

DATE OF MEETING | September 14, 2020 |

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SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1163 –
1220, 1225 AND 1221 MANZANITA PLACE** |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a multi-family development with 16 residential units at 1220, 1225 and 1221 Manzanita Place. |

Recommendation

That Council issue Development Permit No. DP1163 at 1220, 1225 and 1221 Manzanita Place with the following variances:

- increase the maximum allowable building height from 7m to 7.75m at 1220 Manzanita Place to 8.93m at 1225 Manzanita Place and 8.87m at 1221 Manzanita Place;
- reduce the minimum required front yard setback from 6m to 3.25m at 1225 Manzanita Place and from 6m to 4.5m at 1221 Manzanita Place; and
- reduce the minimum required rear yard setback from 7.5m to 5.8m at 1225 Manzanita Place. |

BACKGROUND

A development permit application, DP1163, was received from BJK Architecture Inc., on behalf of Hazelwood Holdings Ltd., for a 16-unit multi-family development, including five detached residential dwellings at 1220 Manzanita Place, five townhouse units at 1225 Manzanita Place, and three duplex buildings (six residential units) at 1221 Manzanita Place.

Subject Property and Site Context:

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The three subject properties are located south of Ocean Pearl Terrace, which connects Rock City Road and Barrington Road.
<i>Total Area</i>	9,860m ² 1220 Manzanita Place = 3,340m ² 1221 Manzanita Place = 4,460m ² 1225 Manzanita Place = 2,060m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 5 – Steep Slope Development and Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	Steep Slope Development Permit Area Guidelines General Development Permit Area Design Guidelines

The three subject properties are located within an established low density area. To the east, on Amphion Terrace, are recently developed single residential dwellings and to the west and north, are undeveloped lands zoned Low Density Residential (R6).

DISCUSSION

Proposed Development

The applicant is proposing to construct a total of 16 residential units on three separate legal parcels, which will remain as separate legal parcels for the proposed development. Each unit will contain three bedrooms, and the unit composition on the three parcels is as follows:

1220 Manzanita Place	1221 Manzanita Place	1225 Manzanita Place
5 single detached units	6 units (3 duplex buildings)	5 townhouse units
Unit size range 203-244m ²	Unit size range 182-185m ²	Unit size range 182-185m ²

1220 Manzanita Place

The property located on the north side of Manzanita Place, 1220 Manzanita Place, is 3,340m² in size and contains large rock outcroppings along the front property line. The remainder of the property is relatively level. A five-unit strata development is proposed with a FAR of 0.32 (a FAR of 0.45 is permitted). The five detached dwellings are sited to face Manzanita Place, and the orientation of the units is designed to optimize views towards Departure Bay. Vehicle access is from a driveway that starts on the west side of the property and extends along the rear property line to each unit. Each unit contains a garage with two parking spaces and an electric vehicle charger.

Due to the slope of the land, Unit 1 on the west side of the property is three-storeys in height, with under-the-building parking on the first level. Units 2-5 are each two-storeys in height, with single-storey garages at the rear of each unit. A contemporary building form is proposed with low sloping shed roofs that adds interest to each unit. The exterior façade will consist of fiber cement board and wood-look siding, with stone veneer accents. Entrances are defined with flat roof canopies, timber details, and glazing.

Pedestrian access for the property will be along a path on the south side of the driveway and via a public sidewalk located along the north side of Manzanita Place. The landscape plan, along the front property line, proposes conifer plantings between the public sidewalk and the rock outcrops, with stepped concrete planters closer to the buildings to screen foundation walls. Plantings are also located at unit entries, along the side and rear property line, and at the driveway entrance. An amenity area for all of the residents is located between Units 1 and 2.

1221 Manzanita Place

The property at 1221 Manzanita Place is 4,460m² in size, located on the south side of Manzanita Place, and contains steep sections with rocky outcrops. Three duplex buildings are proposed for this parcel, with an FAR of 0.26 (an FAR of 0.45 is permitted). The frontage for this parcel is narrow, thus only one unit has a building elevation facing Manzanita Place (along the east property line).

A pedestrian path from Manzanita Place to the front entry of each unit is located along the north property line, and the driveway access to each unit is located along the south property line.

The duplex buildings are two-storeys in height with under-the-building parking, and each garage contains two parking spaces with an electric vehicle charger. Two storeys are visible along the north property line, and two and half storeys are visible along the south property line. A contemporary building form is proposed with low sloping shed roofs. The exterior façade will consist of fiber cement board and wood-look siding, with stone veneer accents. Entrances are defined with flat roof canopies, timber details, and glazing.

Lawn, plantings, and a raingarden accent the front yard area. The side parcel lines and pedestrian paths are also accented with trees, plantings, and boulder rockeries for rainwater management.

1225 Manzanita Place

The property at 1225 Manzanita Place is 2060m² in size, located on the low side of Manzanita Place and slopes down towards the south. Five townhouse units are proposed on this parcel with an FAR of 0.44 (an FAR of 0.45 is permitted). The five townhouse units front onto Manzanita Place, with driveway access extending along the rear of the townhouse units to under-the-building parking. Two parking spaces and an electric vehicle charger are provided in each garage.

Two storeys will be visible from Manzanita Place, with three storeys visible from the rear of the parcel. A contemporary building form is proposed with low sloping shed roofs. The exterior façade will consist of fiber cement board and wood-look siding, with stone veneer accents. Entrances will face Manzanita Place and are defined with flat roof canopies, timber details, and glazing.

A soft surface pedestrian path is provided along the property frontage, and a paved walkway with an arbour is provided to each unit entry. A raingarden, trees, and plantings also accent the front yard areas of the parcel. A retaining wall, not more than 1.5m in height, is proposed to create a level driveway along the rear of the units. Conifers are proposed along the side property line and on the retaining wall to provide screening.

Steep Slope Guidelines

The development on each of the three properties respects the slope of the land as follows:

- Residential unit entries correspond to the existing grade conditions of the properties;
- Driveways are proposed to be minimum widths with minimal slopes to reduce impacts;
- Parking is provided under the buildings where possible;
- Rooflines are low profile and mimic the topography of the land;
- Building mass respects sightlines and views from adjacent properties and units; and
- Building foundation walls are used to retain finished grades, which reduces the need for retaining walls. Where retaining walls are required, they will be 1.5m or less in height and will respect the natural slope of the land.

Design Advisory Panel

This application was not reviewed by the Design Advisory Panel, due to the suspension of meetings as a result of COVID-19 restrictions. However, Staff reviewed the proposal in relation to the General Development Permit Area Design Guidelines and the Steep Slope Development Permit Area Guidelines, and the applicant has addressed Staff's design recommendations.

Proposed Variances

Maximum Allowable Building Height

Variances to the maximum allowable building height are proposed as follows:

	1220 Manzanita Plc 5 single units	1221 Manzanita Plc 3 duplex buildings	1225 Manzanita Plc 5 townhouse units
Maximum Allowable Height	7m (<i>< than 4:12 pitch</i>)	7m (<i>< than 4:12 pitch</i>)	7m (<i>< than 4:12 pitch</i>)
Proposed Height	7.75m	8.87m	8.93m
Proposed Height Variance	0.75m	1.87m	1.93m

The proposed height variance for the single detached units at 1220 Manzanita Place allows for the roofline to flare up, as it is characteristic with the modern shed-roof style. Not all of the units require a 0.75m height variance; the height variance range is 0.52m to 0.75m.

The proposed height variance of 1.87m for the three duplex buildings at 1221 Manzanita Place allows for the building form to respond to the slope of the land such that two storeys are visible along the north property line, and two and half storeys are visible along the south property line. The permitted building height with a pitched roof is 9m, thus the proposed height of 8.87m is within the height range anticipated in this zone.

The proposed height variance of 1.93m for the townhouse units at 1225 Manzanita Place is required due to the steeper topography of the land, such that two storeys will be visible from Manzanita Place and three stories are visible from the rear of the parcel. The permitted building height with a pitched roof is 9m, thus the proposed height of 8.93m is within the height range anticipated in the R6 zone.

Front Yard Setback

The minimum required front yard setback is 6m. The proposed front yard setback at 1225 Manzanita Place is 3.25m; a proposed variance of 2.75m. The proposed front yard setback at 1221 Manzanita Place is 4.5m, a proposed variance of 1.5m.

The proposed front yard setback variances will allow the buildings to be closer to, and more level with the street, reducing site disturbance in the steeper rear yard of the property and allowing for a level entry to each of the townhouse units. The reduced front yard setback, level entries, and landscaping in the front yard area will contribute to an interesting and integrated streetscape on the south side of Manzanita Place.

Rear Yard Setback

The minimum required rear yard setback is 7.5m. The proposed rear yard setback at 1225 Manzanita Place is 5.8m; a proposed variance of 1.7m.

The variance is due to the narrow lot depth on the east side of this parcel. The southeast corner of townhouse Unit 5 will be the only portion of the building that encroaches into the rear yard setback area.

SUMMARY POINTS

- Development Permit Application No. DP1163 is for a multi-family development with 16 units at 1220, 1221, and 1225 Manzanita Place.
- Variances are requested for building height, and for front and rear yard setbacks.
- The proposed development addresses the City's design guidelines.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Proposed Site Plan
ATTACHMENT E: Proposed Building Elevations
ATTACHMENT F: Site Sections
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Aerial Photo

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