

DATE OF MEETING [July 26, 2021]

AUTHORED BY [CALEB HORN, PLANNER, CURRENT PLANNING]

SUBJECT [DEVELOPMENT PERMIT APPLICATION NO. DP1210
– 6030 LINLEY VALLEY DRIVE]

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a multi-family residential development at 6030 Linley Valley Drive.

Recommendation

That Council issue Development Permit No. DP1210 at 6030 Linley Valley Drive with variances to increase the maximum permitted building height of Building B from 14.0m to 16.2m and Building C from 14.0m to 16.0m.

BACKGROUND

A development permit application, DP1210, was received from WA Architects Ltd. on behalf of Rutherford House Nominee Ltd. to permit a multi-family residential development at 6030 Linley Valley Drive.

Subject Property and Site Context

<i>Zoning</i>	Community Corridor (COR3)
<i>Location</i>	The subject property is located on the north side of Linley Valley Drive, to the northeast of its intersection with Turner Road.
<i>Total Area</i>	1.03ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located in the Longwood Neighbourhood in North Nanaimo in close proximity to local commercial services, transit, and recreational amenities. The lot is currently vacant and is partially cleared of vegetation. Statutory rights-of-way cross the property to protect existing underground services. Molecey Creek, a protected watercourse, runs behind the subject property through a linear park that was dedicated through subdivision. There is a 7.5m riparian setback from Molecey Creek that was established through aquatic Development Permit No. DP927, approved in 2018 in support of the subdivision that created the subject property. Protective riparian fencing has been installed along the north property line and no

further encroachment into the riparian area is proposed. The property slopes gradually downhill from Linley Valley Drive to Molecey Creek.

Surrounding land uses are a mix of residential and commercial uses. Adjacent properties include a 72-unit multi-family residential building and a 251-unit multi-family residential development across Linley Valley Road to the southeast, undeveloped lands to the south, a furniture retail centre to the southwest, a development parcel across Turner Road to the west where there is an active application for a 49-unit mixed-use building (DP1231), and undeveloped lands across Molecey Creek to the north. There is an active rezoning application for a multi-family development at 6033 and 6053 Nelson Road to the northeast.

DISCUSSION

Proposed Development

The applicant is proposing to construct a multi-family rental residential development consisting of two 5-storey buildings and one 4-storey building with a combined total of 152 dwelling units.

The lowest level of each building will contain under-the-building parking and will be exposed above grade on the north side. On the south elevations, the buildings will present 4- and 3-storey facades. Building A will face the roundabout at the intersection of Linley Valley Drive and Turner Road and will be sited on the west portion of the lot, Building B will be sited centrally on the lot, and Building C will be sited to the east.

The proposed unit composition is as follows:

	3-Bedroom	2-Bedroom	1-Bedroom	Studio	Total
Building A	3	21	18	15	57
Building B	2	22	24	12	60
Building C	-	16	3	16	35
Total	5	59	45	43	152

The 3-bedroom units will range in size from 104m² to 113m², the 2-bedroom units will range from 81m² to 96m², the 1-bedroom units will range from 49m² to 62m², and the studio units will range from 48m² to 51m².

Building A will have a gross floor area (GFA) of 4,691m², Building B will have a GFA of 5,205m², and Building C will have a GFA of 2,917m². The development will have a combined total GFA of 12,813m² and the total Floor Area Ratio (FAR) will equal 1.24. The maximum base FAR in the COR3 zone is 0.75 and an additional 0.50 is permitted where a development meets Tier 2 in the “City of Nanaimo Zoning Bylaw 2011 No. 4500” Schedule D - Amenity Requirements for Additional Density. The applicant is proposing to meet Tier 2 by providing amenities including the following:

- exceeding the minimum BC Energy Step Code requirement by two steps;
- a minimum of 10% of dwelling units to meet building code accessibility requirements;
- a housing agreement to keep the dwelling units within the rental market for at least 10 years;
- electric bicycle and scooter parking;

- wood as the primary building material;
- public art;
- a children's play area;
- dedicated garden space; and
- educational signage regarding sustainable building materials, energy management, and water management practices.

Site Design

The siting of buildings on the property is dictated by the location of existing statutory rights-of-way that split the property into three feasible areas for building footprints. A drive aisle is proposed to the rear of the buildings, with accesses from Turner Road at the northwest corner of the lot and from Linley Valley Road between Buildings B and C. The drive aisle will connect to the under-the-building parking levels and surface parking.

Each building will have two entries, one facing the street and one facing the drive aisle to the rear. The front entrance of Building A will face Turner Road near the roundabout, and the front entrances of Buildings B and C will connect directly to the sidewalk along Linley Valley Drive.

An outdoor plaza with seating is proposed for residents between Buildings A and B, connecting Linley Valley Drive to the drive-aisle. A public walkway between Buildings B and C, adjacent to the vehicle access, will connect with a pedestrian bridge across Molecey Creek and continue beyond the linear park to the north through future development. Pedestrian-oriented bollard lighting will be provided along walkways.

The proposed development will provide all of the required parking (181 spaces) on site. Of the proposed parking spaces, 37 will be located under Building A, 31 will be located under Building B, 16 will be located under Building C, and 94 will be at grade. A total of 107 long-term bicycle parking spaces are proposed, in excess of the minimum amount required, to be split among the bicycle storage rooms in the parking level of each building. Additionally, 17 short-term bicycle spaces are proposed. Garbage rooms for waste collection and pickup are provided on the parking level of each building.

Building Design

The buildings are contemporary in design and each building will have a unique layout. Building A presents a 3-storey elevation and will have an L-shaped layout with its two wings aligned with street frontages. Building B presents a 4-storey elevation and will have a slight curve in its massing as it follows the bend of Linley Valley Road. Building C is a smaller building with a rectangular footprint and presents a 4-storey elevation.

A consistent rhythm will be carried between buildings, alternating between framed balconies and window walls with articulated rooflines. Front doors to each building will be framed by a prominent entryway. The primary cladding on street-facing elevations will consist of white cement panels. Building accent materials will include woodgrain panel cladding, corrugated metal, and coloured panels to differentiate the buildings. Most units will include a private balcony or deck. Building B will have a fitness room on its ground level and both indoor and an outdoor common amenity spaces on its fifth level.

The proposed form and character meets the intent of the General Development Permit Area Design Guidelines.

Landscape Design

A landscape buffer is proposed along both street frontages with a mix of small shrubs, small deciduous trees, and larger conifer trees. Significant areas of additional planting will be provided around the entryway of Building A and in the plaza area between Buildings A and B. The plaza will feature shade-tolerant plants. To the rear of the property, adjacent to the riparian area, a mix of medium and small columnar deciduous trees, including maples and dogwoods, will be provided. A community garden is proposed to the east of Building C, and a small playground is proposed behind the drive-aisle across from Building A. An existing tree will be retained adjacent to the playground.

Two green walls are proposed, one at the front entry of Building A and one on the north side of Building C.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2021-JAN-28, accepted DP1210 as presented with support for the proposed variances and provided the following recommendations:

- Reduce excess surface parking and consider increased landscape treatments at the creek edge buffer and adjacent to the rear building entries;
- Consider paving material treatment to define pedestrian access and wayfinding through the parking area to connect the buildings and amenities;
- Consider making improvements to accessibility, generally, to all buildings; and
- Consider expanding the use of accent colours in the building designs.

The applicant subsequently submitted revised plans to address the DAP recommendations. Key site design revisions include the elimination of excess parking spaces, an improved pedestrian network on-site, the inclusion of accessible access routes, and minor changes to the buildings' materials.

Proposed Variances

Maximum Building Height

The maximum permitted building height in the COR3 zone is 14.0m. The proposed height of Building B is 16.2m and the proposed height of Building C is 16.0m; requested variances of 2.2m and 2.0m respectively. No building height variance is requested for Building A.

Where at least 75% of the required parking is provided below a building, the maximum permitted building height would be 18m. The current proposal includes only 48% of the parking below a building. The applicant is requesting the height variances due to the grade change on site, the Flood Construction Level above Molecey Creek, and the constraint of existing statutory rights-of-way on site. No negative impacts are anticipated, and proposed Buildings B and C will present 4-storey façades of approximately 13m height on the street-facing elevations. Staff support the proposed building height variances. |

SUMMARY POINTS

- Development Permit Application No. DP1210 is for a multi-family rental residential development consisting of two 5-storey buildings and one 4-storey building with a combined total of 152 dwelling units.
- The applicant is requesting to vary the maximum building height from 14.0m to 16.2m for Building B, and from 14.0m to 16.0m for Building C.
- Staff support the proposed building height 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 Materials
ATTACHMENT F: Perspective Views
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Schedule D – Amenity Requirements for Additional Density
ATTACHMENT I: Aerial Photo

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