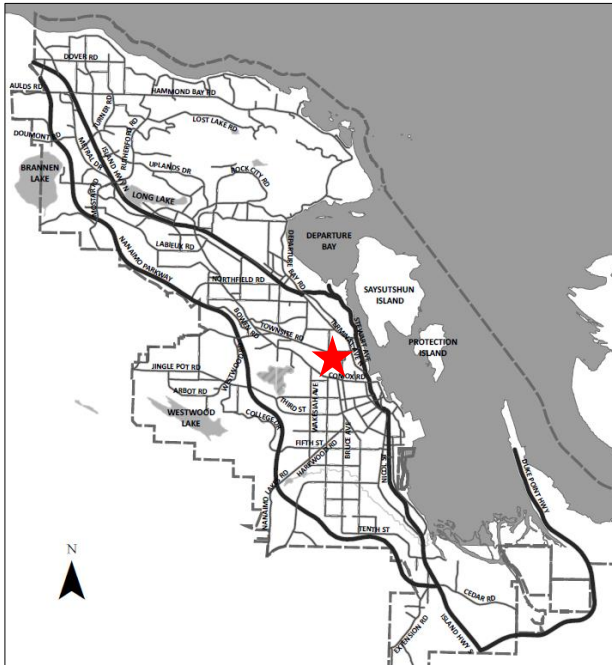


DATE OF MEETING July 10, 2023

AUTHORED BY KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1293 – 582
BRADLEY STREET



Proposal:

A five-unit multi-family development

Zoning:

R8 – Medium Density Residential

City Plan Land Use Designation:

Neighbourhood

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

2,145m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 582 Bradley Street. |

Recommendation

That Council issue Development Permit No. DP1293 for a five-unit multi-family development at 582 Bradley Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-JUL-10. |

BACKGROUND

A development permit application, DP1293, was received from Raymond de Beeld Architect Inc., for a five-unit multi-family development at 582 Bradley Street.

Subject Property and Site Context

The subject property is located in the Townsite Neighbourhood, on the north side of Bradley Street, between Millstone Avenue and Holly Avenue. The rectangular shaped lot slopes 1.5m gently to the southeast and contains several trees. Established single-family dwellings, multi-family, commercial developments, and parkland characterize the surrounding area.

A previously approved Development Permit (DP896) for a fourplex in a three-storey building form lapsed in October 2015. |

DISCUSSION

Proposed Development

The applicant is proposing to construct a low-rise five-unit multi-family residential building. The total gross floor area is 475m² and the Floor Area Ratio (FAR) will be 0.56, which is below the maximum permitted FAR of 1.25 in the R8 zone.

Site Design

The proposed building is rectangular shaped and oriented south to north with a main entrance on the east elevation, adjacent to the driveway. Vehicle access is from Bradley Street along the east side of the site. Vehicle parking includes eight spaces. Short-term bicycle parking is provided at the front of the lot and five long-term bicycle spaces are provided adjacent to the under building parking area. Three-stream waste management containers are located in a room accessed at the rear of the lot.

Building Design

The building is three-storeys in height, comprising of five two-bedroom dwelling units, which are approximately 75m² in area. The building form incorporates a mix of traditional and contemporary materials with a butterfly roof, and units separated by shared stairwells. The exterior finishes of

the buildings include a mix of cementitious board and batten panel, cementitious vertical and horizontal siding, concrete posts, stone veneer on the entry portico, vinyl windows, skylights, and balconies with glass railings.

Landscape Design

Landscaping is proposed throughout the site, incorporating a front yard and west side yard landscape buffer with a variety of deciduous trees and shrubs. An aluminum fence is proposed along the perimeter of the site. Amenities include a private deck or patio for each unit and an outdoor common amenity area at the front of the property. A variety of pavers are used to define pedestrian pathways, driveways, parking areas, and amenity areas. Bollard lighting is provided in the common amenity and surface parking areas. Additional soft landscaping and retention of an existing tree within the road right-of-way is proposed and will be reviewed at time of Design Stage Acceptance (DSA).

The proposed development meets the intent of the General Development Permit Area Design Guidelines including the provision of an onsite pedestrian walkway network, building mass compatible with adjacent developments, high quality building materials, and landscaping.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-FEB-09, accepted DP1242 as presented and provided the following recommendations:

- Consider shortening the height of the fence as it approaches the front of the property;
- Consider changing the paving pattern to indicate pedestrian route to the front entrance.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- The height of the fence has been reduced at the front of the property; and,
- Pavers have been incorporated along the east side of the building to connect the building to onsite and offsite destinations.

PROPOSED VARIANCES

Minimum Required Side Yard Setback

The minimum required side yard setback for principal buildings in the R8 zone is 3.0m. The proposed west side yard setback is 1.24m, a requested variance of 1.76m. Staff support the proposed variance (which is similar to the previously issued DP896) due to site constraints; as all other building setbacks comply; and the variance allows a landscape buffer and fencing to be incorporated along the east lot line along the adjacent R1 zoned property.

Maximum Fence Height

The maximum permitted combined height of a fence and retaining wall in the R8 zone within a front yard setback is 1.2m. The proposed combination fence and retaining wall height is up to 1.49m for a portion of the western fence within the front yard setback, a requested variance of

0.29m. Staff support the proposed variance as the fencing, in combination with landscaping, increases privacy between the subject property and neighbouring properties.

Landscape Buffer

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along a portion of the front lot line from 1.8m to 0.0m (to accommodate a vehicle turnaround) and along the east side lot line from 1.8m to 1.03m (to accommodate a continuous driveway), a requested variance of 1.8m and 0.77m respectively. Staff support the proposed variances as the applicant has provided additional landscaping between the building and the turnaround area for screening and required number of trees and fencing have been incorporated in the landscaping along the east side lot line.

Driveway Width

The minimum width of a double (two-way) lane driveway is 5.5m. A variance is proposed to reduce the driveway width to 2.74m, a requested variance of 2.76m. Staff support the proposed variance (which is similar to the previously issued DP896) as the length of the reduced driveway is limited and as space for queuing and a turnaround have been provided at the front of the subject property.

Long-Term Bicycle Aisle Width

The minimum dedicated aisle width for long-term bicycle parking is 1.2m. A variance is proposed to reduce the width to a 0.87m aisle, a requested variance of 0.33m. Staff support the proposed variance as the aisle is located between parking stalls where flexible space for maneuvering is available.

Staff support the proposed variances. |

SUMMARY POINTS

- Development Permit application No. DP1293 proposes a new five-unit multi-family development at 582 Bradley Street.
- Variances are requested to:
 - reduce the west side yard setback for the principal building from 3.0m to 1.24m;
 - increase a portion of the maximum combined fence and retaining wall height within the front yard setback from 1.2m to 1.49m;
 - reduce the minimum landscape buffer width from 1.8m to between 0.0m along the front yard lot line;
 - reduce the minimum landscape buffer width from 1.8m to 1.03m along the and east side yard lot line;
 - reduce the width of a double lane driveway from 5.5m to 2.74m; and
 - reduce the access aisle width for long-term bicycle parking from 1.2m to 0.87m.
- Staff support the proposed variances. |

ATTACHMENTS

- ATTACHMENT A: Permit Terms and Conditions
- ATTACHMENT B: Subject Property Map
- ATTACHMENT C: Site and Parking Plans
- ATTACHMENT D: Building & Fence Elevations and Details
- ATTACHMENT E: Building Perspectives
- ATTACHMENT F: Landscape Plan and Details

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