

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001137 – 2103 BOWEN ROAD

Applicant: ELLISDON CORPORATION

Architect: HCMA ARCHITECTURE + DESIGN

Landscape Design: URBAN SYSTEMS

Owner: 1153314 BC LTD.

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Residential Corridor (COR1)
<i>Location</i>	The subject property is located on the northwest corner of the intersection of Bowen Road and Meredith Road. A public lane abuts the property to the west.
<i>Total Area</i>	1,907m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor 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

The subject property is located along the Bowen Road corridor, just outside of the Hospital Area. The property was created in 2012 by consolidating a former single residential dwelling lot and a closed portion of road right-of-way. The lot is presently vacant and slopes approximately 4m downhill from north to south.

The surrounding neighbourhood is designated Corridor in the Official Community Plan. Adjacent land uses include single dwelling residential to the west and north, a 20-unit subsidized housing development across Bowen Road to the east, a mixed-use commercial and residential building across Meredith Road to the south, and a 78-unit multi-family residential development across Meredith Road to the southwest. Nearby amenities include a place of worship 60m to the west, an elementary school 120m to the north, and a commercial shopping centre approximately 300m to the south. Transit service and parks are also located within walking distance.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a four-storey affordable housing residential building with 39 dwelling units. Facing Bowen Road, the building will present a three-storey elevation. The primary pedestrian entrance will be from Bowen Road, and the vehicle entrance will be from the rear lane which is accessed from Meredith Road. The proposed unit composition includes 27 one-bedroom units and 12 two-bedroom units.

The total proposed gross floor area is 2,736m² and the Floor Area Ratio (FAR) will equal 1.43. The base maximum FAR in the COR1 zone is 1.00, and the applicant is proposing to achieve an additional 0.50 FAR through the provision of amenities as outlined for Tier 2 in 'Schedule D' of the

Zoning Bylaw. Some of the amenities proposed include:

- Sustainable wood construction materials;
- Construction to Step 3 of the BC Energy Step Code;
- Provision of accessible units;
- Children's play area; and
- Public art.

Site Design

The building is closer to Bowen Road with parking proposed to the rear of the building. The majority of the 16 parking spaces proposed will be surface parking with four provided under-the-building. The required long-term bicycle storage and short-term bicycle parking will be provided.

In addition to the primary pedestrian entrance on Bowen Road, a secondary pedestrian entrance is proposed from Meredith Road, adjacent to the surface parking area. To the east of the secondary entrance will be a common outdoor amenity area with patio, play space, lawn, and communal seating. Two emergency exit walkways will connect to Meredith Road and to the lane.

The refuse enclosure is proposed to be located on the west side of the property adjacent to the lane.

Staff Comments:

- Consider relocating the refuse enclosure and explore options to provide waste receptacle storage under-the-building or on the ground level of the building. If located outdoors, the enclosure should contain a landscape buffer and pedestrian connection to the building.

Building Design

The first level of the building, which is set into the ground, will provide direct access to the parking area and will include common storage space, utility rooms, an office, and a common amenity room. Residential units will be on the remaining three storeys. All units on the second floor will have ground-level patios facing Bowen Road.

The exterior of the building is a contemporary form with a flat-roof three-storey façade facing Bowen Road. Projecting masses provide visual interest on the east and southwest elevations. The stairwell features prominently on the south elevation highlighting a corner in the building façade. Large windows projecting a residential character are provided along all elevations, except the northwest elevation which faces a single residential dwelling. The amenity room facing Meredith Road will feature significant glazing on the ground level. Exterior materials will include a mix of different shades of fiber cement planks, fiber cement boards, and fiber cement vertical siding.

Staff Comments:

- Look at incorporating prominent architectural elements to highlight the corner of Bowen Road and Meredith Road, and consider relocating the pedestrian entrance to the corner.
- Consider cladding options for the exposed concrete walls of the ground level adjacent to the surface parking, to provide a visual base for the building when viewed from the west and southwest.

- Explore opportunities to add further detailing to the northwest elevation to break the visual mass, particularly on the ground level viewed from Bowen Road and the neighbouring residence.

Landscape Design

A robust plant palette is proposed along the Bowen Road and Meredith Road frontages, which includes a variety of shrubs and groundcover species. Additionally, 15 new ornamental trees are proposed along the frontages. Wood fences are proposed to enclose the ground-level patios and the outdoor amenity area, as well as privacy screens and groundcovers to separate private patios. A shrub planting bed is proposed for a portion of the northwest buffer adjacent to a single residential dwelling.

Staff Comments:

- Review the wood fence materials and consider other types of fencing to better complement the building's aesthetic.
- Look at increasing the setback along the northwest property line to provide a more robust 1.8m landscape buffer adjacent to the neighbouring single dwelling residential property.
- Consider providing additional landscaping as a buffer around the parking area to screen vehicle parking from the lane.

PROPOSED VARIANCES

Off-Street Parking

A variance to reduce the required parking from 46 parking stalls to 16 parking stalls is requested, a proposed variance of 30 parking stalls.

A variance to increase the maximum percentage of small car parking stalls from 40% to 75% is requested.