

# Staff Report

**To:** Joe Fernandez, Chief Administrative Officer

**From:** James van Hemert, Consulting Planner

**Date:** November 5, 2021

**Re:** **Development Permit Application** under provisions of the Multi-unit Residential Development Permit Area (DPA 5) and a **Development Variance Permit** to allow an additional 1.25 metres height for property legally described as Plan EPP107675, District Lot 48, Lot 1, PID 031-401-244, with a street address of 118 Edgewood Drive



---

## Application Request

The Town is in receipt of two companion applications:

- 1) Development Permit under the provisions of the Multi-unit Residential Development Permit Area (DPA 5) for the construction of 12 town homes on Edgewood Drive (File # DP 2021-04); and
- 2) Development Variance Permit to allow an additional 1.25 metres height, increasing the maximum allowable height from 10.5 metres to 11.75 metres (File# DVP 2021-03).

The two applications may be considered concurrently.

## Development Permit Review

### Official Community Plan

Section 6.6 Multi-unit Residential Development Permit Area (DPA 5)

### Objectives

- 1) Develop new multi-unit residential uses compatible with existing development.
- 2) Provide for affordable and rental housing in the community by permitting residential uses above commercial development in the Commercial Core Area.
- 3) Maintain the scale, character, and form of multi-unit residential development within the development permit area.

## Guidelines

All guidelines are cited, including illustrative drawings, with commentary following the applicable relevant guidelines to this project.

- 1) New development relates positively to existing development in terms of its scale, form, and character.

### ***Commentary***

To improve aesthetics, the proposal includes additional fenestration (windows) on the western exterior townhouse unit adjacent to a future park. This avoids a blank wall facing the park and improves the quality of the end unit.



**Figure 1 West elevation adjacent to future park**

- 2) A proper transition from less intensive use to more intensive use and vice versa is provided between new multi-unit residential developments and adjacent uses.
- 3) Vary form, architectural style, colour, texture, and finish materials.

### ***Commentary***

Sufficient variation is provided to satisfy this guideline. Notably, building frontages are staggered to provide additional interest; the units within each block of 4 town homes has one of three different façade materials and colours: 'snowbound' horizontal 'Hardi Plank'; 'grizzle gray' vertical board and batten; and 'cedar' shingle. Two of the units have gable frontages and all entrances are gabled. Further, the frontages have been staggered to avoid a monolithic face and reduce the impact of the garage doors somewhat.



LOT 1\_LAKE COWICHAN TOWNHOUSES\_SEPT 29 2021

**Figure 2 Frontage illustrating materials and colours and staggered building face**

| EXTERIOR FINISHES SCHEDULE |                     |   |  |           |  |  |
|----------------------------|---------------------|---|--|-----------|--|--|
| <b>A1</b>                  | ROOFING:            | ASPHALT ROOFING WITH RAISED RIDGE & HIP CAPS<br><i>MIDNIGHT BLACK SHINGLE</i>   |  | <b>F1</b> | WALL FINISH: HARDIE-PLANK SIDING LAPPED TO 6" EXPOSURE - RAINSCREEN AS PER BCBC<br><i>SHERWIN WILLIAMS, SNOWBOUND SW7004</i> |  |
| <b>A2</b>                  | ROOFING:            | BUILT UP TORCH-ON/ METAL STANDING SEEM ROOFS AS PER CONTRACTORS SPECS<br><i>COLOR TO BE CONFIRMED BY BUILDER</i>            |  | <b>F2</b> | WALL FINISH: HARDIE BOARD & BATTEN 1x4 @ 12" o.c. RAINSCREEN AS PER BCBC<br><i>SHERWIN WILLIAMS, GRIZZLE GRAY SW7068</i>     |  |
| <b>B</b>                   | GUTTER & SOFFIT:    | ALUMINIUM GUTTER AND VENTED SOFFIT<br><i>SOFFIT: PROTECH DESIGNER SERIES, BLACK BEADED SOFFIT; VENT HOLES GUTTER: BLACK</i> |  | <b>F3</b> | WALL FINISH: HARDIE SHINGLE - RAIN SCREEN AS PER BCBC<br><i>CEDAR SOLID STAIN</i>  |  |
| <b>C</b>                   | BARGE BOARD:        | 2x10 WITH 1x4 DOUBLE BARGE BOARD, PAINTED TRIM COLOR<br><i>SHERWIN WILLIAMS, TRICORN BLACK SW6258</i>                       |  | <b>G</b>  | BELLY BAND: 2x10 PAINTED BELLY BAND WITH FLASHING, PAINTED TRIM COLOUR<br><i>GENERAL PAINT, STONEY PLAIN CLW 1037W</i>       |  |
| <b>D</b>                   | WINDOW & DOOR TRIM: | 1x4 TRIM BOARDS - PAINTED/ STAINED<br><i>SHERWIN WILLIAMS, TRICORN BLACK SW6258</i>   |  | <b>H</b>  | RAILINGS: ALUMINIUM RAILINGS - 42" HIGH/ NON CLIMBABLE   |  |
| <b>E</b>                   | CORNER TRIM:        | 1x4 CORNER BOARDS - PAINTED/ STAINED<br><i>SHERWIN WILLIAMS, TRICORN BLACK SW6258</i>                                       |  | <b>I</b>  | POSTS: TIMBER POSTS - REFER TO PLANS FOR SIZING<br><i>STAIN: TO MATCH CEDAR SOLID STAIN ON SHINGLE</i>                       |  |

**Figure 3 Exterior finishes and colours**

4) Use natural materials such as timber, stone, and brick for exterior finish highlights.

**Commentary**

Exterior finish of shingle and wood posts satisfies this guideline.

5) Vary roof lines in terms of pitch, height, and facade treatment.



Figure 4 from the OCP: varied roof lines

**Commentary**

Roof lines are varied, alternating between shed style and gable styles. This design feature is the rationale for the accompanying development variance permit request raising the maximum allowable height by 1.25 metres.



Figure 5 Front elevation showing request for additional height

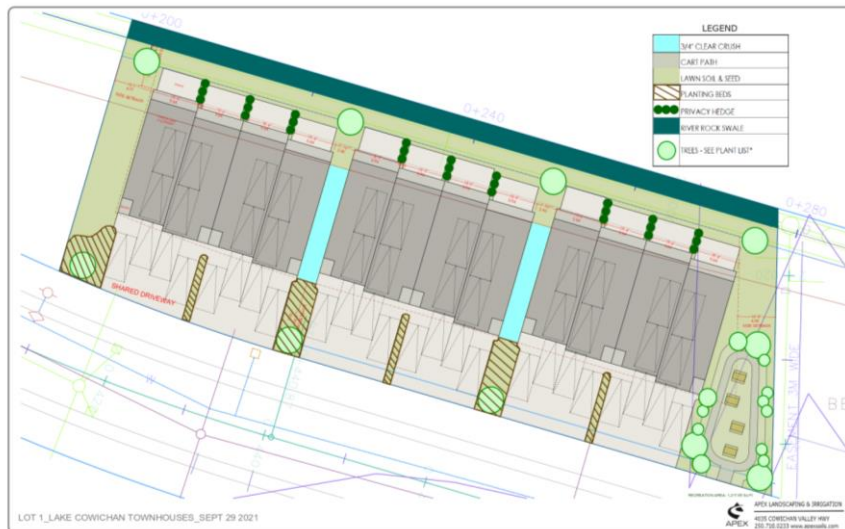


**Figure 6 Rear elevation illustrating varied rooflines and materials**

- 6) Provide landscaping, buffering, and fencing for the privacy for residents of the building and for adjacent property owners.

**Commentary**

Landscaping is provided for the required recreation area and to enhance the aesthetics of the proposal and provides some buffering to development on the eastern edge. As standard practice to ensure survival, the Town will hold the value of the landscaping as surety for two years following installation.



**Figure 7 Landscaping plan**

- 7) Design in keeping with the west coast climate with particular attention to rain related design that includes overhangs and covered walkways. The design of buildings should also acknowledge the varying influence of sunlight during the day and on a seasonal basis and should take advantage of natural light.

### ***Commentary***

Reasonably generous overhangs are provided, particularly for patios and decks and entryways. All units include generously sized, portrait-oriented windows



**Figure 8 from the OCP: weather protected entrance**

- 8) Apply barrier free universal design principles to separate on-site pedestrian and vehicular traffic and to provide safe access and egress to buildings and to and from the site. Direct vehicular traffic away from local residential streets.
- 9) Screen, buffer and landscape exterior public storage, service, refuse, loading and parking areas so as to minimize intrusions on adjacent uses.
- 10) Finish pedestrian and parking areas with hard surfaces such as concrete, asphalt, brick, stone, stone pavers, or similar materials.



**Figure 9 from the OCP: example of screened waste enclosure**

- 11) Orient exterior lighting away from adjacent properties and onto the site under development.
- 12) Apply the guidelines of Crime Prevention through Environmental Design (CPTED) for buildings, site design, landscaping, street lighting and amenities in a manner that promotes personal safety, visibility accessibility.
- 13) Parking and other works and service requirements may be reduced or altered in special circumstances through the Development Variance Permit process where strict compliance with the bylaws would unduly restrict development or would undermine the character of the area.
- 14) Additional or reduced building setbacks may be necessary to provide for improved visual building massing and traffic and pedestrian circulation.

# Development Variance Permit Review

## Zoning Bylaw

Article 4.7.5 **Dimensional and Density Standards by type of structure and location** of the Zoning Bylaw provides for a 10.5 metre maximum building height in the R-7 Multi-unit Residential zone outside of the Uptown and Downtown areas identified in the Official Community Plan Land Use Map.

The applicant requests an additional 1.25 metres in height to provide enhanced design aesthetics to the roofs of three-story townhomes. Under typical conditions such a request might not be necessary, however, in this case the first story is taller than a typical residential floor to accommodate a taller ceiling height for recreational vehicles.

In addition, the standards for site development in Article 4.7.5 stipulate a minimum recreational area of 4%. The proposal incorporates a landscaped passive recreation area comprising a path and picnic tables. This is distinct from and in addition to any park land dedication or improvement related to subdivision.

## **Discussion**

This is a reasonable request which is driven by and mitigated with enhanced design features of the varied gable and shed roof features.

## **Recommendations**

### I. Development Variance Permit

- a. Vary by 1.25 metres the maximum height, resulting in an increase from 10.5 metres to 11.75 metres, for the property legally described as Plan EPP107675, District Lot 48, Lot 1, PID 031-401-244, with a street address of 118 Edgewood Drive.

### II. Development Permit

- a. Approval of a Development Permit for a 12-unit town house project in the Multi-unit Residential Development Permit Area (DPA 5) on property legally described as Plan EPP107675, District Lot 48, Lot 1, PID 031-401-244, with a street address of Lot 1 Edgewood Drive, subject to the following conditions:
  - i. Building form, materials and colours in accordance with the illustrations shown in this staff report; and

- ii. Landscaping plan as shown in this staff report with materials itemized and costed as provided by the applicant on file at a cost of \$24,423 to be held in surety for two years following installation.



---

James van Hemert, MCIP, RPP, Consulting Planner

### **Recommended Council Resolution**

That Council approve a Development Permit for a 12-unit town house project in the Multi-unit Residential Development Permit Area (DPA 5) on property legally described as Plan EPP107675, District Lot 48, Lot 1, PID 031-401-244, with a street address of 118 Edgewood Drive so long as it meets the following conditions:

- The new multi-unit residential development meets the form, materials and colours in accordance with the guidelines established for the multi-unit Residential Development Permit Area (DPA 5) and as the per recommendations outlined in the staff report; and
- The developer provides a cash bond or an irrevocable letter of credit for \$24,423 for the value of the landscaping to be held in surety for no less two years after completion of project;

And that approval be given for a Development Variance Permit to vary the maximum height from 10.5 metres to 11.75 metre for the property legally described as Plan EPP107675, District Lot 48, Lot 1, PID 031-401-244, with a street address of 118 Edgewood Drive.



---

Joseph A. Fernandez