

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001268 – 5485/5495 GODFREY ROAD

Applicant: TOWNSITE PLANNING INC.

Owner: LAW HOLDINGS LTD.

Architect: JOYCE REID TROOST ARCHITECTURE

Landscape Architect: 4 SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	R6 – Low Density Residential
<i>Location</i>	The subject property is located on the east side of Godfrey Road, adjacent to its intersection with Big Bear Ridge and Grace Place.
<i>Total Area</i>	2,342m ² (1,151m ² & 1,191m ²)
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area No. 7 - North Terminal Avenue Area; 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

The subject properties currently contain single residential dwellings that will be removed for the proposed multi-family development. The properties, to be consolidated, front onto Godfrey Road and are surrounded by a mix of low density residential developments including single family dwellings, small lot residential and duplex zoned lots.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a 9-unit ground-oriented multi-family development consisting of two buildings. One building will be oriented toward Godfrey Road, and the other toward the internal driveway. Each unit will have three bedrooms and a floor area ranging between 99.5m² - 107m². The R6 zone allows a floor area ratio (FAR) of 0.45, and the proposed development has an FAR of 0.39.

Site Design

Vehicle access to the site is from an internal driveway accessed from Godfrey Road, south of the existing traffic circle. Building 2 is oriented to face the permeable paved drive aisle with a concrete pedestrian path through the centre of the site connecting to the public sidewalk.

All units have a single vehicle garage, and Units 1-4 have a second parking space outside the garage. Private parking spaces are wired for Level 1 electric vehicle (EV) charging receptacles. Six additional parking spaces are provided along the rear property line, including three Level 2 EV charging receptacles, and three parking spaces wired for future Level 2 EV charging receptacles.

Onsite amenities include a community garden and shed along the northeast portion of the site, and a natural play area within the southeast corner of the site.

The refuse, recycling and organics enclosure will be located at-grade on the rear property line adjacent to the pedestrian path.

Staff Comments:

- Consider relocating the play area to a more central and visible area, and consider co-locating with the garden amenity space to create a place for gathering.
- Building 1 provides pedestrian connections to the street. Consider the opportunity to provide pedestrian connections to unit entrances within the site.
- Review the paved area in front of the Unit 5 to avoid conflict with vehicle movements.
- Confirm where required short-term and long-term bicycle parking spaces will be provided.

Building Design

Building 1 includes five 3-bedroom townhouse units with primary entrances and patios oriented toward Godfrey Road. Garages are provided at the rear adjacent to the internal driveway.

Building 2 includes four 3-bedroom townhouse units with primary entrances and garages oriented toward the internal driveway. All units within Building 2 have private rear patios.

The two-storey buildings with a proposed height of 7m feature a combination of flat and low-sloped rooflines. Varying rooflines and architectural elements have been used on all elevations of the buildings to create visual interest and define entries. Lower roof heights have been used on the front and sides of the buildings to reduce the overall building mass adjacent to the neighbouring houses.

Exterior materials include horizontal fibre-cement panels in varying muted colours, wood-look panels and board and batten siding. Unit entries are highlighted with wood textures to improve wayfinding.

Staff comments:

- Consider reorienting Unit 6 to face Godfrey Road and provide a more street presence.
- Consider ways to further differentiate the materials between the two buildings.
- Explore ways to increase visual interest on the side elevations (ends) of the buildings and increase transparency on the ground level of units facing the interior of the site.
- Consider additional weather protection for the outdoor patio spaces and the opportunity to provide balconies on the second level to enhance and extend onsite amenities.

Landscape Design

The Godfrey Road streetscape provides large deciduous shade trees, a planted rain garden, and low concrete wall, which separates the public sidewalk from the patio spaces of Units 1-6. Each of these units have a walkway providing direct pedestrian access from the units to the sidewalk along Godfrey Road. At the rear of the building, Units 1-5 have special paved entrances and landscaping including river rock, shrubs and a small ornamental deciduous trees between each of the driveways.

Along the south property line private rear patios are provided for Units 6-9, which are separated by privacy screens and landscaped with small ornamental deciduous trees, and shrubs. The north

side and east (rear) property line provides conifers for screening, shrubs, and a community garden space. The rear (east) yard includes small coniferous trees adjacent to areas used for parking, the refuse enclosure and play area.

The site features two distinct amenity areas including a play space and community garden. The play space is in the southeast corner of the site, between Unit 9 and the refuse enclosure. North of the pedestrian path, the play space includes a natural landscaped area with grass and boulders; and, to the south of the path is a more structured play area with a natural play house over woodchip surfacing, upright logs, log seating, and a grass berm. The community gardens are within the northeast corner of the site, separated from the internal drive aisle by a river rock border strip, and includes a basalt pathway with raised timber garden planters, and a garden shed.

A 1.95m high wooden perimeter fence will be located along the side and rear property lines.

Staff Comments:

- Applicant to provide details of material used for “special paved patios”.
- Applicant to confirm the minimum required landscape buffer and treatment level are provided along all property lines and adjacent to the refuse enclosure.
- Consider recycling water from the rain garden for irrigation, such as for the community garden.

PROPOSED VARIANCES

There are no proposed variances.