



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 Application No. 000567 for 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue**

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue and provide advice to Council.

The proposal is for a five multi-unit residential buildings ranging in heights from three to five storeys and consisting of approximately 158 affordable rental dwelling units. A Rezoning and an amendment to the Official Community Plan (OCP) are also required to facilitate this development. The subject site is comprised of several properties, some of which are designated Traditional Residential where others are designated Public Facilities, Institutions, Parks and Open Space in the OCP, which supports a mix of residential uses, such as single family dwellings, duplexes and attached housing up to two-storeys, as well as institutional and recreational uses. However, the OCP also supports new population and housing growth within walking distance of North Park Village, which would be achieved with this proposal.

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

- design of the breezeway and amenity room in apartment 2
- ground level entryways and their relationship with the street and greenway
- landscaping and open site space
- 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. Rob Whetter
dHK Architects

Architect: Mr. Rob Whetter, MAIBC
dHK Architects

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

Heritage Status: N/A

Description of Proposal

The proposal is for a five multi-unit residential buildings ranging in heights from three to five storeys and consisting of approximately 158 affordable rental dwelling units. The proposed density is 1.29:1 floor space ratio (FSR). The proposal includes the following major design components:

Four-storey multi-unit residential building

- a low-rise building form consisting of contemporary architectural features including a flat and butterfly roofline and contemporary-style windows
- exterior building materials include hardie panel and siding, brick veneer, painted concrete and aluminum soffit material
- main residential entryway facing Grant Street
- individual entrances for the ground level units with direct connections to the street, greenway and interior open space
- private patios for the ground level units and balconies for the upper storey units
- entrance to underground parkade from Grant Street.

Five-storey multi-unit residential building

- a mid-rise building form consisting of contemporary architectural features including a flat roofline and contemporary-style windows
- exterior materials include hardie panel and siding, and aluminum soffit material
- a ground level amenity room for residents and community groups
- main residential entryway accessed from the breezeway
- individual entrances for the ground level units with direct connections to the street, greenway and interior open space
- private patios for the ground level units and balconies for the upper storey units.

Townhouses

- architectural features include a pitched roofline, and contemporary-style windows
- exterior materials include hardie panel and siding, painted concrete and aluminum soffit material
- individual entrances for the ground level units with direct connections to the street, greenway and interior open space
- private patios for the ground level units and balconies for the upper storey units.

Landscaping, vehicle and bicycle parking, loading and access

- north-south and east-west pathways connecting the site to the proposed greenway and surrounding streets

- substantial outdoor space and amenities including a playground, several gathering places, outdoor seating, picnic tables, community garden plots, open space, rain gardens and extensive soft landscaping
- approximately 95 trees on-site (15 existing trees and 80 new trees)
- access to underground parkade from Caledonia Avenue and Grant Street
- loading, fire access, and service delivery from Vining Street
- one level of underground parking containing 112 parking spaces
- a total of 194 long-term and 30 short-term bicycle parking spaces.

The following data table compares the proposal with the existing R-K Zone, Medium Density Attached Dwelling District. An asterisk is used to identify where the proposal differs from the existing Zone. Additionally, the key City policy that pertains to the area has been included in this table.

Zoning Criteria	Apartment 1	Apartment 2	Townhouse 1	Townhouse 2	Townhouse 3	Zone Standard R-K Zone
Site area (m ²) – minimum	8681.10 (total site)	8681.10 (total site)	8681.10 (total site)	8681.10 (total site)	8681.10 (total site)	28,490
Lot width (m) - minimum	54.94	54.94	54.94	54.94	54.94	18
Density (Floor Space Ratio) – maximum	1.29:1 (overall density)	1.29 (overall density)	1.29 (overall density)	1.29 (overall density)	1.29 (overall density)	0.6:1
Height (m) – maximum	12.10	14.98	11.30	10.65	9.90	8.50
Site coverage (%) – maximum	41 (total site)	41 (total site)	41 (total site)	41 (total site)	41 (total site)	33
Open site space (%) – minimum	49 (total site)	49 (total site)	49 (total site)	49 (total site)	49 (total site)	45
Setbacks (m) – minimum						
North (Gladstone Ave)	147.30	99.80	44.80	7 (building)/ 1.46 (stairs)	48.50	7.50 (building)/1.60 (stairs)
South (Grant St)	7 (living room)	54.60	100.50	155.60	115.90	2.50 (blank wall)/4 (habitable room)/7.5 (living room)
East	3.60 (living room)	3.60 (living room)	2.50 (living room)/ 1 (stairs)	2.50 (living room)/ 1 (stairs)	28.60	Same as south setbacks

Zoning Criteria	Apartment 1	Apartment 2	Townhouse 1	Townhouse 2	Townhouse 3	Zone Standard R-K Zone
West	5.80 (living room)	4 (living room)	27.50 (building)/26 (stairs)	4 (living room)	4 (habitable room)	Same as south setbacks
Vehicle parking – minimum						
Residential	96 (site total)	96 (site total)	96 (site total)	96 (site total)	96 (site total)	96
Visitor	16 (site total)	16 (site total)	16 (site total)	16 (site total)	16 (site total)	16
Bicycle parking stalls – minimum						
Long-term	194 (site total)	194 (site total)	194 (site total)	194 (site total)	194 (site total)	194
Short-term	28 (site total)	28 (site total)	28 (site total)	28 (site total)	28 (site total)	28

Sustainability Features

The project would meet BC Energy Step Code 3. The applicant is also proposing an extensive rain garden system on-site for stormwater management purposes.

Consistency with Policies and Design Guidelines

Official Community Plan

The Official Community Plan (OCP), 2012 designates a portion of the site Traditional Residential, which supports residential uses such as single-family dwellings, duplexes and attached housing up to two-storeys and a density of up to approximately 1:1 FSR. Other portions of the site are designated Public Facilities, Institutions, Parks and Open Space, which supports institutional and recreational uses and a density of approximately 0.5:1 FSR. The applicant is proposing to amend the OCP designations to Urban Residential in order to facilitate this development.

The OCP also identifies the subject properties within Development Permit Area 16: General Form and Character. This DPA supports new 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 livable environments that are designed for the human-scale and incorporate quality open spaces, adequate privacy, safety and accessibility.

To achieve a sensitive transition to the adjacent land uses, the applicant is locating the proposed four-storey multi-unit residential building on the south end of the site along Grant Street and adjacent to Haegart Park and the five-storey building adjacent to the Vic High track furthest away from the neighbouring single-family dwellings. The three storey townhouses are

Advisory Design Panel Report

January 15, 2020

Development Permit Application No. 000567 for 1230 Grant Street,
1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street,
1235 Caledonia Avenue and 1211 Gladstone Avenue

situated on the north end of the site adjacent to the single-family dwellings and fronting Gladstone Avenue. The proposed site planning prioritizes pedestrians and minimizes the amount of space dedicated to vehicles by providing all the residential parking underground and limiting the amount of vehicular access on the site. The applicant is incorporating quality and accessible open spaces throughout the site for residents and visitors.

Fernwood Neighbourhood Plan

The *Fernwood Neighbourhood Plan*, 1994 supports the retention of the R-2 Zoning, which permits single-family dwellings and duplexes.

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)

ISSUES AND ANALYSIS

The following section(s) 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.

Design of the breezeway and amenity room in apartment 2

Staff encouraged the applicant to consider a standalone amenity room and remove the breezeway in order to achieve a more cohesive built form and address CPTED concerns. Staff still have concerns with the overall design of this building and invite ADP's input on the appropriateness of a breezeway and the integration of an amenity room in apartment 2.

Ground level entryways and their relationship with the street and greenway

The design guidelines encourage residential uses at street level to have strong entry features and building designs that encourage interaction with the street or public spaces. In all five buildings, the applicant is proposing individual entrances for the ground level units with direct connections to the street, greenway and interior open space. Staff invite the ADP's input on the design of the entryways given the importance of connections between the buildings and the public and private realm.

Landscaping and open site space

The design guidelines encourage useable, attractive and well-integrated open spaces and landscaping with the design of buildings. The applicant is proposing substantial outdoor space and amenities that comply with the design guidelines; however, given the importance of this aspect of the proposal, staff welcome the ADP's input on the design and integration of the open spaces and landscaping.

Application of building materials

The predominant building materials include hardie siding and panels, brick veneer and painted concrete to accentuate different aspects on each of the buildings. Staff invite the ADP's input on the exterior finishes on all the buildings as well as feedback on the application of the building materials.

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. 000567 for 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone Avenue be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000567 for 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone 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 Application No. 000567 for 1230 Grant Street, 1209, 1218, 1219, 1220 and 1226 North Park Street, 1219 Vining Street, 1235 Caledonia Avenue and 1211 Gladstone 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 January 15, 2020 (under separate cover)
- Applicant's letter dated September 26, 2019.

cc: Rob Whetter, dHK Architects Inc.