

DATE OF MEETING April 6, 2020

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**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1155 –  
6117 UPLANDS DRIVE**

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a proposed multi-family development at 6117 Uplands Drive.

### **Recommendation**

That Council issue Development Permit No. DP1155 for the property at 6117 Uplands Drive with a variance to increase the building height from 14m to 15.85m.

## **BACKGROUND**

A development permit application, DP1155, was received from David Fawley, Denciti Development Corporation, to permit a multi-family rental development at 6117 Uplands Drive.

### **Subject Property and Site Context**

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located in North Nanaimo at 6117 Uplands Drive with access from McRobb Avenue via Sentinal Drive (strata road).
<i>Lot Area</i>	7780m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.

The subject property is in North Nanaimo and is one of two undeveloped lots within the high-density mixed-use block, which is defined by Applecross Road to the west, Uplands Drive to the east, McRobb Avenue to the north, and Hammond Bay Road to the south. The multi-family developments to the north (Texada) and south (Senior's Village) are both four storeys in height. A six-storey multi-family building is proposed to the west (DP1130). McGirr Sports Complex is within a 5-minute walk of the property via a pedestrian path from Uplands Drive. The property is also within walking distance of schools, transit service, and commercial services at Woodgrove Shopping Centre.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing a five-storey multi-family building with 108 residential units (51 one-bedroom units and 57 two-bedroom units). A Floor Area Ratio (FAR) of 1.13 is proposed, with a gross floor area of 8,854m<sup>2</sup>, which complies with the base density, FAR 1.25, permitted in the R8 zone.

#### *Site Design*

The building faces Uplands Drive and is located in the northeast corner of the site with surface parking located on the south and west sides of the property. The property would be accessed from Sentinal Drive and from a (right-in/out-only) access from Uplands Drive. The Uplands Drive access would be within a shared driveway with the adjacent property at 6089 Uplands Drive (Senior's Village), in accordance with an existing private easement agreement (Easement EP103040). The development includes the required vehicle and bicycle parking with space for loading/unloading, and a drop-off area at a south building entrance. Garbage facilities will be provided on the west side of the building with access from Sentinal Drive. The required electric vehicle charging facilities will be provided, and a detached accessory building (85m<sup>2</sup>) for secure bicycle parking is provided.

#### *Building Design*

The primary building entrance is located on Uplands Drive and is emphasized with a wood-toned column feature. The first-storey units and building entrances are also proposed to be accented with wood-toned siding. Building articulation is achieved with prominent deck columns on three sides of the building. The prominent deck columns end at the fourth storey, which gives the appearance that the fifth storey and roofline are recessed. The primary exterior façade material is proposed to be fibre cement board siding. The 51 one-bedroom units are proposed to be approximately 55m<sup>2</sup> in floor area. The 57 two-bedroom units are proposed to range in floor area from 73m<sup>2</sup> to 84m<sup>2</sup>. Each unit contains in-suite laundry and a private balcony. A common amenity room is also proposed on the first floor, and will have a common outdoor patio area near the southeast building entrance.

#### *Landscape Design*

Ground-level patios with landscaping along Uplands Drive will provide an attractive street presence. The landscape plan shows trees, shrubs, and perennials around the perimeter of the property, around the base of the building, and within the parking area. A paved public pedestrian path, 1.5m in width, will be provided along the north property line from Uplands Drive to Sentinal Drive. A wood fence, 1.8m in height, will be provided along the south property line to screen surface parking from the adjacent Senior's Village. A pet wash and bike wash station is provided at the rear of the building. A children's play area with a bench is located along the public pedestrian path. A vegetated bio-swale will collect on-site water. Lighting will be provided at building entrances, in the parking areas, and along the pedestrian path.

## Design Advisory Panel

The Design Advisory Panel (DAP) at its meeting on 2019-OCT-24, accepted DP1155 as presented, with support for the proposed building height variance, and provided the following recommendations:

- Enhance the street presence along Uplands Drive;
- Screen the rooftop equipment;
- Add more greenspace in parking areas, add more trees along the side property lines, and incorporate evergreen trees;
- Enhance the primary building entrances;
- Add a children's play space and establish a public pathway; and
- Consider the form and character of the bike storage building.

The applicant revised the development plans to address the DAP recommendations, including revising the front façade materials to enhance the street presence, adding landscape details to align with the ground floor units, screening rooftop equipment, adding more trees as requested, improving building entrances, adding a children's play space and public pedestrian path, and revising the bike storage building design.

## Proposed Variance

The maximum building height in the R8 zone is 14m. The proposed building height is 15.85m, thus a height variance of 1.85m is requested.

The building massing and scale complies with all other requirements of the R8 zone, and is comparable to the multi-family buildings on the adjacent properties. Due to the slope of the land, the building at 6117 Uplands Drive would appear similar in height to the four-storey strata development to the north (Texada). Also, the north side setback from the property line to the building is greater than the minimum requirement, which allows for building separation and light penetration within the public pedestrian corridor and between the proposed building and adjacent Texada building. The proposed building design complies with the Development Permit guidelines and 'Corridor' policies in the Official Community Plan (OCP).

Staff support the proposed height variance.

## **SUMMARY POINTS**

- Development Permit Application No. DP1155 is for a five-storey multi-family development with 108 residential units, and a FAR of 1.13.
- A variance is requested to increase the building height from 14m to 15.85m.
- The applicant is proposing to construct a public pedestrian path along the north property line from Uplands Drive to Sentinel Drive.
- The proposed development complies with the Development Permit guidelines and the Corridor policies in the OCP.

## **ATTACHMENTS**

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

### **Submitted by:**

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### **Concurrence by:**

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