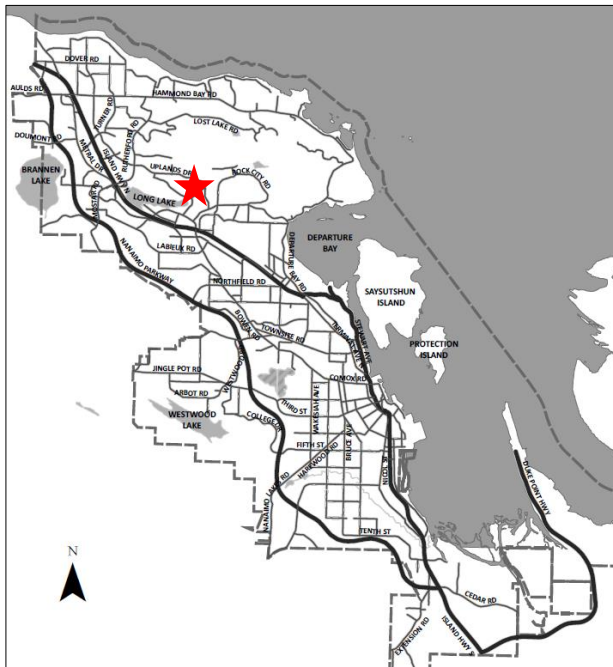


DATE OF MEETING July 28, 2025

AUTHORED BY KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1360 – 3425
UPLANDS DRIVE



Proposal:

A 49-unit personal care facility

Zoning:

R8 – Medium Density Residential

City Plan Land Use Designation:

Neighbourhood

Development Permit Areas:

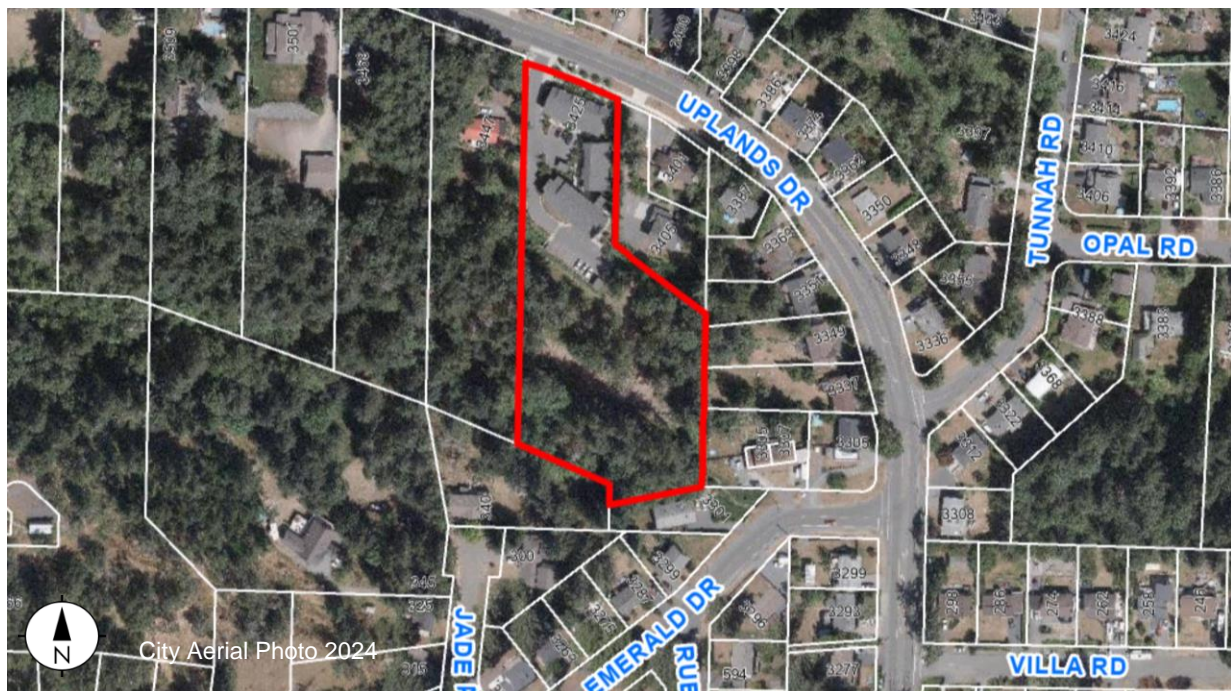
DPA6 – Steep Slopes

DPA8 – Form & Character

Lot Area:

1.02 ha

DP



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a personal care facility at 3425 Uplands Drive.

Recommendation

That Council issue Development Permit No. DP1360 for a personal care facility development at 3425 Uplands Drive with a variance as outlined in the "Proposed Variance" section of the Staff Report titled "Development Permit Application No. DP1360 - 3425 Uplands Drive" dated 2025-JUL-28.

BACKGROUND

A development permit application, DP1360, was received from Low Hammond Rowe Architects, on behalf of Nanaimo Association for Community Living (NACL), to allow a personal care facility development at 3425 Uplands Drive.

Rezoning application RA349 rezoned the west portion of the subject property from Single Dwelling Residential (R1) to Low Density Residential (R6) in 2017 with a subsequent Development Permit (DP1088) approved in 2018 to construct Phase 1 (below market townhouses) on the northern portion of the lot. A boundary adjustment subdivision (SUB1396) was completed in 2023 to create the current extent of the lot. Rezoning application (RA501) was approved on 2025-JUL-21 and rezoned the subject property from R6 and Steep Slope Residential (R10) to R8 with a site-specific personal care facility use to accommodate the proposed development.

Subject Property and Site Context

The subject property is located in North Nanaimo (Long Lake Neighbourhood) on the south side of Uplands Drive, between Tunnah Road and Sunrise Place. The grade change of the property is approximately 17m and slopes down to the south towards Emerald Drive. Site characteristics of note include mature trees and a watercourse within the southern portion of the lot. Established single residential and multi-family dwellings predominantly characterize the surrounding area. The subject property contains an existing 28-unit affordable rental townhouse development (Phase 1) within the northern portion of the site, which will form part of the NACL campus.

DISCUSSION

Proposed Development

The applicant is proposing to construct a four-storey, 49-unit personal care facility. The proposed total gross floor area is 2,516m² and the total Floor Area Ratio (FAR) including Phase 1 is 0.65, less than the maximum permitted FAR of 1.25.

The proposed unit composition is as follows:

Unit Type	No. of Units	Floor Area
Studio	40	35m ² –37m ²
1-Bedroom	9	52m ²

Total:	49
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Site Design

The proposed building is situated between the existing Phase 1 development and the watercourse in the southern portion of the site and is designed to retain mature stands of trees onsite. Vehicle access is from a driveway along the west property line connecting to a proposed surface parking area in the middle of the site. Vehicle parking for the proposed development will add 25 parking spaces for a total of 42 parking spaces on the lot to be shared between Phases 1 and 2. Although provision of bicycle parking is not required, five long-term bicycle spaces will be located within a secured room on the bottom floor of the building, and short-term bicycle racks (three spaces) will be located beside the front entrance to the building. A waste management enclosure is located in an enclosure northwest of the proposed building.

As a condition of the Development Permit, an existing covenant on title is to be discharged and replaced to reflect the revised site plan and update the housing agreement. Additionally, access to 3337, 3349, and 3351 Uplands Drive is to be secured over the proposed driveway from the east property line to provide access to future development on those lots.

Building Design

The building is contemporary in design with a low-pitched roof which conceals the elevator overrun and mechanical equipment. The building is designed to reflect the residential character of the neighbourhood. The exterior finishes of the building include a mix of cementitious horizontal shiplap siding, wood siding, wood slats, concrete, a metal roof, windows with shrouds along the south elevation for solar shading, as well as vinyl windows with dark frames. Aluminum railings are proposed for the exterior stairs.

Landscape Design

The proposed development requires some vegetation clearing with subsequent planting of deciduous trees, coniferous trees, shrubs, ferns, groundcover, vines, and perennials. Private patios separated by privacy screens are provided for the ground floor units, with a balcony provided for the second-floor amenity space. Outdoor common amenities include a ground floor area at the southwest corner of the building, as well as onsite pedestrian pathways around a raingarden. Retaining walls are incorporated to address grade changes. Additionally, a public pathway (east to west) secured through the rezoning will provide a future network as lands to the west develop. Bollard lighting is proposed in the common amenity area. A cedar board perimeter fence to match the existing fence is proposed along the property lines north and east of Phase 2 and environmental protection fencing will be installed along the wetland setback.

The proposed development meets the intent of the General Development Permit Area Design Guidelines and Steep Slope Development Permit Area Guidelines including pedestrian connections to onsite and offsite destinations; accent materials and detailing to break up the façades and emphasize building entrances; and retention of significant and mature trees and vegetation, and incorporation of plant species that provide food for wildlife.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2024-NOV-14, accepted DP1360 as presented and provided the following recommendations:

- Ensure that mechanical units fit well with the exterior presentation of the building;
- Consider adding weather protection over the patios; and,
- Consider adding small tables in the outdoor amenity area.

The applicant subsequently submitted revised plans in response to the DAP recommendations by adding weather protection over patio doors and the common patio.

Proposed Variances

Building Height

The maximum permitted height of a principal building in the R8 zone is 14m. The proposed building height is up to 16.71m, a requested variance of 2.71m. Staff support the proposed height variance, which incorporates an architectural roof feature that conceals the elevator overrun and mechanical equipment, which otherwise would have been exempted as per Section 6.8 of the Zoning Bylaw. The proposed variance is not anticipated to negatively impact the neighbouring properties as there are minimal shadowing impacts on adjacent properties as the building is incorporated into the slope. Additionally, the building will be partially screened from adjacent dwellings through the retention of existing trees and proposed landscaping. Staff note the highest portion of the roof will be in the middle of the development and tapers downward toward the east which adds visual interest and residential expression. |

SUMMARY POINTS

- Development Permit application No. DP1360 proposes a new 49-unit personal care facility at 3425 Uplands Drive.
- A variance is requested to increase the permitted height of a principal building.
- Staff support the proposed variance. |

ATTACHMENTS

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

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development