

1035 Joan Crescent – Semi-Attached Dwellings Proposal (DPV#00129)

To Mayor and Council:

The Rockland neighbourhood is home to a rich history of stately traditional houses and lush, well-tended landscaping. As part of its evolution, a mix of townhouses, apartments, and care facilities now complement these heritage aspects while retaining an elegant and leafy character.

This proposal is for a pair of semi-attached dwellings in an irregular lot at 1035 Joan Crescent, designed to quietly integrate into the neighbourhood with gentle density. The heritage style, three-bedroom, two-and-a-half bath homes each comprise approximately 280 square meters over two levels, with attached garages. Variations to height, finish, and massing differentiate the two halves, while a common roof unifies them.

A variance to the front setback is requested, due to the measurement methodology required for irregular lots. The existing house on the property would also require this variance, as it would encroach on this setback by almost the same distance.

The project manages to situate two high quality homes in a lot governed by the strictest lot coverage limit for one or two family dwellings in the City (25%), with just 23.08% lot coverage. By contrast, a single family home on this site would be permitted 40% coverage and not be subject to a form and character development permit.

In keeping with neighbourhood character, and to minimize impervious hardscaping, the proposed development will share the existing driveway access to Joan Crescent. A combination of permeable paving stones with concrete borders will be used for driveway and parking surfaces, to increase natural water infiltration and minimize the municipal stormwater load. By contrast, the existing 1950s residence has over 150 square meters of non-permeable surfacing.

Careful consideration has also been given to the siting of the building to preserve existing mature trees. As described in the Arborist's tree preservation plan, this project will preserve 56 trees on the property, and avoid impacting the four (4) City trees on public property. Only one tree of a non-Bylaw-protected variety is proposed to be removed, and much of the front yard will be planted with locally appropriate species.

Multiple green design features and metrics have been incorporated, including construction to BC Energy Step Code 3 for energy efficiency, heat pumps, water- and power- efficient fixtures and appliances, and a dedicated electric vehicle charger for each unit.

A single family detached house currently exists on the property and is being rented in the interim period to tenants who are currently building a new home elsewhere, thus ensuring that no tenants will be displaced.

This proposed development was previously brought before Committee of the Whole on May 21st, at which time a letter from the Rockland Neighbourhood Association Land Use

Committee (RNA-LUC) dated November 18, 2019, precipitated a motion for Staff to work with the Applicant to ensure consistency with the guidelines. Unfortunately, this letter predated the revisions dated January 6th, 2020, and it was later learnt that the RNA-LUC had not received the latest version for their comments.

After review with Staff and discussions with members of the RNA-LUC, revisions have been made to the configuration of the common roof between the units to strengthen the common roofline and address the form and character concern. The main roofline now continues through the upper storey for a more solid appearing connection.

As stated in the report prepared by City Staff, "the proposal is generally consistent with the Design Guidelines for Attached and Semi-Attached Dwellings in Rockland" and "is generally consistent with the Rockland Neighbourhood Plan which encourages attached dwellings and the preservation of large lots and features that contribute to the character of the area."

The minimum front yard setback in the R1-A zone for a rectangular lot is 10.5 meters. A variance to the front setback is requested, due to the "largest rectangle" measurement methodology required for irregular lots. A variance of 7.277 meters is needed to accommodate the siting of the new semi-attached building, placing it 3.223 meters from the front setback. The nearest corner of the proposed building in relation to the nearest point of the front property line would be 14.988 meters; the building would sit over 29.5 meters from the road.

In comparison, 26 out of the 36 buildings on Joan Crescent are situated less than 14.988 meters from the nearest point of the front lot line. Fourteen buildings on Joan Crescent – including the existing house on the subject property – are situated on irregular lots would be considered non-conforming, would require a front setback variance. A similar development built next door, at 1029/1031 Joan Crescent, was built in 2010 on an irregular lot did not require a variance at that time but would now require a variance using the "largest rectangle" method and thus be considered non-conforming.

In conclusion, in spite of the front setback variance being requested, the new semi-attached building will be situated further back from the front lot line than the majority of homes on Joan Crescent, with the nearest corner of the new building only 1.8 meters closer to the front property line than the existing house. Moreover, this development adds two high quality homes respectful of the Rockland neighbourhood while preserving and enhancing its natural features. Thank you for your consideration of this proposal.

Sincerely,

Jon Roler

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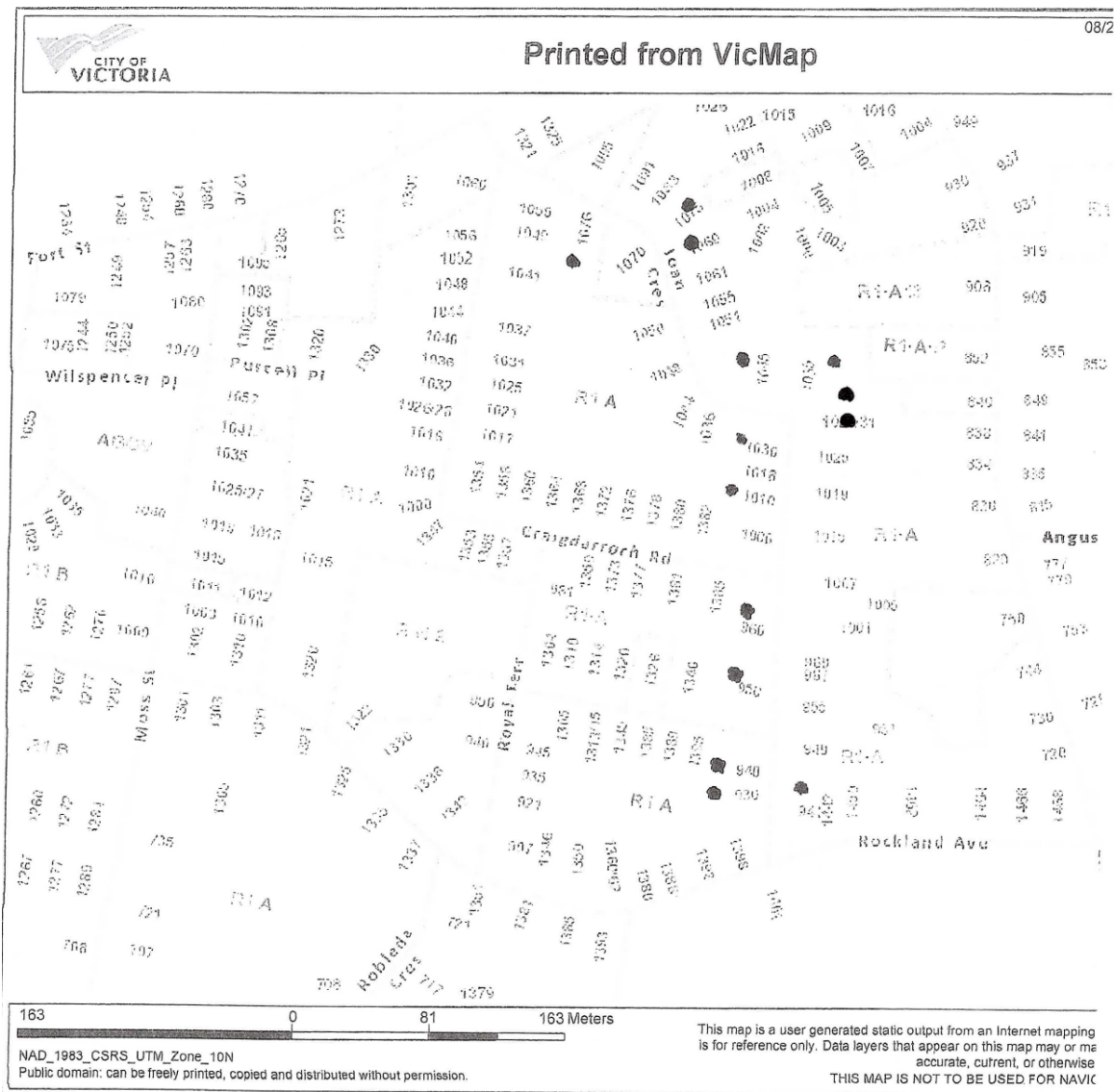


Figure 1: Fourteen (14) buildings on irregular shaped lots that would be considered non-conforming without a setback variance

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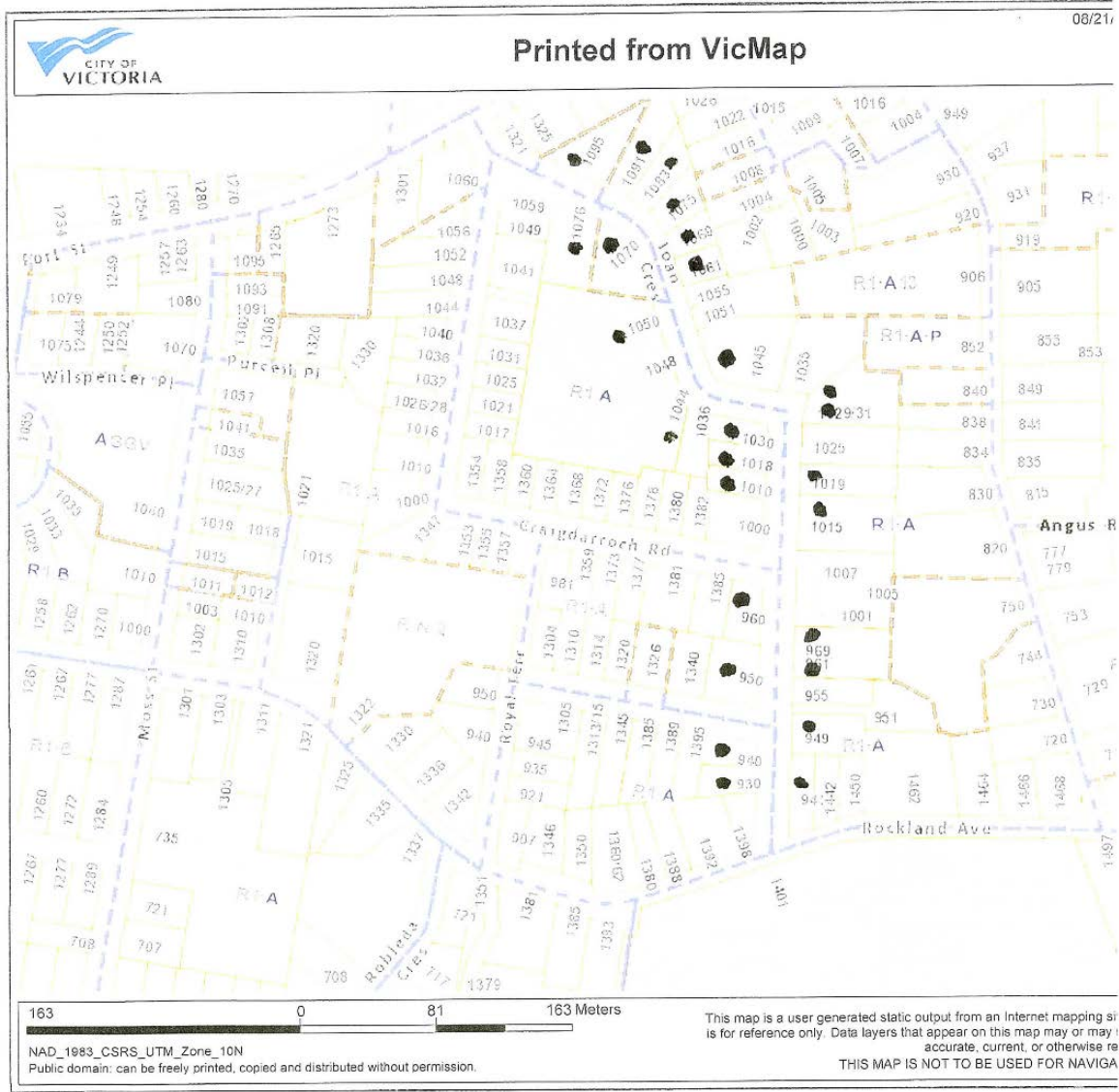


Figure 2. Twenty-six (26) buildings situated less than 14.988m from nearest point of front lot line