

DATE OF MEETING July 9, 2018

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**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1093 – 4775 UPLANDS DRIVE**

## OVERVIEW

### **Purpose of Report**

To present for Council's consideration, a development permit application for an 86-unit multiple-family development consisting of two four-storey buildings at 4775 Uplands Drive.

### **Recommendation**

That Council issue Development Permit No. DP1093 at 4775 Uplands Drive with the following variance:

- increase the maximum building height for Building A and B from 14m to 16m.

## BACKGROUND

A development permit application, DP1093, was received from Gulf Properties Inc. (Paul Wood) to permit an 86-unit multiple-family development consisting of two four-storey buildings at 4775 Uplands Drive.

The subject property has two covenants registered on title that restrict the scale of development (unit size and total number of units) and provide additional design guidelines. The proposed development meets all of the covenant requirements.

### **Subject Property**

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located on the west side of Uplands Drive between Oliver Road and Edgewater Lane (a strata road) just north of 4701 Uplands Drive.
<i>Total Area</i>	9,959m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is the final parcel to be developed within the Longwood development, which consists of six multiple-family buildings. The Ambleside multi-family building, constructed in the late 1990s, is located directly across Edgewater Lane from the subject property. Origin, a seniors'

congregate care facility, is located to the south and is sited approximately 5m above the grade of the subject property.

There is an existing paved utility corridor running along the east side of the lot. While commonly used as a walkway, it is intended for private use. There is also an easement along the south property line to accommodate the parking from the Origin development, which extends approximately 9m into the subject property.

## **DISCUSSION**

### **Proposed Development**

The proposed development consists of two four-storey buildings with 86 total units (43 units each) and underground parking. Additional 14 at-grade parking spaces are located in front of the building.

The condominium development consists of two- and three-bedroom units.

#### *Site Design*

The buildings are positioned along the south and east property lines with individual accesses to underground parking via Edgewater Lane. An onsite pedestrian network connects the buildings and provides connectivity to Origin to the south and Uplands Drive to the east. A visitor parking area is provided at-grade in front of Building A, and generous areas are included around the buildings for landscaping and stormwater management features.

#### *Building Design*

The proposed building typology preserves the existing character of the Longwood development and meets the intent of the General Development Permit Area Design Guidelines. The four levels of unit decks covered with gabled roofs are a key design feature that mirrors existing architecture within Longwood and provides articulation to the building faces. The roof massing and pitch are also similar to the six existing residential buildings in the Longwood development.

The exterior material choices add to the building articulation and provide an updated palette to the Longwood development.

#### *Landscape Design*

The landscape plan is consistent with the existing landscape scheme found within the Longwood development. The landscape plan provides adequate screening along the property edges, including a landscape buffer between the surface parking and the lane to maintain the character of the lane.

The landscape plan uses rain gardens to create a site aesthetic and to provide a visual separation between Buildings A and B.

See Attachments for more information.

## Design Advisory Panel Recommendations

The Design Advisory Panel (DAP), at its meeting held on 2018-APR-12, accepted DP001093 as presented with support for the proposed variances and provided the following recommendations:

- *Consider opportunities for adding outdoor amenity structure;*
- *Consider widening walkway connection to the building at the laneway pedestrian connection;*
- *Consider introducing more indigenous plant species to the plant palette;*
- *Consider adding an electric car charging station in the parkade;*
- *Consider introducing additional lighting to the path connecting to the Origin site;*
- *Consider adding a stone finish to Building B exposed concrete wall face on parkade; and*
- *Consider enhancing the scale of the entry features to Buildings A and B.*

The applicant responded to the DAP recommendations by adding the following:

- Canopy structure over the bridge to provide a shaded seating area;
- Widened the laneway pedestrian connection and provided a connection to the existing asphalt walkway along the east property line;
- Additional indigenous plant species incorporated into the plant list;
- Minimum of two electric vehicle charging stations in each parkade;
- Lighting to the southeast pathway;
- Stone cladding to the walls at the parkade entrance; and
- Enhanced the scale of the entrance canopies.

Staff support the proposed changes, which adequately respond to the DAP recommendations.

## Proposed Variances

### *Maximum Building Height*

The maximum building height is 14m. Both buildings are 16m high, a proposed variance of 2m.

The proposed height variance will accommodate the gabled roofs over the unit decks. This form is consistent with existing buildings in the Longwood development, which also had height variances. Staff support the proposed variance.

### **SUMMARY POINTS**

- Development Permit Application No. DP1093 is a multiple-family development consisting of two four-storey buildings and a total of 86 dwelling units.
- The proposed development meets the General Development Permit Area Design Guidelines and preserves the existing character of the Longwood neighbourhood.
- All existing covenant restrictions and requirements have been addressed by this development proposal.

## **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Parking Plan  
ATTACHMENT E: Building Elevations  
ATTACHMENT F: Building Materials  
ATTACHMENT G: Landscape Plan  
ATTACHMENT H: Lighting Plan  
ATTACHMENT I: Aerial Photo

### **Submitted by:**

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### **Concurrence by:**

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