

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001352 (991, 993, 995 & 997 HOGLER CRESCENT) & DP1353 (1001, 1003, 1005 & 1007 HOGLER CRESCENT)

**Applicant/Architect:** JOYCE REID TROOST ARCHITECTURE

**Owner:** HOGLER RIDGE DEVELOPMENTS

**Landscape Architect:** FRANK BASCIANO DESIGN

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### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Row House Residential (R7)
<i>Location</i>	The subject properties are located on the south side of Hogler Crescent, southeast of the intersection of Hogler Crescent and Harbour View Street
<i>Total Area</i>	991 Hogler 262m <sup>2</sup> 1001 Hogler 272m <sup>2</sup> 993 Hogler 179m <sup>2</sup> 1003 Hogler 211m <sup>2</sup> 995 Hogler 179m <sup>2</sup> 1006 Hogler 211m <sup>2</sup> 997 Hogler 280m <sup>2</sup> 1007 Hogler 962m <sup>2</sup>
<i>City Plan (OCP)</i>	Future Land Use Designation: Suburban Neighbourhood Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines + South End Neighbourhood Plan (SENP)

The subject properties are located in the South End neighbourhood, southeast of Harbour View Street and between the Island Highway and Old Victoria Road. The lots are rectangular shaped and accessed from Hogler Crescent. The lots are vacant and are primarily flat (except for portions of 1007 Hogler Crescent, which is treed and sloped). Established single-family dwellings, multi-family developments, vacant lots, and light industrial developments characterize the surrounding area.

### PROPOSED DEVELOPMENT

The applicant is proposing to construct 2 two-storey multi-family residential buildings comprising a total of 8 three-bedroom fee simple row house units (4 units in each building) through two concurrent Development Permit applications on either side of a dedicated lane. The proposed total gross floor area for each unit is between 122 to 135m<sup>2</sup>.

#### Site Design

The proposed buildings are oriented to face Hogler Crescent or an unnamed lane that bisects the two buildings. Onsite parking (2 spaces) includes a private garage and surface parking spaces for each unit accessed from Hogler Crescent or the lane.

#### Staff Comments:

- Consider offsetting each unit and reorienting the unit entrances to face Hogler Crescent instead of the lane for 997 & 1001 Hogler Crescent for continuity in the streetscape.
- The floor plans for 997 & 1007 Hogler Crescent show a double car garage for each unit. A covenant on title restricts each lot to a single car garage or carport as well as driveways which are directly adjacent to the driveway of the neighbouring lot.
- Consider the location of three-stream waste management container storage as well as lighting.

### Building Design

The design of the proposed buildings is contemporary in nature, two-storeys in height with flat roofs. The exterior finishes of the buildings are comprised of a mix of materials including fibre cement panel, plank, board and batten, and shiplap, as well as black PVC windows.

#### Staff Comments:

- Consider opportunities to further emphasize the unit entries and individualize the units.
- Consider incorporating design elements from adjacent developments such as similar rooflines and materials.
- Consider opportunities to address blank walls.

### Landscape Design

Through the site development, various deciduous trees, shrubs, perennials, and grasses will be planted. An existing hedge at the rear of the properties will be retained with replacement plantings as needed. Private patios are proposed on the rear of the buildings and will be separated by privacy screens.

#### Staff Comments:

- The required landscape buffer should complement the overall building design and contribute to the public realm where they intersect with the street as per the SENP.

## **PROPOSED VARIANCES**

The applicant has not identified any proposed variances; however, a landscape buffer variance may need to be confirmed through the application review.