



Planning and Land Use Committee Report

For the Meeting of August 27, 2015

To: Planning and Land Use Committee **Date:** August 13, 2015

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

Subject: Development Permit Application No. 000357 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. 00444, if it is approved:

"That Council authorize the issuance of Development Permit Application No.000357 for 1745 Rockland, in accordance with:

1. Plans date stamped June 25, 2015.
2. Development meeting all *Zoning Regulation Bylaw* requirements.
3. The Development Permit lapsing two years from the date of this resolution.
4. That Council authorize the Mayor and Corporate Administrator to execute the documents, in the form satisfactory to the City Solicitor, necessary to remove the Right-of-Way from the title of the property located at 1745 Rockland Avenue, prior to the issuance of a Building Permit."

LEGISLATIVE AUTHORITY

In accordance with Section 920(2) 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 920 (8) 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, siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Planning and Land Use Committee with information, analysis and recommendations for a Development Permit Application for the property located at

1745 Rockland Avenue. The proposal is to allow four new single family dwellings on strata lots to the rear of the existing Heritage-Designated house. The proposed strata lots fall within the definition of panhandle lots.

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 would be removed but replaced with two trees in a nearby location. New trees would also be planted along the east boundary to mitigate the loss of the mature trees near that property line.
- There is a Right-of-Way registered on the title of the subject property related to the existing sewer, drain and storm water pipes, which were installed to service existing City catch basins and also contains the existing sanitary sewer service to the house at 1745 Rockland Avenue. Staff have found an alternate solution of rerouting the City catch basins on the Rockland Avenue frontage of the subject site. Accordingly, the storm drain main at 1745 Rockland Avenue would be abandoned and the City would no longer require access via the Right-of-Way which can, therefore, be released.

BACKGROUND

Description of Proposal

This proposal is associated with a Rezoning Application to allow four new single family dwellings on strata lots to the rear of the existing Heritage-Designated house, which is proposed to remain a single family dwelling on a separate large lot.

The proposed site plan, architectural and landscape design include the following (with more details provided in the attached letter from the architect):

- 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
- grey metal roofs and flashings
- prefinished aluminium clad windows with wood casements and wood entrance doors
- removal of some trees to permit new driveways and surface parking combined with the retention of all mature trees along the north, west and south boundaries, balanced with new trees near the east boundary edge and extensive new plantings
- perimeter wall along the east driveway that is designed for noise abatement
- internal garages for each single family dwelling.

Due to the high number and concentration of mature trees on 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 June 17, 2015 (attached) the proposed development would achieve Built Green BC Standards, including the use of natural materials for the exterior finishes and native species in landscaping design. The proposal would help to mitigate storm water runoff related to the tennis court through the reduction of hard surfaces, compared to the existing conditions.

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.

Relevant History

The Rezoning Application was considered at the Planning and Land Use Committee (PLUC) on September 18, 2014, and on December 11, 2014, with the following motions (minutes attached):

December 11, 2014

It was moved by Councillor Alto, seconded by Councillor Thornton-Joe, that Council refer the report and application back to staff to consider all recent information, including information that was received at the Rockland Neighbourhood Association meeting held on December 3, 2014

September 18, 2014

It was moved by Councillor Madoff, seconded by Councillor Alto, that Council:

- 1. Indicate to the applicant that Rezoning Application # 00444 and Development Permit Application # 000357 for the property at 1745 Rockland Avenue should be revised to decrease the overall site density, reduce the number of self-contained dwelling units from seven to six or fewer and that staff explore with the applicant maintaining the trees and landscaping on the perimeter of the property.*
- 2. Direct staff to prepare a further report to the Planning and Land Use Committee regarding the revised proposal.*

ANALYSIS

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

Development Permit Area and Design Guidelines

The proposed design for the new single family dwellings is subject to the Development Permit Area (DPA) 15 B, Intensive Residential Panhandle Lot. In DPA 15 B, building form, character, finishes and landscaping details are controlled and regulated 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 in the rear yard 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 heritage house and their designs are complementary in composition, mix and the high quality of proposed materials.
- The existing and proposed landscaping and fences, as well as the rear yard setback distances for the proposed single family dwellings, will minimize overlook and privacy impacts on adjacent properties. Similarly, building heights and storeys that are less than the permitted maximum in the R1-A Zone may increase the visual separation between the proposed single family dwellings and neighbouring houses.
- 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. One Bylaw-Protected Big Leaf Maple would be removed but would be replaced with two trees in a nearby location, in accordance with the *Tree Protection Bylaw*. In addition, new trees would be planted along the east boundary to mitigate the loss of mature trees near the property line.

A letter (attached) dated August 7, 2015 from Hillel Architecture provides information on the design of the proposed single family dwellings.

Underground Right-of-Way

There is a Right-of-Way registered on the title of the subject property related to the existing sewer, drain and storm water pipes, which were installed to service existing City catch basins and the existing sanitary sewer service to the house at 1745 Rockland Avenue. Staff have found an alternate solution of rerouting the City catch basins on the Rockland Avenue frontage of the subject site. Pursuant to the City's *Sanitary Sewer and Stormwater Utilities Bylaw 2014*, the applicant would be responsible for all associated capital costs. The storm drain main at 1745 Rockland Avenue would be abandoned and the City would no longer require access via the Right-of-Way. Accordingly, staff recommend that Council authorize the necessary legal documents to remove the Right-of-Way from the title, prior to the issuance of a Building Permit.

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. 000357, if the Rezoning Application is approved.

ALTERNATE MOTION

That Council decline DP Application No 000357 for the property located at 1745 Rockland Avenue.

Respectfully submitted,



Brian Sikstrom, Senior
Planner, Development
Services Division

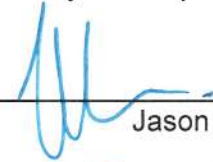


Alison Meyer, Assistant
Director, Development
Services Division



Jonathan Tinney, Director
Sustainable Planning and
Community Development

Report accepted and recommended by the City Manager: _____



Jason Johnson

Date: _____

August 20, 2015

List of Attachments

- Zoning map
- Aerial photo
- Letter from Hillel Architecture, Inc. dated August 7, 2015
- Letter from Hillel Architecture Inc. dated June 17, 2015
- Plans for Rezoning Application No. 00444 and Development Permit Application No. 00357 stamped June 25, 2015
- Council Minutes dated September 25, 2014, and December 18, 2014
- Planning and Land Use Committee Report dated November 27, 2014, with attachments.



