

DATE OF MEETING | May 1, 2023

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1273 – 4775
UPLANDS DRIVE**



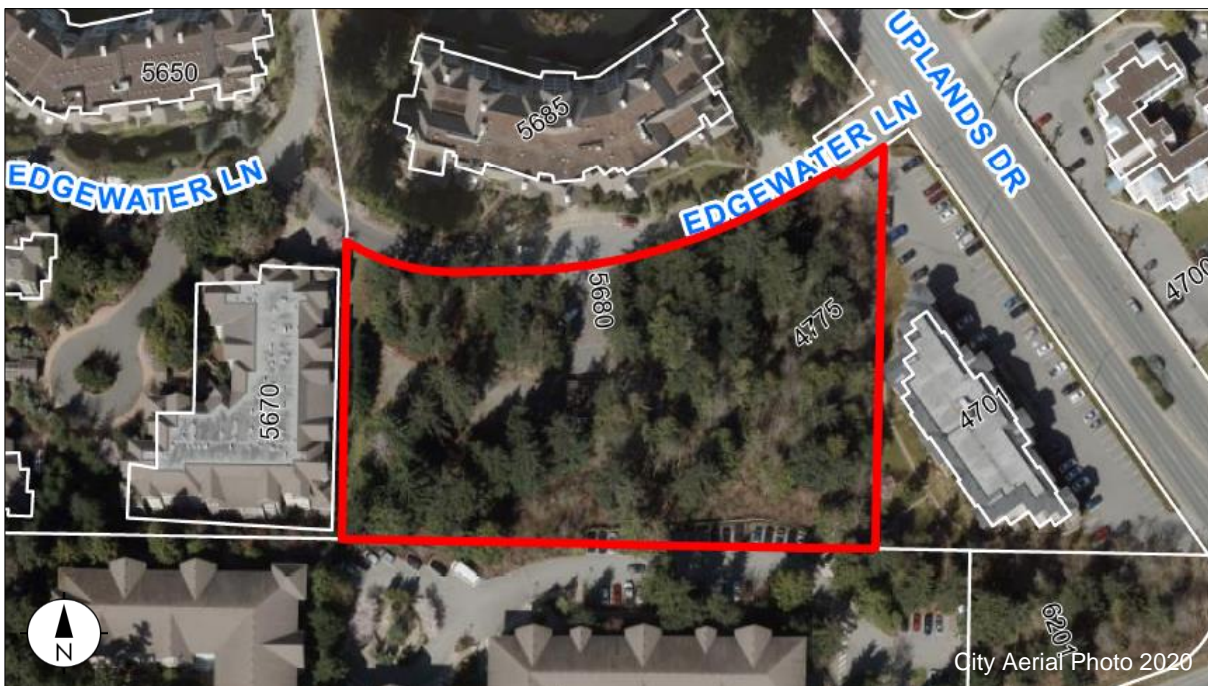
Proposal:
A 96-unit multi-family development

Zoning:
R8 – Medium Density Residential

City Plan Land Use Designation:
Residential Corridor

Development Permit Areas:
DPA8 – Form and Character

Lot Area:
9,965m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 4775 Uplands Drive.]

Recommendation

That Council issue Development Permit No. DP1273 for a 96-unit multi-family development at 4775 Uplands Drive with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-MAY-01.]

BACKGROUND

A development permit application, DP1273, was received from Murdoch & Company Ltd., for a multi-family development consisting of two buildings with a total of 96-units.

Subject Property & Site Context

The subject property is located in the Longwood neighbourhood on the south side of Edgewater Lane between Uplands Drive and the Island Highway. Established multi-family developments, seniors care facilities, and commercial developments predominantly characterize the surrounding area. The subject property is within walking distance to active transportation routes, as well as commercial services (Nanaimo North Town Centre and Longwood Station) and recreation facilities (Oliver Woods Community Centre). The vacant lot slopes downhill 7m in elevation from the northeast to the southwest.

This application follows a previously approved Development Permit (DP1093), which lapsed in July 2020 for two buildings comprising of 86-units in a four-storey building form.]

DISCUSSION

Proposed Development

The applicant proposes to construct a 96-unit multi-family development between two buildings in a four-storey building form. The proposed Floor Area Ratio (FAR) is 0.81, which is below the maximum permitted FAR of 1.25 in the R8 zone.

The subject property is the final parcel within the Longwood development to be developed, which consists of six multi-family buildings and a clubhouse. There are covenants registered on title that restrict the scale of development and provide amenity area requirements and additional design guidelines. The proposed development meets all the covenant requirements.]

Site Design

The proposed buildings are oriented perpendicular to one other, with Building A oriented east to west and Building B orientated north to south. Driveways off Edgewater Lane access the two underground parking areas and a pull through driveway in front of the building provides

convenient access for visitor parking, loading, and emergency vehicles. Secure underground parking is provided under each building. A pedestrian walkway provides circulation through the site along a meandering pathway. An easement along the south property line extending approximately 9m into the subject property accommodates parking for the adjacent development. Long-term bicycle storage and three-stream waste management containers are provided in rooms accessed from the underground parking levels. Short-term bicycle racks are located beside the entrance of both buildings.

Building Design

The proposed buildings are four storeys with varying gable rooflines typical of the existing form and character of the Longwood development. Both buildings comprise of 34 two-bedroom units and 14 one-bedroom units, each with a private exterior patio or deck. The buildings are traditional in design with exterior finishes including of a mix of cementitious horizontal siding and shingle siding; basalt stone accents on the ground level; wood soffits and trim; vinyl windows; and, aluminum railings with glass infill. Timber and basalt stone clad entry porticos provide weather protection and emphasize the building entrances.

Landscape Design

Robust landscaping is proposed throughout the site and between buildings, incorporating a front yard landscape buffer with deciduous and coniferous trees and shrubs. A sidewalk is proposed adjacent to Edgewater Lane to provide pedestrian egress for the Longwood development to Uplands Drive and to an existing paved utility corridor. Green infrastructure, integrated into the landscaping, includes two raingardens for storm water management at the northeast portion of the site and between the buildings. Existing trees are to be retained along the southern extent of the site. A pedestrian walking trail connects to both buildings and an amenity pavilion with seating. Site lighting consists of bollard lighting along the pedestrian walkway, exterior wall lights on the buildings and existing streetlights along Edgewater Lane.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including the provision of pedestrian walkway network and usable open space, building mass compatible with adjacent developments, and building façade design.

Design Advisory Panel

As the proposal is in substantial compliance with the previously issued Development Permit (DP1093), which was considered by the Design Advisory Panel (DAP) at its 2018-APR-12 meeting, DP1273 was not referred to DAP.

Proposed Variances

Size of Buildings

The maximum height of principal building in the R8 zone is 14m. The proposed building height is 16m, a requested variance of 2m. Staff support the variance to accommodate the pitched roof elements, which are characteristic of the existing buildings within the Longwood development and surrounding area. Additionally, the proposed building heights are comparable with the adjacent four storey buildings in the area.

Location of Parking

Where parking is provided for multi-family developments exceeding five units, the off-street parking is required to be located at the rear of the buildings in accordance with Section 4.4 of the City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266”. A variance is requested to permit 12 parking spaces as well as a loading space in front of Building A. Staff support the proposed variance as the majority of the required parking spaces are located underground and the surface parking contains the required visitor parking stalls, making them more easily accessible. Additionally, landscaping screens the parking area from Edgewater Lane.

Staff support the proposed height and parking variances.

SUMMARY POINTS

- Development Permit application No. DP1273 proposes a new 96-unit multi-family development at 4775 Uplands Drive.
- Variances are requested to increase the permitted building height and allow a portion of the parking to be located in front of a building.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plans
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Perspectives
ATTACHMENT F: Landscape Plan and Details

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services
/ Deputy CAO