

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001238 – 2545 DOCTORS ROAD

Owner: RUSSELL MCMANN BUILDERS GROUP INC.

Applicant: M H JOHNSTON & ASSOCIATES

Designer: OCEAN MIST DEVELOPMENT CORP.

Landscape Professional: CLIMATE LANDSCAPE & DESIGN

Subject Property and Site Context:

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| <i>Zoning</i> | R6 – Low Density Residential |
| <i>Location</i> | The subject property is located on the west side of Doctors Road and south west of Kinsmen Park. |
| <i>Total Area</i> | 1741m ² |
| <i>Official Community Plan (OCP)</i> | Map 1 – Neighbourhood; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development. |
| <i>Neighbourhood Plan</i> | Departure Bay Neighbourhood Plan |
| <i>Relevant Design Guidelines</i> | General Development Permit Area Design Guidelines |

The subject property is located in the Departure Bay Neighbourhood, within close proximity to the “Village Core” as defined by the neighbourhood plan. Departure Bay Centennial Park is north of the property, across from Departure Bay Beach. Established single family homes, multi-family developments, and commercial properties predominantly characterize the surrounding area. The grade change of the property is approximately 10m and slopes downward from the rear of the property to Doctors Road.

PROPOSED DEVELOPMENT

The applicant proposes to construct a two-storey multi-family residence with five units in three buildings. The buildings are proposed to cover 25% of the lot with a total gross floor area (GFA) of approximately 702m² (approximately 140m² for each unit). The R6 zone allows for a floor area ratio (FAR) of 0.45 and the applicant is proposing an FAR of 0.40.

Site Design

The five units are split between three buildings in the form of two duplexes and one single family dwelling. The building with one unit (Block 3) is proposed to be located at the entrance to the site, facing Doctors Road, with the two duplexes located in the middle of the site (Block 2) and at the rear (Block 1).

A single asphalt access driveway is located along the eastern property line and is shared with the property to the north. Parking is located in between the buildings, adjacent to the southern property line, and within single car garages.

Staff Comments:

- Incorporate site lighting within the parking areas and along the pedestrian walkway.
- Confirm location and details of the proposed pedestrian walkway; especially access to the long and short-term bicycle storage areas.
- Consider redesigning the units so that a duplex is located at the site entrance to provide a better relationship between the development and the street, as recommended by the General Development Permit Area Design Guidelines.
- Provide a variation in paving (such as concrete pavers) in front of each unit entrance to demarcate pedestrian areas and minimize vehicle and pedestrian conflicts.

Building Design:

The proposed buildings are two storeys with a maximum height of approximately 7m. The buildings have low-sloped rooflines that are sensitive to the views of adjacent dwellings. Each dwelling unit is comprised of three bedrooms.

Finishing materials include board and batten, Hardie panel with horizontal plank siding, and wooden accents. Glazing is prominent on all sides of the building, with balconies that take advantage of views toward Departure Bay. The fronts of each building have large roof overhangs with exposed beams that provide further interest and shading for the balconies.

Staff Comments:

- Consider adding further variation in material or articulation to the rear elevations, especially adjacent to the parking areas.
- Consider adding additional glazing to the south elevation of Block 3
- Consider larger balconies for Blocks 1 and 2.
- Consider adding doors at the rear elevation of Block 1 to provide access from each unit to the landscaped area.

Landscape Design

The proposed landscape plan consists of a modest front yard landscape buffer, which includes a combination of drought resistant grasses, evergreen shrubs, stone, and colorful deciduous trees. A storm water management feature is proposed next to Block 3, and an evergreen hedge is proposed along the west and south property boundaries.

A stamped concrete pedestrian walkway runs parallel to the internal driveway and connects Doctors Road with the small amenity area adjacent to Block 1. Concrete planters are provided within the parking areas to the rear of Block 2 and 3 and at the fronts of Block 1 and 2.

Staff Comments:

- Consider a higher density of plantings within the front yard to achieve a more robust buffer and add more trees within the site.
- Consider cascading plants to cover the retaining wall adjacent to the site entrance.
- Where possible, increase the size and depth of the planters within the parking areas.
- Consider further opportunities for an on-site amenity space for the residents with programming such as a play space.

- Provide information regarding existing trees on the site and consider incorporating them into the landscape plan.
- Provide information and details (including materials and height calculations) for all proposed retaining walls.

PROPOSED VARIANCES

Minimum Landscape Treatment Level

Part 17 of the Zoning Bylaw requires that properties within the R6 zone meet a Minimum Landscape Treatment Level 2 within the side yard with a minimum landscape buffer width of 1.8m. The proposed landscape plan does not meet this requirement along the southern property line due to the proposed parking areas and retaining walls projections into the required landscape buffer area.