

DATE OF MEETING | August 13, 2018 |

AUTHORED BY | LAUREN WRIGHT, PLANNER, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1096 – 1217 MANZANITA PLACE |

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a nine-unit multiple-family development at 1217 Manzanita Place. |

Recommendation

That Council issue Development Permit No. DP1096 at 1217 Manzanita Place with the following variances:

- increase the maximum allowable building height from 7m up to 10.8m;
- reduce the required front yard setback from 6m to 5m; and
- reduce the required rear yard setback from 7.5m to 3m. |

BACKGROUND

A development permit application, DP1096, was received from Delinea Design Consultants Ltd., on behalf of 1122785 B.C. Ltd., to permit the development of nine multiple-family dwelling units on a vacant lot.

Subject Property

| | |
|----------------------------|--|
| Zoning | R6 – Townhouse Residential |
| Location | The vacant subject property is located on the southwest corner of Ocean Pearl Terrace and Manzanita Place. |
| Total Area | 3,558m ² |
| Official Community Plan | Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 3 – Natural Hazard Lands; Development Permit Area No. 5 – Steep Slope Development; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development |
| Relevant Design Guidelines | Natural Hazard Lands Development Permit Area Design Guidelines Steep Slope Development Permit Area Design Guidelines General Development Permit Area Design Guidelines |

The subject property is currently vacant and is surrounded by several vacant properties that have redevelopment potential for single residential and multi-family use. Ocean Terrace Park abuts the west property line; and on 2018-MAR-19, Council approved a 29-unit multi-family development to the west at 1205 Ocean Pearl Terrace.

The road network and development that has occurred within the original Rockwood subdivision has respected the character and natural features of the landscape, including rock outcrops, knolls, natural trenches, and clusters of urban forest.]

DISCUSSION

Proposed Development

The proposed development consists of nine multiple-family detached units. There are five three-storey units and four two-storey units ranging in size from 162m² to 188.7m². The proposed floor area ratio for this development is 0.45.

Site Design

The building siting and the common access and parking area work with the existing terrain. The units are oriented to suit the natural grades of the site. The proposed residences are situated to allow retention of a large rock bluff located on the north side of the property. This area falls within the Steep Slope Development Permit Area (DPA No. 5) and is a significant feature along the Ocean Pearl Terrace frontage. The unit footprints work with the grades of the site and rock bluffs to allow the site to maintain its character and meet the intent of the DPA guidelines.

The units are oriented with front entrances and walkways extending to the internal access road, which functions as a drive aisle, pedestrian path, and central gathering space.

Building Design

The proposed building form is a mixture of two- and three-storey, contemporary west coast designed units with shed roofs in a single detached format. The units meet the intent of the Natural Hazard Lands Development Permit Area Guidelines (DPA No. 3) as they are designed with small building footprints to minimize the need for extensive site disturbance and preserve the natural features of the land.

The units are well articulated with balconies overlooking the internal road and Ocean Pearl Terrace. Units 6-9 also have green roofs above the garage to provide additional amenity space and stormwater retention areas.

Parking is provided beneath the units, where possible, with the garage doors facing the internal street to limit their visibility from the public roads.

The material palette includes lapped cement fiber board siding with units differentiated through a mixture of engineered wood or corrugated metal. Timber and natural rock detailing is incorporated to highlight architectural features and unit entrances.

Landscape Design

The landscape plan recognizes the character of the site and incorporates the rocky bluffs and knolls with exposed bedrock, moss bluffs, small stands of arbutus and Douglas fir trees and the Oregon grape and rose understory. The native plant palette reinforces the character of the

site. Conifers will be planted along Ocean Pearl Terrace, where the terrain permits, to continue the treed ridgeline identified in the Steep Slope Development Permit Area Guidelines.

Outdoor amenity space consists of private decks, patios, and green roofs (Units 6-9). Rain gardens will add an aesthetic and functional feature to the spaces between the units.

The concrete paving will be scored in patterns evocative of the fractured rock on the site and will act as wayfinding and traffic calming measures throughout the development.

A split rail fence runs along the west property line adjacent to Ocean Terrace Park. Lighting has been incorporated into bollards located at the entrance of each unit.

Design Advisory Panel Recommendations

The Design Advisory Panel, at its meeting held on 2018-APR-12, accepted DP1096 as presented with support for the proposed variances.

For more information see the Attachments

Proposed Variances

Maximum Building Height

Variances to the maximum allowable building height are proposed as follows:

| Unit # | Maximum Permitted Height | Proposed Height | Proposed Variance |
|--------|--------------------------|-----------------|----------------------|
| 1 | 7m | 10.8m | 3.8m |
| 2 | 7m | 10.6m | 3.6m |
| 3 | 7m | 8.45m | 1.45m |
| 4 | 7m | 7m | No variance required |
| 5 | 7m | 7.4m | 0.4m |
| 6 | 7m | 7.1m | 0.1m |
| 7 | 7m | 7.3m | 0.3m |
| 8 | 7m | 7.6m | 0.6m |
| 9 | 7m | 8.7m | 1.7m |

As height is measured vertically from the lowest of either the average natural or finished grade level to the highest part of the building (the shed roof feature), the units located in the natural depression areas of the site (Units 1, 2 and 9) require the greatest variances. The units have small footprints, with parking located beneath the living space (where possible) to respect the topography of the site. The units are designed with low-slope shed roofs to minimize the appearance of the building height from the street and provide a more complementary design for the hill slope. The siting is not anticipated to negatively impact views from neighbouring properties.

Required Front Yard Setback

The required front yard setback is 6m. The proposed front yard setback for Unit 1 is 5m, a proposed variance of 1m.

The reduced front yard setback is needed to accommodate the limited building envelope for Unit 1, which is constrained by the curvature of the property boundary. The reduction of the front yard setback does not negatively impact the form and character of the development.

Required Rear Yard Setback

The required rear yard setback is 7.5m. The proposed rear yard setback for Units 5 and 6 is 3m, a proposed variance of 4.5m.

The west edge of the subject property is irregularly shaped. Without a reduction in the rear yard setback, Units 5 and 6 would not have a sufficient area for a building footprint to maximize the permitted floor area ratio. The reduction of the rear yard setback does not negatively impact the park edge.

Staff support the proposed variance.

See Attachments for more information.

SUMMARY POINTS

- Development Permit No. DP1096 is for a nine-unit multiple-family development on a vacant lot.
- The proposed development meets the intent of the Natural Hazard Lands, Steep Slope, and General Development Permit Area Design Guidelines.
- Staff support the proposed variances to building height and yard setbacks.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Height Variance Elevations
ATTACHMENT F: Landscape Plan and Details
ATTACHMENT G: Aerial Photo

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