

2180 Kelly Avenue – Development Permit Application

RECOMMENDATION:

That Committee of Council approve Development Permit DP000370, regulating the Phase 2 development of an apartment complex at 2180 Kelly Avenue.

PREVIOUS COUNCIL/COMMITTEE ACTION

May 30, 2017 – Council rezoned the City's former works yard to Comprehensive Development Zone CD35.

July 13, 2017 – Smart Growth Committee approved Development Permit DP000311 to regulate the first phase of development.

REPORT SUMMARY

This report describes a development permit application from Quantum Properties for the second phase of its Montrose Square development, which will include 145 dwelling units in two buildings over two parking levels. The project's design and environmental conservation features, including landscaping, generally adhere to the objectives and guidelines of the Official Community Plan (OCP) and comply with the site's comprehensive development (CD35) zoning. Approval of the development permit is recommended.

BACKGROUND

Quantum Properties has submitted a development permit application to regulate the second phase of its Montrose Square development. The first phase includes 208 apartments and 11 live/work units in two six-storey buildings, with the live/work units facing the future Kelly Avenue plaza; this second phase includes 145 apartments in two, six-storey buildings. The buildings are being constructed over two parking levels with access on the east from Kelly Avenue at Kingsway Avenue and on the west from the north-south lane.



Building Façade at the Southwest Corner (Kingsway/Kelly)

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The development site is east of the first phase, as illustrated below:



Site Map

Project Profile (Phases 1 & 2 combined)

	Bylaw Regulations	Proposed ¹
Site Area	n/a	15,200 m ²
Floor Area Ratio	2.5 maximum	2.13
Dwelling Units	n/a	364
Adaptable Apartments	30% ² (106 units)	106 units
Family-oriented Units	n/a ³ (25% / 91 units)	108 units
Lot Coverage (Building)	60% maximum	48%
Setbacks:		
Front (Kelly)	2.4 to 4 m ⁴	2.7 to 9.7 m
Rear (south)	7.5 m	3.3 ⁵ to 7.5 m
Interior Side (west)	3 m	3 to 6.1 m
Exterior Side (Kingsway)	4 m	4 m
U/G structure	1.2 m	1.2 m
Building Height	30 m	22.8 m
Building Storeys	n/a	6
Parking - Total	612	641
Resident	511	529

¹ Information provided by applicant.

² Does not apply to the 2-storey live-work units.

³ This application was in process prior to the bylaw amendment requiring 25% family oriented dwelling units.

⁴ A front yard setback can be reduced from 4m to 2.4m where abutting a community commercial use.

⁵ Variance previously approved for first phase to enable amenity room to encroach into rear yard setback.

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	Bylaw Regulations	Proposed ¹
Visitor	73 (1 per 5 units)	84
Commercial (live/work)	28 (1 per 30m ²)	28
Small Car	25% maximum	11% (69 cars)
Motorcycle	not required	12
Indoor Recreation Area	728 m ² (2 m ² per unit)	850 m ²
Outdoor Recreation Area	1,274 m ² (3.5 m ² per unit)	4,542 m ²
Bicycle Storage	6 short term + 1 per unit	20 short term + 364 in storage rooms

The 145 residential units comprise 30 studio, 44 one-bedroom, 10 one-bedroom plus den, 46 two-bedroom, 5 two-bedroom plus den and 10 three-bedroom units. The units vary in size from 29 m² (315 ft²) to 84 m² (906 ft²). In combination with the first phase, the overall development provides 108 family-oriented units (larger two or three bedroom units) and 106 adaptable dwelling units (units designed to accommodate accessibility needs).

The buildings are to be constructed over two levels of parking with the Phase 1 and 2 parking areas functioning as one large parkade. The lower level of Phase 2 parking, including visitors' parking, will be accessed off Kelly Avenue and the west lane through Phase 1 and the upper level of parking will be accessed only from the west through Phase 1. Each of the residential parking spaces will be equipped with roughed-in electrical service for electric vehicle charging, and vehicle and dog/bike wash stations were provided in Phase 1. A garbage and recycling room is located within the Phase 2 underground where it can be easily accessed by residents. Garbage and recycling pick-up for the entire development (Phases 1 and 2) will occur from the north-south lane parallel to Mary Hill Road. A portion of the site along the south edge of the building wall of this Phase is being developed as a fire-fighting access route.

The application is subject to the Downtown and Environmental Conservation Development Permit Area designations of the OCP. Applicable design guidelines include:

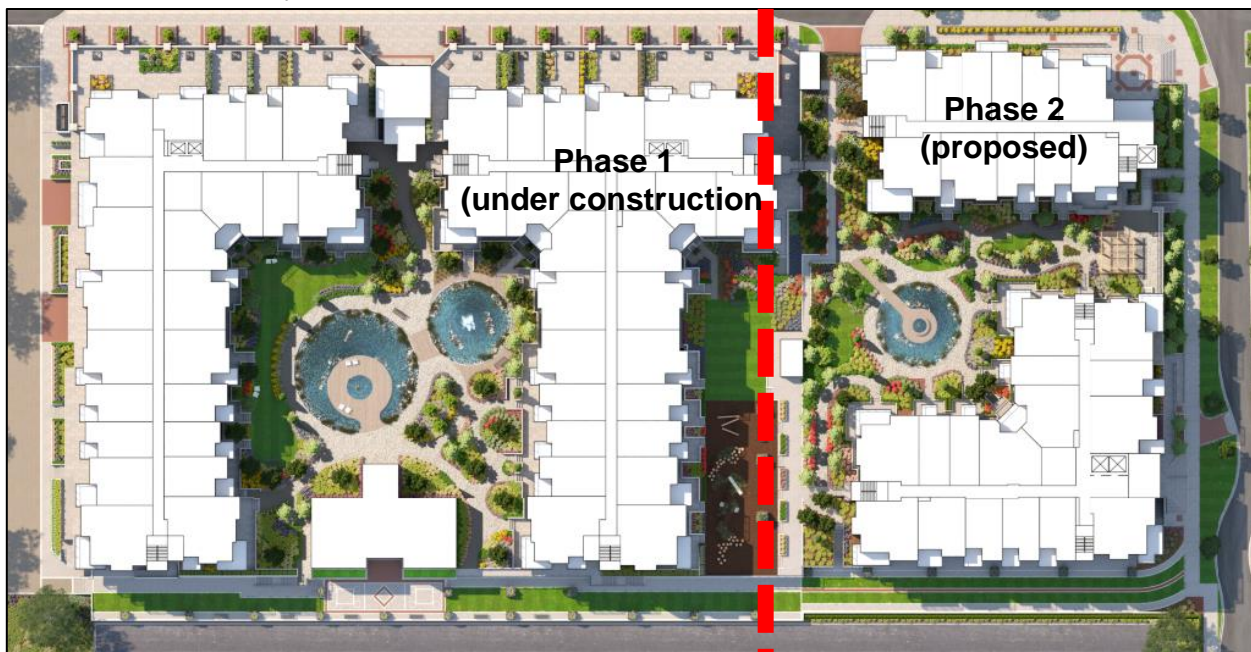
- incorporate architectural elements that reflect the 20th century character of City Hall
- coordinate siting and building design
- use materials that are durable, authentic and of a consistently high quality
- consider the relationship between buildings and open areas
- articulate the building façades through the use of variable setbacks
- consider the overall visual impact of buildings and landscaping
- native trees and plants should be used for landscaping, where possible
- landscaping in keeping with the pedestrian-oriented character of the streetscape
- reference Crime Prevention Through Environmental Design guidelines for safety and security.

The applicable objectives and guidelines of the environmental conservation designation encourage sustainable development and building design, efficient use of energy, water and other resources and the reduction of waste, pollution and environmental degradation.

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The proposal is designed to comply with the development permit area designation guidelines. The heritage design character of the buildings utilizes high quality cladding that includes extensive use of red brick, horizontal, vertical and panel fibre-cement siding with decorative roof braces. A vertical expression of the façade has been achieved through wall articulation and architectural detailing through the use of varied materials and colour. The proposed colour palette consists of a mixture of heritage red (brick), varying shades of grey and cool white. The portions of the concrete parking structure which extend above grade will be constructed to an architectural grade, either clad in brick or fibre-cement siding where adjacent to public streets or with decorative reveals, paint and screened with planters and intensive landscaping.

The extensive landscape plan and outdoor amenity areas include 122 trees, shrubs, flowers and ground cover plants, sod, paving stones, stamped flagstone, a large water and dock feature, gardening opportunities and nodes of outdoor seating. The plan compliments the outdoor amenity spaces provided for Phase 1. Tree species include 19 vine maple, 17 katsura, 41 white wonder dogwood, 7 weeping white spruce, 1 weeping silver pear and 37 kindred spirit oak. The street level landscaping pays considerable attention to mitigating the potential impact of above-grade portions of the parking structure through the use of planters and the layering of trees and shrubs while creating a positive interface between existing and proposed buildings and along the streets. Staff are working with Ventana to coordinate the development landscaping with that of the Kelly Avenue Plaza and Kelly Avenue road works.



Landscape Plan (Phases 1 & 2)

Quantum Properties has proposed meeting the Built Green[®] building program to a Gold standard to meet the objectives and guidelines of the Environmental Conservation DP designation. Built Green programs concentrate on seven key components of sustainable buildings: energy efficiency,

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materials and methods, indoor air quality, ventilation, waste management, water conservation and business practice. The applicant further notes that the flat roof will be finished with a white reflective roof membrane in order to help mitigate solar heat gain and a high-efficiency irrigation system will be incorporated to reduce use of potable water.

DISCUSSION

This application was in process prior to the introduction of the Zoning Bylaw amendment to require family-oriented dwelling units. In combination with Phase 1 of the development, the applicant meets these standards voluntarily by providing 108 family-oriented dwelling units, including 41 of which are three-bedroom units.

The project is designed to comply with the site's zoning and staff are of the opinion that the proposed building and landscaping design meets the intent of the development permit area objectives and guidelines as described above. As the proposed development is attractive and consistent with the expected character and quality of design for this site; approval is recommended.


FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

The applicant hosted an open house February 27, 2017 seeking input on the overall development and a public hearing was held May 8, 2017 providing for public input on the bylaw amendment. This development permit application reflects the design concepts shown to the public through this process. A sign has been posted on the site providing notice of the development permit application. No further comments have been received.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Approve Development Permit DP000370.
	2	Request additional information or amendments if Committee is of the opinion that such information or amendment would assist in its evaluation of how the design complies with the development permit area designation.
	3	Refuse the application if Committee is of the opinion the application does not conform to the design guidelines.

ATTACHMENTS

Attachment #1: Draft Development Permit

Lead author(s): Bryan Sherrell