



Committee of the Whole Report

For the Meeting of November 23, 2017

To: Committee of the Whole **Date:** November 16, 2017

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Development Permit Application No. 000510 for 530 Michigan Street

RECOMMENDATION

That Council authorize the issuance of Development Permit Application No. 000510 for 530 Michigan Street, in accordance with:

1. Plans date stamped October 13, 2017
2. Development meeting all *Zoning Regulation Bylaw* requirements
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 *Official Community Plan*, 2012. 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 530 Michigan Street. The proposal is to construct one four-storey residential building with 70 units; one five-storey residential building with 37 units; and seven townhouse units.

The following points were considered in assessing this Application:

- consistency with the Capital Park Urban Design Guidelines (2015) with respect to the siting of buildings, the access provisions between buildings, the materials and finishes, and the sensitive transition to adjacent residential areas

- consistency with the James Bay Neighbourhood Plan in terms of phasing out surface parking lots and providing people oriented design, compatible with the James Bay neighbourhood
- consistency with the Master Development Agreement (MDA) covering the site; which includes requirements for housing, streets, permitted uses and floor space allocation
- no variances are requested.

BACKGROUND

Description of Proposal

This Development Permit Application is for the third and final phase of the Capital Park Project. The details of the three proposed buildings are as follows:

Details of Building C Design and Landscape:

- the largest of the three buildings proposed, Building C is a four-storey residential building containing 70 condominium units with a range of one, two, and three bedroom units
- a three-storey townhouse expression, in keeping with the rhythm and scale of the adjacent residential areas with a stepped back fourth storey
- street and rear facing raised garden terraces defining entryways and providing rear yard space
- predominantly red/brown brick cladding, broken-up with metal panel cladding around the extruded window architectural elements.

Details of Building D Design and Landscape:

- Building D is located in the centre of the three proposed buildings and is a five-storey, 37 unit residential building with a range of one, two, and three bedroom-plus-den units
- a modified townhouse expression along the Michigan Street elevation to maintain a residential scale and texture
- an architectural expression reflective of the office buildings on the north elevation, acting as a backdrop to the central plaza
- a sloped rooftop colonnade element, higher on the north elevation and sloping to the south to provide a consistently scaled plaza elevation without adding height to the residential side of the building
- predominantly brick cladding, dark brown and lighter taupe
- a large landscaped mid-block mini-park at the main south entrance fronting Michigan Street with angular berms and a robust planting palette.

Details of the Building E (Townhouses) Design and Landscape:

- Building E includes seven two-and-a-half and three-storey townhouses
- scale and massing designed to relate to the relocated heritage buildings on the block and adjacent residential buildings
- contemporary character expressed with traditional material including brick and metal cladding
- elevated front entries off of Michigan street accompanied by a layered planting plan
- rear yard private outdoor space separated from the phase 1 walkway by a large mounded planter and vegetation.

Sustainability Features

As indicated in the applicant's letter dated August 25, 2017, the following sustainability features are associated with this Application:

- a permeable pedestrian circulation network
- a LEED Gold equivalent level of performance targeted but not secured through registration with the Canadian Green Building Council.

Active Transportation Impacts

Active transportation impacts were assessed at the initial rezoning for the property and included the utilization of a previously underutilized central city location that, by virtue of its proximity to downtown and an existing residential area, supports active transportation efforts.

Public Realm Improvements

Two access routes to the Central Plaza at either side of Building D are part of this proposal, which are identified within the Master Development Agreement (MDA). Additionally, a four metre wide section of the access to the West Courtyard, at the corner of Menzies and Michigan Street, will complete this access.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently vacant as part of the overall Capital Park project, but formerly contained two heritage houses (since relocated), surface parking lots and commercial buildings that housed Provincial Government offices.

Data Table

The following data table compares the proposal with the existing CD-2 Zone, Legislative Comprehensive District. The Application is fully compliant with the zone and no variances are requested in association with this Application.

Zoning Criteria	Proposal	Zone Standard CD-2 (DA-LP-2C)
Density (Floor Space Ratio) – maximum	1.84	N/A
Height (m) - maximum	17.30	17.50
Site coverage (%) - maximum	50	50
Setbacks (m) – minimum		
Build to line (Michigan Street)	3.07	3.0
Parking - minimum	132	114

Zoning Criteria	Proposal	Zone Standard CD-2 (DA-LP-2C)
Visitor parking (minimum) included in the overall units	11	11
Bicycle parking stalls (minimum)		
Class 1	125	125
Class 2	22	2

ANALYSIS

The *Official Community Plan* (OCP) identifies this property within Development Permit Area (DPA) 12, Legislative Precinct, with the objective to enhance the area through high-quality architecture, landscape and urban design. The DPA enables Council to review and approve the character of the development including landscaping, siting, form, exterior design and finish of buildings and other structures.

The key guidelines related to this area are the *Capital Park Urban Design Guidelines, 2015*. The Development Permit plans closely match those submitted for the Rezoning Application and OCP Application approvals given by Council and the *Capital Park Urban Design Guidelines, 2015*. The proposal largely reflects the realization of these guidelines with little, if any, deviation from the initial concepts presented as part of the rezoning. In some cases, the proposal improves upon the design guidelines. For instance, the building separation between Buildings C and D and Buildings D and E is specified as five metres in the design guidelines, while the proposal has provided over 6 metres.

Key public amenities are also being realized as part of the Development Permit. This includes the mid-block mini park on Michigan Street in front of Building D, and the two walkways on either side of Building D connecting Michigan Street through to the Central Courtyard and Superior Street while maintaining the view through to the Parliament Buildings.

A Master Development Agreement also applies to this Application; however, the amenity contributions and conditions of development specified within the Agreement were completed in previous phases of the project.

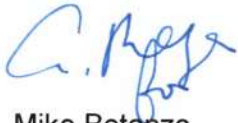
CONCLUSIONS

The proposed residential buildings at 530 Michigan and final phase of the Capital Park project fulfils the vision presented to the City as part of the rezoning for the overall project. The Application is based on and directly follows the Zoning Regulation Bylaw Amendment and Official Community Plan Amendment approved by Council on March 12, 2015. The building design and landscaping details are consistent with the *Capital Park Urban Design Guidelines, 2015*. Given the consistency of the Development Permit plans with the design guidelines, staff recommend that Council consider supporting this Application.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000510 for the property located at 530 Michigan Street.

Respectfully submitted,



Miko Betanzo
Senior Planner - Urban Design
Development Services Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

Nov 15, 2017

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped October 13, 2017
- Attachment D: Letter from applicant to Mayor and Council dated August 24, 2017.