

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001372 3400 BARRINGTON ROAD

**Applicant:** HYLAND PROPERTIES

**Architect:** DHK ARCHITECTS INC.

**Landscape Architect:** KINSHIP DESIGN ART ECOLOGY

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#### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Medium Density Residential (R8)
<i>Location</i>	The subject property is located north of the intersection of Ocean Pearl Terrace and Barrington Road.
<i>Total Area</i>	1.5 ha
<i>City Plan</i>	Future Land Use Designation – Suburban Neighbourhood Development Permit Area DPA1 – Environmentally Sensitive Area Development Permit Area DPA 6 – Steep Slopes Development Permit Area DPA 8 – Form and Character
<i>Relevant Design Guidelines</i>	Steep Slope Development Permit Area Guidelines General Development Permit Area Design Guidelines

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The subject property is an irregularly shaped lot, located in the Linley Valley neighbourhood. The site slopes upward from north to south (24m) and is heavily forested with a significant rocky knoll along Barrington Road. A large wetland is located immediately north of the subject property and a small wetland is located within the lot, along the west property line. The surrounding neighbourhood includes various City parks, low-density residential development, and large vacant lots zoned for medium-density residential development.

#### PROPOSED DEVELOPMENT

The applicant proposes to construct a four-storey multi-family residential development with 102 rental dwelling units complete with two additional storeys of under-building parking, and a combination of studio, one-bedroom, two-bedroom units, and three-bedroom units. The proposed gross floor area is 8,405m<sup>2</sup> and the proposed Floor Area Ratio (FAR) is 0.56.

#### Site Design

The proposed building is setback from Barrington Road and positioned to integrate into the existing topography and preserve the rock outcrops that characterize the site. A prominent tree retention area and rock outcrop will be retained abutting Barrington Road, which will screen the development from the street. Vehicle traffic will be concentrated on the east side of the lot where ramp access to both under-building parking levels, as well as a surface parking area, will be provided. Pedestrian connections are proposed from Barrington Road to the building, and a gravel surface trail located at the rear of the site will connect the development to an existing public trail system through Ocean Pearl Park, connecting Rock City Road to Ocean Pearl

Terrace. Ground-oriented units have an outdoor patio with privacy screening and landscaping, as well as access to a shared pedestrian walkway.

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires 156 parking spaces, three of which must be accessible and seven must be dedicated to visitors. Additionally, 51 long-term and ten short-term bicycle spaces are required. The required long-term bicycle storage is proposed within the under-building parking area and the short-term bicycle parking is located adjacent to the building entrances.

Staff Comments:

- Consider relocating some short-term bicycle parking to the rear building entrance.
- A robust pedestrian circulation network is proposed, in accordance with the applicable guidelines.

Building Design

The building is modern form with strong horizontal emphasis with a prominent building entry that projects from the front face of the building. A similar projection is proposed at the rear pedestrian entrance as well, allowing rear building access from the adjacent pedestrian walkway. Roof overhangs and projections provide visual interest and a varying roofline, while the privacy screening on the large exterior balconies helps reduce the visual mass of the building on the north and south building faces. The interior stairwells are glazed with large windows to maximize views and the concrete walls of the under-building parking area are visually broken up with aluminum battens with wood texture for screening and visual interest. Generous glazing is provided on all building elevations to provide views of the forest and the colour palette features dark, natural tones to complement the natural environment. Exterior cladding materials include cement paneling in various shades and textures, including wood-like finishes. Timber columns and beams are also proposed to emphasize the building entrances.

Staff Comments:

- The building design provides natural surveillance of outdoor spaces, maintains views of the natural landscape, and uses a natural material palette in accordance with the applicable guidelines.

Landscape Design

Much of the existing treed areas will be retained around the perimeter of the building with some new plantings being introduced in the surface parking area and pedestrian walkways. An existing split rail fence defines the wetland boundaries and protects from encroachment into the required wetland setbacks. Existing landscaped areas that are affected by construction will be replanted with an indigenous species and boulder retaining walls will be terraced, complete with plantings to act as a rainwater management system. Various Garry oak meadows are proposed throughout the site and garden patios complete with privacy screening are proposed for ground-level units. The building entrances are surrounded by plaza features, including decorative pavers, outdoor seating, bollard lighting, and plantings.

Staff Comments:

- Consider a green wall feature or other treatment to soften views of the exposed concrete walls of the under-building parking structure.
- Private and common outdoor spaces are provided, in accordance with the General Development Permit Area Guidelines.

## **PROPOSED VARIANCE**

### *Maximum Building Height*

A variance is proposed to the maximum permitted building height for a principal building from 14.0m to 16.5m.