

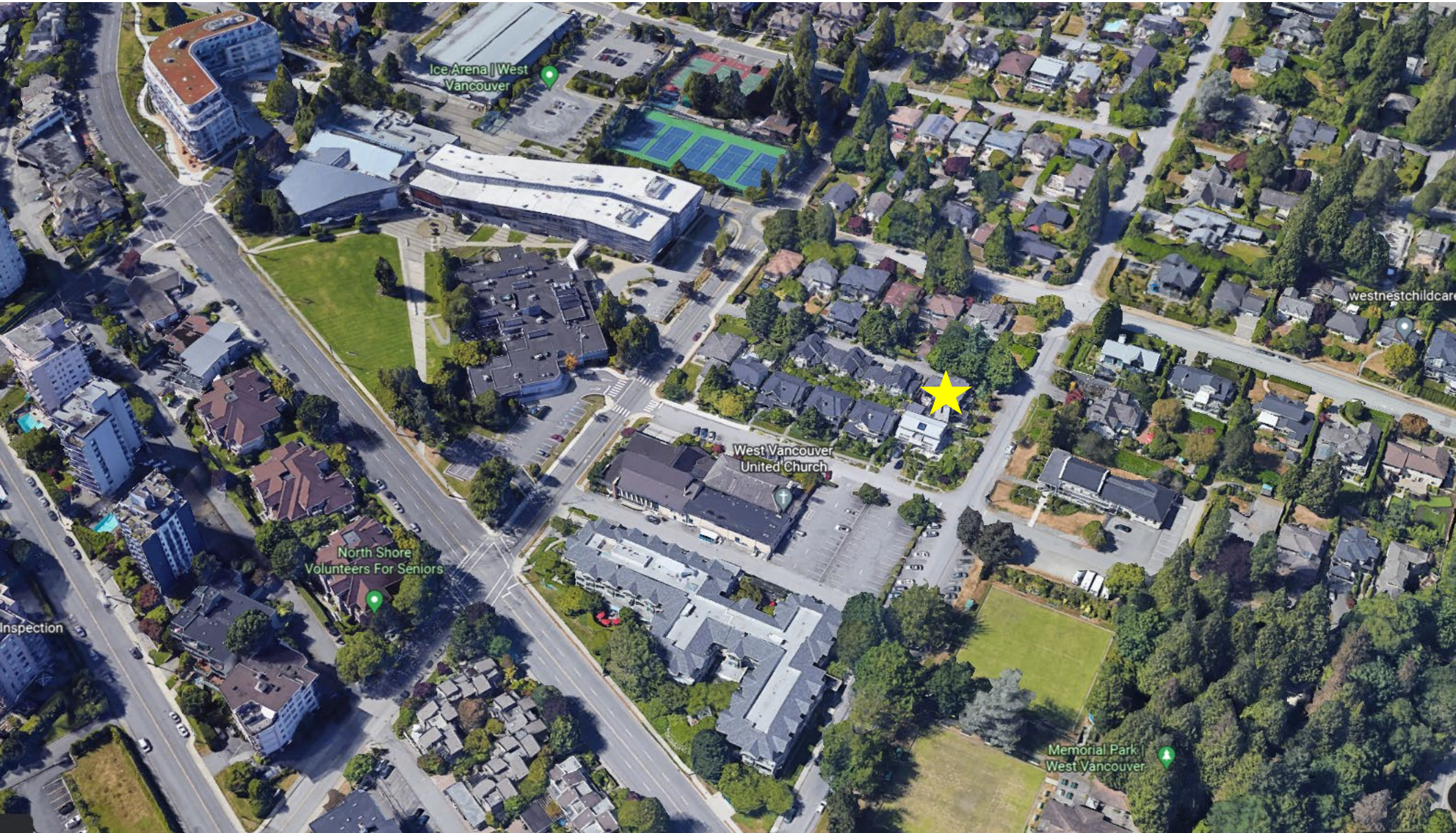


737 20th Street - Proposed Triplex Project

Council Meeting

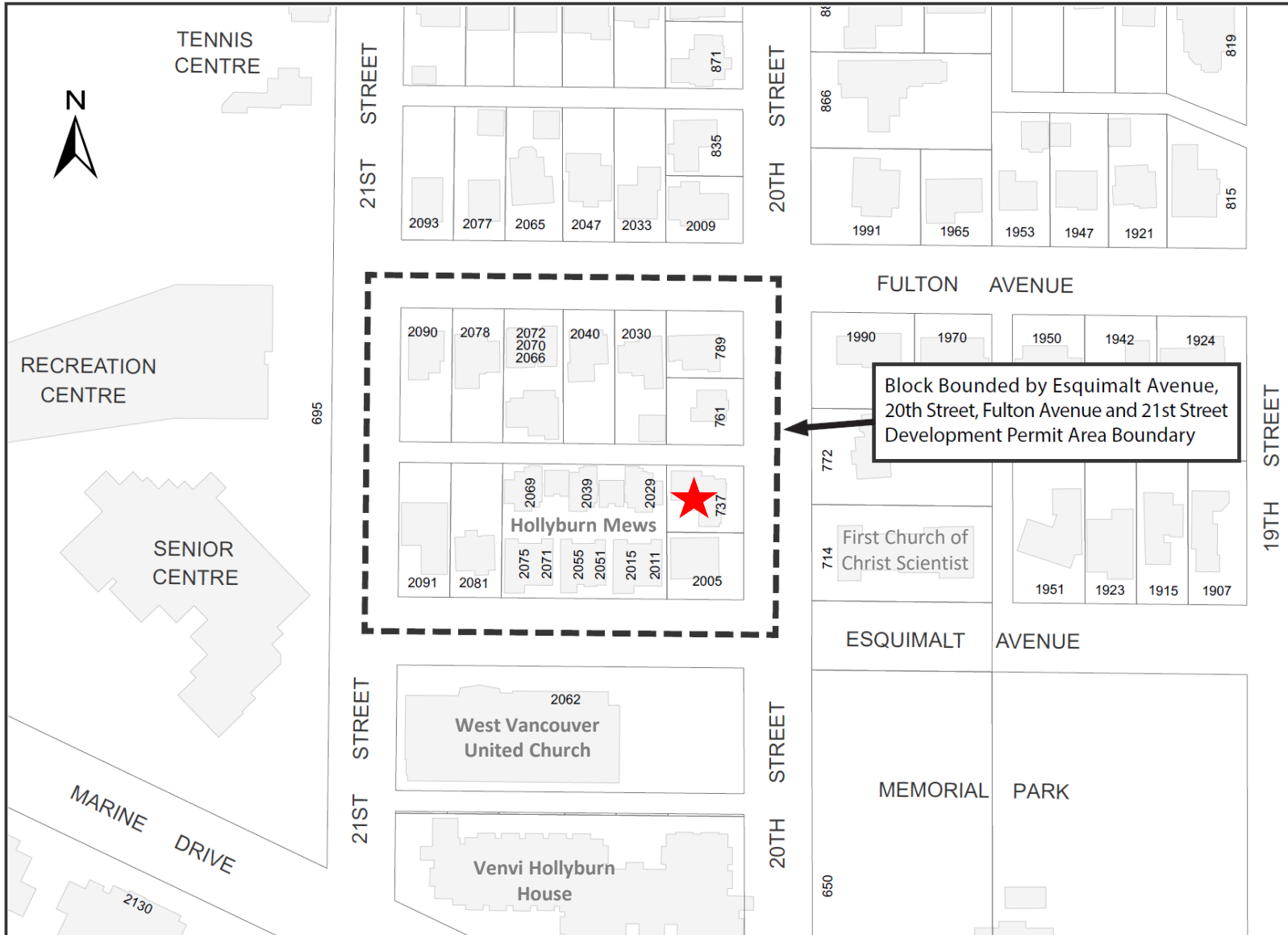
December 16, 2024

Subject Property & Context



737 20TH STREET | 3-UNIT TRIPLEX PROPOSAL

Subject Property & Context (Cont'd)



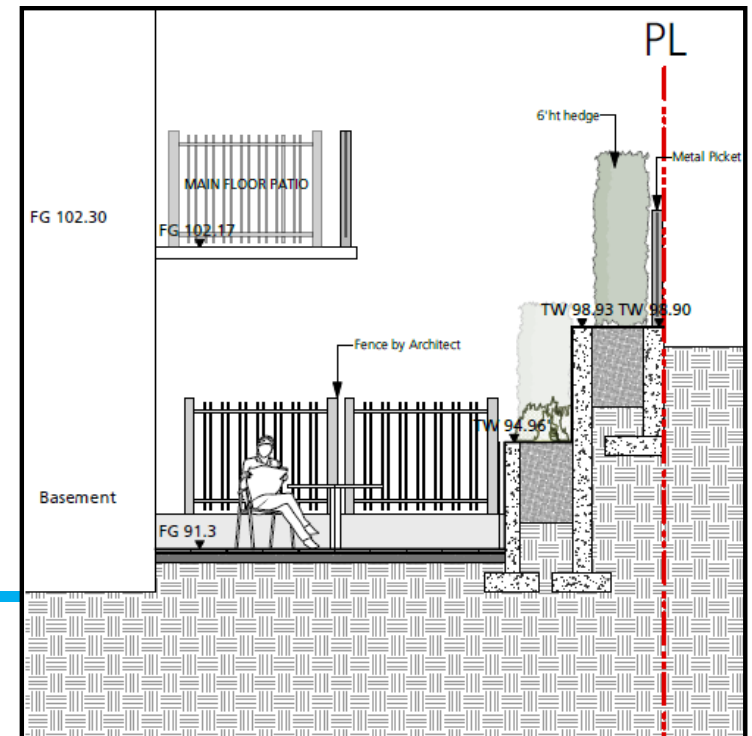
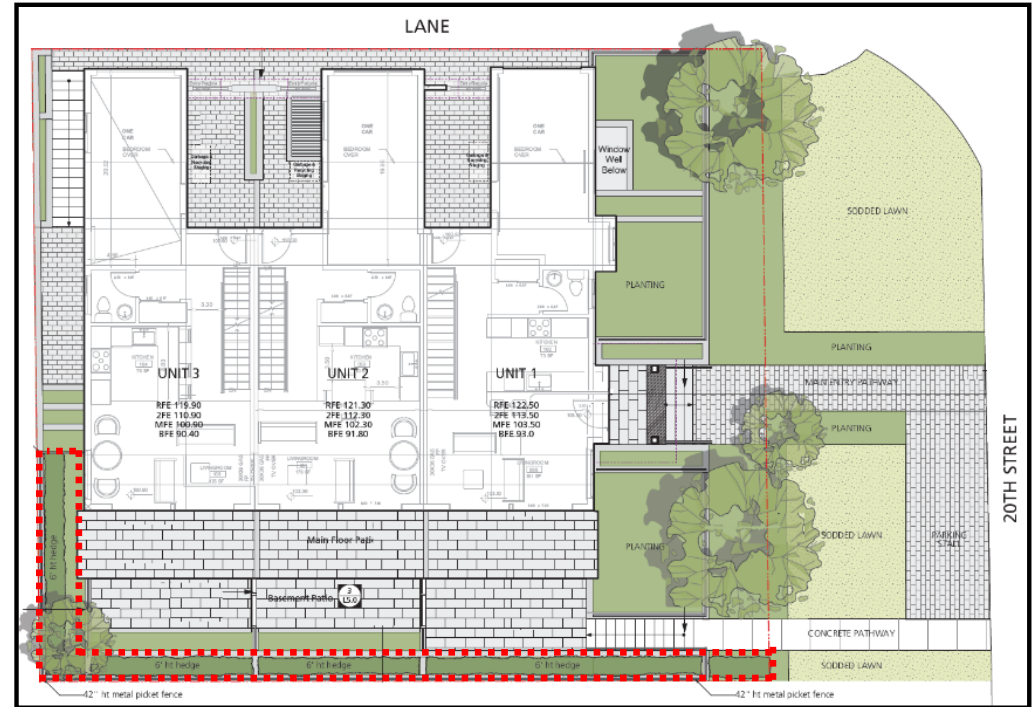
Proposal

- 3-unit triplex building
- 2-storeys (plus basement level)
- Traditional sloped rooflines, natural colours
- 3 parking stalls (off lane)
- FAR of 0.61
 - Unit 1 – 1,716 sq. ft.
 - Unit 2 – 1,678 sq. ft.
 - Unit 3 – 1,682 sq. ft.
- Approximate 50% site coverage
- Ground level entries (all units)
- Extensive perimeter landscaping



Site and Landscape Plan

- All parking from rear lane
- 20th Street pedestrian access – Unit 1
- Southern facing ground floor decks and basement patios
- New boulevard landscaping to complement landscaping south of site
- Mature ‘buffer planting’ along southern boundary and in SW corner



Policy Considerations

Official Community Plan – Development Permit Area

- “Ensure that infill housing development enhances the character of the local neighbourhood and meets a high quality of building and landscape design.”
- “(Properties within DPA), “may be considered for rezoning to enable development of ground-oriented infill housing, not exceeding a density of 0.61 Floor Area Ratio (FAR).”
- “Infill housing types may include: smaller single-family dwellings, coach houses, duplexes, triplexes, and/or combinations thereof.”

Sustainable Building Policy

All new buildings should comply with the Zero Carbon Step Code Level EL-4 and should meet the highest step of the BC Energy Step Code that is required under Building Bylaw No. 4400, 2004.

Community Amenity Contribution (CAC)

Applicant is proposing \$37,445

Public Engagement & Design Improvements

- *Initial Public Information Meeting – Prior to formal submission*
 - Removed secondary suites and added boulevard parking stall to address neighbourhood parking concerns.
 - Provided improved landscaping and buffering on the south side of the development and along the western boundary to address privacy/overlook concerns.
 - Provided privacy screens on the uppermost balconies along with vegetative screening on the upper balconies to address privacy/overlook concerns.
 - Modified the configuration and landscaping on the east side of the site to provide additional planting and an improved landscape design (similar to the existing/mature landscaping south of the site along 20th Street) and provided a direct entrance to Unit 1 sunken patio
- *Development Information Meeting – October 10, 2024*
 - 10 attendees (mainly from Hollyburn Mews)
 - Attendees generally supportive of proposal
- *Prohibited from holding a Public Hearing*
 - Notification of Consideration (within 100m)
 - Newspaper advertisements, site sign and website update.

Staff Recommendation

It is recommended that Council advance the triplex proposal, as the proposal:

- Is generally consistent with the “Block bounded by Esquimalt Avenue, 20th Street, Fulton Avenue and 21st Street” Development Permit Area guidelines
- Supported by Council’s strategic plan to “expand a diverse housing supply”
- The proposal will deliver a desired form of housing that will help to address the “missing middle” in an area suitable for sensitive infill development adjacent to numerous community amenities and transit

Thank You!
Questions?

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