STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001247 – 6040 HAMMOND BAY ROAD

Applicant / Architect: **FAMILY TREE DEVELOPMENTS**

Owner: **1307088 B.C. LTD.**

SUBJECT PROPERTY AND SITE CONTEXT:

Zoning	Residential Corridor (COR1)
Location	The subject property is located in North Nanaimo, 600m east of Uplands Drive.
Total Area	0.6ha
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 contains a single family dwelling and detached garage that would be removed for the proposed development. The property is sited between Hammond Bay Road and Clayburn Place. The adjacent properties to the east and west are also zoned Residential Corridor (COR1). The neighbourhood currently contains single family and townhouse dwellings.

PROPOSED DEVELOPMENT

The applicant is proposing 28 residential units, in 7 quadruplex buildings. The development is proposed to contain 16 three-bedroom townhouse units and 12 two-bedroom apartment style units. The subject property is zoned COR1 which permits a base FAR of 1.00 and an FAR of 0.59 is proposed.

Unit Type	*Number of Units*	*Units Sizes*
Two-bedroom units	12	$72m^2$ – $88m^2$
Three-bedroom units	16	$149m^2$
Total	28 units	

Site Design

The site is designed such that vehicle access is provided from Clayburn Place. The two buildings (8 units) fronting onto Clayburn Place contain a front entrance doorway and outdoor patio area for each townhouse unit facing the street. Eight townhouse units are also located in the centre of the site, each with their own outdoor patio area. Two common outdoor amenity areas, a garbage enclosure, accessible parking and visitor parking spaces are provided in the centre of the site. There are also three buildings fronting onto Hammond Bay Road.

Staff Comments:

- The site design strategically places buildings along both street frontages, with the parking located in garages and placed in the interior of the site.

Building Design

Each building is contemporary in design with a shed roof, and will be three-storeys in height. Exterior materials include vinyl siding with fiber cement trim, aluminum soffits, and picket railings for the patios and decks. Four quadruplex buildings contain a garage and bedroom on the first storey, and living areas on the upper two storeys. For the two buildings facing Clayburn Street an outdoor patio is proposed at ground level facing the street, and a small covered deck is also proposed on the second storey. The two quadruplex buildings on the interior of the site are each facing opposite directions such that the outdoor patio areas face the common outdoor amenity spaces and visitor/accessible parking; and, the garages are located on the north elevation for one building and on the south elevation for the other building. The three buildings fronting Hammond Bay Road are proposed to contain tandem parking garages on the first storey, two units on the second storey, and two units on the third storey. Each unit on the second and third storey is proposed to contain an outdoor deck facing Hammond Bay Road. A stairwell is proposed in the centre of each building to allow access from from the garages to the upper storey units.

Staff Comments:

- Consider more building projections and areas of recess, as well as additional stone and wood accents, to create more building interest and include more variety between the buildings to better differentiate them in their materiality and exterior treatments.
- Improve the relationship to both Hammond Bay Road and Clayburn Place by modifying the buildings such that the first storey elevation facing the street appears to be the front face of individual units, with attractive unit entries, roof overhangs, windows and trim detailing.
- The buildings should better relate to the pathway through the site, such as the window and entries orientation, and building projections, to create “eyes on” the path.

Landscape Design

A wood fence, and tree/shrub hedge with grass is proposed along the two side property lines. Trees are proposed at the ends of the drive aisles to provide screening. A concrete surface pedestrian route is provided from Clayburn Street through the site between the buildings to Hammond Bay Road; and, two raised crosswalks are provided to cross the interior drive aisles. Also, the landscape plan proposes a concrete pedestrian walkway, bounded by a tree/shrub hedge along the south side of the three buildings facing Hammond Bay Road. Grass is proposed between the Hammond Bay Road sidewalk and the tree/shrub hedge. Deciduous and coniferous trees are shown in the common outdoor amenity areas. The patio areas for the townhouse units are bounded by a shrub hedge, and plantings are provided at the primary entry door for each townhouse unit.

Staff Comments:

- Provide a pedestrian path from the Hammond Bay Road sidewalk directly to the entry doors for the stairwall areas.

- Provide a more robust planting of trees, shrubs and plants between the public sidewalk and the buildings along Hammond Bay Road (see Section 17.11 ‘Minimum Landscape Treatment Levels’ of the Zoning Bylaw).
- Provide tree and shrub sizes, quantities and spacing information to demonstrate that the required landscape buffer is provided along the side property lines, and along the Clayburn Place and Hammond Bay Road front property lines.
- Provide more interest and programming in the two common outdoor amenity areas.
- Consider the use of ground cover in the surface parking space overhangs to minimize hard surfacing.
- Provide site lighting information for the pedestrian routes, outdoor amenity areas, and unit entries.
- Provide more information on the landscaping details as shown in the 3D perspectives.
- Provide a typical landscape plan for the front and rear of each unit type.

PROPOSED VARIANCES

None identified at this time.