

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001233 – 200 HANSEN ROAD

Applicant/Designer: FAMILY TREE DEVELOPMENTS

Landscape Architect: SMALL & ROSSELL LANDSCAPE ARCHITECTS INC.

Owner: 1303320 BC LTD.

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Medium Density Residential (R8)
<i>Location</i>	The subject property is located at the south end of Hansen Road, and unconstructed road on the south side of East Wellington Road between Madsen Road and Bowen Road.
<i>Total Area</i>	2.65ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood 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 currently vacant and slopes gradually downhill from north to south. The property is irregularly shaped and has limited road frontage. The northwest corner of the property abuts Hansen Road, which will be constructed as part of the development. A portion of the Off-Bowen Bikeway abuts the property to the west. A 7.5m-wide panhandle portion of the property extends to Bowen Road in the east. The property also abuts the end of Creekside Drive, a private strata road within an adjacent townhouse development.

Surrounding properties include industrial lands and a Canada Post facility to the northwest, an auto sales service and gas station to the north, single residential dwellings and low-density multi-family developments along Bowen Road to the east, the 60-unit multi-family townhouse development at 1601 Creekside Drive to the south, and a BC Hydro facility to the west.

PROPOSED DEVELOPMENT

The applicant is proposing to construct the first phase of a 2-phase multi-family residential rental development. As part of this phase, 15 townhouse buildings with a combined total of 49 dwelling units are proposed. Each unit will have 3 bedrooms and a private garage. Proposed units will range in size from 161m² to 199m².

The total proposed gross floor area is 7,397m² and the Floor Area Ratio (FAR) for this phase will equal 0.28, less than the maximum permitted FAR of 1.25 in the R8 zone. The future phase is anticipated to consist of two multi-family apartment buildings.

Site Design

The proposed development is sited around a centrally located private drive aisle with access from Hansen Road. A public turnaround for vehicles will be provided on-site at the south end of Hansen Road. Eleven of the townhouse buildings will be located along the south side of the internal drive aisle, and the remaining four buildings will be located on the north side. A standalone building for property management is proposed on the south side of the drive aisle. A branch of the drive aisle will provide access to one building in the eastern portion of the site. The remainder of the property to the north will be left for the future phase.

A public walkway will cross the property from east to west from Bowen Road to Hansen Road and the Off-Bowen Bikeway. For most of its length, the walkway will be a sidewalk along the north side of the internal drive aisle.

All required parking will be provided on-site, with single-car garages for all units and additional parking space on the driveways in front of most units. An additional 20 surface parking stalls are proposed including 13 visitor parking stalls.

Staff Comments:

- Ensure that required long-term bicycle storage can be accommodated within the individual units and that required short-term bicycle parking is provided.
- Provide pedestrian connections to the front doors of individual units, adjacent to the driveways.
- Look at reducing conflict between the surface parking stalls at the east end of the drive aisle and the public walkways (a raised accessible public walkway is recommended).

Building Design

The townhouse buildings will have a contemporary residential design with shed roofs, large windows, balconies, and earth tone materials. The buildings located along the south side of the drive aisle, adjacent to the existing townhouse development, will be 2-storeys and will each contain three units. The remaining buildings will be 3-storeys and will contain three to four units. Exterior building materials will consist of a variety of vinyl lap siding and cementitious panels in different colours. Building Blocks 2 through 11 will not contain second storey balconies in order to minimize overlook on adjacent properties, but all units will contain ground-level rear yard patios.

Staff Comments:

- Consider differentiating buildings further with alternating colour palettes.
- Look at providing more prominent entries for individual units.
- Look at providing more articulation on flat elevations (e.g. projections and recesses).
- Explore alternate shed roof orientations for the 3-storey buildings to emphasize the striking design features of each building and to better distinguish individual units.
- Look at opportunities to animate the public street at the westernmost unit of Block 1, for example with a direct pedestrian connection to the cul-de-sac turnaround, and/or additional fenestration on the west elevation.

Landscape Design

Significant landscaping is proposed to surround all units and to provide a buffer along adjacent property lines. Landscape screening and a retaining wall will buffer the yards along the south property line from the back yards of the adjacent existing townhouse development. A new 1.8m-high wood fence will secure the property along the east property lines and connect with an existing wood fence along the south property line. Wood fence privacy screens are proposed between the rear patios of individual units.

Common outdoor amenity spaces include a fenced dog run with seating area, a grass lawn for informal play, a seating area at the intersection of the drive aisles, a seating area at a seasonal stormwater retention pond near the centre of the site, and a gravel loop path with seating overlooking a second stormwater retention pond in the southwest corner of the site.

Staff Comments:

- Ensure the required 1.8m landscape buffer is provided along the west property line, adjacent to the existing chain link fence.
- Review options to relocate the dog run to a more central location on-site further away from neighbouring properties.
- Consider additional landscape buffers along the phase boundary to provide temporary screening from the future phase site.
- Ensure that the walkways are properly lit and look at wayfinding features to demarcate the public walkway entrances.
- Look at substituting the gravel path to the seating area in the southwest of the site with an accessible paved path.

PROPOSED VARIANCES

No variances have been requested.