



Committee of the Whole Report For the Meeting of May 18, 2017

To: Committee of the Whole **Date:** May 5, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Development Permit Application No. 000485 for 1745 Rockland Avenue

RECOMMENDATION

Staff recommend that Committee forward this report to Council and that Council consider the following motion after the Public Hearing for Rezoning Application No. 00536, if it is approved:

"That Council authorize the issuance of Development Permit Application No. 000485 for 1745 Rockland Avenue, in accordance with:

1. Plans date stamped March 24, 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*. 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 a portion of the property located at 1745 Rockland Avenue. The proposal is to construct three single-family dwellings as strata units in a building strata on one panhandle lot.

The following points were considered in assessing this application:

- the proposed single-family dwellings are subject to control and regulation under Development Permit Area 15B Intensive Residential Panhandle Lot. The proposal

complies with the objectives of the Development Permit Area including ensuring that integration of panhandle lots and associated development are compatible with the immediate neighbours, surrounding neighbourhood character and streetscapes. In addition, achieving a high-quality of architecture, landscape and urban design to mitigate negative impacts of panhandle lots

- the proposed Landscape Plan includes the retention of clusters of trees through careful siting of the new buildings and the extensive use of permeable pavers. One Bylaw-Protected Big Leaf Maple previously planned to be removed would be retained. New trees would also be planted along the east boundary to mitigate the loss of the mature trees near that property line.

BACKGROUND

Description of Proposal

This proposal is associated with a Rezoning Application to allow three new single-family dwellings as strata units in a building strata on one panhandle lot. The proposed site plan, architectural and landscape design include the following:

- exterior finishes including cement-based stucco, cedar siding and soffits, wood fascia boards, exposed concrete elements (painted) and accent details in natural stone veneer as exterior finishes
- fiberglass window and patio door units with wooden doors
- removal of some trees to permit new buildings and driveways combined with the retention of most mature trees along the property boundaries, balanced with new trees and extensive new plantings
- permeable concrete pavers in critical root zones and surface parking areas
- internal garages for each single-family dwelling.

Due to the number of mature trees on or near the property, the applicant provided an Arborist Report (attached) to support the proposed scheme. Impacts on the mature landscape character are discussed under the Analysis section of this report.

Sustainability Features

As indicated in the applicant's letter dated March 24, 2017 the siting of the buildings respect the site's topography and allows for retention of the many mature trees on or near the site.

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.

ANALYSIS

The following sections provide a summary of the consistency of the Application with the relevant City policies and guidelines.

Development Permit Area and Design Guidelines

The proposed design for the new single-family dwellings is subject to Development Permit Area (DPA) 15B, Intensive Residential - Panhandle Lot. In DPA 15B, building form, character, finishes and landscaping details are considered in relation to the *Advisory Design Guidelines for Buildings, Signs and Awnings, (1981)* and *Design Guidelines for Small Lot House (2002)*. Staff assessment of the proposed design in relation to the Guidelines is summarized below:

- siting of the single-family dwellings would have no impact on the views of the heritage house from Rockland Avenue, while one single-family dwelling would be partially visible from Richmond Avenue
- The form and massing of the single-family dwellings are small in scale compared to the surrounding houses and their designs are complementary in composition, mix and high-quality of the proposed materials
- the existing and proposed landscaping and fences, as well as, the setback distances and height for the proposed single-family dwellings will minimize overlook and privacy impacts on adjacent properties
- while a number of mature trees would be removed to construct the new buildings and driveways, the proposed Landscape Plan includes the retention of clusters of trees, the removal of invasive species and the use of permeable driveway materials in critical root zone areas. The applicant has provided an arborist report that provides further details on measures to mitigate the impact on the trees.

CONCLUSIONS

The proposed site plan, architectural and landscape design are well-considered with respect to form, massing and character and minimize the potential impact of new development on the mature landscape character. Should Committee advance the concurrent Rezoning Application to a Public Hearing, staff recommend that Committee also forward this report to Council and that Council authorize the issuance of Development Permit No. 000485, if the Rezoning Application is approved.

ALTERNATE MOTION

That Council decline Development Permit Application No. 000485 for the property located at 1745 Rockland Avenue.

Respectfully submitted,



Alec Johnston
Senior Planner
Development Services Division



FOR:

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



Date:

May 11, 2017

List of Attachments:

- Subject Map
- Aerial Map
- Plans date stamped March 24, 2017
- Letter from applicant to Mayor and Council dated March 23, 2017
- Community Association Land Use Committee Comments dated November 14, 2016
- Arborist report dated January 26, 2017