

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001186 – 5320 Tanya Drive

Applicant/Architect: BJK ARCHITECTURE INC.

Owner: PATRICIA WALLACH

Landscape Architect: 4-SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is located north of Lost Lake Road, and 300m south of Linley Valley Cottle Lake Park.
<i>Total Area</i>	2.4 ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Steep Slope Development Permit Area Guidelines

The subject property is located on a north facing slope, overlooking the Strait of Georgia (Salish Sea), and is accessed by a driveway on a panhandle from Tanya Drive. The property contains a Douglas-fir-Salal forest ecosystem with rocky bluffs, and a significant ridgeline. The property is surrounded by an R1 zoned single family neighbourhood to the north; forested R10 zoned parcels to the east and west; and a forested Urban Reserve zoned parcel to the south.

PROPOSED DEVELOPMENT

The applicant is proposing a multi-family development with 35 townhouse units. A total of 25 units will have three bedrooms and 10 units will have two bedrooms. The R10 Zone supports a density of 16 units per hectare, and a density of 15 units per hectare is proposed. Also, the R10 zone allows a Floor Area Ratio (FAR) of 0.45, and an FAR of 0.23 is proposed.

	Two bedroom	Three bedroom	<i>Total</i>
Townhouse	10 units	25 units	<i>35 units</i>
<i>unit size range</i>	<i>106m² – 149m²</i>	<i>133m² – 181m²</i>	

Site Design and Steep Slope Guidelines

The applicant is proposing to site the townhouse units along two natural benches below the ridgeline, with an internal access road around the buildings. The buildings would be sited 19m from the north side property line, and 39m from the south side property line to protect the natural area on the top of the ridge. The siting of the internal access road requires significant cuts into the rock of the ridgeline, such that the rock face along the south access road is approximately 9m in height at its highest point. A rock cut and retaining wall is also required between the upper and lower rows of the townhouse buildings. Two concrete retaining walls are proposed to support the north portion of the internal access road.

Staff Comments:

- Consider reducing the number of visitor parking spaces at the site entrance, and replace with landscaping to enhance the entrance to the development.
- The proposed development complies with the Steep Slope Guidelines in the following ways:
 - a) The buildings are sited on two natural benches below the ridgeline, such that the natural area on top of the ridge would remain forested.
 - b) The roofline of the buildings are proposed to be varied in height, following the contours of the ridgeline.
 - c) The overall building footprint is reduced to protect the natural areas on the perimeter of the site.
 - d) Several types of townhouse units are proposed allowing for variety in design to suit the topography and site configuration.
 - e) The applicant has provided an Environmental Assessment, Arboricultural Inventory, Civil Engineering and Servicing Report, and Geotechnical Assessment of the property to ensure the design of the proposed development addresses the Steep Slope Guidelines.

Building Design

The townhouse units are arranged on two benches below the ridgeline, such that the upper townhouse units have views over the lower townhouse units, with a lightwell between the townhouse rows. A total of 25 units are three stories in height, and 10 units are proposed to be four stories in height. Each unit incorporates balconies, with some units also containing a ground level patio or rooftop patio. Each townhouse also has a garage and indoor storage for a bike and refuse bins.

Each unit is 7.2m in width, with a variation of flat and shed roofs. The facades have overhangs, balconies, and recessed sections for interest. The exterior façade materials are proposed to be Hardie plank lap siding, reveal panels, Hardie shingle siding, and natural stone accents. The exterior colour palette mimics the colours of the surrounding natural environment.

Staff Comments:

- Add windows and more interest to the building side elevations to better relate to the walkways between the buildings and the internal road.
- Consider reducing the ceiling height in the four storey units to reduce the building height, and to reduce the height variance request.

Landscape Design

The panhandle entrance to the property will be landscaped with an entrance sign, a pedestrian path, a hedge and trees. The pedestrian path (1.5m in width) is proposed from Tanya Drive, through the panhandle, and along the top of the ridgeline for the full extent of the south property line. A split rail fence is proposed adjacent to sections of the pedestrian path. The pedestrian path will then connect to the access road along the north portion of the property. Two pedestrian paths are also provided between the buildings to connect the upper and lower levels of the site. An outdoor play area, viewing pavilion, and visitor parking spaces are provided on the west side of the property. Planting beds and ornamental trees are provided at the entry of each unit, and between the parking spaces of the townhouse units. Site lighting will be kept close to the buildings and amenity areas to reduce light pollution. The concrete retaining walls will have a pattern to mimic natural rock to compliment the natural character of the site.

Staff Comments:

- Ensure that 50% of the trees and shrubs are evergreen to provide year round screening of the buildings from viewpoints in the lower areas (see Section 17.12 of Zoning Bylaw).
- Provide information regarding the surface materials for all pedestrian paths on the property.
- Consider a different pavement treatment for the pedestrian path that is integrated with the access road along the lower townhouse units, and consider raised textured pavement for the pedestrian crossings on the access road.
- Show the location of the outdoor bike rack on the landscape plan.

PROPOSED VARIANCES

Building Height

In the R10 zone, the maximum allowable building height is 7m for buildings with a flat roof (less than 4:12 pitch). The proposed building heights and proposed variances for 10 of the townhouse buildings is shown in the table below.

	Permitted Building Height (flat roof)	Proposed Building Height	Proposed Variance
7 Upper Townhouse Units	7m	13.2m	6.2m
3 Lower Townhouse Units	7m	8.2m	1.2m

Perimeter Wall Height

In the R10 Zone the maximum allowable perimeter wall height is 7.32m. The proposed perimeter wall height and proposed variance for each building in the development are shown in the table below:

	Permitted Perimeter Wall Height	Proposed Perimeter Wall Height	Proposed Variance
Upper Townhouse Units	7.32m	13.2m	5.88m
Lower Townhouse Units	7.32m	13.2m	5.88m

Retaining Wall Height

The maximum allowable height of a fence or retaining wall outside of the required yard setback is 3m. The height of the retaining wall in the northeast corner of the site, to support the access road, is 5m at the highest point, a proposed variance of 2m.

A retaining wall is also needed in the lightwell area, between the rows of upper and lower townhouse units. While approximately 2m will be rock cut, a retaining wall 4m in height will be needed on the rock cut to support the foundation of the upper townhouse units. Thus, a variance to the retaining wall height of 1m is proposed in this location.