

DATE OF MEETING | July 9, 2018 |

AUTHORED BY | LAUREN WRIGHT, PLANNER, CURRENT PLANNING AND SUBDIVISION |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1075 – 3598 NORWELL DRIVE |**

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration, a development permit application for a ten-unit, fee-simple row house development at 3598 Norwell Drive. |

### **Recommendation**

That Council issue Development Permit No. 1075 at 3598 Norwell Drive with the following variances:

- reduce the minimum lot depth requirement from 27m down to 19.46m and as outlined in the terms of the development permit;
- increase the maximum height for Units B and C from 9m to 9.97m; and
- increase the maximum height for Units D and E from 9m to 9.36m. |

## **BACKGROUND**

The applicant, 1089305 BC Ltd. (Earle Cherneski), has submitted a concurrent subdivision application (SUB01287) for the development of ten row house units on fee-simple lots.

Council approved rezoning (RA373) on 2017-OCT-02 in order to rezone the subject property from Single Dwelling Residential (R1) to Row House Residential (R7) to facilitate the proposed development.

### **Subject Property**

<i>Zoning</i>	R7 - Row House
<i>Location</i>	The subject property is located at the corner of Norwell Drive and 107th Street.
<i>Total Area</i>	2,295.9m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 - Future Land Use Plans – Corridor Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

## **DISCUSSION**

### **Proposed Development**

The proposed development includes ten row house units on fee-simple lots with the units clustered in pairs. The units are sited to provide street presence on all adjacent roads, with site access via shared driveways off 107<sup>th</sup> Street.

#### *Site Context*

The subject property is currently vacant and is bordered by 107<sup>th</sup> Street to the west and Saxman Street to the north. The site is located within the Country Club mobility hub in the Nanaimo Transportation Master Plan and provides easy access to pedestrian, cycling and transit infrastructure, a secondary school, and significant commercial development.

#### *Site Design*

The proposed ground-oriented units are sited with front doors facing the streets to ensure a strong presence on all three frontages of the property. Individual driveways have been joined to maximize landscape areas, and outdoor space provides buffering to the neighbouring townhouse development to the east.

#### *Building Design*

The proposed development meets the intent of the General Development Permit Area Design Guidelines. The building form is a linear modern architectural design with mainly flat roofs. Units A, D, and E are two-storey units fronting Norwell Drive and 107<sup>th</sup> Street, and Units B and C are three-storey buildings fronting Saxman Road. Units D and E also have gable ends that add articulation to the roof line and building massing facing Norwell Drive.

The building materials are varied (Hardie panel or stucco, natural concrete, Hardie shingles, and metal roofs). The units are differentiated through a mosaic of colours that highlight architectural features such as balconies and unit entrances.

#### *Landscape Design*

The proposed landscape plan uses a native plant palette and multi-functional elements on the street frontage to create a sense of place and to address stormwater management on the site. Low 1.2m fences, pathways, and raingardens create the transition between public and private spaces in the front yards, and permeable pavers in the hardscaped areas provide additional infiltration opportunity. Outdoor amenity space consists of private decks and patios, and private rear yards for the middle units on Lots 3 to 8. An existing cedar hedge on the neighbouring property provides additional buffering between the developments.

The proposed development will also provide street trees to complete and enhance the boulevard along Norwell Drive.

See Attachments for more information.

## Design Advisory Panel Recommendations

At its meeting held 2017-DEC-14, the Design Advisory Panel accepted DP001075 as presented with support for the proposed minimum lot depth variances. Since that time, the applicant has confirmed that minor height variances are required to enhance the building designs and capture lake views.

### Proposed Variances

#### *Minimum Lot Depth*

The required minimum lot depth is 27m. Variances to the minimum required lot depth on Lots 1 through 10 are proposed as follows:

Lot	Proposed Lot Depth (m)	Proposed Variance (m)
1	19.46	7.54
2	19.46	7.54
3	23.68	3.32
4	23.73	3.27
5	23.79	3.21
6	23.84	3.16
7	23.90	3.10
8	23.95	3.05
9	19.61	7.39
10	20.39	6.61

The parent parcel is long and narrow. Road dedication is required at the time of subdivision, further decreasing the depth of the lot. The proposed variances will accommodate infill housing close to transit and to Country Club Mall. The lot depth variance will also enable the units to be oriented to face all street frontages to provide street presence. Despite the reduced lot depths, the lot frontages and lot areas exceed the minimum requirements, so the variances will not negatively impact the building envelopes for the intended residential use.

#### *Maximum Building Height*

The maximum building height is 9m. The proposed building height for Units B and C is 9.97m, a proposed variance of 0.97m. The proposed building height for Units D and E is 9.36m, a proposed variance of 0.36m.

The units on both ends of the site serve as focal points for the proposed development. The three-storey Units B and C relate to neighbouring two- and three-storey developments to the east and capture the lake views from the upper levels. The pitched gable roofs of the two-storey Units D and E create visual interest and street presence along Norwell Drive.

Staff support the proposed minimum lot depth variances and building height variances.

### **SUMMARY POINTS**

- Development Permit No. DP1075 is for a ten-unit, fee-simple row house development.
- The proposed development meets the intent of the General Development Permit Area Design Guidelines.
- Staff support the proposed minimum lot depth variances and building height variances.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Proposed Subdivision Plan  
ATTACHMENT D: Site Plan  
ATTACHMENT E: Building Elevations  
ATTACHMENT F: Landscape Plan and Details  
ATTACHMENT G: Aerial Photo

#### **Submitted by:**

L. Rowett  
Manager, Current Planning and Subdivision

#### **Concurrence by:**

D. Lindsay  
Director, Community Development