

# STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001217 – 30 and 32 Lorne Place

***Applicant / Architect:*** SATGUR DEVELOPMENTS INC

***Designer:*** DELINEA DESIGN CONSULTANTS LTD

***Owners:*** AJIT MINHAS AND BALWINDER MINHAS

***Landscape Architect:*** VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

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## SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The subject property is located on the east side of Lorne Place, and is adjacent to Beaufort Park.
<i>Total Area</i>	1,350m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Neighbourhood 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>Neighbourhood Plan Land Use Designation</i>	Hospital Neighbourhood Plan – Multi-Family Low Density
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

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The subject property is a panhandle lot that currently contains an existing duplex with two side-by-side units addressed as 30 and 32 Lorne Place. Lorne Place is a dead-end road accessed from Beaufort Drive. Neighbouring properties on Lorne Place contain existing duplexes adjacent to Beaufort Park, and the site is within 700m of the Nanaimo Regional General Hospital.

## PROPOSED DEVELOPMENT

The applicant is proposing to retain the existing duplex and construct a new townhouse building with four units, resulting in a total of six residential units on the site. A total floor area ratio (FAR) of 0.44 is proposed, which is below the maximum permitted FAR of 0.45 in the R6 zone.

### Site Design

The four new residential units are proposed to be sited along the rear property line adjacent to Beaufort Park. A common courtyard is proposed in the front yard area of the new units. Each unit contains a patio facing Beaufort Park. The existing parking area will be improved, and new parking spaces will be added, and will include an outdoor electric vehicle (EV) charging station. The garden area associated with the existing duplex building will be retained.

### Staff Comments:

- Consider ways to improve the pedestrian connections onsite. Pedestrian paths should be provided around parking areas to allow separation between pedestrians and vehicles; and pedestrian access should be inviting and well marked.

### Building Design

A modest, contemporary building form is proposed, and the buildings are one and a half storeys in height with a low-slope shed roof. The units range in size from 80m<sup>2</sup>-101m<sup>2</sup>. There are three two bedroom units and one loft unit. The exterior finishes include horizontal vinyl siding, with wood-look siding accents. The façade of the existing duplex building on the property will also be improved to better blend with the new units. The front doors of each unit are highlighted through the use of colour (red), and canopies are provided for weather protection. Each unit will contain an indoor storage room for garbage and recycling containers and bike storage.

#### Staff Comments:

- The simple building form is respectful of the existing neighbourhood scale and character.
- Consider more glazing on the east elevation of Unit 3, to maximize the views towards Beaufort Park.

### Landscape Design

A 1.5m wide landscape buffer is provided along the east property line (along Beaufort Park), and a portion of the south property line, with the exception of a few encroaching patio areas. The interior courtyard area and adjacent four parking spaces are proposed to be surfaced with scored concrete. The courtyard will contain an entry pergola, three benches, bollard lighting, evergreen shrubs, and deciduous trees. A cedar split rail fence is proposed along the east property line adjacent to the park, and a board fence is proposed along the south property line adjacent to 1040/1044 Beaufort Drive.

#### Staff Comments:

- Extend the landscape buffer along the full length of the south property line adjacent to 1040/1044 Beaufort Drive.
- Consider another direct connection (i.e. gate feature) from the rear yard to the park.
- Consider less hardscaping and more vegetation in the courtyard area.

## **PROPOSED VARIANCES**

### *Maximum Building Height*

The maximum building height is 7m for a flat roof (< than 4:12 pitch), the proposed building height is 8.25m, a proposed variance of 1.25m to allow for the shed roofline.

### *Rear Yard Setback*

The minimum rear yard setback is 7.5m, the proposed rear yard setback is 2m (for Units 1, 2 and 3), a proposed variance of 5.5m.

### *Side Yard Setback*

The minimum side yard setback is 3m, the proposed side yard setback is 1.5m (for a portion of Unit 4), a proposed variance of 1.5m.