

AGENDA ITEM NO: 7.13

MEETING DATE: November 7, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Architecture Panel Inc.
Rezoning / 45905 Alexander Avenue DATE: October 19, 2023

DEPARTMENT: Planning
RZ001626, DVP001373 & DP001564 PREPARED BY: Gaitlyn Wiltsie / mb

1. SUMMARY OF ISSUE:


The applicant requests to rezone the subject property from an M1 (Light Industrial) Zone to an R5 (Low Rise Apartment) Zone to facilitate the construction of an apartment building. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to the property located at 45905 Alexander Avenue.

A concurrent Development Variance Permit application has been submitted to vary Zoning Bylaw standards as detailed within the report.

As the property is within Development Permit Area No. 6 (Infill Development), a Development Permit for 'form and character' is required and further described within the report.

2. RECOMMENDATION:


Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5365", which proposes to rezone property located at 45905 Alexander Avenue from an M1 (Light Industrial) Zone to an R5 (Low Rise Apartment) Zone, be given first and second reading; and further, that a Public Hearing be called for November 21, 2023. (RZ001626)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

**STAFF REPORT ON REZONING RZ001626, DEVELOPMENT VARIANCE PERMIT DVP001373 &
DEVELOPMENT PERMIT DP001564 APPLICATIONS**

PREPARED BY: Caitlyn Wiltsie DATE: October 19, 2023
POSITION: Planner I DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant requests to rezone the subject property from an M1 (Light Industrial) Zone to an R5 (Low Rise Apartment) Zone to facilitate a future apartment building. Once the Bylaw has been to Public Hearing, staff recommend that Council give third reading and adoption to the Bylaw with respect to the property located at 45905 Alexander Avenue.

The applicant has submitted a concurrent Development Variance Permit (DVP001373) application that requests the following departures to Zoning Bylaw standards:

- increase lot coverage from 50% to 79.5% (for the parkade only);
- waive the requirement that all storage lockers be located in a centralized location, in favour of in unit storage areas;
- waive the requirement to provide an off-street loading space;
- decrease the minimum required FLL setback from 6m to 3m to facilitate a staircase; and,
- decrease the minimum ISLL setback from 6.75m to 6m for the 4th storey and from 7.5m to 6.75m on the 5th storey.

As the property is within Development Permit Area No. 6 (Infill Development), a Development Permit for 'form and character' has been submitted for concurrent review.

2. PROPOSAL:

In summary the proposal includes:

- 5-storey building (2.8m tall parkade with 4 residential storeys and a rooftop amenity area);
- 31 units (23 small unit apartments and 8 standard apartment units);
- 35 off-street parking spaces, including 6 visitor parking spaces (35 are required);
- 40 bicycle parking spaces (38 are required); and,
- 13 trees (7 trees are required).

3. REZONING:

The applicant requests to rezone the subject property to the R5 (Low Rise Apartment) Zone to facilitate the construction of an apartment building. As the parcel is located close to the downtown core, in proximity to transit and commercial services, the R5 Zone is considered appropriate in this location and in keeping with the existing "Residential 3 – Low Rise Apartment" designation of the

Downtown Land Use and Development Plan. Furthermore, the surrounding area includes existing apartment buildings along both Birch Street and Chesterfield Avenue and as such, the proposal is in keeping with the redevelopment trend in the area and respects the overall character of the neighbourhood.

4. DISCUSSION REGARDING VARIANCES:

Overall, the design of the building and site is visually appealing and constitutes a high-quality addition to the area. A discussion in relation to the proposed variances is provided below.

Lot Coverage

The applicant requests an increase to the maximum permitted lot coverage from 50% to 79.5% for the above ground parkade. As shown on the attached landscape plan, substantial landscaping has been provided along the west property line and along both the Alexander Avenue frontage and rear lane. The proposed landscaping, in addition to the 41% lot coverage for the residential component of the development (well under the 50% maximum) is anticipated to limit the scale and massing associated with the increased lot coverage for the parkade.

Storage Lockers

The applicant requests to permit storage lockers in individual apartment units rather than within a centralized storage area. The provision of storage within a unit is anticipated to provide greater security and accessibility for future residents. The storage areas within each unit meet the minimum area and dimension requirements.

Loading Space

The applicant requests to waive the requirement to provide an off-street loading space. The Engineering Department has confirmed a variance to loading space requirements is acceptable in this location due to available space in the laneway.

Front Lot Line Setback

The applicant requests a reduction to the minimum front lot line (FLL) setback to facilitate a staircase along the south west corner of the property, facing Alexander Avenue. The staircase will directly access the common amenity area and be locked for use by residents only. This staircase is anticipated to encourage pedestrian connectivity and ownership of space by providing building residents with convenient access to the street. As it projects more than 1.5m into the FLL setback and siting exceptions do not apply, a variance is required to facilitate the proposed siting.

Interior Side Lot Line Setbacks

The applicant requests a reduction to the minimum interior side lot line (ISLL) setbacks along the west and east property lines for the 4th and 5th storeys. The R5 Zone requires an ISLL setback to increase by 0.75m per storey beyond the third storey to a maximum of 9m. Considering this, an ISLL

setback of 6.75m is required for the 4th storey and 7.5m for the 5th storey. As shown below, the applicant requests to reduce these setbacks to 6m for the 4th storey and 6.75m for the 5th storey.



To mitigate the impact of the requested variances, the applicant has provided significant articulation in the building’s façades, both vertically and horizontally, in combination with the use of various materials and colours. This results in a building form that appears as a series of modules thereby reducing the impact of the overall massing of the building. The private amenity areas of each unit are recessed into the building face, which limits any overlooking into neighbouring properties and further breaks up the massing of the building by providing variety in depth.

For the reasons discussed above, the requested variances are deemed supportable in this instance.

5. DEVELOPMENT PERMIT CONSIDERATIONS:

As demonstrated by the attached checklist evaluation for DPA 6, the proposed development substantially complies with the Infill Development Design Guidelines. A copy of the proposed site plan, landscape plan and colour elevations are attached within the draft Development Permit for information.

Summary and CPTED Review

In support of the application, the applicant has also submitted a CPTED (Crime Prevention Through Environmental Design) report prepared by *AMR Systems*. A summary of the CPTED assessment is shown in the table below:

CPTED Elements	Recommendations	
	✓ included in the design	✗ not included in the design
Natural Access Control	✓ The building has one main entrance accessible at grade with floor to ceiling glazing to create a prominent entry point. It will be clear to users where they are located on the site and where the entrance to the building is, which shall decrease loitering and unwanted pedestrian travel through the development.	

<p>Natural Surveillance</p>	<ul style="list-style-type: none"> ✓ The proposed building has several units over multiple floors overlooking the public street and lane, providing additional eyes-on-the-street to persuade unwanted users to avoid loitering around the subject site. ✓ As the parkade walls are at grade, additional design features should be included to provide architectural detail and reduce visual disconnect compared to the rest of the building. *
<p>Territoriality</p>	<ul style="list-style-type: none"> ✓ The proposed building and future residents will provide an immediate sense of ownership of the space. Territoriality is further enhanced by utilizing the sidewalk and landscaping to direct users from the street to the building. ✓ Landscaping and design features provide a physical connection to the public realm. *
<p>Maintenance</p>	<ul style="list-style-type: none"> ✓ Any damage or vandalism should be repaired within a timely manner to prevent unwelcome activity from occurring on the property.

* The CPTED report identified that there was no physical connection to the street. The applicant has since updated the front and rear façades to facilitate improved connectivity through additional landscaping and design features.

6. DESIGN REVIEW ADVISORY COMMITTEE:

The application was reviewed by the Design Review Advisory Committee (DRAC) on October 17, 2023. Based on this, the following recommendation was made:

That the Design Review Advisory Committee supports DP001564 and recommend Council approve the application subject to the following conditions:

- *That a detailed lighting plan be submitted, prior to the issuance of a Building Permit, to ensure adequate lighting is provided for all walkways, parking areas and elevations of the building;*
- *That all utility equipment be screened from public view through installation of landscaping fencing, or vinyl wrapping;*
- *That an irrigation system be included into the landscaped areas within the site;*
- *That non-combustible cladding and soffits be provided within the balconies;*
- *That a universally accessible play structure be provided within the common amenity area for use by future residents;*
- *That any plantings along Alexander Avenue frontage take into consideration the BC Hydro power lines, if applicable; and,*
- *That the tiered landscaping along the Alexander Avenue frontage be enhanced with additional landscape beds or variety in plantings to further screen the parkade, reduce the overall massing of the building and create a more visually appealing streetscape.*

The applicant was present at the meeting and agreeable to the above conditions to be addressed at time of Building Permit application

7. FACTORS:

7.1 2040 Official Community Plan (OCP) / Land Use

OCP: “Residential 3” as designated within the Downtown Land Use and Development Plan within the 2040 Official Community Plan.

Land Use: Single detached dwelling (to be demolished at the time of development). A site maintenance plan has been provided attached in “Schedule A”.

7.2 Neighbourhood Character

The subject property is located in an established area within the downtown neighbourhood surrounded by industrial and commercial properties within the M1 (Light Industrial) Zone and CSM (Service Commercial Industrial) Zone to the south, residential uses in the R6 (Mid Rise Apartment) Zone and R1-A (Urban Residential) Zone to the north and west, and commercial properties in the C2 (Local Commercial) Zone to the east.

7.3 Technical Issues

Floodplain: The subject property is located within the protected floodplain and subject to the Floodplain Regulation Bylaw.

Watercourses: There are no known watercourses within or in the immediate vicinity of the subject property.

Geotechnical Issues: The subject property is not subject to any known geotechnical hazards or earthquake related risks.

7.4 Conditions of Issuance

Staff support the requested variances as proposed by the applicant and recommend approval of the draft DVP and DP, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Variance Permit and Development Permit.

8. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that “Zoning Bylaw Amendment Bylaw 2023, No. 5365”, which proposes to rezone the property located at 45905 Alexander Avenue from an M1 (Light Industrial) Zone to an R5

(Low Rise Apartment) Zone, be given first and second reading; and further, that a Public Hearing be called for November 21, 2023. (RZ001626)

Substantiation:

The proposed rezoning is consistent with the OCP designation of the subject property and it is anticipated that the proposed development will complement and enhance the existing character of the area and provide additional housing options in close proximity to transit and everyday needs.

The requested variances are supportable and not anticipated to significantly impact neighbouring properties or the neighbourhood as a whole.

The proposed apartment development meets the intent of the Design Guidelines for Development Permit Area 6 through the use of extensive landscaping, building articulation and varied design features that are expected to create an appealing streetscape.

9. DEVELOPMENT PERMIT AREA NO. 6 DESIGN GUIDELINE CHECKLIST:

Design Guidelines	Yes/No	Comments
1.1 Landscaping & building materials		
Preserve existing trees where possible	No	<ul style="list-style-type: none"> No existing trees are retained
Utilize tree species & vegetation common to area	Yes	<ul style="list-style-type: none"> Tree species are consistent with the Tree Management Bylaw.
Use varied building materials (i.e. combinations of wood, brick, rock, etc)	Yes	<ul style="list-style-type: none"> The proposed exterior finishes for the building include materials such as stacked brick (grey), horizontal cement lap siding (ash gray), fiber cement vertical siding (gull gray), hardie architectural panels (fine sand), extruded aluminum panels (dark walnut and dark cherry), and fascia mounted black metal railing with glass panels.
2.1 Building shape & form		
Provide visual variety in building form, shape & character	Yes	<ul style="list-style-type: none"> Roof articulation, building projections, recesses, balconies, and the incorporation of a variety of materials and modern detailing create a visually appealing design.
Avoid large expanses of blank façade	Yes	<ul style="list-style-type: none"> The apartment design avoids large expanses of blank façade by using a variety of materials, colours and building articulation
Use a variety of complementary colors	Yes	<ul style="list-style-type: none"> The proposed exterior finishes include a variety of colours that complement each other A copy of the colour and material list is attached
3.1 Physically integrate development with adjacent development		
Shared access, consolidate open space, etc	N/A	<ul style="list-style-type: none"> As the property is adjacent to light industrial properties, shared access or open space is not possible
3.2 Scale, mass & form is sensitive to adjacent properties		
Height not to exceed more than 8m above adjacent historically significant home	N/A	<ul style="list-style-type: none"> There are no significant historical buildings adjacent to the site.
Use articulation, vary materials and colors to provide visual relief	Yes	<ul style="list-style-type: none"> A complementary colour scheme with diverse building materials, and building articulation, serves to create a visually appealing proposal.

	Series of modules fit together	Yes	<ul style="list-style-type: none"> Roof articulation and varying architectural treatments create a design where the building appears as a series of units or modules that fit together
	Differentiate between pedestrian-level commercial/upper level residential development	N/A	<ul style="list-style-type: none"> No commercial development proposed.
	Complement existing size, mass, and scale of surrounding development	Yes	<ul style="list-style-type: none"> The proposed building has been designed in a comprehensive manner and respects the existing character of the area by using articulation and a variety of materials along the east and west elevations adjacent to existing buildings. The proposed development will relate well to the surrounding neighbourhood as it transitions from low-rise commercial/industrial development and single detached dwellings to low rise apartments in accordance with the OCP designation of the area.
	Consideration of views from adjacent developments	Partial	<ul style="list-style-type: none"> Given the proposed building height of approximately 17m, views that are currently experienced by adjacent properties will inevitably be impacted. To mitigate this as much as possible, the proposal includes articulation in the building's façade.
4.1	Maximize a positive impact on the street		
	Preserve & integrate existing natural features where possible	N/A	<ul style="list-style-type: none"> No existing natural features to be preserved.
	Orient development towards street	Yes	<ul style="list-style-type: none"> The building's front entrance is oriented towards Alexander Avenue with prominent signage for pedestrian wayfinding. Further, the staircase along the south west corner of the property provides a strong connection and clear sightlines from the front entrance to the City sidewalk
	Locate development close to & parallel to street	Yes	<ul style="list-style-type: none"> Same as above.
	Consider impact of sun, wind & shadows on site	Yes	<ul style="list-style-type: none"> The proposed development includes a rooftop common amenity area. This design will ensure the area receives sunlight year-round. The proposed landscaping on the site and surrounding the amenity area will ensure the space is protected from high winds. Given the orientation of the building, a large portion of private amenity areas also face east to ensure sunlight is provided to units year-round.
4.2	Locate mechanical equipment and service areas out of public view		
	Locate or screen mechanical and operational equipment from the view of tenants and from the street	Yes	<ul style="list-style-type: none"> It is recommended that all utility equipment be screened from public view through a combination of landscaping and fencing. In addition, any hydro boxes should be screened from view or vinyl wrapped

5.1	Entrances into the development must be highly visible, easy to find and logical in location.		
	Emphasize vehicle entrance through additional landscaping, tree planting, appropriate signage & lighting	Yes	<ul style="list-style-type: none"> The vehicle and pedestrian entrances are clearly defined through landscaping, pathways, pavement details, and signage It is recommended that a lighting plan be submitted prior to the issuance of a Building Permit to ensure adequate lighting is provided throughout the development.
	Define pedestrian & vehicle corridors	Yes	<ul style="list-style-type: none"> The proposal includes pedestrian and vehicle access that is clearly marked/defined
5.2	Parking areas must be adequate in size, efficient in layout and safe in location & design		
	Parking areas are visually secured all day	Yes	<ul style="list-style-type: none"> All parking is located within the proposed parkade
	Provide parking areas that are easily accessible but do not dominate the user's first impression of the site	Yes	<ul style="list-style-type: none"> Visitor parking is located in an easily accessible area towards the front of the parkade Resident parking is located in a restricted access area further within the parkade These parking areas do not dominate the user's first impression of the site
	Avoid the provision of parking in the front yard	Yes	<ul style="list-style-type: none"> No parking in the front yard is proposed
	Adequate concealed underground parking	Partial	<ul style="list-style-type: none"> A combination of raised planters and landscaping serve to screen the parkade wall from view from the street and neighbouring properties
	Avoid large expanses of contiguous parking	Yes	<ul style="list-style-type: none"> Large expanses of parking are avoided as all parking spaces are within the parkade.
	Use landscaping to soften the impact of parking area	Yes	<ul style="list-style-type: none"> Substantial landscaping is proposed throughout the development, specifically within the front setback area which softens the visual impact of the parkade against the surrounding streetscape.
6.1	Building entrances must be highly visible, attractive and inviting to the pedestrian		
	Clearly identify and orient the primary pedestrian entrance to the street	Yes	<ul style="list-style-type: none"> The main entrance to the building is clearly defined through the use of signage, landscaping, and a canopy.
	Provide separate ground-level entrances for commercial and residential developments	N/A	<ul style="list-style-type: none"> Commercial uses are not proposed
	Provide a suitable transition from public (street) to semi-private to private (entrance) through scale, detail, and sense of enclosure	Yes	<ul style="list-style-type: none"> The proposed front landscaping area provides a suitable transition between public, semi-private and private space

6.2	Enhance the pedestrian experience by providing interest at the street level		
	Set back building facades to create amenity areas that interact with the street	Yes	<ul style="list-style-type: none"> The building is setback from the street, with the exception of the staircase on the south west corner of the property, with substantial landscaping and pedestrian pathways provided to interact with the City sidewalk
	Use various materials and design techniques to create through-visibility or transparency, (e.g. windows, see-through landscaping and fencing, etc.) at ground level	Yes	<ul style="list-style-type: none"> Low level landscaping and glazing is provided at the building entrance fronting Alexander Avenue.
	Have a pedestrian oriented building base of 1 to 3 storeys that is distinct from upper storey developments	Yes	<ul style="list-style-type: none"> The first storey parkade is clearly defined from the residential storeys above through the use of varied building materials and colours The four residential storeys are differentiated through the use of separate modules and articulation of the building façade.
	Provide architectural detail to capture pedestrian attention	Yes	<ul style="list-style-type: none"> The building articulation, glazing, variety of building materials/colours, and the incorporation of landscaping serve to capture pedestrian attention.
6.3	Design outdoor spaces to provide a sanctuary for its occupants		
	Create useable, accessible & highly visible on-site people places & amenity areas (i.e. paths, courtyards, upper level decks, playgrounds, etc.)	Yes	<ul style="list-style-type: none"> The development includes a 338m² (in excess of 305m² minimum) rooftop amenity area complete with greenspace, vegetable planters, private seating, picnic tables, and a firepit. A play area will also be included at Building Permit application to address the DRAC recommendation The rooftop amenity area is easily accessible to residents and secured by two access points
	Accommodate the year-round use of outdoor spaces by considering environmental conditions (e.g. sun angles and prevailing winds)	Yes	<ul style="list-style-type: none"> Private amenity areas include balconies that may be used on a year-round basis. A large portion of the communal amenity area benefits from south/east sun exposure to ensure year-round sunlight and limited shadowing.

10. SOURCES OF INFORMATION:

- CPTED Report, prepared by *AMR Systems* - March 29, 2022
- Development Permit Application (DP001564) – April 13, 2022
- Rezoning Application (RZ001626) – April 13, 2022
- Development Application Review Team (DART) Minutes – June 2, 2022
- Development Variance Permit Application (DVP01373) – August 10, 2023

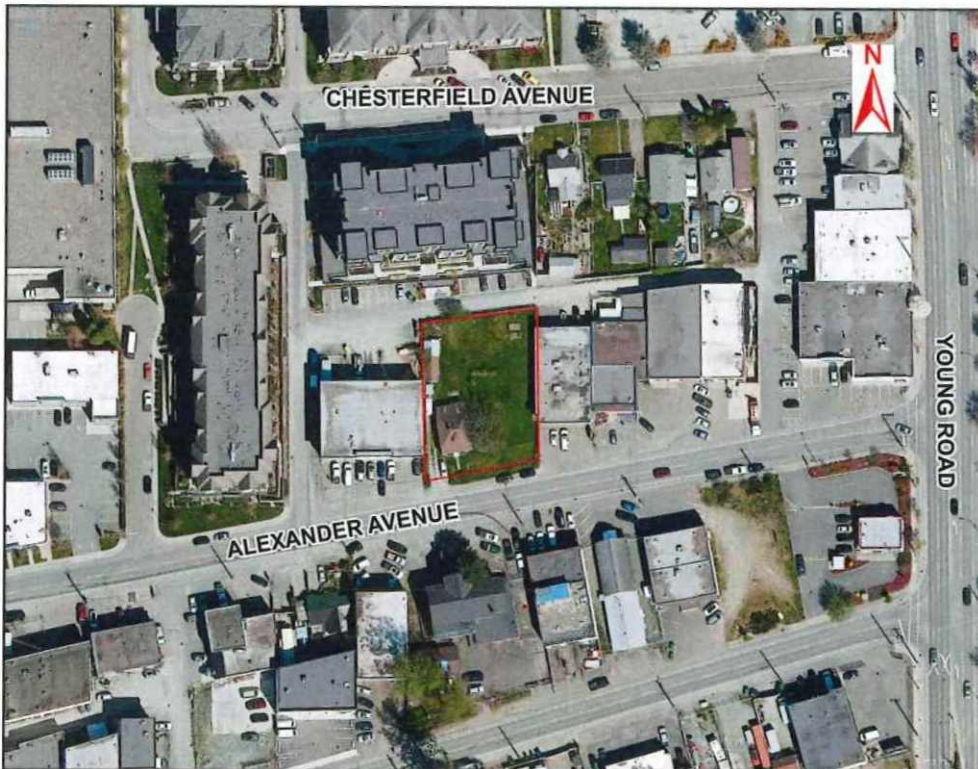
Attachments

- “Schedule A” – Property Owner’s Site Maintenance Intentions – October 2023.

Location Map



Orthophoto



Schedule A – Property Owner’s Site Maintenance Intentions

Property Maintenance Plan

I hope this message finds you well. As the owner of 45905 Alexander Ave, I wanted to take a moment to share with you the steps I am taking to ensure that my property remains clean, well-maintained, and contributes positively to our community.

I currently have the house rented out to a family of 4. They understand the importance of maintaining the property in a clean and presentable manner, free of garbage, debris and other unsightly matter.

Landscape Care:

The tenants regularly mow the grass. Additionally, I do quarterly drop in checks and have a professional landscaper if we need to have any additional work done like trim the Tree.

Garbage and Waste Management:

The current tenants have kept the property very clean and stay onto of weekly garbage/Waste removal. The garbage bins are stored on the left side of the property and removed from the street in a timely fashion ensuring the neighborhood is in a pristine condition.

Property Upkeep:

Property upkeep is done on a regular basis. Ranging from Tenant inquiries to annual inspections continue to ensure the property is maintained.

Sincerely,



Hardeep Singh Deol