

Staff Report to Advisory Design Panel

Planning and Development

FILE: 3060-20-2022-03

REPORT DATE: September 27, 2022 **MEETING DATE:** November 09, 2022
TO: Advisory Design Panel
FROM: Angie Lucas, Director of Planning and Development
SUBJECT: Development Permit Application for 11812 Blakely Road

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Advisory Design Panel:

A. Provides the following comments regarding Development Permit Application for 11812 Blakely Rd:

a.; OR

B. Other.

PURPOSE

To present a development permit application for 11812 Blakely Road, for development of a four-unit townhouse project.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

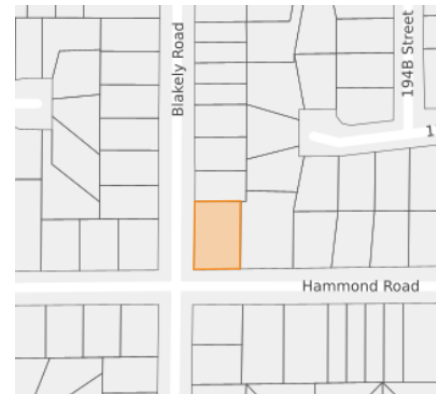
Background:

The property recently went through a successful Official Community Plan (OCP) land use designation amendment and rezoning process. Now, a development permit application has been submitted. A development permit to guide the form and character of the development is required before a building permit can be issued.

This application was submitted while the City's Official Community Plan Bylaw No. 2352, 2007 was in effect and, therefore, was evaluated under the development permit area guidelines contained in that bylaw. The City did adopt a new Official Community Plan Bylaw on September 27, 2022; the new development permit area guidelines applicable to this property are very similar to ones contained in the 2007 OCP.

Application Background

Applicant: CityState Consulting Group
Civic Address: 11812 Blakely Rd
Property Size: 1,045 m²/11,253 ft²
OCP Designation: Residential – Medium Density
Zoning: Comprehensive Development O (CD-O)
DPA: No. 9 Multi-family Development



Relevant Policy, Bylaw or Legislation:

The property is designated in the Official Community Plan (OC) as Residential Medium-density, which permits medium density residential use generally in the form of townhouses and low rise apartments at a density between 30 to 100 units per net hectare with encouragement for ground-oriented units.

A new Comprehensive Development O (CD-O) zone was developed to accommodate this development. This zone includes:

- Maximum number of units is 4
- Maximum floor-area ratio is 0.70
- Maximum lot coverage is 35%
- Maximum height of 3 storeys and 9.5 m
- Front and rear setbacks of 7.5 m for the principal building
- Interior side setback of 1.5 m
- Exterior side setback of 2.5 m
- Requirement for at least a double garage or carport for each unit, plus four visitor parking spaces

Analysis:

This development consists of four townhouses, facing Hammond Rd. Each unit is three levels with three bedrooms plus den, totaling 2,559 ft² of living space. Each unit has 400 ft² of private outdoor space in the front and a two-car garage. Each unit has a small private balcony on the second level. A shared driveway from Blakely Rd is used to access the site, with visitor parking provided for four vehicles.

There are covenants registered on title prohibiting conversion of the garages into living space, and requiring electric vehicle charging capability in each garage.



Figure 1: Site Plan

Materials proposed for the building include: asphalt shingle roof; hardie siding painted in two different colours; black aluminum railings and fascia board; stone veneer and painted cedar siding accents; and painted beaded cedarmill accents.



Figure 2: Rendering, front view



Figure 3: Rendering, back view

Cedar panel fencing is proposed around the back of the site, with white picket fencing and arched pergolas in the front, along Hammond Rd. Landscaping elements include English laurel, lavender, beardtongue and boxwood, and pervious pavers throughout the driveway.

The site contains no trees but does include a hedgerow of about 10 cedars. Eight of these large cedars are proposed to be retained, with two removed in the middle for a front walkway. The landscape plan proposes to add two vine maple trees and four English laurel trees.



Figure 4: Landscape Plan

Development Permit Area No. 9 Multi-family Development

This application was submitted while the 2007 Official Community Plan (OCP) was in effect, and in that OCP, the site is within the No. 9 Multi-family development permit area (see Attachment C), which applies to intensive and multi-family residential densities greater than 30 units per ha. In the recently adopted 2020 OCP, the site is within the No. 10 Multi-family Residential development permit area. Guidelines for this new development permit area are very similar to those contained in the 2007 No. 9 Multi-family development permit area.

The objectives of this development permit area (DPA) are:

- To facilitate the orderly development of the area and encourage coordination of siting, form and volume of intensive residential and multi-family residential buildings and their areas for parking, storage, and landscaping;
- To provide for the construction of intensive and multi-family residential development that is of a form and character that is compatible and complementary to those of adjacent development, including multi-family and other residential and mixed use development; and

- To encourage attractive residential streetscapes and landscapes, including through appropriate road design and landscape treatments of boulevards so as to minimize the impact of roadways, to the extent possible on the neighbourhood.

The guidelines in the DPA contain sections on character of buildings, siting and access, landscaping and recreation spaces.

Location and Neighbourhood Character

The surrounding neighbourhood is a mix of single family and duplex low density residential homes. The property is within close walking distance to elementary and secondary schools and local parks.

The City has designated Hammond Rd as an arterial road and Blakely Rd as a collector road, meaning they are designed for higher volumes of traffic to carry people through the City. Hammond Rd is also a designated cycling route with bike lanes in both directions. It is also part of TransLink's frequent transit network, with bus service at least every 15 minutes in both directions throughout the day and into the evening, every day of the week.

Homes in the immediate vicinity are a mix of single- and two-storeys, and range in years built from 1953 to the 2000's.



Figure 5: Transit Stops ●



Figure 6: Houses across the street on Hammond Rd



Figure 7: Looking north on Hammond Rd at the site plus the house to the east



Figure 8: Aerial view of the site (2020)

DPA Guidelines

This application is unique in that the development permit area applicable (No. 9 Multi-family Development) is different from the development permit area applicable (No. 11 Infill Housing) to all the surrounding properties. This application represents the first development in the neighbourhood with increased density and a multi-family housing form. Careful consideration of building scale, visual impact, architectural style and landscape character is required to ensure a smooth transition from the surrounding single family residential dwellings and compatibility with the overall neighbourhood.

In general, the proposed homes comply with the guidelines found in DPA No. 9 for multi-family residential development. To emphasize each unit, the development proposes articulation in building facades, variations in wall cladding and frame details, and individual front door entrances that face the main street (Hammond Road). Privacy is provided for each unit using screens and landscaping.

One aspect of the guidelines that this development does not strictly comply with is regarding the units being raised a minimum of 0.6 metres from grade at the street to aid in the provision of privacy for the dwelling units. The applicant advised that this guideline was taken into consideration, but ultimately would prefer to maintain the units at grade for the following reasons:

- Requirement for crawl space; or
- Unnecessary cost of backfill maintaining slab on grade;
- Increased building height; and
- Additional stairs needed to connect the garage at grade to the raised unit.

For privacy of each of the four units, the development proposes screening (hedges) at the front along Hammond Road, and in between each unit in the front. Privacy screens are also proposed on each rear balcony in between each unit and at the ends of the building. Given that raising the units would result in an increase in height and the privacy measures proposed by the applicant, internal review did not identify any concerns with the building being constructed at grade.

There is another guideline that suggests variation in unit sizes, but that guideline is more relevant to larger developments to provide a diversity of housing options. In this case, there are only four units and they are all the same size; internal review did not raise any concerns with this.

Conclusion

This ADP is requested to evaluate and provide comments about how this development application meets the intent of development permit area guidelines for the form and character of this multi-family residential development.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS

Written by:

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Reviewed by:

Colin O'Byrne,
Manager of Planning

ATTACHMENT(S):

- A. Plans
- B. Shadow analysis
- C. Development Permit Area No. 9 Guidelines
- D. Application checklist for compliance with design guidelines