

DATE OF MEETING | October 1, 2018 |

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

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1110 –  
450 WENTWORTH STREET** |

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration, a development permit application for the renovation and addition to an existing office building. |

### **Recommendation**

That Council issue Development Permit No. 1110 at 450 Wentworth Street with the following variances:

- reduce the minimum required side yard setback from 3m to 2.25m; and
- permit a commercial use on the second storey of a commercial building within the Downtown – Old City Mixed Use (DT8) zone.

## **BACKGROUND**

A development permit application, DP1110, was received from Tidalwest Building Projects Ltd., on behalf of Ms. Helene Sullivan, in order to expand an existing office building currently located on the subject property. The project consists of constructing a ground-level addition under the building and adding a two-storey addition to the rear of the building.

The existing 106m<sup>2</sup> building was formerly a single residential dwelling and was converted to a commercial office building in 2001. A development permit is required in order to allow the proposed renovation and addition.

### **Subject Property**

<i>Zoning</i>	DT8 – Downtown Old City Mixed Use
<i>Location</i>	The subject property is located on the northeast corner of Wentworth Street and Selby Street.
<i>Total Area</i>	682m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 8 – Old City Neighbourhood; Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multi-family and Mixed Commercial/Residential Development.
<i>Relevant Design Guideline</i>	Old City Neighbourhood Development

The site is located on the northeast corner of Wentworth Street and Selby Street in the Old City Neighbourhood. The surrounding lots are comprised of similarly-sized commercial properties.

## **DISCUSSION**

### **Proposed Development**

The proposed development includes a ground-level addition to be constructed under the existing building with a further 66m<sup>2</sup> two-storey addition to be constructed to the rear of the building. The proposed improvements will accommodate additional office space, including a reception area, boardroom, washroom, and storage spaces. The completed renovation will increase the building area to 172m<sup>2</sup> and the building height to 8.23m.

### *Site Design*

The subject property is a rectangular corner lot. The building has a strong street presence along Wentworth Street. The parking area is located in the northern portion of the property with paved access from Selby Street and a paved accessible parking space. The remainder of the parking area will retain a gravel surface cover.

### *Building Design*

The proposed building addition uses similar architectural vocabulary to the existing building. The existing building has a gable roof and open gable front porch with stairs and a path leading to the sidewalk on Wentworth Street. The gable roof design is echoed in the rear two-storey addition and also features a covered walk-in entry to the lower storey.

The existing building finish is stucco, and the addition will consist of a combination of vertical board and baton, and horizontal fiber cement siding.

The proposed development meets the intent of the Old City Multiple Family Residential Design Guidelines and the General Development Permit Area Design Guidelines.

### *Landscape Plan*

The Landscape Plan shows existing landscaping to be retained along the Wentworth Street frontage, and small street trees and rose bushes to be planted along a portion of the Selby Street frontage that will provide vertical relief to the building. An existing fence runs along the north and east property lines.

For more information, see the Attachments.

### **Design Advisory Panel Recommendations**

The Design Advisory Panel, at its meeting held on 2018-AUG-23, accepted DP1110 as presented, with support for the proposed variances, and provided the following recommendations:

- Consider the plant species list along the south (Wentworth) side of the building.

- Consider implementing a rain garden to the landscape plan.
- Consider ways to alleviate Crime Prevention Through Environmental Design (CPTED) issues along the blank corridor down the east side of the building.
- Consider balance of exterior finishes to better marry/balance the new portion of the building with the existing.
- Look at ways to enhance and provide a stronger aesthetic to the stairs/railings coming off Wentworth Street to make them appear more robust.
- According to Bylaw 4500, Minimum Landscape Treatment Level 1c should be followed along Selby Street. Please produce a new, detailed landscape plan, which includes an updated plant list, irrigation information, and sight lighting.

The applicant responded to the above-noted recommendations as follows:

- The plant list was updated with more appropriate plantings for the location.
- The applicant considered a rain garden, but concluded that the site is not suitable due to the shallow underlying bedrock.
- Lighting was added to alleviate CPTED issues along the east side of the building.
- The applicant recommends that the proposed siding remain as the original stucco on the existing building cannot be easily replicated with the new acrylic-based stucco material that is currently used on new buildings.
- The entrance stairs fronting onto Wentworth Street were updated with a more prominent and robust design.
- The Minimum Landscape Treatment Level 1c is followed along Selby Street.

## **Proposed Variances**

### *Minimum Side Yard Setback*

The required side yard setback is 3m. The proposed side yard setback is 2.25m, a proposed variance of 0.75m.

The proposed siting of the building is in compliance with the British Columbia Building Code regulations for spatial separation and allows for more opportunity for a larger landscape buffer width along Selby Street.

### *Conditions of Use*

Commercial uses are only permitted on the first floor of a building within the DT8 zone. The applicant proposes to vary this requirement to permit the second storey of the building to be used as an office.

The property is surrounded by similar commercial uses and is in close proximity to the downtown core, as well as local amenities and transportation services. A stand-alone commercial use is consistent with other similar commercial uses in the Downtown Old City Neighbourhood.

### **SUMMARY POINTS**

- Development Permit Application No. DP1110 is for the construction of a ground-level addition under an existing building and an attached two-storey addition to the rear of the building.
- The proposed development meets the intent of the Old City Multiple Family Residential Design Guidelines and the General Development Permit Area Design Guidelines.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site / Landscape Plan  
ATTACHMENT D: Building Elevations  
ATTACHMENT E: Aerial Photo

#### **Submitted by:**

L. Rowett  
Manager, Current Planning and Subdivision

#### **Concurrence by:**

D. Lindsay  
Director, Community Development