

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001235– 3401 BARRINGTON ROAD

Applicant/Architect: **G3 ARCHITECTURE INC**

Owners: **BARRINGTON TOWNHOMES LTD**

Landscape Architect: **FRED BROOKS LANDSCAPE ARCHITECTURE**

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	R6 – Low Density Residential
<i>Location</i>	The subject property is located in the Linley Valley neighbourhood, north of Departure Bay Road and south of Linley Valley Park.
<i>Total Area</i>	0.47 ha
<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. Development Permit Area No. 5 – Steep Slope Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Steep Slope Development Permit Area Guidelines

The subject property is in a higher elevation area and slopes steeply downward from south to north. The property is accessed by Barrington Road and Lauren Mary Place, and is surrounded by townhouses and single family homes.

PROPOSED DEVELOPMENT

The applicant is proposing 26 townhouse units in the lower southeast corner of the property, in the form of 5 quadruplex buildings and 2 triplex buildings. This development is proposed to be Phases 5, 6 and 7 of an existing strata development. Each proposed townhouse unit is approximately 154m² in size and contains three bedrooms. The floor area ratio (FAR) will be measured for Phases 1 to 7 as a whole, and will need to be 0.45 or less, which is the maximum permitted FAR in the R6 zone.

Site Design

The proposed development is accessed by a private strata road 'Fireweed Way'. Building Blocks 2, 4 and 6 (12 units) are proposed to be sited on the north side of the strata road, and Blocks 1, 3, 5, and 7 (14 units) are proposed to be sited on the south side of the strata road. The quadruplex and triplex building blocks are proposed to be built on each side of the strata road in a staggered linear pattern. A retaining wall is proposed generally along the north property line area. Two parking spaces are required for each unit, thus 52 parking spaces are required (including visitor parking spaces), and 71 parking spaces are proposed.

Staff Comments:

- The proposal complies with the Steep Slope guidelines by providing a natural buffer of 16m along most of the south side yard area.
- Consider a stepped retaining wall to better integrate with the slope of the land and to avoid a height variance request for this feature.

Building Design

The 12 townhouse units (Blocks 2, 4 and 6) on the lower (north) side of the strata road present as one-storey at the strata road and two-storeys at the rear of the buildings. The 14 townhouse units (Blocks 1, 3, 5, and 7) on the high (south) side of the strata road present as three-storeys in height at the strata road and two-storeys at the rear of the buildings. Each unit contains a level entry garage and front door. A shed style roof identifies each separate unit within the building block. Exterior façades consist of both horizontal and 'board and batten' cement panel with wood and stone accents, and black metal roof material. Outdoor patio and deck spaces are also provided for each unit.

Staff Comments:

- Consider adding more visual interest to the side and rear elevations of the buildings to avoid a continuous wall appearance, and to improve the view of the development from surrounding areas.
- Consider additional details to better distinguish the entry of each unit (i.e. thicker wood posts, more robust door frame).
- To better integrate the buildings into the slope of the land, consider two-storey buildings for Blocks 1, 3, 5 and 7. This could reduce the building height variance request, and may reduce the required blasting for these buildings.
- Confirm whether the proposed façade and roof materials compliment and blend with the form and character of the existing phases of the development.

Landscape Design

For the townhouse units on the north side of the strata road (Blocks 2, 4 and 6), the landscape plan proposes a sun patio in the front yard area with a lattice privacy screen and landscaping. At the rear of these units, an outdoor patio is provided with a trellis and plantings to provide privacy. A grass area is provided between the patios and the proposed retaining wall in the rear yard area. Vines are proposed to cascade over the retaining wall to screen the wall, and several groupings of plants are proposed at the base of the wall. A cedar fence is proposed along the top of the retaining wall for safety.

For the townhouse units on the south side of the strata road (Blocks 1, 3, 5, and 7), the landscape plan proposes a landscaped area at each unit entry adjacent to the driveway. At the rear of these units, an outdoor patio is provided with a trellis and plantings to provide privacy, a grass area is proposed beyond the patios, and trees are proposed to soften the exposed rock. Beyond the landscaped area it is proposed that the south yard area will remain in its natural state with undisturbed trees and vegetation.

A common amenity area is proposed between Blocks 2 and 4 which will include benches, a picnic table, lattice screens and vine arbours. A landscaped area is proposed to screen the concrete block wall at the east end of the strata road. Lighting is proposed along the strata road.

Staff Comments:

- Consider a smaller, textured block for the retaining walls. Is a concrete block wall proposed at the end of the strata road, and what is the proposed height?
- Provide a legend to show the location of each plant type proposed in the development.
- Several indigenous plant species are proposed to restore the natural hillside character of the site. Consider an alternative to the Boston Ivy to screen the retaining wall.
- Consider integrating a pedestrian path/walkway network to connect to the public street and provide a separate pedestrian connection from the front door of each unit to the strata road.
- The steep slope design guidelines require that materials, colours and textures reflect the natural hillside setting; for this reason consider more natural colours for the amenity space structures.

PROPOSED VARIANCES

Building Height

A variance is proposed to the maximum permitted building height for Building Blocks 1, 5 and 7 as shown in the table below:

Block #	Maximum Allowable Height	Proposed Height	Proposed Height Variance
Block 1 (4 units)	9m	9.8m	0.8m
Block 5 (3 units)	9m	9.7m	0.7m
Block 7 (4 units)	9m	10.3m	1.3m

Retaining Wall Height

The maximum allowable height of a retaining wall with a fence in a side and/or rear yard is 2.4m. The height of the proposed retaining wall is 4m at its highest point, with a fence 1.2m in height, a total of 5.2m. A variance of 2.8m is proposed.