

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001250 – 4585 HAMMOND BAY ROAD

Applicant / Architect: HEROLD ENGINEERING LIMITED

Owner: MARIO KURTAKIS

Landscape Architect: C. KAVOLINAS & ASSOCIATES INC.

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is located in North Nanaimo, between Hammond Bay Road and Gulfview Drive.
<i>Total Area</i>	0.5ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Neighbourhood Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development; and Development Permit Area No. 5 – Steep Slope Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Steep Slope Development Permit Area Guidelines

The subject property contains a single family dwelling and detached garage that would be removed for the proposed development. The steep slope property is sited between Hammond Bay Road and Gulfview Drive. The neighbourhood currently contains single family and townhouse dwellings. The Nanaimo Wastewater Treatment Plant is located on the north side of Hammond Bay Road.

PROPOSED DEVELOPMENT

The applicant is proposing 8 townhouse units, in four duplex buildings. Each unit will contain three bedrooms and will be 200m² in size. The subject property is zoned R10 which permits 16 units per hectare of land, and 16 units per hectare is proposed.

Site Design

The four proposed buildings are sited in the northern half of the property adjacent to Hammond Bay Road. Vehicle access is provided from Hammond Bay Road, with the four duplex buildings facing the driveway along the property frontage. Two parking spaces are provided for each unit, and two visitor parking spaces are also proposed. Each unit contains an outdoor patio at the rear of the unit. A landscaped amenity area is proposed to be created in the steeply sloping southern half of the property, and a pedestrian connection is provided between Units 4 and 5, through the amenity area, to Gulfview Drive.

Staff Comments:

- The proposed site design respects the Steep Slope Development Permit Area Guidelines by clustering the buildings to the lower bench of the property along Hammond Bay Road.
- Consider a textured driveway aisle to reduce the visual impact of the driveway running parallel to Hammond Bay Road.

Building Design

The three storey duplex buildings will be built into the slope of the land, and will include garages on the first storey. Each unit is differentiated with a blend of exterior materials including cement panel, cement shingle and natural stone accents. Prominent roof overhangs add to the character of the buildings and provide weather protection at the front entrance and the second storey decks.

Staff Comments:

- Consider adding details, and building face off-sets, to provide differentiation between the 4 duplex buildings.
- Consider a flat roof form to create a more contemporary design.
- Illustrate where indoor bicycle parking, as well as recycling/organics and garbage containers will be stored in each unit.

Landscape Design

A retaining wall, with landscaping to screen the wall, is proposed along the property frontage. A raised pedestrian walkway is provided from Hammond Bay Road, along the drive aisle which provides access to the entrance of each unit. Trees and plantings provide interest to the entrance of each unit. A landscaped outdoor patio area, accessed from the third storey of each unit, is provided at the rear of each unit. Steps are proposed at the rear of each patio to access the common area in the southern half of the property. The common outdoor amenity area is proposed to contain a level seating area with a trellis. A soft surface pedestrian path is proposed from the amenity area to Gulfview Drive. The remaining steep slope area in the southern half of the property will be seeded with natural grasses and a wildflower mix. A cluster of existing trees, including Douglas fir and Arbutus is proposed to be retained in the southeast corner of the property. A wooden rail fence is proposed along the southern property boundary, and a landscaped buffer is provided along the side property lines.

Staff Comments:

- Provide more clarity regarding the heights and materials of each proposed retaining wall.
- Provide more information regarding the surface materials for the pedestrian paths and the amenity area.
- Provide building and site lighting information.

PROPOSED VARIANCES

There are no proposed variances requested at this time.