

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001373 – 6055 TURNER ROAD & 6045 LINLEY VALLEY DRIVE

**APPLICANT/ARCHITECT:** DISTRICT DEVELOPMENT CORP.

**OWNER:** LINLEY VALLEY NOMINEE LTD.

**Landscape Architect:** MACDONALD GRAY

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#### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	City Commercial Centre - CC3 (6055 Turner Road) Community Corridor - COR3 (6045 Linley Valley Drive)
<i>Location</i>	The subject properties are located between two strata roads, southeast of the Turner Road and Linley Valley Drive roundabout
<i>Total Area</i>	8,211m <sup>2</sup> (6055 Turner Road – Lot 3) 3,526m <sup>2</sup> (6045 Linley Valley Drive – Lot 8)
<i>City Plan (OCP)</i>	Future Land Use Designation: Mixed-Use Corridor Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject properties are two large irregularly shaped lots located in North Nanaimo in the Pleasant Valley/Rutherford neighbourhood. The properties are within walking distance to transit and commercial services in Longwood Station and are well connected to the Nanaimo North and Woodgrove Secondary Urban Centres. Both lots are currently vacant and treed with an internal road within the westerly portion of 6055 Turner Road (Lot 3). The properties have a grade change of approximately 9m, sloping down to Linley Valley Drive. Established multiple-family developments, single-family dwellings, commercial uses, and Oliver Woods Community Centre and park predominantly characterize the surrounding area.

#### PROPOSED DEVELOPMENT

The applicant is proposing to construct two buildings (one on each lot) – a six-storey mixed-use building with a 139m<sup>2</sup> commercial unit on the corner of Turner Road and Linley Valley Drive (Building A) and a four-storey multi-family residential apartment building fronting Linley Valley Drive (Building B). The south portion of Lot 3 will be redeveloped at a future time. The proposed total gross floor area is 4,583m<sup>2</sup> (Building A) and 3,043m<sup>2</sup> (Building B) and the proposed total Floor Area Ratio (FAR) is 0.56 (Building A) and 0.86 (Building B).

The proposed dwelling unit composition is as follows:

Unit Type	No. of Units (Building A / 6055 Turner – Lot 3)	No. of Units (Building B / 6045 Linley – Lot 8)	Floor Area
Studio	12	4	42m <sup>2</sup>
1-Bedroom	30	24	54m <sup>2</sup> – 66m <sup>2</sup>
2-Bedroom	21	15	78m <sup>2</sup> – 81m <sup>2</sup>
<i>Total:</i>	63	43	

### Site Design

The proposed buildings are located within the northern portion of the lots to maximize street presence, with the commercial unit facing the roundabout. Vehicle parking consists of 80 parking spaces on Lot 3, and 51 parking spaces on Lot 8, with one level of underground parking comprising of 50 spaces and the remaining spaces as surface parking. To facilitate the proposed development, the applicant is requesting a concurrent covenant amendment (CA20) to reduce the required percentage of parking to be provided underground from 90% to 38%. Long-term bicycle storage (32 spaces for Lot 3 and 22 spaces for Lot 6) will be located within secure rooms in the underground parking garage, and short-term bicycle racks (10 spaces for Lot 3 and 6 spaces for Lot 6) are located at the residential and commercial entrances to the buildings. Three-stream waste management containers for both buildings are located in a room in the underground parking area under Building A.

#### Staff Comments:

- Explore ways to reconfigure the surface parking area to avoid pedestrian and vehicle conflicts with the walkways behind the parking spaces.
- Consider ways to provide pedestrian connections between the surface parking area and the building entries.

### Building Design

The buildings are rectilinear in shape and contemporary in design with low-sloped roofs. The exterior finishes of the buildings include a mix of fibre cement siding including panel, plank, and wood-look fibre, as well as brick and concrete finishes. Balconies are provided for the units and have either a glass or black aluminum picket railing. The ground floor commercial unit incorporates curtain wall glazing and a brick façade. The residential entries are accessed from a shared plaza and highlighted by brick facades and canopy elements.

#### Staff Comments:

- Consider using materials or varying colour palettes to differentiate the buildings
- Explore ways to emphasize commercial unit entry and provide visual interest from the roundabout.

### Landscape Design

The proposed development includes clearing the existing vegetation in the area proposed to be developed and planting various deciduous and coniferous trees, shrubs, groundcover, vines, and perennials. The applicant is proposing soft landscaping between the street and buildings in lieu of ground level connections to the street. A shared plaza between the buildings with benches and landscaping is proposed. Bollard lighting is provided along pedestrian walkways and pole-mounted lighting is proposed in the parking area.

#### Staff Comments:

- Explore opportunities to retain stands of existing trees within the site where possible.
- Consider opportunities to add outdoor common amenity areas and seating throughout the site or on the rooftops.
- Provide pedestrian scale lighting for the commercial unit.
- Consider opportunities to connect the ground level units to the street.

## **Proposed Variances**

### *Minimum Front Yard Setback*

The minimum required side yard setback in the CC3 zone is 3m. The applicant is proposing a minimum east side yard setback of 1.5m, a requested variance of 1.5m.