

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001213 – 250 TIMBERCREST WAY

**Applicant / Architect:** TOWNSITE PLANNING INC.

**Owners:** CENTURY GROUP LANDS CORPORATION

**Landscape Architect:** MURDOCH de GREEFF INC.

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#### SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	Steep Slope Residential (R10)
<i>Location</i>	The subject property is located in the higher elevations of the Hammond Bay neighbourhood and is accessed by Glen Oaks Drive.
<i>Total Area</i>	7,810 m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 5 – Steep Slope Development; and 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 Steep Slope Design Guidelines

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The subject property is a high elevation, vacant parcel with rocky outcrops, and is surrounded by Timbercrest Way and Crestline Terrace. The neighbourhood contains single family homes, a townhouse development, and undeveloped land zoned R10 (Steep Slope Residential).

#### PROPOSED DEVELOPMENT

The applicant is proposing a multi-family residential development with 21 units, in the form of 9 duplex buildings and 3 single family dwellings. Each unit will contain three bedrooms, and the units range in size from 1,637m<sup>2</sup> to 1,790m<sup>2</sup>. In accordance with the density transfer allowance conditions in Section 7.3.3 of the Zoning Bylaw, 21 residential units are permitted on the property. A multi-family development permit was previously approved for the property in 2016 (DP959), and the current design differs from the previous plans, as DP959 was for 18 units and the building form incorporated triplex and quadruplex buildings.

#### Site Design

The buildings are nestled into the natural grade of the property, and each unit is oriented to face the surrounding roads, with a linear landscaped area and retaining wall in the interior of the property. Separate driveway accesses are proposed for each building. A pedestrian walkway is proposed around the perimeter of the property. A base floor area ratio (FAR) of 0.45 is permitted and an FAR of 0.42 is proposed.

#### Staff Comments:

- The development responds to the Steep Slope Development Permit (DP) Guidelines by limiting the building height to two storeys and by stepping the buildings with the topography of the land.

- Consider further clustering of the residential units to preserve rocky outcrop areas, trees and vegetation, as is encouraged in the Steep Slope Development Permit Area Guidelines.
- Each unit will be required to accommodate an electric vehicle charging station, bicycle storage, and garbage/recycling containers, thus demonstrate how these features will be accommodated with the parking space in each garage. Show parking dimensions for all parking spaces.
- Show the location of the required two accessible parking spaces, and label the visitor parking spaces.

### Building Design

A modern building design is proposed. The duplex buildings are two storeys in height and the single family dwellings are one storey. The buildings contain varying roof lines to follow the topography of the land, and architectural elements such as covered entries and recessed garages add interest. The proposed façade materials include cement board siding with wood and stone accents.

#### Staff Comments:

- Consider adding more variation and contrasting materials to the the east elevation facades to improve the view from the corner of Crestline and Timbercrest Way.
- In keeping with the Steep Slope Development Permit Area Guidelines, consider incorporating more stone and wood accents on the building facades to reflect the textures of the natural hillside setting.

### Landscape Design

The landscape plan includes a mix of manicured areas around the building entrances and front yards, with naturalized plantings proposed for the interior of the site. Cut rock retaining walls will be located in various locations in the interior of the property to accommodate the site grades. A hard surface pedestrian path is provided from each front door to the pedestrian walkway around the perimeter of the property. Red maple trees and green ash trees are proposed along the street, and the interior of the site contains a variety of trees including Douglas fir and shore pine.

- Consider incorporating a common amenity area on or near the rock outcrop on the east side of the property (similar to the previous DP959). Create an area with benches, pedestrian paths and site lighting as a place for neighbours to visit outdoors.

## **PROPOSED VARIANCES**

### *Building Height*

The maximum allowable building height is 7m for flat roof buildings, the proposed building height of duplex Building #5 is 7.4m, a proposed variance of 0.4m.