

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP1123 – 4979 WILLS ROAD

Applicant/Architect: FINLAYSON BONET ARCHITECTURE LTD. (Silvia Bonet)

Owner: 1001593 BC LTD. (NANAIMO RETIREMENT LIVING INC.)

Landscape Architect: 4 SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

Subject Property:

<i>Zoning</i>	R8 – Medium Density Residential W1 – Waterfront
<i>Location</i>	The subject property is located on the north west side of Long Lake, adjacent to Nanaimo Memory and Complex Care.
<i>Total Area</i>	3.7ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor; Map 3 – Development Permit Area No. 5 – Steep Slope Development; and, 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

PROPOSED DEVELOPMENT

The proposed development is a 7-storey, 160-unit development which includes the following:

- 5 storeys of residential units
 - 50 multi-family dwelling units (seniors-oriented living)
 - 110 personal care facility units
- 1 storey main floor amenities, administration and parking
- 1 storey underground parking and amenity space

The R8 zone allows a FAR of 1.25. The proposed FAR is 1.24. There is no development proposed for the W1 portion of the site.

There is a covenant on title (EL128262) which limits the maximum lot coverage to 27% and the total number of dwelling units to 99 units. The proposed lot coverage is 26.4%.

Site Context

The vacant subject property is located on the northwest side of Long Lake and is in close proximity to the Nanaimo North Town Center. Nanaimo Memory and Complex Care is located adjacent to the north property line, the WorkSafe BC regional offices are located across Wills Road to the northwest, and two existing multi-family developments are located to the southwest. A park-zoned property is located along the southeast property line and the prominent Lakeview Road multi-purpose trail borders the northeast property line. Two large vacant properties are located to the north; one of which is 4800 Cedar Ridge Place (DP1114), which is for the development of 172 rental units in three buildings.

Site Design

The subject property is irregularly shaped and is designated steep slope with a varying topography, including large rock outcrops and elevation changes. The proposed site design concentrates the development in the center of the property in order to minimize site disturbance and preserve natural areas on the site. Due to the slope of the site, the building is 6 storeys facing Wills Road and 7 storeys along all the other elevations.

The subject property is accessed from an easement over 4989 Wills Road (Nanaimo Memory and Complex Care site). The majority of the parking is underground, with the access ramp located to the north-west of the building entrance. A drive-isle circle is located in front of the building, with visitor parking located to the south-west corner of the entrance. A public trail (statutory right-of-way) connection runs along the south edge of the property and leads to the adjacent parkland to the east.

Building Design

The proposed building is Y-shaped with long horizontal wall faces. The vertical building bays feature unit balconies with shed roof caps that articulate the building elevation vertically and punctuate the building parapet.

The main entrance of the building is highlighted with a one-storey frame feature at the ground level. The ground floors are defined by a rhythm of elongated windows with covered outdoor patio areas.

The material palette includes differing colour patterns of squares and long horizontal rectangles of board & batten vinyl siding, which help break up the mass of the building. Stone fascia frames the underground parking entrance and exposed wall face areas. Cedar shake siding accents are used to highlight architectural features such as building entrance areas and elongated windows.

Staff Comment:

- The main entrance feature is a one-storey element, which is overshadowed by a six-storey structural bay. Consider design solutions to strengthen the architectural expression of the main entrance area of the building.

Landscape Plan

The proposed landscape plan has both a residential and natural character that retains much of the urban forest and rock outcroppings along the perimeter of the property. Scale-appropriate trees, and low-growing shrubs and groundcovers are used to define parking, driving and amenity areas. A mixture of hard and soft landscaping features and amenity spaces are incorporated throughout the property, including:

- A permeable surface turning circle at the entrance with surrounding seating areas;
- Outdoor dining terraces on the north and east sides of the building;
- A large lawn social area to the rear of the building; and
- A public walking trail along the south perimeter of the lot with a feature pedestrian bridge leading to Lakeview Park.

A rain garden and dry stream runs along the perimeter of the north and south sides of the building and features a storm water waterfall adjacent to the large lawn social area.

PROPOSED VARIANCES

Required Front Yard Setback (Wills Road)

The required front yard setback is 6m. The proposed setback is 4.74m, a proposed variance of 1.26m.

Required Side Yard Setback (west property line)

The required side yard setback along the west property line is 3m. The proposed setback is 1.14m, a proposed variance of 1.86m.

Building Height

The maximum allowable building height is 14m. The proposed building height is 26.16m, a proposed variance of 12.16m.

Number of Loading Spaces

The proposed development requires 3 loading spaces. 1 loading space is proposed, a variance of 2 loading spaces.