

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001366 – 5300 TANYA DRIVE

**Applicant:** DISTRICT DEVELOPMENTS CORP.

**Owner:** LOST LAKE (1) NOMINEE LTD.

**Architect:** SYLVAN GIROUX DESIGNS

**Landscape Architect:** PMG LANDSCAPE ARCHITECTS

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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 east side of Tanya Drive, south of Lost Lake Road
<i>Lot Area</i>	4.01ha (3.36ha post road dedication)
<i>City Plan (OCP)</i>	Future Land Use Designation – Suburban Neighbourhood Development Permit Area DPA1 – Environmentally Sensitive Areas Development Permit Area DPA6 – Steep Slope Development Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Steep Slope Development Permit Area Design Guidelines

The subject property is located in North Nanaimo on Tanya Drive, a no-exit street that extends from Lost Lake Road. There are no improvements on the lot which is heavily vegetated and varying in topography. Elevations above sea level vary from 185m in the eastern portion of the site to 205m along the north property line. There are two protected wetlands on the property, in addition to two isolated ponds. A significant ridgeline identified in DPA6 borders the north property line. The property was rezoned in 2024 from AR2 (Urban Reserve) to R10 (Steep Slope Residential) with a site-specific density of 24 units per hectare.

The surrounding neighbourhood consists primarily of large single family lots and undeveloped lots. Properties to the west, south, and east are zoned AR2 and are located within a “Special Servicing Area” as identified in City Plan. The property to the north at 5320 Tanya Drive is zoned R10 and had a previous development permit for 37 townhouse units approved in 2022 (DP1186) but has not yet been developed.

### PROPOSED DEVELOPMENT

The applicant proposes a multi-family residential development consisting of 20 buildings in townhouse form and a combined total of 80 dwelling units. The proposed unit composition is as follows:

<i>Unit Type</i>	<i>Number of Units</i>	<i>Approximate Unit Floor Area</i>
One-Bedroom	32	53m <sup>2</sup> – 55m <sup>2</sup>
Two-Bedroom	40	79m <sup>2</sup>
Three-Bedroom	8	94m <sup>2</sup>

The proposed gross floor area is 6,320m<sup>2</sup> and the total Floor Area Ratio (FAR) is 0.19, less than the maximum permitted FAR of 0.55 in the R10 zone.

### Site Design

As a condition of rezoning, a new public road will be dedicated along the north property line (“Road A” on the site plan) and all site access will be from the new road. Fill will be utilized to support the slope below the new public road. The development will be clustered into two areas with 6 buildings oriented along a no-exit private driveway in the west portion of the site (“Road B”) and 14 buildings oriented along a looping private driveway (“Road C”) in the east portion. The two areas will be separated by an existing protected wetland, and a second wetland is located in the southwest corner of the site. Disturbance of sensitive natural features will be avoided in accordance with the Steep Slope Design Guidelines.

Parking will be provided on-site as surface parking adjacent to the private drive aisles. A total of 134 parking spaces are proposed which meets the City’s parking requirements.

#### Staff Comments:

- Incorporate a pedestrian network to connect all units to the private drive aisle and adjacent public road.
- Look at opportunities for direct walkway connections for units adjacent to public roads where the grading allows (Buildings 1, 7, 15, and 16).
- Consider incorporating private garages where possible to reduce the amount of surface parking.
- Explore opportunities to minimize terracing of existing slopes (Steep Slope Design Guidelines, 3.1.3.1).
- Areas for private solid waste pickup and bicycle parking to be demonstrated on the site plan.

### Building Design

All buildings are designed as fourplexes with two upper level units and two lower level units. Where the grade allows, some buildings will be built into the slope so that units have entries directly at ground level (Building Types B, C, E, and F). The building designs are residential in nature with pitched roofs, generous glazing, and balconies. Building materials consist of different shades of fibre cement shingle and horizontal siding.

#### Staff Comments:

- Ensure that front entries to units are visible and that those units not facing walkways have appropriate wayfinding.
- Consider alternating shades of materials for buildings of the same Building Type.
- Consider greater variation of materials or colours on elevations to avoid monochromatic design and incorporate natural elements such as wood or stone (Steep Slope Design Guidelines, 3.1.4.2).

### Landscape Design

As a greenfield site, existing native vegetation and mature trees will be retained outside of the development and fill slope areas. Wildflower seed mix is proposed for the fill slopes. Pocket landscape areas are proposed through the site including a mix of deciduous and coniferous trees.

Small shrubs including yew are proposed along the edges of the buildings, and a sod lawn is proposed through the remaining disturbed areas of the site. An amenity space with seating is proposed on the high point of the site, to be accessed from the future public road.

Staff Comments:

- Look at incorporating more planting throughout the site with naturalized landscaping, particularly to transition between formalized lawns and existing forested areas.
- Retaining wall details to be confirmed, and materials and height should reflect the natural character of the site (Steep Slope Design Guidelines 3.1.3.4).

**PROPOSED VARIANCES**

No variances have been requested.