



## Committee of the Whole Report For the Meeting of August 5, 2021

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**To:** Committee of the Whole **Date:** July 22, 2021

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** **Development Permit Application No. 000592 for 3150 Somerset Street**

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00763, if it is approved, consider the following motion:

“That Council authorizes the issuance of Development Permit Application No. 000592 for 3150 Somerset Street, in accordance with:

1. Plans date stamped April 6, 2021.
2. The Development Permit lapsing two years from the date of this resolution.”

### LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit Application for the property located at 3150 Somerset Street. The proposal is to demolish the existing duplex and construct two new duplexes.

The following points were considered in assessing this Application:

- the proposal is consistent with the objectives for sensitive infill in Development Permit

Area 15D: Intensive Residential - Duplex of the *Official Community Plan* (OCP, 2012)

- the proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes*
- there are no variances associated with this proposal.

## BACKGROUND

### Description of Proposal

The proposal is to demolish the existing duplex and construct two new duplexes. Specific details include:

- two-storey buildings
- side-by-side units with street-oriented entries
- exterior materials include fiber cementitious panels, cementitious siding and wood shingles
- parking located in garages
- driveways constructed with permeable pavers.

There are no variances associated with this proposal.

### Accessibility

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

### Existing Site Development and Development Potential

The site is presently occupied by a legally non-conforming duplex. Under the current R1-B Zone, the property could be developed as a single-family dwelling with either a secondary suite or a garden suite.

### Data Table

The following data table compares the proposal with the proposed R-2 Zone, Two Family Dwelling District. No variances are requested, as the proposal meets all the requirements of the R-2 Zone.

Zoning Criteria	Proposed Lot A (northern lot)	Proposed Lot B (southern lot)	Zone Standard R-2 Zone
Site area (m <sup>2</sup> ) – minimum	608.08	608.08	555
Density (Floor Space Ratio) – maximum	0.46	0.46	0.50
Total floor area (m <sup>2</sup> ) – maximum	278.86	278.86	280
Lot width (m) – minimum	15.24	15.24	15
Height (m) – maximum	7.53	7.45	7.6

Zoning Criteria	Proposed Lot A (northern lot)	Proposed Lot B (southern lot)	Zone Standard R-2 Zone
Storeys – maximum	2	2	2
Site coverage (%) – maximum	30.89	30.89	40
Open site space (%) – minimum	60.78	60.78	30
<b>Setbacks</b> (m) – minimum			
Front	7.5	7.5	6.7
Rear	14.43	14.43	13.97
Side	1.52 (south)	1.52 (north)	1.52
Side	3.0 (north)	3.0 (south)	3.0
Combined side yards	4.52	4.52	4.50
Parking – minimum	2	2	2

## Community Consultation

The applicant has consulted the Hillside-Quadra CALUC at a Community Meeting held on November 14, 2020, as part of the concurrent rezoning application. A letter from the CALUC dated December 14, 2020 and the Pre-Application Consultation Comments from the Online Feedback Form are attached to this report.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area (DPA) 15D: Intensive Residential Duplex. Within this DPA, the *Neighbourliness Guidelines for Duplexes* (1996) are applicable.

The Design Guidelines encourage new duplex buildings to be in scale and character with the neighbourhood. Additionally, the front of the building should be broken up into parts to create the appearance of a smaller building. The two proposed duplexes have pitched roofs and a change of materials between the two storeys, which visually breaks up the massing on the front façade.

The guidelines encourage driveways that have a minimal impact on pedestrian enjoyment of the street and with attractive landscaping. In order to reduce the impact of the proposed driveways and garages, which are prominently located in the centre of the proposed buildings, the main entrances have extended awnings and a walkway to the front entrance is delineated within the driveway with different coloured permeable pavers.

Finally, the Design Guidelines encourage careful consideration of windows in relation to overlook to neighbouring properties. Windows on the upper storeys are minimized and where possible transom windows have been used. In addition, larger side yard setbacks are proposed on the sides external to the development.

### **Hillside-Quadra Neighbourhood Plan**

The *Hillside-Quadra Neighbourhood Plan (1996)* notes that new housing should fit comfortably into the neighbourhood, both in size and exterior design. The traditionally inspired design of the duplexes is in keeping with the existing context, and the height and massing is consistent with other two storey buildings in the area.

### **CONCLUSIONS**

The proposal to construct two duplexes is generally consistent with Development Permit Area 15D: Intensive Residential Duplex and the applicable Design Guidelines. Staff recommend that Council consider supporting the Development Permit Application.

### **ALTERNATE MOTION**

That Council decline Development Permit Application No. 000592 for the property located at 3150 Somerset Street.

Respectfully submitted,

Mike Angrove  
Senior Planner  
Development Services Division

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

### **List of Attachments**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped June 8, 2021
- Attachment D: Letter from applicant to Mayor and Council dated December 15, 2020
- Attachment E: Community Association Land Use Committee Comments dated December 14, 2020 and Pre-Application Consultation Comments from Online Feedback Form
- Attachment F: Arborist Report dated January 8, 2021 and amended March 25, 2021 and June 3, 2021
- Attachment G: Correspondence (Letters received from residents).