



Advisory Design Panel Report

For the Meeting of May 27, 2020

To: Advisory Design Panel **Date:** May 20, 2020

From: Leanne Taylor Senior Planner

Subject: **Development Permit with Variances Application No. 00602 for 736 Princess Avenue**

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit with Variances Application for 736 Princess Avenue and provide advice to Council.

The proposal is for a six-storey, mixed-use building consisting of commercial and residential uses. The applicant is proposing three floors of commercial uses, including a ground floor coffee shop, and offices and employment training space on the second and third floors. Approximately 28 units of transitional housing are proposed on levels four to sixth. A Rezoning Application is also required to facilitate this development. The proposal is consistent with the use, height and density policies outlined in the *Official Community Plan* and the *Downtown Core Area Plan*, 2011.

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

- blank walls on the north elevation
- relationship between walls and openings
- 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. Larry Cecco
Arcata Consultants

Architect: Mr. Eddie Williams, MAIBC
Steller Architectural Consulting

Development Permit Area: Development Permit Area 7A: Corridors – Douglas Street and Blanshard Street

Heritage Status: No

Description of Proposal

The proposal is for a six-storey, mixed-use building consisting of commercial and residential uses. The proposed density is 4.01:1 floor space ratio (FSR). The proposal includes the following major design components:

- mid-rise building form consisting of contemporary-style design features, including a flat roofline, industrial-like materials and floor to ceiling glazing at the ground level
- exterior materials include horizontal corrugated metal with aluminium flashing, corten steel accents, cement board, and architectural and board formed concrete
- separate commercial and residential entryways facing Princess Avenue
- a ground floor coffee shop with outdoor seating
- rooftop amenity space on the third and sixth-storeys
- an indoor common area for residents-only on the fifth storey
- seven under-building parking spaces screened from public view
- 14 long-term and five short-term bicycle parking spaces.

The following data table compares the proposal with the existing M-1 Zone. 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	Proposal	Existing Zone M-1 Zone	OCP Policy
Site area (m ²) - minimum	556	n/a	
Density (Floor Space Ratio) - maximum	4.01*	3:1	5:1
Total floor area (m ²) - maximum	2230.67*	1668	
Height (m) - maximum	20.10 (top of roof)/ 20.88 (top of parapet)*	15	
Storeys - maximum	6	n/a	
Site coverage % - maximum	96	n/a	
Setbacks (m) – minimum:			
Front	0	3 or 0	
Rear	0	3 or 0	
Side (east)	0	3 or 0	
Side (west)	0	3 or 0	
Parking – minimum			
Residential	0*	14	
Commercial	8*	17	
Visitor	0*	3	
Bicycle parking stalls (minimum)			
Long-term	14*	28	
Short-term	5*	7	

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Consistency with Policies and Design Guidelines

Official Community Plan

The subject property is designated Core Employment in the *Official Community Plan* (OCP, 2011), which supports mixed-use buildings from eight up to approximately fifteen storeys between Douglas Street and Blanshard Street, and envisions a density of up to 5:1 FSR in which the residential density does not exceed an FSR of 3:1. The OCP identifies the subject property within Development Permit Area 7A (DPA 7A): Corridors – Douglas Street and Blanshard Street. DPA 7A supports mixed-use buildings that revitalize areas of commercial use along corridors with high-quality architecture, landscape and urban design. Enhancing the appearance and achieving a coherent design along corridors in order to strengthen commercial viability and attract pedestrians is strongly encouraged in DPA 7A.

Downtown Core Area Plan

The *Downtown Core Area Plan* (DCAP, 2011) designates the subject property as Residential Mixed-Use District. The DCAP supports mixed-use buildings up to approximately 15 storeys and a maximum FSR of 5:1, of which the residential portion does not exceed 3:1 FSR. The DCAP encourages residential development that has active street-level uses, including commercial services and activities, in order to increase pedestrian activity within the public realm.

Design Guidelines for Development Permit Area 7A: Corridors

- *Design Guidelines from the Downtown Core Area Plan (2011)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (2006)*
- *Guidelines for Fences, Gates and Shutters (2010).*

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.

Blank wall on north elevation

Blank walls that are visible from the street or adjacent properties should be visually pleasing according to the design guidelines. The applicant is proposing blank walls on the north elevation which would be highly visible from the neighbouring properties and Queens Avenue. Staff invite the ADP's input on the treatment of these blank walls.

Relationship between walls and openings

Paying particular attention to the massing relationship between walls and openings on a building is encouraged in the design guidelines. Staff invite the ADP's input on the proposed window pattern and the proportions on each building façade.

Application of building materials

The applicant is proposing a mix of “industrial-like” exterior finishes to compliment the light industrial neighbourhood context and accentuate different aspects of the building. Staff invite the ADP’s input on the proposed exterior finishes and feedback on the application of 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 with Variances Application No. 00602 for 736 Princess Avenue be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit with Variances Application No. 00602 for 736 Princess 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. 00602 for 736 Princess 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 March 10, 2020
- Applicant’s letters dated March 10, 2020 and March 12, 2020.

cc: Gerald Hartwig, Applicant; Steller Architectural Consulting, Architect