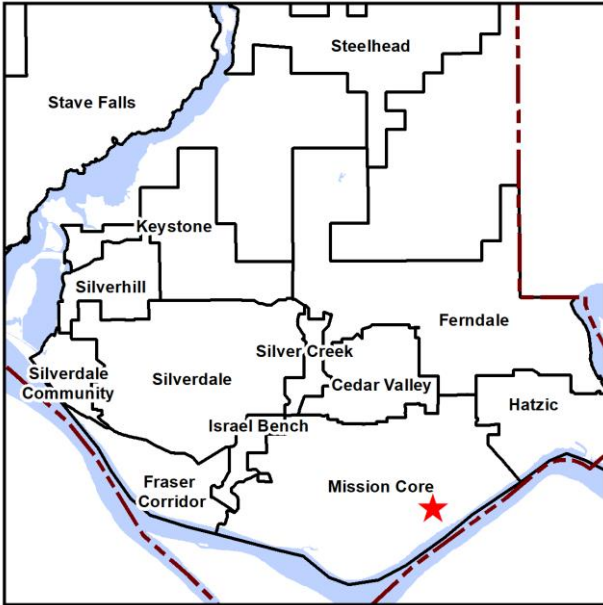


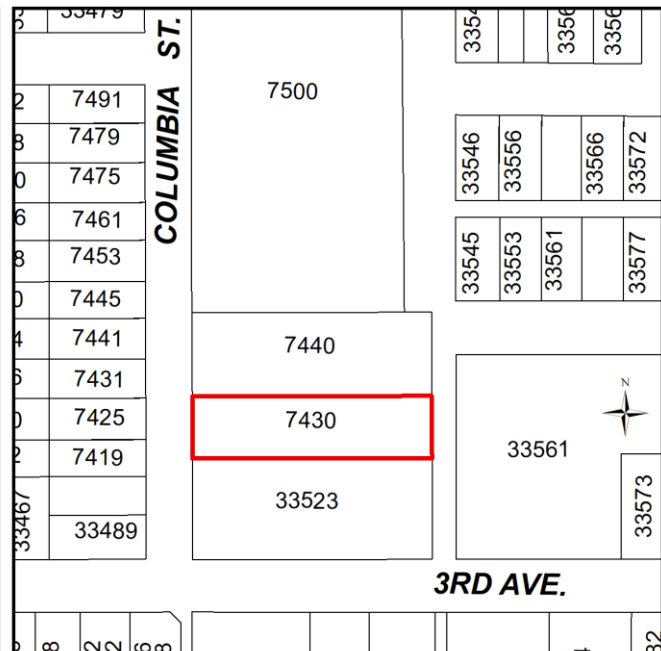
Project: P2021-141
 Application Number: DP21-169

Subject: Development Application – 7430 Columbia Street



DATE: November 18, 2024
BYLAW / PERMIT #: DP21-169
 6304-2024 (Housing Agreement Bylaw)
PROPERTY ADDRESS: 7430 Columbia Street
LOCATION: Mission Core
CURRENT ZONING: Multi-unit Apartment One Zone (MA1)
PROPOSED ZONING: No change
CURRENT OCP: Attached Multi-unit Residential
PROPOSED OCP: No change

PROPOSAL:
 To review the design of a four-storey, 41-unit rental apartment building and to present a Housing Agreement Bylaw



Recommendation(s)

1. That Development Permit DP21-169 be considered for approval; and
2. That draft Housing Agreement Bylaw 6304-2024 be considered for first, second, and third reading.

Rationale of Recommendation(s)

The subject property is designated as Multi-Unit Attached Residential in the Official Community Plan (OCP). The proposed four-storey, 41-unit rental apartment building with affordable units is consistent with the designation.

The proposed development application conforms to the OCP Policy 8.1.2: "significant community benefits received through the density bonus policies of the OCP and regulations within the Zoning Bylaw shall further the goals of this plan". Policy 8.1.5 of the OCP states that the City should "Consider variations to built-form in circumstances including, but not limited to, where a significant community benefit has been provided with compliance with the density bonus policies of the OCP."

The proposed apartment building is consistent with the designation. Given the site constraints and lot shape, the design and layout utilize space well, optimize functionality and also provide a community benefit through rental housing which will be secured by a Housing Agreement.

Purpose

To review the design of a four-storey, 41-unit rental apartment building and to present a Housing Agreement Bylaw to secure five affordable rental units within the apartment building (5 affordable rental units, 36 market rental units). The subject property is already zoned Multi-Unit Apartment One Zone and rezoning is not required.

Summary of Comments and Responses from the Applicant

The project was brought to Council on August 19, 2024. Council commented about the design of the development and asked about contribution be made to the community through the development process. the applicant has since responded as detailed below:

1. Clarification was requested regarding the specific DP guidelines that were not being met as well as addressing the massing and overall weak design elements.
 - a. The applicant has added more architectural interest (Attachment A) by adjusting the color scheme and adding new exterior materials and variation. Part of the amendments include wooden accents around each balcony and the entry of the building. The roofline was also adjusted by adding additional wooden features which also resulted in a better covered balcony for residents. The new design has greatly improved the visual interest of the development.
2. Questions were asked about the contribution made to the community through the development process by the applicant.
 - a. The applicant has volunteered \$10,000 cash in lieu for a crosswalk as a community contribution. Staff believe this is a generous addition to the rental project proposal and the Engineering Department will be able to use this contribution to improve walkability in the neighbourhood.

Site Characteristics and Context

Applicant

- Piyush Verma - David Eaton Architect Inc.

Property Size

- The subject property is approximately 1,900 sq m (20,000 sq ft) in area after the road dedication for Ryan Avenue is dedicated to the City.

Neighbourhood Character

- The subject property is located between two existing apartment developments along Columbia Avenue. Nearby are other multi-family developments.
- The area is subject to a considerable elevation change, with this property being in a particularly steep area.

Environmental Protection

- The subject site has steep slopes. The applicant has provided a geotechnical report allowing for safe use of the site. The steep slopes will be protected by an Area G Development Permit.

Parks and Trails

- The closest park is Fenn Park and it is located approximately 110 m to the east of the subject site.

Servicing

- Development of this area will require servicing, as outlined under "Referrals".

Development Permit

DP21-169 – Attached Multi-Unit Residential

The site is located within Development Permit Area B: Attached Multi-Unit Residential Development Permit Area. The intent of the development permit is to encourage strong integration of multi-unit developments into existing neighbourhoods and achieve a higher standard of building design, housing alternatives, site compatibility and site aesthetics that are consistent with a vibrant residential neighbourhood. The draft Development Permit is attached as Attachment A.

The following table provides a summary of the design guidelines and identifies how the proposed apartment building is meeting them. These design aspects are performance-based and do not include the requirements stipulated by the Zoning Bylaw which are more prescriptive in nature.

Development Permit Guidelines

Site Planning	Meets Guidelines	Does Not Meet Guidelines
Design the site layout and building locations to: <ul style="list-style-type: none">• work with the existing topography, minimizing the need for cut and fill or tall retaining walls, and providing a complement to the natural landscape;• where larger retaining walls are required, terrace them if possible, including planting between the walls;	X	
Locate amenity spaces within the site, such as courtyards, gathering spaces, play	X	

Development Permit Guidelines

areas, community gardens, and dog off-leash areas, in areas with high visibility and optimal access to all residents.		
Orient building frontages and main entrances to the dominant street frontage, with well-defined entries and with walkways and bicycle access to the street.	X	
Building Massing	Meets Guidelines	Does Not Meet Guidelines
Design buildings with architectural interest, using design features such as varying rooflines, extensive glazing, well defined entrances, business specific signage, and high-quality exterior elements.	x	
Building Form and Character	Meets Guidelines	Does Not Meet Guidelines
Consider weather protection over entry points, balconies, and porches, (e.g., roof overhead, or area inset below the floor above).	X	
Locate landscaped open space next to windows, especially from living spaces, and stagger windows between facing buildings	X	
Landscaping	Meets Guidelines	Does Not Meet Guidelines
Provide landscaping that creates visual interest and identity.	X	
Encourage reducing the amount of asphalt paving and introducing other materials where possible, preferably permeable (e.g., permeable pavers, reinforced grass).	X	
A clear, direct, and attractive pathway system, preferably with landscape treatment, is encouraged to connect the buildings with parking lots and sidewalks along fronting streets.	X	
Design the landscape to retain, and if possible to increase, the tree canopy on the site.	X	
Access, Circulation, and Parking	Meets Guidelines	Does Not Meet Guidelines
Underground parking for apartment buildings is encouraged, especially near the downtown area.	X	

Parking

Given the lot has road access from Ryan Avenue and Columbia Street and is very narrow, there was no opportunity to hide the vehicle access point. Due to the lot size and shape and the necessary accessibility required, the garage door and the waste collection area are not screened with landscaping as there is little else to be done due to the site constraints. Additionally, the applicant has worked with staff to ensure parking and waste collection meet the standards.

Variances

The developer has designed the site to comply with most of the City’s Bylaws. However, there are two variances requested that have been incorporated into the Development Permit:

Section 705 MA1 Zone
Section 705 D 1. – Setbacks

Section 705 MA1 Zone			
		Required	Proposed
1.	Rear (east lot line)	7.5 m (24 ft)	4.4 m (14.4 ft)
2.	Interior Side (south lot line)	7.5 m (24 ft)	1.9 m (6.2 ft)
Section 705 I 3 - Off Street Motor Vehicle Parking, Bicycle Parking Areas and Loading Spaces			
To permit off street motor vehicle parking (within a parking structure) within the required setback			

Given the lot constraints, these reductions to the setbacks facilitate a better and more functional build out of the apartment building and associated parking structure. This is considered supportable by staff.

Housing Agreement

The proposed apartment building has an FSR of 1.5, which would only be possible through employing the Density Bonus Level II of the Multi-unit Apartment Zone. This means that in order to achieve this density, the developer has volunteered to build a market unit rental building with 10% of the units being affordable rentals. As such, five out of 41 apartment units will be affordable, while the remainder will be market rental.

The applicant has made it clear that there is no intention to stratify the apartment nor would the City support a proposal to do so. The housing agreement period was set for the lifetime of the building. The owner of the building will manage the property as one of many rental buildings within their portfolio. The draft Housing Agreement is attached as Attachment B.

Referrals

Engineering Department: The Engineering Department has no objection to this proposal, subject to the completion of Engineering Servicing requirements, as outlined in Attachment C.

Building Division: No concerns.

Bylaw Enforcement Division: No concerns.

Environmental Services: No concerns.

Development Considerations

Community Amenity Contribution

As per the Financial Contributions for Community Amenities Policy LAN.40(C) contributions for affordable rental units and market rental units secured by a housing agreement are not applicable. As the building is a combination of affordable rental units and market rental units, contributions for Community Amenities are not collected.

Tree Management

An arborist report has been received as part of the proposed development as prepared by Mike Fadum and Associates Ltd. The report notes that majority of the trees required for removal are within the building envelope, which are exempt from the replanting policy. Of all the existing trees, one will be retained. The landscaping plan proposes 29 trees and 427 shrubs to be planted throughout the

development.

Housing Needs Projections

If this development is approved, it will add 36 market rental dwelling units and 5 affordable rental dwelling units to the City's housing stock.

Information related to the cumulative totals for 2020 to 2024 is provided in a twice per year update to Council.

Transit

The proposed development is approximately 55 m from a transit stop.

Financial Implications

There are no financial implications associated with this report.

Communication

Neighbourhood Engagement Policy LAN.66

As required by the Neighbourhood Engagement Policy LAN.66, the City sent out 375 pre-notification letters on the applicant's behalf (the applicant supplied the material to be sent and a fee). The applicant also hosted an in-person public information meeting, to which eight residents attended as well as staff.

Some of the comments had to do with parking and the height of the building. It was noted the building is in compliance with the Zoning Bylaw and is actually far below the maximum height permitted. Some of the residents asked about the geotechnical considerations, to which it was mentioned that a geotechnical report is required as a part of the development. There were also some attendees that were there just for information and were not concerned with the project.

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- The applicant has posted two development notification signs.
- Public Notification will be sent to all occupiers and owners of properties within 152 m of the development site notifying them of the development permit details.

Attachments

Attachment A: Draft Development Permit

Attachment B: Draft Housing Agreement

Attachment C: Engineering Comments

Sign-Offs

Marcy Bond

Marcy Bond, A/Manager of Planning

BG / ms / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer