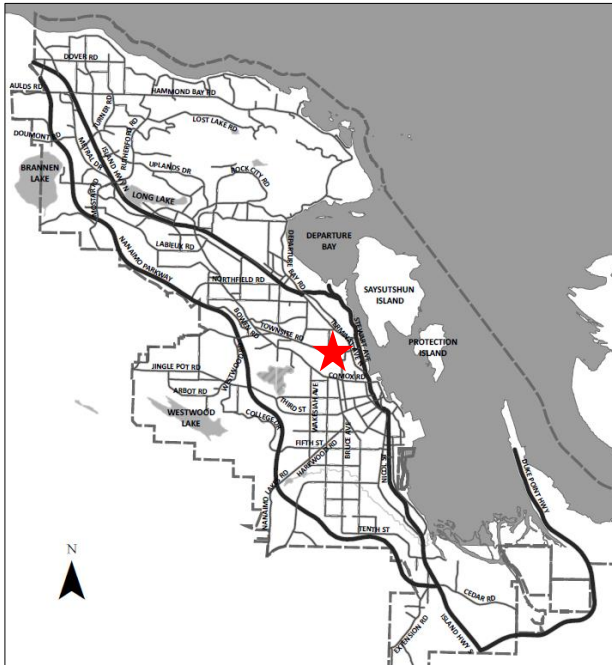


DATE OF MEETING | June 17, 2024 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1335 – 580
ROSEHILL STREET



Proposal:
13-unit multi-family development

Zoning:
R8 – Medium Density Residential

City Plan Land Use Designation:
Neighbourhood

Development Permit Areas:
DPA8 – Form and Character

Lot Area:
1,116m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 580 Rosehill Street.

Recommendation

That Council issue Development Permit No. DP1335 for a multi-family development at 580 Rosehill Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-JUN-17.

BACKGROUND

A development permit application, DP1335, was received from Raymond de Beeld Architect Inc., on behalf of Anayk Home Builders Ltd., to permit a multi-family development consisting of thirteen units and under building parking.

A previous Development Permit (DP1128) was issued for a similar design on this site, however, the permit lapsed and the current owner would like to proceed with development.

Subject Property and Site Context

The subject property is located within the Townsite neighbourhood. The site is currently occupied by an older single residential dwelling, two accessory buildings, and vehicle storage. The lot slopes downward slightly from north to south and includes some existing landscaping and trees.

The surrounding neighbourhood is zoned for increased density but currently includes low and medium density residential development, including single family dwellings, secondary suites, and mid-rise apartment style developments. A local-serving commercial development is located nearby at the intersection of Townsite Road and Millstone Avenue. Access to Bowen Park and the Millstream River is approximately 200m to the south and Brechin Elementary is located less than block from the proposed development.

DISCUSSION

Proposed Development

The applicant is proposing a four-storey infill development which includes thirteen residential units. The units will be one and two bedroom units, ranging in size from 70m² to 106m². The proposed gross floor area is 1,321m² and the total Floor Area Ratio (FAR) is 1.18.

Site Design

The proposed building is centrally located on the lot and the rear lane provides vehicle access to the site. Parking is located at-grade with 50% under the building and the remaining 50% adjacent to the lane. To accommodate the gentle slope of the site, tiered retaining walls are proposed along

the front lot line and the primary pedestrian entry will be accessed via stairs from the sidewalk along Rosehill Street. Long-term bicycle storage is proposed in an accessory building located along the east property line and a separate accessory building is proposed for the refuse receptacles along the west property line. An accessible ramp and pedestrian walkway are proposed from the rear of the building to provide access to the parking area and lobby. Short-term bicycle parking is located adjacent to the front stairs and lighting is provided throughout the site including bollards, step lights, and wall-mounted lights.

Building Design

The proposed building is four storeys with the top floor recessed to provide a green roof feature, rooftop deck amenity, and reduce the overall building mass. The pedestrian entry is emphasized by generous glazing and a symmetrical building face. The structure is faced with lap siding in various shades and travertine stone tiles, which provides visual interest, and black trimmed windows are strategically placed to ensure privacy and maximize natural light. Private balconies or ground-level patios are provided for each unit.

Landscape Design

The proposed landscaping is robust and incorporates a raingarden for onsite storm water management from the adjacent parking lot. Evergreen and shade tolerant plant species were selected to provide year-round foliage throughout the site and within the parking lot swales. Trees are proposed along the front and side property lines to provide shade to the patios on the ground level and improve street presence along Rosehill Street.

The landscaping provided for the green roof feature is drought tolerant and includes sedums, grouped flowering perennials, and grasses. This feature will also support storm water retention. Garden beds are proposed within the rooftop amenity space as well as outdoor seating and access to an indoor common amenity area.

The terraced retaining walls located at the front of the property will including cascading shrubs, ornamental grasses, and flowers, to assist with screening. A water feature is proposed adjacent to the stairs and includes drain rock and stone veneer. The water for the feature is pumped and recirculated to achieve a waterfall effect.

The development substantially meets the intent of the General Development Permit Area Design Guidelines by providing shared outdoor amenity space (rooftop deck and green roof), offering building articulation to create interest, and reducing the apparent mass of the structure on neighbouring properties.

Design Advisory Panel

The application was not referred to the Design Advisory Panel (DAP) as the design is in substantial compliance with the design of previously issued DP (DP1128), accepted by DAP in 2019.

Proposed Variances

Front Yard Setback

The minimum required front yard setback for a principal building in the R8 zone is 6.0m. The proposed front yard setback is 3.8m, a requested variance of 2.2m. The setback variance would allow the projection of private balconies into the front yard with the majority of the building set back 4.58m. Staff support the proposed variance as the reduced setback strengthens the relationship between building and the street and maximizes space at the rear of the site for parking.

Building Height

The maximum permitted height for a principal building in the R8 zone is 14.0m. The proposed building height is 14.4m, a requested variance of 0.4m. The variance is requested to accommodate the slope of the site and the proposed (9ft) ceiling heights within the units. Staff support the proposed variance as the fourth storey has been stepped back to reduce the apparent building mass for neighbouring properties.

Lot Coverage

The maximum permitted lot coverage in the R8 zone is 40%. The proposed lot coverage is 42%, a requested variance of 2%. The proposed variance allows for additional ground-level units and to facilitate the under-building parking. Staff support the proposed variance.

Refuse Receptacles

The minimum required setback for refused receptacles abutting a property zoned for residential use is 3.0m. The proposed east side yard setback for the refuse receptacle enclosure is 0m, a requested variance of 3.0m. Staff support the proposed variance to facilitate refuse collection directly from the lane while maximizing onsite vehicle parking.

Accessory Buildings

The minimum required side yard setback for an accessory building in the R8 zone is 3.0m. The proposed west side yard setback for the bike storage shed is 0.2m, a requested variance of 2.8m. Staff support the proposed variance and note that the proposed building location will maximize onsite vehicle parking and the building will be constructed adjacent to an existing retaining wall on the neighbouring property.

Parking

The proposed development requires 17 off-street parking spaces. The development proposed 16 off-street parking spaces, a requested variance of one space. Staff support the proposed variance as excess long-term and short-term bicycle and scooter parking is provided. |

SUMMARY POINTS

- Development Permit Application No. DP1335 is for a 13-unit multi-family development with under-building parking.
- The building design substantially meets the intent of the General Development Permit Area Guidelines.
- Variances are requested for front and side yard setbacks, building height, lot coverage, and parking.
- Staff support the proposed variances. |

ATTACHMENTS

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

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development