



Advisory Design Panel Report

For the Meeting of April 24, 2019

To: Advisory Design Panel **Date:** April 17, 2019

From: Leanne Taylor, Senior Planner

Subject: Development Permit Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 3020 Douglas Street and 584 Burnside Road East and provide advice to Council.

The proposal is for a six-storey, mixed-use development consisting of residential and commercial uses and requires a Rezoning and Development Permit Application. The proposal is consistent with the key policies related to use and density outlined in the *Official Community Plan* (2012) and the *Burnside Gorge Neighbourhood Plan* (2017) for the subject properties. Staff are looking for commentary from the Advisory Design Panel with regard to the application of building materials.

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: Ms. Deanna Bhandar
Victoria Cool Aid Society

Architect: Mr. Paul Hammond, MAIBC
Low Hammond Rowe Architects

Development Permit Area: Development Permit Area 7A: Corridors – Burnside Road

Heritage Status: N/A

Description of Proposal

The proposal is for a six-storey, mixed-use development consisting of commercial and residential uses. The development has a proposed floor space ratio (FSR) of 2.02:1 FSR.

The proposal includes the following major design components:

- mid-rise building form consisting of contemporary architectural features including a flat roofline and contemporary-style windows and materials
- glazed commercial ground floor
- three distinct building sections including a five-storey street front and connecting ribbon and a six-storey, L-shaped mid-block
- recessed windows with inverted bays, typically angled to one side
- juliet balconies on windows with deeper recesses in the façade
- exterior building materials consisting of cementitious panel, vertical metal panel with wood print, metal cladding, vinyl windows or curtain wall glazing
- large community-oriented south-facing plaza
- residential and commercial lobbies spill out onto the tree-adorned plaza, connecting residents, the café, work-live units, commercial tenants and daycare facilities
- two residential rooftop patio spaces (at levels two and five) and a daycare outdoor play space at level two
- children's play structures in plaza and on rooftop patios
- large outdoor patio spaces for the live-work units
- a public pedestrian pathway linking Burnside Road East and Douglas Street
- 56 new trees planted on-site
- a large rain garden to gather runoff from the roof of building
- 14 surface parking spaces that blend in with the common plaza area
- two levels of underground parking for all commercial and residential uses
- driveway to the underground parkade on the north side of the building, accessed from Douglas Street or Burnside Road East
- loading bay on the north side of the building.

The following data table compares the proposal with the existing C-1 Zone, Limited Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard
Site area (m ²) – minimum	5752.60	n/a
Density (Floor Space Ratio) – maximum	2.02:1 (residential density is 1.5:1) *	1.40:1
Total floor area (m ²) – maximum	11,632 *	8053.64
Height (m) – maximum	22.74 * – top of roof 24.24 * – top of parapet	12
Storeys – maximum	6	n/a
Site coverage (%) – maximum	69.97	n/a
Open site space (%) – minimum	10.77	n/a

Zoning Criteria	Proposal	Zone Standard
Setbacks (m) – minimum		
Front (Burnside Road East)	3.95 *	6
Rear (E)	4.21 * – building 0 – parkade	12.12
Side (N)	0	0
Side (S)	3.50	0
Vehicle parking – minimum		
Residential	52	49
Commercial	77	76
Visitor vehicle parking included in the overall units – minimum	15	15
Bicycle parking stalls – minimum		
Long-term	186	179
Short-term	30	29

Sustainability Features

The following sustainability features are associated with this application:

- Step 3 of the BC Energy Step Code
- exterior insulation and reduction in thermal bridging
- high performance double-glazed window system
- high efficiency mechanical heating and cooling systems, including heat recovery technologies
- energy star appliances and low-flow fixtures
- a green plaza with on-site, slow release storm water retention.

Consistency with Policies and Design Guidelines

Official Community Plan

The *Official Community Plan* (OCP, 2012) Urban Place Designation for the subject property is General Employment with limited residential, which supports mixed-use buildings up to approximately five storeys and a density of up to approximately 2.5:1 FSR of which the residential density may not exceed a density of 1.5:1 FSR. The OCP supports residential uses on upper floors where commercial or light industrial uses comprise the ground floor. The

applicant is proposing five storeys for the street front and connecting ribbon portions of the building, and increasing the number of storeys to six for the mid-block portion. The proposed residential density is 1.5:1 FSR and the residential uses are limited to the upper storeys, except for five work-live units being proposed on the ground level within the mid-block portion of the building at the rear of the site.

The OCP also identifies the subject properties in Development Permit Area 7A: Corridors – Burnside Road. The objectives of this DPA encourage the revitalization of corridors with commercial uses through high quality architecture, landscape and urban design to enhance their appearance, achieve coherent design along corridors, strengthen commercial viability and encourage pedestrian use. The DPA area also encourages new development to be compatible with adjacent and nearby lower-density residential neighbourhoods through human-scaled urban design and a sensitive transition in building form and place character. For comparison, the neighbouring properties to the south presently occupied by single family dwellings are designated Urban Residential in the OCP, which supports multi-unit residential and mixed-use buildings up to six storeys and densities up to approximately 2:1 FSR.

Burnside Gorge Neighbourhood Plan

The *Burnside Gorge Neighbourhood Plan* (2017) also designates the subject properties General Employment with limited residential, which supports building up to six storeys that contain light industrial or commercial uses on the ground floor and commercial or residential on upper floors. The Plan also supports a density of up to approximately 2.5:1 FSR, of which the residential density should not exceed 1.5:1 FSR. For lots that front onto both Burnside Road and Douglas Street, the Plan supports residential uses at grade if a significant employment component is included in part of the lot along Douglas Street, which is designated as General Employment. Even though this development application does not include the front portion of the site (Phase 2), the future vision for the site is to construct a commercial building.

Design Guidelines for Development Permit Area 3 (HC): Core Mixed-Use Residential

- *Design Guidelines for: Multi-Unit Residential, Commercial and Industrial* (2012)
- *Revitalization Guidelines for Corridors, Villages and Town Centres* (2017)
- *Guidelines for Fences, Gates and Shutters* (2010)
- *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006)

ISSUES AND ANALYSIS

The following section identify and provide a brief analysis of the areas where the Panel is requested to provide commentary.

Application of Building Materials

The applicant is proposing a mix of materials to accentuate different aspects of the building. Along the base of street front portion of the building, cementitious panels are proposed. The “frames” are white cementitious panel, with the “core” as a vertical metal panel with wood print and the “gaps” as charcoal cementitious panel. Staff would like the ADP’s input on the exterior finishes and feedback on the application of building materials on the entire building.

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. 000542 for 3020 Douglas Street and 584 Burnside Road East be approved as presented.

Option Two

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000542 for 3020 Douglas Street and 584 Burnside Road East 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. 000542 for 3020 Douglas Street and 584 Burnside Road East 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 12, 2019
- Applicant's letters dated November 29, 2018 and March 12, 2019.

cc: Deanna Bhandar, Victoria Cool Aid Society; Paul Hammond, Low Hammond Rowe Architects.