

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NOs. DP001345 / DP001346 4125 JINGLE POT ROAD & 4300 FORGE ROAD

Applicant: PACSWELL DEVELOPMENTS NANAIMO INC.

Architect: MACDONALD HAGARTY ARCHITECTS LTD.

Landscape Architect: LADR LANDSCAPE ARCHITECTS INC.

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Light Industrial (I2)
<i>Location</i>	The subject properties are located north of the Nanaimo Parkway, at the intersection of Boban Drive and Forge Road.
<i>Total Area</i>	1.6 hectares
<i>City Plan</i>	Future Land Use Designation – Light Industrial Development Permit Area DPA 7 – Nanaimo Parkway Development Permit Area DPA 8 – Form and Character
<i>Relevant Design Guidelines</i>	Nanaimo Parkway Design Guidelines General Development Permit Area Design Guidelines

The subject properties are located in the Diver Lake area and currently contain a single-family dwelling, accessory buildings and outdoor storage. The northern property (4300 Forge Road) slopes up to northeast corner of the lot, while the southern property (4125 Jingle Pot Road) slopes down towards Jingle Pot Road, along the southern lot line. The area to the west is zoned for industrial uses while the remaining surrounding lands are developed as both medium and low-density residential.

PROPOSED DEVELOPMENT

The applicant is proposing to develop a new light industrial park. The proposed development will include three buildings and a combined total of 30 units. The units will range in size from 93m² to 290m² and the Gross Floor Area (GFA) for all buildings is 5,912m².

Site Design

The subject properties are divided by Forge Road. Buildings A and B are located at 4125 Jingle Pot Road and are proposed along the road frontage of the site. The internal drive aisle and parking are screened from street view. A pedestrian connection to Jingle Pot Road, an outdoor amenity space, and a refuse enclosure are proposed between the buildings. Building C, located at 4300 Forge Road, is setback to the rear of the site, with the parking located at the front of the site, screened with landscaping.

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires 36 off-street parking spaces at 4125 Jingle Pot Road, one of which must be designated accessible. Four long-term bicycle spaces are also required.

The Parking Bylaw requires 23 off-street parking spaces at 4300 Forge Road, one of which must be designated accessible. Two long-term bicycle spaces are also required.

33 parking spaces are proposed at 4125 Jingle Pot Road and 27 parking spaces are proposed at 4300 Forge Road, which meets the requirements of the Parking Bylaw.

Staff Comments:

- Visual screening of parking from the street and adjacent uses is provided, in accordance with the General Development Permit Area Design Guidelines.
- Loading areas should not restrict pedestrian circulation on site and pedestrian access to the buildings should be inviting and well-marked. Consider adding demarcated pedestrian walkways in front of building entrances.

Building Design

The proposed buildings are a single storey but allows for mezzanines or second storey tenant improvements, and each unit is equipped with a steel overhead door and glazed pedestrian entrance. Large transom windows are located above each overhead door and the units are identified by large addressing numbers and coloured canopies to provide visual interest and weather protection. The building's exterior is clad with insulated metal panels in various shades. Rear entrances, accessible via individual staircases, are proposed for each unit.

Staff Comments:

- Consider the addition of long-term bicycle storage and shower/changing facilities.
- Consider opportunities to differentiate between buildings and provide building interest.
- Canopies are provided to shelter building entrances.

Landscape Design

All required landscape buffers are provided for both properties, and some existing landscaping is to be retained. A large landscaped area between the buildings at 4125 Jingle Pot Road is provided, complete with various tree species, terraced plantings, and pedestrian access to Jingle Pot Road. Outdoor amenity space is provided for employees, complete with a pergola, outdoor seating, and decorative concrete pavers. The landscaping proposed at 4300 Forge Road includes a swale feature with native species, including Dogwood trees and Oregon grape, which borders the property. The rain garden, intended for stormwater management, includes a river rock channel.

Staff Comments:

- Outdoor seating areas are provided, in accordance with the General Development Permit Area Design Guidelines.
- Existing vegetation is being retained, where appropriate. In areas where existing landscaping is deficient, infill planting is proposed in accordance with the Nanaimo Parkway Design Guidelines.
- Retaining walls should receive high quality finishing and/or be concealed by vegetation.
- New planting should consist of approximately 25% deciduous plant material to be introduced at the forest edge to act as accent groupings for variety, colour, etc., in accordance with the Nanaimo Parkway Design Guidelines.