

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001192 – 4851 CEDAR RIDGE PLACE

Applicant / Architect: RAYMOND DE BEELD ARCHITECT INC.

Owners: CEDAR RIDGE HOLDINGS LTD.

Landscape Architect: VICTORIA DRAKEFORD

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	Mixed Use Corridor (COR2)
<i>Location</i>	The subject property is located on the corner of Rutherford Road and Cedar Ridge Place.
<i>Total Area</i>	0.7ha
<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; and Development Permit Area No. 5 – Steep Slope Development (DPA5)
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Steep Slope Development Permit Area Guidelines

The subject property is a sloping site that is currently vacant, and is bound by Rutherford Road, Cedar Ridge Place and a public pedestrian path to Long Lake. The surrounding neighbourhood includes North Nanaimo Town Centre to the west, the Grand Hotel to the north, Nanaimo Memory & Complex Care to the southwest, and an unconstructed multi-family development (approved in 2019) to the east at 4800 Cedar Ridge Place. Long Lake is within 60m of the subject property.

PROPOSED DEVELOPMENT

The applicant is proposing a building with 97 rental units, with four storeys of residential use and two levels of under-the-building parking built into the slope of the land. Also, a two-storey commercial building, with a gross floor area of 367m², is proposed to be located at the corner of Rutherford Road and Cedar Ridge Place. The subject property is zoned COR2 which permits a base FAR of 1.25 and a FAR of 1.13 is proposed.

<i>Unit Type</i>	<i>Number of Units</i>	<i>Units Sizes</i>
Studio	2	53m ²
One bedroom units	47	51m ² – 58m ²
Two bedroom units	48	84m ²
<i>Total</i>	97 units	

Site Design

The commercial building is sited to front onto Rutherford Road to create an active street frontage with an outdoor plaza area and pedestrian connections to the public sidewalk. The residential building is sited on the southwest side of the property, and is built into the slope of the land, with tiered retaining walls along the southwest property line. Surface parking is

provided on a level area adjacent to Cedar Ridge Place on the northeast side of the property, and the property is accessed by two driveways from Cedar Ridge Place. The property will be graded such that the two levels of the under-the-building parking have a separate vehicle entrance on opposite ends of the building. A pedestrian path is located on the southeast side of the property which provides access to the public path leading to Lakeview Park (adjacent to Long Lake).

Staff Comments:

- The site has been strategically designed to create an active street frontage for Rutherford Road, to maximize the use of the level area adjacent to Cedar Ridge Place, and to integrate the buildings into the steep slope of the land.

Building Design

The residential building is a contemporary design, and the length of building is separated by a recessed column in the centre for the elevator and common lobby areas. The upper level corner units, at the ends of the building, are recessed to further reduce the building mass, and to allow for expansive outdoor corner patios for these units. Building articulation is achieved with columns of decks set back from the building face which allows for covered, private outdoor space for the residential units. The exterior façade materials are proposed to be fiber cement panels and concrete, with cedar wood accents. A common amenity room with a generous outdoor patio is proposed in the corner unit on the fourth floor. Indoor bike and kayak storage is provided in the parking garage.

The commercial building has a shed style roof, and is also built into the slope of the land with two storeys facing Rutherford Road and one storey visible from the parking area. Access to the building is provided at both the front and rear elevation of the building. The exterior façade materials are proposed to be fiber cement panel with cedar accents.

Staff Comments:

- Consider architectural features and material treatments to improve the view of the two levels of exterior parkade walls from Rutherford Road and the public multi-use trail (Lakeview Trail), including screening to mitigate offsite illumination through the parkade openings.
- Consider utilizing the colours from the rock outcrop in the northwest corner of the property to blend the parkade walls with the natural environment.
- Consider the materials and screening of all the exposed foundation walls in the development.

Landscape Design

The existing large rock outcrop in the northwest corner of the property will be retained as a landscape feature. At the corner of Rutherford Road and Cedar Ridge Place, the landscape plan proposes groupings of deciduous trees, grass, and large boulders as sculptural elements. Coniferous and deciduous trees provide a buffer along Cedar Ridge Place. Along the front elevation of the residential building is a pedestrian path, benches, a bioswale, indigenous plants as well as coniferous, evergreen and deciduous plants. Tree retention and the planting of indigenous trees is proposed along the southeast property line to maintain a forested pedestrian path (private) connection to Lakeview Trail (public) and nearby Lakeview Park on Long Lake.

Staff Comments:

- Confirm the areas of tree retention along the southeast property line, around the private pedestrian path; and along the southwest property line along Lakeview Trail.
- Provide height and material information for all proposed retaining walls. Consider natural variations in the retaining walls, to create a more natural forested slope environment between the public trail and the parking parkade wall(s).
- Provide a design for the garbage and recycling structure.
- Consider moving the outdoor bike rack to the side of the commercial building.
- Provide a site lighting plan for the development.

PROPOSED VARIANCES

Building Height

The maximum allowable building height is 18m, the proposed building height of the residential building is 20.5m, a proposed variance of 2.5m.

Rear Yard Setback

The minimum rear yard setback is 7.5m, the proposed rear yard setback for the residential building is 5.66m, a proposed variance of 1.84m.

Front Yard Setback

The minimum front yard setback is 3m, the proposed front yard setback for the commercial building is 1.5m, a proposed variance of 1.5m.