



Committee of the Whole Report For the Meeting of December 9, 2021

To: Committee of the Whole **Date:** November 25, 2021

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

Subject: **Development Permit with Variances Application No. 00184 for 3117 Blackwood Street**

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. 00783, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00184 for 3117 Blackwood Street, in accordance with:

1. Plans date stamped October 5, 2021.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the north side yard setback from 3.0m to 2.72m;
 - ii. reduce the vehicle parking from 3 stalls to 2 stalls;
3. 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 with Variances Application for the property located at 3117 Blackwood Street. The proposal is to demolish the existing single-family dwelling and construct

a new duplex with two suites. The variances are related to reducing the north side yard setback and reducing the vehicle parking.

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, 2012 (OCP)*.
- The proposal is generally consistent with the *Neighbourliness Guidelines for Duplexes*.
- The setback variance is minimal in nature and windows are limited on the upper north façade associated with this proposal.
- The provision of secure long term bicycle storage helps mitigate the one stall parking variance.

BACKGROUND

Description of Proposal

The proposal is to demolish the existing single-family dwelling and construct a new duplex with two suites. Specific details include:

- two-storey building
- side-by-side units
- exterior materials include cement board lap siding, stucco and standing seam metal
- parking located in garages
- driveways constructed with permeable pavers.

The proposed variances are related to:

- reducing the north side yard setback from 3.0m to 2.72m
- reducing the vehicle parking from three stalls to two stalls.

Sustainability

As indicated in the applicant's letter dated October 4, 2021 the following sustainability features are associated with this application:

- designed to meet Step 3 of the BC Energy Step Code
- designed to be solar ready
- permeable driveway
- EV charging station for each of the main residential units
- green roof areas on portions of the first storey to allow for delayed release of stormwater.

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 with a single-family dwelling. Under the current R1-B Zone, Single Family Dwelling District, 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 existing R1-B Zone and the standard R-2 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the standard R-2 Zone.

Zoning Criteria	Proposal	Existing R1-B Zone	Standard R-2 Zone
Site area (m ²) – minimum	612.06	460	555
Density (Floor Space Ratio) – maximum	0.5	N/A	0.5
1 st and 2 nd storey floor area (m ²) – maximum	305.3*	280	280
Combined floor area (m ²) - maximum	413.5*	300	380
Lot width (m) – minimum	18.75	15	15
Height (m) – maximum	7.59	7.6	7.6
Storeys – maximum	2 (with basement)*	2	1.5 (with basement) 2 (without basement)
Site coverage (%) – maximum	27.8	40	40
Open site space (%) – minimum	65	N/A	30
Setbacks (m) – minimum			
Front	6.1	7.5	5.81
Rear	11.26*	8.16	11.43
Side (north)	2.72*	3	3
Side (south)	1.88	1.88	1.88
Combined side yards	4.6	4.5	4.5
Parking – minimum	2*	3	3

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Hillside-Quadra CALUC at a Community Meeting held on April 29, 2021 as part of the Rezoning Application requirements. A letter dated May 28, 2021 and the Pre-Application Consultation Comments from the online feedback forms are attached to this report.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan, 2012 (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 proposed duplex has pitched roofs and a change of materials between the two units, 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 separate walkway to the front entrance.

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.

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 modern design of the duplex features pitched roofs in keeping with the existing context, and the height and massing is consistent with other two storey buildings in the area.

Regulatory Considerations

There are two variances associated with the proposal. The first is to reduce the north side yard setback from 3.0m to 2.72m. This variance is considered supportable as the sides of the building have been designed to reduce overlook, with the upper storey windows minimized and transom windows used where possible.

The second variance is to reduce the required vehicle parking from three stalls to two stalls. This variance is considered supportable as one bicycle lockup has been proposed for the residents of the secondary suites, and staff are requesting a second bicycle lockup as part of the Rezoning Application, which should help mitigate the variance.

CONCLUSIONS

The proposal to construct a duplex with two secondary suites 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 with Variances Application No. 00184 for the property located at 3117 Blackwood Street.

Respectfully submitted,

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Senior Planner – Development Agreements
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 October 5, 2021
- Attachment D: Letter from applicant to Mayor and Council dated October 4, 2021
- Attachment E: Community Association Land Use Committee Comments dated May 28, 2021
- Attachment F: Pre-Application Consultation Comments from Online Feedback Form
- Attachment G: Arborist Report dated March 4, 2021 and revised September 27, 2021
- Attachment H: Correspondence (Letters received from residents).