

Administrative memo to Council

January 5, 2021

Development Permit #159 Radium Escape

This DP is for the construction of a 4 unit rowhouse located at the corner of Pioneer Ave and Stanley St directly across from the Radium Hot Springs Centre.

This development is being proposed for use as a Short Term Rental property. Each unit has two storeys and a roof deck above ground with a total of 4 bedrooms and an undeveloped basement. Proposed occupancy levels are up to 10 people per unit. This level of occupancy could result in a total of 40 people being resident in this development at any given time.

There are no variances to the Zoning Bylaw requested. The two storey rowhouse, as presented, has a maximum height of 9m which meets the Zoning Bylaw.

Several changes have been made to the design of this building since presented at the previous council meeting November 25, 2020.

- Bedroom count reduced by one to a total of four bedrooms
- Reduced maximum occupancy count to 10 persons per unit
- Changed roof line at front elevation showing a more variable roof line
- Roof deck now in place of the 3rd storey bedroom and deck space
- 60" high wall around roof top deck space to minimize noise and maintain privacy
- No interconnected roof deck spaces

There are several concerns with this proposal which are set out below:

- Parking Although the parking provided in the proposal exceeds the zoning bylaw's requirement of 1.5 parking stalls per unit, with occupancy levels potentially reaching 10 people per unit, parking on-site may not be adequate for the use.
- Noise issues With occupancy levels of up to 10 people per unit there is a high probability for noise levels to become an issue from the back yards and the outdoor decks on the third floor. The proponent has committed to installing a Noise Aware monitoring system which would be monitored by a security firm.

Attached with this admin memo are two documents, Appendix 1 and Appendix 2, prepared by the proponent which provide additional detail.

Respectfully submitted

Arne Dohlen

APPENDIX 1

We are proposing to construct a 4 dwelling unit Multiple Unit Accommodation, which will be built in the form of a single Row Housing building. Each dwelling unit will have 2 floors of living space and an undeveloped basement. Each dwelling unit will have 4 bedrooms, and 2 permitted off-street parking spaces. The building will feature a combination of pitched and parapet wall roofs in accordance to Radium Hot Springs facade guidelines, which will conceal a roof level deck area. The purpose of the roof deck area is to provide outdoor space for rest and relaxation to the occupants of each dwelling unit, similar to ground level decks, patios and balconies. The design of the building is meant to complement the design of the Community Center through the use of elements like the random plank and folded wall siding, while also borrowing roof elements from the neighboring Pine Wood condos and the TRC town homes.

Our proposal exceeds the parking requirements set up in the Village bylaws, however we are committed to doing our part in trying to provide as much off street parking as possible. We were inspired by the TRC project next door to us, and have widened our driveways in order to provide additional parking in the form of what we have defined as "Compact Car Parking". These "Compact Car Parking" spaces are not entirely contained within our property lines so they are not countable towards our permitted parking spaces, but just like with the TRC project next door to us, they would provide a functional real life alternative to parking on the street. By themselves, the wider driveways would provide one "Compact Car Parking" space for each unit, which can be used either by trailers or by popular medium sized vehicles like the Toyota RAV4, Honda Accord, VW Tiguan, etc. Because our driveways are also quite long, it can be reasonably expected that there would exist ideal circumstances when the users of a dwelling unit will have either one full size vehicle and 3 small/medium size vehicles or 4 small/medium size vehicles, and under these conditions all of the vehicles would be able to be parked off street. The 3D rendering below is to scale and shows the various parking arrangements possible.



Compared to our original proposal, we have removed 2 sleeping areas from each dwelling unit, reducing the sleeping capacity of the building by 16 persons. We have also removed all connections between the concealed roof decks, significantly reducing the risk of large gatherings.

APPENDIX 2

We have gone to great lengths to ensure that our project enhances our community in looks and functionality. We believe that through the choices we made, our building will fit in seamlessly with its surroundings, and will provide a net benefit to Radium Hot Springs for decades to come. The following are just some of the reasons which we feel are supporting our application:

- We are meeting all bylaw requirements (including those for intended use, setbacks, parking and building height) and do not require any variance or zoning amendment.
- Our proposed use (Purpose Built Rentals - a combination of short term, medium term, and long term rentals) does not reduce the pool of homes available for long term rentals in Radium Hot Springs, and actually has the potential to increase it.
- Our design includes multiple elements from neighbouring buildings, from the siding choices inspired by the Community Center, to the roof lines inspired by the Pinewood condos and the TRC town homes.
- Visually, our proposal creates a pleasing and less abrupt transition between the very large 4 storey Pinewood condos and the single family residences in our area.
- Our proposal would mark the end to the roughly 30 years in which the land at 7567 Pioneer Avenue has sat empty. Our corner lot is centrally located in the heart of Radium, in very close proximity to the tourist and commercial center of the village, neighbouring the new Community Center and the remodeled Legend's Field. As it sits now, our bare land lot is a net negative for everyone, being not visually pleasing and diminishing the value of other nearby investments made in the municipality.
- We have a comprehensive plan to proactively address all potential noise issues, in order to reduce the probability of disturbances taking place, as well as to immediately and effectively address one off events. Our project will feature a combination of NoiseAware sensors (indoor and outdoor), video cameras with 30 day cloud storage and back up (in the door bells and in the soffits above the garages), daily uniformed patrols by a local security company at key times (11pm and 12am), and available 24 hour uniformed security response. We believe that our efforts will make us noise prevention leaders among the accommodators operating in Radium Hot Springs, and we hope that our example will be followed by others as part of a common sustained effort of keeping our community enjoyable for everyone.
- A denser and revitalized central C2 area of Radium Hot Springs lifts the prospects of all established local businesses, and creates new incentives and opportunities for new businesses to move in and grow the community.