

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001161 - 4157 VERTE PLACE

Applicant / Owner: DGC HOLDINGS CORP.

Architect: ATA ARCHITECTURAL DESIGN LTD.

Landscape Architect: M2 LANDSCAPE ARCHITECTURE

Subject Property and Site Context

Zoning	R6 Townhouse Residential
Location	The subject property is located in the Diver Lake Neighbourhood, between the Island Hwy and Nanaimo Parkway near the Mostar Road intersection.
Total Area	7,359m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 4 Nanaimo Parkway Design and Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
Relevant Design Guidelines	General Development Permit Area Design Guidelines Nanaimo Parkway Design Guidelines

The subject property is located in the Diver Lake neighbourhood and has frontage on both Jingle Pot Road and Verte Place. Jingle Pot Road is classified as an Urban Arterial Road and Verte Place is a local road. A single family neighbourhood is located on Verte Place. The vacant property to the north, 4110 Jingle Pot Road, is zoned R1 'Single Dwelling Residential'. A recently constructed multi-family residential townhouse development (Emerald Woods Place) is located to the south at 4066 Old Slope Road. A watercourse and wetland area flows through the southern portion of the property.

PROPOSED DEVELOPMENT

Site Design

The proposed development includes two buildings with a total of 27 dwelling units. The proposed Floor Area Ratio (FAR) is 0.37, which is less than the permitted FAR of 0.45. There is a covenant on title that restricts the FAR to 0.31 when averaged over the subject property and adjacent property at 4066 Old Slope Road, and the proposed development complies with covenant EG140519.

The driveway access to the property is from Verte Place and the buildings are proposed to be located approximately in the centre of the property with some surface parking and under-the-building parking.

The property contains a watercourse and wetland area along the southern portion of the property that is protected by a covenant registered on title. The covenant protects 0.36ha of the site and the proposed development is located on the remaining 0.38ha on the northern half of the property.

Staff Comments:

- To facilitate the proposed parking area on the northern side of the property, a 2.3m high retaining wall with a 1m high guardrail would be required along the north property line adjacent to and below Jingle Pot Road. Provide a cross section, details and material information for the proposed retaining wall and guard rail.

Building Design

The two buildings are proposed to be three storeys, 10.4m in height with a traditional pitched roofline. The buildings are proposed to be built into the slope of the land such that two storeys are visible from the north side of the property (Jingle Pot Road) and three storeys are visible from the south side of the property (wetland/creek area). Building articulation is achieved with covered balcony features and covered external stair features. The façade materials are proposed to be vinyl siding and shingles, cedar trim, vinyl windows and stone accents.

Building 1 is proposed to contain under-the-building parking, with six residential units on the first storey and six residential units on the second storey. Building 2 is proposed to contain three units on the basement level, six units on the first storey and six units on the second storey. Eighteen 1-bedroom units and nine 2-bedroom units are proposed. The dwelling units would each be approximately 84m² in size. The primary entrance to each building is located on the ends of each building, and the second and third storeys would be accessed via external staircases on the ends of each building. The front door for each dwelling unit is accessed from an internal hallway on each floor. Each unit would have a covered balcony, end units have a private balcony, and interior units have a shared balcony with a privacy screen.

Staff Comments:

- The Development Permit Area Design Guidelines encourage buildings to be integrated into the context of the streetscape with entrances fronting onto main streets. Consider revising the development to create more of a streetscape presence on Jingle Pot Road.
- Explore ways to step the building mass down to create a stronger connection to the street at the Verte Place entrance.
- Better differentiate the two buildings for interest and wayfinding.
- The stone base accents are not in scale with the building mass. Consider expanding the use of stone material to add visual interest and texture to the building facades.
- Consider including an internal staircase and an elevator to improve the resident experience, and to allow all of the dwelling units to be accessible to people with a wider range of mobility needs.

Landscape Design

The primary vehicle entrance to the property is from Verte Place thus an enhanced landscape treatment is proposed for this area with pedestrian paths, bike rack, and a variety of shrubs and trees. A bioswale with plants is proposed along the rear (south side) of Building 2. Trees and shrubs are proposed within the parking area to provide shade and interest in the paved areas. An enhanced landscape area and pedestrian path is located along the north side of Building 1. The garbage/recycle enclosure is proposed to be on the south side of Building 1. A public pedestrian path is proposed to connect Jingle Pot Road to Verte Place, and continues over a bridge (over the wetland) through to Emerald Woods Place and Old Slope Place.

Please Note: *The site plan in the DAP package is improved such that six parking spaces are no longer located adjacent to the wetland covenant area. The landscape plan, as shown in the DAP package, needs to be updated to reflect this revision by removing the parking spaces adjacent to the wetland covenant area.*

Staff Comments:

- The Zoning Bylaw requires a minimum landscape width of 1.8m along the property line adjacent to 4110 Jingle Pot Road, adjacent to 4163 Jingle Pot Road and adjacent to Jingle Pot Road. The landscape plan should be revised to include the required minimum landscape buffers.
- To provide privacy for the residents of 4163 Jingle Pot Road, place the landscape buffer along the property line and have the pedestrian path on the inside of the landscape buffer.
- The Development Permit Area Design Guidelines require a common outdoor area for residents. Revise the landscape plan to include a common outdoor amenity space for resident recreation.
- Provide additional details regarding exterior lighting, irrigation, retaining wall cross sections/materials, and pedestrian paths.

PROPOSED VARIANCES

Building Height

The maximum permitted building height in the R6 zone is 9m. The proposed building height for Building 1 and Building 2 is 10.4m, a proposed height variance of 1.4m is requested for each building.

Parking Bylaw

Section 4.4 of the Parking Bylaw requires that off-street parking shall only be located on that part of the lot lying to the rear of the front line of the building. Jingle Pot Road is the front lot line in this development and parking spaces are proposed between the buildings and Jingle Pot Road. Thus a variance to Section 4.4 of the Parking Bylaw is requested to allow a portion of the required parking to the front of the building.

Retaining Wall Height

The permitted height of a retaining wall with fence along the front property line is 1.2m. The proposed height of the retaining wall along the Jingle Pot Road property line is 2.3m with a 1m guardrail, totalling 3.3m in height, a proposed variance of 2.1m.