

STAFF DESIGN COMMENT
(Revised Submission)

DEVELOPMENT PERMIT APPLICATION NO. DP001142
135, 139, 147 and 151 HALIBURTON STREET and 940 MILTON STREET

Applicant / Architect: MATTHEW T. HANSEN ARCHITECT

Property Owners: BLUE LOTUS DEVELOPMENT/PROSPECT LIVING LTD/1158463 BC LTD.

Landscape Architect: TOPOGRAPHICS LANDSCAPE ARCHITECTURE

SUBJECT PROPERTY AND SITE CONTEXT:

<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

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 residential building (by the same developer) is currently under construction at 119 Haliburton Street, just 20m north of the site.

BACKGROUND

This application was previously considered by the Design Advisory Panel (DAP) on July 25, 2019. DAP accepted the application in principle and recommended that the applicant revise the proposed plans and return to a future meeting after giving consideration to the following:

- Improve the articulation on the elevations facing the courtyard;
- Screening for the rooftop units;
- Ways to reduce the massing of the front facades;
- Emphasize the 3rd-storey mass facing both streets, and soften the 4th and 5th storeys; and,
- Improve the overall representation, and provide context on renderings, elevations, sections, etc.

The applicant has submitted revised plans for the Panel's consideration. Key design revisions, as outlined in the response letter, include the following:

- Additional windows, a variation of materials, and the introduction of green walls on the courtyard-facing elevations;
- Enhanced south building stairwell;
- Emphasis of the 3-storey massing and reduced 4th and 5th storey facades; and
- Better context provided in renderings and elevations.

PROPOSED DEVELOPMENT

The applicant is proposing to construct two five-storey multi-family residential buildings 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	26	-	34
South Building	6	28	6	40
Total	14	54	6	74

The total number of units has been reduced from 76 units in the previous iteration to 74 units in the current proposal.

The buildings will have a combined gross floor area is 5,937m² and the Floor Area Ratio (FAR) is equal to 1.84. 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 is largely the same as the previous iteration and 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.

Building Design:

The building design has changed substantially from the previous iteration. The design of the buildings speak to the history of the area through its use of exterior materials. Some of these materials include brick, sandstone, and reclaimed wood. The vertical massing is broken up with articulation above the third storey on each building and prominent rooflines. The 3rd and 4th floors are set back from Haliburton Street to reduce the vertical presence. 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. The north building's entrance is highlighted by a projecting entryway above the 2nd floor.

- 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. The applicant has revised the building design to provide a step back above the third storey facing Haliburton Street.
- The blank walls on the north and south elevations have been addressed by providing green walls and more window openings.
- 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 and the south building.
- Look at ways to emphasize the front entryway for the south building, perhaps mimicking the north building's two-storey entrance. The previous iteration of this building had a more pronounced front entryway that was well integrated.

Landscape Design

The landscape design has been modified from the previous iteration to respond to the building's architectural changes. 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.

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

The applicant has indicated that while current plans show a proposed height variance, this will be addressed through design revisions and no height variance will be requested. In the previous iteration, variances were proposed for underground parking front yard setback, flanking side yard setback, building height, and lot coverage.