

City of Duncan Advisory Design Panel Minutes

**An Advisory Design Panel Meeting was held in the Committee Room, City Hall,
200 Craig Street, Duncan, BC, on Monday, February 25, 2019 at 2:30 PM.**

Present Claus Flemming (Deputy Chair) Mayor Cam Campbell
 Michelle Staples (Non-Voting) Ron Hart (phone)

Absent David Coulson (Chair)
 Glenn Morris
 Angela Quek

Also Present Peter de Verteuil, Chief Administrative Officer
 Danica Rice, Manager of Planning
 Emmet McCusker, Director of Public Works & Development Services
 Paige MacWilliam, Director of Corporate Services
 Tricia Reynes, Planning Student

Call to Order

Call to Order The Deputy Chair called the meeting to order at 2:35 pm.

Adoption of Agenda

Adopt Agenda It was moved and seconded:

That the February 25, 2019 Advisory Design Panel agenda be adopted, as circulated.

CARRIED

Adoption of Minutes

**January 28, 2019
Advisory Design
Panel Minutes** It was moved and seconded:

That the minutes of the January 28, 2019 Advisory Design Panel meeting be adopted, as presented.

CARRIED

Delegations

Delegation J. Ellins, Architect, representing Nicon Developments, for the 1027 College Street, Development Permit application provided an overview of the proposed development, noting that the design aims to integrate into the existing neighbourhood, which includes heritage structures from the 1914 era.

J. New, LAT, landscape technician, provided an overview of the proposed hard and soft landscaping plan and plant list.

DP-2018-10
1027 College Street

New Business

Mayor Staples left the meeting at 3:08 pm.

The panel reviewed the proposed development and discussed the following:

- Integration into existing area:
 - existing heritage character elements of the neighbourhood;
 - single-storey to multi-storey transition along College Street;
 - large-scale 'houseplex' massing for sixplex units along the front of the property;
 - individual expression and building articulation in the sixplexes.

Mayor Staples returned to the meeting at 3:10 pm.

- Access:
 - one driveway entrance/exit to the development.
 - pedestrian access to each building from the streets.
- Landscaping:
 - shade along the rear fence-line, including within the back-yard patio spaces;
 - newly planted cedar landscape buffer will make grass growth challenging;
 - delineation of private unit back yard spaces;
 - tree canopy vs. light for the lower units;
 - permeable hardscape surfaces;
 - native and water wise plantings.
- Form and Character:
 - two styles proposed, Tudor and Craftsman.
- Building Material
 - review of building materials proposed;
 - insulation/sound proofing between units and floors.
- Amenity Area:
 - using different textured pavers to create gathering spaces at both ends of the driveway access.
 - pedestrian connectivity/ walkability around the site
- Loading Areas and Storage:
 - garbage/recycling enclosure roof covered.
 - vegetated trellis to screen and secure enclosure.

- Accessibility and personal safety
 - lighting.
- Environmental Impact.
 - stormwater management.

It was moved and seconded:

That the Advisory Design Panel substantially supports the Development Permit (DP-2018-10) 1027 College Street application with variances, provided that the applicant responds to and incorporates the Panel's recommendations prior to seeking Council approval:

1. Explore building form and the transition of the building scale between single-storey and multi-storey buildings;
2. Improve the sense of address by adding front doors and individual pedestrian access and walkways to each of the sixplex units facing College Street;
3. Improve the triplex patio areas by:
 - extending the rear patios;
 - providing a divide between individual patios, and
 - including more native plantings and trees along the back of the lot to compliment the cedar hedge;
4. Choose one architectural style for consistency throughout the site;
5. Encourage measures to reduce sound and vibration within the floors and between units;
6. Increase permeable surfaces particularly in hardscaping, wherever possible;
7. Create a welcoming community amenity area at both ends of the driveway access, delineated by different textures of paving stones;
8. Increase landscaping at the north and south ends of the driveway access;
9. Add a cover/rooftop to secure the garbage/recycling enclosure;
10. Add texture to the pavers along the western side of the driveway access to create a pedestrian walkway to discourage stacked parking and promote garage use.

CARRIED

Adjournment

Adjourn

It was moved and seconded:

**That the February 25, 2019 Advisory Design Panel meeting
be adjourned at 4:34 pm.**

CARRIED

Claus Flemming, Deputy Chair

Paige MacWilliam, Director of Corporate Services

Request for Decision



To: Advisory Design Panel **File No:** DP-2018-10
Meeting Date: February 25th, 2019 **Submission Date:** February 19th, 2019
From: Danica Rice, Manager of Planning
Subject: Development Permit with Variances – 1027 College Street

RECOMMENDATION:

That the Advisory Design Panel support Development Permit (DP-2018-10) application with variances as presented; OR

That the Advisory Design Panel substantially supports the Development Permit (DP-2018-10) application with variances, provided that the applicant responds to and incorporates the Panel's recommendations prior to seeking Council approval; OR

That the Advisory Design Panel does not support the Development Permit (DP-2018-10) application with variances as presented.

BACKGROUND:

The subject property is located at 1027 College Street. The property neighbours a convenience store to the south and a single family residence to the north. The 1914 heritage designated, Duncan Elementary school, which is owned by School District 79 is situated to the east, and a four storey 100-unit apartment complex is located to the west. The property is zoned *Medium Density Residential (MDR)* in *Zoning Bylaw No. 3166 (2017)* and falls within the *Multi-family Residential Areas Development Permit Area (DPA) 1* of the *Official Community Plan (OCP) Bylaw No. 2030 (2007)*.

The site was originally comprised of three individual properties; each with a single family dwelling. In 1995, the properties were consolidated into a single parcel with an approximate area of 2717 square metres (0.27 ha), measuring roughly 50 meters wide by 48 meters deep. Demolition permits were issued to remove the single family homes, and the last structure was removed in 2000. For nineteen years the lot has remained vacant and as such, has been utilized by unwanted trespassers.

The proposed multi-unit strata development consists of 5 structures; 2-sixplex and 3-triplex units for a total of 21 units. Each building is proposed to have three storeys up to 11.8m in height which is allowable in the MDR zone which permits up to four storeys. The proposed multi-family residential project generally complies with the intent of the *OCP* and current *Zoning Bylaw No. 3166*.

VARIANCES:

To date, this project will require Council approved variances for parking, interior side, front and rear yard setbacks.

VARIANCES FOR COUNCIL CONSIDERATION		
	Requirement	Proposed
1	PARKING	25 STALLS
22 STALLS PROVIDED		
Comments: 3 additional Stalls Required		
<i>Developer Comment: Our intention is to purchase 3 stalls at \$8,000.00 each.</i>		
2	ACCESIBLE PARKING	2 STALLS REQUIRED
0 STALLS PROVIDED		
3	VISITOR PARKING	2 STALLS REQUIRED
1 STALL PROVIDED		
4	EV CHARGING	2 LEVEL 2 CHARGING STATIONS REQUIRED
Comments: The applicant is planning to vary the requirement for 2 level 2 EV stations to provide 17, 220 volt garage service outlets ready for EV plugs in each garage.		
5	DRIVEWAY WIDTH – ONE WAY	6.0M
5.4M		
Comments: The applicant will require a 0.6m variance.		
6	FRONT YARD SETBACK	3M
<3M		
Comments: Requires a variance for the 2nd floor deck posts		
<i>Developer Comment: We require a relaxation from 3m to 1.85 for 4 posts, 1.95 for 4 posts and 2.8 for 6 posts.</i>		
7	INTERIOR SIDE YARD SETBACK FOR ACCESSORY USES	1M SETBACK
0M		
Comments: Accessory uses need to be located at least 1m from an interior side yard lot line.		
<i>Developer Comment: We will ask for a relaxation of this setback requirement based on the siting situation. The fencing around the garbage enclosure will be integrated as part of a new property line fence.</i>		
8	REAR YARD SETBACK	10M where driveway access and parking is located behind the principal building 4M where 100% of the parking is provided beneath the principal building
4M		
Comments: As all the required parking is not provided beneath the principal building; the required rear yard setback requirement is 10m.		

ANALYSIS:

Planning Rationale

As the proposed application is a *multi-family residential* project, a Development Permit is required. *DPA-1-Multi-family Residential Areas* was established to ensure that new multi-family residential developments meet the following objectives:

- *Provides a healthy safe and livable environment for residents;*

- *Minimizes its impact on the local environment;*
- *Provides for vehicular as well as pedestrian needs in a safe manner;*
- *Is compatible with surrounding land uses;*
- *Complements the social and environmental goals of the OCP; and,*
- *Is constructed to high standards, both materially and aesthetically.*

Design Rationale

The proposed development was designed by Ellins Architect Inc., based on Gabriola Island. The design rationale provided considers how the proposed development will fit into the Cairnsmore Neighborhood, and proposes that the heritage style of the proposed buildings and landscaping is in-keeping with the architecture style of the neighborhood.

It should be noted that the applicant has been following the comments received to date from the on-going Cairnsmore Neighbourhood planning process and has based this concept on the Summary of Feedback from Phase One, where the community has shown a strong desire to maintain the heritage “feel of the community”.

Orientation Form and Character

A number of older (circa 1915) character homes with large lots, well kept gardens, and established stands of trees remain on the street and add to the traditional *garden suburb* character of the street and neighbourhood. The proposed multi-unit ‘houseplexes’ present a pod-style strata development consisting of 2-sixplexes and 3-triplexes for a total of 21 units that has been conceptualized to fit into the existing form and character of the neighbourhood.

The layout and design of the proposed buildings has considered the heritage buildings in the surrounding neighbourhood as suggested through the community engagement exercises held with regard to the on-going Cairnsmore Neighbourhood Planning process. The applicant has worked to design the site and scale the proposed structures to blend and reflect with the character of the neighborhood.

Comments/Discussion:

- *Could the outside patio spaces be better oriented to provide more sunlight and “eyes on the street” within the proposed courtyard/ driveway area for better safety?*
- *Does the project have sufficient southern exposure? Could decks, windows and living spaces be better oriented to achieve more solar gain?*
- *Does the project maintain, enhance, or establish view corridors or vistas for existing and future residents? (e.g. between buildings, along/ from roadways, and to natural features).*

Building Materials

The applicant has proposed a unique color scheme for each of the five (5) buildings. The exteriors are finished with various types of fiber cement siding (Hardie board) including: horizontal fiber cement siding, wide panel batten fiber cement siding, shingle fiber cement siding and fiber cement trim. The buildings will also feature painted metal railings, wooden posts and Makarkey laminated roof shingles.

Comments/Discussion:

- *Is the ADP satisfied with the materials selected or are there suggestions to improve the selected materials?*
- *Does the ADP committee prefer the Craftsman or Tudor finish or the combination of finish styles and colours as proposed?*

Developer Comments:

We are committed to the 5 separate colour schemes. The concept is one of residential single family neighbourhood where homes are each individualized.

Landscaping

The site will be well landscaped. Eighteen (18) large cedar trees were recently planted to buffer the back property line fence and to provide a 1.5m visual barrier to the rear property.

A selection of native and drought tolerant trees and plantings has been used in the design. Four large red maple trees are proposed along the property frontage along with front and side yard areas having a mix of Columnar Flowering Cherry trees, Rhododendrons, Mexican Mock Orange, Mugo Pine and Lily-of-the-Valley plantings. A mixture of rhododendrons and Japanese Maples also will provide color primarily focused to distinguish the front and rear sections of the property.

Rain gardens filled with Sword Ferns, Oregon grape, Salal, Golden Sweet Flag, Kinnikinnick, Creeping Dogwood, and Mexican Feather Grass will run between the three townhouse structures. Irrigation will be provided for the entire site and integrated into a stormwater management system.

The site plan indicates screened and enclosed garbage/recycling facility will be sited mid-way along the southern interior lot line. A variance will be required to permit its close proximity to the property line which is required to be a 1m setback.

Comments/Discussion:

- *Has the applicant sufficiently addressed the hard and soft landscaping of the site including tree size, safety, access, practicality, seasonality, beauty, common area maintenance?*
- *Is there potential for food production such as the inclusion of fruit trees or common raised garden bed areas?*
- *Has the applicant provided sufficient pedestrian connectivity and amenity gathering space on the site?*
- *Should landscape improvements be made to better define private patio areas from common areas? How could screening and plantings be improved?*
- *Staff recommends that taller trees should be selected and planted within the site; specifically around Buildings 1 and 2 to help buffer any echo from the courtyard parking area. Does the ADP thoughts on this?*

Access

The primary access to all 21 residential units is through one common driveway located off of College Street. This access also serves pedestrians with two concrete paver sidewalks. The common driveway will be used by commercial vehicles for garbage and recycling collection.

The applicant has proposed grade level pedestrian paver walkways to delineate safe walking areas that also provide increased informal access space within the site.

Comments/Discussion:

- *Is there a trail loop opportunity that could be provided along the rear of the parcel and between the building's common areas for child or a dog walking loop? Is there potential for benches in the south-western corner of the site?*

Parking and Storage Structures

An effort has been made by the applicant to meet the parking needs of the project while potentially creating a hardscaped, courtyard for residents that doubles as a driveway. With delineated sidewalk pavers, there is potential to create a safe, pedestrian friendly area. While safety and security are important, the aesthetics, and sound abatement should also be considered in the design of the parking area. Unlike asphalt, the patio pavers assist in reducing the sound echo as well as with the overall site drainage.

The total number of parking stalls required under *Zoning Bylaw 3166, 2017* is 25 stalls. The proposal offers 22 parking stalls; 17 stalls are located in garages which are attached to the units, while the remaining 5 stalls are provided through surface parking. The *Zoning Bylaw* does not permit stacked parking. i.e) a car in a garage with another behind blocking it in.

Comments/Discussion:

- *The Zoning Bylaw requirement is 1.2 spaces per 1 bedroom unit. In order to control parking and avoid spill over into the surrounding neighbourhood, should a covenant be placed on title to ensure that single bedroom units only have one vehicle?*
- *What additional tools could be provided to avoid cars parking outside of their garages in the courtyard area and or to encourage residents to park in their garages and not in front?*
- *Are there any further comments related to parking that should be considered?*

Open Space and Amenity Areas

While all 21 units are proposed to have either a balcony or private patio area, a courtyard atmosphere would help increase the overall feeling of safety of the site, help to slow traffic and should encourage people to park in their garages instead of on the street. As a strata development, the entire driveway area has the opportunity to create a courtyard feel for residents with the use of patio pavers and stamped concrete finishing.

Developer Comments:

Each unit in Buildings 3, 4 and 5 has its own "private" back yard. New wood fencing has been installed along the rear property line. The same fencing will be continued down both side property lines (on the rear three (3) buildings).

The lower floor units in Buildings 1 and 2 have their own private front yards.

The 4 "upper units" in Buildings 1 and 2 have a substantial private deck off their kitchen areas. All units have access to large play / green space areas in the neighbourhood, directly across from the development.

Comments/Discussion:

- *Does the ADP have concerns with the lack of common amenity space provided in this proposal?*
- *Is the rear yard common green area sufficient? Should there be formalized private and common areas for the site to ensure that common areas are maintained as such?*
- *Should common areas for trails, children, dogs, gardens, benches be held/covenanted to prevent residents from fencing off common areas to expand individual private patio areas at the rear of the property?*
- *How can common areas be improved?*

Accessibility and Safety

The applicant has worked to include elements that improve safety and access on the site including maintaining existing fencing and landscaping the main driveway areas. While the applicant has worked to improve screening with landscaping, there is no reference to a new or higher fence being constructed, or gates installed to deter unwanted trespassers. Some lighting details have been provided however, the DP guidelines suggest that a light standard be placed approximately every 20 meters to ensure overall site safety and effectiveness.

Comments/Discussion:

- *How could a crime prevention or safety (Crime Prevention Through Environmental Design) lens be employed for the site, given the challenges associated with the surroundings?*
- *How can the safety of residents and property be improved?*

Developer Comments:

Sidewalks are pavers, lighting is provided in key areas for general site lighting, balancing the need for security with the need for a non - glare environment.

Each dwelling unit will have a light at its front door and at patio / deck doors. Additionally each building will have motion sensor lights installed at the corners of the buildings.

Environmental Impact

The proposed development will considerably alter how the site interacts with the environment. There will be a significant amount of new impervious surface incorporated in the development, with little natural space in comparison to the now vacant site.

The applicant has yet to submit a sustainability checklist, to ensure that additions based on the ADP comments are included and will complete one prior to going to Council.

Given that the landscape plan will be integrated into the site an engineered rainwater management plan must be submitted prior to the issuance of the Development Permit.

Comments/Discussion:

- *Is there sufficient landscaping and sound buffering provided to ensure resident peace and quiet, from daily on-goings of the site due to the significant hard surfaces?*
- *Would further design work of the common courtyard parking area with the provision of taller trees for shade help reduce the urban heat island effect of the asphalted area be encouraged?*
- *Would the use of more stamped concrete driveway areas allowing for water infiltration and surface cooling be encouraged?*

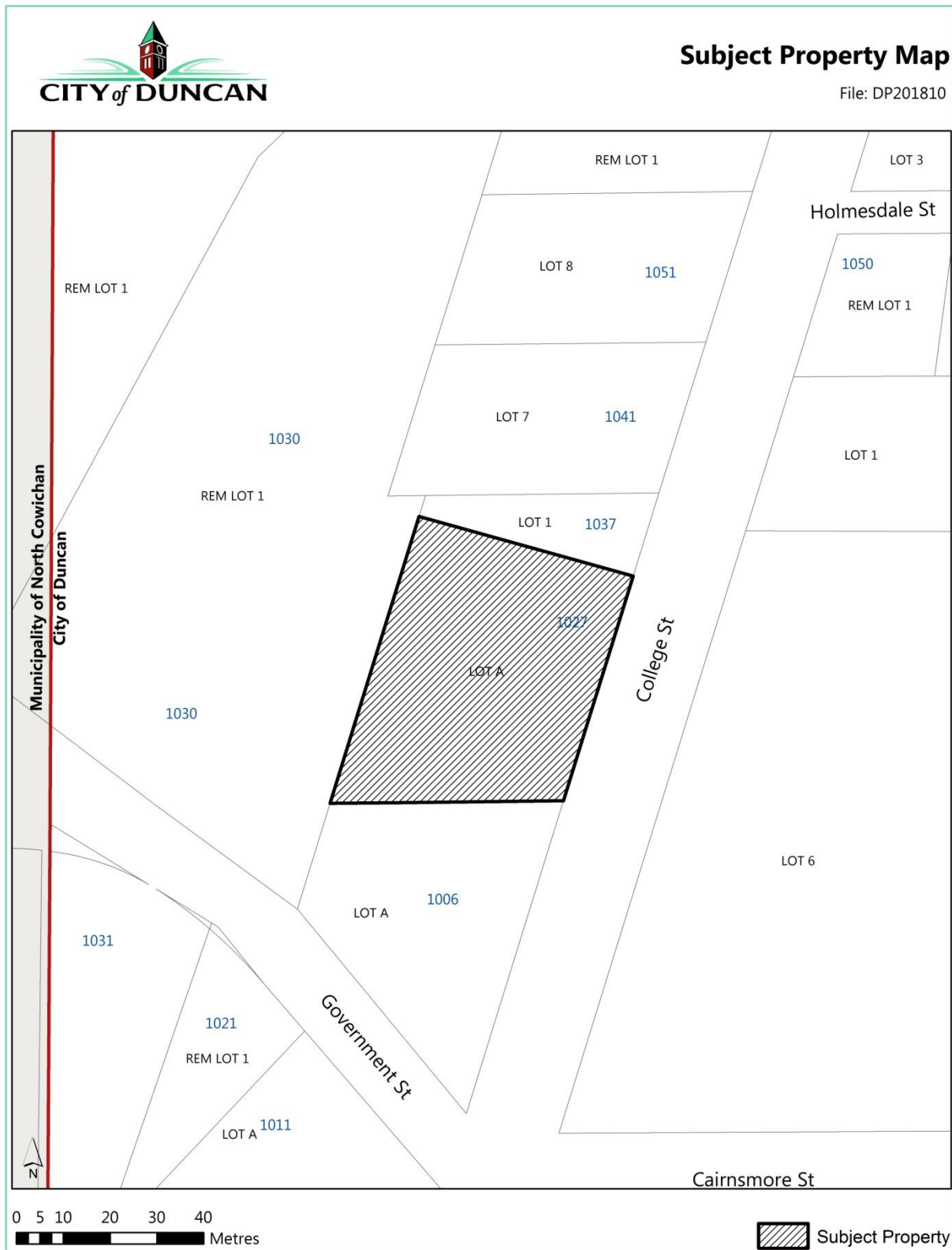
Development Approval Process

Recommendation(s) made on behalf of the ADP will be forwarded to the March 18th Council meeting for consideration.

ATTACHMENTS:

- Attachment A: Project location
- Attachment B: Project Rationale
- Attachment C: Finishing Scheme
- Attachment D: Project Drawings
- Attachment E: Landscape Drawings

ATTACHMENT A: Project Location

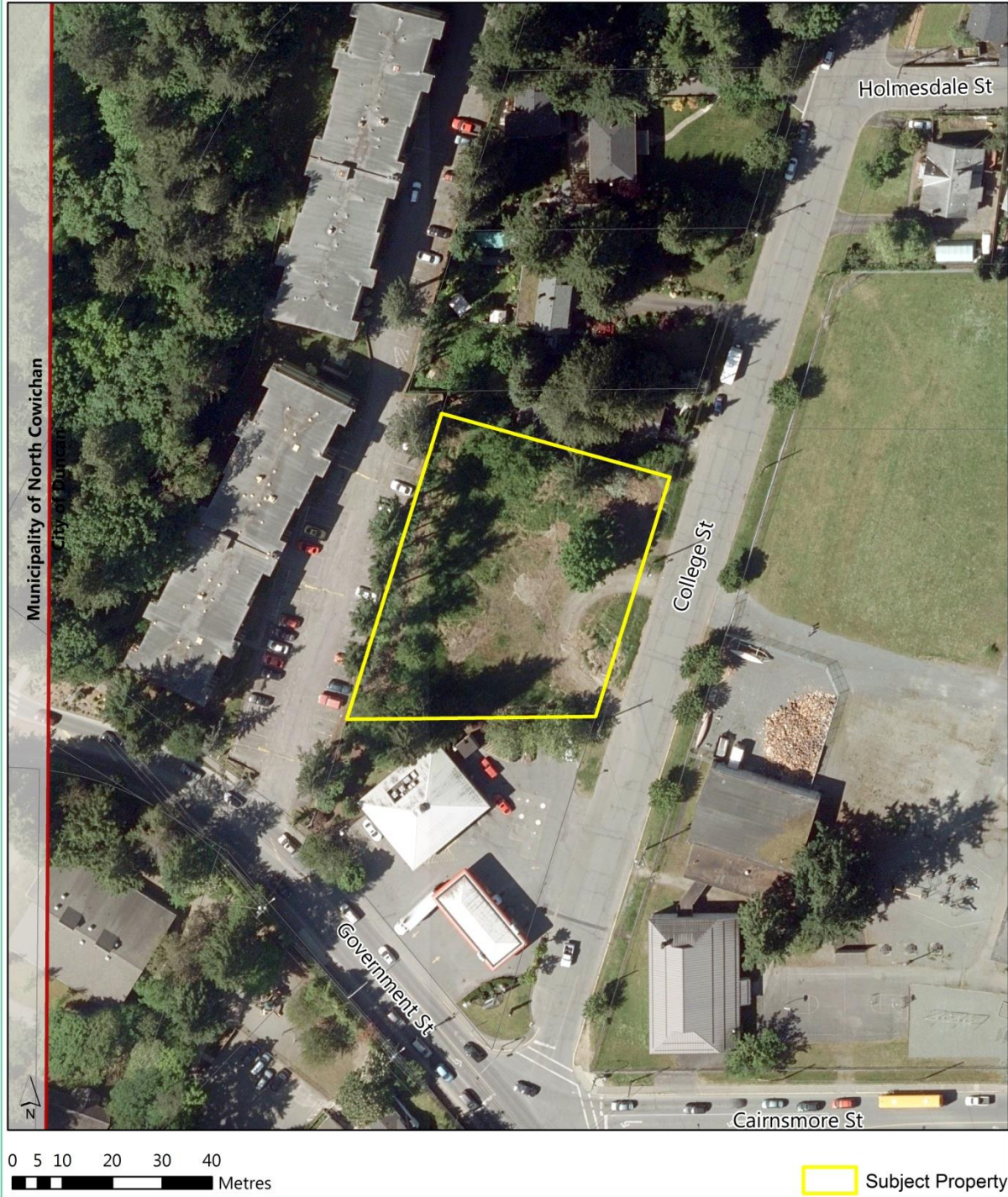


Subject Property Location



Ortho Imagery (2017) Map

File: DP201810



Areal Perspective of Subject Property

ATTACHMENT B: Project Rationale:



January 15, 2019

Design Rationale for College Street Multi-Family Development Proposed 21 Unit Townhouse Development at College Street, Duncan, BC

Project Overview:

The proposed development is located on existing bare land on the west side of College Street, one block north of Cairnsmore Street. The neighbouring property to the south is a C-3 commercial development (7-Eleven). To the north is a single family residential property. Across the road to the east is a large undeveloped P1 property. The zoning category has been designated by the Municipality as MDR (Medium Density Residential) The proposed development is a 21 unit townhouse development organized in 5 buildings, 3 triplexes and 3 sixplexes. All are three storey in height.

Project Siting and Organization:

The subject property is 2,716.88 square metres (29,245.3 sq. ft.), trapezoid in shape with the narrower side fronting on College Street. The property is relatively flat, sloping from College street up about 2 feet.

The development is totals 3,215.5 square metres (34,613 square feet) in gross area and complies with the F.A.R. for the zoning which allows 3,260.3 square metres (35,094.36 square feet). Vehicular access to the development is from College Street entering the property centred on the development with an internal roadway that then "tee's" and goes in two directions in the middle of the lot.

General orientation of the dwellings is facing toward College Street. This east / west alignment takes advantage of sun movement and also the best view towards "open space" across the road at the school.

A covered parking is provided for one car for 17 of the 21 units. The 4 ground

floor units in the 6 plexes have parking dedicated off the internal spine road. The zoning requires 25 parking spots. The development provides 30.

There is pedestrian and bicycle access from College Street along the north side of the entry roadway. Each unit has pedestrian access from a sidewalk leading to their door. The 6-plex buildings facing College Street also have a pedestrian sidewalk to a "front" door.

Each unit has enclosed bicycle storage. Those with garages have room there and the 4 without garages have a bike room under the stairs accessible from their private sidewalks. Secure and covered bicycle racks are provided between Building 4 and 5 in a central, easily visible location.

Garbage and recycling bins are provided in a screened area at the north end of the internal spine roadway.

Site lighting is achieved by use of bollards at the entry roadway, at either end of the internal spine roadway, and in two areas along the length of the spine. Additionally, each dwelling will have its own exterior light adjacent its front door.

Building Design:

In keeping with the Cairnsmore Neighbourhood Plan, the concept is heritage in style, employing unique architectural character and details. Although there are 21 units in 5 buildings, the design is created to have the appearance of 5 large heritage single family buildings. Each has its own character created by changing up cladding and colour schemes. (Refer to "streetscapes")

Each building is articulated to break up the massing of the building. Use of varied cladding materials also provide interest and minimize the scale. Each building has its own unique colour scheme as well. (Refer to coloured elevations and finishes lists.

The organization of the units is as follows:

3 storey townhouse style dwellings for the 3 triplex buildings. Building # 3 is a 3 bedroom and buildings 4 and 5 are 2 bedroom plus den.

In the 6plexes there are 2 ground floor suites in each building and then 4, 2-storey dwellings above.

Variances:

The front yard setback is 3 metres. 12 of the 14 columns supporting decks

encroach on the setback; 6 by approximately 6" and 6 by approximately 3'6"

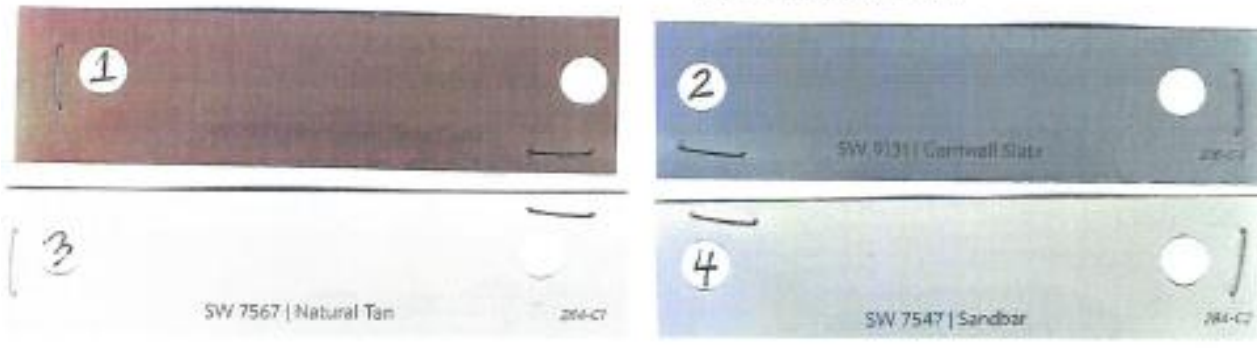
The rear yard setback utilized is 4 metres. According to the bylaw, this is allowed when all of the required parking is covered. In our case 80% of the units have covered parking and 69% of the required (25) parking spots are covered. We are asking for a relaxation of the parking requirement for the 4 metre setback.

ATTACHMENT C: Finishing Schemes

**COLLEGE ST. - 21 UNIT MULTI FAMILY DEVELOPMENT
EXTERIOR FINISHES BUILDING 1 - SIX-PLEX** JANUARY 14, 2019

REFER ALSO TO ARCHITECTURAL DRAWINGS / COLOUR ELEVATIONS / SAMPLE BOARDS

ASPHALT SHINGLE ROOFING	MALARKEY WEATHERED WOOD	
ALUMINUM FLASHINGS	KAYCAN SANDALWOOD	
VINYL SOFFITS VENTED	KAYCAN COLOUR SANDALWOOD	
HARDIE FIBER CEMENT SHINGLE SIDING	PAINT FINISH SHERWIN WILLIAMS SW 2803 ROOKWOOD TERRACOTTA	①
HARDIE FIBER CEMENT BOARD & BATTEN	PAINT FINISH SHERWIN WILLIAMS SW 9131 CORNWALL SLATE	②
HARDIE FIBER CEMENT SIDING WIDE PANEL W/ WIDE BATTEN PROFILE	PAINT FINISH SHERWIN WILLIAMS SW 7567 NATURAL TAN	③
HORIZONTAL TRIMS, BELLY BANDS, FASCIAS POSTS, BRACKETS, CORNER TRIM & WINDOW / DOOR TRIMS	PAINT FINISH SHERWIN WILLIAMS SW 7547 SANDBAR	④
METAL RAILINGS	FACTORY PAINT FINISH TO MATCH SW 7547 SANDBAR	
VINYL WINDOWS	ALMOND	
MAIN ENTRY DOORS & DECK DOORS OUTER 2 UNITS	PAINT FINISH SHERWIN WILLIAMS SW 2803 ROOKWOOD TERRACOTTA	
DECK DOORS CENTRE UNITS	PAINT FINISH SHERWIN WILLIAMS SW9131 CORNWALL SLATE	
METAL RAILINGS	FACTORY PAINT FINISH TO MATCH SW 7547 SANDBAR	
GARAGE DOORS	SW 7567 NATURAL TAN	

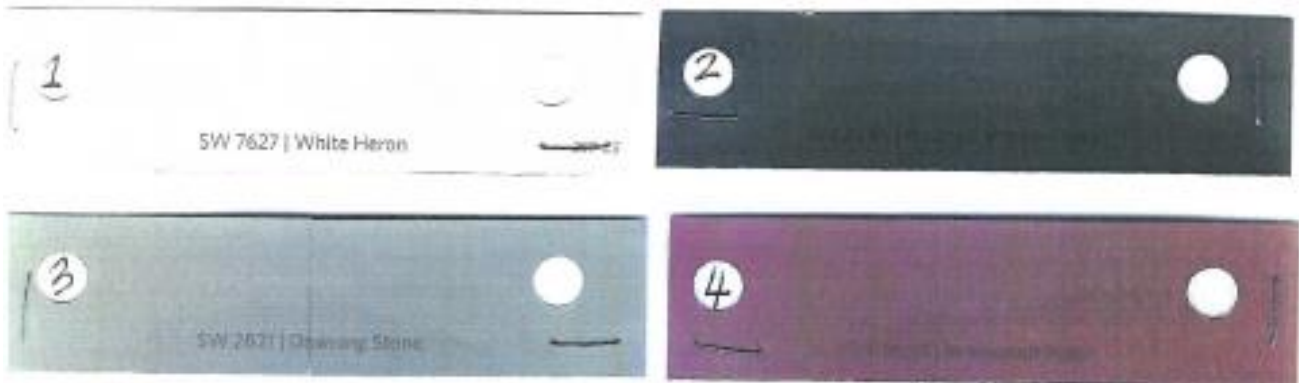


COLLEGE ST. - 21 UNIT MULTI FAMILY DEVELOPMENT EXTERIOR FINISHES BUILDING 2 - SIX-PLEX

JANUARY 14, 2019

REFER ALSO TO ARCHITECTURAL DRAWINGS / COLOUR ELEVATIONS / SAMPLE BOARDS

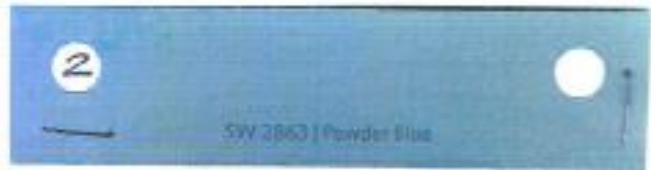
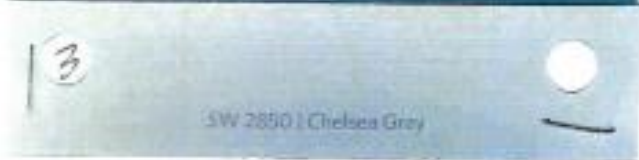
ASPHALT SHINGLE ROOFING	MALARKEY HEATHER
ALUMINUM FLASHINGS	KAYCAN CACTUS
VINYL SOFFITS VENTED	KAYCAN COLOUR LINEN
HARDIE FIBER CEMENT PANEL - STUCCO FINSH WITH 6" "TUDOR STYLE" BATTENS	PAINT FINISH SHERWIN WILLIAMS SW 7627 WHITE HERON ①
HARDIE FIBER CEMENT SIDING HORIZONTAL LAP 6"	PAINT FINISH SHERWIN WILLIAMS SW2846 ROYCROFT BRONZE GREEN ②
HORIZONTAL TRIMS, TUDOR BATTENS, BELLY BANDS, FASCIAS, POSTS, BRACKETS, CORNER TRIM & WINDOW / DOOR TRIMS	PAINT FINISH SHERWIN WILLIAMS SW 2821 DOWNING STONE ③
METAL RAILINGS	FACTORY PAINT FINISH TO MATCH SW 7627 WHITE HERON
VINYL WINDOWS	WHITE
MAIN ENTRY DOORS & DECK DOORS	PAINT FINISH SHERWIN WILLIAMS SW 0033 REMBRANDT RUBY ④
GARAGE DOORS	PAINT FINISH SHERWIN WILLIAMS SW 7627 WHITE HERON



COLLEGE ST. - 21 UNIT MULTI FAMILY DEVELOPMENT EXTERIOR FINISHES BUILDING 3 - TRI-PLEX JANUARY 14, 2019

REFER ALSO TO ARCHITECTURAL DRAWINGS / COLOUR ELEVATIONS / SAMPLE BOARDS

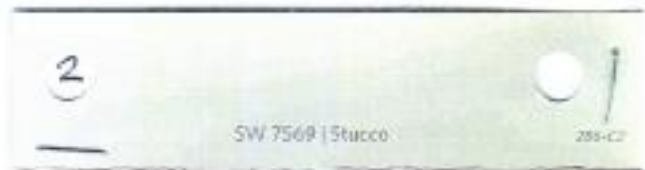
ASPHALT SHINGLE ROOFING	MALARKEY RUSTIC SLATE
ALUMINUM FLASHINGS	KAYCAN WHITE
VINYL SOFFITS VENTED	KAYCAN COLOUR WHITE
HARDIE FIBER CEMENT SHINGLE SIDING	PAINT FINISH SHERWIN WILLIAMS SW 6228 REFUGE ①
HARDIE FIBER CEMENT SIDING WIDE PANEL W/ WIDE BATTEN PROFILE	PAINT FINISH SHERWIN WILLIAMS SW 2863 POWDER BLUE ②
HARDIE FIBER CEMENT SIDING HORIZONTAL LAP 6"	PAINT FINISH SHERWIN WILLIAMS SW 2850 CHESEA GRAY ③
HORIZONTAL TRIMS, BELLY BANDS, FASCIAS POSTS, BRACKETS, CORNER TRIM & WINDOW / DOOR TRIMS	PAINT FINISH SHERWIN WILLIAMS SW 7757 HIGH REFLECTIVE WHITE ④
METAL RAILINGS	FACTORY PAINT FINISH WHITE
VINYL WINDOWS	WHITE
MAIN ENTRY DOORS & DECK DOORS	PAINT FINISH SHERWIN WILLIAMS SW 2834 BIRDSEYE MAPLE ⑤
GARAGE DOORS	PAINT FINISH SHERWIN WILLIAMS SW 2863 POWDER BLUE



**COLLEGE ST. - 21 UNIT MULTI FAMILY DEVELOPMENT
EXTERIOR FINISHES BUILDING 4 - TRI-PLEX** JANUARY 14, 2019

REFER ALSO TO ARCHITECTURAL DRAWINGS / COLOUR ELEVATIONS / SAMPLE BOARDS

ASPHALT SHINGLE ROOFING	MALARKEY RUSTIC SLATE	
ALUMINUM FLASHINGS	KAYCAN RUSTIC GRANITE	
VINYL SOFFITS VENTED	KAYCAN COLOUR SANDALWOOD	
HARDIE FIBER CEMENT BOARD & BATTEN SIDING	PAINT FINISH SHERWIN WILLIAMS SW 2836 QUARTERSAWN OAK	①
HARDIE FIBER CEMENT SIDING WIDE PANEL W/ WIDE BATTEN PROFILE	PAINT FINISH SHERWIN WILLIAMS SW 7569 STUCCO	②
HARDIE FIBER CEMENT SHINGLE SIDING	PAINT FINISH SHERWIN WILLIAMS SW 2849 WESTCHESTER GRAY	③
HORIZONTAL TRIMS, BELLY BANDS, FASCIAS POSTS, BRACKETS, CORNER TRIM & WINDOW / DOOR TRIMS	PAINT FINISH SHERWIN WILLIAMS SW 7069 IRON ORE	④
METAL RAILINGS	FACTORY PAINT FINISH MATCH SW 7069 IRON ORE OR BLACK	
VINYL WINDOWS	ALMOND / TAN	
MAIN ENTRY DOORS & DECK DOORS	PAINT FINISH SHERWIN WILLIAMS SW 2836 QUARTERSAWN OAK	
GARAGE DOORS	PAINT FINISH SHERWIN WILLIAMS SW 2849 WESTCHESTER GRAY	



COLLEGE ST. - 21 UNIT MULTI FAMILY DEVELOPMENT
EXTERIOR FINISHES BUILDING 5 - TRI-PLEX JANUARY 14, 2019

REFER ALSO TO ARCHITECTURAL DRAWINGS / COLOUR ELEVATIONS / SAMPLE BOARDS

ASPHALT SHINGLE ROOFING	MALARKEY WEATHERED WOOD	
ALUMINUM FLASHINGS	KAYCAN WHITE	
VINYL SOFFITS VENTED	KAYCAN COLOUR WHITE	
HARDIE FIBER CEMENT SHINGLE SIDING	PAINT FINISH SHERWIN WILLIAMS SW 2833 ROYCROFT VELLUM	①
HARDIE FIBER CEMENT SIDING WIDE PANEL W/ WIDE BATTEN PROFILE	PAINT FINISH SHERWIN WILLIAMS SW 2834 BIRDEYE MAPLE	②
HARDIE FIBER CEMENT SIDING HORIZONTAL LAP 6"	PAINT FINISH SHERWIN WILLIAMS SW 2812 ROOKWOOD JADE	③
HORIZONTAL TRIMS, BELLY BANDS, FASCIAS POSTS, BRACKETS, CORNER TRIM & WINDOW / DOOR TRIMS	PAINT FINISH SHERWIN WILLIAMS SW 7757 HIGH REFLECTIVE WHITE	④
METAL RAILINGS	FACTORY PAINT FINISH WHITE	
VINYL WINDOWS	WHITE	
MAIN ENTRY DOORS & DECK DOORS	PAINT FINISH SHERWIN WILLIAMS SW 0016 BILLIARD GREEN	⑤
GARAGE DOORS	PAINT FINISH SHERWIN WILLIAMS SW 2834 BIRDEYE MAPLE	





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April 8, 2019

Danica Rice, Manager of Planning
200 Craig Street, Duncan, BC

Dear Danica

**Further Consideration Regarding
1027 College Street, 21 Unit Multi-Family Development, Duncan, BC.**

Thank you for reviewing our initial Response to the ADP. Below we have detailed how we will address your further comments.

1. Regarding the tri-plex driveways, in order to encourage people to park in their garages we will add a sidewalk in front of the tri-plex driveways using pavers to delineate. This will create a “full circle” in the plaza with an amenity area at both ends. See attached Site Plan
2. We will add the paver demarcated amenity space at the south end of the plaza as well. The wood screening around the garbage enclosure and the “open roof” trellis covering with climbing plants will enhance this area. Site lighting will be reviewed to ensure CPTED principles are used. See attached Site Plan
3. We will replace the columnar flowering cherry trees with a more shade providing specimen. (A revised Landscape Plan is coming)
4. We are not able to add access to the upper units of the 6 plexes from College Street. This would require a complete redesign of the buildings and would make the lower floor units smaller and create more internal hall space for the upper units. The 4 street level units have walkways from College Street as is appropriate.
5. We will more clearly address the EV charging stations and the bicycle storage. See attached Site Plan.

Thank you, Jerry Ellins for Nick Woywitka



March 26, 2019

Danica Rice, Manager of Planning
200 Craig Street, Duncan, BC

Dear Danica:

**Response to Advisory Design Panel Review of
1027 College Street, 21 Unit Multi-family Development, Duncan, BC**

We thank the Advisory Design Panel for their substantial support and offer the following response to their comments and concerns.

1. The panel suggests that we explore building form and transition of the building scale between the single storey neighbour to the north and the multi-storey buildings of the proposed site.
We are unable to revise the building form to have a partial single or 2 storey design at the north end of the property as this would have a detrimental effect on the size and number of units in the development making it untenable for the developer. They have already changed the design from a 4-storey 32 unit condominium project down to the 3 storey townhouse style development.
It should also be noted that there is an existing apartment complex that runs along the west length of the subject property and the neighbouring property which sits well above the proposed height of the townhouses. In effect, the townhouse project is a transition between this existing development and the single family next door.
2. We agree that adding pedestrian access to the sixplex units along College Street will improve the sense of address. We will add a 3 ft. wide paver paths from the sidewalk to a gate and trellis feature in the front yard fence at each of the four lower floor units, two on each building.
3. We agree that the patio areas of the triplex buildings can be improved and will extend them, add dividers and incorporate more native planting along the rear hedge area.
4. We are unsure as to the reasoning for the request of one architectural style to create consistency throughout the site. We are trying NOT to be the typical

development where everything is the same. We have specifically tried to make the buildings facing College Street look different. The concept is in keeping with the Cairnsmore Community of having varied traditional architecture. We are specifically trying to not appear like a “development” but rather like two, albeit large, single family residences. The interior buildings are of a more cohesive style but feature three different cladding and colour schemes for the same reason.

5. We can assure the panel that the 2018 Building Code will be followed and that this latest iteration of Code does address the reduction of sound and vibration within floors and between units.
6. See 7. & 8. as these recommendations are related.
7. We propose to create a welcoming community area at the north end of the property by creating a patterned area of paving stones. This achieves an increase in permeable surfaces as well. We do not see the south end near the garbage enclosure as an appropriate area for community amenity.
8. We propose to amend the driveway access to the rear triplex buildings by creating two 2' wide concrete tracks separated by grass and/or ground cover at each garage driveway. This will increase permeability and landscaped green areas.
9. We will cover the garbage / recycling enclosure with a trellis which can incorporate additional (climbing) planting. A roof structure may tend to prevent air circulation and additionally could provide shelter for unwanted visitors.
10. See answer to 8.

Thank you, Jerry Ellins for Nick Woywitka