

MEMORANDUM

Date: March 20, 2015
Our File: 1010-20-14-052
To: Design Review Committee
From: Lisa Berg, Senior Community Planner
Re: **RE-SUBMISSION Official Community Plan Amendment, Rezoning & Development Permit No. 14-052 for 1763 Bellevue Avenue (Masonic Hall)**

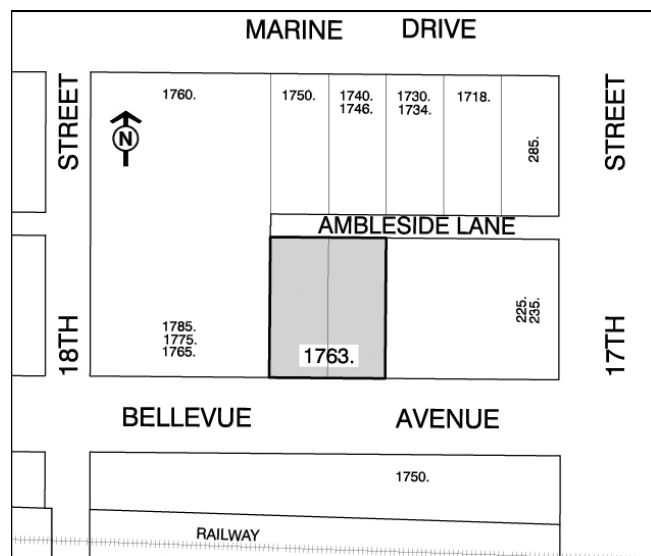
This memo deals with an application for an Official Community Plan (OCP) amendment, a rezoning and a development permit for 1763 Bellevue Avenue.

Summary:

The applicant proposes to construct a mixed use building on the site.

Proposed development:

- Construction of a mixed-use building consisting of:
 - 2.6 FAR
 - 5 levels of residential containing 20 units;
 - 2,904 sq ft of ground level commercial space; and
 - 57 underground parking spaces on 3 parkade levels.



DRC February 19, 2015:

The DRC considered the proposal at its February 19, 2015 meeting. During discussion, Committee members emphasized the difficulty of the site given the substation to the south and the undesirable building interface to the west, and commended the applicant team on their work in providing significant contextual information (i.e. heights of area buildings, view implications from upland, and so on). The draft, unanimous resolution of the DRC was as follows:

THAT the Design Review Committee has reviewed the development application for the Masonic Hall site and recommends resubmission that addresses the following concerns:

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1. Investigate the removal of the driveway on Bellevue Avenue and have all access from the lane.
2. Failing the removal of the driveway on Bellevue Avenue, look at converting some front parking stalls to commercial space and incorporate the art component on the parking gate.
3. Consider zero lot line at the first residential level on the west side so that the interface of the parkade to the west of the site is substantially mitigated.

Applicant Responses to the DRC recommendations:

The applicant reviewed the recommendations and has put forward the proposed revisions to the project:

1. The applicant was unable to successfully convince the adjacent apartment site owner that a shared driveway through their private access lane would benefit their site, including the existing residents and business owners. While there were considerable technical issues involved that may have been overcome (i.e. removing support columns to the existing two-storey parkade, turning radius implications, constructing on top of an underground culvert that contains Lawson Creek, and liability issues for using a private driveway), the owner was not interested.

The applicant hopes that this is not the end of these discussions, however in light that it was not looking positive, opted to move forward with an alternate solution as suggested by the Committee (see below).

2. The applicant relocated three parking stalls inside of the parking level accessed off of Bellevue Avenue and instead added 1,118 square feet more commercial space. This helps to mitigate the pedestrian realm by extending the rhythm of store front along Bellevue Avenue. The original art feature has been transformed into a functional piece that covers/screens the parking gate.

A significant change to this arrangement is the addition of a third parking level underground. This adds an additional net increase of 10 parking spaces to the development, increasing the amount of parking available to the public from 8 spaces to 15 spaces, plus 2 unreserved spaces available for commercial customers. The visitor parking associated with the residential portion of the building was moved to the lower parking level.

3. The main level residential unit adjacent to the two-story parking structure to the west was reconfigured. This unit has been expanded to the west to zero-lot line. This orients the views to this unit away from the harsh parkade condition and

southwards, across the street. While the views for this unit (and arguably all of the main floor units) will be limited due to the hydro sub-station across the street, it is significantly improved.

The Revised Proposal:

The proposal is for a mixed-use building. Key features are:

- A Floor Area Ratio (FAR) of 2.8.
- Five-storays of residential units.
- One level of street-front commercial units.
- Three levels of parking.
- Building height of 77.13 ft (23.5 m).
- 57 parking spaces.

The building consists of ground-oriented commercial space on Bellevue Avenue, three levels of parking and five levels of residential use. The building has a total floor area of 33,842 sq ft (plus exempted areas) consisting of:

- 2,904 sq ft of commercial space.
- 33,283 sq ft of residential areas consisting of:
 - 20 units total: five levels with four units per floor; and
 - storage, bike and scooter parking areas within the parkade.

Project Quick Stats:

Zoning: CU3 (rezoning required)
FAR: 2.8
Floor Area (to calculate FAR):
 • 33,842 sq ft
Building Site Coverage: 100%
Building Height:
 • 77.13 ft
No. of Storeys:
 • 5 levels of residential
 • 1 commercial level
 • 3 parking levels (at grade and underground)
Yards (Setbacks):
 • Front (Argyle): 0 ft
 • Rear (Bellevue): 0 ft
 • East Side (21st): 0 ft
 • West Side: 0 ft
Parking:
 • 57 spaces

There are four residential unit styles, which range in floor area from 1,136 to 1,475 square feet. The top residential units have mezzanine accesses ranging from 113 to 142 square feet each. These are internal spaces that provide access to roof-top terraces. All of the units are oriented to the south.

Residential and commercial access to the building is separated. Residents would park in the secured areas of the parkade and enter a residential lobby. With the addition of a partial third level of underground parking, this provided opportunity to increase the amount of publicly accessible parking spaces, from 8 to 15 spaces (plus 2 unreserved spaces for the commercial unit customers).

The proposed revisions and inclusion of a third level of underground parking did not change the height of the building as previously proposed.

Parking:

The 57 parking spaces are divided over two split-levels of parkade:

- P1 Parking (Upper):
 - Access from Ambleside Lane to 20 secured residential parking spaces.
- P2 Parking (Ground):
 - Access from Bellevue Avenue to 17 parking spaces for:
 - 15 public;
 - 2 un-reserved commercial (customer parking);
- P3 Parking (Underground):
 - Access via ramp (14.5%) from P2 to 20 spaces for:
 - 14 residential;
 - 2 residential visitor; and
 - 4 reserved commercial spaces (business employees/owners)

Specific Items to Address:

1. How well has the applicant responded to the recommendations of the DRC?
2. Is the amount and distribution of the parking proposed (public, private, etc) appropriate and accessible?
3. Please comment on the:
 - a. revised orientation of the lower level unit to the northwest; and
 - b. street-front rhythm of the building with the added commercial unit to the west.

Attachments:

- A- Development Proposal Booklet