



Committee of the Whole Report For the Meeting of November 2, 2017

To: Committee of the Whole **Date:** October 20, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit Application No. 000498 for 1088 Johnson Street

RECOMMENDATION

That Council authorize the issuance of Development Permit Application No. 000498 for 1088 Johnson Street, in accordance with:

1. Plans date stamped August 31, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. Preparation of a reciprocal easement agreement for access to exiting across the property line, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Council authorizing anchor-pinning into the City Right-of-Way provided that the applicant enters into an Encroachment Agreement in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works.
5. Final plans to be in accordance with the plans identified above to the satisfaction of City staff.
6. 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 revitalization of an area in which a commercial use is permitted, 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 1088 Johnson Street, which is a resubmission for a previously approved Development Permit that expired in August 2015. The proposal is for a 10-storey, multi-unit residential building with ground-floor commercial space. The building is comprised of 37 units ranging in size from 55m² to 118m². The building includes parking for 11 vehicles on the ground floor and basement levels. In addition, 21 parking spaces are reserved for occupants of this building in the parking structure of a multi-unit residential building with ground-floor commercial space currently under construction to the north. Bicycle parking for each unit is provided in storage lockers in the basement. No variances are proposed as part of this application.

The proposed building is located in the smaller portion of the L-shaped lot which is in the R-48 Zone, Harris Green District. The R-48 Zone property has been subdivided from the larger lot, which was the subject of a separate rezoning application for a 13-storey multi-unit residential building with ground-floor commercial space.

The following points were considered in assessing this application:

- no variances from the R-48 Zone, Harris Green District, are requested
- the proposal is generally consistent with the design policies and guidelines contained within the Downtown Core Area Plan, 2011
- the building separation distances meet the guidelines in the Downtown Core Area Plan, 2011
- the proposal is largely unchanged from the previous proposal presented to, and approved, by Council in 2013
- at its meeting on June 26, 2013, the Advisory Design Panel unanimously recommended that the application be approved, and since the policy context has not changed and the design has not significantly changed, staff recommend a secondary referral to ADP not be required.

BACKGROUND

Description of Proposal

The proposal is to develop a 10-storey, multi-unit residential building containing 37 units with ground-floor commercial space. The building is proposed on Johnson Street between the Sutton Place apartments on the west and the Mondrian apartment building on the east. The site is in the R- 48 Zone, Harris Green District, which permits the proposed use and density.

Specific details include:

- 24 two-bedroom and 13 one-bedroom suites ranging in size from 55m² to 118m²
- 133m² of ground floor commercial space
- parking for 11 vehicles on the ground floor and basement levels. In addition, 21 parking spaces are reserved for occupants of this building in the parking structure of the multi-unit residential building under construction to the north
- secure bike lockers in the basement for each residential unit (previously, the bike racks were located on each floor) plus three for commercial use.

Building design elements include:

- building height matching neighbouring towers
- north and south suite orientation with balconies
- narrow slot windows on flanking façades
- extensive glazing on north and south façades and balconies
- traditional base, body and top components of a residential tower
- three-storey podium
- canopy over the residential entry.

Building materials include:

- smooth and textured concrete
- cement panels in champagne and twilight blue
- glass balcony panels
- glass block
- clear and fritted glass
- cedar soffit/wall finish
- metal fascia.

Landscaping elements include:

- courtyard entry water feature
- tree retention on east property line, where possible
- Boston ivy to green and soften the side elevations of the building
- decorative pavers and saw-cut concrete paving.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The application proposes bike racks for each residential unit plus two for the commercial units which support active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit application.

Accessibility Impact Statement

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

Existing Site Development and Development Potential

The site has been used as a staging area for the construction of neighbouring properties and prior to that it was used as a parking lot.

In terms of use and density, the proposal reflects the maximum entitlement under the R-48 Zone, Harris Green District. In this zone, there is no maximum floor space ratio regulation. Building size and floor area are regulated by a maximum building height of 10 storeys. No rear or side yard setbacks are required; however, a front setback of 3.5m is required for ground-floor

residential uses, and 0.5m setback for non-residential uses. This zone does not require the provision of parking.

The density bonus system and densities proposed in the Downtown Core Area Plan do not apply to parcels of land that are in the R-48 Zone, Harris Green District; unless the property owner seeks to rezone the property to a different zone.

Data Table

The following data table compares the proposal with the existing R-48 Zone, Harris Green District. There are no variances associated with this application.

Zoning Criteria	Proposal	Zone Standard R-48
Site area (m ²) - minimum	675.00	N/A
Density (Floor Space Ratio) - maximum	5.6:1	N/A
Total floor area (m ²) - maximum	3754.00	N/A
Height (m) - maximum	29.95	30.00
Storeys - maximum	10	10
Site coverage % - maximum	95	N/A
Open site space % - minimum	5	N/A
Setbacks (m) – minimum:		
Front (Johnson Street)	0.50	0.50
Rear	5.00	N/A
Side (east)	3.00	N/A
Side (west)	3.00	N/A
Parking - minimum	11	Nil
Visitor parking (minimum) included in the overall units	1	1
Bicycle parking stalls (minimum) – secure	39	37 + 1 commercial
Bicycle parking stalls (minimum) – public	6	6

Relevant History

A previous application for a similar proposal was approved by Council at the meeting of August 29, 2013 (minutes attached). This Development Permit expired on August 29, 2015. The current proposal is very similar to the original design.

The following minor changes have been made to the design:

- reconfiguration of the basement layout and service rooms
- introduction of mechanical vents and exhausts
- reconfiguration of the elevator overrun

- reduction in parking by four stalls
- revisions to window mullion patterns and door configurations
- reconfiguration of common circulation areas due to building code requirements, resulting in the relocation of the bike racks to the basement
- removal of the columns on the cantilever roof of level ten
- removal of balcony access from the south-west corner unit on levels two and three
- enlargement of the landscaping planter on level four to accommodate a tree.

Had the original Development Permit not expired, these changes could have been facilitated through the staff delegation process.

Community Consultation

This Development Permit Application does not include any variances, therefore no formal consultation with the Downtown Residents Association was required.

ANALYSIS

Development Permit Area and Design Guidelines

The proposal is generally consistent with the design policies and guidelines contained within the *Official Community Plan, 2012*, and the *Downtown Core Area Plan, 2011* and its appendices.

Fit with the Sutton Place and Mondrian Multi-unit Residential Buildings

Appendix 6 of the *Downtown Core Area Plan, 2011* (DCAP) provides guidelines on building separation distances. The building separation guidelines in the DCAP are based on the principle of increasing building separation in relation to increased building height. The purpose of the guidelines is to enhance privacy, open views between buildings, and permit access to sunlight and views of the sky.

The guidelines recommend a minimum separation space of 3m from the property line for a building height of up to 30m. This separation space does not apply to the podium level of buildings in order to encourage continuous street walls within the front half of a parcel of land.

The building separation distances of the proposed building differ for the podium and for the tower above it. The three-storey podium runs the length of the street frontage which satisfies the objective of a continuous street wall. The separation distances for the tower above the podium, measured from its east and west property lines, meets the minimum separation space guideline of 3m. The clearance between the tower from Sutton Place and the Mondrian towers is 10.7m and 9.5m, respectively, from building face to building face (not including balconies, which project into this distance).

The separation space between towers notwithstanding, all the units in the building are oriented in a north-south direction with living rooms and balconies facing out in these directions. The windows on the east and west façades are narrow and placed to mitigate the privacy impacts on residents and neighbours. In addition, a significant portion of the east and west façades has no windows and is dedicated to exit stairways, elevators and lobbies.

Visually, the apparent massing of the building is reduced by the slender form of the tower and the extensive glazing and glass-fronted balconies on the north and south façades.

Treatment of Side Elevations

The windows on the side elevations are narrow with a significant amount of the elevation façades being windowless. The side elevations are articulated with inseting of the building's central stairs and lobby areas. The cladding treatment on these elevations is a combination of textured and smooth finished concrete, coloured cement panels and glass blocks. While the articulation and various cladding treatments add interest, the areas of smooth or textured concrete predominate. The proposal incorporates Boston ivy to soften and add additional colour to the side elevations of the tower where smooth or textured concrete predominates; this provides interest and further breaks up the massing of these elevations.

Podium Design

The podium includes a 0.5m setback as required for the access/egress stairs at the front. In addition, the setback for the ground-floor commercial space has been reduced to 2m in response to staff's concern regarding its visibility and street presence. The residential entranceway has been enhanced by means of changes in the canopy and the more detailed plans for the security gate have been provided to establish its compliance with Council's *Design Guidelines for Fences, Gates and Shutters*, July 2010.

Advisory Design Panel Review and Revisions

The proposal was presented to the Advisory Design Panel (ADP) on June 26, 2013. The Panel recommended that the application be approved as presented. Since the design of the current proposal has not significantly changed since the application was presented to ADP, staff recommend for Council's consideration that further referral to the ADP not be required.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

One municipal boulevard tree is located on the west of the property along Johnson Street. It is the applicant's intent to retain this tree and appropriate measures will be incorporated during construction to increase the likelihood of retention.

Easements

A reciprocal easement is required to allow vehicle access through the parkade of the adjacent development at 1075 Pandora Avenue. This is required to be in place to ensure exiting meets the requirements of the BC Building Code, and staff are recommending this is completed prior to issuance of the Development Permit. Appropriate wording has been included in the recommendation for Council's consideration.

CONCLUSIONS

No variances are requested from the R-48 Zone, Harris Green District, and the proposal is generally consistent with the design policies and guidelines contained within the Downtown Core Area Plan, 2011 and its appendices. The changes that have occurred to the original proposal's approval in 2013 are minor in nature and do not alter the integrity of the design. For this reason, staff recommend Committee support the application.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000498 for the property located at 1088 Johnson Street.

Respectfully submitted,

C.R. Wain

Charlotte Wain
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Development Services Division

A. Mays

J. Tinney
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Report accepted and recommended by the City Manager

Jocelyn Denby
Date: Oct. 25, 2017

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Letter from applicant to Mayor and Council date stamped February 21, 2017
- Attachment D: Plans date stamped August 31, 2017
- Attachment E: Council minutes from August 29, 2013