

DATE OF MEETING February 22, 2021

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SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1146 –
3201 LAUREN MARY PLACE

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a 13-unit multi-family development at 3201 Lauren Mary Place.

Recommendation

That Council issue Development Permit No. DP1146 at 3201 Lauren Mary Place with the following variances:

- increase the maximum allowable building height for Block 1 from 9m to 10.71m;
- increase the maximum allowable building height for Block 2 from 9m to 11.32m;
- increase the maximum allowable building height for Block 3 from 9m to 11.77m; and
- reduce the minimum required rear yard setback for Block 1 from 7.5m to 7.04m.

BACKGROUND

A development permit application, DP1146, was received from G3 Architecture Inc., on behalf of Barrington Townhomes Ltd., in order to permit a new multi-family strata development at 3201 Lauren Mary Place.

Subject Property and Site Context

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|--------------------------------------|---|
| <i>Zoning</i> | R6 – Low Density Residential |
| <i>Location</i> | The subject property is located along Lauren Mary Place southwest of the Barrington Road/Rock City Road intersection. |
| <i>Total Area</i> | 2,268m ² |
| <i>Official Community Plan (OCP)</i> | Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area DPA No. 5 – Steep Slope Development; DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential |
| <i>Relevant Design Guidelines</i> | Steep Slope Guidelines General Development Permit Area Design Guidelines |

The subject property is situated along the northern edge of a phased townhouse development at 3401 Barrington Road. Mariposa Drive, a private strata road which bisects 3201 Lauren Mary Place (servicing 3401 Barrington Road to the southwest), will extend Mariposa Drive through to Lauren Mary Place.

The existing property is undeveloped and is characterized by trees and rock outcrops. The surrounding properties contain a mix of single and duplex residential dwellings. The subject property slopes steeply downwards approximately 24m from south to north, and has a downward cross-slope (east to west) along Lauren Mary Place. Lauren Mary Place curves uphill from the northwest corner of this site where it intersects with Barrington Road and terminates in a cul-de-sac.

DISCUSSION

Proposed Development

The applicant is proposing to construct a 13-unit townhouse development. Building Blocks 1 and 2 each contain 4 units, and Block 3 contains 5 units. The units range in size from approximately 135m² to 167m². There are 10 three-bedroom units and 2 two-bedroom units. The proposed Floor Area Ratio (FAR) is 0.45. The maximum permitted FAR in the R6 zone is 0.45.

Site Design

The low point of the site at the northwest corner is reserved for a storm water retention pond. The applicant has provided an Environmental Assessment Report that identifies a number of natural features, such as a rock cliff, wildflower meadow, and two “significant” trees in this area. The remainder of the site is steep and requires rock removal, a vegetative cover, and tree replanting to promote slope stability for the development.

The three buildings are sited to follow the curve of Lauren Mary Place. Units 1 to 4 of Block 1 have a somewhat staggered placement. Units 5 to 8 of Block 2 and Units 9 to 13 of Block 3 are uniformly sited with consistent front façades. In accordance with the Steep Slope Design Guidelines, the buildings are located in a way that minimizes the disturbance of natural features on the site.

Access to the site is via Mariposa Drive. A drive aisle off Mariposa Drive and individual driveways give access to the at-grade garages of each unit. Each garage provides two parking spaces, which meets the “Off-Street Parking Regulations Bylaw 2018 No. 7266” requirements. Pedestrian connections are provided from the front doors of the units to the drive aisle. Five pedestrian accesses are provided from the drive aisle to the City sidewalk.

Unit amenity spaces consist of a patio located between the rear of each unit and the hillside face. There are additional amenity areas located between Blocks 2 and 3 and next to the storm retention pond at the northwest corner. Visitor parking is provided in front of the retention pond. The garbage receptacles will be stored within the garages of each unit. Long-term bicycle parking is also provided within each garage, and two short-term bicycle parking racks are provided within the landscaped area between Blocks 2 and 3 and at the corner of Block 1, adjacent to Mariposa Drive.

Building Design

Each building is three storeys at the front and two storeys at the rear due to the grade change. The front façades are well articulated, with the stairwell portion of the unit set back while the

garage and the third floor bay project forward. The bay projection is topped by a slanted roof and this is reiterated by the roof over each front entry, which is supported by two angled posts from the ground to the upper edge of the roof. In accordance with the Steep Slope Design Guidelines, the roofs are pitched and step with the natural topography of the site.

Unit façades are identical and use varied materials. These include synthetic stone on the first floor, with horizontal plank and board and batten siding alternating between the units on the second and third floors. The units are finished with Douglas fir accents.

Landscape Design

The landscape plan shows that existing trees and vegetative cover will be retained at the top of the rock face behind all three buildings, which meets the intent of the Steep Slope Design Guidelines. Landscaping around the rear and sides of the buildings consists of planting beds surrounded and connected by a wildflower meadow groundcover.

Arbours and privacy lattices, along with small shrubs, trees and perennials, are proposed for the individual amenity areas. In the landscape buffer and boulevard along a portion of the front property line are regularly spaced pink flowering dogwood trees and rhododendrons, along with spreading blue juniper shrubs. The proposed landscaping is ornamental in style with many flowering deciduous trees and plants and has a formal layout along the street front.

The amenity area between Blocks 2 and 3 is accessed via a crushed gravel path that is terraced with low rock walls and timber stairs. There are three seating and children's play areas. The area is lined with planting areas along the side of each adjacent unit. The amenity area beside the storm water retention pond is accessed from the main drive aisle, beside Block 1. A footbridge leads to a circular seating and play area that will be complete with non-moveable imaginative play structures. This amenity space is also accessible from the public walkway on Barrington Road.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2019-SEP-12, accepted DP1146 as presented and provided the following recommendations:

- Develop a revised Landscape Plan to meet DAP and City Staff concerns;
- Illustrate the amenity space(s) on the Landscape Plan;
- Consider ways to increase the window size and ceiling volume (to top of windows) on the top floor pop-outs;
- Look at ways to individualize each building block and the individual units within the blocks;
- Look at possibly relocating the garbage enclosure between Blocks 2 and 3, or delete it. If relocated, find a location close to Unit 13.
- Consider shifting Blocks 2 and 3 towards Mariposa Drive; and
- Give further consideration to the design of the entry canopy column.

In response to the DAP recommendations, the applicant provided further information on the landscape plan, including details regarding the amenity spaces, emphasized variation in the exterior finishes to promote individuality, and removed the garbage enclosures by providing individual carts within the garages of each unit.

Proposed Variances

Maximum Allowable Building Height

Variances to the maximum allowable building height are proposed as follows:

| Block Number | Maximum Allowable Height | Proposed Height | Proposed Height Variance |
|--------------|--------------------------|-----------------|--------------------------|
| 1 | 9m | 10.71m | 1.71m |
| 2 | 9m | 11.32m | 2.32m |
| 3 | 9m | 11.77m | 2.77m |

The maximum height for a building with a sloped roof ($\geq 4:12$ pitch) is 9m within the R6 zone. The proposed building heights range from 10.71m up to 11.77m, and require variances up to 2.77m. The increase in the height allows the design to respond to the undulating topography of the site and provides flexibility in the building envelope to create a more compact building footprint in accordance with the Steep Slope Design Guidelines. The proposed building heights will not negatively impact the views of the upslope properties, which are situated approximately 7m above the subject property.

Minimum Rear Yard Setback

The minimum required rear yard setback in the R6 zone is 7.5m. The proposed rear yard setback for Block 1 is 7.04m; a requested variance of 0.46m.

The rear yard setback variance is requested to accommodate the placement of Block 1 due to the topography and steep contours within the site. The building form will be two storeys at the rear and will be screened from future development on the adjacent property by the rocky slope and undisturbed treed area.

Staff support the proposed variances. | |

SUMMARY POINTS

- Development Permit Application No. DP1146 is for a three-storey multi-family residential development with 13 dwelling units in three buildings.
- Variances are requested to increase the maximum building heights of Blocks 1, 2 and 3 and reduce the rear yard setback for Block 1.
- The proposed development meets the intent of the Steep Slope Design Guidelines and General Design Guidelines.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site Plans
ATTACHMENT E: Building Elevations
ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Aerial Photo

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