

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001244 – 4101 & 4125 JINGLE POT ROAD

Applicant: PACSWELL NANAIMO INC.

Architect: BJK ARCHITECTURE INC.

Landscape Architect: LADR LANDSCAPE ARCHITECTS INC.

Owner: DWIGHT AND JACKILYN RAE STARK MACKAY

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Light Industrial (I2)
<i>Location</i>	The subject properties are located on the north side of Jingle Pot Road and the east side of Boban Drive, where the two roads connect.
<i>Total Area</i>	Current – 1.82ha Proposed – 1.10ha (development site post subdivision)
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Light Industrial 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 properties are located on the eastern edge of the Boban Industrial Park, approximately 500m away from the Nanaimo Parkway. The west property, 4101 Jingle Pot Road, is currently occupied by a pre-cast concrete contractor and a single residential dwelling. The east property, 4125 Jingle Pot Road, contains a single residential dwelling. Both properties are situated at a higher elevation than the adjacent roads and slope downhill generally from east to west. There is a concurrent subdivision application (SUB01440) to adjust the boundary between the two lots and create the proposed development site. A new road dedication will extend through the property at 4101 Jingle Pot Road and connect with Boban Drive. The applicant anticipates a future phase on the north portion of the existing property after the new public road is completed.

The surrounding neighbourhood includes a mix of industrial, commercial, and residential uses. Adjacent land uses include a 120-unit multi-family residential development presently under construction to the north, an industrial gravel mart to the east, large underdeveloped residential lots across Jingle Pot Road to the south, industrial warehouses across Boban Drive to the west, and the former Shaw office building on Boban Drive to the northwest.

PROPOSED DEVELOPMENT

The applicant is proposing to construct two multi-tenant industrial buildings on the proposed development site with a combined floor area of 5,855m² and a total of 15 potential industrial units. There is no maximum floor area in the I2 zone. A lot coverage of 43% is proposed which is below the maximum permitted lot coverage of 55% where the proposed development provides the minimum amenity points in one category as outlined in 'Schedule D' of the "City of Nanaimo

Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”). The applicant is proposing to meet the minimum amenity points in the Parking and Sustainable Transportation category of ‘Schedule D’.

Site Design

The proposed buildings are sited to face the abutting streets with a surface parking lot in the rear. Building A will face Jingle Pot Road on the south portion of the lot and Building B will face Boban Drive on the west portion of the lot. Vehicle access will be from the new Boban Drive extension to the north and from Jingle Pot Road in the southeast. The Jingle Pot Road access is designed to accommodate future development on adjacent lots. All required vehicle parking will be provided within the surface parking lot in addition to a loading bay for each unit. An outdoor refuse receptacle enclosure is proposed on the west side of Building A which would be accessed from the parking lot.

Direct pedestrian connections from the street will be provided to all units as the grade allows and from the surface parking lot. A more prominent walkway is proposed at the corner of Boban Drive and Jingle Pot Road to provide a pedestrian connection to the parking lot between the two buildings. An outdoor plaza and pergola is proposed adjacent to this walkway.

Staff Comments:

- Ensure that a connected pedestrian network is provided on-site between units and between buildings.

Building Design

The two proposed buildings have a similar design, with massing articulated to distinguish individual units. The height of the buildings will be low to comply with the Zoning Bylaw, and the roofline will be terraced with the slope of the land. Some units will have a lower floor where there is a more significant grade change adjacent to the street. Canopies and overhangs are proposed on all unit entries. The exterior elevations will have a variety in window and door placements that will provide visual interest along public roads. Building materials include pre-cast concrete cladding with varying colours and shades. Side wall elevations will feature geometric concrete shapes to address blank walls and provide visual interest.

Staff Comments:

- Look at opportunities to reduce blank walls facing the public road on the north elevation of Building B.
- Look at opportunities to further distinguish individual units with alternating colours or materials. Consider utilizing a strong accent colour.
- Consider rooftop screening options.

Landscape Design

The proposed landscape plan includes a landscape buffer facing adjacent streets around both buildings. Raingardens will be featured along the Jingle Pot Road frontage and existing trees are proposed to be retained near the corner of Boban Drive and Jingle Pot Road. The outdoor plaza and pergola will include tree and shrub plantings. A landscape buffer of mixed shrubs is proposed along the adjacent property line to the rear of the surface parking lot. The outdoor refuse

receptacle enclosure will be screened by vegetation. Virginia creeper vines are proposed on the sides of both buildings.

Staff Comments:

- Ensure the minimum landscape treatment level can be provided within the buffer abutting the adjacent property behind the surface parking lot.

PROPOSED VARIANCES

No variances have been requested.