

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001343 – 3530 HILLSIDE AVENUE

**Applicant:** ADMIRAL OPERATIONS LTD.

**Architect:** PACIFIC WEST ARCHITECTURE

**Owner:** B. MASON

**Landscape Architect:** RPL PROJECTS

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### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Steep Slope Residential (R10)
<i>Location</i>	The subject property is located on the north side of Hillside Avenue east of Cottleview Drive
<i>Total Area</i>	1.44 ha
<i>City Plan (OCP)</i>	Future Land Use Designation: Suburban Neighbourhood Development Permit Area DPA6 – Steep Slope Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Steep Slope Development Permit Area Guidelines

The subject property is located in the Long Lake neighbourhood. The lot is irregularly shaped and is accessed from Hillside Avenue. The lot is treed and slopes steeply downward from the southwest to the northeast. The existing single-family dwelling fronting Hillside Avenue is proposed to remain. Established single-family dwellings, multi-family developments, and parkland characterize the surrounding area. The property is adjacent to the southwest extent of Linley Valley Cottle Lake Park which encompasses a wetland – the proposed development is located outside the wetland leave strip.

### PROPOSED DEVELOPMENT

The applicant is proposing to construct six three-storey ground oriented multi-family residential buildings comprising a total of 22 three-bedroom townhouse units. The proposed total gross floor area is 3,276m<sup>2</sup> and the proposed total FAR is 0.23.

#### Site Design

The proposed buildings are oriented to face an internal road network that connects to Hillside Avenue. Onsite parking (46 spaces) includes a mix of private garages for each unit and two visitor parking spaces in the middle of the site beside Building 3 and between Buildings 1 and 2. Long-term bicycle parking spaces (22 total) will be located in private garages. Two short-term bicycle racks (two spaces) are located near the entrance to the site in the pocket park next to Building 5. A refuse enclosure is proposed between Building 4 and the truck turnaround. A concrete pedestrian network from Hillside Avenue provides ground level connections with to the rear of Buildings 3, 4 and 5, amenity areas, and units in the southeast portion of the site.

Staff Comments:

- Pedestrian circulation and common amenity areas are provided in accordance with the General Development Permit Area Design Guidelines. Consider pathways in front of Buildings 1 and 2, adjacent to the drive aisle, to complete a functional pedestrian network.

- Provide screening and increase the spatial separation between the refuse enclosure and the end unit in Building 4.
- Consider weather protection for the short-term bicycle racks.

### Building Design

The design of the proposed buildings is contemporary in nature, three-storeys in height with flat roofs. The exterior finishes of the buildings are comprised of a mix of materials including Hardie panel in two shades, Hardie siding, stone veneer, metal cladding, as well as aluminum and glass railings.

#### Staff Comments:

- The applicant has used natural materials and textures in accordance with the Steep Slope Development Permit Area Design Guidelines; however, additional wood, and stone exterior finishes, could be considered as well as incorporating a colour palette that blends with the characteristics of the surrounding ridgeline and vegetation.
- Consider additional detailing and unique colour palettes for each building to create interest and individualize the buildings.
- Address the blank wall on the west side of Building 6 facing the existing dwelling.

### Landscape Design

Facilitation of the development includes clearing the vegetation in the area proposed to be developed and retaining existing upslope and downslope vegetation. Through the site development, various deciduous trees, coniferous trees, shrubs, ground cover, perennials, and grasses will be planted. Private patios are proposed on the rear of the buildings and will be separated by low aluminum fencing or privacy fencing. A pocket park beside Building 5 includes benches, and the common amenity area in the middle of the site includes a dome play structure, salvaged cedar logs, benches, and a perimeter seating wall with retaining walls and plantings.

#### Staff Comments:

- Consider opportunities to replace concrete retaining walls with rock retaining walls and incorporate cascading plants in accordance with the Steep Slope Development Permit Area Design Guidelines.
- Consider increasing coniferous plantings in accordance with the “North Nanaimo” Character Area (Zoning Bylaw) and ensure at least 50% evergreen trees in planting scheme.
- Consider replacing aluminum fencing with fencing made from natural materials (ie. wood).
- Incorporate CPTED and dark sky friendly pedestrian scale lighting.

## **PROPOSED VARIANCES**

The applicant has not identified any proposed variances; however, the building heights, drive aisle width, and refuse enclosure screening may require variances to be confirmed through the application review.