

DATE OF MEETING July 24, 2023

AUTHORED BY KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1282 – 6201
OLIVER ROAD



Proposal:

A 35-unit multi-family development

Zoning:

COR1 – Residential Corridor

City Plan Land Use Designation:

Residential Corridor

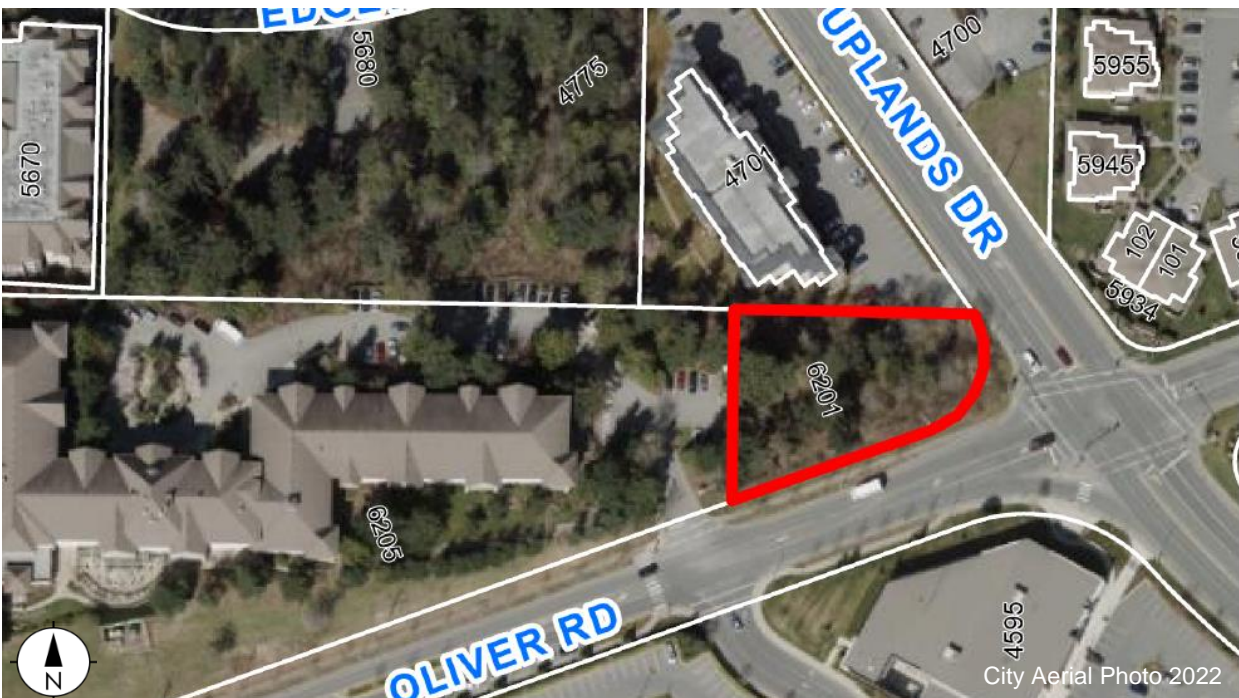
Development Permit Areas:

DPA8 – Form and Character

Lot Area:

2,145m²

DP



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 6201 Oliver Road.

Recommendation

That Council issue Development Permit No. DP1282 for a 35-unit multi-family development at 6201 Oliver Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-JUL-24.

BACKGROUND

A development permit application, DP1282, was received from Raymond De Beeld Architect Inc. for a multi-family development consisting of one building with a total of 35 units.

Subject Property and Site Context

The subject property is located in the Longwood neighbourhood in North Nanaimo. The lot is irregularly shaped with a rounded east property line abutting the Uplands Drive and Oliver Road intersection. Established multi-family developments, seniors care facilities, and commercial developments predominantly characterize the surrounding area. The subject property is within walking distances to active transportation routes, as well as commercial services (Nanaimo North Town Centre and Longwood Station) and a recreation facility (Oliver Woods Community Centre). The vacant lot is treed and slopes gradually downhill approximately 3m in elevation from south to north.

The property was rezoned in 2005 to allow for multi-family residential use, and a Section 219 covenant was registered as a condition of rezoning that dictated the development plans for the site. The covenant was subsequently amended through public processes in 2005 and 2018 to remove the detailed development plans, while retaining certain parking requirements requiring 50% of the parking to be located underground. The proposed development conforms to the covenant requirements.

DISCUSSION

Proposed Development

The applicant proposes to construct a six-storey, 35-unit multi-family building. The proposed unit composition is as follows:

Unit Type	Number of Units	Approximate Unit Sizes
1-Bedroom	15	63m ² – 64m ²
2-Bedroom	20	79m ² – 96m ²

The proposed Floor Area Ratio (FAR) is 1.42, which is below the maximum total permitted FAR of 1.45 (including a base density of 1.00, 0.2 for 81% of parking provided beneath the building, and 0.25 for meeting or exceeding Tier 1 “Schedule D – Amenity Requirements for Additional Density”). The applicant is proposing to meet Tier 1 in ‘Schedule D’ by providing amenities, which include the following:

- electric vehicle (EV) charging stations for 50% of all parking stalls;
- dedicated electric scooter parking;
- exceeding the BC Energy Step Code by one step;
- a green roof to cover at least 30% of the roof; and,
- educational signage referencing sustainable energy and water management practices.

Site Design

The proposed building is oriented east to west. Vehicle access to the site will be via an easement over the adjacent property (6205 Oliver Road). Of the 44 parking spaces proposed, eight are to be located in a surface parking area and 36 are to be located in an underground parkade. Long-term bicycle storage is provided in a room accessed from the underground parking level. Short-term bicycle racks are located beside the entrance to the building. Three-stream waste management containers are located in a room accessible from the surface parking level beside the drive aisle.

The principal pedestrian entry to the building faces Oliver Road to the south. A walkway with trellises and stairs provide circulation through the site from the building entrance to the surface parking, as well as connecting to the ground-level units. Outdoor amenity areas will include an outdoor seating area in the southwest portion of the lot and a rooftop amenity deck. A raingarden feature is proposed in the southeast portion of the lot, closest to the intersection. Concrete retaining walls along the north property line will step down to the adjacent property to the north (4701 Uplands Drive). A statutory right-of-way along the northeast corner of the lot adjacent to Uplands Drive to facilitate the siting of a future sidewalk is included as condition of the Development Permit.

Building Design

The proposed building form is contemporary with a building design reflecting the west coast character of the surrounding Longwood neighbourhood including accents of natural materials such as wood and stone and glass railings. The building massing is primarily five storeys in height with projecting covered decks, with the exception of a sixth storey amenity room. The principal building entrance has a covered entry portico for weather protection. Exterior building materials will consist of natural tones, including wood-like horizontal siding with lighter accent siding. A darker brick veneer is proposed for the ground level at the base of the building and along the covered deck columns. Timber frame columns and beams will provide additional natural accents, and generous glazing is provided on all elevations.

Landscape Design

The proposed landscape design includes significant planting throughout much of site. A forest garden in the southwest corner of the site will include existing Douglas fir trees to be retained, in addition to new tree plantings and a bark mulch path. A pollinator garden, featuring different types of flowering plants, is located beside the ground-level seating area. Wetland species are proposed for the raingarden, and additional trees and shrubs are proposed throughout the east

portion of the lot. A green roof is proposed on the uppermost floor as part of the rooftop amenity space, as well as on the roofs of the building entryways. A cedar board fence is proposed between the surface parking and adjacent property.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including the provision of an onsite pedestrian walkway network, building mass compatible with adjacent developments, well-articulated building design, landscaping, and provision of common outdoor space.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-SEP-22, accepted DP1282 as presented and provided the following recommendations:

- Consider making the rain garden a feature in the landscape plan;
- Consider climbing or cascading plants on the retaining walls;
- Consider a small element of colour on the facade; and,
- Consider a hard pack path in the landscaping where possible for better mobility.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revision:

- Planter boxes, additional trees, and more robust plantings including the addition of cascading plants along the north side lot line retaining walls.

Proposed Variances

Maximum Fence Height

The maximum permitted height of a retaining wall in the COR1 zone within a side yard setback is 1.8m. The proposed tiered retaining walls are up to 2.9m in height (not including a guardrail), a requested variance of 1.1m. Staff support the proposed variance in consideration of site constraints; stepping of walls; and as substantive vegetative buffering of varying heights is proposed to reduce apparent mass of the walls.

Building Height

The maximum height of principal building in the COR1 zone is 14m (18m where at least 75% of the required parking area is located below or beneath a building). The proposed building height is 19.53m, a requested variance of 1.53m. Staff support the variance as the height variance is only for the portion of the building encompassing a rooftop amenity space, which is stepped back from the neighbouring property to reduce overlook and will accommodate the green roof elements.

Landscape Buffer

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along a portion of the north side lot line from 1.8m to 0.91m, a requested variance of 0.89m. Staff support the proposed variance as the applicant has provided additional shade tolerant vegetation for screening, and trees have been incorporated in the landscaping along the north side yard lot line to achieve the minimum landscape treatment level.

Parking Spaces

The minimum number of parking spaces required for the proposed 35-unit development is 45 parking spaces. A variance is proposed to reduce the number of parking spaces to 44, a requested variance of one parking space. Staff support the proposed variance due to the proximity of the development to amenities, public transportation and active transportation routes.

Staff support the proposed variances. |

SUMMARY POINTS

- Development Permit application No. DP1282 proposes a new 35-unit multi-family development at 6201 Oliver Road.
- Variances are requested to:
 - increase the maximum permitted retaining wall height in a north side yard setback from 1.8m to 2.9m;
 - increase the maximum permitted height of a principal building from 18m to 19.53m;
 - reduce the minimum landscape buffer width from 1.8m to 0.91m along the north side lot line; and,
 - reduce the required minimum number of parking spaces from 45 to 44.
- 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
ATTACHMENT G: Schedule D – Amenity Requirements for Additional Density

Submitted by:

Lainya Rowett
Manager, Current Planning |

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services
/ Deputy CAO