

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001260 – 6340 McROBB AVENUE

Applicant / Owner: 6340 McROBB HOLDINGS LTD.

Architect: SALEHI ARCHITECT INC.

Landscape Architect: PMG LANDSCAPE ARCHITECTS

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	High Density Residential (R9)
<i>Location</i>	The subject property is located on the north side of Calinda Street, east of Applecross Road, and a portion of the property is crossed by the privately maintained Sentinal Drive.
<i>Total Area</i>	1.28ha – <i>Total Lot Area</i> 1.04ha – <i>Phases 2/3 Area</i>
<i>City Plan (OCP)</i>	Future Land Use Designation: Woodgrove Secondary Urban Centre Development Permit Area: Form and Character DPA8
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located in North Nanaimo in the Woodgrove Secondary Urban Centre. The property was rezoned to allow for high density residential use in 2004 (RA112). A covenant amendment (CA11) and development permit (DP1130) for Phase 1, a six-storey 66-unit multi-family residential building on the eastern portion of the lot, were approved in 2020. A covenant registered on the property title envisions two 20-storey towers for the next phase on the property, but the applicant has applied for a concurrent covenant amendment (CA17) with DP1260 to permit the lower-height buildings as proposed.

The subject property is presently vacant and the lot has previously been cleared of most vegetation except for some stands of trees. Sentinal Drive, a privately maintained road with easements for public access, borders the northeast portion of the property and connects to McRobb Avenue. Another portion of Sentinal Drive bisects the lot to connect with Calinda Street, and separates this development from Phase 1.

The surrounding neighbourhood is a mix of medium-density residential, institutional, and commercial uses within the Woodgrove Secondary Urban Centre. Adjacent properties include a 16-unit townhouse development to the north (“Pachena Place”), a 50-unit residential building at 6330 McRobb Avenue across Sentinal Drive to north (“Dover Ridge”), a 48-unit residential development to the northeast (“The Texada”), a recently completed 108-unit residential development at 6117 Uplands Drive to the east (“Uplands Terrace”), Nanaimo Seniors Village to the southeast, ICBC across Calinda Street to the south, and Georgia View Village commercial plaza to the west. A second residential building with 88 dwelling units at 6330 McRobb Avenue to the north was approved in 2022 (DP1241). Residential building heights on neighbouring properties range from two to six storeys.

PROPOSED DEVELOPMENT

The proposed development is for Phases 2 and 3 on the site and consists of two six-storey multi-family residential buildings with a combined total of 266 dwelling units. Of these, 14 units (5%) are proposed to be adaptable units. Combined with the previously approved 66 units in Phase 1, there will be a total of 332 units. The proposed unit composition in Phases 2 and 3 is as follows:

Units	East Building	West Building	Total	Approximate Sizes
Studio	23	11	34	33m ² - 44m ²
One-Bedroom	44	81	125	46m ² - 79m ²
Two-Bedroom	37	45	82	66m ² - 105m ²
Three-Bedroom	18	7	25	90m ² - 148m ²
Total	122	144	266	

The proposed gross floor area of the East Building (Phase 2) is 9,308m² and the proposed gross floor area of West Building (Phase 3) is 10,666m², for a combined total of 19,974m². Including the 8,237m² of Phase 1, the total gross floor area will be 28,211m² and the combined Floor Area Ratio (FAR) on the lot will be 2.21, less than the maximum base permitted FAR of 3.00 in the R9 zone.

Site Design

Both buildings are proposed in the west portion of the property and are configured in an L-shape to take advantage of the irregular lot shape. The existing drive aisle entry to Georgia View Village commercial plaza, from Calinda Street, crosses the subject project through a private easement in the southwest corner of the lot. All parking for the development is proposed in a shared two-level underground parking structure to be accessed from the existing drive aisle. A pick-up / drop-off area and fire vehicle staging area will be situated on the north side of the buildings, accessed from Sentinal Drive.

All required parking is proposed to be accommodated on-site including a total of 279 parking stalls across both levels of the underground parking structure. Of these, 15 stalls on the upper parking level will be for visitor parking, and 20 stalls will be accessible parking spaces. In addition to the vehicle parking, 270 long-term bicycle storage lockers are proposed to be distributed between both buildings.

A pedestrian network will encircle the site with walkways and sidewalks around both buildings connecting to all private ground-level patios. A walkway connection is proposed between the two buildings, adjacent to the underground parking ramp. Proposed outdoor amenity areas include an outdoor pool and patio on the west side of the West Building (Phase 3), an outdoor seating area with community garden to the northwest of the West Building, an outdoor lounge between the two buildings, and a children's play area to the north of the East Building (Phase 2)

Staff Comments:

- Look at opportunities to secure a public walkway between Sentinal Drive and Georgia View Village commercial plaza to the west where there is an existing informal trail.
- Explore opportunities for stronger pedestrian connections to the street, for example with direct walkways between ground-level units and Calinda Street / Sentinal Drive and from the walkway adjacent to the drive aisle ramp to Calinda Street.

- Consider alternate locations for the garbage staging (e.g. in the underground parking structure) and loading bay (e.g. in proximity to the front doors) on Calinda Street so that these are not fronting directly onto the public street.
- Ensure that the required short-term bicycle parking racks are included on-site.
- Provide retaining wall details where applicable.
- Consider a site lighting plan for the overall site that provides adequate on-site illumination while mitigating off-site illumination.

Building Design

The proposed buildings are contemporary in design with architectural elements expressing the residential use. The two buildings are six storeys in height with the uppermost floor set back to emphasize a five-storey façade on all elevations. Balconies are proposed along all elevations and the West Building will have a rounded corner facing Sentinal Drive. Prominent two-storey covered entries will highlight the entrances of both buildings facing the pick-up / drop-off area.

Exterior building materials will consist of cultured stone that visually grounds the buildings, in addition to different shades of cementitious panel siding. Aluminum guardrails with frosted glazing are proposed for all private balconies and patios. Indoor amenity spaces for residents will include an exercise rooms and a lounge in the West Building.

Staff Comments:

- Look at opportunities to strengthen the roofline, for example with parapet flashing or alternative cladding on the uppermost floor.
- Explore ways to define a visual break between the five-storey massing and the uppermost floor.
- Consider contrasting materials to provide visual interest on the rounded corner of the West Building, facing Sentinal Drive.
- Consider opportunities for further visual interest on the end wall of the south elevation of the West Building, facing Calinda Street.
- Consider some differentiation of material composition between the two buildings.

Landscape Design

The proposed landscaping includes substantial planting along all properties lines as well as around all private ground-level patios. A number of trees are proposed to be distributed throughout the site including maples, European hornbeam, dogwood, and goldenrain tree, amongst others. The planting plan includes a mix of ornamental and indigenous shrubs, grasses, and climbing vines. A stormwater retention/detention tank is proposed in the northwest corner of the property, outside of the footprint of the underground parking structure.

Staff Comments:

- Look at opportunities for retention of any existing significant trees on-site where there is no conflict with the underground parking structure.
- Consider reducing the area of lawn adjacent to the pick-up / drop-off area with more formalized landscaping or amenity space.
- Consider an outdoor dog run area for residents.

PROPOSED VARIANCES

No variances have been requested.