



Attachment 4
Project Discussion and Analysis

PROJECT DISCUSSION AND ANALYSIS

Official Community Plan (OCP) Amendment

While the two lots are currently designated RD, the subject site was considered for (RT) Residential – Infill Townhouse designation during OCP development. As directed by Council, the ongoing infill housing policy work will explore potential changes to the OCP Land Use Designation Map, with the objective of designating more properties RT and RGO. On March 29, 2021 the LUPC directed staff to advise the applicant that an OCP amendment to redesignate the subject site, to facilitate an infill townhouse proposal, would be considered reasonable in advance of completion of the policy work (see Attachment 3 for additional information).

The project is within close proximity to City shops, services, schools and other community amenities, as well as transit and cycling infrastructure, making it well suited to family-friendly infill housing. The project is further aligned with the OCP policy that directs the City to explore more opportunities for ground-oriented infill housing. As such, staff considers it reasonable for Council to consider the proposed OCP amendment.

Building Massing and Transition

The applicant has proposed a contemporary, flat roof design that reflects the architectural expression of the multi-family building across Eighth Avenue. Building A is proposed at three storeys and steps down towards First Street following the site's natural topography. Building B would be oriented towards the central courtyard and is proposed at two storeys to transition between the adjacent single detached house and Building A. The end units fronting First Street are intended to activate this frontage. Staff consider the overall form and density to be generally consistent with the DPA 1.3 design guidelines.

Off-Street Parking, Vehicle Access and Solid Waste Management

The site is accessed via a 4.88 m. (16 ft.) rear lane. A 0.6 m. (1.97 ft.) lane widening dedication is proposed, per City requirements. A total of 10 residential parking spaces, including one accessible space, and one shared visitor/loading stall are proposed along the lane, consistent with Zoning Bylaw requirements. Provision of on-site bike parking infrastructure and the project's location, proximate to the Crosstown Greenway and local amenities, are intended to encourage sustainable modes of transportation.

Open Space and Trees

Based on the arborist report, which has been reviewed by the City arborist, the development proposes the removal of all five on-site trees and one on-site hedge along Eighth Avenue. One hedge at the interior lot line would be retained. As the on-site trees are in structurally poor condition, the City arborist has indicated support for this proposal. The Eighth Avenue hedge is also less ecologically valuable than new tree

plantings. The retained hedge would increase privacy between the development and the adjacent property. A total of 12 replacement trees are required, however 23 tree plantings are proposed

Site Servicing and Off-Site Improvements

The proposal has been reviewed by the City's Engineering Services Department regarding required site servicing and off-site improvements. The Engineering Servicing Memo (Attachment 12) outlines the improvements that would be required to facilitate the proposed development. Such improvements would be provided in accordance with City standards, as determined by the Director of Engineering.