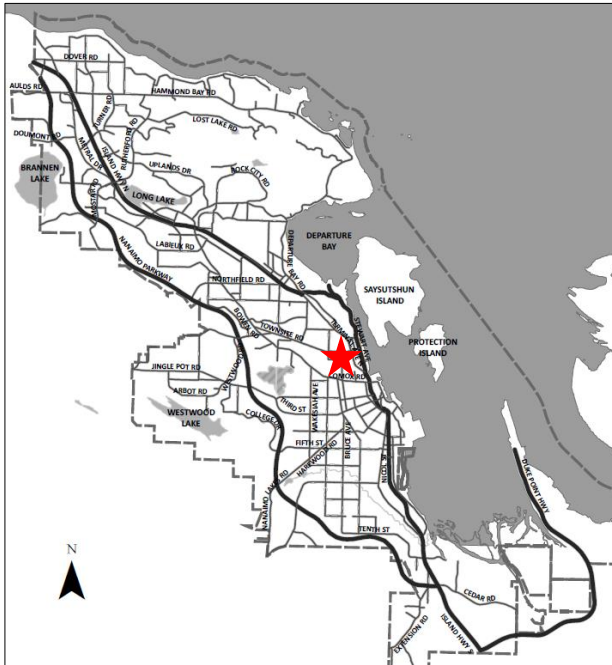


DATE OF MEETING | May 27, 2024

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1320 – 307, 311 & 315 HOLLY AVENUE**



Proposal:

47-unit multi-family development

Zoning:

R8 – Medium Density Residential

City Plan Land Use Designation:

Neighbourhood

Development Permit Areas:

DPA8 – Form & Character

Lot Area:

675m² – 307 Holly Avenue

675m² – 311 Holly Avenue

675m² – 315 Holly Avenue

2,025m² (total lot area)



OVERVIEW

Purpose of Report

To present for Council’s consideration a development permit application for a multi-family residential development at 307, 311 and 315 Holly Avenue.

Recommendation

That Council issue Development Permit No. DP1320 for a multi-family residential development at 307, 311 and 315 Holly Avenue with variances as outlined in the “Proposed Variances” section of the Staff Report dated 2024-MAY-27.

BACKGROUND

A development permit application, DP1320, was received from Matthew Cheng Architect Inc., on behalf of Kenmore Developers Ltd., to permit a 47-unit multi-family residential development at 307, 311 and 315 Holly Avenue.

Subject Property and Site Context

The subject properties are located in the Townsite Neighbourhood, at the intersection of Rosehill Avenue and Holly Avenue. The lots (to be consolidated) subject to the proposed development are rectangular shaped and contain three dwelling units and several trees, which will be removed to facilitate the proposed development. The lots slope downward 4m from the northwest to the southeast.

The surrounding neighbourhood primarily consists of residential uses with established single-family dwellings, multi-family residential developments, commercial businesses, and parkland (Caledonia Park). The subject properties are within walking distance to active transportation routes and commercial services.

DISCUSSION

Proposed Development

The applicant is proposing to construct a four-storey, 47-unit multi-family residential apartment building (including six adaptable units). The proposed total gross floor area is 3,037m² and the proposed total Floor Area Ratio (FAR) is 1.5 (including a base FAR 1.25 and an additional 0.25 FAR for underground parking).

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. Onsite parking includes two levels of underground parking with 67 spaces (including eight accessible spaces and three visitor 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 (five spaces) is located at the entrance to the building off Holly Avenue. New sidewalks will be provided adjacent to the road frontages with a statutory right-of-way to be secured as a condition of the Development Permit. An onsite walkway is proposed around the side and rear of the building to access a private amenity space (children's playground). Three-stream waste management containers are located in a room in the underground parking garage.

Building Design

The proposed building is contemporary in design with a flat roof. The exterior finishes of the buildings include a mix of cementitious board and plank panel, brick veneer on the first two floors and windows with black frames. The ground floor units have private patios connecting to the sidewalk or onsite walkway with balconies for each upper storey unit. Projections, recesses and an emphasized building entrance provide visual interest. A step in the top floor of the building on the south elevation and reduced window fenestration on portions of the building have been incorporated to minimize overlook over adjacent dwellings.

Landscape Design

Landscaping is provided along Holly Avenue and Rosehill Street, around the perimeter of the building and at the southwest corner of the site with a variety of deciduous and coniferous trees, shrubs, ground covers, perennials, vines and ornamental grasses. A conifer hedge is proposed along the south lot line. Arbour trellises with climbing vines are proposed for each ground level unit entry fronting the street and the walkway entrance between the parking ramp and building. Wood perimeter fencing is proposed along the south and west lot lines. Common amenities include a rooftop deck with artificial turf, river rock, flowering 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.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including the provision of a pedestrian network, plazas and common amenity areas; well-articulated design with an emphasized building entrance; and provision of underground parking.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-NOV-23, accepted DP1320 as presented and provided the following recommendations:

- consider weather protection for short-term bike parking;
- consider an alternate to bamboo in the planting palette;
- consider shading the artificial turf on the rooftop deck to reduce heat in the summer;
- consider an interior flex space for the use of residents;
- consider adding solar energy; and,

- consider extending the colour and finishes to the west and south elevations of the building in keeping with the appearance of the east and north elevations.

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

- weather protection provided over the short-term bicycle racks;
- adjusted the planting palette; and,
- adjusted the materials on the west and south elevations.

Proposed Variances

Number of Trellis Structures

The maximum permitted number of trellis structures permitted in a front yard or flanking side yard setback is one (at a maximum height of 2.4m). A variance is proposed to increase the number of trellis structures in the front yard (abutting Holly Avenue) from one to six, a proposed variance of five trellis structures. Additionally, a variance is proposed to increase the number of trellis structures in the flanking side yard (abutting Rosehill Street) from one to four, a proposed variance of three trellis structures. Staff support the proposed variance as the trellises serve as both wayfinding and ornamental features for the units fronting on Holly Avenue and Rosehill Street.

Siting of a Principal Building

The minimum required front yard setback for principal buildings in the R8 zone is 6.0m. The proposed front yard setback abutting Holly Avenue is 5.7m, a requested variance of 0.3m. Staff support the proposed variance as the reduced setback will help in accommodating the parking ramp, walkway, and ground floor entrances (with patios and landscaping) at the rear of the building. Additionally, the reduced setback can accommodate a public sidewalk, landscaping (including a corner plaza at the intersection of Holly Avenue and Rosehill Street), and onsite lighting.

Building Height

The maximum permitted height of a principal building in the R8 zone is 14.0m. The proposed building height is 14.7m, a requested variance of 0.7m. Staff support the height variance which seeks to address the impact of the site topography and as it is only for a portion of the building which encompasses the railings for the rooftop deck.

Landscape Buffer

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along portions of the front and flanking side lot line from 1.8m to 0.0m (to accommodate continuous pathways and patios in front of the units) and reduce the Minimum Landscape Treatment Level along the flanking side lot line, a requested variance of up to 0.0m. Staff support the proposed variances which will accommodate a public sidewalk, and as landscaping is provided between the building (including private patios and unit entrances) and public realm which will include street trees.

Staff support the proposed variances. |

SUMMARY POINTS

- Development Permit Application No. DP1320 proposes a new 47-unit multi-family residential development at 307, 311 and 315 Holly Avenue.
- Variances are requested to increase the number of trellises and height of a principal building; and reduce the front yard setbacks and landscape buffers.
- 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 Elevations, Details, and Perspectives
ATTACHMENT E: Landscape Plans and Details

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development