

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001206 – 1534 EXTENSION ROAD

Owner/Applicant: KULWULTON DEVELOPMENTS LTD.

Builder: BOEHM CONSTRUCTION LTD.

Landscape Architect: KATE STEFIUK STUDIO

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The subject property is located on the east side of Extension Road, across from McKeown Way, south of the E & N Railway Corridor.
<i>Total Area</i>	2901m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Neighbourhood Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines
<i>Neighbourhood Plan</i>	Chase River Neighbourhood Plan - Neighbourhood

The subject property is a triangular shaped lot on the east side of Extension Road. It is zoned R6 and currently has a single family dwelling sited on the property that will be removed prior to development of the site. The E & N Railway Corridor runs along the northeastern property line and the immediately adjacent properties are developed with single family dwellings. Chase River Elementary School is located to the north.

PROPOSED DEVELOPMENT

The applicant is proposing an 11 unit multi-family development, in four buildings with two to four units in each building. Each unit is roughly 150m² in size with three bedrooms in two to three storeys. The subject property is zoned Low Density Residential (R6) which permits a base floor area ratio (FAR) of 0.45; however, a site-specific rezoning application (RA399) was approved by Council on 2020-APR-06 to permit a floor area ratio (FAR) of 0.65 on the subject property. The applicant is proposing an FAR of 0.56.

Site Design

Buildings 1, 2 and 3 are situated along the northeastern property line, adjacent to the railway corridor. The fourth building is located at the entrance of the site along Extension Road. All of the buildings are oriented inward, toward an internal drive aisle that curves around Building 4, which is located at the site entrance. Parking is provided within single car garages for each unit, and in front of Buildings 1, 2 and 3. Additional parking is located on a permeable surface area in front of Building 1 and on asphalt in front of Building 3.

Staff Comments:

- Consider rotating the location of Building 4 to create a greater street presence.

Building Design

The buildings are contemporary in design with limited articulation and glazing. The façade of each unit consists of an inset entrance with cedar horizontal lap siding, a vinyl window, a small steel framed balcony, and an insulated garage door. The roof of each unit is peaked, with asphalt roofing and combed face fascia.

Due to the slope of the lot, each building is two storeys in the front and three storeys in the rear. Each unit has a double-door on the rear elevation, which opens on to a patio area. The rear elevations include balconies on the top floor and glazing on each storey. Side elevations for each building have one vinyl window on the top floor, and horizontal combed face trim to break up the vertical vinyl siding on each storey. There is a small utility closet located on the side of Buildings 1 and 2.

Staff Comments:

- Consider adding more glazing to the front façade and side elevations of each building.
- Consider more prominent front entries and adding interest to identify individual units.
- Consider adding indoor storage areas at the sides of the buildings for refuse, recycling bin, and long-term bicycle storage.

Landscape Design

The front yard landscape buffer consists of red buds, white dogwoods, and paper bark maples in a Garry oak meadow which is located parallel to Extension Road. A pedestrian entrance is located on Extension Road, and includes a wooden pergola and a wide walkway leading into the site, creating a pedestrian connection with the street.

The front yard landscape buffer also includes a play area with boulders and logs that create a zigzag path for play and movement through a swale. A concrete pedestrian pathway runs along the play swale, leading to a community garden with raised planters and a garden shed with an arbour. Due to the slope of the lot, retaining walls are proposed along the front property line, with a low fence on top.

Benches are placed throughout the site to provide places of rest and gathering for the residents. Fruit trees and plants are interspersed among other native planting species, providing food for the residents. A second play swale with layered native plantings and a rain garden is located at the rear corner of the property, behind Building 1.

Parking strips are used for the spaces in front of each unit, providing increased rainwater infiltration. Permeable paving in the form of a grass grid, planted with grass and flower seed mix, is also used to decrease the hardscaping within the site. Patios provide outdoor amenity space at the rear of each unit.

Staff Comments:

- The proposed landscape plan provides an integration with the surrounding environment while minimizing hard structures and providing emphasis on functional outdoor amenity spaces.
- Consider a more central or prominent play area.
- Provide information regarding the location of site lighting, height of fences, garden shed dimensions, and retaining wall details.

PROPOSED VARIANCE

Maximum Fence Height

The R6 zone requires a maximum fence height of 1.2m within the front yard setback. Fence height is measured vertically from the finished grade on the low side of the retaining wall or fence. The applicant is proposing a maximum retaining wall height of 1.6m within the front yard setback with additional height for a low fence.