

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001320 – 307, 311 & 315 HOLLY AVENUE

Applicant/Architect: MATTHEW CHENG ARCHITECT INC.

Owner: KENMORE DEVELOPERS LTD.

Landscape Architect: 4 SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Medium Density Residential (R8)
<i>Location</i>	The subject property is located on the west side of Holly Avenue at the corner of Holly Avenue and Rosehill Street
<i>Total Area</i>	2,025m ² (combined)
<i>City Plan (OCP)</i>	Future Land Use Designation: Neighbourhood Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject properties (to be consolidated) are located in the Townsite Neighbourhood. The lots are rectangular shaped and slope downward 4m from the northwest to the southeast and contain three dwelling units and several trees, which will be removed to facilitate the proposed development. Established single-family dwellings, multi-family and commercial developments, and parkland (Caledonia Park), characterize the surrounding area.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a four-storey, 47-unit multi-family residential apartment building (including 6 adaptable units). The proposed total gross floor area is 3,037m² and the proposed total Floor Area Ratio (FAR) is 1.5 (1.25 + 0.25) as all the required parking is provided underground. The proposed height of the building is approximately 14.69m (to be confirmed through comprehensive review), which requires a variance.

The proposed unit composition is as follows:

Unit Type	No. of Units	Floor Area
Studio	3	41m ²
1-Bedroom	32	48m ² – 54m ²
2-Bedroom	9	63m ² – 76m ²
3-Bedroom	3	88m ²
<i>Total:</i>	47	

Site Design

The proposed building is rectangular shaped and oriented north to south with a main entrance on the east elevation, adjacent to Holly Avenue. Vehicle access is from Rosehill Street via a ramp to the underground parking levels along the west side of the site. Vehicle parking includes 2 levels of underground parking with 69 spaces (including 8 accessible spaces) - in excess of the required 64 parking spaces. Long-term bicycle storage (31 spaces) will be located within two secure rooms in the underground parking garage and a short-term bicycle rack (5 spaces) is located at the entrance

to the building off Holly Avenue. Three-stream waste management containers are located in a room in the underground parking garage.

Staff Comments:

- Pedestrian circulation, plazas, and open space/common amenity areas provided in accordance with the General Development Permit Area Design Guidelines.
- Consider weather protection for short-term bicycle rack.

Building Design

The building is modern in design with a flat roof. The exterior finishes of the buildings include a mix of Hardie board and plank panel, brick veneer on the first two floors and windows with black frames. The window fenestration on the portions of the building facing adjacent dwelling have been reduced to minimize overlook.

Staff Comments:

- A rooftop deck is provided in accordance with the General Development Permit Area Design Guidelines.
- Consider stepping back rooftop deck from adjacent residential lots to the south.
- Consider additional opportunities for stepping the massing of the building to reduce overlook and shadowing on adjacent dwellings.
- Consider ways to further emphasize the Holly Avenue entrance through materials or a portico feature.
- Consider weather protection for uppermost balconies.

Landscape Design

The proposed development includes clearing all existing trees and vegetation and planting various deciduous trees. A conifer hedge is proposed along the south lot line. Common amenities include a rooftop deck with synthetic turf, river rock, trees and seating areas with an outdoor kitchen; a corner plaza; and children's playground with bench seating. Lighting (bollard, wall and step) is provided along the perimeter of the building and along the street.

Staff Comments:

- Consider adding landscaping or screening (ie. larger trees, columnar trees, hedges, fencing) between parking ramp and play area to buffer the adjacent residential use.
- Consider cascading or concealing vegetation for retaining walls visible to the street.
- Consider replacing the river rock border with landscaping along the perimeter of the building and on the rooftop deck.

Proposed Variances

Minimum Front Yard Setback

The minimum required front yard setback in the R8 zone is 6m. The applicant is proposing a minimum front yard setback of 5.7m, a requested variance of 0.3m.

Maximum Building Height

The maximum height of a principle building in the R8 zone is 14m. The applicant is proposing height of approximately 14.7m, a requested variance of 0.7m.