

**STAFF DESIGN COMMENT**  
**DEVELOPMENT PERMIT NO. DP001144 – 3150 MEXICANA ROAD**

***Applicant / Owner:*** WHITE LION DEVELOPMENTS LTD

***Landscape Designer:*** EMILY FERGUSON

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**SUBJECT PROPERTY AND SITE CONTEXT**

<i>Zoning</i>	R6 – Townhouse Residential
<i>Location</i>	The subject property is located on the east side of Mexicana Road, between Departure Bay Road and Uplands Drive.
<i>Total Area</i>	1,690m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Innovative Housing for Neighbourhoods: Triplex and Quadruplex Infill Design Guidelines

The subject property is located in the Uplands / Country Club area and currently contains a single residential dwelling. Surrounding uses are primarily single residential dwellings and there is a duplex immediately to the north. Wellington Secondary School is located across Mexicana Road to the west. A City-owned property containing underground utilities is located to the south.

**BACKGROUND**

An application (RA361) to rezone the property from R1 – Single Dwelling Residential to R6 – Townhouse Residential was completed in 2016. At the time of rezoning, the conceptual development plan was for four detached dwelling units. The applicant is now proposing to cluster the units into two duplexes.

There is a concurrent boundary adjustment application between the subject property and the City-owned property at 3140 Mexicana Road to the south. The boundary adjustment is required as a condition of the rezoning and will increase the area of the City-owned property by approximately 120m<sup>2</sup>.

**PROPOSED DEVELOPMENT**

The applicant is proposing to construct a four-unit multi-family residential project consisting of two two-storey, duplexes.

The proposed buildings have a total gross floor area is 586m<sup>2</sup> and the Floor Area Ratio (FAR) is equal to 0.35.

**Site Design**

The development consists of two duplex buildings, one at the front of the lot and one in the rear. The buildings face each other across a shared driveway access that enters the property along the south property line.

The required parking will be provided onsite with a one-car garage in each unit and a space for an additional vehicle in front of each garage door. No visitor parking is required for this project.

Staff Comments:

- The General Design Guidelines and the Triplex and Quadraplex Infill Design Guidelines recommend relating new development to street frontages. The proposed unit entrances face internally to the site. Look at providing front entrances to the units in the west building to face Mexicana Road.
- Incorporate individual walkway connections to the units facing the street.
- Consider demarcating a pedestrian connection from the central parking area to the street along the drive aisle.

Building Design:

The buildings are designed to reflect their residential nature. The form and massing is sympathetic to the single residential dwellings in the neighbourhood, with pitched roofs and front doorways emphasized. Exterior building materials include different cement fiber panel siding types on the first and second floors, as well as wood style horizontal siding highlighting the front entries on the first floor. Each unit will have a garage and living space on the first floor, and three bedrooms on the second floor.

Staff Comments:

- Look at modifying the floor plan and exterior elevations for the west building to include a front door facing Mexicana Road.
- Consider building design opportunities to further distinguish the units.

Landscape Design

The landscape design features 8 new trees, including 2 cherry plums along the road frontage, complementing the existing 3 trees on the property that are to be retained. Three street trees are to be provided as a condition of the previous rezoning. A private patio and yard is proposed for each unit, separated by a cedar hedge. The southeast corner of the property will feature an open area including a concentration of shrubs and a dry riverbed to collect storm water run-off.

Staff Comments:

- Significant private and communal outdoor amenity spaces are proposed.
- Demonstrate that the minimum landscape treatment level along the front property line has been met.
- Provide more details of the programming of landscape features within the private yard areas.

**PROPOSED VARIANCES**

No variances are proposed.