



## Advisory Design Panel Report For the Meeting of September 28, 2022

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**To:** Advisory Design Panel **Date:** September 9, 2022  
**From:** Patrick Carroll, Senior Planner  
**Subject:** **Development Permit Application No. 000615 for 1555 Hillside Avenue**

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### EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Development Permit Application for 1555 Hillside Avenue and provide advice to Council.

The proposal is for a one-storey retail commercial building that requires a Development Permit Application. The proposed building has a 6m setback from Hillside Avenue and a surface parking area comprising of nine motor vehicle parking stalls is located in the rear yard and accessed via a shared driveway with 1561 Hillside Avenue.

The *Official Community Plan* (OCP) Urban Place Designation for the subject property is Town Centre, which envisions mixed-use buildings and three to five storey building facades defining the street wall. The proposal is not consistent with the place character features for Town Centres as outlined in the OCP as the building is one-storey and does not contain a mix of uses.

Staff are looking for commentary from the Advisory Design Panel with regard to:

- consistency of the proposal with the OCP vision to realize the Hillside Mall Town Centre as a more complete town centre
- adequacy of on-site landscaping
- any other aspects of the proposal on which the ADP chooses to comment.

The Options section of this report provides guidance on possible recommendations that the Panel may make, or use as a basis to modify, in providing advice on this application.

### BACKGROUND

**Applicant:** Ms. Brianna Hicks  
Urban Design Group Architects Ltd.

**Architect:** Niki Sharoodi, Intern Architect  
Urban Design Group Architects Ltd.

**Development Permit Area:** Development Permit Area 4, Town Centres

**Heritage Status:** N/A

## Description of Proposal

The proposed retail commercial development includes the following major design components:

- single-storey shell and core building intended for a single tenant with metal cladding and a flat roof
- nine surface motor vehicle parking stalls located in the rear yard and accessed via shared drive aisle with 1561 Hillside Avenue
- materials include metal panel (bright red, white), EIFS polymer (silver/white), and cement board (wood grain), steel canopy (charcoal), and aluminum frame storefront glazing
- landscaping elements include one Ginko Biloba tree (front yard), retained landscaping (rear yard along Myrtle Avenue), cultured stone cladding (existing concrete wall), wood fencing (1.22m), rear and front yard landscaping, and an on-site bench.

The following data table compares the proposal with the existing C1-L Zone, Commercial Landscape District:

<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard</b>
Site area (m <sup>2</sup> ) (min.)	1,286.00	n/a
Floor area (m <sup>2</sup> ) (max.)	448.00	1,800.22
Floor space ratio	0.35	1.40
Roof grade (m) - geodetic	29.45	n/a
Average grade (m) - geodetic	21.80	n/a
Height (m) (max.)	8.3	12.00
Storeys (max.)	1	n/a
Setbacks (m) – minimum		
Front (Hillside Ave)	6.00	6.00
Rear (Myrtle Ave)	26.50	9.00
Side (east)	5.74	0.00
Side (west)	0.06	0.00
Parking (min.)	9	9
EV Parking	1	1
Drive aisle dimension (m)	7	7

Zoning Criteria	Proposal	Zone Standard
Parking location	Rear	n/a
Short term bicycle parking	2	2
Long term bicycle parking	2	2
Driveway/parking slope (%) (max.)	1.00	8.00
Driveway/parking material	Asphalt	Hard surfaced
Parking (min.)	9	9

## Consistency with Policies and Design Guidelines

### Official Community Plan

The OCP Urban Place Designation for the subject property is Town Centre, which supports mixed-use buildings up to approximately 10 storeys and densities generally up to 2:1 FSR, with three to five storey building facades defining the street wall. The proposal is not consistent with the place character features for Town Centres as outlined in the OCP as the proposal does not include a mix of uses and is two storeys below the recommended street wall height for a Town Centre.

The OCP also identifies this property in Development Permit Area 4: Town Centres (DPA 4). DPA 4 objectives include:

- To realize the vision for the Hillside Mall as a complete Town Centre which provides a full range of services, employment, and housing in addition to pedestrian, cycling, transit and community gathering spaces
- To integrate commercial buildings in a manner that is complementary to established place character in a neighbourhood or other area
- To enhance the place character of established areas and their streetscapes through high quality of architecture, landscape and urban design
- To achieve more livable environments through considerations for human-scaled design, quality of open spaces, safety and accessibility.

Specific guidelines contained in DPA 4 include:

- Buildings are encouraged to have three to five storey facades that define the street wall with shop windows and building entrances that are oriented to face the street
- Off-street parking must be underground, at the rear of buildings or otherwise screened.

### Oaklands Neighbourhood Plan

The *Oaklands Neighbourhood Plan* designates the subject property as “Commercial”. The Plan aims to confine the expansion of commercial activities to established commercial areas and to encourage a high-quality landscaped buffer with adjacent residential properties. The Plan encourages additional housing as part of any future expansion of the Hillside Mall site located on

the north side of Hillside Avenue; however, did not extend this policy to the subject property.

The *Oaklands Neighbourhood Plan* includes the following design guidelines:

- break up expanses of surface parking by integrating landscaping
- provide coherent landscaping throughout the commercial properties along the south side of Hillside Avenue to soften the urban character and provide a sensitive transition from the Town Centre to the surrounding residential neighbourhood.

#### Design Guidelines for Development Permit Area 4: Town Centres

The applicable Design Guidelines for DPA 4 are the:

- *Advisory Design Guidelines for Buildings, Signs and Awnings (1981)*
- *Guidelines for Fences, Gates and Shutters (2010)*

### **ISSUES AND ANALYSIS**

The following sections identify and provide a brief analysis of the areas where the Panel is requested to provide commentary. The Panel's commentary on any other aspects of the proposal is also welcome.

#### **Revitalization of the Hillside Mall Town Centre**

DPA 4 envisions revitalization of the Hillside Mall site and surrounding lands, including the subject property, to achieve built form and place character that defines streets and sidewalks with building facades, locates parking away from streets, and creates a unique sense of place in each Town Centre. Staff review has concluded that modification to the massing, roofline and/or materials could potentially enhance the attractiveness of the streetscape and encourage pedestrian activity. Staff are asking for commentary from the Panel on whether the design positively contributes to the vision for revitalizing the Hillside Mall Town Centre as proposed, and to suggest any potential modifications to height, massing, roofline and/or materials that would better contribute to the revitalization envisioned for this area.

#### **Landscaping**

The applicable design guidelines encourage new that development includes high quality landscaping to improve appearance, encourage gathering, compliment building design, and reduce impermeable areas for stormwater management. Similarly, the *Oaklands Neighbourhood Plan* places emphasis on the importance of landscaping generally, and specifically prioritizes landscaping improvements for commercial properties along the south side of Hillside Avenue. The subject property is relatively narrow; therefore, accommodating rear yard parking for nine vehicles with drive aisles and walkways has left limited space available for landscaping and stormwater management. Staff are asking for commentary from the Panel on the consistency of the proposal with applicable on-site landscaping objectives.

### **OPTIONS**

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

### **Option One**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000615 for 1555 Hillside Avenue be approved as presented.

### **Option Two**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000615 for 1555 Hillside Avenue be approved with the following changes:

- as listed by the ADP.

### **Option Three**

That the Advisory Design Panel recommend to Council that Development Permit Application No. 000615 for 1555 Hillside Avenue does not sufficiently meet the applicable design guidelines and polices and should be declined (and that the key areas that should be revised include:)

- as listed by the ADP, if there is further advice on how the application could be improved.

### **ATTACHMENTS**

- Subject Map
- Aerial Map
- Plans date stamped September 16, 2022
- Applicant's letter dated February 16, 2022

cc: Ms. Brianna Hicks, Urban Design Group Architects Ltd.