2905 Marine Drive - Proposed Townhouse Project

Council Meeting

May 9, 2022

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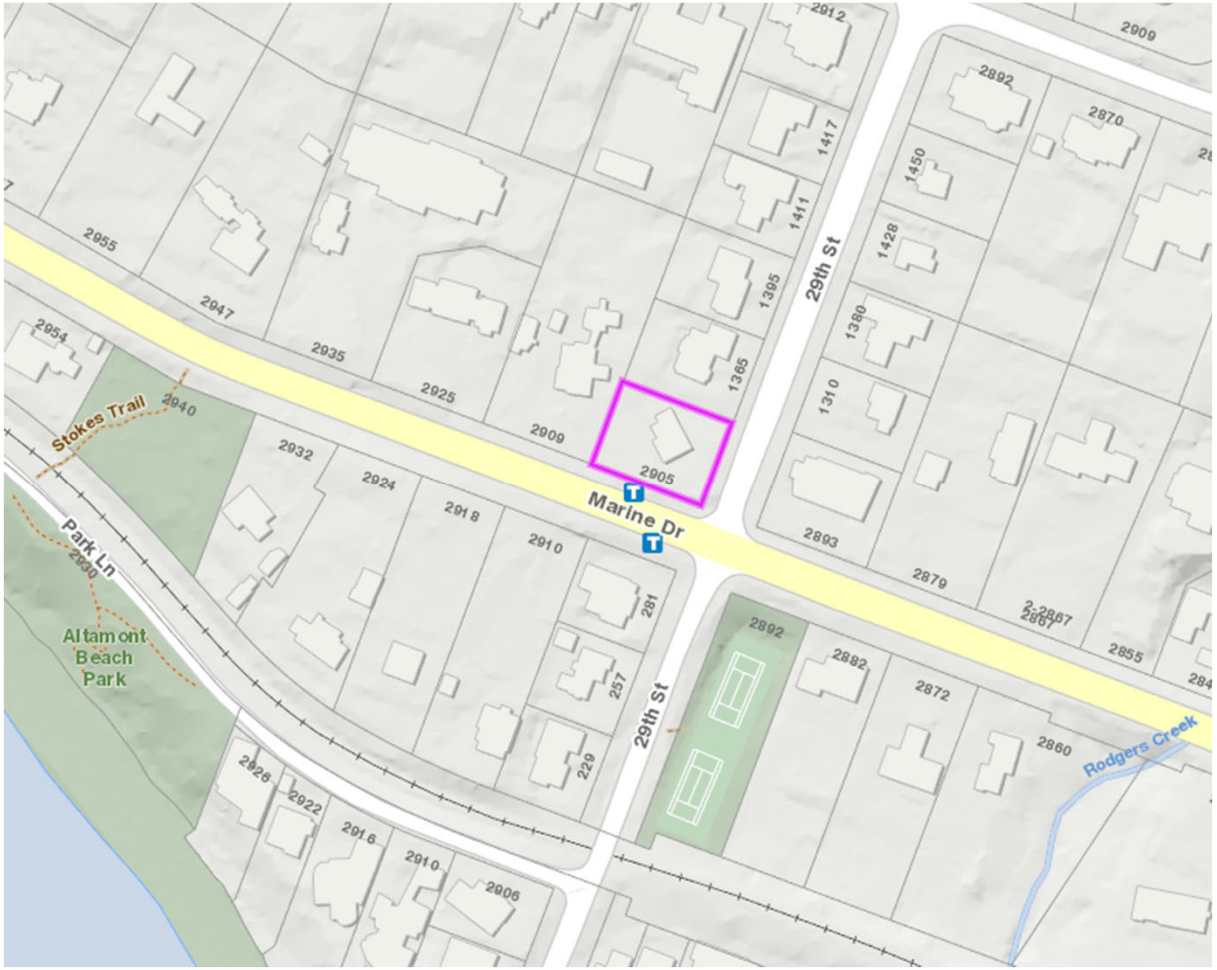
Subject Property & Context



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Subject Property & Context (Cont'd)

Proposal

- 3-storey townhouse building with 8 units
- Underground parkade (off 29th Street)
- 10 Parking stalls (1 per unit + 2 visitor stalls)
- Approximate floor area ratio (FAR) of 0.99
- 1,209 sq. m.(13,014 sq. ft.)
- Approximate 42% site coverage
- 10.67m (35 ft.) maximum height

PERSPECTIVE VIEW FROM 29TH ST.

Proposal (cont'd)

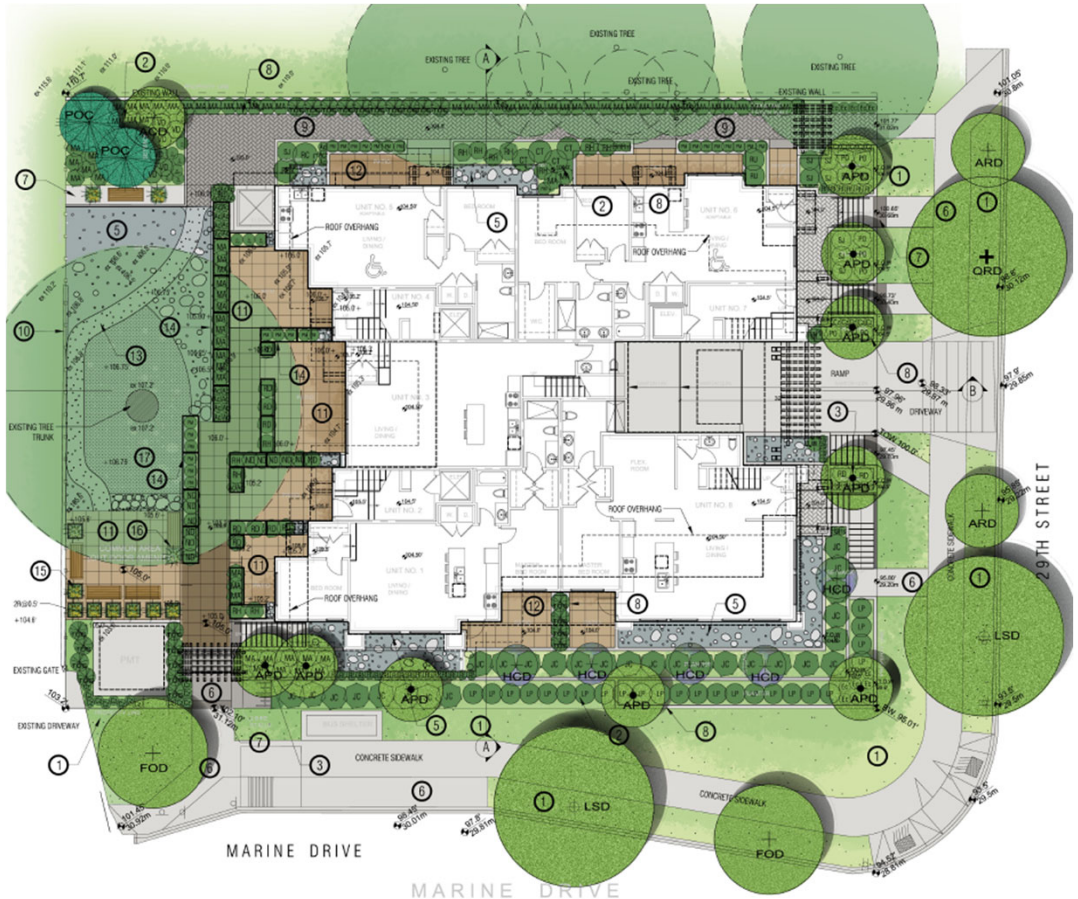
- Ground level individual entries (all units)
- Ground level and upper storey timber trellises
- Mix of sloped and flat roof structures
- Materials:
  - Cultured stone base
  - heavy timbers
  - horizontal wood
  - Zinc roof
  - Cementitious paneling

PERSPECTIVE VIEW FROM MARINE DRIVE

Siting and Landscape Plan

- Large cedar tree retained
- Outdoor amenity space
- Extensive perimeter landscaping
- Tree protection for adjacent trees
- Parkade trellis with plantings
- Peripheral connectivity

- Off site Infrastructure upgrades:
  - Separated sidewalks
  - Street trees and boulevards
  - Pedestrian safety beacon (Marine Drive)
  - New westbound bus stop
  - Marine Drive cycling improvements



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Privacy and Viewscape Analysis

VIEW ANALYSIS OF CURRENT CONDITION

VIEW ANALYSIS OF CURRENT CONDITION

Privacy and Viewscape Analysis (Cont'd)

North Elevation (looking southward)

29th street elevation (looking westward)

Development Permit Area Guidelines

“Other Multiple Family Sites”

1. **Context and Site Design** - The development is compatible with adjacent uses, minimizes obstruction of views from existing residential units, enhances the quality of streetscape, encourages open space amenities, and links ground level entries to open spaces & adjacent streets.

2. **Building Design** – The building massing minimizes its scale and addresses the scale between surrounding uses. Unit entries are clearly visible, articulated, and accessible from the street.

3. **Landscape Design** – The development integrates landscape features and elements with the adjacent streetscape, uses established vegetation where feasible to provide a mature and varied appearance upon construction completion.

4. **Circulation and Parking** – The development includes underground parking (to maximize ground level open spaces for landscape elements and treatment), provides appealing entrances from the streetscape with the use of planters and trellis structures and includes the provision of bicycle storage areas.

Staff Analysis – Policy Considerations

Official Community Plan

OCP policy 2.1.4 which aims to increase “missing middle” housing options with ground-oriented multi-family development on appropriate sites along the Marine Drive Transit Corridor by:

a. Considering proposals for sites adjacent to and across the road from “neighbourhood hubs” such as schools, places of worship, parks, recreational facilities, local commercial nodes, and existing multi-family uses;

b. Reviewing designs in relation to site characteristics (e.g., site area, configuration, access) and compatibility with neighbourhood context and character; and

c. Considering a range of housing types including duplexes, triplexes, fourplexes, rowhouses, and townhouses to a maximum of three storeys.

Sustainable Building Policy

All new buildings facilitated through the rezoning process should comply with the low-carbon energy system pathway and should meet the step higher of the BC Energy Step Code than is required by the Building Bylaw.

Community Amenity Contribution (CAC)

- Applicant is proposing $725,000

Public Engagement

- Applicant-hosted Virtual Public Engagement – January 27, 2021
- Notification & information package to surrounding neighbours
- Applicant provided a summary report (with concerns/questions):
  - Proposed density
  - Housing affordability & choice
  - Accessibility
  - Pedestrian safety
  - Traffic and parking
  - Tree retention
  - Shadow, height and view impacts
  - Sustainability
  - Construction Management
- Following meeting, applicant revised proposal to address comments

If a public hearing is scheduled, another virtual public engagement will be hosted by the applicant prior to Public Hearing

Staff Recommendation

It is recommended that Council give first reading to the proposed zoning and OCP amendment bylaws and set the date for public hearing and concurrent public meeting for the DP (June 14, 2022) as the proposal:

- Is consistent with OCP policy 2.1.4 which aims to increase “missing middle” housing options with ground-oriented multi-family development on appropriate sites along the Marine Drive Transit Corridor.
- Will deliver a desired form of housing that will help to address the “missing middle” in an area suitable for sensitive infill development at the gateway to the Altamont neighbourhood adjacent to existing amenities.
- Will deliver sidewalk, street, bus and crosswalk improvements adjacent to the site will enhance the public realm and improve safety in the area.

Thank You!
Questions?