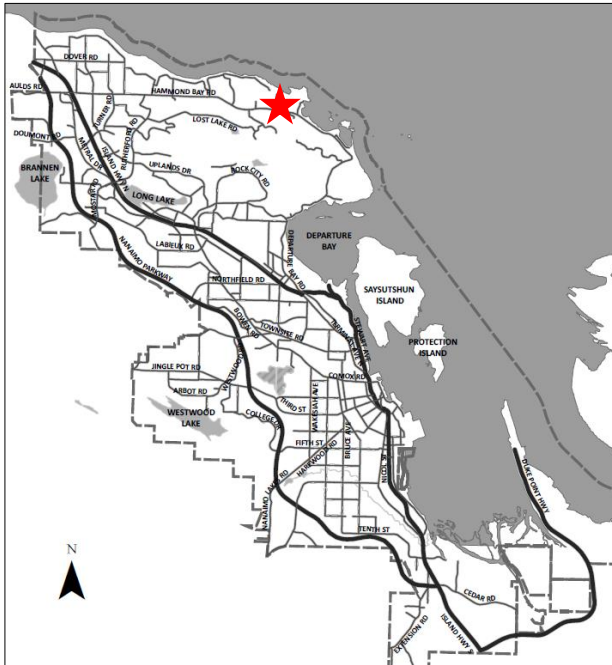


DATE OF MEETING July 8, 2024

AUTHORED BY PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1317 – 4670
HAMMOND BAY ROAD



Proposal:

34-unit multi-family townhouse development

Zoning:

R10 – Steep Slope Residential

City Plan Land Use Designation:

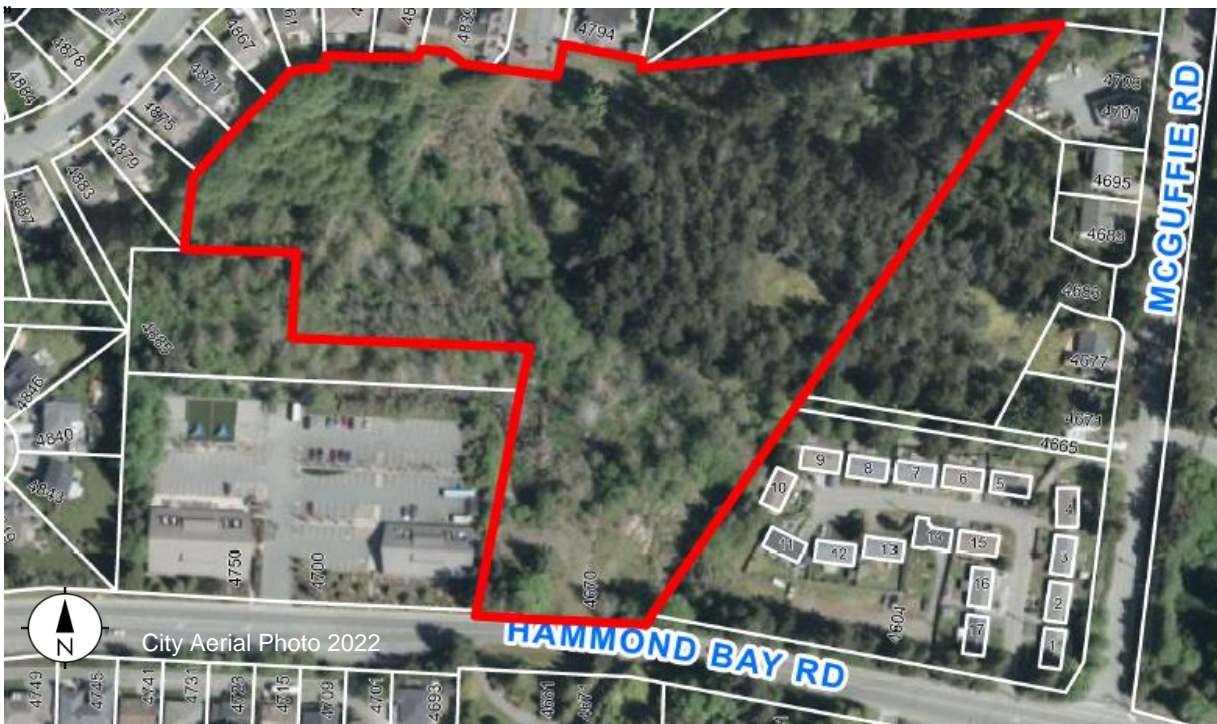
Suburban Neighbourhood

Development Permit Areas:

DPA6 – Steep Slope Development
DPA8 – Form and Character

Lot Area:

3.76 ha



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family residential development at 4670 Hammond Bay Road.

Recommendation

That Council issue Development Permit No. DP1317 for a multi-family residential development at 4670 Hammond Bay Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-JUL-08.

BACKGROUND

A development permit application, DP1317, was received from dHK Architects Inc., on behalf of Panorama Hammond Bay Development Ltd., to permit a 34-unit multi-family residential townhouse development.

Subject Property and Site Context

The subject property is located in the Hammond Bay Neighbourhood. The lot is currently forested and slopes to the east. There are two wetlands located on the west and south portions of the lot, with streams feeding into Walley Creek. The surrounding neighbourhood includes low density residential development, a small-scale commercial development, and City parkland including the multi-use Walley Creek Trail. Hammond Bay Elementary, Morningside Park and Neck Point Park are located approximately 700m to the east.

DISCUSSION

Proposed Development

The applicant is proposing to construct a multi-family residential townhouse development which includes 34-units within 15 buildings. The units range in size from 186m² to 223m² and are comprised of three bedrooms and a flex room per unit. The total proposed gross floor area is 6,828m² and the total Floor Area Ratio (FAR) is 0.27. The proposed lot coverage is 32%, which is below the maximum permitted lot coverage of 40% in the R10 zone.

Site Design

The proposed development will be accessed from the end portion of Ney Drive, which will be constructed with the development. The proposed buildings are located along either side of an internal drive aisle, which follows the natural slope of the property to prevent disturbance of the existing environmentally sensitive areas located on the west and south portion of the lot. A children's play area and short-term bicycle parking are located adjacent to the site entrance, and a walking loop is located on the northeast corner of the lot. To address the natural slope of the site, concrete block retaining walls are proposed throughout the development.

The applicant proposes to dedicate approximately 1.66 hectares of land as park to the City of Nanaimo. This area includes two large wetlands, a portion of Walley Creek and forested land. Future restoration work, to be completed by the City, will occur within the acquired park on the south portion of the lot. Additional lands will be publically secured with a Statutory Right-of-Way (SRW) to expand the nearby active transportation corridor (Walley Creek Trail), which is identified as a priority in City Plan. This trail will also connect up to the end of Ney Drive with future plans for the City to establish a trail to connect to Hammond Bay Road. Voluntary road dedication of 156m² will also be secured along Hammond Bay Road for future road widening.

Building Design

The proposed development consists of clustered townhouse units (two to three units per building). The units located at the lower elevations (Building 3, 4, 5, 7, 8, 9 and 10) appear as one or two storey units from the drive aisle and appear as two or three storeys from the rear. The units located at higher elevations appear as two or three-storey buildings facing the internal drive aisle. The buildings have a combination of flat and peaked roofs. The façade materials include cementitious panels in various colours with aluminum flashing and wood look metal plank siding with additional wood elements. Each unit includes a private deck with black aluminum tempered glass railings and a garage faced with tempered glass panels. Buildings 13, 14, and 15 have rooftop decks with matching tempered glass railings.

Landscape Design

The proposed landscaping is robust and includes a combination of deciduous trees alongside evergreen conifers, shrubs, grasses, perennials, and groundcover plantings. The children's play area is fenced adjacent to the proposed parkland using wood picket fencing, which is also proposed in various front and side yards of the development to offer private amenity space. A crushed stone nature walking trail is provided from the children's play area to the north corner of the lot. The trail features a permeable paver plaza with seating and is surrounded by existing landscaping to be retained and protected. Both the children's play area and the nature walking trail are surrounded by step lighting on the retaining walls and bollard lighting throughout. The required retaining walls are screened with abundant vegetation.

No development or removal of vegetation is proposed within the streams, wetlands or the required 15m leave strip. Fencing is proposed outside of the required leave strip with environmental protection signage along the fence line. A terraced landscape feature is also proposed at the south side of the development area, sloped to meet existing grade. Erosion and sediment control measures, as well as a tree management plan, will be determined and reviewed through subsequent approvals.

A decorative stamped concrete circle and landscape feature with boulders, river rock and conifer trees are proposed at the intersection of the internal drive aisles. This will provide year-round screening of residential units and onsite vehicle movement. The driveways to each unit, pedestrian crossings, sidewalks, and visitor parking area are lined with decorative stamped concrete to increase visual interest on the site.

The development responds to the General Development Permit Area Design Guidelines and the Steep Slope Development Permit Guidelines by placing building footprints away from the riparian area and by stepping buildings with the topography of the land. The development also provides private and common outdoor amenity space and achieves visual interest through building design

and landscaping. As recommended by the Steep Slope Development Permit Guidelines, muted colours and natural materials that reflect the natural setting and hillside are proposed.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-OCT-12, accepted DP1317 as presented with support for the proposed variances and provided the following recommendations:

- Consider a different paving material to demarcate the pedestrian circulation along the roadway;
- Consider a landscape feature at the intersection of the internal drive aisles; and,
- Consider a short-term bike parking configuration that can accommodate a wider variety of bike sizes and types.

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

- Addition of decorative stamped concrete circular landscape feature, sidewalks, and pedestrian crossings;
- Addition of a landscape feature at the intersection, which includes river rock, boulders, and conifer trees;
- Replaced the short-term bicycle rack to a model which allows for a variety of bike sizes and types; and,
- Addition of raised sidewalks and pedestrian crossings.

Proposed Variances

Building Height

The maximum permitted building height for a principal building in the R10 zone, where there is a flat roof (less than 4:12 pitch) is 7.0m.

The maximum permitted building height for a principal building in the R10 zone, where there is a sloped roof (equal or greater than 4:12 pitch) is 9.0m.

Variances to the building heights are proposed as follows:

Building Number	Permitted Height	Proposed Height	Requested Variance
Building 2	9.0m	10.0m	1.0m
Building 11	9.0m	10.0m	1.0m
Building 12	7.0m	7.6m	0.6m
Building 13	7.0m	11.5m	4.5m
Building 14	7.0m	11.5m	4.5m
Building 15	7.0m	11.5m	4.5m

The building height variances are proposed to address anticipated grades that may occur during onsite blasting, which will be required prior to construction. The additional building height for Buildings 13, 14, and 15 allow for access to the rooftop deck and pergola. Staff support the

proposed variances as they provide access to private amenity space and support the construction of the buildings in a form that follows the natural slope of the property. |

SUMMARY POINTS

- Development Permit Application No. DP1317 is for a 34-unit multi-family residential townhouse development.
- The development design substantially meets the intent of the Steep Slope Development Permit Guidelines and the General Development Permit Design Guidelines.
- Variances are requested for the principal building height for Buildings 2, 11, 12, 13, 14, and 15.
- Staff support the proposed variances. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Park and Road Dedication Plan
ATTACHMENT E: Building Elevations and Details
ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plan and Details |

Submitted by:

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Concurrence by:

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