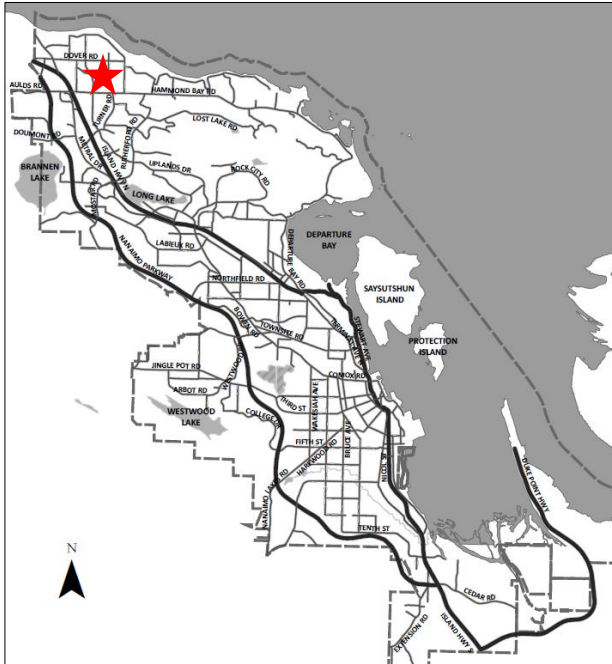


DATE OF MEETING | September 23, 2024

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1347 – 6330**
MCROBB AVENUE



Proposal:
86-unit multi-family development

Zoning:
R8 – Medium Density Residential

City Plan Land Use Designation:
Secondary Urban Centre

Development Permit Areas:
DPA8 – Form and Character

Lot Area:
9,428m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 6330 McRobb Avenue.

Recommendation

That Council issue Development Permit No. DP1347 for a multi-family development at 6330 McRobb Avenue with variances as outlined in the "Proposed Variance" section of the Staff Report dated 2024-SEP-23.

BACKGROUND

A development permit application, DP1347, was received from Daryoush Firouzli Architecture Inc. on behalf of Camargue Properties Inc., to permit an 86-unit multi-family development at 6330 McRobb Avenue. This is the second phase of the Dover Ridge Apartments. Phase 1 was completed in 2016 and contained 50 rental units (DP909).

A previous Development Permit (DP1241) was issued for this development, however, the permit lapsed and the owner would like to proceed with the development plans as previously approved.

Subject Property and Site Context

The subject property is located in the Dover neighbourhood. The Phase 1 development occupies the northern portion of the lot, fronting McRobb Avenue, and the site is accessed via Sentinal Drive, a privately maintained access easement. The lot is flat with existing trees in the southwest corner of the lot.

The surrounding neighbourhood includes a mix of multi-family residential developments, institutional and commercial uses within the Woodgrove Urban Centre. Existing townhouse developments are located to the northwest, and two multi-family apartment buildings (Texada and Uplands Terrace Apartments) are located to the east. A multi-family apartment building is under construction to the south, and the City is reviewing an application for two apartment buildings on the west side of Sentinal Drive (DP1260). The subject property is located near Woodgrove Shopping Centre, and transit service and public amenities including a library, schools, sports fields and parks are all located within walking distance.

DISCUSSION

Proposed Development

The applicant is proposing to construct a six-storey multi-family rental development with 86 units and underground parking. The proposed unit composition is as follows:

Unit Type	Unit Count	Unit Size
Studio	18	43m ²
One-Bedroom	35	62m ²
Two-Bedroom	29	82m ²
Three-Bedroom	4	102m ²

The proposed gross floor area for this phase is 6,961m² and the total Floor Area Ratio (FAR), combined with existing Phase 1, is 1.19, below the maximum permitted FAR of 1.25 in the R8 zone.

Site Design

The proposed building will be constructed in the southwest corner of the site and will be accessed from Sentinel Drive via the existing drive aisle. The majority of parking is provided underground with some expanded surface parking. The primary building entrance is internal to the site, facing the parking area and outdoor amenity space. An additional pedestrian entrance is proposed in the southeast corner of the building and units located at grade will have direct pedestrian connections to Sentinel Drive similar to the development in Phase 1.

Two outdoor amenity areas are provided as part of this phase, complete with landscaping, lighting, crushed-gravel pedestrian pathways, outdoor seating, and a stormwater retention area. Short-term bicycle parking is proposed adjacent to the primary building entrance and three-stream waste collection will occur from the existing enclosure, which will be expanded to support both buildings.

Building Design

The proposed six-storey building complements the design of the existing Phase 1 building and provides a range of exterior finishes including different coloured cement composite siding and cementitious plank siding, with an alternate woodgrain plank siding to distinguish the exterior of the ground level. Visual interest will be provided on all elevations through the use of materials and balconies.

The building shape mirrors the existing Phase 1 building with a central lobby and residential units within two wings. A common indoor amenity space is proposed at the ground level and a common rooftop amenity is proposed in the northeast corner of the building.

The development substantially meets the intent of the General Development Permit Area Guidelines by providing a well-articulated building form; shared indoor and outdoor amenity space; a range of exterior finishes to create visual interest; and, screening of surface parking from adjacent streets and residences.

Landscape Design

Landscaped amenity areas are proposed adjacent to the front entry, centrally between the building and the parking area, and along the Sentinel Drive frontage with a stormwater feature and pedestrian pathways and seating in the southeast corner of the site. A large Arbutus tree will also be retained in this area. Proposed plantings include both deciduous and coniferous trees as well as a number of small shrubs, grasses, ferns, and perennials. A rose hedge will be continued

along the east property line on the edge of the surface parking lot to screen the parking area from Sentinel Drive.

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 (DP1241), accepted by DAP in 2021.

Proposed Variance

Maximum Building Height

The maximum permitted height for a principal building in the R8 zone is 14.0m. The proposed building height is 19.6m, a requested variance of 5.6m. The variance is requested in order to provide the permitted density onsite in a more compact building footprint, which provides for greater soft surface area and amenity space.

A Building Massing Study (Attachment G) has been provided to demonstrate how the proposed density could be achieved in a larger building footprint, without a height variance and without proposed amenity and outdoor spaces. The concept from the time of rezoning envisioned one large building for the subject property. The current proposal offers increased permeability of the site and reduces the perceived massing of the building by emphasizing the roofline of the fifth storey and stepping-back the sixth storey to provide a rooftop amenity space.

The subject property is located within the Secondary Urban Centre as identified in City Plan, where taller residential buildings (up to 12 storeys) are supported.

Staff support the proposed building height variance. |

SUMMARY POINTS

- Development Permit Application No. DP1347 is for a six-storey 86-unit multi-family rental residential building at 6330 McRobb Avenue.
- The proposed building will be the final phase of the Dover Ridge Apartments development.
- A variance is requested to increase the maximum permitted building height from 14m to 19.6m.
- Staff support the proposed variance. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan
ATTACHMENT D: Underground Parking Plan
ATTACHMENT E: Building Elevations & Details
ATTACHMENT F: Building Renderings
ATTACHMENT G: Building Massing Study
ATTACHMENT H: Landscape Plan & Details
ATTACHMENT I: Shadow Study |

Submitted by:

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