

DATE OF MEETING October 1, 2018

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SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1100 – 65 PRYDE AVENUE

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a 48-unit rental housing development at 65 Pryde Avenue.

Recommendation

That Council issue Development Permit No. DP1100 at 65 Pryde Avenue with the following variances:

- reduce the minimum front yard setback along Pryde Avenue from 6m to 3.9m;
- increase the maximum building height from 14m to 14.6m; and
- reduce the required onsite parking from 54 spaces to 50 spaces.

BACKGROUND

A development permit application, DP1100, was received from D-Architecture, on behalf of Camarague Properties Inc., to permit the development of a four-storey, 48-unit rental housing development. There is an existing single-family dwelling onsite that will be removed subject to approval of the development permit application.

Subject Property

<i>Zoning</i>	COR1 – Residential Corridor
<i>Location</i>	The subject property is a through lot that has frontage on both Bowen Road and Pryde Avenue.
<i>Total Area</i>	2,946m ²
<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 located in an established neighbourhood and is surrounded by a mixture of commercial and residential uses in predominately one- to three-storey building forms. There are four bus stops located within 30m of the subject property.

DISCUSSION

Proposed Development

The proposed development is a four-storey, 48-unit rental housing development, with the following configuration:

- 11 – studio dwelling units (including 2 accessible units);
- 24 – 1-bedroom units; and
- 13 – 2-bedroom units.

The proposed floor area ratio (FAR) is 1.25. The permitted floor area ratio is 1.0, with an additional 0.25 permitted by achieving Tier 1 of Schedule D – Amenity Requirements for Additional Density.

Site Design

The proposed site configuration includes a pedestrian entrance facing both road frontages and driveway access from Pryde Avenue. The surface parking is sited primarily on the south side of the site to separate the proposed residential use from the existing adjacent commercial use (7-11 convenience store) and City building (pump station). Additional parking is located at-grade, under the building. The siting of the building footprint makes the best use of the site and provides strong street presence along both road frontages.

Building Design

The proposed four-storey building is curved across the site and is contemporary in design. Material and colour blocking is used to highlight a boxed and framed architectural detail on both street front elevations, as well as inset unit balconies. The rhythm of the inset-stacked balconies punctuates the long horizontal building façades and defines the building bays to articulate the wall face. The building features a flat roof with accent shed roofs on both the east and west elevations. Two large vertical public art pieces will be added to the east and south building faces to add further visual interest.

At-grade parking is located under the majority of the building.

The building materials include patterns of vertical and horizontal Hardie plank siding with cedar wood screening accents. The unit balconies will be finished with aluminum and glass railings.

Landscape Plan

The proposed landscape plan uses street trees and a layer of shrubs along both frontages to add texture and provide screening from traffic. A rain garden is incorporated into the planting area facing Bowen Road. A cedar board and batten fence and an intermittent hedge run along the property lines to provide screening from the neighbouring multi-family and commercial developments. Interior pathways and plantings provide wayfinding onsite and establish pedestrian connections to both Bowen Road and Pryde Avenue.

A mature English oak tree will be retained along the Pryde Avenue frontage.

Schedule D – Amenity Requirements for Additional Density

To obtain the required FAR to allow the proposed building, the development will achieve Tier 1 of Schedule D – Amenity Requirements for Additional Density. Examples of the amenities to be provided include:

- two public art pieces to be located on the east and south building façades;
- a rain garden; and
- permanent educational signage explaining the use of sustainable building materials and sustainable water management practices used onsite.

See Attachments for more information.

Design Advisory Panel Recommendations

At the meeting held on 2018-MAY-24, the Design Advisory Panel accepted DP1100 as presented with support for the proposed variances and provided the following recommendations:

- Consider removing Parking Stall #13 to reduce parking area size and increase amenity space.
- Consider electric vehicle charging stalls.
- Consider improvements for vehicles turning around at the ‘dead-end’ driving aisles.
- Look at methods to visually enhance the entranceway facing Bowen Road.
- Look at improved wayfinding for pedestrian access from Pryde Avenue.
- Look at rooftop screening to match building materials.
- Consider more robust fencing along street frontages.
- Consider a shorter fence along the north side of the property.

The applicant made several alterations to both the building and landscape designs to address the recommendations.

Proposed Variances

Required Front Yard Setback

The required front yard setback along Pryde Avenue is 6m. The proposed setback is 3.9m, a proposed variance of 2.1m.

Pryde Avenue is a major road. Where a property abuts a major road and road dedication has not taken place, an additional 2.5m front yard setback is required to protect for future dedication. The siting of the proposed building is in line with the existing commercial building to the south. Staff support the proposed setback variance.

Maximum Allowable Building Height

The maximum building height is 14m. The proposed building height is 14.6m, a proposed variance of 0.6m.

The variance is required only for the shed roofs on both ends of the proposed development. The shed roofs serve as focal points for the building and create visual interest and street presence along both Bowen Road and Pryde Avenue. Staff support the proposed height variance.

Required Onsite Parking

The required onsite parking is 54 parking spaces. The proposed onsite parking is 50 parking spaces, a proposed variance of 4 parking spaces.

The subject property is serviced by four transit routes within 30m of the site, and secure long- and short-term parking options are provided on-site. The property is located adjacent to a convenience store and is also approximately 900m from a grocery store, a major commercial node, and an employment center (Greenrock Industrial Park). Staff support the proposed on-site parking variance.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit No. DP1100 proposes a multiple-family development consisting of one four-storey rental housing building with a total of 48 units.
- The proposed development meets the intent of the General Development Permit Area Guidelines and offers an infill development in an established neighbourhood near services, transit, and parks.
- The proposed development incorporates additional amenities in order to achieve Tier 1 of Schedule D – Amenity Requirements for Additional Density, to increase the permitted FAR to 1.25.
- Staff support the proposed front yard setback variance, building height variance, and parking variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Renderings
ATTACHMENT F: Landscape Plan
ATTACHMENT G: Schedule D – Amenity Requirements for Additional Density
ATTACHMENT H: Aerial Photo

Submitted by:

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