

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001142
135, 139, 147 and 151 Haliburton Street, and
940 Milton Street

Applicant / Architect: MATTHEW T. HANSEN ARCHITECT

Landscape Architect: TOPGRAPHICS LANDSCAPE ARCHITECTURE

Subject Property:

<i>Zoning</i>	R8 – Medium Density Residential; R1 – Single Dwelling Residential
<i>Location</i>	The subject properties are located on the northeast corner of Haliburton Street and Milton Street.
<i>Total Area</i>	3,235m 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 site is located in the South End Neighbourhood and slopes slightly downhill from west to east. The site includes six existing lots including three lots with single residential dwellings, one vacant lot, one containing a taxi dispatch office, and the sixth lot is used as driveway access. Surrounding uses include single dwelling residential, commercial properties across Haliburton Street to the west, and Deverill Square Park across Milton Street to the south. A five-storey, 36-unit multi-family building (by the same developer) is currently under construction at 119 Haliburton Street, just 20m north of the site.

PROPOSED DEVELOPMENT

The applicant is proposing to construct two five-storey multi-family residential buildings (76 units) with shared underground parking. The north building will face Haliburton Street and the south building will face the intersection of Haliburton and Milton Streets.

The proposed unit composition is as follows:

	2-Bedroom	1-Bedroom	Studio	Total
North Building	8	28	-	36
South Building	6	28	6	40
Total	14	56	6	76

The buildings will have a combined gross floor area is 5,982m² and the Floor Area Ratio (FAR) is equal to 1.85. The applicant is proposing to increase the maximum allowable FAR in the R8 zone from 1.25 to 1.85 by providing all required parking underground and by meeting the Zoning Bylaw's Tier 2 'Schedule D'-Amenity Requirements for Additional Density. Some of the proposed amenities include:

- public art at the corner of Haliburton and Milton Streets;
- 50% of the site featuring permeable surfaces, including a green roof on both buildings;
- living walls on the north and south elevations;
- car share parking spaces; and
- onsite signage regarding sustainable transportation alternatives, sustainable energy management practices, sustainable water management practices, and heritage signage illustrating the history of the area.

Site Design

The site design takes advantage of its location by orienting the buildings along Haliburton Street and providing views toward the ocean. The pedestrian entrance to the north building is from Haliburton Street; and, to the south building is from the corner of Haliburton and Milton Street. Proposed vehicular access to the underground parking area is from Milton Street which is located in the southeast corner of the site. All required parking will be on a single underground parking level to be shared between both buildings. The garbage receptacle area will be provided in the underground parking at the bottom of the driveway ramp.

Staff comments:

- The intersection of Milton Street and Haliburton Street is envisioned as a small-scale public open space in the South End Neighbourhood Plan. Explore options to open up the space and allow public interaction at this corner particularly with the proposed public art.

Building Design:

The design of the buildings incorporates large projecting features and prominent front entryways. The vertical massing is broken up with articulation above the third storey on each building and prominent rooflines. The horizontal massing is broken up by porches, columnar features, and a rhythm of material changes. Each unit is provided with outdoor space, either as porches on upper floors or patios at ground level. Exterior materials include brick, sandstone, and reclaimed wood.

Staff comments:

- The South End Neighbourhood Plan Urban Design Guidelines recommend stepping back upper floors above the third storey at least 2.2m from the front face of buildings. Consider ways to set back the vertical massing of both buildings on street-facing elevations above the third floor.
- Explore opportunities to reduce the area of blank walls on the north elevation of the north building and the south elevation of the south building.
- Consider bringing brick exterior materials down to the ground level adjacent to the entryways for both buildings, especially at the base of entryway supports.
- Consider differentiating the ground floor of the south building on the south elevation facing Milton Street.

- Better integrate the rooftop access into the design of the north building.
- Clarify the location of different exterior materials and the types of cladding proposed.

Landscape Design

The landscape design features a variety of vegetation around the buildings and green roofs on both buildings. An outdoor view terrace is proposed on the east side of the site, accessed via a gated pathway through a courtyard between the two buildings. Street-facing units at ground-level will have private garden areas and individual patio accesses from the street. A raingarden is proposed along the Milton Street frontage and a waterfall feature at the corner of Haliburton and Milton.

Trees proposed for the site include London plane along the Milton Street frontage, magnolia at the corner entryways, and Japanese maple alternating with katsura in patio gardens. swordfern, Nootka rose, and lilac shrubs will buffer the development from the east lot line. The green roofs will include meadow plantings with species such as sedum, blue fescue, heather, and lavender.

Staff Comments:

- Applicant to provide fencing details for the site perimeter.
- Applicant to confirm the minimum 1.8m landscape buffer is provided along the east lot line.
- Consider larger shrubs between the exterior wall of the underground parking structure and the east lot line.
- Look at improving pedestrian circulation around the rear of the buildings.
- Incorporate public seating features into the open space at corner of Milton and Haliburton.

PROPOSED VARIANCES

Projections Into Yards

A setback variance is requested to reduce the minimum front yard setback for underground parking structures from 1.8m to 0.75m, a proposed variance of 1.05m.

Minimum Flanking Side Yard Setback

A setback variance is requested to reduce the minimum flanking side yard setback along Milton Street from 4m to 3.65m, a proposed variance of 0.35m.

Maximum Building Height

A height variance is requested to increase the maximum building height from 14m to 14.95m for the north building and from 14m to 14.90m for the South Building, proposed variances 0.95m and 0.90m respectively.

Maximum Lot Coverage

A lot coverage variance is requested to increase the maximum allowable lot coverage from 40% to 41.6%. This represents a variance of 1.6%, or approximately 51m².