

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001255 – 2229 BOXWOOD ROAD

Applicant / Architect: TECTONICA MANAGEMENT INC.

Owner: PACIFICGOLD HOMES LTD.

Landscape Architect: CALID SERVICES LTD.

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	R6 – Low Density Residential
<i>Location</i>	The subject property is located northwest of the Bowen Road and Northfield Road intersection.
<i>Total Area</i>	1.2ha
<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
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is surrounded by a residential neighbourhood with single family dwellings and townhouses. A mixed use commercial and residential development (Mid-Town Gateway) is proposed to the east at 2230 Boxwood Road and properties fronting along Northfield Road, and the Nanaimo Theatre Group is located at 2373 Rosstown Road to the north.

PROPOSED DEVELOPMENT

The City is currently reviewing a subdivision application proposing to subdivide the southern portion of the subject property into a 1.2ha parcel (with 3 strata phases). As part of this subdivision a new public road is proposed from Mountain Vista Drive through to Rosstown Road. The development permit application is for 31 townhouse units on the proposed new 1.2ha parcel. The applicant is proposing 31 townhouse units in single, duplex and triplex building forms. The subject property is zoned R6 which permits a Floor Area Ratio of 0.45, and a Floor Area Ratio of 0.45 is proposed on the new 1.2ha parcel. Each unit will have three bedrooms, and the units range in size from 146m² to 195m².

Site Design

The townhouse units are oriented to face an L-shaped private strata road which will have two access points to the new public road. Units in Blocks 1-4 are oriented to the new public road, and a pedestrian access is provided from the front door of these units to the new public sidewalk. A north-south pedestrian path is provided from the new public road, along the strata road, through to Ridgmont Place. Two parking spaces are provided for each unit, one garage space and one space in the driveway. Visitor parking spaces are also provided along the strata

road near the access point in the southeast corner of the site. A retaining wall with fence is proposed along the pedestrian path in the southwest corner of the property.

Staff Comments:

- Consider relocating some of the visitor parking spaces such that they are not visible from the public road, by siting visitor parking spaces between the building blocks where possible.

Building Design

The single, duplex and triplex building blocks are proposed to be built into the slope of the land, resulting in 2 and 3 storey buildings, with traditional peaked roofs and covered entries. Each unit contains a level entry garage and front door. Exterior façade materials are proposed to be cement shingle panels and horizontal siding, with generous painted wood trim.

Staff Comments:

- Consider integrating stone accents into the exterior façade materials.

Landscape Design

An outdoor patio and fenced lawn area is proposed in the rear yard of the residential units in Blocks 5-12. A landscaped front yard facing the public street is proposed for the units in Blocks 1-4. A common amenity area with trees and benches is proposed between Blocks 3 and 4. A wood fence and landscape buffer is provided along the south and west property lines to buffer from the proposed and existing adjacent residential uses. Large deciduous shade trees are proposed throughout the development

Staff Comments:

- Provide landscaping details showing the different types of fences, site lighting, and pathway surface materials in the development.
- Consider using landscaping rather than fencing to separate the unit yard areas for Blocks 1, 2, 3 and 4 (along the new public road) to better relate the units to the public road.
- Provide more robust landscaping to buffer the visitor parking spaces in the south east corner of the property, such that they are screened from the public road.
- Consider more programming of the common outdoor amenity area, and consider a location for the mail box kiosk.

PROPOSED VARIANCES

Building Height

To accommodate the site grades a variance is proposed to the maximum permitted building height for some of the Blocks from 9m to 9.75m, a proposed variance of 0.75m.

Retaining Wall Height

The maximum allowable height of a retaining wall with a fence in a side and/or rear yard is 2.4m. The height of the proposed retaining wall is 2.4m at its highest point, with a fence 1.8m in height, a total of 4.2m. A variance of 1.8m is proposed.