

## Summary of Comments Received in Response to Notice of the Proposal for 6340 & 6344 Douglas Street and Applicant's Responses

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*Neighbourhood comments are in black, and the applicant's responses are in red.*

### General

- This application is precedent setting, so it is important to set the standards now.

### Form and Character

- Quality of materials  
**Multiple exterior cladding finishes like; shiplap siding, board and batten provide texture and architectural appeal.**  
**Natural, substantial, and durable materials are proposed to express warmth and interest. These materials include shiplap siding, board and batten and roof shingles. Besides, by the application of wood in soffits as weather protected areas and entry ways, a sense of belonging is created.**  
**All materials are designed considering all specifications mentioned on OCP guidelines and have been reviewed and approved by City Staff and Design Review Panel**
- Horseshoe Bay's existing old architecture has a cottage feel and it would be nice to see some of these elements maintained on the exterior e.g., shingle cladding.  
**A key aspect of the proposed application is a new architectural character that is inspired by Horseshoe Bay seaside cottage style. While the new buildings are not designed to mimic these older buildings, they do feature many of the details which are evident in the neighbourhood, including:**
  - **Various gable details.**
  - **A mixture of horizontal and vertical board and batten and siding.**
  - **A variety of window details with smaller panes and flower boxes.**
  - **Contemporary interpretation of traditional porches by designed covered balconies with open railings and flower boxes. Presenting traditional porches.**
  - **Sloping roofs with open soffits and other "traditional" detailing.**
  - **Contemporary interpretation of traditional window detailing.**
  - **A range of heritage colors providing harmony and variety.**
  - **A mix of horizontal and vertical siding and board and batten.**
  - **Differentiating units to respond to site grading and context.****Current proposal consists of two buildings each including different rowhouse units of repetitive massing, but which has a cohesive and aesthetic styling through application of colour and small variations in design.**
- The 5 proposed colours are not attractive; the homes on Douglas Street have 2 colours maximum. The colours should blend with the environment like those used for the Sewell's development.  
**Bright colors applied to the proposal adds rhythm, interest, and contrast. Playfulness is added to the project using cedar doors, planters, flower boxes and soffits.**  
**Rhythm, interest, and contrast are added using bright colours and playfulness with cedar doors and soffits.**

- the 2 square dormers do not fit into the architecture on Douglas Street and look low quality. They should be peaked roofs like the other units.

**Varying and alternating roof shapes and elevations make each rowhouse unit unique. Clear unit identification is provided through application of small variations in design, colors, and rooflines. There is a clear separation line created between each unit both at skyline and plan view.**

- the flat roof dormers and oversized pitched gables look out of proportion.

**Roof shape and skyline is carefully designed considering all different aspects of OCP design guidelines. The combination of the gable roofs and flat roofs, create an opportunity for unit identification and design clarification.**

- Access to sunlight and impact on livability of the units

- Optimizing natural light is a challenge in Horseshoe Bay, particularly at the far east corner of Douglas Street. The south facing will have the most sun and light. The 4 south facing units will block all-natural light for the north facing 5 units, except the Upper Floors, mainly Bedrooms.

**There are 9 units designed in this rowhouse project, 4 of which are south facing, with main facades designed on the south side, and 5 of which are North facing, with main spaces designed on the North side.**

**Extensive use of glazing, bay windows, and balconies maximize natural light, the separation space between the buildings has been increased as a result of a reduction in the depth of the units and the reduced setback of building B along lane. Daylight to the courtyard is improved by design development applied to the massing along the interior drive aisle.**

- The north facing balconies will never have any natural sunlight, nice to have them, but they can just be small "Romeo & Juliet" balconies, better than windows for more light.

**Balconies designed on North side are designed carefully to respond to functional needs of the residential project.**

- The south facing units will have some sun, one more than others, why not enhance those? **These balconies are designed to the optimum size and form allowed by zoning bylaw regulations and OCP guidelines.**

- The one east-south unit, which receives the most sun, has zero windows on the east elevations, which gets the most sun.

**According to BC Building code and Limiting Distance to the Property line, it is not possible to design any windows on East Elevation.**

- Roofline is too busy

**In keeping with the character of the Horseshoe Bay, low-sloped roofs, with minimum floor to floor heights for living areas are designed. hip roofs are used at the end units to help buildings step down.**

- Floor plan and site design

- The unit layout is not suitable – most homeowners want 3 bedrooms upstairs.

**The unit layouts have been designed based on OCP goals and guidelines and to achieve a more affordable housing option in Horseshoe Bay. Having the 3<sup>rd</sup> bedroom designed on lower floor has created more flexibility for the owner and optimized the total floor area of the unit.**

- Underground parking would allow better unit planning, site planning and livability of the units with different green zones and direct access to units from a courtyard, rather than the lot being taken over by parking and moto court.  
**Increased spacing between the two buildings has created a safe semipublic space in between the buildings, which can be used as a children playground or a place where occasional events could be held by neighbours. This space is designed to be a pedestrian prioritized space. There are nine units at this Rowhouse project, and the pathway is to be used by residents only.**

## Parking

- Onsite underground parking should be mandatory for the density proposed.  
**The major goal on OCP is to encourage developers to build affordable residential units. Making the underground parking mandatory on the other hand will result in a much more expensive construction cost and will discourage developers as the project will not be affordable anymore. Besides the land use was designated by OCP for this area is Ground Oriented development (RG zone) which allows the facilitating of garage parking for this kind of development.**
- The proposed plan allocates only one parking stall per unit, yet it's evident that households especially those with three bedrooms typically own more than one car. The trend of using garages for storage since the units does not have storage rooms exacerbates the problem of cars overflowing onto the street.  
**Designing one parking per unit is based on zoning bylaw regulations and is deemed to meet the needs of the residents.**
- There is a lack of available street parking in this area. Concern that the development could exacerbate existing street parking issues if provided resident permit passes.  
**The lack of street parking is under review by City Staff.**
- Street parking should not be allowed for such high-density units. There is no room for parking on the street for these units.  
**Based on Zoning bylaw regulations, these units are providing enough parking space for their own needs and are not dependent on using any street parking spot.**