

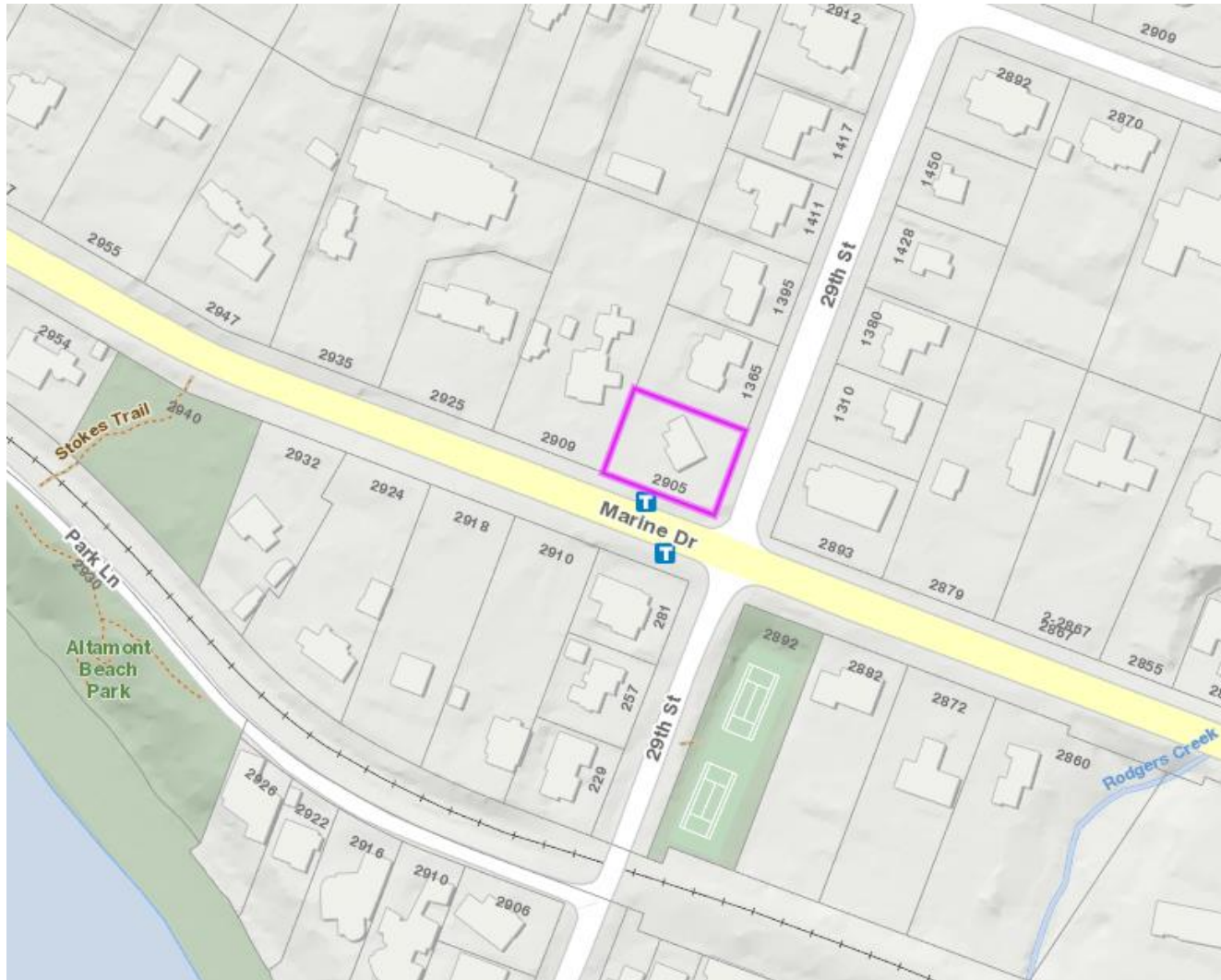


2905 Marine Drive - Proposed Townhouse Project

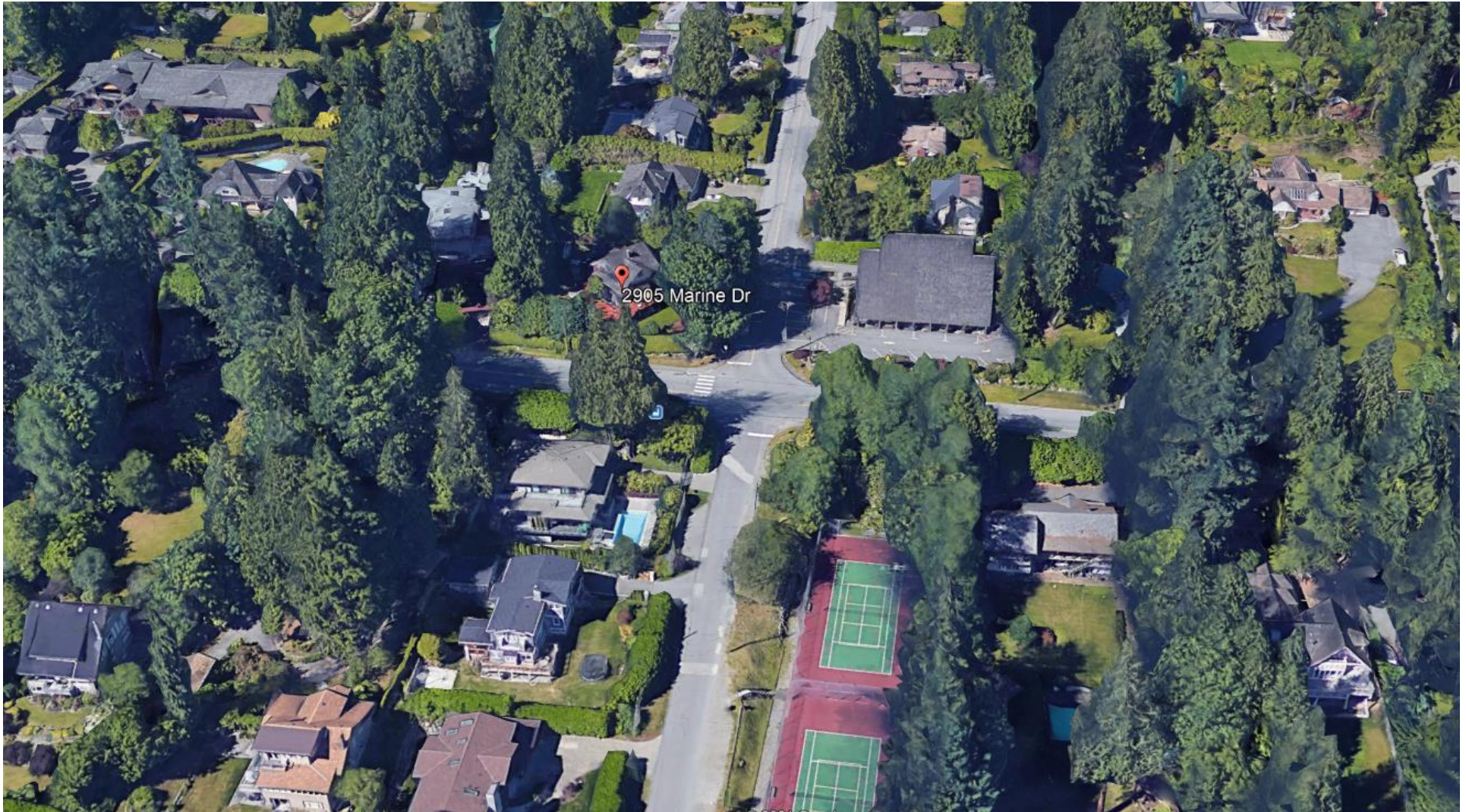
Public Hearing

November 18, 2024

Subject Property & Context



Subject Property & Context (Cont'd)



2905 MARINE DRIVE | 5-UNIT TOWNHOUSE PROPOSAL

Background

- Previous proposal denied May 9, 2022
- Similar siting, access and circulation
- 3-storey, 8-unit townhouse building
- Underground parkade (off 29th St.)
- 10 Parking stalls (2 visitor)
- Floor area ratio (FAR) of 0.99
- 1,209 sq. m.(13,014 sq. ft.)
- Approximate 42% site coverage



Proposal

- 3-storey, 5-unit townhouse building
- Underground parkade (off 29th St.)
- 9 Parking stalls (1 visitor)
- 1,121.9 sq. m. (12,076 sq. ft.)
- FAR of 0.9
- Approximate 40% site coverage
- 10.67m (35 ft.) maximum height
- Ground level entries (all units)
- All units with elevators
- Ample bike parking & storage
- Extensive perimeter landscaping
- Stone cladding, heavy timbers, horizontal wood, and a mix of sloped and flat roof structures



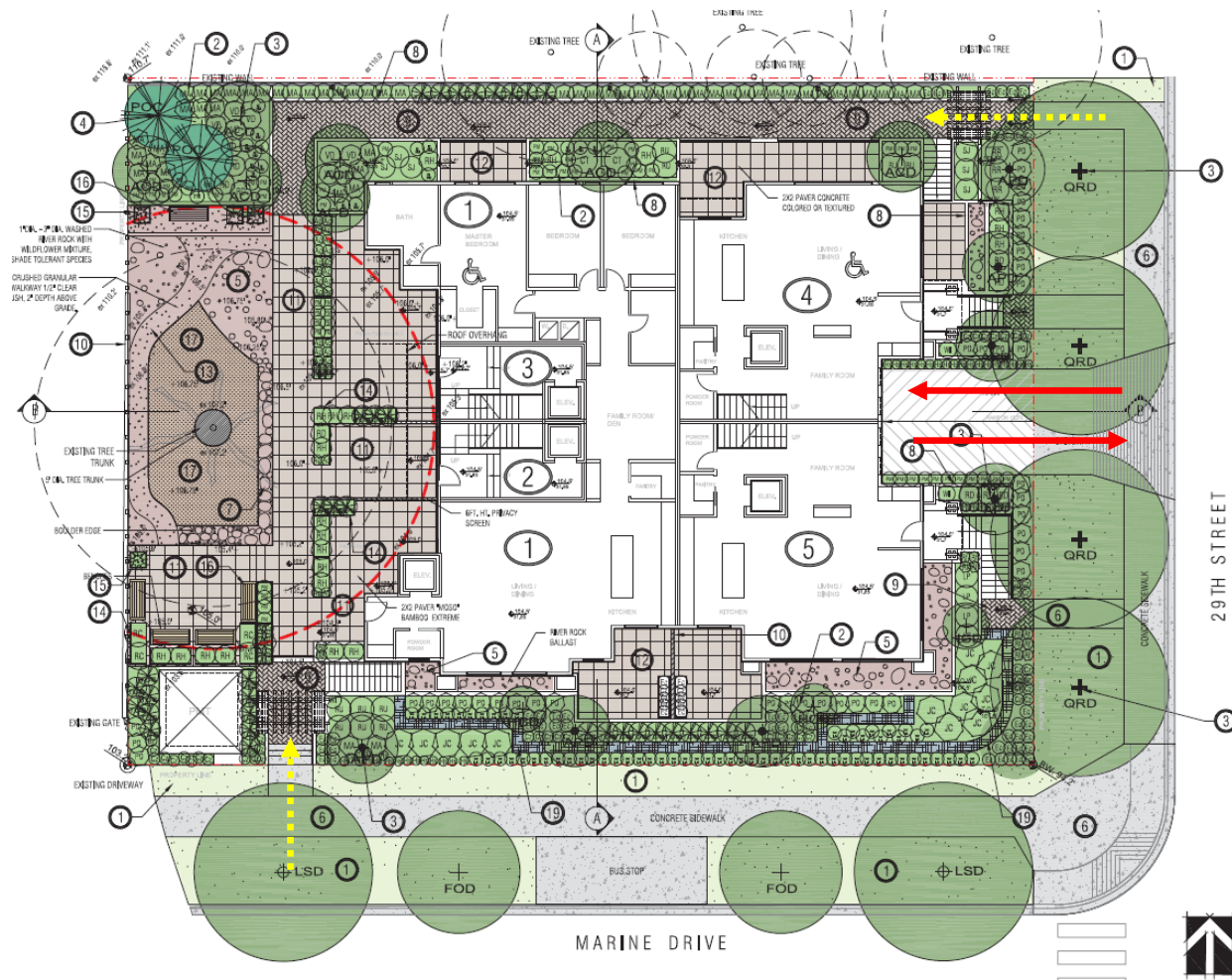
VIEW FROM 29TH STREET



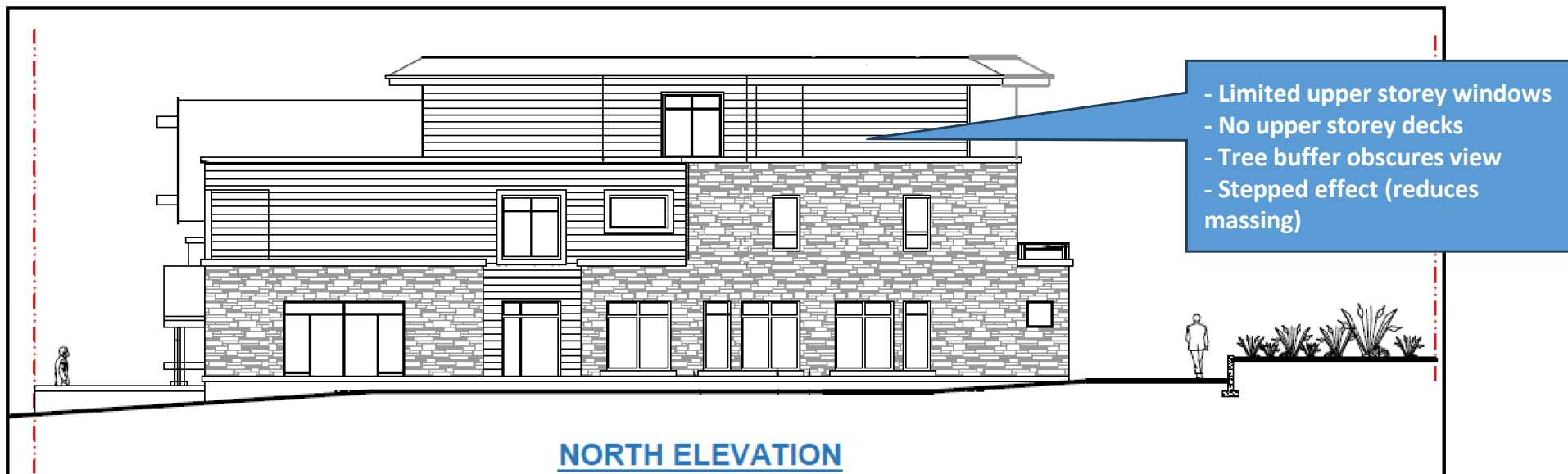
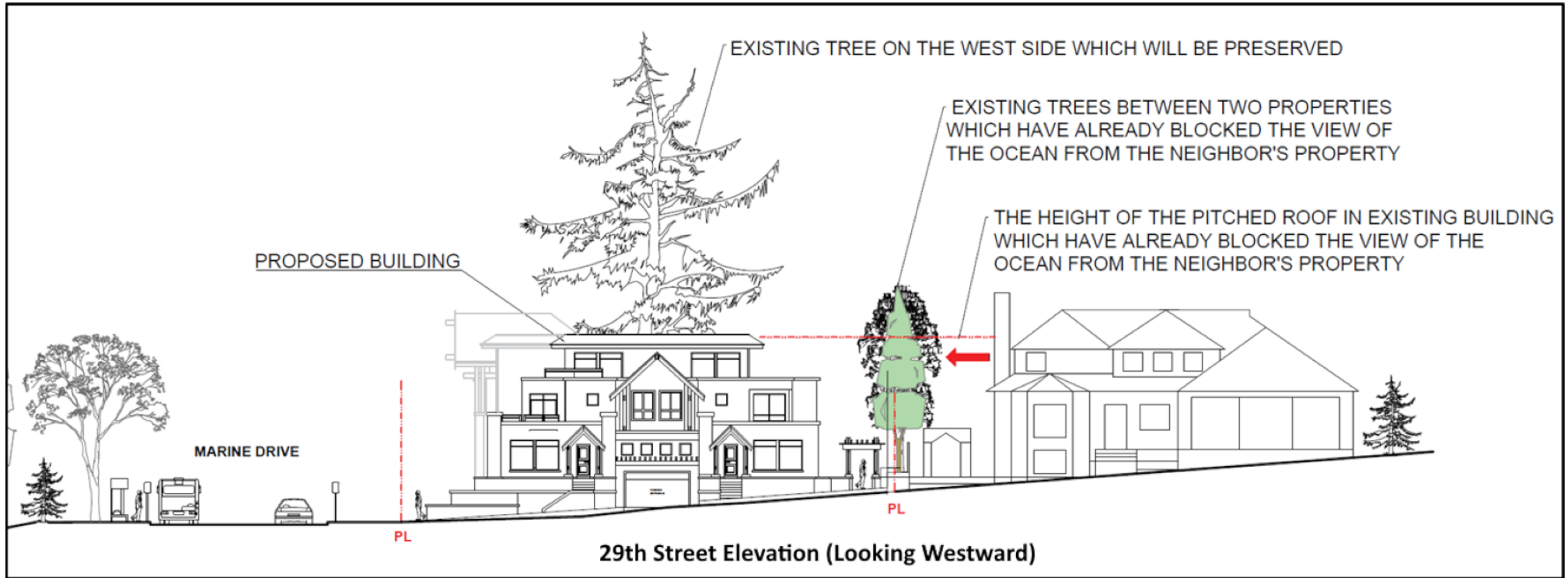
BIRD'S EYE VIEW FROM THE 29TH STREET (NORTH EAST)

Site and Landscape Plan

- Large cedar tree retained
- Expansive outdoor amenity area
- Extensive perimeter landscaping
- Tree protection for adjacent trees
- Parkade trellis with plantings
- Peripheral connectivity
- Off site Infrastructure upgrades:
 - New sidewalks
 - New street trees
 - New boulevard landscaping



Privacy and View Analysis



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.

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 should comply with the Zero Carbon Step Code Level EL-3 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 \$662,641

Public Engagement and Comments Received

- *Public Information Meeting*
- Applicant held a public information meeting on December 7, 2023. “Attendees were generally positive about the proposal” (summary attached to staff report)
- *Public Hearing*
- Public Hearing allows for in-person, online and phone access
 - Site signs (x2)
 - Owner/occupant notification (within 100m),
 - Newspaper advertisements (x2); and
 - Website update.

Staff Recommendation

It is recommended that, subject to the public hearing, Council approve the proposed amending bylaws and Development Permit 23-101 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.
- Meets requirements of the sustainable buildings policy and provides a CAC of \$ 662,641.
- Will deliver sidewalk and boulevard improvements adjacent to the site will enhance the public realm and improve safety in the area.

Thank You!
Questions?