STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001207 – 5594 LINLEY VALLEY DRIVE

Applicant / Architect: DHK ARCHITECTS INC

Owners: MOUNT BENSON DEVELOPMENTS INC.

Landscape Architect: MACDONALD GRAY CONSULTANTS

SUBJECT PROPERTY AND SITE CONTEXT:

Zoning	Steep Slope Zone (R10)
Location	The subject property is located in a new neighbourhood at the east end of Linley Valley Drive.
Total Area	0.5 ha
Official Community Plan (OCP)	Map 1 – Future Land Use Plan - Neighbourhood Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development; and Development Permit Area No. 5 – Steep Slope Development (DPA5)
Relevant Design Guidelines	General Development Permit Area Design Guidelines Steep Slope Development Permit Area Guidelines

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The subject property is an irregular shaped lot that has been graded with a gentle slope from Linley Valley Drive down to the east side of the property. The north property line is raised and is retained with a rock retaining wall. The subject property is surrounded by a wetland and vacant R10 zoned land with rocky bluffs to the north, forested parkland to the east and south; and a single dwelling residential neighbourhood to the west. The irregular property line was created to follow the protected riparian area, adjacent to the wetland.

PROPOSED DEVELOPMENT

The applicant is proposing a 16 unit multi-family development, with four buildings and four units in each building. Each building will have two units on the main floor and two units on the second floor. A base floor area ratio (FAR) of 0.45 is permitted and an FAR of 0.37 is proposed. In accordance with the density transfer allowance conditions in Section 7.3.3 of the Zoning Bylaw, and Development Permit 932 approved in 2015, 16 residential units are permitted on the property.

Unit Type	*Number of Units*
Two bedroom units	12
Three bedroom units	4
Total	16 units

Site Design

The four buildings are sited to respond to the topography of the property by being stepped both vertically and horizontally along the length of the property. The buildings are generally sited away from the riparian area, thereby allowing a wide yard area along the north property line.

The building entrances are south facing towards the driveway which is along the south property line. Resident parking is accommodated within single car garages, between the driveway and buildings; and visitor parking is located in pockets along the south side of the driveway. A pedestrian connection to the park is located at the east end of the property.

Staff Comments:

- The development responds to the Steep Slope Development Permit Guidelines by placing building footprints away from the riparian area, limiting building height to two storeys, and by stepping buildings with the topography of the land.
- Identify the location for the three required accessible parking spaces.
- Find a solution to extend the stamped concrete pedestrian path such that it does not end at the last building, but connects to the path leading to the park on the east end of the property.

Building Design

The two-storey buildings are a modern design with shed style roofs. Building interest is achieved through the incorporation of covered entries, recessed columns along the building face, balcony features and material changes on the façade. Exterior facade materials include Hardie plank, Hardie shingle, Hardie panel, and woodtone siding. Exterior metal stairs are used for access to the second storey units. The main floor units have access to a garage. Indoor storage closets are provided at the side of each building for bicycles.

Staff Comments:

- The modest building height and selection of façade colours allows the development to blend into the environment of the adjacent forested park area.
- Consider incorporating more variation to each building to better distinguish between the buildings.
- Consider adding indoor storage closets at the sides of the buildings for garbage and recycling bins for the 16 residential units, such that bins are not stored in garages or under the stairs.

Landscape Design

A robust landscape buffer is provided along the west property line adjacent to the single dwelling residential use. A concrete block retaining wall, maximum 1.2m in height, is also proposed in the west side yard area. The north side property line is generously planted with trees and shrubs and a lawn area allowing for an attractive environment adjacent to the rear patios and decks. A fence is also proposed along sections of the north property line. Trees and shrubs are proposed to be planted at the entry area to each unit. A pedestrian walkway is provided between the buildings to allow access to the sides and rear of the buildings. A wood fence 1.2m in height is proposed along the full extent of the south property line adjacent to the park. A stamped concrete pedestrian walkway is proposed as part of the driveway. Broom finish concrete is proposed for the resident parking spaces and grass cell pavers are proposed for the visitor parking spaces.

Staff Comments:

- Consider a decorative wall, rock wall, or Allen block retaining wall, rather than concrete block in the front yard area.

- Consider creating an outdoor seating area for visiting, and locating outdoor benches in appropriate areas.
- Verify the materials of the fence along sections of the north property line.

PROPOSED VARIANCES

Maximum Building Height

The maximum building height is 7m for a flat roof (< than 4:12 pitch), the proposed building heights are as follows:

	Building A	**Building B**	**Building C**	**Building D**
Proposed Height	8.62m	8.39m	8.57m	8.03m
Proposed Variance	1.62m	1.39m	1.57m	1.03m

Rear Yard Setback

The minimum rear yard setback is 7.5m, the proposed rear yard setback for Building D is 5.9m, a proposed variance of 1.6m.