

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001241 - 6330 McROBB AVENUE

**Applicant/Owner:** CARMAGUE PROPERTIES INC.

**Architect:** DARYOUSH FIRZOULI ARCHITECTURE INC.

**Landscape Architect:** VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

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### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Medium Density Residential (R8)
<i>Location</i>	The subject property is located on the south side of McRobb Avenue and is encircled by Sentinel Drive, a privately maintained road.
<i>Total Area</i>	9,429m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Node 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 North Nanaimo within the Woodgrove Urban Node and the Dover Neighbourhood. The property currently contains Phase 1 of the Dover Ridge Apartments, a 50-unit rental residential project, on the north portion of the lot facing McRobb Avenue. The west, south, and east edges of the property are crossed by Sentinel Drive through an easement. The lot is relatively flat and contains a small existing cluster of trees.

Surrounding land uses include a 16-unit townhouse development to the west, an 89-unit townhouse development across McRobb Avenue to the north, an 89-unit 4-storey condominium building to the east (the Texada), a 108-unit 5-storey residential building under construction to the southeast, and a vacant lot to the south that is zoned and protected by covenant for high density residential in 6- to 20-storey building forms. Other nearby uses include Georgia View Village retail centre approximately 100m to the west, Costco approximately 200m to the west, and the Nanaimo North branch of the Vancouver Island Regional Library approximately 400m to the south.

### PROPOSED DEVELOPMENT

The applicant is proposing to construct a 6-storey multi-family residential building with 88 rental dwelling units and underground parking. The proposed building will be the second and final phase of the Dover Ridge Apartments development. The proposed unit composition is as follows:

Unit Type	Number of Units
Studio	18
One-Bedroom	35
Two-Bedroom	30
Three-Bedroom	5

The proposed gross floor area is 7,176m<sup>2</sup> and combined with the existing 4,310m<sup>2</sup> Phase 1 building, the total Floor Area Ratio (FAR) will equal 1.22, less than the maximum permitted FAR of 1.25 in the R8 zone.

### Site Design

The building will be sited in the southwest portion of the site on the opposite side of an existing drive aisle from the Phase 1 building. An open area will be maintained to the southeast of the proposed building for an amenity space and stormwater retention area.

The existing surface parking lot on-site will be expanded with additional parking proposed underground to be accessed via a vehicle ramp from the drive aisle. All vehicle access to the site will be maintained from the existing access from Sentinal Drive on the west side of the property. In addition to the 68 parking stalls already provided on-site, proposed parking will include 22 new surface parking stalls, 6 parallel parking stalls on Sentinal Drive, and 45 parking stalls underground. Long-term bicycle storage is proposed in the underground parking level. Waste collection is proposed from the existing enclosure in the Phase 1 parking lot.

The main entrance to the building will be on the north side of the proposed building, facing the internal surface parking lot. The primary pedestrian access to the site is proposed along the internal drive aisle from the west and a secondary access is proposed from Sentinal Drive to the southeast.

#### Staff Comments:

- Ensure that a safe pedestrian connection is provided between the two buildings across the central drive aisle.
- Look at opportunities to provide walkways between ground-level units and the sidewalk on Sentinal Drive to the south.

### Building Design

The proposed building complements and continues the contemporary design from the existing Phase 1 building. The taller building will act as a transition between the existing 4-storey buildings to the east and the future 6- and 20-storey buildings to the southwest. The proposed building is L-shaped and its massing rectangular without significant articulation. A variety of exterior materials are proposed including different coloured cement composite siding and Hardie plank siding, with an alternate wood grain plank siding to distinguish the exterior of the ground level. Visual interest will be provided on all elevations through a variety of balcony designs.

The interior of the proposed building is oriented around the lobby and elevator shaft in the centre of the building, with dwelling units in both wings of the building. A common indoor amenity room is proposed on the ground level. All units will have either a private patio or balcony.

#### Staff comments:

- Look at creating a more prominent primary building entrance and consider relocating the entry to face Sentinal Drive.
- Review options to break up the roofline and more closely reflect the roofline on the existing Phase 1 building.
- Consider opportunities to further articulate the massing on upper levels, for example by stepping back the top floor at the ends of the building.
- Consider rooftop equipment screening options.

### Landscape Design

Three primary planting areas are proposed: around the front entry to the north of the building, along the Sentinal Drive frontage in the southwest, and in the open area to the southeast. A large arbutus tree will be retained on the south side of the lot. The planting plan includes both deciduous and coniferous trees as well as a number of small shrubs, grasses, ferns, and perennials. A yew hedge will be continued along the east property line on the edge of the surface parking lot.

Other proposed site elements include a crushed gravel path around a bioswale, seating areas, bollard lighting, a metal picket fence, and a shared outdoor patio located outside the ground-level amenity room.

#### Staff Comments:

- Look at providing more programming and amenity features for the shared outdoor patio.
- Review opportunities for landscaping islands in the surface parking lot.
- Consider extending the decorative metal picket fence along Sentinal Drive on the south side of the lot, and consider arbours to frame walkways connecting with the sidewalk.

### **PROPOSED VARIANCE**

The maximum permitted building height in the R8 zone is 14.0m. The applicant is proposing a building height of 19.6m, a requested variance of 5.6m. Further evidence will be required from the applicant to demonstrate that the proposed height variance can be supported within the R8 zone.