

DATE OF MEETING | December 21, 2020 |

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**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1192 –
4851 CEDAR RIDGE PLACE |**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a mixed-use development with 98 multi-family residential units and commercial space at 4851 Cedar Ridge Place.

Recommendation

That Council issue Development Permit No. DP1192 at 4851 Cedar Ridge Place with the following variances:

- reduce the minimum required rear yard setback from 7.5m to 5.66m;
- reduce the minimum required building front face in the front yard setback from 50% to 32% of the property frontage;
- increase the maximum permitted building height from 18m to 20.65m; and
- reduce the minimum required setback for the refuse enclosure from 3m to 0.3m.

BACKGROUND

A development permit application, DP1192, was received from Raymond deBeeld Architect Inc., on behalf of Cedar Ridge Holdings Ltd., for a mixed-use development consisting of a residential building with 98 rental units and a commercial building, to be located at 4851 Cedar Ridge Place.

Subject Property And Site Context:

<i>Zoning</i>	Mixed Use Corridor (COR2)
<i>Location</i>	The subject property is located on the southeast 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 – Urban 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 Lakeview Road (a multi-use corridor along 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 by Council in 2019) to the east at 4800 Cedar Ridge Place. The subject property is within 60m of Long Lake and is within walking distance of a number of public amenities, commercial services, and transit service.]

DISCUSSION

Proposed Development

The applicant is proposing a building with 98 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 designated Urban Corridor in the Official Community Plan, which supports a mix of uses and a density of 50-150 units per hectare; this development proposes a density of 132 units per hectare. The subject property is zoned COR2, which permits a base FAR of 1.25 and a FAR of 1.13 is proposed.

Units of the following type and size are proposed:

<i>Unit Type</i>	<i>Number of Units</i>	<i>Unit Sizes</i>
One bedroom	50	51m ² – 58m ²
Two bedroom	48	84m ² - 99m ²
<i>Total</i>	98 units	

Site Design

The commercial building is sited to front onto Rutherford Road to create an active street frontage, with pedestrian connections to the public sidewalk. The residential building is sited on the southwest side of the property, with two levels of under-the-building parking built into the slope of the land. The property is accessed by two driveways from Cedar Ridge Place, and surface parking is provided on a level area adjacent to the residential building. The property will be graded such that the two levels of the under-the-building parking will each have a separate vehicle entrance on opposite ends of the building.

The development complies with the Steep Slope Guidelines by:

- retaining a significant rock feature in the northwestern corner of the property;
- incorporating stepped retaining walls that will be landscaped within the terraces;
- replacing trees in a manner to restore the natural forested character of the property; and
- creating a private pedestrian path along the southeastern property line to connect Cedar Ridge Place to the Lakeview public multi-use path.

Building Design

The residential building is contemporary in design and is well articulated. The length of building is separated into two sections by a recessed column 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 outdoor corner patios. Building articulation is also achieved with vertical columns of decks set back from the building face that allows for covered, private outdoor space for the residential units. A common amenity room with a generous outdoor patio is proposed in the corner unit on the fourth floor. The development contains the required parking spaces. The under-building garage contains vehicle parking spaces, indoor storage for 50 bicycles, 16 electric vehicle charging spaces, 32 rough-in electric vehicle charging spaces, 6 scooter spaces, and space for kayak storage.

The commercial building is also built into the slope of the land with two storeys facing Rutherford Road and one storey visible from the onsite 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. Tenants have not yet been secured for the building, and the space can be adapted for future tenants.

Landscape Design

The existing large rock outcrop in the northwest corner of the property will be retained as a landscape feature, and dense groupings of conifer trees will be planted. Also, vines will be planted to create a green wall on the parkade wall facing Rutherford Road. The combination of these features will allow for an attractive Rutherford Road street frontage in the northwest corner.

At the corner of Rutherford Road and Cedar Ridge Place, the landscape plan proposes pedestrian connections to the public sidewalk, and deciduous trees and large boulders as seating and sculptural elements. Coniferous and deciduous trees will be planted along the north property line. A retaining wall will be located along a portion of Cedar Ridge Place to allow for onsite parallel parking spaces. Along the front of the residential building is a pedestrian path, benches, a bioswale, indigenous plants, as well as coniferous, evergreen, and deciduous plants. Lighting is provided at all building entrances, by the refuse enclosure, and at key locations along pedestrian routes.

Tree retention and the planting of indigenous trees is proposed along the southeast property line to maintain a private forested (north-south) pedestrian path connection to the Lakeview public multi-use corridor. Along the southwest property line, climbing and cascading plants will green the retaining walls, and a bioswale and plants will be installed within the terraced retaining wall areas. The refuse enclosure will be located in the eastern corner of the property and will be screened by landscaping and a large rock outcrop on the adjacent parcel.

The site, building, and landscape design complies with the General Development Permit Area Design Guidelines and the Steep Slope Development Permit Area Guidelines.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2020-JUL-09, accepted DP1192 as presented and provided the following recommendations:

- Consider ways to de-emphasize the centre section between the two buildings, to reduce overall massing and create the appearance of two buildings.
- Consider an improved CRU building design, such that it is either a contrasting design to the residential building, or that architectural cues are taken from the residential building.

- Consider enhancing the main entrance walkway design to improve the overall experience (i.e., paving, landscaping, and building entrance design).

The applicant responded to the DAP recommendations by:

- Setting back the centre section of the residential building and simplifying the windows in this section to break the length of the building such that it appears as two buildings.
- The main entrance of the residential building was enhanced with improved canopy design and materials, scored concrete, landscaping, and outdoor furniture.
- The commercial building design was revised to better match the design of the residential building.

Proposed Variances

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.

The residential building has been set back 7m from the Rutherford Road property line to allow for the retention of the rock outcrop and generous plantings to screen the parkade walls, and this results in the building being sited closer to the rear property line. No negative impact is anticipated because the building is well separated from the adjacent development (under construction) and will be screened with retained and planted trees in the rear yard setback area.

Building Front Face Requirement

When there is more than one principal building in the Corridor Zone, it is required that 50% of the property frontage include a building front face in the front yard setback area. The length of the commercial building facing Rutherford Road is 16.5m, thus is 32% of the property frontage; a proposed variance of 18%.

Due to the slope of the subject property, it is challenging to create an active street frontage along Rutherford Road. The commercial building in the northeast corner of the property provides generous glazing and storefront entrances facing Rutherford Road and includes a plaza area and two sets of wide steps to the Rutherford Road sidewalk to create an active street frontage on the northern portion of the property frontage.

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.

The subject property is designated as Urban Corridor in the Official Community Plan and this designation contains policy to support buildings with a height of two to six stories. The proposed residential building is six stories facing Rutherford Road and the Lakeview Public multi-use corridor, and four stories facing Cedar Ridge Place. The height variance is proposed to accommodate the steep slope of the site, and the slope of the ramps into the parkade have determined the finished grade for the property. Also, the proposed finished grade will minimize the need for rock blasting on the site. The height and massing of the residential building has

been softened by creating a vertical recessed area in the centre of the building, by setting back sections of the upper floor to allow for generous patios, and by creating recessed vertical columns for the decks for each unit.

Refuse Enclosure Setback

The minimum setback for the refuse enclosure is 3m, the proposed setback is 0.3m; a proposed variance of 2.7m.

The refuse enclosure is proposed to be sited in the northeast corner of the property and will be screened on three sides with vegetation. Also, a large rocky outcrop is located beside the garbage enclosure on the adjacent property so it will not be visible from the adjacent property, thus no negative impact is anticipated.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1192 is for a mixed-use development with a 98-unit residential building and a commercial building.
- Variances are requested for the height and rear setback for the residential building, for the building front face requirement in the front yard area, and a setback variance is proposed for the refuse enclosure.
- The proposed development addresses the City's design guidelines and Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site and Parking Plans
ATTACHMENT E: Building Elevations and Details
ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Aerial Photo

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