

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001371 – 55, 65, 69 & 73 PRIDEAUX STREET

Applicant / Architect: LOW HAMMOND ROWE ARCHITECTS INC.

Owner: BALLENAS HOUSING SOCIETY INC.

Landscape Architect: KINSHIP DESIGN ART ECOLOGY

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning (proposed)</i>	Old City Mixed Use (DT8)
<i>Location</i>	The subject property is located on the west of Prideaux Street between Comox Road and Campbell Street.
<i>Total Area</i>	3,647m ² (combined)
<i>City Plan (OCP) (proposed)</i>	Future Land Use Designation: Primary Urban Centre Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines + Old City Multi-Family Residential Design Guidelines

The subject properties are located in the Old City neighbourhood. The lots (to be consolidated) will form an irregular shaped lot that fronts on Prideaux Street to the east and the Island Rail Corridor to the west. The lots are relatively flat and contain four existing low-rise apartment buildings which will be removed to facilitate the proposed development which will form part of a Ballenas Housing Society campus. Established multi-family, single-family dwellings, commercial developments, and Comox Park Gyro 1 characterize the surrounding area.

The property was rezoned to allow a site-specific Floor Area Ratio (FAR) of 2.1 and building height of 21m in the existing DT8 zone in May 2023 (RA464) to facilitate the proposed development.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a six-storey, 116-unit affordable residential rental building (“Trackside”). The proposed total gross floor area is 7,510m², and the proposed total FAR is 2.06.

The unit composition is as follows:

Unit Type	No. of Units	Floor Area
Studio	29	39m ²
1-Bedroom	70	54m ²
2-Bedroom	17	73m ²
<i>Total:</i>	116	

Site Design

The proposed building is long rectilinear building broken into two volumes with a main entrance in the centre of the building and vehicle access to the underground parking and surface parking at the south end of the site. Vehicle parking consists of one level of underground parking with 62 spaces and 6 surface parking spaces (a total of 68 parking spaces). Long-term bicycle storage (75 spaces) will be located within a secure room in the underground parking garage, and short-term bicycle racks (12 spaces) are located at the front and side entrances to the building. Three-stream waste management containers are located in a refuse enclosure within the surface parking area.

Staff Comments:

- Large blocks of open space with natural surveillance from adjacent units is provided in accordance with the General Development Permit Area Design Guidelines.

- Review accessibility of the surface parking area and consider adding an accessible parking space.
- Consider view permeability onto the site from the sidewalk.
- Incorporate dark sky compliant building and surface parking lighting.

Building Design

The building is contemporary in design with a flat roof. The ground floor units have direct connections to the street or common amenity area. The building is divided into two blocks with one block set back to break up the building massing and the top floor set back to reduce the apparent height of the building. The exterior finishes of the buildings include a mix of cementitious panels and siding; copper metal accent panels; cedar soffit; glazed curtain walls for the entrance, sack rubbed concrete, decorative metal guardrails and privacy screens for lower patios; and glass guardrails for the sixth storey balconies. Energy efficient design elements include high performance glazing, an airtight building envelope, and vertical sunshades on the west elevation.

Staff Comments:

- Connections for ground level units to the street or common amenity areas, underground parking, and building design which creates visual interest are provided in accordance with the General Development Permit Area Design Guidelines.
- Consider a contrasting colour or material for the parapet.

Landscape Design

The proposed development includes various deciduous and coniferous trees, shrubs, perennials, ferns, grasses, groundcovers, bulbs, and grass seeding inspired by the Coastal Douglas fir ecosystem. Private patios are provided for the ground floor units and private balconies are provided for select sixth floor units. The common outdoor amenity area will allow connectivity, and shared use with residents of 619 Comox Avenue. This area will include tables, chairs, and benches, a sun garden, a woodland garden, grass lawn, and a courtyard. Bollard and recessed wall lighting is provided along pedestrian walkways in the common amenity area.

Staff Comments:

- Generous outdoor amenity areas and interior courtyards are provided in accordance with the applicable design guidelines.
- Consider incorporating shade elements in the central common area.
- Consider incorporating traditional heritage planting in accordance with the Old City Multi-Family Residential Design Guidelines along the street to complement the deciduous trees (ie. flowering perennials, annuals, bulbs).

PROPOSED VARIANCES

Minimum Front Yard Setback

The minimum required front yard setback in the DT8 zone is 4m. The applicant is proposing a minimum front yard setback of 1.5m for a portion of the building, a requested variance of 2.5m.

Off-Street Parking

The required number of parking spaces is 125. The applicant is proposing 68 parking spaces, a requested variance of 57 parking spaces.