



Committee of the Whole Report

For the Meeting of October 26, 2017

To: Committee of the Whole **Date:** October 19, 2017

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

Subject: Development Permit Application No. 000495 for 71 and 75 Montreal Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit Application No. 000495 for 71-75 Montreal Street in accordance with:

1. Plans date stamped August 16, 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 *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 updated information, analysis and recommendations for a revised Development Permit Application for the properties located at 71 and 75 Montreal Street. The proposal is to construct a 12-unit, ground-oriented residential building. The subject lands are located in Development Permit Area 16 and staff have reviewed the application against the Multi-Unit Residential Design Guidelines. The application is generally consistent with these guidelines.

BACKGROUND

Description of Proposal

The applicant proposes a two-storey, ground-oriented, 12-unit residential building with 12 underground parking stalls. Exterior building materials include:

- metal cladding
- white cementous panels
- cedar tongue and groove siding
- thermal windows.

Landscaping materials in common open space areas include:

- concrete pavers
- cast in place concrete low walls and metal railings
- various tree and shrub species (noted on landscape plan).

Sustainability Features

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

Active Transportation Impacts

The applicant is proposing 14 Class 1 bicycle parking stalls, two more than required per Schedule C of the *Zoning Regulation Bylaw*, which supports active transportation.

Public Realm Improvements

The applicant has agreed to provide a 1.1m Statutory Right-of-Way for sidewalk improvements on the Niagara Street frontage.

Existing Site Development and Development Potential

The properties are currently in the R-2 Zone, Two Family Dwelling District. Under the current R-2 Zone, the properties could each be developed as a single-family dwelling, single-family dwelling with a secondary suite, or duplex dwellings.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the James Bay CALUC at a Community Meeting held on May 11, 2016. A letter dated May 20, 2016 is attached to this report. The applicant also subsequently met with the James Bay CALUC on May 10th, 2017; however, feedback from this meeting was not received at the time of writing this report.

ANALYSIS

The *Official Community Plan*, (2012), includes these properties in Development Permit Area (DPA) 16, General Form and Character where the *Design Guidelines for Multi-Unit Residential, Commercial and Industrial*, (2012), are applicable.

The area around the subject properties is defined by multi-family dwellings, public tennis courts, a playing field, a cultural facility; and predominantly, surface parking. While the immediate area also contains single-family dwellings, the area is largely devoted to three-storey multi-family dwellings with surface parking. The single-family dwelling to the south of the subject property is at a similar scale and site coverage to this proposal, with the exception of a greater front yard set-back, notably used for surface parking. The two single-family dwellings to the north of the subject property reflect a traditional residential character more common to the blocks west of the subject property and not in the immediate area. Given this context, the density and height of the proposal achieves the Guideline objectives for compatible and unifying design that improves the character of the established area. The distinctive characteristics of the context that make the proposal suitable to the subject properties are the corner lot location, the rear laneway access, the multi-family predominance in the neighbourhood, and the adjacent open space amenity. These characteristics are relatively unique to this location within James Bay and provide an amenable context for a proposal of this nature.

The proposal further complies with the Guidelines as follows:

- entrances to the units are oriented to the street. Entryways include steps and many include entry canopies which provides a transition from the public realm of the street and sidewalk to the private realm of the proposed residences
- landscaped planting areas are proposed along the street frontages
- parking is accessed from the lane and located in an enclosed underground parking garage.

CONCLUSIONS

The applicant has proposed a design approach that is consistent with the design guidelines prescribed in Development Permit Area 16, General Form and Character. Staff recommend that Council consider supporting the application.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000495 for the property located at 71-75 Montreal Street.

Respectfully submitted,




Miko Betanzo, Senior Planner – Urban Design
Sustainable Planning and Community
Development Department



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Date:


Oct. 17, 2017

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped August 16, 2017