

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001367 – 2453 LABIEUX ROAD

Applicant/Architect: MATTHEW CHENG ARCHITECT INC.

Owner: 1336178 BC LTD.

Landscape Architect: FORSITE LANDSCAPE ARCHITECTURE

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The subject property is located on the south side of Labieux Road, west of Autumnwood Drive
<i>Total Area</i>	5,496m ²
<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

The subject property is located in the Diver Lake neighbourhood. The lot is a rectangular shaped corner lot with frontages on Labieux Road, Autumnwood Drive, and York Crescent. The lot is treed and slopes downward 5m in elevation from north to south and contains a dwelling unit which will be removed to facilitate the proposed development. Established single-family dwellings, multi-family and commercial developments, and Beban Park characterize the surrounding area.

The property was rezoned from Single Dwelling Residential (R1) to Low Density Residential (R6) with site-specific building height in October 2024 (RA488) to facilitate the proposed development.

PROPOSED DEVELOPMENT

The applicant is proposing to construct 7 three-storey ground oriented multi-family residential buildings, comprising a total of 30 three-bedroom townhouse units. The proposed total gross floor area is 3,484m², and the proposed FAR is 0.63 (0.45 base FAR with an additional 0.25 where Tier 2 Schedule D amenities).

Site Design

The proposed buildings are oriented to face the street frontages or an internal road network that connects to Autumnwood Drive. Onsite parking (63 spaces) includes private garages for each unit (double or tandem) and 2 visitor parking spaces in the middle of the site between Buildings B and C. Long-term bicycle parking spaces (15 total) and three-stream waste management containers will be located in the private garages. A covered short-term bicycle rack is located between Building B and the outdoor amenity space. A refuse enclosure is proposed between Buildings B and C in front of the visitor and accessible parking spaces.

Staff Comments:

- A common amenity area that encourages activity and sheltered bike parking are provided in accordance with the General Development Permit Area Design Guidelines
- Consider incorporating a functional pedestrian network onsite with a central connection to the street to improve connectivity for Buildings B and C, as well as to the visitor parking and common amenity area.

Building Design

The proposed three-storey buildings are designed in a contemporary West Coast style with three distinct colour palettes and pitched roofs. The exterior finishes of the buildings are predominantly comprised of Hardie panel and siding in a variety of shades.

Staff Comments:

- Design elements complementing adjacent developments, and entrances fronting onto main streets are provided, in accordance with the General Development Permit Area Design Guidelines.
- Consider incorporating natural accents typical of the West Coast style (ie. wood or stone)
- Consider opportunities to highlight unit entries for wayfinding.
- Address blank walls and address long expanses of garage doors along the internal road network (ie. articulation and weather protection).

Landscape Design

The proposed development includes various deciduous and coniferous trees, shrubs, grasses, and perennials. Private balconies and patios are provided for each unit, and the units fronting Labieux Road, Autumnwood Drive, and York Crescent incorporate a connection to the street. Wood fencing is proposed along the west lot line. The common amenity area in the middle of the site includes a log wood nature play structure and picnic tables with plantings. Bollard lighting is provided in front of each unit.

Staff Comments:

- Consider incorporating sections of organic landscaping for visual interest and variability.
- Maximize evergreens along west property line for year-round screening.
- Remove the common refuse enclosure as each unit incorporates the required three-stream waste receptacles.

PROPOSED VARIANCES

The maximum height of a principal building with a sloped roof in this site-specific R6 zone is 11.3m. The applicant has identified a minor height variance is required due to the slope of the site; however, the requested variance will need to be confirmed through the application review.