

# Development Permit Application for 3609 St. Thomas Street

## RECOMMENDATION:

*That Committee of Council approve Development Permit DP000522, which regulates a duplex development at 3609 St. Thomas Street.*

## PREVIOUS COUNCIL/COMMITTEE ACTION

April 9, 2024 - Council adopted a Zoning Bylaw amendment to rezone 3609 St. Thomas St from RS1 (Residential Single Dwelling 1) to RD (Residential Duplex).

## REPORT SUMMARY

This report describes an application for a development permit to regulate the design and landscaping of a duplex on the corner of St. Thomas Street and Patricia Avenue. The proposal conforms to the City's development permit objectives and guidelines. The proposal generally complies with zoning regulations, however, the applicant has requested a minor variance to floor area ratio (FAR) regulations. Approval of the development permit is recommended.

## BACKGROUND

**Proposal:** The owner has submitted a development permit application to enable the construction of a duplex at 3609 St. Thomas Street.



Subject Property

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**Context:** The subject property is located on the northwest corner of St. Thomas Street and Patricia Avenue in a neighbourhood consisting of single-detached houses and duplexes. The vacant 761 m<sup>2</sup> lot (~8,191 ft<sup>2</sup>) is located within the floodplain and has rear lane access off of Patricia Avenue.

**Policy and Regulations:** The Official Community Plan (OCP) designates the site as Residential and the property is currently zoned RD (Residential Duplex) which allows for construction of two attached dwellings.

Duplexes are included in the Intensive Residential Development Permit Area and Environmental Conservation Development Permit area guidelines of the OCP. The residential design guidelines promote coordination of siting and building design; use of high-quality cladding materials; consideration of the relationship between buildings and open areas; and the overall visual impact of buildings and landscaping. The environmental conservation DPA objectives and guidelines encourage sustainable development and building design; efficient use of energy, water and other resources, and, reduction of waste and pollution.

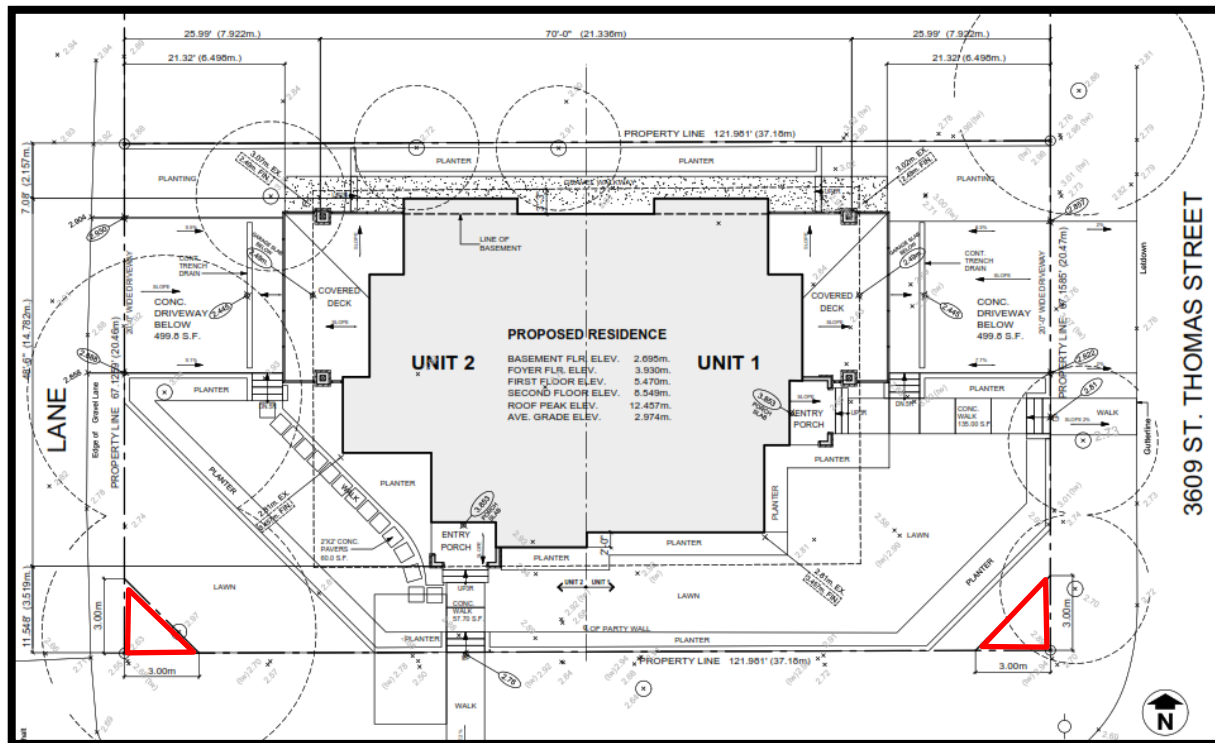
The Delegation Bylaw allows the Director of Development Services to approve Development Permits for duplexes which fully conform to zoning regulations and development permit guidelines. As this application includes a requested variance to siting, Committee approval is required.

**Project Description:** The proposed two-storey duplex is in a side-by-side configuration as shown in the attached draft Development Permit. As a corner lot, the units are oriented towards each adjacent street, with Unit 1 having its front entry and driveway off of St. Thomas Street, and Unit 2 having its front entry on Patricia Avenue with driveway access off the lane. Both units contain four bedrooms and three bathrooms with a den and a two-car garage. Each unit has space on the driveway for two additional vehicles.

The design incorporates a hipped roof with covered balconies and entry porches and attached garages. The building is articulated and features setbacks at the upper levels and eaves that form a secondary roofline to reduce the overall visual impact. The façade utilizes a variety of materials in neutral tones and white accents, including stucco, cement board siding and cultured stone. The material is patterned to avoid large expanses of the same material.

Each unit has a landscaped yard space with lawn and planters along the property line and building containing a mixture of ground cover, shrubs, and hedges. Hedges, along with a wooden fence, are included along north property line to screen the new building from the existing home to the north. A Pacific dogwood and Sourwood tree are proposed for the yards. A significant western red cedar at the southwest corner of the property, within the corner cut area to be dedicated, will be retained.

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Site Plan with corner cuts highlighted

In accordance with flood plain regulations, the below grade portions of the duplex below the 5.15 m flood construction elevation only contains non-habitable space. Each unit contains a mechanical room and lobby/foyer area, each limited to 10 m<sup>2</sup>, and a garage, with all other floor area being crawl space. To obscure the portion of the crawl space appearing above grade, planters and planting are included around the perimeter of the building.

To comply with the Environmental Conservation DPA, the applicant is proposing a number of conservation features. These include low-flow fixtures, smart thermostats, lighting, and irrigation controls, and high-performance glazing. The HVAC systems and appliances are to be Energy-Star rated. Rough-ins for electric vehicle charging and solar panels are also included.



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Rendering of the Unit 2 entrance as seen from Patricia Avenue



Rendering of the Unit 1 entrance as seen from St Thomas Street

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## Project Statistics

	Bylaw Regulations	Proposed	Variance
Floor Area Ratio	0.55 (413.6 m <sup>2</sup> )	0.56 (418.3 m <sup>2</sup> )	0.0062 (4.7 m <sup>2</sup> )
Lot Coverage	40%	34%	-
Setbacks			
Front (St Thomas)	7.5 m	7.92 m	-
Rear (west/lane)	7.5 m	7.92 m	-
Side interior (north)	10% (max. 1.8 m)	2.16 m	-
Side exterior (south)	20% (max. 3.5 m)	3.52 m	-
Height	9 m	8.97 m	-
Impervious Surfaces	65%	50.7%	-
Parking	2 stalls per dwelling	2 stalls per dwelling + additional on driveway	-

**Requested Variance:** As a corner property, two corner-cut road dedications were required through the rezoning process; which decreased the final lot size by 9 m<sup>2</sup> (~97 ft<sup>2</sup>) and the total permitted floor area by 4.7 m<sup>2</sup> (51 ft<sup>2</sup>). The owner had already designed the duplex development based on the original lot area and floor area ratio calculation, and has requested a minor variance to allow for construction of the original design.

## DISCUSSION

The application is generally in keeping with the regulations of the RD (Residential Zone) and OCP Development Permit guidelines and housing policies. The duplex has been designed to provide for retention of a significant tree and will provide for attractive street fronts on both Patricia Avenue and St. Thomas Street.

The requested variance to allow for a slightly larger floor area does not make a significant difference in the building's presentation from the street, particularly as these units only have crawl spaces instead of a full height basement. The resulting proposed design provides two spacious ground- and family-oriented dwellings within the community – both housing types recommended by the 2022 Housing Needs Report.

Staff recommend the approval of the development permit and requested variance.

## FINANCIAL IMPLICATIONS

The new development is anticipated to raise the assessed value of the property resulting in increased property tax revenue for the City.



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## **PUBLIC CONSULTATION:**

A development sign was posted on the sign prior to the rezoning consideration. To date, staff have not received any comments regarding the Development Permit application.


Staff conducted a site visit on April 12, 2024 to confirm the development signs were standing and in good condition.



**Development Sign on St. Thomas Street**

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### **OPTIONS** (✓ = Staff Recommendation)

	#	Description
	1	Approve issuance of DP000522.
	2	Request additional information or recommend amendments or conditions to address specified issues prior to deciding on the application.
	3	Recommend refusal of Development Permit DP000522, if the Committee is of the opinion that the proposal does not comply with the OCP objectives and design guidelines or is not supportive of the requested variance. Pursuant to the Delegation Bylaw, the applicant may appeal the decision to Council.

### **ATTACHMENTS**

Attachment 1 – DP000522 DRAFT

**Lead author(s):** Paul Cloutier.