



## **Committee of the Whole Report**

### **For the Meeting of October 19, 2017**

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

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

**Subject:** Development Permit Application No. 000514 for 425 Oswego Street

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### **RECOMMENDATION**

That Council decline DP Application No. 000514 for the property located at 425 Oswego Street.

### **LEGISLATIVE AUTHORITY**

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 425 Oswego Street. The proposal is to create a two and a half storey, single-family dwelling on an existing undersized lot.

The following points were considered in assessing this application:

- the proposal is consistent with many of the Design Guidelines for Small Lot Houses (2002) in Development Permit Area 15A – Intensive Residential – Small Lot, in terms of visual character but inconsistent in terms of impact on neighbouring properties (the proposed building will be located on an undersized lot [166.7m<sup>2</sup> versus required 260m<sup>2</sup>] and the massing, scale and height are not adequately responsive to the smaller lot size).

### **BACKGROUND**

#### **Description of Proposal**

The proposal is for a two and a half storey, single-family dwelling on an existing undersized lot. Refer to concurrent Rezoning Application No. 00576 for details related to the regulations for a small lot rezoning. Specific details of the Development Permit Application include:

- a full height basement, a nine foot (floor to ceiling) elevated main-storey, a full height second-storey and a seven foot (floor to ceiling) half storey for a total floor area of 166.03m<sup>2</sup> (1784 ft<sup>2</sup>)
- a narrow and tall building form with traditional residential characteristics including dormers and bay windows
- covered front porch
- horizontal fibre cement cladding, asphalt roof shingles, traditional trim and decorative blocking and a stone veneer plinth
- side yard parking on permeable pavers
- fully landscaped front yard and a large rear yard patio with permeable pavers.

### **Sustainability Features**

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

### **Active Transportation Impacts**

The applicant has not identified any active transportation impacts associated with this application.

### **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 is presently vacant. Refer to the concurrent Rezoning Application No. 00576 for the development potential assessment.

### **Data Table**

The following data table compares the proposal with the existing R3-2 Zone, Multiple Family Dwelling District, and the zone standard R1-S2 Zone, Restricted Small Lot (Two Storey) District.

An asterisk is used to identify where the proposal is less stringent than the existing zone.

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Existing R3-2 Zone Multiple Family Dwelling District as related to single family dwelling</b>	<b>Zone Standard R1-S2 Zone Restricted Small Lot (Two Storey) District.</b>
Site area (m <sup>2</sup> ) - minimum	166.7*	460	260.0



<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Existing R3-2 Zone Multiple Family Dwelling District as related to single family dwelling</b>	<b>Zone Standard R1-S2 Zone Restricted Small Lot (Two Storey) District.</b>
Density (Floor Space Ratio) - maximum	0.73*	n/a	0.60
Total floor area (m <sup>2</sup> ) - maximum	121.55	280.00	190
Lot width (m) - minimum	9.13*	15.00	10.00
Height (m) - maximum	8.46*	7.6	7.50
Storeys - maximum	2.5*	2	2
Site coverage % - maximum	34.31	40	40.00
<b>Setbacks (m) – minimum:</b>			
Front	2.71*	7.5	6.00
Rear	4.75*	7.5	6.00
Side (north)	2.70*	3.0	2.40
Side (south)	1.20*	1.5	2.40
Parking - minimum	1	1	1

### 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 June 8, 2016. A letter dated June 17, 2016 is attached to this report.

### ANALYSIS

#### Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within DPA 15-A, Intensive Residential – Small Lot. In this area, the Design Guidelines for Small Lot Houses (2002) apply. The relevant objectives of these Guidelines are to revitalize neighbourhoods by allowing infill development and to increase the supply and choice of detached dwellings. This proposal generally meets these objectives; however, the Guidelines also speak to using a “good neighbour” design approach in relation to privacy, access to light, and overlook. The overall height and massing of the proposed dwelling, while in fitting with the adjacent property character, negatively impacts the access to light for neighbouring properties. The perceived height and mass created by the addition of dormers on the upper most storey exaggerates the height of the dwelling

The Guidelines also require applicant's to secure 75% of the immediate neighbour's support through a neighbourhood support petition. While some neighbours were in support, the threshold for acceptable support was not achieved.

## CONCLUSIONS

The proposal to construct a single-family dwelling on an existing undersized parcel is consistent with aspects of the Design Guidelines for Small Houses; however, it is inconsistent with the sensitive infill objective of these guidelines in terms of the massing and height. On this basis, Staff recommend for Council's consideration that the Application be declined.

## ALTERNATE MOTION

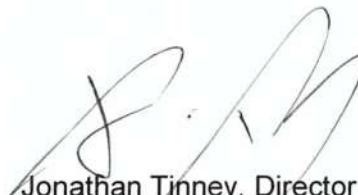
That Council authorize the issuance of Development Permit Application No. 000514 for 425 Oswego Street, in accordance with:

1. Plans date stamped August 16, 2017 (amended to reduce the scale, massing and height of the proposed single-family dwelling to the satisfaction of the Director of Sustainable Planning and Community Development).
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution.

Respectfully submitted,

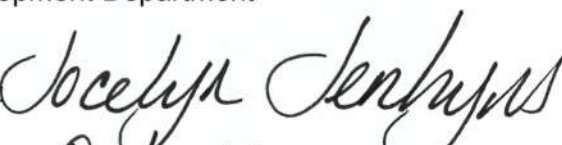


Miko Betanzo, Senior Planner – Urban Design  
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Jonathan Tinney, Director  
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Development Department

Report accepted and recommended by the City Manager

  
Date: Oct 11, 2017

## List of Attachments:

- Attachment A: Plans dated/date stamped August 16, 2017