

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001230 – 5768 LINLEY VALLEY DRIVE

Applicant / Architect: **GIANT UNION DESIGN & PLANNING**

Owners: **JXLCO DEVELOPMENT CORPORATION LTD.**

Landscape Architect: **FRED BROOKS LANDSCAPE ARCHITECT**

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	Steep Slope Residential (R10)
<i>Location</i>	The subject property is located in north Nanaimo, and is on the north side of Linley Valley Drive.
<i>Total Area</i>	8,204.05 m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 5 – Steep Slope Development; and Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Steep Slope Development Permit Area Guidelines

The subject property is a vacant parcel that is separated by Garnet Place. The smaller west portion of the property has frontage on both Linley Valley Drive and Garnet Place. The larger east portion of the property is accessed by Garnet Place and a public lane. The property contains a steep rock bluff along the east side and northeastern lot line. The neighbourhood contains single family homes to the north, east and south, and a townhouse development is located to the northwest.

PROPOSED DEVELOPMENT

The applicant is proposing a 15 unit multi-family residential development, consisting of one duplex building and 13 single family dwellings. The unit composition is as follows:

<i>Unit Type</i>	<i>Number of Units</i>	<i>Unit Size</i>
Two bedroom	11	150m ² to 202m ²
Three bedroom	4	175m ² to 210m ²

In accordance with the density transfer allowance conditions in Section 7.3.3 of the Zoning Bylaw, 17 residential units are permitted on the property. A multi-family development permit (DP695) was approved for the property in 2015, however the subject application differs as it consists primarily of detached units, whereas the previous DP proposed duplex units.

Site Design

The duplex building is proposed to be sited at the corner of Linley Valley Drive and Garnet Place, with a forested area to be retained on the rear half of this portion of the property. The 12 single family dwellings are sited to front onto the lane, each with their own driveway access. A setback of more than 15m is provided from the east side property line in accordance with the required geotechnical setback from the steep rock bluff along the east side of the property. There is also a rock bluff at the rear of Units 4-9 and the dwellings will be sited approximately 3m from the face of the bluff. A base floor area ratio (FAR) of 0.45 is permitted, and an FAR of 0.32 is proposed.

Staff Comments:

- The development responds to the Steep Slope Development Permit Area Guidelines by limiting the building height to one and two storeys, and by designing the site to respect the geotechnical setback from the steep rock bluff along the east and northeastern side of the property.
- The applicant will be required to demonstrate that each unit is designed to accommodate electric vehicle charging stations, bicycle storage, and garbage/recycling bins.
- Details are to be provided to show parking space dimensions, and the location of the required three accessible parking spaces.

Building Design

The proposed dwellings are craftsman style buildings with low pitched roofs. Eleven of the single family dwellings are single storey. Two single family dwellings contain a split level storey, and the duplex building is two storeys in height. A mix of two and three bedroom units are proposed, and each unit includes a garage, as well as an outdoor patio and/or balcony area. The proposed façade materials consist of vinyl horizontal siding and vinyl shake, with wood and stone accents.

Staff Comments:

- In keeping with the Steep Slope Development Permit Area Guidelines, consider incorporating more stone and wood accents on the building facades to reflect the textures of the natural hillside setting.

Landscape Design

Each single family unit has a south facing patio in the front yard area, and a smaller balcony with landscaping at the rear of the building. A tiered retaining wall is proposed at the rear of Units 10, 11 and 12 to accommodate the natural depression in the rear corner of the property.

The duplex site contains a pedestrian path to allow for access to the rear of each unit. Trees will be retained in the side yard area where possible, and retaining walls are proposed to accommodate grade changes. The forest on the west side of the duplex site will be retained in its natural state. A wood fence with vine arbours is proposed along the northwest property line of the duplex site.

- Consider utilizing plantings, rather than board and lattice fencing, to create privacy between the driveways and patios. Similarly, consider plantings rather than artificial turf to allow for a more natural, permeable site in accordance with the Steep Slope guidelines.
- The applicant will be required to provide typical cross sections throughout the property to more clearly show the height and materials of the proposed retaining walls.
- A plant list has been provided; however, the location of each plant type is not shown on the landscape plan.
- Show the location of all proposed fencing on the landscape plan, and provide a graphic showing the design of the proposed fencing.
- Consider creating an area for a common outdoor amenity space for the residents.

PROPOSED VARIANCES

No variances are proposed.