

Attachment 5
Project Discussion

DISCUSSION

Overall Evaluation

The proposed project would support implementation of two key OCP policies:

1. Foster a community that proactively addresses health issues and facilitates healthy environments; and,
2. Facilitate the creation and maintenance of housing that offers options for people who are homeless or at risk of homelessness.

The applicant has noted that residents' recovery journey begins with the client intake process, and that the operational layout of the recovery centre is critical to the provision of stable housing and support for residents. The proposal supports the OCP policies identified above, as the project would improve residents' intake experience and advance the centre's operational layout.

Density and Site Coverage

The property's current zoning permits an overall density of 0.6 FSR, with the principal dwelling limited to 0.5 FSR and the detached accessory building to 0.1 FSR. Site-wide site coverage is limited to 45% of lot area. The density and site coverage of the existing principal building would remain unchanged by this proposal, and the overall site coverage is proposed at 38.6%. The maximum permitted density of the new detached accessory building would be greater than permitted outright. A comparison of permitted and proposed densities is provided in Table 1.

Table 1: Comparison of permitted versus proposed densities

	Permitted Outright (RS-1 Zone) (FSR)	Proposed (CD-99 Zone) (FSR)	Difference
Principal House	0.5	0.5	0.0 FSR 0.0 sq. m.
Detached Accessory Building	0.1	0.26	0.16 FSR 79.6 sq. m. (856.8 sq. ft.)
Total Density	0.6	0.76	0.16 FSR 79.6 sq. m. (856.8 sq. ft.)

This increase in density is considered reasonable given the project's alignment with key OCP policies, and the neighbourhood context. The subject site and surrounding single-detached properties are designated RGO by the OCP. This designation permits diverse infill housing typologies, including infill townhouses, the maximum density for which would be 1.00 FSR. Further to this, the subject site is proximate to several properties designated Residential – Multiple Unit Buildings by the OCP, which permits buildings up to six storeys. These properties are currently improved with low-rise apartment buildings ranging in density from 0.95 to 1.2 FSR.

Building Massing and Transition

To integrate the detached accessory building into the existing residential context, it has been designed with a residential expression, consistent with the laneway and carriage house design guidelines. The front gable roof form and exterior materials reflect architectural elements found throughout the neighbourhood. The proposed height is below that permitted for a laneway house, and the building would be subordinate to the main house in both height and size (floor area).

The detached accessory building would be larger than permitted for a laneway house, due to the programmatic needs of the applicant. However, Staff considers the overall form to be generally consistent with the neighbourhood context and the design guidelines.

Landscape Improvements

The proposed design would increase pedestrian safety and functionality of the lane through the provision of:

- Statutory Right-of-Ways along the rear and flanking lanes to allow for future widening;
- An appropriately-sized, solid waste enclosure to accommodate waste bins;
- Exterior, neighbour-friendly lighting on building elevations facing the lane, to increase visibility;
- Two off-street parking spaces to accommodate the applicant's needs; and,
- Active uses and windows on northwest and southwest building elevations, to provide eyes-on-the lane.

Off-Street Parking and Vehicular Access

The Zoning Bylaw does not specify parking requirements for recovery centres. Parking ratios are indicated for the following uses, which bear similarities to the proposed project:

Use	Zoning Bylaw, Minimum Required Off-street Parking Spaces
Business and professional office use (commercial)	1.0 per 50 sq. m. (538.2 sq. ft.)
Private hospital (institutional)	1 per 92.9 sq. m. (1,000.0 sq. ft.)

The amount of office space proposed is approximately 52.0 sq. m. (559.7 sq. ft.). Per the Zoning Bylaw, two parking spaces would be required for a similarly sized commercial office space. The total amount of recovery house floor area proposed is approximately 357.4 sq. m. (3,847.0 sq. ft.) including the existing residential building and new support building. Per the Zoning Bylaw, four spaces would be required for a similarly sized private hospital.

Currently, one off-street parking space is provided for employees. The proposal includes two parking spaces. This is considered reasonable given the tenants do not have vehicles, parking would be used by employees, and the site is proximate to alternative transportation options, including the Sixth Street and Eighth Street Frequent Transit Networks.