

DATE OF MEETING | November 16, 2020 |

AUTHORED BY | LAINY NOWAK, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1176 –  
611 KENNEDY STREET |**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration, a development permit application for a two-storey, multi-family residential building with four dwelling units at 611 Kennedy Street.

### **Recommendation**

That Council issue Development Permit No. DP1176 at 611 Kennedy Street with a variance to increase the maximum allowable percentage of small-car parking spaces from 40% to 100%.

## **BACKGROUND**

A development permit application, DP1176, was received from Shining Knight Construction Inc., on behalf of Irvine Ventures Ltd., in order to permit a multi-family residential development at 611 Kennedy Street.

### **Subject Property and Site Context**

<i>Zoning</i>	R14 – Old City Low Density (Fourplex) Residential
<i>Location</i>	The subject property is located on the south side of Kennedy Street, between Hecate Street and Victoria Road.
<i>Lot Area</i>	714m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA 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>	General Development Permit Area Design Guidelines Old City Multiple Family Residential Design Guidelines
<i>Old City Neighbourhood Plan</i>	Sub Area 3 – Multi-Family Low Density

The subject property is located within the Old City Neighbourhood Plan area. The existing single family dwelling on the lot will be removed through redevelopment. The surrounding neighbourhood is a mix of low-density residential uses.

The lot is long, narrow, and approximately 17m wide and 43m deep. It is slightly sloped upward from the front to the rear of the lot. There is a public walkway immediately adjacent to the property, to the west, with lane access to the rear. The E&N railway corridor is located further west of the public walkway.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing an infill development consisting of a single, two-storey, multi-family residential building. Four ground-oriented residential units with two bedrooms and approximately 112m<sup>2</sup> of gross floor area each are proposed. The R14 zone permits up to four dwelling units with a maximum floor area ratio (FAR) of 0.65. The proposed FAR is 0.64 with a gross floor area of approximately 458m<sup>2</sup>.

#### *Site Design*

The proposed units are located in the centre of the site with direct pedestrian connection to Kennedy Street and to the rear lane. Each unit is proposed to have its own fenced-in amenity space located on either side of the staircases. An accessible walkway is provided along the eastern side, providing access from the sidewalk to the rear parking area and units.

Six small-car parking spaces are provided at the rear of the lot and are accessed from the lane. There is one electrical vehicle charging outlet. Long-term bicycle storage is provided within each unit, under the staircases, with access to an electrical outlet for electric bicycle charging.

#### *Building Design*

The proposed building is two storeys in height, with access to each unit from large covered porches facing the street and the lane. The proposed building design complements the general massing and character of the existing housing in accordance with the Old City Design Guidelines.

The building incorporates a craftsman architectural style with large rectangular windows that have wide trim, and transoms with mullions. Horizontal siding is proposed with substantial roof overhangs, craftsman-style doors, and tapered columns with substantial bases. Corbels to enhance the gable ends and shingled roofing are also proposed to achieve the intended aesthetic of the Old City Neighbourhood.

#### *Landscape Design*

The landscape plan includes a rain garden that will act as a buffer along the west property line, and a row of hedges beside an internal walkway along the east property line. Shrub plantings are proposed for each unit's amenity areas.

The entire site is proposed to be fenced, except for the rear lot line abutting the lane. The proposed fence style is a picket fence with gates in areas necessary for pedestrian movement. The height of the fence varies from 1.2m along the front to 1.8m along the sides. The refuse receptacles will be stored in an enclosed area under the porch at the front of the property and within a fenced area at the rear.

### **Design Advisory Panel**

In response to health advisories regarding COVID-19, Design Advisory Panel (DAP) meetings were cancelled at the time this application was initially under review. This application was reviewed by Staff and comments were provided on building and landscape design:

#### **Building Design Recommendations:**

- Strengthen the craftsman design theme by adding trim details typical of that style; and
- Use windows more typical of the craftsman style.

#### **Landscape Design Recommendations:**

- A more cohesive landscape design that treats the site holistically is needed;
- More plant material including trees is needed. Existing trees should be retained where possible;
- Some landscape buffering should be provided between this development and the neighbour to the east;
- Traditional landscape structures that reiterate the building's craftsman design style could be used, i.e., craftsman-style fences, gates, trellises, etc., which could also incorporate hedges and vines;
- Consider engaging a qualified landscape professional familiar with designing storm water management/landscape features like rain gardens and bioswales; and
- Add windows to the sides of the building.

The applicant incorporated design changes to strengthen the craftsman style, such as adding corbels in all gable ends and mullions in the transoms of the windows. The applicant also resubmitted an improved landscape plan with a rain garden, additional trees, and site lighting in response to Staff comments. The proposal is consistent with the relevant design guidelines and staff recommend approval of the development permit.

### **Proposed Variances**

#### *Parking Spaces*

The maximum allowable amount of small-car parking spaces is 40% of the required parking (two spaces). The applicant is proposing 100% of the required parking (six spaces) be small-car parking spaces; a proposed variance of 60% (four spaces).

The width of the subject property does not allow for the minimum required standard vehicle parking stall length in addition to a two-way drive aisle. No negative impact is anticipated. Staff support the requested variance.

### **SUMMARY POINTS**

- Development Permit Application No. DP1176 is for a two-storey multi-family residential building with four dwelling units at 611 Kennedy Street.
- A variance to increase the maximum allowable small-car spaces is requested.
- 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: Landscape Plan and Details  
ATTACHMENT G: Aerial Photo

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

#### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services