

MEMORANDUM

Date: October 10, 2013

Our File: 1010-20-13-037

To: Design Review Committee

From: Lisa Berg, Senior Community Planner

Re: Development Permit No. 13-037 for1495 Clyde Avenue

This memo deals with a Development Permit application for 1495 Clyde Avenue. A 3storey mixed-use building (containing commercial and residential uses) is proposed for the site.

Land Use Regulations

Official Community Plan

The site is within the Ambleside Village Centre Development Permit Area.

Zoning Bylaw

The current zoning of the site is AC1 (Ambleside Centre Zoning 1). A Development Permit, with requests for certain variances, is required to accommodate the proposal. The maximum permitted FAR is 1.75.

Background

The site is located at the north east corner of 15th Street and Clyde Avenue (see Appendix A – Context Map). It is 660.3 square metres (7,108 square feet) in area. The property is currently developed with a one-storey commercial building (Ambleside Animal Hospital). A strip of mature trees and an evergreen hedge run along the west property line.

Adjacent land uses include:

- North: Lane with an approximately 30' tall evergreen hedge and a 13-storey residential building beyond.
- South: Clyde Avenue with on-street parking and a 3-storey mixed commercial and office building across the street.
- East: 15th Street with a 1-storey commercial building across the street.
- West: 2-storey commercial building at zero-lot line.

The Proposal

The proposal is for a 3-storey mixed use building. Key features are:

- A FAR of 1.75¹.
- 1,588 square feet of main floor commercial space fronting Clyde Avenue.
- 9,017 square feet² of residential area consisting of 8 units:
 - o 4 units on the second floor.
 - 4 units on the third floor, with 2 of the units having mezzanine access to roof-top patios.
- 16 parking spaces (11 within an enclosed parkade and 5 surfaces spaces accessed from the lane).
- Natural stone cladding, cedar siding on the mezzanine level and metal overhead canopies at the street level.

Variances

A number of Zoning Bylaw variances are requested by the applicant in order to achieve the desired 1.75 FAR and building design. The variances are for:

- building height and number of storey's to accommodate the mezzanines for two of the upper residential units;
- front and rear yards to achieve the desired building character; and
- parking with regards to the number of spaces and small car ratio.

The requested variances are summarized in the Project Profile attached as Appendix B.

Items to Address

Specific items that staff would like the Committee to comment on include:

- 1) Does the proposed building mass fit contextually with the surrounding commercial and residential land uses?
- 2) Do the proposed dimensions and siting of the mezzanines respect view expectations from the residential tower to the north?
- 3) Is the architectural language of the building consistent with the Ambleside guidelines? Is there enough variation in building materials and are they balanced with the proposed architecture?
- 4) Are the landscaping plans consistent with the Ambleside Streetscape Standards?
- 5) Are the variances supported by the rationale provided? (Page A-1.4)
- 6) Are the sustainability commitments in keeping with District goals? (Page A-1.7)

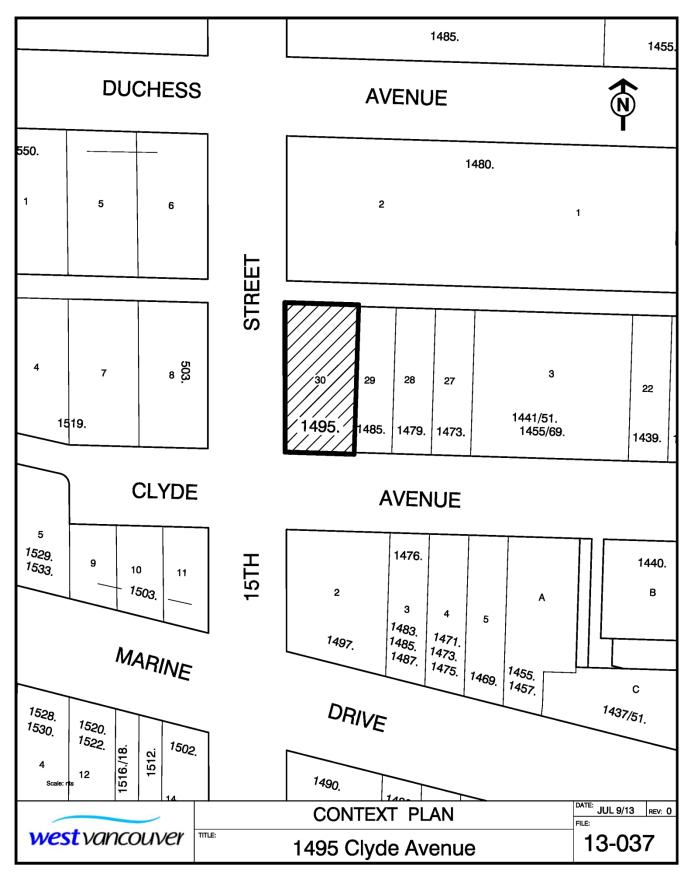
Attachments:

- A Context Map
- B Project Profile
- C Proposed Development Application Booklet

¹ FAR excludes basement-level residential storage lockers, hallway/elevator area, and service rooms totalling 1,481 square feet. See Page A-1.1.

² Unit floor area only. Excludes lobby, elevator and stairwell (1,812.7 square feet). See Page A-1.1.

Appendix A – Context Map



Appendix B – Project Profile at October 10, 2013

Project:	1495 Clyde Avenue (Vet Clinic)	
Application:	Development Permit No. 1010-13-037	
Applicant:	Geocapital Development Corp.	
Architect:	Fred Adab	
Property Address:	1495 Clyde Avenue	
Legal Description:	ption: Lot 30 Block 13 District Lot 237 Plan 3459	
OCP Policy	BF-C3 Ambleside Village Centre	
DP Guidelines	BF-C3 Ambleside Village Centre Development Permit Area	
Zoning	AC1 (Ambleside Centre Zone 1)	
Proposal:	3-storey mixed use building (commercial & residential)	

Site Area = 7,108 sq ft (660.3 sq m)

		AC1 Zone	PROPOSED ³ :
1.	Floor Area Ratio:	1.75 max	1.75
2.	Gross Floor Area:		13,899.5 sq ft
	1st floor		2,233 sq ft
	2nd floor		4,765.25 sq ft
	3rd floor		5,028.25 sq ft
Mezzanine level			392 sq ft
	Exempted Area		1,481 sq ft
3.	Net Floor Area:		12,437 sq ft

Zoning Summary (AC1): 4.

Provision	Bylaw	Proposed	Variance	Request		
Height	11.3 m	13.3 m	2.0 m	To accommodate the mezzanines		
Number of Storeys	3	4	1	To accommodate the mezzanines		
Yards:						
Front Yard						
1st Floor	0.9 m	0.3 m	0.6 m	Closest distance 0.3 m		
				 average proposed 0.55 m 		
2nd Floor	0.9 m	0.4 m	0.5 m	Closest distance 0.4 m		
				 average proposed 1.6 m 		
3rd Floor	3.7 m	0.4 m	3.3 m	Closest distance 0.4 m		
				 average proposed 1.6 m 		
Rear Yard	Rear Yard					
1st Floor	1.2 m	5.7 m	n/a	Complies		
2nd Floor	4.3 m	7.7 m	n/a	Complies		
3rd Floor	7.3 m	6.4 m	0.9	Vary 3rd floor		
Side Yards	0.0	0.0	n/a	Complies		
Parking:						
# of spaces	17	16	1	Vary 1 space		
Small car ratio	30%	37%	7%	1 additional small car space is proposed		

³ Source: Information provided by applicant