



Advisory Design Panel Report

For the Meeting of October 23, 2019

To: Advisory Design Panel **Date:** October 10, 2019

From: Leanne Taylor, Senior Planner

Subject: Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 2649-2659 Douglas Street and 735 Hillside Street and provide advice to Council.

The proposal is to retain 50% of the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial (office and retail) to mixed-use consisting of ground floor commercial and residential above. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot. Rezoning is also required to facilitate this development proposal.

The subject properties are designated Large Urban Village in the *Official Community Plan* (OCP, 2012), which supports mixed-use and multi-unit residential buildings up to six storeys and a density up to 2.5:1 floor space ratio (FSR), subject to the advancement of OCP objectives. The *Burnside Gorge Neighbourhood Plan* (BGNP, 2017) includes the site in the Humber Green Large Urban Village, which also supports mixed-use developments along Douglas Street and Hillside Avenue, densities up to 2.5:1 FSR and heights up to six storeys.

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

- the ground level of the six-storey building
- relationship between the existing building and the addition to the south facing Douglas Street
- application of building materials
- any other aspects of the proposal on which the ADP chooses to comment.

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. Mike Fujii District Properties
Architect:	Mr. Michael Green, MAIBC Michael Green Architecture Inc.
Development Permit Area:	Development Permit Area 7A, Corridors
Heritage Status:	N/A

Description of Proposal

The proposal is to retain 50% the existing building (Scott Building) and construct an addition on the east and south sides of the building. The existing building would be heritage-designated and converted from commercial to mixed-use, consisting of ground floor commercial and residential above. The applicant is also proposing to construct a new six-storey, multi-unit residential building on the adjacent surface parking lot. The proposed density is 2.5:1 floor space ratio.

The proposal includes the following major design components:

Existing Building

- one additional storey on the existing Scott Building (increase the building height from three to four storeys)
- modern extensions to the east and south
- centre of the building would be removed on the upper two-storeys for daylighting purposes for the new dwelling units
- exterior materials include brick, dark grey metal panels, and wood cladding
- outdoor patio seating for a proposed café fronting Douglas Street and Hillside Avenue
- private patios for all ground level dwelling units
- rooftop amenity space on level two containing outdoor seating, a barbeque and landscaping
- upper storey balconies for dwelling units.

Six-Storey Building

- modern architectural features including a flat roofline, contemporary-style windows and recessed balconies
- exterior finishes include brick, dark grey metal panels and wood cladding
- private patios for all ground level dwelling units
- ground level amenity room opening up into the courtyard space
- upper storey balconies for dwelling units
- access to an underground parkade off Hillside Avenue
- 192 long-term and 24 short-term bicycle parking spaces.

Landscaping and Circulation

- large interior courtyard consisting of outdoor seating, ping pong table, concrete chess tables, trees, and decorative surface treatment including permeable material
- four parking spaces and loading area at grade, accessed off of Hillside Avenue
- new soft landscaping and trees around the perimeter of the site.

The following data table compares the proposal with the existing C1-NN Zone, Suburban Centre District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. A double asterisk is used when there are existing non-conformities.

Zoning Criteria	Proposal	Zone Standard (C1-NN Zone)	OCP Policy	Burnside Gorge Neighbourhood Plan
Site area (m ²) – minimum	4804	n/a		
Total floor area (m ²)	11,987 *	9608		
Density (Floor Space Ratio) – maximum	2.50 *	2	2.50	2.50
Height (m) – maximum	19.50	21.50		
Storeys – maximum	6	n/a	6 storeys	6 storeys
Site coverage (%) – maximum	62	n/a		
Open site space (%) – minimum	27	n/a		
Setbacks (m) – minimum				
Front (Douglas Street)	0** (existing)			
Rear (E)	5.25	4.88		
Side (N)	0 ** (existing) / 3.66 (new)	3		
Side (S)	3.92 *	4.88		
Vehicle parking – minimum				
Residential	53 *	108		
Commercial	25 *	35		
Visitor	10 *	15		
Bicycle parking stalls – minimum				
Residential long-term	192	192		
Residential short-term	24	24		

Sustainability Features

- Step 1 of the BC Energy Step Code
- tapered overhangs on balconies to prevent summer solar gain and maximize winter solar exposure
- light wood framing as primary structural material
- building retention for its exterior assemblies, structural systems and finishes where appropriate
- permeable surface treatment
- 34 new on-site trees.

Consistency with Policies and Design Guidelines

Official Community Plan

The *Official Community Plan* (OCP, 2012) identifies the subject properties within Development Permit Area 7A: Corridors, which supports the revitalization of areas of commercial use along corridors through high quality architecture, landscape and urban design in order to enhance their appearance, strengthen commercial viability and encourage pedestrian use. Enhancing Hillside Avenue as a frequent transit corridor with transit infrastructure is also strongly encouraged. The applicant is responding to the DPA objectives as follows:

- adding 151 new rental dwelling units in the neighbourhood
- increasing the number of commercial storefronts
- retaining and rehabilitating 50% of the existing heritage-registered building
- introducing a high-quality of architecture
- providing a large interior courtyard
- constructing a bus shelter on Hillside Avenue.

Burnside Gorge Neighbourhood Plan

The Burnside Gorge Neighbourhood Plan identifies Humber Green as a special planning area. The Plan encourages new development along arterial roadways to have ground floor commercial frontages and residential uses on upper floors. The Plan also encourages smaller store frontages along Douglas Street with a minimum three storey streetwall. Courtyard-style buildings are also encouraged to enhance the liveability of this area for residents.

The applicant is proposing to rehabilitate the Scott Building's ground floor commercial storefronts and reintroduce original storefront entryways. The four-storey addition on the south side of the existing building fronting Douglas Street would also contain active ground floor commercial space (restaurant or retail) with outdoor patio seating that would wrap around the building. The proposed interior courtyard would be accessible to the public and is designed to be enjoyed by residents and visitors. Ground level dwelling units frame the courtyard, which would enhance the surveillance of this space. Locating a courtyard in the middle of the site also allows for a substantial separation distance between the two buildings on the site.

Design Guidelines for Development Permit Area 7A: Corridors

- *Design Guidelines for: Multi-Unit Residential, Commercial and Industrial* (2012)
- *Revitalization Guidelines for Corridors, Villages and Town Centres* (2017)
- *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006)
- *Guidelines for Fences, Gates and Shutters* (2010)

ISSUES AND ANALYSIS

The following section identifies and provides a brief analysis of the areas where the Panel is requested to provide commentary.

Ground Level of the Six-Storey Building

When residential uses are at street level, the design guidelines encourage strong entry features and building design that encourages interaction with the street. The applicant is proposing to locate the main residential entryway on the west side of the building facing the interior of the site and in line with the proposed café in the adjacent building, which would be directly across from the main entrance into the six-storey building. Locating the residential entryway slightly back from the corner of the building compliments the rhythm of the corner balconies above. However, this design approach deviates from the design guidelines; therefore, staff invite the ADP to comment on this aspect of the design.

Relationship Between the Existing Building and the Addition

According to the design guidelines, new development, including additions, should contribute to the cohesion, visual identity and the quality of streetscapes. The applicant is proposing a six-storey modern addition on the south side of the existing building of a different rhythm and scale that would benefit from the ADP's review and comment.

Application of Building Materials

The design guidelines encourage high quality and durable materials that are also capable of weathering gracefully. Reflective materials are not supportable. The applicant is proposing a mix of materials, including brick, metal panels, and wood cladding to accentuate different aspects of each building. Staff invite the ADP's input on the application on building materials and specifically the proposed metal panel as this is the predominant exterior material on the new construction.

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 with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside Avenue be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside 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 with Variances Application No. 00123 for 2649-2659 Douglas Street and 735 Hillside 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 on how the application could be improved.

ATTACHMENTS

- Subject Map
- Aerial Map
- Plans date stamped October 16, 2019
- Applicant's letter dated July 4, 2019.

cc: Mr. Mike Fuji, Applicant; Mr. Michael Green, Architect.