applicable Design Guidelines encourage windows and doors oriented toward the front for a positive street presence, as well as landscaping which fits the neighbourhood context. The proposal generally meets this guideline, with porches and windows oriented toward the street and landscaping with trees and shrubs.

The guidelines encourage driveways that have a minimal impact on pedestrian enjoyment of the street and with attractive landscaping. While the proposed parking stalls are located in front of the duplex, the combination of permeable pavers and concrete reduce the visual impact of the driveway and parking area. Separate walkways to each entrance also provide a more pedestrian-oriented front yard.

The Design Guidelines encourage careful consideration of windows in relation to overlook to neighbouring properties. Transom windows are proposed on the sides to prevent overlook and privacy impacts on neighbouring properties.

The proposal for a side-by-side duplex is generally in keeping with the *Neighbourliness Guidelines for Duplexes*.

Local Area Plans

The property is located within the Area of Greatest Stability in the *Oaklands Neighbourhood Plan*. New housing infill in this area should reinforce the character of the neighbourhood. This proposal generally meets these objectives as the immediate neighbourhood is characterized by single family dwellings and duplexes.

Regulatory Considerations

Minimum Lot Width

A variance is requested to reduce the lot width from 15m to 14.47m. The lot width is generally consistent with the neighbourhood context and staff recommend that Council consider supporting this relatively minor variance.

Number of Storeys with a Basement

A variance is also requested to increase the number of storeys from 1.5 with a basement to 2 storeys with a basement. The second storey is designed with a dormer element, giving the appearance of a half storey. The building is articulated throughout to reduce the building massing. The building is also slightly below the maximum height, below the maximum floor area on the first and second storey, below the maximum combined floor area (including the basement) and below the floor space ratio. Staff recommend that Council consider supporting this variance.

Side Yard Setbacks

Variances are required to reduce the minimum side yard (west) setback from 3m to 2.8m, reduce the minimum side yard (east) setback from 1.50m to 1.26m and to reduce the minimum combined side yard setback from 4.5m to 4.06m. These variances are due to a cantilever (built-out hutch) on each side of the building. The main face of the building meets the setback requirement of 1.5m and 3m. Staff recommend that Council consider supporting these variances.

CONCLUSIONS

The proposal to construct a duplex is consistent with Development Permit Area 15D: Intensive Residential Duplex. The variances to reduce the lot width, increase the number of storeys, and reduce the minimum side yard setbacks are supportable as they are generally minor in nature and the proposal is generally consistent with the applicable Design Guidelines. Staff recommend that Council consider supporting the Development Permit with Variances Application.

ALTERNATE MOTION

That Council decline Development Permit with Variances Application No. 00113 for the property located at 1210 Haultin Street.

Respectfully submitted,



Chelsea Medd
Planner
Development Services Division

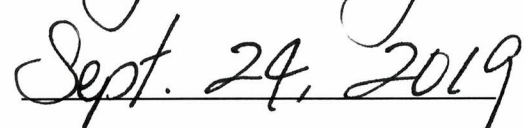


Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:



List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped August 7, 2019
- Attachment D: Materials board date stamped August 7, 2019
- Attachment E: Letter from the applicant to Mayor and Council dated August 7, 2019
- Attachment F: Letter from the general contractor to Mayor and Council dated February 19, 2019
- Attachment G: Discharge of Easement Agreement date stamped August 7, 2019
- Attachment H: Community Association Land Use Committee Comments dated October 29, 2018.