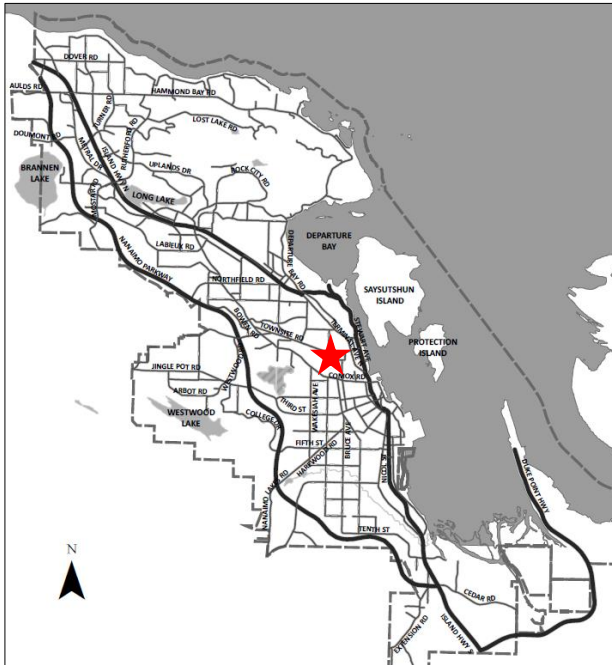


DATE OF MEETING | February 5, 2024

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1281 – 404 & 406
MILLSTONE AVENUE**



Proposal:

A multi-family residential development (three fourplexes)



Zoning:

R8 – Medium Density Residential

City Plan Land Use Designation:

Neighbourhood Centre

Development Permit Area:

DPA8 – Form & Character

Lot Area:

436m² (each lot)



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family residential development on three separate lots, each with a fourplex, at 404 and 406 Millstone Avenue.

Recommendation

That Council issue Development Permit No. DP1281 for a multi-family development at 404 and 406 Millstone Avenue with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-FEB-05.

BACKGROUND

A development permit application, DP1281, was received from Joyce Reid Troost Architecture, on behalf of Sun Porch Homes Ltd., to permit a multi-family residential development on three separate lots, each with a fourplex, at 404 and 406 Millstone Avenue.

Subject Properties and Site Context

The subject properties are located in the Townsite Neighbourhood, on the east side of Millstone Avenue, between Rosehill Street and Townsite Road. The development is proposed to occur on three parcels, with separate titles fronting Millstone Avenue to the west and backing onto a lane to the east. The lot at 404 Millstone Avenue is vacant and lots at 406 Millstone Avenue contain a dwelling unit and several accessory buildings that will be removed. The three lots slope gently to the southeast and contain several trees.

The surrounding neighbourhood primarily consists of residential uses with established single-family dwellings; multi-family developments; a commercial centre with grocery store; a place of worship; and, an elementary school. The subject properties are within walking distance to active transportation routes and commercial services.

DISCUSSION

Proposed Development

The applicant is proposing to construct three fourplexes – one on each lot. Each building includes 2 two-bedroom units (87m²) and 2 one-bedroom units (77m²). The proposed total gross floor area and FAR for each building on each lot is 339m² and 0.78 respectively.

Site Design

The proposed buildings are rectangular shaped and oriented west to east with vehicle access via a laneway which connects Townsite Road and Rosehill Street. Vehicle parking includes five spaces (one standard and four small) on the two outside lots and six standard spaces on the middle lot accessed by two drive aisles which will be shared via an easement agreement, so that each building has equitable access to both standard and small size parking spaces. Pedestrian

connections are provided from the street, along the sides of the buildings and to the proposed parking area. Bicycle parking consists of three long-term bicycle spaces in each building and one short-term bicycle rack at the entrance to each lot. Three-stream waste management containers are located in a room in each building.

Building Design

The proposed buildings are three-storeys and contemporary in design with butterfly roofs on the front and back and a pitched roof in the middle of the buildings. The exterior finishes of the buildings include a mix of cementitious board and batten, panel, lap, and shingle siding; vinyl windows; and glass balconies with metal railings (two balconies for the two-bedroom units and one balcony for the one-bedroom units).

Landscape Design

Landscaping is provided along Millstone Avenue, along the lane, and within the parking area, and bordering the buildings on each lot with a variety of deciduous trees, shrubs, vines, groundcovers, perennials, and ornamental grasses. Landscape features include arbor entries and split rail fencing along the front of the site and benches. The parking aisle is proposed to be constructed with permeable pavers. Bollard lighting is provided along the walkways and parking areas, with pole lighting in the parking areas and wall lights between the buildings. A vinyl wood-grain fence is proposed along the outermost side lot lines atop concrete retaining walls.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including well-articulated building design; connections to the street; onsite pedestrian circulation; and, provision of amenity areas as well as usable and robust landscaping.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-OCT-13, accepted DP1281 as presented and provided the following recommendations:

- Look at ways to individualize each unit by incorporating unique colours and materials;
- Consider offsetting the side windows of each building facing each other;
- Consider highlighting or improving the wayfinding to the interior entrances; and,
- Consider offsetting the floor plans of rear units to change the scale of the building.

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

- The colour scheme of the buildings was changed to create more individualization;
- The window locations were adjusted to reduce overlook; and,
- The roof of the rear underbuilding parking area was lowered to make the scale of the building appear more consistent with adjacent single residential dwellings.

Proposed Variances

Number of Trellis Structures

Subsection 6.10.7 of the Zoning Bylaw permits one trellis structure in a front yard setback (at a maximum height of 2.4m). A variance is proposed to increase the number of trellis structures in the front yard from one to two. Staff support the proposed variance as the two trellis structures serve as both wayfinding and ornamental features.

Siting of a Principal Building

The minimum required front yard setback for buildings in the R8 zone is 6.0m. The proposed front yard setback along Millstone Avenue is 5.6m, a requested variance of 0.4m for each lot. Staff support the proposed variance as the siting of the buildings will be consistent with the existing streetscape, accommodates the required statutory right-of-way for future road widening, and, the landscape features and amenities are accommodated within the reduced setback.

The minimum required rear yard setback for buildings in the R8 zone is 10.5m. The proposed rear yard setback along the lane is 9.53m, a requested variance of 0.97m for each lot. Staff support the proposed variance which allows for a functional development envelope to accommodate the required statutory rights-of-way, so that the parking area can be accommodated at the rear of the building within the proposed setback.

The minimum required side yard setback for buildings in the R8 zone is 3.0m. The proposed side yard setback along both side lot lines for each lot is 1.5m, a requested variance of 1.5m for the north and south side lot lines for each lot. Staff support the proposed variance as the applicant has demonstrated that walkways, retaining walls and fencing, landscaping, and lighting can be accommodated within the reduced setback. The proposed buildings are also 2m less than the maximum permitted height in the R8 zone to transition to the existing adjacent properties which are also zoned to permit 14m in building height.

Parking Spaces

The minimum number of parking spaces required for each lot is six parking spaces. The proposed number of parking spaces on Lots 1 and 3 is five each, a variance of one parking space per lot. Staff support the proposed variance as each unit will have at least one dedicated parking space, and as the development is in close proximity to amenities, public transportation and active transportation routes.

Percentage of Small Car Parking Spaces

The maximum percentage of parking spaces that may be reduced to accommodate small cars is 40%. A variance is proposed to increase the maximum percentage of small car parking spaces from 40% to 80% for Lots 1 and 3, a proposed variance of 40%. Staff support the proposed variance with the condition that an easement is secured to provide equitable access for all residents to the standard car parking spaces on Lot 2.

Parking Stall Dimensions

The minimum required distance between a parking space and an obstruction on one side is 0.3m. A variance is proposed to reduce the minimum distance between a parking space and wall from 0.3m to 0.27m for Lots 1 and 3. Staff support the proposed variance as the standard sized parking space is still functional. |

SUMMARY POINTS

- Development Permit Application No. DP1281 proposes a new multi-family residential development on three separate lots, each with a fourplex, at 404 and 406 Millstone Avenue.
- Variances are requested to address front yard setbacks, side yard setbacks, rear yard setbacks, parking spaces, and trellises. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Properties Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Perspectives
ATTACHMENT F: Landscape Plan and Details |

Submitted by:

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