



Advisory Design Panel Report For the Meeting of November 27, 2019

To: Advisory Design Panel **Date:** November 13, 2019
From: Michael Angrove, Planner
Subject: Development Permit with Variances Application No. 000559 for 2558 Quadra Street

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 2558 Quadra Street and provide advice to Council.

The proposal is for a five-storey affordable rental building and requires a Rezoning and Development Permit with Variances Application.

The property is within Development Permit Area (DPA) 5: Large Urban Villages. The following documents were considered in assessing this application:

- *Official Community Plan (OCP, 2012)*
- *Quadra Village Design Guidelines (1998)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*
- *Guidelines for Fences, Gates and Shutters (2010).*

The proposal is consistent with the applicable design guidelines for the following reasons:

- the building utilizes an offset podium to create a pedestrian scale and aid in framing the street
- vehicle parking access is provided off the rear lane to further contribute to a pedestrian-friendly interface
- the building is set back 3m on the first storey and 6m on the upper storeys from Quadra Street.

However, opportunities exist to further improve the main entrances and the interaction of the building with Quadra Street.

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 Saxton Greater Victoria Housing Society
Architect:	Mr. Charles Kierulf, MAIBC DHK Architecture
Development Permit Area:	Development Permit Area 5, Large Urban Villages
Heritage Status:	N/A

Description of Proposal

The proposal is for a five-storey affordable rental building. A commercial unit and the main residential entrance fronts Quadra Street, while the vehicle access is from the rear lane. The proposal includes the following major design components:

- a one-storey offset podium that houses the commercial unit and frames the public realm
- four storeys of residential stepped back from the podium and Quadra Street
- common amenity space in the form of a rear-yard, south-facing patio and a ground-floor common room
- underground parking accessed off the rear lane.

Exterior materials include:

- brick around the base
- fiber cement panel siding
- both vertical and horizontal metal siding
- vinyl windows.

Landscaping elements include:

- rear yard common patio constructed of concrete pavers and including outdoor seating
- allotment gardens for urban agriculture
- eight new trees to be planted including sweet chestnut, vine maples, Persian ironwood and European beech
- concrete pavers and ornamental plantings used to define the main entrance.

The following data table compares the proposal with the existing C1-QV Zone, Quadra Village District. An asterisk is used to identify where the proposal is less stringent than the existing Zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Proposal	C1-QV Zone Standard	OCP Policy	Hillside-Quadra Neighbourhood Policy
Site area (m ²) – minimum	1239.70	N/A	N/A	N/A

Zoning Criteria	Proposal	C1-QV Zone Standard	OCP Policy	Hillside-Quadra Neighbourhood Policy
Density (Floor Space Ratio) – maximum	2.28 *	1.4	2.5	1.4
Total floor area (m ²) – maximum	2822 *	1735.58	N/A	N/A
Height (m) – maximum	18.12 *	15.5	N/A	15.5
Storeys – maximum	5 *	4	6	4
Site coverage (%) – maximum	80	N/A	N/A	N/A
Setbacks (m) – minimum				
Front (Quadra Street)	0 (parkade) * 3.26 (1st storey) 6.50 (2nd storey)	3.0m (1 st & 2 nd storey) 6.0m (3 rd storey & above)	N/A	3.0m (1 st & 2 nd storey) 6.0m (3 rd storey & above)
Rear (West)	2.9 *	4.53	N/A	N/A
Side (North)	0 (parkade) * 2.54 (building wall) *	4.53	N/A	N/A
Side (South)	0 (parkade) * 3.90 (building projection) *	4.53	N/A	N/A
Residential vehicle parking – minimum	20	15	N/A	N/A
Commercial vehicle parking – minimum	5	6	N/A	N/A
Visitor vehicle parking – minimum	4	4	N/A	N/A

Zoning Criteria	Proposal	C1-QV Zone Standard	OCP Policy	Hillside-Quadra Neighbourhood Policy
Bicycle parking stalls – minimum				
Class 1	47	47	N/A	N/A
Class 2	8	8	N/A	N/A

Sustainability Features

The following sustainability features are proposed:

- Step 3 of the BC Energy Step Code will be met at minimum, with Step 4 subject to further funding opportunities being granted
- 10% of the parking stalls will have EV plugin stations, and the remaining stalls will have conduits for future EV plugin stations
- outlets will be available in the long term bicycle storage for electric bicycle charging.

Consistency with Policies and Design Guidelines

Official Community Plan

The subject site is designated as Large Urban Village in the *Official Community Plan* (OCP, 2012), which envisions low- to mid-rise mixed-use buildings up to approximately six storeys. The place character features call for ground-oriented commercial and community services that reinforce the sidewalk, one- to three-storey building façades that define the street wall and off-street parking located underground or at the rear.

Hillside-Quadra Neighbourhood Plan

The subject site is designated as “Consider reduction of allowable height, more street retail” within the *Hillside-Quadra Neighbourhood Plan*. Although the height is inconsistent with the neighbourhood plan, five storeys is consistent with the OCP. The neighbourhood plan also notes that exterior form and materials should be reasonably compatible with those of their neighbours and that the front face of a project contributes to making that portion of the street an attractive safe and friendly environment.

Quadra Village Design Guidelines

The subject site falls within DPA 5: Large Urban Villages. The objectives of DPA 5 are to revitalize areas of commercial use into complete Large Urban Villages to encourage and support a mix of commercial and community services primarily serving the surrounding residential areas. Other objectives include achieving a unique character and sense of place with consideration for potential new landmarks, and achieving high quality architecture, landscape and urban design to enhance the appearance of Large Urban Villages and identity villages as important neighbourhood centres.

Design Guidelines that apply to DPA 5 are the *Quadra Village Design Guidelines* (1998), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), and *Guidelines for Fences, Gates and Shutters* (2010).

The *Quadra Village Design Guidelines* encourage a 3m setback from Quadra Street in order to define the commercial street and an additional 3m setback at the third storey. The proposal meets these setbacks. The Design Guidelines note there are no prescriptive guidelines for building materials, except that materials which are inappropriate to an urban, commercial context are strongly discouraged. Street-level entrances should be clearly visible and directly accessible from the main street, and outdoor displays and seating areas are encouraged between sidewalk and storefront.

There are two guidelines that the proposal is inconsistent with: a maximum of four storeys and a maximum floor space ratio (FSR) of 1.4:1. However, the OCP envisions up to six storeys and up to 2.5:1 FSR.

Staff consider that the proposal is generally consistent with the above policies and design guidelines; however, opportunities exist to improve the relationship of the street-level entrances and activation with the street. The Panel is invited to comment on these aspects of the proposal, as well as other aspects as the Panel sees fit.

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.

Street Relationship and Strong Entry Features

The Design Guidelines note that street-level entrances should be clearly visible and that outdoor displays and seating is encouraged to improve the street relationship. The commercial entrance, while located at the front of the building, does not face the street and there are no opportunities to bring commercial activity to the street. However, the sloping nature of the sight, the need to provide accessible entrances and the City's required 3.2m Statutory Right-of-Way create challenges in providing a commercial entrance that fronts and activates the street. Staff are therefore looking for design solutions that could further reinforce and activate the commercial entrance.

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. 000559 for 2558 Quadra Street be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000559 for 2558 Quadra 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. 000559 for 2558 Quadra Street 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 October 25, 2019
- Applicant's letter dated October 23, 2019.

cc: Mr. Daniel Saxton, Applicant; Mr. Charles Kierulf, DHK Architecture.