

DATE OF MEETING | September 28, 2020 |

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1179 –
227 PRIDEAUX STREET |**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a 12 unit rental apartment building at 227 Prideaux Street. |

Recommendation

That Council issue Development Permit No. 1179 at 227 Prideaux Street with a variance to reduce the minimum required setback for a refuse enclosure from 3m to 0.46m. |

BACKGROUND

A development permit application, DP1179, was received from Ellins Architecture Inc. for a proposed 12-unit rental apartment building at 227 Prideaux Street. The subject property is located in the Old City neighbourhood adjacent to the City's ambulance station. To the north is a single family residence, and across the street are commercial buildings. A dwelling currently exists on the property that would be removed for the proposed development.

Subject Property and Site Context:

<i>Zoning</i>	DT8 Old City Mixed Use
<i>Location</i>	The subject property is located on the west side of Prideaux Street, mid-block between Fitzwilliam Street and Wentworth Street.
<i>Total Area</i>	809m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 8 – Old City Neighbourhood and Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	Old City Neighbourhood Concept Plan and the Old City Multiple Family Residential Guidelines

DISCUSSION

Proposed Development

The applicant is proposing a three-storey, 12-unit rental apartment building at 227 Prideaux Street. The property is zoned DT8 Old City Mixed Use, which permits a floor area ratio of 0.85, and an FAR of 0.825 is proposed.

Site Design

The site is designed such that the covered entry is set back 3m from the front property line, with level entry to the front door, and the building face is set back 4m from the front property line. A driveway is located along the south-side property line, and a paved pedestrian path, 1m in width, is located along the north-side property line. At the rear of the property are six parking spaces, a storage enclosure for refuse, and short-term bike storage.

Building Design

The building is three storeys in height with a pitched roof, and a canopy covering the principle entry. The building will contain seven, one-bedroom units and five bachelor units. The units range in size from 28m² to 70m². The exterior façade is proposed to be a combination of board-and-batten and horizontal vinyl siding in heritage colours, with painted wood trim for the corners, fascias, windows, and doors. At the rear of the building is interior bike storage for tenants. The design incorporates a number of elements to address the Old City design guidelines, including wood detailing and ornamentation, a prominent front entry, and articulated facades to add visual interest.

Landscape Design

The front-yard area will contain outdoor seating, evergreen and deciduous flowering shrubs, a paved pedestrian path, and stepping stones. A metal picket fence with two gates is proposed along the property frontage. Trees, mixed hedge shrubs, perennials, and a solid wood fence are proposed along the sides and rear property lines for privacy, buffering, and shade. Plantings are also provided around the sides and rear of the building to add interest.

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 Old City Multiple Family Residential Development Permit Area Guidelines, and the applicant has addressed Staff's design recommendations. Revisions to the plans included improving the accessibility to the front door, regularizing the size of several windows, adding synthetic stone cladding as an exterior accent around the building base, and increasing the driveway width.

Proposed Variances

The minimum required setback for the refuse enclosure is 3m from any lot line adjoining a property zoned for residential use. The proposed setback is 0.46m; a proposed variance of 2.54m. The refuse enclosure (with short-term bike storage) is proposed to be sited in the southwest rear corner of the property. The enclosure will be 0.46m from the south side lot line, adjacent to the City's ambulance station parking area, and approximately 1m from the rear lot line. The enclosure will be fully screened with a roof, three walls, and solid gates to access the bins. The proposed setback maximizes onsite parking and maintains a functional drive aisle. Staff support the proposed variance.

SUMMARY POINTS

- Development Permit Application No. DP1179 is for a 12-unit rental apartment building at 227 Prideaux Street.
- One variance is requested to reduce the minimum required setback for the refuse enclosure.
- The proposed development addresses the Old City Multiple Family Residential Development Permit Area Guidelines and Staff support the proposed variance.

ATTACHMENTS

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

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