



## Advisory Design Panel Report

For the Meeting of January 22, 2020

---

**To:** Advisory Design Panel **Date:** January 15, 2020  
**From:** Leanne Taylor, Senior Planner  
**Subject:** Development Permit with Variances Application No. 00132 for 11 Chown Place

---

### EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 11 Chown Place and provide advice to Council.

The proposal is for a four-storey, multi-unit residential building consisting of approximately 58 affordable and non-market rental units. The *Burnside Gorge Neighbourhood Plan* (2017) identifies Chown Place as a Special Planning Area and supports new low-rise multi-unit residential buildings up to three storeys. The Plan also encourages new affordable and non-market rental housing on the site. A height variance would be required to facilitate this development; however, the proposal generally complies with the land use policies outlined in the Plan.

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

- height and building mass
- roofline
- 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:** Ms. Kaeley Wiseman  
CitySpaces

**Architect:** Mr. Barry Cosgrave, MAIBC  
Number Ten Architectural Group

**Development Permit Area:** Development Permit Area 16, General Form and Character

**Heritage Status:** N/A

## Description of Proposal

The proposal is for a four-storey, multi-unit residential building consisting of approximately 58 affordable rental dwelling units. The proposed density is 0.39:1 floor space ratio (FSR). The proposal includes the following major design components:

- contemporary architectural features, including a flat roofline, horizontal accents, and contemporary-style windows
- exterior building materials include cementitious fibre board, "wood-look" siding and exposed concrete
- one residential entryway into the building on the northwest corner of the building visible from Harriet Road
- individual entryways and private patios for the ground level dwelling units
- an amenity room, scooter storage and a small office on the ground floor
- a large roof deck on the third floor
- large south-facing outdoor common area including a natural play area with logs boulders and wood benches, lawn, community gardens and a cistern
- new community gardens throughout the site (no net loss of existing community gardens)
- a new pocket plaza at the entrance to the site
- 16 new trees and substantial landscaping to be planted around the perimeter of the building
- permeable and decorative pavers to demarcate the main residential entryway
- 68 long-term bicycle parking spaces in the basement.

The following data table compares the proposal with the existing R3-G-SC Zone, Garden Apartment (Senior Citizen) District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard (R3-G-SC)	Burnside Gorge Neighbourhood Plan
Site area (m <sup>2</sup> ) – minimum	22,373.70	1858	
Density (Floor Space Ratio) – maximum	0.39:1	0.50:1	
Total floor area (m <sup>2</sup> ) – maximum	8691	11,186.85	
Height (m) – maximum	<b>12.57*</b>	11	
Unit floor area (m <sup>2</sup> ) - minimum	33	33	
Storeys – maximum	<b>4</b>	2	<b>3</b>
Horizontal distance between buildings (m) - minimum	<b>8.64* - buildings</b> <b>0.69* - cistern</b>	12.19	
Site coverage (%) – maximum	26	30	
Open site space (%) – minimum	60	40	

Zoning Criteria	Proposal	Zone Standard (R3-G-SC)	Burnside Gorge Neighbourhood Plan
<b>Setbacks (m) – minimum</b>			
Front (Harriet Road)	69.07	7.62	
Rear (Balfour Street)	78.96	7.62	
Side (north east)	46	7.62	
Side (north west)	31.33	7.62	
<b>Vehicle parking – minimum</b>			
Residential	62	58	
Visitor	17	17	
Horizontal distance between a parking space and building (m) - minimum	<b>2.40* – west 3.29* – east 3.14* - north</b>	6	
<b>Bicycle parking stalls – minimum</b>			
Long-term	68	67	
Short-term	6	6	

### Sustainability Features

The project would meet Step 3 of the BC Energy Step Code, however, the applicant is targeting to meet Step 4.

### Consistency with Policies and Design Guidelines

#### Official Community Plan

The *Official Community Plan* (2012) (OCP) Urban Place Designation for the subject property is Traditional Residential, which supports ground-oriented housing up to two-storeys including single-family dwellings, duplexes and attached dwellings and a density of up to approximately 1:1 FSR. The OCP also identifies this property in Development Permit Area 16 (DPA 16): General Form and Character. The objectives of this DPA are to ensure that new multi-unit residential development provides a sensitive transition to adjacent and nearby areas with built form that is often three-storeys, or lower, and is designed in a manner that is complementary to established place character of a neighbourhood. Achieving a human-scaled design, quality of open spaces, safety and accessibility are elements in a multi-unit residential building that are also strongly encouraged in DPA 16.

## Burnside Gorge Neighbourhood Plan

The *Burnside Gorge Neighbourhood Plan* (2017) identifies Chown Place as a Special Planning Area and supports low-rise multi-unit residential buildings up to three-storeys and at a density of up to 1:1 FSR. The Plan also encourages affordable and non-market housing on the site. Enhancing the tree canopy and providing a pedestrian pathway through the site linking Irma Street are also strongly encouraged in the Plan. The proposal is generally consistent with the policy direction in the Plan, except for the height variance.

## 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 applicant is proposing to increase the building height of the proposed multi-unit residential building from 11m to 12.57m and the number of storeys from two to four. The building would be situated in the middle of the site and as a result there would likely be minimal impacts on the adjacent neighbours. The L-shaped design of the building would also increase the breathing room between the proposed building and the existing garden apartments to the south. However, staff have identified height and building mass as an item for ADP's review and comment.

## **ISSUES AND ANALYSIS**

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary. The Panel's commentary on any other aspects of the proposal is also welcome.

### **Height and Building Mass**

The design guidelines state that perceived building mass should be mitigated through the use of architectural elements, visually interesting rooflines and detailing that creates rhythm and visual interest. Staff would like the ADP's input on the appropriateness of the height at this location, whether it adequately transitions to the adjacent buildings, and the building mass.

### **Roofline**

Providing interesting rooflines are encouraged in the design guidelines. Staff requested that the applicant accentuate the building roofline; however, the applicant feels that the projected bays break up the horizontality and the parapet treatment accentuates the projections and therefore, no changes have been made to the proposal. Staff invite the ADP's input on the proposed roofline.

### **Application of Building Materials**

The design guidelines encourage high quality and durable exterior building materials. Staff invite the ADP's input on the exterior finishes.

## **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. 00132 for 11 Chown Place be approved as presented.

### **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00132 for 11 Chown Place 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. 00132 for 11 Chown Place does not sufficiently meet the applicable design guidelines and policies 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 December 20, 2019 (under separate cover)
- Applicant's letter dated December 20, 2019.

cc: Number TEN Architectural Group