

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001355 5730 TURNER ROAD

**Applicant:** DISTRICT DEVELOPMENTS CORPORATION

**Architect:** DHK ARCHITECTS INC.

**Landscape Architect:** DURANTE KRUEK LTD.

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### SUBJECT PROPERTY AND SITE CONTEXT

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| <i>Zoning</i>                     | Community Corridor (COR3)  |
| <i>Location</i>                   | The subject property is located at the intersection of Uplands Drive and Turner Road                   |
| <i>Total Area</i>                 | 7,376m <sup>2</sup>  |
| <i>City Plan</i>                  | Future Land Use Designation – Mixed Use Corridor<br>Development Permit Area DPA 8 – Form and Character |
| <i>Relevant Design Guidelines</i> | General Development Permit Area Design Guidelines  |

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The subject property is a corner lot, located in the Pleasant Valley/Rutherford neighbourhood with frontage along prominent mobility routes. The site slopes upward from north to south (10m) with forested areas and informal trails. A shared easement provides site access from Turner Road, which is used to access the commercial development located at 5050 Uplands Drive. Additional surrounding uses within the existing neighbourhood include the commercial development at Northridge Village (west), Longwood Station (southwest), retail warehouses, townhouses and apartment buildings to the east and north.

A previous development permit application, DP1231, was submitted in 2021 and subsequently cancelled in 2023. The design has since changed, and the owner is proceeding with the development.

### PROPOSED DEVELOPMENT

The applicant proposes to construct a five-storey multi-family residential development with 82 rental units complete with underbuilding parking, and a combination of studio, one-bedroom and two-bedroom units. A detached commercial building with 595m<sup>2</sup> of floor area is also proposed and intended to be for offices, a financial institution, and a small restaurant.

The proposed development intends to use Categories 1, 5, and 6 of Schedule 'D' Amenity Requirements for Additional Density of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" to achieve additional density. The proposed gross floor area for all buildings is 7,175m<sup>2</sup> and the proposed Floor Area Ratio (FAR) is 0.98, which is below the permitted FAR of 1.08 with the use of Schedule 'D' and additional density (0.08) permitted by providing under-building parking.

### Site Design

The proposed buildings are situated to provide street presence along both sections of Turner Road at the existing roundabout. Both the commercial and residential buildings have been oriented to provide views of proposed landscaped areas, complete with street trees and lighting. The buildings are separated by a shared plaza and surface parking at the rear of the site. The shared plaza abuts an outdoor amenity space intended for the residential building, however, site grades provide natural separation from the plaza. Existing sidewalks and on-site pedestrian network offer connections to both buildings while activating the street edge and the proposed plaza. Green spaces located at either end of the site are intended to have bioswales, raingardens, and feature landscaping with educational signage regarding sustainable energy management practices used on site.

Vehicle access is proposed from Turner Road Street to the under-building parking, accessed via the overhead door on the north elevation of the residential building and to the surface parking at the rear. The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires 95 parking spaces to be dedicated to the residential building, three of which must be accessible and four must be dedicated to visitors. Additionally, 41 long-term and eight short-term bicycle spaces are required.

The Parking Bylaw requires 20 parking to be dedicated to the commercial building, of which one must be designated as accessible. Additionally, one long-term and one short-term bicycle space is required.

#### Staff Comments:

- Consider adding pedestrian crossings from the residential building the surface parking in the north portion of the site to reduce pedestrian-vehicle conflicts.
- Site design maintains existing public access to adjacent commercial uses, in accordance with the General Development Permit Area Guidelines.
- Consider connecting the pedestrian path from the rear residential building entrance to the commercial building.
- Ensure outdoor amenity spaces are accessible.

### Building Design

The residential building is V-shaped to reflect the shape of the site. Two pedestrian entrances, one from Turner Road and the second providing direct access to the rear parking area, are provided. The entries are complete with weather protection and a change in material to emphasize their location. The building frontages along Turner Road are animated with private balconies for each unit, using building recesses and weather protection canopies. The refuse room is located in the under-building parking area; and adjacent to the shared plaza there is an amenity room for residents with direct access to an outdoor patio.

The single-storey commercial building offers a large canopy over a portion of the shared plaza and the roof pitch has been raised along Uplands Drive to create an inviting corner and provide more prominence along the existing sidewalk. Generous glazing is provided along building facades that front the adjacent streets, and the refuse recycling enclosure has been designed to be enclosed behind the commercial building, screened from view of the shared plaza and adjacent public spaces.

Both buildings share a complimentary colour and material palette with fibre cement panels, plank siding, and wood-like finishes.

Staff Comments:

- Consider individual connections to the street for residential units located at grade. Buildings are well-integrated into the existing streetscape, in accordance with the General Development Permit Area Guidelines.
- Consider varied materials and colour palette to provide building interest, reduce the visual mass of the residential building, and break-up the horizontal roofline.
- Consider the addition of a rooftop amenity for the residential building.g

Landscape Design

A landscape buffer is provided along all property lines and is proposed to include trees, shrubs, and a variety of groundcover plantings. A total of 41 trees will be planted and existing trees will be retained where possible. No encroachment is proposed within the Molecey Creek riparian area located within the northern corner of the lot and the bioswales have been designed to become a feature of the landscape design. Naturalized landscaping throughout the site assists in screening the surface parking area from the view of buildings and outdoor amenity spaces, which include various types of outdoor seating, a rubber play surface, and short-term bicycle parking.

Staff Comments:

- Visual screening of parking provided and existing trees proposed to be retained where possible, in accordance with the General Development Permit Area Guidelines.

**PROPOSED VARIANCE**

*Maximum Building Height*

A variance is proposed to the maximum permitted building height of the multi-family residential building from 14m to 16.25m, a proposed variance of 2.25m.