

DATE OF MEETING February 19, 2018

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

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1079 – 5605 COUGAR RIDGE PLACE**

## OVERVIEW

### **Purpose of Report**

To present for Council's consideration a development permit application for three detached single residential strata units at 5605 Cougar Ridge Place.

### **Recommendation**

That Council issue Development Permit No. 1079 at 5605 Cougar Ridge Place with the following variance:

- Increase the maximum building height from 7m to 8.7m for all three dwelling units.

## BACKGROUND

A development permit application, DP1079, was received from Delinea Design Consultants to construct three, two-storey single residential dwelling units on a manipulated steep slope site. The allowable density for the subject property is three units (16 units per hectare).

### **Subject Property**

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is located at the east end of the Cougar Ridge Place cul-de-sac near the intersection of Smokey Crescent and Lost Lake Road.
<i>Total Area</i>	2,072.2m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Neighbourhood; Map 3 – Development Permit Area No. 5 – Steep Slope Development; and, Development Permit Area 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 Development Permit Guidelines

### *Site Context*

The vacant subject property rests within a new subdivision of single residential dwellings units. The housing styles are mixed and well detailed with material finishes and entry features.

## **DISCUSSION**

### **Proposed Development**

The proposed development includes three, two-storey dwelling units on a steep slope site. The allowable density for the subject property (16 units/ha) is three units.

#### *Site Design*

The subject property is a view lot where the existing grades have undergone considerable manipulation. Existing site grading allows the common access driveway to run along the north property line and incorporate a landscape screening edge and building separation from the adjacent lot. The shared driveway design and location provides easy vehicle access to the three units and a vehicle turnaround area for Unit 3. The shared access also has a 2m-wide pedestrian sidewalk that has a paver treatment to distinguish the pedestrian route from the common driveway.

The front doors are typically emphasized on the street. However, the subject property has a frontage of only 11m wide, so it is not possible to provide frontage on the street for each unit and the required 5m driveway. The design solution for emphasis on the front doors is provided by the wood pergolas, which announce each main entrance.

#### *Building Design*

The building form is comprised of four components:

1. The garage with an open deck on the roof;
2. Living space with a shed roof that accommodates glazing to maximize views;
3. A flat-roofed space that accommodates bedrooms; and,
4. A narrow vertical mass that accommodates a staircase to the rear patio area.

Exterior cladding materials including corrugated metal panels, fibre cement board and siding and timber details are effectively organized to articulate the buildings, define entrances, and visually reduce the overall building mass.

The garages are well integrated in the building form and provide modest outdoor space on the garage roofs to extend the living space.

The building and site design responds to follow the existing topography and meets the intent of the Steep Slope Design Guidelines.

#### *Landscape Design*

The landscape plan creates planted edges along the property lines and private outdoor spaces for each unit. The landscape treatment along the south property line includes fencing and planting on a terraced slope, which provides an opportunity for screening and building separation from adjacent properties. The proposed orchard (adjacent to Unit 3) also offers a unique onsite amenity that supports urban agriculture, a theme supported in the Official Community Plan.

For more information, see the Attachments.

## Proposed Variances

### *Size of Buildings*

The maximum height of a principal building is 7m for a flat roof with a pitch of less than 4:12. The proposed building height of the three units is 8.7m, a proposed height variance of 1.7m.

The proposed flat roofs minimize potential view impacts on surrounding properties by providing sight lines over the roofs of the proposed units. Alternatively, a pitched roof design could be up to 9m in height. The topography rises 2m to 5m to surrounding lots so the proposed height variance is not anticipated to negatively impact views for adjacent properties.

## DAP Recommendations

At its meeting held 2018-JAN-11, the Design Advisory Panel approved DP1079 as presented, with support for the proposed variance. The following recommendation was provided:

- Consider the addition of counter level windows in the kitchen area.

The applicant supports the recommendation and has incorporated additional windows on the south face of the kitchen wall to provide overlook and transparency to the exterior patio.

### **SUMMARY POINTS**

- Development Permit No. DP1079 is for three, two-storey single residential dwelling units at 5605 Cougar Ridge Place.
- The proposed development meets the intent of the Steep Slope Design Guidelines.
- Staff support the proposed building height variance.

## **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions

ATTACHMENT B: Location Plan

ATTACHMENT C: Site Plan

ATTACHMENT D: Building Elevations

ATTACHMENT E: Landscape Plan and Details

ATTACHMENT F: Aerial Photo

### **Submitted by:**

Lainya Rowett, Manager  
Current Planning and Subdivision

### **Concurrence by:**

D. Lindsay, Director  
Community Development

# **ATTACHMENT A PERMIT TERMS AND CONDITIONS**

## **TERMS OF PERMIT**

The City of Nanaimo “ZONING BYLAW 2011 NO. 4500” is varied as follows:

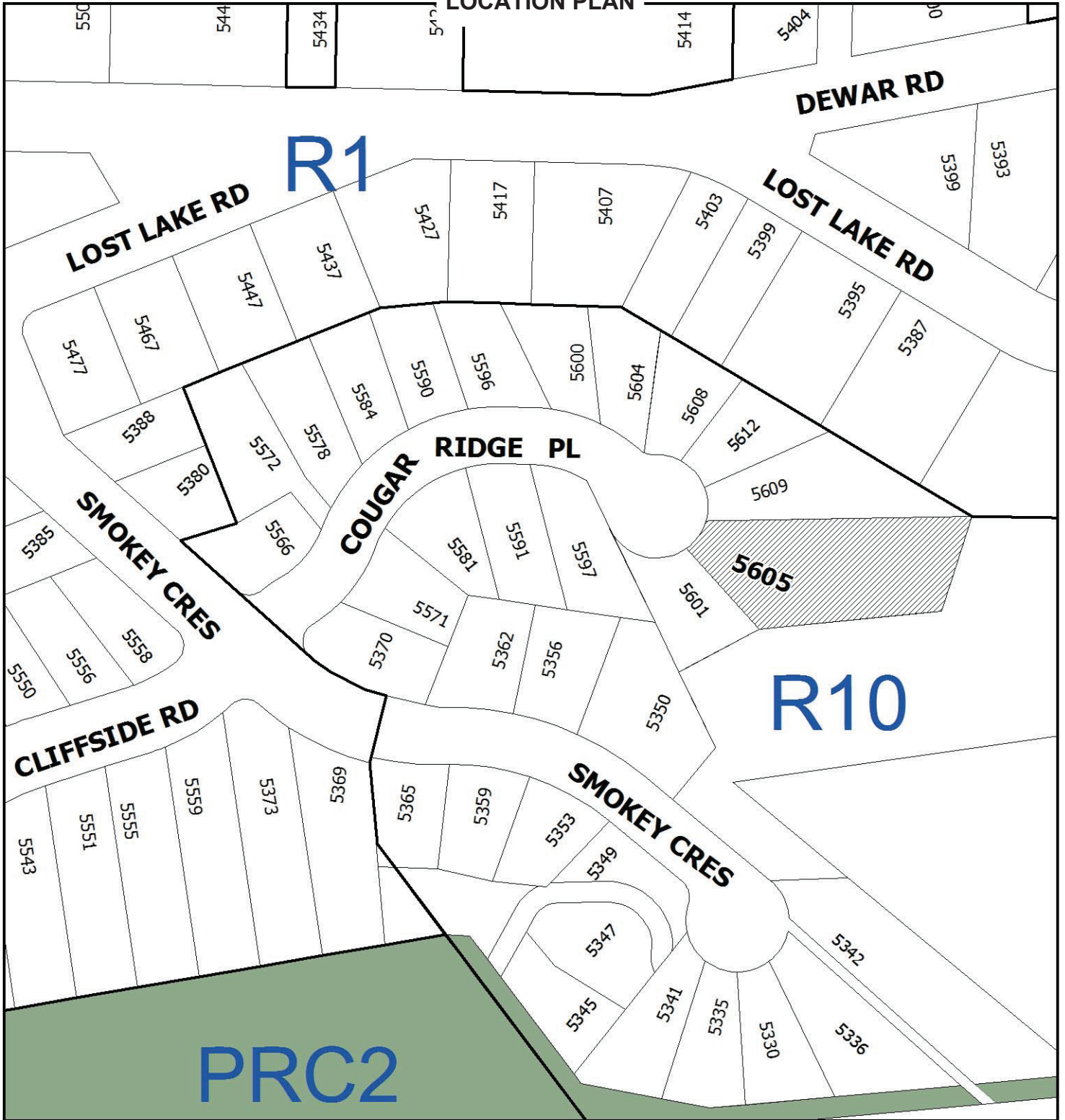
1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable height for a principal building from 7m to 8.7m.

## **CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site Plan prepared by Delinea Design Consultants Ltd., received 2017-OCT-23, as shown on Attachment C.
2. The development is in general compliance with the Building Elevations prepared by Delinea Design Consultants Ltd, received 2017-OCT-23, as shown on Attachment D.
3. The development is in general compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, received 2017-OCT-23, as shown on Attachment E.



ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001079



**LOCATION PLAN**

Civic: 5605 Cougar Ridge Place  
Lot 6, District Lot 50, Wellington District,  
Plan EPP60831

 **Subject Property**

# ATTACHMENT C SITE PLAN



PROJECT DATA	
CIVIC ADDRESS:	8609 COUGAR RIDGE PLACE
LEGAL ADDRESS:	LOT 6, DISTRICT LOT 60, WELLINGTON DISTRICT, PLAN EFF 010931
ZONING:	R10 - STEEP SLOPE RESIDENTIAL
LOT SIZE:	20722 SQM
LOT COVERAGE:	100% (40% ALLOWED)
FAR:	0.94 (0.48 ALLOWED)
PARKING: REQ'D	166 / UNIT = 9
PARKING: PROVIDED	3 / UNIT = 0
FLOOR AREA: PER UNIT	
LOWER FLOOR:	1096 SQFT (92.0 SQM)
MAIN FLOOR:	1420 SQFT (97.9 SQM)
TOTAL:	2516 SQFT (239.9 SQM)
GARAGE:	409 SQFT (37.6 SQM)
TOTAL FLOOR AREA (EXCL. GARAGE)	7609 SQFT (706.9 SQM)
BUILDING AREA:	4409 SQFT (412.9 SQM)

**RECEIVED**  
**DP 1079**  
2017-OCT-23  
City Planning & Development

**Delinea**  
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# PROPOSED RESIDENCES FOR: LOT 6 COUGAR RIDGE SUBDIVISION Nanaimo, B.C.

PROJECT #: dl1423.14.16  
ISSUED: 26.MAY.2016  
ISSUED: 01.JUN.2016  
ISSUED: 27.JUN.2016  
TO VICTORIA: 18.JUL.2016  
CLIENT REVIEW: 01.FEB.2017  
DPA: 14.MAR.2017  
REISSUED FOR DPA: 23.OCT.2017

DRAWING #:  
**PR1.0**

ATTACHMENT D  
BUILDING ELEVATIONS



NORTH ELEVATION



WEST ELEVATION

RECEIVED  
DP 1079  
2017-OCT-23  
Current Planning & Subdivision

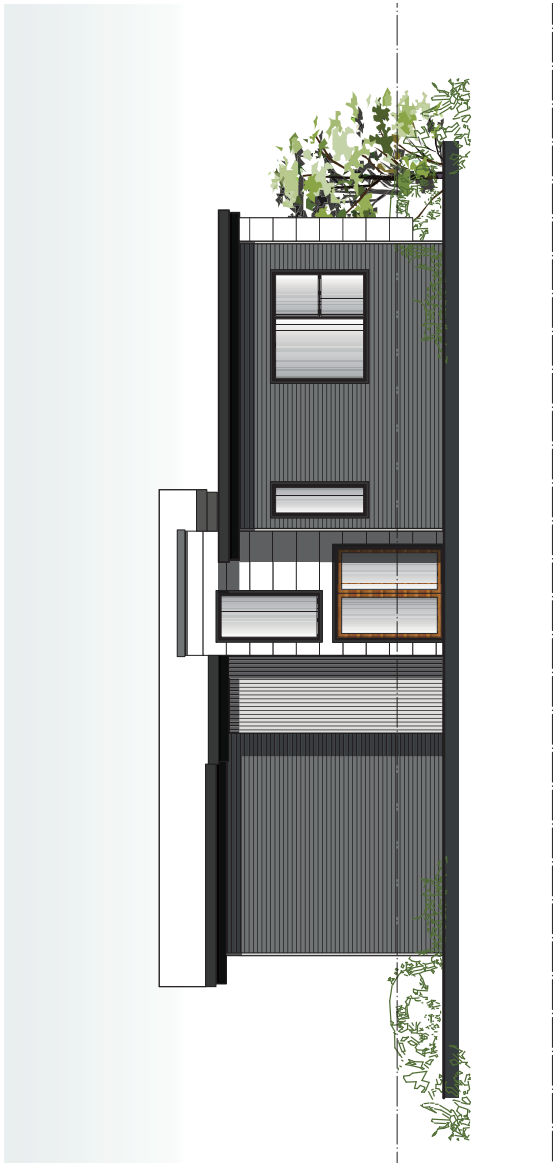


PROPOSED RESIDENCES FOR:  
**LOT 6**  
COUGAR RIDGE SUBDIVISION  
Nanaimo, B.C.

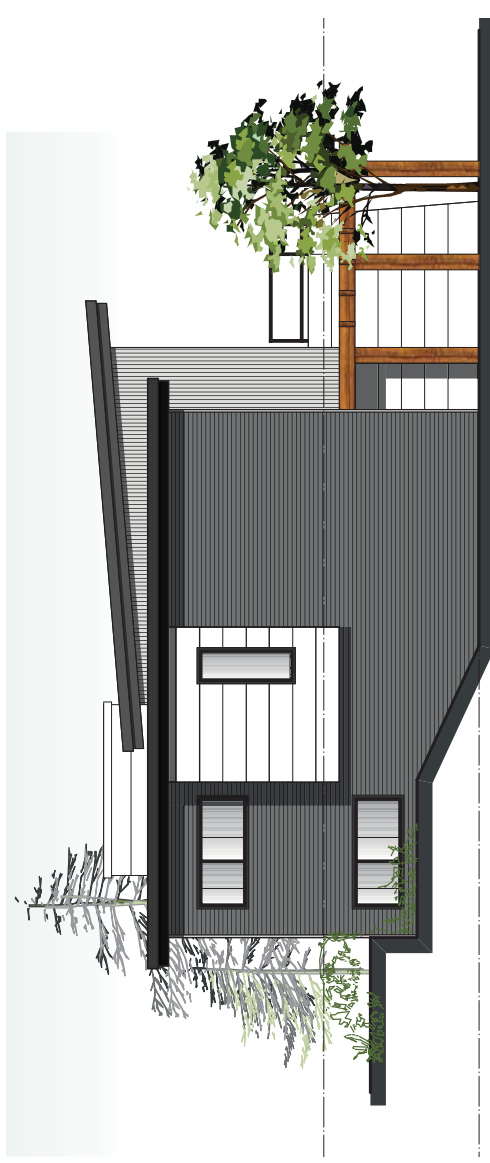
PROJECT #: dl1423.14.16  
ISSUED: 26.MAY.2016  
ISSUED: 01.JUN.2016  
ISSUED: 27.JUN.2016  
TO VICTORIA: 18.JUL.2016  
CLIENT REVIEW: 01.FEB.2017  
DPA: 14.MAR.2017  
REISSUED FOR DPA: 23.OCT.2017

DRAWING #:

**PR3.1**



**SOUTH ELEVATION**

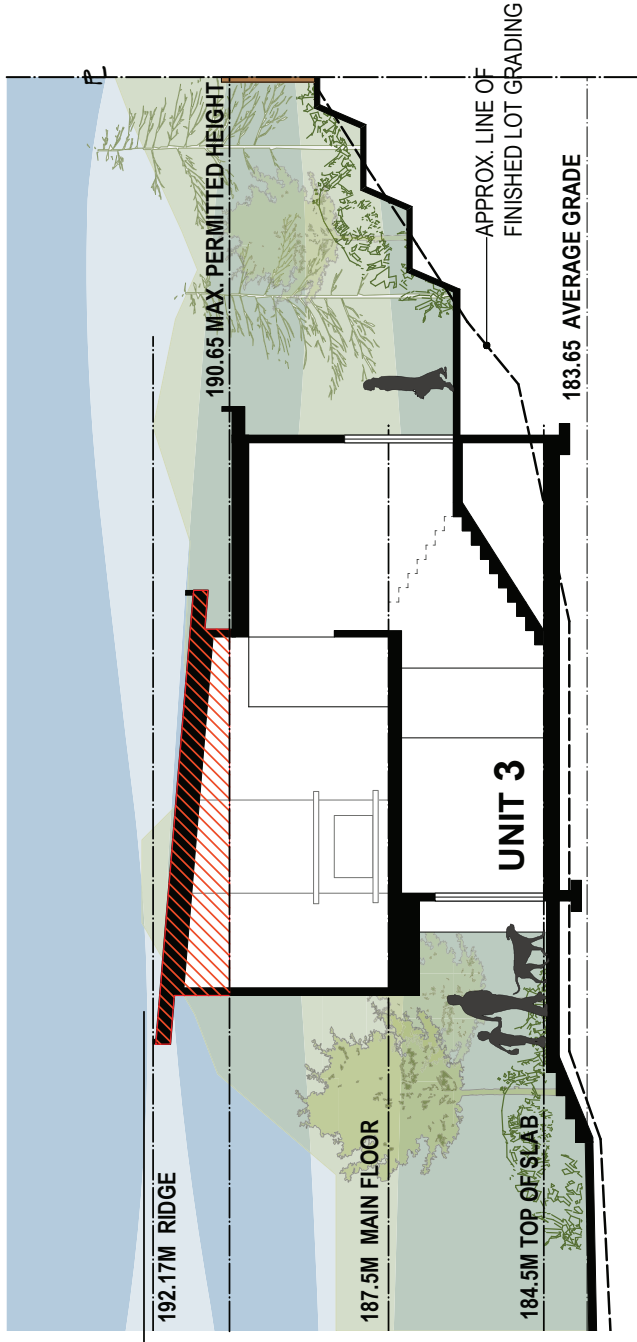


**EAST ELEVATION**



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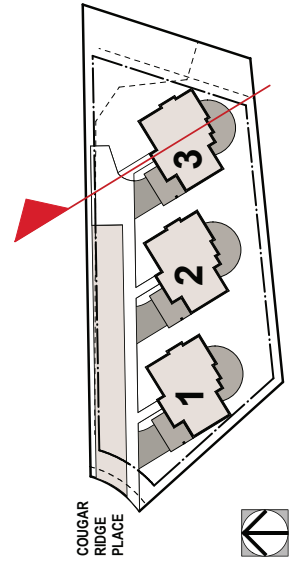
PROPOSED VARIANCE UNIT 3  
1.7M



# SCHEMATIC SITE SECTION

NOT TO SCALE

**NOTE:** SECTION DEPICTS UNIT 3 WITH THE GREATEST OVERHEIGHT CONDITION  
UNITS 1 & 2 REQUIRE A VARIANCE OF < 0.3M



PROPOSED RESIDENCES FOR:  
**LOT 6**  
COUGAR RIDGE SUBDIVISION  
Nanaimo, B.C.

PROJECT #: dl 423.14.16  
ISSUED: 26.MAY.2016  
ISSUED: 01.JUN.2016  
ISSUED: 27.JUN.2016  
TO VICTORIA: 18.JUL.2016  
CLIENT REVIEW: 01.FEB.2017  
DPA: 14.MAR.2017  
REISSUED FOR DPA: 23.OCT.2017  
ISSUED FOR COUNCIL: 08.FEB.2018

DRAWING #:



# ATTACHMENT E LANDSCAPE PLAN AND DETAILS

## Preliminary Plant Palette

Key	Botanical Name	Common Name	File Size
1	Evergreen Tree	Concordia	3m
2	Perennial Shrub	Woodland	2m
3	Perennial Shrub	Woodland	2m
4	Perennial Shrub	Woodland	2m
5	Perennial Shrub	Woodland	2m
6	Perennial Shrub	Woodland	2m
7	Perennial Shrub	Woodland	2m
8	Perennial Shrub	Woodland	2m
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77	Perennial Shrub	Woodland	2m
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79	Perennial Shrub	Woodland	2m
80	Perennial Shrub	Woodland	2m

## Design Rationale

The intent of the landscape design is to provide a comfortable and inviting outdoor environment for the residents.

### Entrance Gardens

Colourful, easy to care for mass plantings consisting of multi-stemmed deciduous trees, evergreen shrubs, ornamental grasses and perennials will provide inviting entrance to the houses as well as privacy for the ground floor rooms.

### Patios and wisteria trellis

South facing patios provide warm outdoor spaces. The wisteria trellis will provide shade in summer, as well as some privacy from the building above.

### Terraced Gardens

The slope on the south of the property will be terraced with rock walls and planted with native plants and drought resistant ornamental grasses and perennials, providing a beautiful backdrop to the patios.

### The Orchard

Planted in the south-east corner to provide a community resource for the project, under planted with meadow grasses and wildflowers.

### Fencing

Horizontal board fencing will be installed along the north property line. Horizontal board fencing will be installed along the south property line.



RECEIVED  
DP1079  
2017-OCT-23  
CONCEPTUAL DESIGN



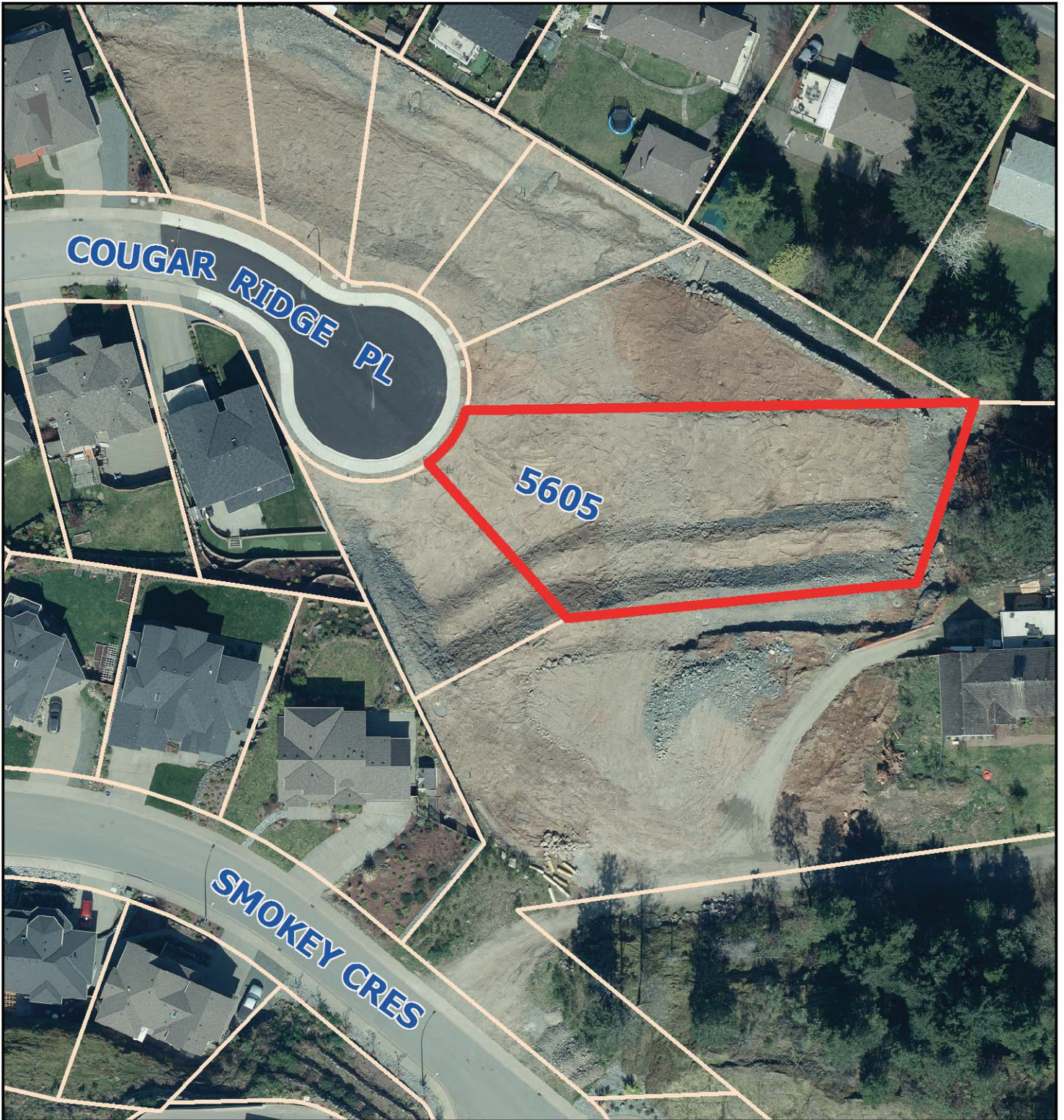
DATE	REV	DESCRIPTION

CONSULTANT	NATIONAL PLANNING & LANDSCAPE ARCHITECTURE INC. 4500 W. 25th Street, Vancouver, BC V6L 2K6, 249-754-8338, www.nplandscap.com
PROJECT	PROPOSED RESIDENCES LT 6
CLIENT	COLIARIS RUPPE SUBDIVISION
SHEET TITLE	CONCEPTUAL LANDSCAPE PLAN
SHEET NUMBER	BC
DRAWN	VJD
CHECKED	
DATE	10/27/17
DATE PLOTTED	11/16/17
DRAWING NUMBER	



ATTACHMENT F  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001079

