

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001231– 5730 TURNER ROAD

Applicant/Architect: **RAYMOND DE BEELD ARCHITECT INC.**

Owners: **INSIGHT HOLDINGS LTD.**

Landscape Architect: **KINSHIP DESIGN ART ECOLOGY**

SUBJECT PROPERTY AND SITE CONTEXT:

Zoning	COR3 – Community Corridor
Location	The subject property is located in North Nanaimo with one corner of the triangular shaped lot at the intersection of Uplands Drive and Turner Road, and another corner of the lot at the Turner Road/Linley Valley Drive roundabout.
Total Area	7,355m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plan - Corridor Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Area Design Guidelines

The subject property is a vacant, triangular shaped parcel with two road frontages. Commercial uses, including Longwood Station, are located at the intersection to the south and west of the subject property. The adjacent property to the northwest, at 5050 Uplands Drive is a mixed use commercial and multi-family development. A new multi-family development is proposed to the east at 6030 Linley Valley Drive.

PROPOSED DEVELOPMENT

The applicant is proposing a five storey multi-family building with 49 rental units (24 two bedroom units and 25 one bedroom units), a three storey commercial building, and a separate café building with a vaulted ceiling. A floor area ratio of 0.88 is proposed, which complies with the density permitted in the COR3 zone for mixed-use developments.

Site Design

The café building and commercial building are sited on the west side of the property such that they face the existing commercial uses at the Uplands and Turner Road intersection. The residential building is L-shaped, and is sited on the southeast portion of the property with strong street presence on both frontages. The site will be accessed by an existing driveway at the north end of the property. A grove of trees in the northern corner of the property will be maintained and enhanced along the Molecey Creek riparian corridor. Surface parking is provided along the western side property line, and under-the-building parking is located under the residential and commercial building.

Staff Comments:

- The surface parking areas and parking garage entrance are screened from the street as is recommended in the design guidelines.
- Consider a raised pedestrian crossing in front of the parking garage entrance, and to the residential garbage enclosure.

Building Design

The residential building is five storeys in height with a traditional pitched roofline, and is sited on the lowest part of the site which allows for the under-the-building parking garage. The massing is divided into columns consisting of balconies and changes in exterior materials, including horizontal wood-like siding, vertical grey siding, white fibre cement panel and timber details. Architectural concrete is proposed for the exposed portions of the underground parking garage, and glass railings are proposed for the balconies. The primary building entrance is adjacent to the parking garage entrance on the north elevation, with additional connections from the ground floor units to the Turner Road public sidewalk. Bike storage and electric vehicle (EV) parking are provided in the parking garage. Several rooftop patios are provided on different storeys of the building.

The commercial building is three storeys in height with a pitched roofline. The primary entrance to the building is on the west end, and entrances to the building are located from the Turner Road public sidewalk. The south elevation, facing Turner Road, contains generous glazing, white signage panels, and balconies on the third storey which offer articulation to the building facade. The north elevation is stepped, with a different façade material accenting each step.

The café building is single storey with two sections of vaulted sloped roofline at the ends, and a peaked roofline at the centre to reflect the roofline of the other two buildings. The exterior materials are also wood-like siding and white fiber cement panel. South facing outdoor patios will be located at the front of the café building.

Staff Comments:

- To better relate to the two storey residences on the adjacent property to the north, consider ways to reduce the perceived height and further articulate the north end of the residential building.
- For the commercial building consider the following:
 - adding more detail and transparency to the west elevation;
 - incorporating a corner feature for the primary entrance area, to better relate the entrance towards Turner Road; and
 - ways to activate the ground floor and entrances on the south elevation of the commercial building to better relate to Turner Road.
- Consider adding more transparency to the west elevation of the café building.

Landscape Design

The landscaped area along the property frontage, between the buildings and Turner Road, will contain a bioswale, several retained trees, and layered plantings. A public pedestrian path, with attractive stone wall features, is provided through the site and connects the public sidewalks,

the building entrances and the surface parking areas. A plaza area is provided between the commercial building and the residential building, which will contain shade trees, benches and a pedestrian connection from the public sidewalk to the surface parking area. At the northern end of the residential building are stepped retaining walls which will be planted with trees and shrubs to screen the foundation wall of the parking garage. Along the northwest property line is a 1.8m wide landscape buffer which includes four existing cedar trees, black chain link fence and a garbage enclosure with a green roof. The café garbage/recycling area is adjacent to the café building and is screened with a cedar board fence.

Staff Comments:

- To allow café garbage bins to be rolled to the loading space without causing damage, consider a more durable material for the enclosure gate.
- Provide a cross section to show the proposed retaining walls between the residential building and Turner Road.
- Provide a site lighting plan and show proposed lighting for the entrances, pedestrian paths, plaza area and parking areas.
- Look at opportunities to reduce the parking and increase tree retention in the northern corner of the site to buffer the development from the adjacent lower density residential development.

PROPOSED VARIANCES

Building Height

A variance is proposed to the maximum permitted building height of the multi-family residential building from 14m to 18.96m, a proposed variance of 4.96m.

A variance is proposed to the maximum permitted building height of the commercial building from 14m to 16.3m, a proposed variance of 2.3m.

Minimum Landscape Treatment Level

The Zoning Bylaw requires a minimum landscape buffer width of 1.8 m along the side property line, and the landscape buffer width is proposed to be varied to 1.37m adjacent to the surface parking spaces, and to 0m adjacent to the café building and four parking spaces near the café building.

Setback for Garbage and Recycling Containers

The Zoning Bylaw requires a minimum setback of 3m from any lot line for garbage and recycling enclosures, and the proposed setback for the residential garbage and recycling enclosure is 1.8m, a proposed variance of 1.2m.