

DATE OF MEETING | October 19, 2020 |

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING |

**SUBJECT                      DEVELOPMENT PERMIT APPLICATION NO. DP1160 –  
145 STEWART AVENUE**

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration, a development permit application for a 15-unit multi-family development at 145 Stewart Avenue. |

### **Recommendation**

That Council issue Development Permit No. DP1160 at 145 Stewart Avenue with a variance to:

- increase the maximum allowable percentage of small car spaces from 40% to 56%.|

## **BACKGROUND**

A development permit application, DP1160, was received from Daryoush Firouzli Architecture Inc., on behalf of Salvatore Albanese, Margaret Evans and Karen Eryou, for a proposed 15-unit multi-family residential development at 145 Stewart Avenue.

### **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 – Map 1 - Mixed Use Corridor
Relevant Design Guidelines	General Development Permit Area Design Guidelines Newcastle + Brechin Neighbourhood Plan Urban Design Framework and Guidelines

The subject property is one block from the waterfront walkway. The 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 commercial uses in the neighbourhood include a gas station/convenience store, hotel, and restaurant.

## **DISCUSSION**

### **Proposed Development**

The applicant proposes to construct a four-storey building with under-the-building parking and 15 one-bedroom residential units. The units range in size from 50m<sup>2</sup> to 71m<sup>2</sup>.

#### *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 permitted Floor Area Ratio (FAR) in the COR2 zone is 1.25, and with Zoning Bylaw Schedule D, Tier 1 amenities, a FAR of 1.5 is permitted. The applicant is proposing a FAR of 1.5, and an amenity that will be provided is a building that exceeds the energy efficiency requirements in “Building Bylaw 2016 No. 7224” by one step, in accordance with the BC Energy Step Code. The mechanical room, garbage, and recycling will be located in an enclosed area of the parkade.

#### *Building Design*

A contemporary four-storey building design is proposed, with a flat roof and exterior decks on three sides of the building. The structural frames on the corners of the building break the building mass and highlight the three residential stories of the building. The front entrance faces Stewart Avenue at ground level and leads to a lobby with an elevator. The parking area contains 16 parking spaces and a bicycle storage area. The exterior façade materials include multi-colour Hardie panel and metal Hardie plank accents. Vinyl windows and doors are proposed, and the deck contains glass panels with aluminum deck railings. A Juliette-style balcony is proposed on the third storey (south elevation) to reduce overlook to the adjacent property. Overhead screening is also provided on the ceiling of the parking area to mitigate off-site illumination from the ceiling lights. The building design is consistent with the Development Permit Design Guidelines.

#### *Landscape Design*

The front yard building entry area is proposed to contain magnolia trees, a bench, bike rack, and will be surfaced with concrete pavers. The applicant provided an arborist report for the existing large maple tree in the City boulevard area and it was determined, with Staff support, this tree be removed, as it would be difficult to protect the root structure of the maple tree with the development of the property. The north side property line will be landscaped with a robust buffer of sweet gum trees and shrubs. The retaining wall along the rear property line will be screened with draping winter jasmine, which will be visible from the Stewart Avenue sidewalk. Along the south side property line, the existing walnut tree will be replaced with an oak tree. Also, the south side property line, to the building face, will contain a lavender hedge, as well as a wood fence with arbour feature and clematis vine.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2019-NOV-14, accepted DP001160 as presented and provided recommendations regarding the design of the garage entry area,

location and style of fencing along the south side property line, tree replacement considerations, lighting in the parking garage, and benches at the building entrance. The applicant has responded to the DAP recommendations by:

- improving the design of the mechanical/refuse structure within the parking garage entry area;
- removing the fence in the front yard area, and proposing a fence design that will provide more privacy for the neighbour to the south;
- providing an arborist report that recommended replacing the Norway maple tree on the City boulevard,
- providing information regarding the screening of parking garage lighting to avoid spillover to neighbouring properties; and
- adding a bench in the front yard area near the building lobby.

### **Proposed Variance**

The maximum allowable amount of small car parking spaces is 40% (6 spaces) of the required 16 parking spaces. The applicant is proposing that 56% of the required parking spaces (9 spaces) be small-car parking spaces; a proposed variance of 16% (3 spaces).

In accordance with the City's Policy for Consideration of a Parking Variance, the applicant has provided the following rationale:

The subject property is located in the Downtown mobility hub with access to public transportation. Also, the applicant is providing two electric vehicle charging stations, an electric bicycle charging station, as well as indoor and outdoor bike storage.

Staff support the proposed variance.

### **SUMMARY POINTS**

- Development Permit Application No. DP1160 is for a multi-family building consisting of 15 one-bedroom units.
- One variance is proposed to increase the allowable percentage of small-car parking spaces. Staff support the proposed variance.
- The development includes amenities to achieve the Tier 1 additional density available through 'Schedule D' of the Zoning Bylaw.

## **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: Proposed Building Renderings  
ATTACHMENT G: Proposed Landscape Plan and Details  
ATTACHMENT H: Schedule D – Amenity Requirements for Additional Density  
ATTACHEMNT I: Aerial Photo |

### **Submitted by:**

Lainya Rowett  
Manager, Current Planning |

### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services |