

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001384 – 4951 DENFORD PLACE

Applicant/Architect: DHK ARCHITECTS

Owner: RACE ROCK DEVELOPMENT CORP.

Landscape Architect: KINSHIP DESIGN ART ECOLOGY

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The subject property is located at the terminus of Denford Place in the Rocky Point – Hammond Bay – Stephenson Point Neighbourhood.
<i>Total Area</i>	1.39 ha
<i>City Plan (OCP)</i>	Future Land Use Designation: Suburban Neighbourhood Development Permit Area DPA5 – Wildfire Hazard Development Permit Area DPA6 – Steep Slope Development Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Steep Slope Development Permit Area Guidelines

The subject property is an irregularly shaped lot accessed from the terminus of Denford Place to the south. The subject property is vacant with forest cover and is dominated by rock outcrops and a sloping topography (downward 18m to the southwest). Established multi-family, single-family dwellings, parkland (Wally Creek trail), and Frank J. Ney Elementary School characterize the surrounding area.

PROPOSED DEVELOPMENT

The applicant proposes to construct 8 two- to three-storey ground-oriented multi-family residential buildings, comprising a total of 32 three-bedroom townhouse units ranging in floor area from 168m² to 234m². The proposed total gross floor area of the development is 5,692m², and the proposed Floor Area Ratio (FAR) is 0.41, which is below the maximum permitted FAR of 0.45. The proposed site coverage is 29%, below the maximum permitted lot coverage of 40%.

Site Design

The proposed buildings are oriented to face an internal road network with access from Denford Place with views oriented to the southwest toward Harry Wipper Park and Linley Valley Cottle Lake Park. Onsite vehicle parking (70 parking spaces total) includes a mix of private garages for each unit, private driveways for select units, and several common parking areas for visitors. Long-term bicycle parking spaces (32 total) and three-stream waste management containers will be located in the garages. A short-term bicycle rack is located to the south of Building 4. Demarcated pedestrian pathways are incorporated into the drive aisles.

Staff Comments:

- Look at ways to retain more existing trees, vegetation, and rock outcrops.
- Consider the addition of raised crosswalks to enhance the pedestrian network and connect to the common amenity areas.
- Consider ways to visually connect Buildings 4 and Building 5 with the site entrance.

Building Design

The proposed two- and -three-storey buildings are designed in a contemporary West Coast character with pitched roofs. The massing of the buildings is designed to incorporate two- and three-story massing on the uphill side of the driveway, and single story massing on the downhill side to address the Steep Slope Development Permit Area Guidelines. The exterior finishes of the buildings are predominantly comprised of fibre cement panels in a variety of shades, wood-look plank siding, shingled roofs, clear tempered glass guardrails, and vinyl windows and doors.

Staff Comments:

- Incorporate more variety in materials, colour, and texture to reflect the natural landscape and consider opportunities to differentiate between the buildings and individual units.
- Look at ways to visually de-emphasize the garage doors and emphasize the unit entries.
- Consider incorporating bird-friendly or privacy railings for street facing balconies.

Landscape Design

The proposed development includes clearing the existing vegetation on the subject property (with the exception of several trees close to the entrance of the site) and planting various deciduous and coniferous trees, shrubs, grasses, ferns, groundcovers, and perennials. FireSmart plantings have also been incorporated to address the wildfire hazard (DPA5). Private balconies and/or patios are provided for each unit. Perimeter wood board fencing is proposed along the north and west lot lines. The common amenity area (pocket park) in the middle of the site and meadow walk along the south lot line includes seating with plantings. Bollard and wall lighting is provided along the internal trail network in the middle of the site, with lampstands illuminating the internal drive aisles.

Staff Comments:

- The proposal includes rock retaining walls in accordance with the Steep Slope Development Permit Area Guidelines and includes a walkway network providing access to onsite and off-site destinations in accordance with the General Development Permit Area Design Guidelines.
- Consider a larger common outdoor amenity area and consider programming for children.
- Consider incorporating complementary Garry oak ecosystem understory species.

PROPOSED VARIANCES

The maximum height of a principal building with a sloped roof in the R6 zone is 9m. The applicant has identified a 1m height variance for Buildings 1, 3, 5, 6, and 8 due to the slope of the site.