

# STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001160 – 145 STEWART AVENUE

**Applicant / Architect:** D-ARCHITECTURE INC.

**Owners:** SALVATORE ALBANESE, MARGARET EVANS, KAREN ERYOU

**Landscape Architect:** JPH CONSULTANTS INC.

---

## SUBJECT PROPERTY AND SITE CONTEXT:

Zoning	Mixed Use Corridor (COR2)
Location	The subject property is located just north of downtown on Stewart Avenue in the Newcastle neighbourhood.
Total Area	809.4m <sup>2</sup>
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development. Newcastle + Brechin Neighbourhood Plan
Relevant Design Guidelines	General Development Permit Area Design Guidelines Newcastle + Brechin Neighbourhood Plan Urban Design Framework and Guidelines

---

The subject property currently contains a single family dwelling, and there is a single family dwelling on both adjacent properties. The immediate neighbourhood contains a mix of single family dwellings and three to four storey multi-family buildings. The property is one block from the waterfront walkway. The commercial uses in the neighbourhood include a gas station/convenience store, hotel and restaurant.

## PROPOSED DEVELOPMENT

### Site Design

The proposed building footprint occupies 50% of the property and is oriented closer to the south property line with greater separation on the north side. The natural grade of the property is proposed to be lowered, for the under-the-building parking area, such that a retaining wall is proposed along the rear property line and portions of the side property lines. The objective is to preserve two trees, a maple tree in the front setback area and a walnut tree on the south property line. The permitted Floor Area Ratio (FAR) in the COR2 zone is 1.25, and with Tier 1 amenities an FAR of 1.5 is permitted. The applicant is proposing an FAR of 1.5 and the Tier 1 amenities proposed include a public art feature, the retention of significant trees with educational signage and under-the- building parking. Under the building there is proposed to be a cement building for the mechanical room and a garbage/recycle room.

Staff Comments:

- An analysis from a certified professional is required to determine the feasibility and measures to preserve the existing trees during construction and within the site and landscape design.
- Provide details regarding the location and design of the public art feature.
- The guidelines encourage multi-family developments to have open space areas for meeting and recreation. Consider integrating benches or other landscape features to allow for outdoor resident interaction or activity.

Building Design

A modern three storey building design is proposed with a flat roof and exterior decks on three sides of the building. The exterior façade materials include multi-colour hardipanel and metal hardie plank accents. Vinyl windows and doors are proposed, and the deck contains transparent panels with aluminum deck railings. A Juliette style balcony is proposed on the third storey to reduce overlook to the adjacent residences.

The front entrance faces Stewart Avenue at ground level and leads to a lobby with an elevator. The building is proposed to contain 15 one bedroom units. The units are proposed to range in size from 50m<sup>2</sup> to 71m<sup>2</sup>. The parking area contains 16 parking spaces and a bicycle storage area. One electric bicycle charging station and two electric vehicle charging stations will be provided.

Staff Comments:

- The guidelines emphasize that building mass and scale should be compatible with adjacent buildings and should respect the height of adjacent buildings. Consider ways to simplify and modify the front façade to reduce the perceived overall mass.
- Consider modifying the roof line such that the roof offers shade and weather protection for the third storey decks, and so that the overall building form better respects the scale of the adjacent single family dwellings.
- The parking garage contains the 'long-term' bicycle storage for eight bikes and electric bike charging station. Provide details to demonstrate how this area is secure and weather protected.
- To ensure the lighting in the under-building parking garage does not disturb the neighbours, include a more solid light screen.

Landscape Design

Landscaping is proposed in the front and side setback areas, and along the rear property line. The front setback area is proposed to contain the mature bronze-leaf Norway maple tree, pedestrian access to the building's front door, shrubs, and a bike rack. A tree is proposed in the south side of the front yard area to screen the concrete mechanical room building. The side setback area is proposed to contain trees and shrubs evenly distributed. Landscaping along the rear property line is proposed to contain shrubs. A fence is proposed along the south side property line.

Staff Comments:

- The retaining wall along the rear property line will be visible from Stewart Avenue and should include high quality finishing. Provide details regarding the retaining wall materials.

**PROPOSED VARIANCES**

Parking

A maximum of 40% of the required parking spaces may be small car parking spaces. It is proposed that 56% of the parking spaces are small car parking spaces for this development. Thus, the applicant is requesting an increase of 16% to the permitted small car parking spaces.

Minimum Landscape Treatment Level 2d

A 1.8m wide landscape area is required along the rear property line. A 1.0m wide landscaped area is proposed along two thirds of the rear property line. A variance of 0.8m to the required landscape width is requested along two thirds of the rear property line area.