

STAFF DESIGN COMMENT

(Revised Submission)

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

<i>Zoning</i>	R6 - Low Density Residential
<i>Location</i>	The subject property is located in the Diver Lake Neighbourhood, between the Island Hwy and Nanaimo Parkway near the Mostar Road intersection.
<i>Total Area</i>	7,359m ²
<i>Official Community Plan (OCP)</i>	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
<i>Relevant Design Guidelines</i>	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.

BACKGROUND

This application was previously presented to the Design Advisory Panel (DAP) on November 28, 2019. DAP accepted the application as presented with support for the proposed building height and parking variances and requested that the applicant return to a future DAP meeting with a revised landscape plan to include retaining wall details. The applicant was also asked to give consideration to the following DAP recommendations:

- Find ways to mitigate CPTED issues within the open-air corridors and underground parking areas. Consider enclosing the corridors and providing security (gates) for both parkades.
- Consider ways to improve the scale and character of the Verte Place façade and entrance area.
- Consider strengthening the stone columns on the north elevation by carrying the stone work further up the columns.
- Consider changing the lower unit entrances on the north elevation from interior to exterior accesses to individual units to break the wall massing.

- Look at ways to reduce wall and roof massing on the north elevation.
- Look at ways to improve the development's streetscape along Jingle Pot Road.
- Consider siting the buildings closer to Jingle Pot Road.
- Look at ways to better integrate the landscaping with the retaining walls and existing conditions along Verte Place and Jingle Pot Road.
- Improve the pedestrian entrance to the site from Jingle Pot Road.
- Consider the addition of outdoor amenity space(s).
- The landscape plan and site plan are to be refined to address Staff comments and wayfinding.

The applicant has submitted revised plans for the Panel's consideration. The proposed location and height of the concrete retaining walls can be seen on the Preliminary Site Servicing and Grading Plan (Newcastle Engineering Ltd.) and is described in the 'Site Design' section of this report. The primary design revisions are listed below, and are circled in red on the revised plans:

- The corridors have been enclosed and the two buildings are now connected with an enclosed stairwell.
- The underground parking has also been enclosed with cedar vertical fence.
- The new plans show a revised east elevation facing Verte Place.
- An extension of the stonework further up the columns on the north elevation.
- Revised façade materials distinguish each building with predominantly vinyl shake and horizontal vinyl siding. Also, articulation has been added to the roofline and bellybands have been added to the buildings.
- A cedar fence with arbours is proposed to be located along the Jingle Pot Road property line, at the street level.
- A site cross section is provided (A3 – Sections), which shows the general grading for the proposed development. Additional retaining wall information is provided on the 'Preliminary Site Servicing and Grading Plan'.
- An arbour is proposed to be placed above the entrance for the public pedestrian path from Jingle Pot Road to Verte Place.
- An outdoor amenity area with picnic tables has been added in the southern portion of the property adjacent to the wetland.
- There are no proposed changes to the building siting, and no changes to the north elevation entrances.

PROPOSED DEVELOPMENT

Summary (from November 2019 Staff Design Comment)

The proposed development includes two connected buildings with a total of 27 dwelling units, with a Floor Area Ratio (FAR) of 0.37. 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.

Thirteen 1-bedroom units and fourteen 2-bedroom units are proposed. 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. The dwelling units would each be approximately 84m² in size.

The two connected buildings are proposed to be three storeys, 10.28m 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, and vinyl windows with timber post/beam and stone accents.

The primary entrance to each building is located on the ends of each building, and the second and third storeys would be accessed via 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.

Site Design (highlights revisions since November 2019 DAP)

Refinements to the proposed grading plan have altered the retaining wall heights. A set of two concrete retaining walls is proposed along the northern property line, with a combined height of 3.5m. The set of two retaining walls would be separated by a 1.8m wide landscaped area. A cedar fence 1.2m in height would be located on the top of the retaining wall at street level. A public pedestrian path is proposed from Jingle Pot Road to Verte Place, and a retaining wall and stairs would be required for this path. A wood fence is proposed to separate the pedestrian path from the residential property at 4163 Verte Place. Trees and shrubs are proposed within the parking area to provide shade and interest in the paved areas.

The property contains a watercourse and wetland area along the southern portion of the property that is protected by a covenant registered on title. A pedestrian path would be provided from Verte Place to the bridge in the wetland area to connect to the adjacent townhouse development on Emerald Woods Place. A concrete retaining wall ranging from 1.0-2.0m in height, with a cedar fence 1m in height, is located on the south side of Building 1 (adjacent to the wetland) to create a level area for an amenity space, 4 parking stalls and the garbage/recycle enclosure. A bioswale with plants is proposed along the south side of Building 2.

Staff Comments:

- The Development Permit Area Design Guidelines state that the design of the project should enhance and preserve the adjacent wetland area. The bioswale offers an appropriate buffer between the wetland and Building 2, and the pedestrian path to the bridge can also be an attractive feature that emphasizes the wetland area. Consider ways to soften the impact of the proposed retaining wall in the southern portion of the property to respect the wetland.
- Include a location for a mailbox structure for tenants of the building.

Building Design (highlights revisions since November 2019 DAP)

The primary building design changes are that the two buildings are now connected with an enclosed stairwell, and the front elevation facing Verte Place has been modified.

Staff Comments:

- The General Development Permit Area Design Guidelines emphasize that building entrances should front onto the street and be emphasized by building design. Consider further design revisions to strengthen the east elevation building design and entry connection to Verte Place.

Landscape Design (highlights revisions since November 2019 DAP)

Seven trellis features are proposed with the cedar fence, at street level, along Jingle Pot Road. Laurel, Boxwood, Honeysuckle shrub with Sweetgum trees and Pine trees are proposed in the buffer area (between the two retaining walls) along the north property line. The proposed boxwood hedge adjacent to the sidewalk (in the road right-of-way) will be reviewed by Engineering. Rose shrubs and Maple trees are proposed within the parking area.

Broom finish concrete is proposed for the pedestrian paths. The landscaped areas adjacent to the buildings are proposed to contain Hydrangea, Honeysuckle shrub, Wintercreeper, Viburnum, Windflower, Sweetgm trees, Pine trees and Maple trees with boulder features.

The landscaped areas adjacent to the wetland are proposed to contain Laurel, Rudbeckia, Honeysuckle and Dogwood shrub, along with various grasses in the bioswale. The amenity area is proposed to contain two picnic tables, and would be finished with crush rock and wood edging. The garbage enclosure is proposed to be a fully enclosed building with pitched roof.

Staff Comments:

- Staff recommend considering a more effective alternative to provide visual interest along Jingle Pot Road and wayfinding to the public path, for example to create one robust trellis feature to highlight the entrance to the public pedestrian path at Jingle Pot Road utilizing similar timber features as proposed for the timber accents on the buildings.
- Wayfinding signs will be required for the public pedestrian paths on the property.
- Seven maple trees are proposed in the front yard area. Consider less trees in the front yard area such that the architecture of the building entrance and connection to the street is the focus.
- The Zoning Bylaw requires a minimum landscape width of 1.8m along the property line adjacent adjacent to 4110 Jingle Pot Road, thus the landscape plan will need to be amended to include this buffer.

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 10.28m, a proposed height variance of 1.28m 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 set of two retaining walls along the Jingle Pot Road property line is 3.5m with a 1.2m cedar fence, totalling 4.7m in height, a proposed variance of 3.5m.

The permitted height of a retaining wall with fence in the rear yard is 2.4m. The proposed height of the retaining wall along the wetland ranges from 1-2m in height. With the addition of a 1.0m high cedar fence, the total height will be 3m in the section near the 4 parking spaces, a proposed variance of 0.6m.

Landscaping

The Zoning Bylaw requires a minimum landscape width of 1.8m along the property line adjacent to 4163 Verte Place. A variance to the required landscape buffer adjacent to 4163 Verte Place is proposed, from 1.8m to 0m, to allow for the public pedestrian path. A wood fence, 1.5m in height, would be provided along the 4163 Verte Place property line.