

# STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001339 – 5645, 5655 & 5657 METRAL DRIVE

**Applicant/Architect:** MATTHEW CHENG ARCHITECT INC.

**Owner:** 1306902 BC LTD. & 1301985 BC LTD. & 1302308 BC LTD.

**Landscape Architect:** 4 SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

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## SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The subject property is located on the west side of Metral Drive, north of Tulip Place and south of Malpass Road.
<i>Total Area</i>	4,047m <sup>2</sup> (combined)
<i>City Plan (OCP)</i>	Future Land Use Designation: Neighbourhood Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject properties (to be consolidated) are located on Metral Drive complete street, a multi-modal transportation corridor with transit service, sidewalks, and a cycling pathway. The lots are square shaped and slope downward 3m from the south to the north and contain two dwelling units and several trees, which will be removed to facilitate the proposed development. Established single-family dwellings and multi-family characterize the surrounding area with the Island Rail Corridor extending along the rear of the site.

The applicant rezoned the property from Single Dwelling Residential (R1) to Low Density Residential (R6) with site-specific Floor Area Ratio (FAR) and height in October 2023 (RA477) to accommodate the proposed development.

## PROPOSED DEVELOPMENT

The applicant is proposing to construct six three-storey ground oriented multi-family residential buildings comprising of a total of 22 townhouse units. The proposed total gross floor area is 3,038m<sup>2</sup> and the proposed total FAR is 0.75.

The proposed unit composition is as follows:

<b>Unit Type</b>	<b>No. of Units</b>	<b>Floor Area</b>
2-Bedroom	10	112m <sup>2</sup> – 134m <sup>2</sup>
3-Bedroom	12	140m <sup>2</sup>
<i>Total:</i>	<i>22</i>	

### Site Design

The proposed buildings are oriented to face an internal road network with a central driveway connecting to Metral Drive. Onsite parking (43 spaces) includes a mix of private garages for each unit, private driveways for select units, and 2 visitor parking spaces on either side of the central driveway adjacent to Buildings C and D. Long-term bicycle parking spaces (22 total) and three-stream waste management containers will be located in private garages. A short-term bicycle rack (two spaces) is located in the middle of the site beside the common amenity area.

Staff Comments:

- Pedestrian circulation and a common amenity area provided in accordance with the General Development Permit Area Design Guidelines.
- Consider raised crosswalks for pedestrian crossings.
- Consider weather protection for short-term bicycle rack.

Building Design

The proposed designs of the buildings are contemporary in nature, three-storeys in height with roof top decks. The exterior finishes of the buildings are comprised of a mix of materials including Hardie board, brick cladding, metal panel, wood grills, clear glass railings, vinyl windows, and metal doors.

Staff Comments:

- Entrances fronting onto main street (Building A & B) and rooftop decks provided in accordance with the General Development Permit Area Design Guidelines.
- Consider opportunities to reduce the extent of blank walls facing adjacent single-family dwellings.
- Consider additional opportunities for screening to reduce overlook from the rooftop decks onto adjacent dwellings.

Landscape Design

The proposed development includes clearing all existing vegetation and planting various deciduous trees, coniferous trees, shrubs, groundcover, vines, perennials, and grasses. Private rooftop decks are provided for each unit and units at the rear of the property have private yards (with wood fencing). Ground floor patios will be separated by wood privacy screens. The common amenity area in the middle of the site includes a nature play structure, rubber surfacing, and wood benches with low fencing and plantings. Bollard lighting is provided along the pedestrian pathway through the site.

Staff Comments:

- Consider opportunities to increase landscaping and buffering to adjacent units in the common amenity area.

**Proposed Variance**

*Minimum Landscape Buffer & Minimum Landscape Treatment Level*

The Minimum Landscape Treatment Level along the side yard is 2. The applicant is proposing to reduce the Minimum Landscape Treatment Level along both side yards from 2 to 0.

*Minimum Front Yard Setback*

The minimum required front yard setback in the R6 zone is 6m. The applicant is proposing a minimum front yard setback of 3.5m, a requested variance of 2.5m.

*Minimum Side Yard Setback*

The minimum required side yard setback in the R6 zone is 3.0m. The applicant is proposing a minimum front yard setback of 1.8m, a requested variance of 1.2m.