

DATE OF MEETING | September 21, 2021 |

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**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1215
– 1205 OCEAN PEARL TERRACE |**

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit renewal application for a multi-family residential development including a 25-unit apartment building and a five-plex at 1205 Ocean Pearl Terrace.

Recommendation

That Council issue Development Permit No. DP1215 at 1205 Ocean Pearl Terrace for a 30-unit multi-family development with the following variances to:

- increase the maximum allowable building height from 9.0m to 11.2m for the apartment building;
- increase the maximum allowable building height from 9.0m to 10.05m for the five-plex building;
- reduce the minimum required front yard setback from 6.0m to 5.2m for the five-plex building, and
- reduce the minimum required front yard setback from 6.0m to 3.0m for the proposed bike storage building.

BACKGROUND

A development permit application, DP1215, was received from Ellins Architecture Inc. on behalf of Domas Construction & Land Development Corporation to permit the development of a 25-unit apartment building and a five-plex to be located at 1205 Ocean Pearl Terrace. A development permit was previously approved by Council, but expired on 2021-MAR-21. The current proposal is generally consistent with the previous design, but with some minor changes to the original plans, including the addition of one parking space, electric vehicle charging stations, and a rain garden on the south side of the apartment building.

Subject Property and Site Context:

Zoning	R6 – Low Density Residential
Location	The subject property is located on the west side of the Linley Valley neighbourhood, south of Linley Valley Park and north of Departure Bay Road.
Total Area	13,800m 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 subject property is an irregularly shaped lot located on Ocean Pearl Terrace with vehicle access from Rock City Road. The site slopes downward approximately 15m to a plateau where Joseph Creek runs across the southeast corner of the property. The property is located in an established neighbourhood and is surrounded by an existing strata townhouse development to the north and south, a rental apartment building to the west, and a public park along a portion of the east property line.

DISCUSSION

Proposed Development

The proposed development consists of 30 residential units in the form of a 25-unit apartment building and a five-plex. The permitted base floor area ratio (FAR) in the R6 zone is 0.45 and the proposed FAR is 0.22. A total of 28 two-bedroom units, and 2 one-bedroom units are proposed. The two-bedroom units range in size from 80m² to 87m² in size and the one bedroom units are 62m² in size. The units are distributed in the buildings as follows:

	Apartment	5-plex	Total
One-bedroom	2 units	0	2 units
Two-bedroom	23 units	5 units	28 units
Total	25 units	5 units	30 units

Site Design

Vehicle access to both residential buildings is proposed from Rock City Road through the strata development at 3420 Rock City Road, via Deer View Drive. The apartment building is proposed to be sited in the middle of the property on a level rocky shelf, and the five-plex is sited in a previously excavated area in the northeastern portion of the property near Ocean Pearl Terrace. Surface parking is proposed adjacent to each building, and a separate garbage enclosure is provided for each building. The remainder of the property, which slopes significantly from the rock bluff to the south property line, will remain undeveloped with tree protection fencing installed at the top of the bluffs. Joseph Creek is located in the southern portion of the property and the proposed apartment building will be sited more than 30m from the required 15m watercourse setback area.

Building Design

The front (north) elevation of the 25-unit apartment building, built into the slope, presents as two storeys and has been designed with individual level entries to the first floor units. The rear (south) elevation presents as three storeys. The building façade has a rhythm of building bays

with shed roofs over the balconies. The exterior materials are horizontal siding and board and batten siding in alternating colours, which adds visual interest to the building form. A separate bike storage building is proposed for the five-plex, and indoor bike storage for the apartment building is on the lower floor of the building.

The five-plex is also built into the slope of the land and presents as two stories at the south elevation and three stories at the north elevation. The building mass is minimized through a variety of design strategies, including varying roof elements, use of vertical and horizontal exterior finishes, glazing rhythm, and horizontal banding at each floor.

Landscape Design

Ground-level patios are provided for the units on both the north (first floor) and south side (lower floor) of the apartment building with perimeter landscaping. Landscape features proposed for the south side of the apartment building include a rain garden, smooth concrete retaining wall, and terraced stone walls to blend with the topography of the land.

Surface patios are provided for the ground-level units of the five-plex building, and landscaping is provided around its base. Terraced rock walls with plantings will be used to blend the landscaping with rock slopes surrounding the five-plex building. A landscape buffer is provided between the five-plex and Ocean Pearl Terrace.

Rock blasting will be minimized, and groupings of fir and pine trees will be placed where possible around the surface parking areas and along the drive aisle. A concrete pedestrian path is provided along the drive aisle to connect the entrance of the apartment building to the entrance to the five-plex. Garbage enclosures will be provided in the surface parking areas of both the apartment building and five-plex and will be screened with landscaping.

Tree protection fencing is proposed to be installed to protect existing trees and vegetation in the southern steep-slope portion of the property. The existing arbutus grove and rock bluff located between the internal drive aisle and the east property line will also be protected. A pedestrian path and gate to the public park will be provided from the subject property, and the park will be bordered with a split-rail fence on two sides and a black chain link fence for safety on the newly cut rock face adjacent to the apartment building.

The proposed site, building, and landscape design comply with the Steep Slope Development Permit Area Guidelines, and the General Development Permit Area Design Guidelines.

Proposed Variances

Building Height

The maximum allowable building height is 9m, the proposed building height of the five-plex building is 10.05m; a proposed variance of 1.05m. The proposed building height of the apartment building is 11.2m; a proposed variance of 2.2m. The height variance request for both the five-plex and apartment building is only for a portion of the roofline, as shown in Attachment E.

The height variances for the five-plex allows for a traditional peaked roof, which is typical of the residential buildings in the neighbourhood. The apartment building is also a peaked roof, is

sited more than 40m from any existing residential buildings, and is built into a lower elevation natural plateau such that the proposed height and massing fits with the sloping topography of the property.

Front Yard Setback

The minimum front yard setback is 6m, the proposed front yard setback for the five-plex building is 5.2m; a proposed variance of 0.8m. The proposed front yard setback for the bike storage building is 3m; a proposed variance of 3m.

The siting of the five-plex building provides a street presence on Ocean Pearl Terrace, and a landscape buffer of deciduous and evergreen trees is proposed between the five-plex and the road. The bike storage building is sited to be easily accessible to residents of the five-plex and will be screened on three sides with shrubs and trees.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1215 proposes to renew DP1060, and is for a residential development with a 25-unit apartment building and a five-plex.
- Variances are requested for building height of both residential buildings, and the front yard setback for the five-plex and bike storage building.
- The proposed development addresses the City's design guidelines, and Staff support the proposed variances.

ATTACHMENTS

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

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