

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001141 – 215 SABISTON STREET

Applicant / Architect: ELLINS ARCHITECT INC.

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

<i>Zoning</i>	R6 – Townhouse Residential
<i>Location</i>	The subject property is located on the south side of Sabiston Street between Haliburton Street and Irwin Street.
<i>Total Area</i>	886m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and South End Neighbourhood Plan Urban Design Guidelines

Site Context

The subject property is located in the South End Neighbourhood close to the Snuneymuxw First Nation reserve land. Nearby properties include a mix of single dwelling residential, multi-family residential, commercial, and light industrial uses. The property slopes slightly downhill from west to east, towards the ocean.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a residential townhouse development with five rental units. The building will have a two-storey elevation facing west and a three-storey elevation facing the shared driveway to the east.

The proposed building's gross floor area is 473m² and the Floor Area Ratio (FAR) is equal to 0.53. The applicant is proposing to meet the Zoning Bylaw's Tier 1 'Schedule D' Amenity Requirements for Additional Density in order to increase the maximum allowable FAR in the R6 zone from 0.45 to 0.55.

Background

A non-conforming five-unit townhouse building was previously present on the subject property but was damaged and rendered uninhabitable in 2016. A subsequent rezoning application (RA390) was approved in 2018 to change the zoning to R6 and allow for townhouse use. The proposed unit density will not exceed what was previously on the property.

Site Design

The subject property has limited frontage and the proposed development is sited so that townhouse units are oriented to the east, with a shared driveway from Sabiston Street running

along the east side of the property. Pedestrian access will be delineated by permeable pavers next to the driveway. An additional pedestrian walkway will provide access to the unit closest to the Sabiston Street.

The required parking will be provided with a parking space in each garage and an additional three parking spaces at the end of the driveway. One parking space will contain electric vehicle charging.

Staff comments:

- Look at opportunities to further emphasize the pedestrian walkway connecting with the street adjacent to the driveway.

Building Design:

The building design is residential in nature with a pitched roof and covered front-entry facing Sabiston Street. The west elevation includes covered ground-level patios for each unit. The east elevation has side-by-side garage doors and front doors on the first floor, and angled bay window bump-outs on the second floor. Building materials include vinyl siding on most exterior walls and Hardi panel siding on bay windows and gable ends.

Each unit will have a garage and storage area on the ground floor, living space on the second floor, and two bedrooms with a den on the third floor.

Staff comments:

- Consider ways to break up the long horizontal roofline;
- Further distinguish the individual units and entries;
- Strengthen the connection to the street for Unit 1, perhaps with a front porch and/or larger north elevation window openings; and
- Consider a more consistent rhythm of unit entrances on the east (driveway-facing) elevation. For example, look at moving the front door of Unit 5 (furthest from street) to the opposite side of the garage door.

Landscape Design

The landscape design includes a landscape buffer along all four edges. A woodland garden is featured along the street and west lot lines. Two deciduous trees will frame the front entryway to the street-facing unit. An herb / pollinator garden is proposed between the driveway and the east property line. The south end of the property will include a children's play area and vegetable garden.

Staff Comments:

- A location for garbage / recycling receptacles will need to be shown for private pick-up.

PROPOSED VARIANCES

Minimum Front Yard Setback

A setback variance is requested to reduce the minimum front yard setback from 6m to 3.96m, a proposed variance of 2.04m. The proposed development will be further from the front property line than the previous building that was on the site.

Maximum Building Height

A height variance is requested to increase the maximum building height from 9m to 9.72m, a proposed variance of 0.72m. The applicant is requesting this variance in order to accommodate a higher sloped roof.