

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001183 – 2124 NORTHFIELD ROAD

Applicant / Architect: BJK ARCHITECTURE INC.

Owner: HAZELWOOD FINANCE CORP.

Landscape Architect: 4-SITE LANDSCAPE ARCHITECTURE

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Mixed Use Corridor (COR2)
<i>Location</i>	The subject property is located on the north side of Northfield Road, 100m east from the Bowen Road and Northfield Road intersection.
<i>Total Area</i>	6,086m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Corridor Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development Hospital Area Plan – Map 1 – Multi-Family High Density
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Mainstreet Design Guidelines

The subject property is a level site that fronts onto Northfield Road, and backs onto Beban Park at the rear. Commercial uses are located to the east and west sides, with single family residential use on the south side of Northfield Road. The property currently contains an industrial use which would be removed for the proposed development.

PROPOSED DEVELOPMENT

The proposed development consists of two commercial buildings and one multi-family residential building. Surface parking is provided, and parking is located under one commercial building and under the residential building. The permitted base Floor Area Ratio (FAR) in the COR2 Zone is 1.25 and an FAR of 0.94 is proposed. The proposed building composition is as follows:

- Building 1 - three-storey commercial building with a floor area of 921m²;
- Building 2 - three-storey commercial building with a floor area of 1048m²; and
- Building 3 - five-storey residential building with 32 units (8 one bedroom units and 24 two bedroom units).

Site Design

The two commercial buildings are located closer to Northfield Road, and the residential building is located at the rear of the property adjacent to Beban Park. A public pedestrian path is proposed along the east property line, creating a pedestrian connection from Northfield Road to Beban Park. A pedestrian path is also provided within the site connecting Northfield Road to Beban Park. Commercial Building 1 fronts onto Northfield Road and is sited closer to the west property line. Commercial Building 2 is located on the east side of the property. Pedestrian

connections are provided throughout the site, connecting the building entrances and providing safe pedestrian crossings through the parking areas. The parking spaces are located under Buildings 1 and 3, in the centre of the property, and are tucked into corners around the site.

Staff Comments:

- Consider creating a safe pedestrian connection to the garbage enclosure.
- Provide clarification regarding the garbage service onsite, and confirm if the commercial tenants and residents will use the same garbage enclosure.
- Consider a more convenient location for the loading parking space.
- Consider additional small car parking spaces such that a parking variance of three spaces is not required.

Building Design

The three buildings are designed to compliment each other in terms of massing, character and building finishes. The exterior materials on the commercial buildings include a mix of acrylic stucco, stone, wood siding, and timber details. The exterior material on the residential building is primarily fiber cement board siding.

Commercial Building 1 is 12.7m in height and contains under-the-building parking on the first storey, with commercial units on the second and third storeys. Three sides of the building contain generous columns of windows with stone and wood accents. The commercial units on the second and third storeys are accessed by front doors facing Northfield Road, as well as a lobby with elevator and stairwell at the rear of the building. Under-the-building parking is accessed at the rear of the building. A canopy is provided for the building's front entrance, and for the rear lobby and parking garage entrance. Due to the building's proximity to the west property line, no building openings are proposed for this side.

Commercial Building 2 is 13.4m in height, with three-storeys of commercial units, which are accessed by the main front doors and lobby on the west side of the building. Four sides of the building contain generous columns of windows with stone and wood accents. A canopy is provided for the front entries on the west side and for the service doors at the rear of the building.

Residential Building 3 is 17.68m in height, with the lobby, amenity room, bike storage room and parking on the first storey; and residential units on the upper four stories. The massing is broken up by articulated vertical columns along the building face. The building's front entry faces south and the under-the-building parking area is accessed on the east side of the building. The under-the-building parking is open and visible on a portion of the west side and at the rear. The varied roofline allows for larger windows and elevated ceilings for the fifth storey residential units. The residential units range in size from 71m² to 98m², and each unit has a private covered outdoor balcony.

Staff Comments:

- Consider more detail for the west elevation of Building 1 to add interest.
- Consider a more prominent feature, such as a canopy, to highlight the front door of residential Building 3.
- Provide details regarding how rooftop equipment will be screened on all three buildings.
- Strengthen and improve the façade and columns around the parkade on the first level of Building 3.
- Consider ways to mitigate offsite illumination from the parkade under Building 3.

Landscape Design

The landscape plan proposes groups of plantings around the three buildings, with a network of paved pedestrian paths and plaza areas near building entrances. The frontage contains a welcoming plaza connection to the Northfield Road sidewalk, which is accented by four deciduous shade trees. The east side property line contains a planted swale raingarden, and a paved public pedestrian path with black chainlink fence. The rear property line contains a planted raingarden, trees, and a timber and mesh fence. The south end of the west side property line is screened with a wood fence and cedar hedge. A City of Nanaimo right-of-way for storm and sewer services is located along the north portion of the west side lot line (adjacent to residential Building 3), thus this area contains parking spaces and landscaping to respect the right-of-way.

Staff Comments:

- To create a welcoming street presence, consider lower trees and shrubs to frame the front entrance area of Building 1 (at Northfield Road).
- Provide a detail showing the garbage enclosure with a solid door or gate. Note that landscaping is required on three sides of the garbage enclosure.
- Provide a detail of the proposed site lighting.
- Show the surface material of all pedestrian paths on the landscape plan.
- Consider an arbour or landscape feature to highlight the internal pedestrian connection to the park.

PROPOSED VARIANCES

Building Setbacks

The required rear yard setback in the COR2 Zone is 7.5m. Residential Building 3 meets the minimum required setback with the exception of two small portions of the building which are setback 6m from the rear property line, thus a variance of 1.35m is proposed for two portions of the building.

Parking Bylaw

The Parking Bylaw requires that 96 parking spaces be provided. A total of 93 parking spaces are provided, thus a variance of three parking spaces is proposed.

The Parking Bylaw requires that two loading spaces be provided. The applicant has provided one loading space, a proposed variance of one loading space.