

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001139 – 151 ROYAL PACIFIC WAY

Applicant / Owner: WINDLEY DEVELOPMENTS LTD.

Architect: DARYOUSH FIROUZLI ARCHITECTURE INC.

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is located at the western end of Royal Pacific Way.
<i>Total Area</i>	6,248m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development; Development Permit Area No. 5 – Steep Slope Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

Site Context

The subject property recently created lot in a subdivision in North Nanaimo, between Dewar Road and Norton Road. The property is steeply sloping downhill to the north. There is a shared access driveway running across the north of the property that serves 7 single residential dwelling lots to the north.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a 3-storey, 12-unit townhouse development in 3 building blocks with 4 units in each building. Due to the slope of the land, the rear elevation for all buildings will be 2 storeys.

The proposed building's gross floor area is 2,691m² and the floor area ratio (FAR) is equal to 0.43, within the maximum permitted FAR of 0.45. The R10 zone also limits the maximum number of dwelling units to 16 units per hectare, equal to 10 units on this site. There was, however, a previous density transfer Development Permit (DP1107) approved in 2018 that transferred 3 additional units from neighbouring 5351 Redmond Road to the subject property.

Site Design

The proposed development is sited in three building blocks, with front doors facing the shared access driveway to the north. The siting takes advantage of views to the ocean. The entrance to the shared access driveway is from the cul-de-sac at the end of Royal Pacific way. A sidewalk runs along the south side of the driveway and continues as a public walkway through the western part of the property and will eventually connect with a new park to the west. The western 2,156m²

of the property is a dedicated tree replanting area where no new development will take place except for the proposed public walkway.

Building Design:

The building design maintains a rhythm of alternating rooflines and alternating materials to provide visual interest along the shared access driveway. The materials rotate between different types of metal cladding, HardiePlank siding, and true grain Cedartone. Side elevations are generally blank with some windows and materials made up of HardiePlank siding and Hardie panels.

Each unit has its own driveway entry from the shared access driveway. Each unit includes a garage and rec room on the ground floor, living space on the second floor, and three bedrooms on the third floor. A private backyard patio is also provided on the second floor for each unit.

Staff comments:

- Consider greater articulation of the side elevations, especially the east elevation of the easternmost building that faces Royal Pacific Way.
- Look at stronger definitions for front entries of each unit. Consider features like arbour-covered walkways to the sidewalk or projecting rooflines above front doors.
- Consider design strategies to uniquely identify each building.

Landscape Design

Landscaping on the site is focused in clusters: at the entry from Royal Pacific Way, between buildings, to the rear of the buildings, and to the west of the westernmost building. Bioswales are present throughout the site, as well as a grassy amenity area between units 8 and 9. The rear of the subject property, to the south of the buildings, is landscaped with retaining walls and meadow grass to provide separation from adjacent properties. Smaller landscaped gardens are also provided at the entrance of each unit. The tree retention area in the west has an existing covenant dictating how trees must be planted.

PROPOSED VARIANCES

Rear Yard Setback

A variance is requested to reduce the rear yard setback from 7.5m to 5.6m, a proposed variance of 1.9m.

Height of Buildings

A variance is requested to increase the allowable height of a building from 9m to 9.54m, a proposed variance of 0.54m.

Due to the slope of the area the neighbouring residential dwellings to the south side of the property are at least 6m above the subject property and as such will not be impacted by the proposed height and setback variances.