

DATE OF MEETING June 19, 2017

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1012 – 3217 HAMMOND BAY ROAD

## OVERVIEW

### **Purpose of Report**

To present for Council's consideration, a development permit amendment application to replace an existing single residential dwelling unit with a new single cluster unit at 3217 Hammond Bay Road.

### **Recommendation**

That Council issue Development Permit No. DP1012 at 3217 Hammond Bay Road.

## BACKGROUND

A development permit amendment application, DP1012, was received from Jessie's Enterprises Ltd., to construct a new single cluster unit rather than upgrading the existing structure at 3217 Hammond Bay Road.

### **Subject Property**

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is located on the west side of Hammond Bay Road, two lots north of Nottingham Drive
<i>Total Area</i>	6,593m <sup>2</sup>
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 5 – Steep Slope Development; Development Permit Area DPA No. 9 – Commercial Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Steep Slope Design Guidelines

Council approved DP755 on 2013-DEC-16 for a ten-unit cluster housing development. The development proposal included an existing single family dwelling as the tenth cluster unit, with the other nine units to be arranged in three cluster buildings. The existing single family dwelling was to be upgraded and clad with similar exterior finishes to match the three cluster buildings.

## **DISCUSSION**

### **Proposed Development**

The applicant has decided to remove the existing two-storey single family dwelling unit at the front of the subject property and replace the structure with a new two-storey cluster unit which reflects the form and character of the approved three-unit cluster buildings. Due to the costs associated with the upgrades to the existing dwelling to meet the BC Building Code (BCBC) requirements, the applicant decided to replace the existing unit.

### *Landscape Plan*

The landscape plan that was approved under DP755 has been amended to accommodate the siting of the new unit and to change the front access garage to a side access garage. The new unit includes a garage on the north side which is easily accessed from the internal laneway. The new landscape plan has Unit 10 sitting on a plinth, created by a large rock retaining wall. The retaining wall is designed to maintain existing grades so the neighbour to the south is not negatively impacted by site grading. The plant palette is consistent with the previously approved landscape plan.

### *Building Design*

The design of the new single cluster unit is consistent with the form and character of the three-unit cluster buildings with similar building elements including:

- 7:12 roof pitch
- similar gable detail
- same roof, siding and trim
- same garage door and front door style.

## **DESIGN ADVISORY PANEL RECOMMENDATIONS**

The amended single cluster unit design was not reviewed by the Design Advisory Panel; however, the unit design has not deviated from the originally approved form and character. The mass and scale of the new design is also more compatible with the three cluster buildings than the previously proposed upgrades, as the roof design now incorporates gable features.

The proposed amendment was referred to the Stephenson Point Neighbourhood Association who expressed the following concerns:

- *The development needs to ensure adequate onsite parking* – The onsite parking exceeds the required 1.66 spaces per unit which equals 16 parking spaces. There are 20 onsite parking spaces provided.
- *The development needs to provide adequate onsite storm water management* – Staff has worked with the applicant to ensure that the revised landscaping and civil plans address storm water management to adjoining properties.
- *The development needs to ensure adequate landscape screening* – Landscape screening (hedge) is to be provided along the common lot line of the neighbouring property at 3219 Hammond Bay Road.

### **SUMMARY POINTS**

- Development Permit No. DP1012 is an application for an amendment to Development Permit No. DP755 to replace rather than upgrade Unit 10.
- The building elements, form and character, mass and scale of the new unit meets the originally approved development permit and building design.
- The landscape plan has been amended to accommodate the new dwelling and address site grading to the neighbouring properties.

### **ATTACHMENTS**

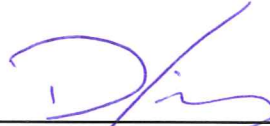
ATTACHMENT A: Permit Conditions  
ATTACHMENT B: Site Plan  
ATTACHMENT C: Building Elevations  
ATTACHMENT D: Landscape Plan  
ATTACHMENT E: Aerial Photo

#### **Submitted by:**



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L. Rowett  
Manager, Current Planning and Subdivision

#### **Concurrence by:**



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D. Lindsay  
Director, Community Development

# **ATTACHMENT A PERMIT CONDITIONS**

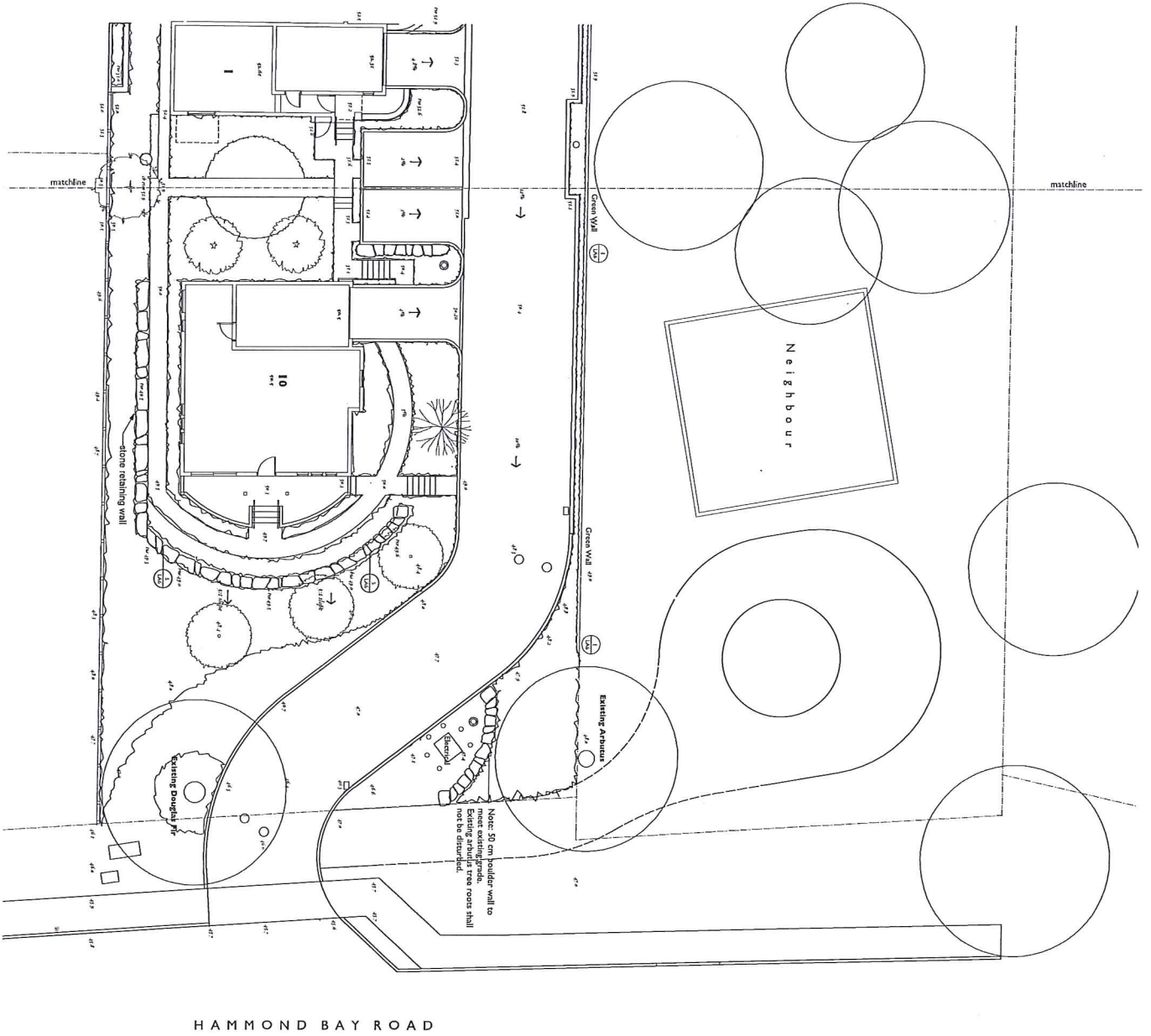
## **CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the site plan prepared by Ryan Turner, dated 2017-MAY-30.
2. The proposed building is developed in general accordance with the elevation plan prepared by Ken Brault, dated 2017-MAY-29.
3. The proposed development is generally in accordance with the landscape plan prepared by Topographics, dated 2017-MAY-30.





# ATTACHMENT D LANDSCAPE PLAN



HAMMOND BAY ROAD

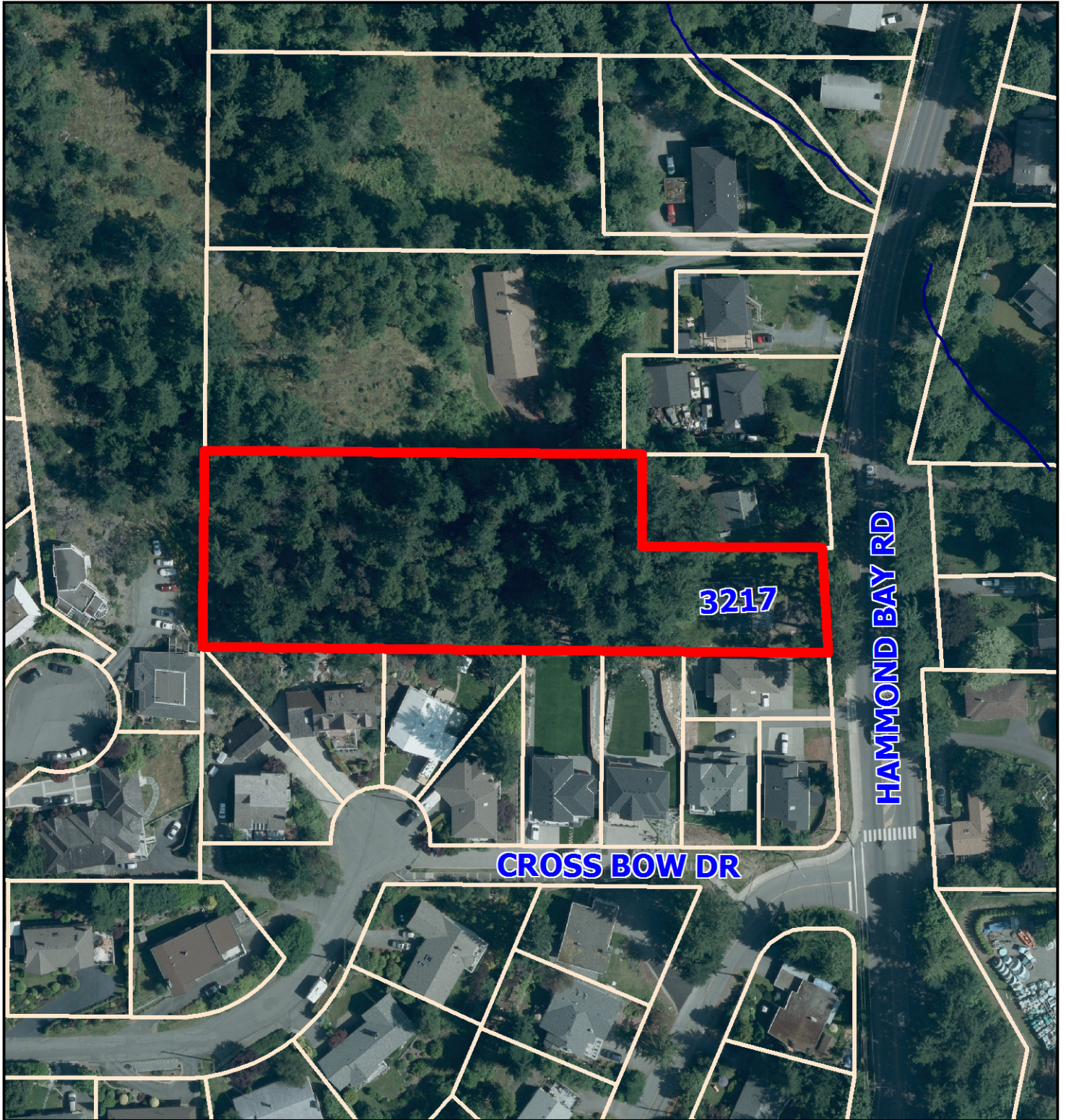
## Legend

-  Stone Wall
-  Crack Stone
-  Light Standard



2171 Hammond Bay Road, Nanaimo BC  
**UNIT 10**  
**Grading Plan**  
 Scale 1:100  
**TOPOGRAPHICS**  
 LANDSCAPE ARCHITECTURE  
 250-241-9720  
**LA4**

**ATTACHMENT E  
AERIAL PHOTO**



DEVELOPMENT PERMIT NO. DP001012

