1890 Comox Avenue

Development Permit Guideline Compliance Report

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DPA 3 – LOW AND MID RISE RESIDENTIAL

SECTION 3.5 – GUIDELINES / WITHIN LANDSCAPE ARCHITECTURE SCOPE OF WORK

Section	Guideline Text	Guideline response
3.5.1	Streetscapes should be designed to animate the street and engage pedestrians with visually appealing frontages, comfortable spaces and features such as sidewalks, bicycle parking, and street furniture.	The design of the Town boulevard and public sidewalk will be per Town Engineering Standards, designed by Town forces and are not subject to the DP process. The design metaphor employed throughout the site is intended to evoke a coastal foreshore experience moving from beach grass plantings through backshore plantings of wild rose into and upland zone of shore pine, salal, mahonia and other species indigenous to the area. Low level dark sky compliant bollard lighting is proposed to minimize light pollution and retain night sky viewing while animating the planting pallete and illuminating pedestrian wayfinding at night. Bicycle parking is provide in a weather protected area under upper level balconies adjacent to the main building entry. Benches are provided along the frontage outside the interior amenity space superelevated over the adjacent streetscape providing a sense of safety (prospect – refuge) and clearly identifying this as a private space (CPTED).

3.5.2	Building entrances should be directly accessed from sidewalks, parking lots and pedestrian pathways as seamlessly as possible from the street. Grade changes between sidewalks, squares, outdoor seating areas, transit stops, and other pedestrian areas should also be minimized and designed to accommodate the needs of persons with disabilities.	The main building entry is accessed by a direct stairway connection to the fronting roadway. A secondary accessible route of travel is provided by way of a meandering barrier free walkway from the southwest corner of the frontage connecting to the main stairway's central landing. Walkway grades will not exceed 4.9% slope for ease of use by those with mobility challenges. This is not a ramp. This approach provides optional means of efficient egress to the adjacent streetscape with a matched landscape experience for all users and residents.
3.5.4	Residential units at grade should have individual entrances and transitional areas between the building façade and the public circulation with some soft landscaping to signal the private entrance of a dwelling unit while providing privacy. This space is encouraged to be a usable outdoor space with a hose bib and spigot to allow for gardening.	At grade residential units have generous private yard / useable outdoor space allowances. These spaces are over the underground parking slab with integrated concrete planters included to provide separation from pedestrian circulation routes. Security and maintenance gates are provided for operational functionality and to control unwanted access. Individual irrigation connections for rooftop and ground level units are provided.
3.5.5	Minimize blank walls along the street. Where possible, locate a unit or portion of a unit in front of above-grade parking structures. Where blank walls are unavoidable, they should be animated with surface	The only exposed wall is located behind the PMT location at the front of the building.

	treatments such as murals, green screens, or a combination of the two.	Kinnikinnik is planted in a raised planted atop the wall which will cascade downward meeting wild rose plantings below effectively 'green' screening the wall.
3.5.6	Create a soft transition between public and private spaces. Use low fencing, landscaping, and gentle grade changes to define the transition from the public realm to private residential areas.	Refer to notes in sections 3.5.1 and 3.5.2.
3.5.7	Buildings and landscaping should be located and designed to suit natural topography, hydrology and vegetation. Creative, site sensitive solutions are encouraged.	The building is nestled into the existing slope. Soft landscape grading and stepped terrace walls are employed in the design. Indigenous coastal vegetation and drought tolerant alternates are proposed. Integrated storm water management techniques are indicated on the civil engineering drawings.
3.5.11	Design internal circulation patterns (streets, sidewalks, pathways) to be integrated with and connected to existing bicycle and pedestrian networks.	Refer to notes in section 3.5.2. Main walkways connect to the buildings main entry, secure bike and scooter storage room and into private yard areas beyond.
3.5.12	Design walkways with durable, low-maintenance and accessible surface materials (e.g., pavers, brick, concrete) to distinguish pedestrian routes from vehicular zones.	Pavers and broom finished concrete are proposed for pedestrian walkway surfacing.

3.5.13	Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, amenity features and courtyards through the appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.	Refer to notes in sections 3.5.1 and 3.5.2. Accessible routes are provided exceeding minimum building code requirements. Low level bollard lighting is provided for wayfinding as noted.
3.5.21	Ensure utility areas and hydro kiosks are clearly identified at the development permit stage and are located to minimize impact (i.e. visual, noise etc.) on public or common open spaces. Hydro kiosks should be wrapped in decorative wraps and screened with landscaping.	Refer to civil engineering drawings on the proposed location of services. Note that the location of hydro kiosks are only placeholders at the DP stage. Public utilities are exempt from DP Guidelines and often end up in different locations at the discretion of provider. The proposed PMT location can only be screened behind and on the sides as shown on the drawings due to operational access requirements and underground grounding wire loop.
3.5.25	Encourage site layouts that preserve existing mature trees and viable planting sites for medium/large trees in the adjacent public realm.	Not applicable. It is not possible to preserve or plant large trees on this site due to the proliferation of Easements, Statutory Right of Ways (SRW) and underground utility connection locations required by the Town. There is room in the property taken along the frontage by the Town along the frontage for street trees at the discretion of Town forces subject to their internal design process.

3.5.26	Encourage the installation of green infrastructure such as soil cells to support recommended soil volumes for medium/large trees in the Town's Climate Resilient Landscaping Standard where sufficient softscape cannot be provided.	Not applicable. See note above.
3.5.27	Provide year-round usable, public and private open spaces to create opportunities for recreation and social activity and provide buffers between uses.	Public access is not proposed or desired. All private open spaces are designed for 4-season use by residents. Buffering is provided between main circulation areas and private yard allowances and along property lines. Note that the current west property line easement document language is ill-conceived. It appears to restrict planting along the property line for a 3.0m width to turf with a rooting depth of no more than 25.4cm. We are proposing appropriate shrub planting to buffer adjacent properties and provide a sense of privacy for our residents. Plant roots are typically located in the first 30cm of soil depth, so there should be no conflict with deep underground pipes.
3.5.28	Use Crime Prevention through Environmental Design (CPTED) principles to ensure good visual surveillance of all outdoor open spaces.	CPTED principles such as controlled access to secure areas, passive monitoring of adjacent public realm spaces and site lighting are employed as noted on the drawings.
3.5.29	Design open and landscaped areas to preserve and highlight existing mature trees wherever feasible.	Not applicable.

	Where not feasible, consider utilizing a tree spade to relocate significant vegetation.	Refer to notes in Section 3.5.25.
3.5.30	Landscaping is a major, integral part of a project design and should be coordinated to create a pleasing composition and cohesive look, define and enliven public spaces, moderate building massing, emphasize and frame important building features and natural focal points, screen and buffer parking and utility areas, and provide shade for comfort (see Figure 11).	Refer to notes in sections 3.5.1 and 3.5.2.
3.5.31	Landscaped areas should primarily feature trees, shrubs, perennials, grasses, and similar plantings. Lawn areas should be used minimally (no more than 25 percent of overall landscaping).	Refer to notes in sections 3.5.1, 3.5.2. and 3.5.25. Lawn areas are limited to the private yard areas at the rear of the building where there is limited soil volume over the underground parking slab and a desire for some free program space for kids or dogs to enjoy some soft turf.
3.5.32	Selection of the following types of plant species is encouraged: Included in the Town of Comox's Climate Resilient Landscaping Standards. • ~~Native~~ or adapted to the region. Supportive of habitat, nesting, foraging, or pollination. • Drought-tolerant. • Adapted to anticipated future climate conditions wherever possible.	Refer to notes in sections 3.5.1, 3.5.2., 3.5.7 and 3.5.25. 'Indigenous' plants is the current term used in the Landscape Architecture profession.
3.5.33	Landscaped areas with the capacity to infiltrate and accommodate stormwater, such as planting beds and rain gardens, are encouraged to	Refer to civil engineering plans and notes in section 3.5.7

	reduce stormwater runoff from surface parking lots and rooftops. The use of permeable paving materials for parking lots and other paved surfaces should also be considered.	The proposed location of underground stormwater detention tank is underlain on LA drawings as dashed blue lines for reference.
3.5.34	Design sites to minimize water use for irrigation by using strategies such as: • designing planting areas and tree pits to passively capture rainwater and stormwater run-off. • selecting drought-tolerant species. • using lower water requirement systems such as drip irrigation. • using recycled water for drip irrigation systems.	Drought tolerant and indigenous plant species are integral to the design approach. Refer to irrigation notes on Sheet L2. Non-potable water is not proposed.
3.5.35	Fence design should be appropriate to its function, location and context in the neighbourhood. Fences should be of a high-quality material, reflecting and extending the building details and integrated with landscaping to minimize their visual impact. The use of chain link fencing is discouraged, and such fencing should not be visible from pedestrian areas, a street or a highway.	Chain link fencing is not proposed. Non-chain link privacy fencing will be provided as indicated on the drawings. A final fence standard will be determined at building permit stage.

1.0 CLOSING

Thie detailed guideline compliance report is provided here to ensure Town Staff and Council that our consulting team has in their professional opinion, addressed all of the relevant scope of work guidelines contained within the respective DP Area in an appropriate manner for the proposed project.

This DP application submission package is representative of the general character of the proposed multi-unit residential development. Future Building Permit (BP) applications will address the specifics of proposed landscape architectural design elements and prescriptive technical construction methods.