

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001378 200 HANSEN ROAD

Applicant: FAMILY TREE DEVELOPMENTS

Landscape Architect: SMALL & ROSSELL LANDSCAPE ARCHITECTS INC.

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Medium Density Residential (R8)
<i>Location</i>	The subject property is located southeast of the newly constructed portion of Hansen Road, off East Wellington Road between Madsen Road and Bowen Road.
<i>Total Area</i>	2.64 ha
<i>City Plan</i>	Future Land Use Designation – Suburban Neighbourhood Development Permit Area DPA 8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is gradually sloped from north to south. The property is irregularly shaped with the west property line abutting Hansen Road, which was constructed as part of the phased multi-family development. The Off-Bowen Bikeway also abuts the property to the west. A 7.5m-wide panhandle extends to Bowen Road and vehicle access to the site is from Hansen Road. Phase 1 of the development (DP1233) is located across the central drive aisle from the proposed townhouses and is currently under construction.

The surrounding neighbourhood includes industrial lands and existing commercial uses including a gas station, an automobile sales / service business, and a BC Hydro facility to the north and west of the property. An existing townhouse development is located south of the subject property.

A previous development permit application for Phase 2, DP1285, was approved in 2023 for two four-storey apartment buildings. The proposal has been revised, and the owner is proceeding with a townhouse development.

PROPOSED DEVELOPMENT

This is Phase 2 of a multi-family residential rental development. The applicant proposes to construct a townhouse development with 42 units in a combination of six triplexes (Blocks 16, 19, 23, 24, 26, and 27) and six fourplexes (Block 17, 18, 20, 21, 22, and 25). All proposed units will include three-bedrooms. The proposed gross floor area for Phase 2 is 7,414m² and the proposed Floor Area Ratio (FAR) for both phases is 0.55, which is below the permitted FAR of 1.25 in the R8 zone. Phase 1 and 2 are intended to function as a single development with a combined total of 91 units.

Site Design

The proposed buildings will have access from the central drive-aisle, which is accessed from the south end Hansen Road. Shared parking is located at the site entrance and a pedestrian network is proposed to connect the two phases and provide access to the outdoor amenity space proposed between Block 16 and Block 25.

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires 77 parking spaces for Phase 2 (at a rate of 1.84 spaces per 3-bedroom unit). Excess parking is provided for the development. Five spaces must be accessible and nine must be dedicated to visitors. Additionally, 21 long-term and four short-term bicycle spaces are required for this phase. The required long-term bicycle storage is proposed within the unit garages and the short-term bicycle parking is centrally located adjacent to shared outdoor amenity area.

Staff Comments:

- Consider demarcated and raised pedestrian crossings across the central drive-aisle to connect the parking to the sidewalk and the units to the shared amenity space.

Building Design

The townhouse buildings are three-storeys with a contemporary residential design including shed roofs, large windows, and balconies. The buildings will be differentiated using four colour schemes, as well as board and batten detailing, accent trim, and shake siding. Each unit has a garage for vehicle and bicycle parking, as well as 3-stream waste management. The primary unit entrances are differentiated with unique door styles and colours. The proposed building design is consistent with the units constructed in Phase 1.

Staff Comments:

- Consider opportunities to further differentiate the proposed buildings.
- Consider enlarging rear balconies.

Landscape Design

Each unit includes a rear patio space, and units located south of the central drive-aisle connect to the on-site pedestrian network and forest walk. To connect the first and second phase, two large arbours provide pedestrian access to an outdoor amenity space, complete with accessible seating, a basketball court, and landscaping. Two mature English oak trees characterize the site and will be preserved and incorporated into the on-site amenity areas. A combination of trees, shrubs, and lawn are proposed throughout the site to provide privacy between units and areas for recreation. Dark-sky compliant bollard and pole lighting are proposed throughout the site.

Staff Comments:

- Ensure outdoor amenity space is adequately lit using dark-sky compliant lighting.
- Consider privacy screening between units for the rear outdoor patios.
- Consider additional outdoor seating near the English oak trees.
- Ensure the pedestrian network and forest walk is accessible.