

DATE OF MEETING | August 13, 2018 |

AUTHORED BY | TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1032 – 119 HALIBURTON STREET |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a five-storey, 36-unit condominium development with underground parking. |

Recommendation

That Council issue Development Permit No. DP1032 at 119 Haliburton Street with the following variances:

- increase the maximum building height from 14m to 16.1m;
- reduce the minimum required front yard setback for an underground parking structure from 1.8m to 0.97m;
- reduce the minimum landscape buffer width (north side yard) from 1.8m to 0m; and
- reduce the minimum landscape buffer width (rear yard) from 1.8m to 1.2m. |

BACKGROUND

A development permit application, DP1032, was received from Parkshore Management Ltd. (Mike Parker) for a five-storey, 36-unit multiple-family development.

A similar development concept was previously approved by Council in 2015 (DP917). The subject property recently changed ownership and the new owners have made some alterations to the proposed design, though the building form, site plan, and landscape design remain similar to what was previously approved.

Subject Property:

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located on the east side of Haliburton Street midblock between Finlayson Street to the north and Milton Street to the south.
<i>Total Area</i>	1,617m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood; 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 vacant subject property is located across from the Balmoral Hotel. The north, south, and east property lines abut lots with single residential dwellings. The surrounding neighbourhood consists primarily of older, smaller homes and several properties that are vacant and have the potential for redevelopment. The majority of properties along the east and west sides of Haliburton Street are zoned Medium Density Residential (R8); the properties to the east along Irwin Street are zoned Single Dwelling Residential (R1).

DISCUSSION

Proposed Development

The proposed five-storey multi-family development includes 36 multi-family units consisting of:

- 8 one-bedroom units
- 10 one-bedroom plus den units
- 18 two-bedroom units

The proposed development has a roof top patio accessible to all units, and underground parking is provided. The permitted Floor Area Ratio (FAR) is 1.85 and the applicant is proposing a FAR of 1.79.

Site Design

The site plan focuses on developing a strong urban residential street presence along Haliburton Street. The at-grade multi-family units fronting Haliburton Street have front doors, individual outdoor spaces, and individual walkways to the street. The rear ground floor units also have individual patios.

While the underground parking footprint covers the majority of the site, only 30% of the structure is partially above grade. All required onsite parking is provided in the underground parking area to maximize the residential use at grade. Garbage and recycling are provided at the bottom of the ramp to the underground parking and will be screened.

Building Design

The proposed five-storey building reflects modern architecture, which is supported by the Urban Design Guidelines in the South End Neighbourhood Plan. The exterior finishes are of a high standard: architectural pre-cast concrete for the 1st floor; brick and metal panels for the 2nd, 3rd and 4th floors; and metal cladding and large horizontal glazing for units on the 5th floor. Unlike the previous version of the building, this updated version has more unit balcony space to take advantage of the views, as well as a rooftop patio available to all tenants with a frameless glass panel guard set further back on the roof to minimize its presence on all sides.

Landscape Plan

The front yard is defined by a low, decorative fence delineating individual front yard space. While the units are small, each has its own private patio or balcony. The building entrance is defined by a circular bench feature and landscaping. The plant palette includes native and non-native species, with a more formal planting style. The rear underground parking roof has a green roof,

and the east elevation wall is screened from the neighbouring properties by a landscaped buffer on the subject property consisting of mountain ash and Virginia creeper trailing vines. Features that have been added to the landscape plan since the previously-approved version include a living wall on the north and south elevations and a rooftop patio available to all tenants, with a green roof, herb garden, and seating area.

The proposed development meets the intent of the General Development Permit Area Design Guidelines.

Schedule D – Amenity Requirements for Additional Density

To obtain the necessary Floor Area Ratio for the proposed building, the development will achieve Tier 1 and 2 of Schedule D – Amenity Requirements for Additional Density. Examples of the amenities to be provided include:

- Sustainable development features such as:
 - green roof;
 - at least 50% of the site consisting of permeable surfaces;
 - building energy standards exceeding ASHRAE 90.1 2010 Energy Standard by 5% or more;
 - at least 50% of all wood products used in construction are certified Forest Stewardship Council Canada;
 - plumbing features that use 35% less water than the BC Building Code requirement; and
 - 20% increase in number of trees on site, post-development.
- Onsite amenities, such as a living wall, underground parking, and electric vehicle and electric scooter/bicycle charging stations.
- At least 10% of the residential dwelling units will meet all BC Building Code accessibility requirements.

Design Advisory Panel Recommendations

The Design Advisory Panel (DAP), at its meeting held on 2018-MAY-24, accepted DP1032 as presented and provided the following recommendations:

- Look at methods to mitigate vehicle noise from ramp to underground parking.
- Consider adding electric vehicle charging stalls.
- Look at methods to screen garbage enclosure.
- Look at methods to emphasize entrance walkway.
- Look at methods to better screen east-facing concrete wall.

In response to these recommendations, the applicant has made the following changes:

- Included a 1.5m-high concrete wall along the north elevation, capped with an irrigated planter containing trailing vines as a measure to mitigate traffic noise to the underground parking for the neighbour to the north;
- Added an electric vehicle charging station;
- Provided screening for the garbage enclosure;

- Emphasized the front entrance with brick bollards, lighting and an extended front canopy; and
- Introduced a 2.5m-high planter on the east property line to be planted with a hedge and trailing evergreen ground cover to help screen the parkade wall from view.

Community Consultation

The proposed development was referred to the South End Community Association (SECA), who expressed some concerns about the proposed building design, potential noise on adjacent properties from the underground parking, increased traffic, and parking supply; however, SECA also acknowledged the need for increased residential density and quality housing in their neighbourhood.

See Attachments for more information.

Proposed Variances

Maximum Allowable Building Height

The maximum building height is 14m. The proposed building height is 16.1m, a proposed variance of 2.1m.

The South End Neighbourhood Plan anticipates a four-storey building form in the Neighbourhood designation; however, the proposed five-storey building is designed to minimize the visual impact of the 5th floor through the following design strategies:

- A continuous 4th floor overhang that makes the 5th floor visually recede from the building elevation;
- A recessed overhang on the 5th floor;
- Use of lighter materials and additional glazing to make the 5th floor appear more transparent; and
- Detailed private yard spaces on the ground plane to anchor the building at the pedestrian scale.

Part of the height variance request is due to the required guard around the rooftop deck which is included in the calculation of height. The guard will be made of glass and will be recessed back on the roof to minimize its visibility from the street.

The last four approved development permits for this property (since 2008) have shown a similar five-storey building form that required height variances. Staff support the proposed height variance.

Minimum Front Yard Setback for Underground Parking Structure

The minimum required front yard setback for an underground parking structure is 1.8m. The proposed front yard setback is 0.97m, a proposed variance of 0.83m.

The underground parking structure will not be visible from the street. Maximizing the area of the underground parking structure gives priority to pedestrians and outdoor living space at grade. Staff support the proposed variance.

Minimum Landscape Buffer Width (North Side Yard and Rear Yard)

The minimum landscape buffer width is 1.8m. The proposed buffer width on the north side yard is 0m, a proposed variance of 1.8m. The proposed buffer width on the rear (east) property line is 1.2m, a proposed variance of 0.6m.

The proposed variance to the north side yard landscape buffer is to accommodate the drive aisle into the parkade. The wall will be planted with vines to screen it from the neighbour to the north.

Hedge plantings and trailing evergreen groundcover will form an adequate landscape buffer width to screen the parkade wall from the neighbours to the east. Staff support the proposed variances.

SUMMARY POINTS

- Development Permit No. DP1032 proposes a five-storey, 36-unit multiple-family development. A similar development concept at 119 Haliburton Street was previously approved by Council (DP917).
- The proposed development meets the intent of the General Development Permit Area Design Guidelines.
- The proposed development will achieve the required floor area ratio by meeting the Tier 1 and Tier 2 requirements of Schedule D – Amenity Requirements for Additional Density.
- Staff support the proposed variances.

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 Renderings
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Referral Response – Neighbourhood Association
ATTACHMENT I: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning & Subdivision

Concurrence by:

D. Lindsay
Director, Community Development