

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001225 – 111 HALIBURTON STREET

**Owner / Applicant:** SUN PORCH HOMES LTD

**Architect:** JOYCE REID TROOST ARCHITECTURE

**Landscape Architect:** 4 SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

**Subject Property and Site Context:**

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located on the east side of Haliburton Street south of Finlayson Street.
<i>Total Area</i>	404m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Neighbourhood; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development.
<i>South End Neighbourhood Plan</i>	Neighbourhood
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; South End Neighbourhood Plan Urban Design Framework and Guidelines.

The lot is narrow and long and slopes downward from east to west. The subject property contains a single family dwelling that will be removed. Established single family homes, new multi-family developments, and commercial properties predominantly characterize the surrounding area.

### PROPOSED DEVELOPMENT

The applicant proposes to construct a three-storey multi-family building with 4 units. The building has a total gross floor area (GFA) of approximately 350m<sup>2</sup> and achieves a floor area ratio (FAR) of 0.86. The maximum permitted FAR is 1.25.

#### Site Design

The site is organized with the building sited towards the rear of the property with a permeable parking area in front of the building. Access to the site is from Haliburton Street, and the parking area provides three parking spaces with one additional space located within a garage. The refuse and recycling containers will be located along the southern property line, screened by a wooden enclosure.

Pedestrian access from the parking area to the entrance of each unit is provided by way of a walkway located in front and along both sides of the building, connecting at the rear. In order to address the site's grade, concrete retaining walls are proposed along the sides of the property.

Staff Comments:

- Explore ways to reduce the parking demand and consider maximizing the number of small car spaces.
- The South End Neighbourhood Plan encourages infill developments that respect existing setbacks on the street. Look at opportunities to move the building closer to the street possibly within under-the-building parking.
- Look at ways to address the interface between the proposed retaining walls and adjacent properties.
- Applicant to confirm that provisions for long-term bicycle storage and parking space dimensions meet bylaw requirements.

Building Design:

The building composition includes two 2-bedroom units (approximately 82m<sup>2</sup> and 119m<sup>2</sup> in size) and two 1-bedroom units (approximately 60m<sup>2</sup> in size). The proposed building consists of two storeys at the front and three storeys at the rear with a maximum height of 10.24m. The building is modern in design and has low sloped rooflines that are sensitive to adjacent single residential dwellings.

Exterior materials include board and batten, horizontal vinyl siding, and Hardie panels. Materials are varied and tied together with wooden accents to provide interest to the overall design. Glazing is prominent on all sides of the building, with double doors for each unit facing the rear to take advantage of views. Balconies provide small outdoor amenity spaces and further interest and articulation to the upper units at the rear.

Staff comments:

- Explore ways to articulate the sides of the building.

Landscape Design

The proposed landscape plan consists of a rear buffer that includes a rain garden, screening along the sides, and a triangular buffer area along the street. The landscaped areas incorporate a variety of shrubs, grasses, trees, and vines. The hardscaped area consists of varying types of permeable pavers, concrete walkways, and stepping-stones set in river rock gravel.

Wood trellises accent the front of the building, and a wooden fence is proposed along the perimeter of the subject property. The rear units include private, fenced-in yards, landscaped with artificial grass.

Staff Comments:

- Consider an alternate surface rather than artificial turf for the private amenity spaces.
- The landscape design along the street should be robust and contribute to the public realm as identified in the South End Neighbourhood Plan design guidelines.

## **PROPOSED VARIANCES**

### *Side Yard Setback (North and South)*

A variance is requested to reduce the minimum required side yard setback from 3m to 1.5m on both the north and south side yards in order to maximize the width of the building on the narrow lot. This represents a proposed variance of 1.5m.

### *Rear Yard Setback*

A variance is requested to reduce the minimum required rear yard setback from 10.5m to 5.5m in order to provide a parking area at the front of the subject property and accommodate the grade change. This represents a proposed variance of 5.0m.

### *Fence Height*

The maximum permitted height for a retaining wall and fence combination is 2.4m within the side yard setback. The applicant is requesting a retaining wall and fence height of up to 3.6m on both the north and south side yards. This represents a proposed variance of 1.2m.

### *Parking Dimensions*

The minimum width required for a drive aisle with parking stalls on 45-degree angles is 3.9m. The applicant is requesting a drive aisle width of 3.64m. This represents a proposed variance of 0.26m.

### *Refuse Enclosure*

Refuse containers are required to be set back a minimum of 3m from any lot line adjoining a property zoned for residential use. The applicant is requesting to place the refuse enclosure on the property line, a proposed variance of 3m.

Refuse container screening must be supplemented with shrub plantings not more than 1.8m from the sides of an enclosure. The applicant has not provided any landscaping around the enclosure and a variance of 1.8m will be required.