

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2015-JUL-20

AUTHORED BY: GARY NOBLE, DEVELOPMENT APPROVAL PLANNER
PLANNING & DESIGN SECTION

RE: DEVELOPMENT PERMIT NO. DP00834 - 1205 OCEAN PEARL TERRACE

STAFF RECOMMENDATION:

That Council issue Development Permit No. DP834 at 1205 OCEAN PEARL TERRACE with support for the following variances:

- To increase the maximum principal building height:
 - 5-plex building to 10.09m
 - 24 unit apartment building to 11.16m

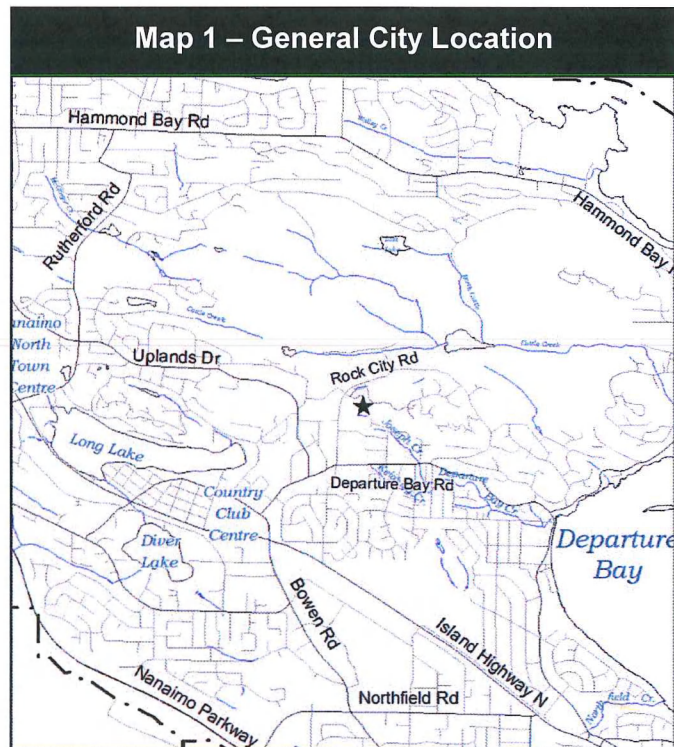
PURPOSE:

The purpose of this report is to seek Council authorization to issue a development permit for a 29 unit multi-family residential development.

BACKGROUND:

A development permit application was received from ELLINS ARCHITECT INC. (Mr. Gerry Ellins), on behalf of Domus Construction and Land Development Corp, to permit the construction of two multi-family residential buildings: one 5-plex building; and, one 24 unit apartment building.

Staff and the Design Advisory Panel (DAP) support the application, including the proposed variances.



Council
 Committee.....
 Open Meeting
 In-Camera Meeting
Meeting Date: 2015-JUL-20

Subject Property

<i>Zoning</i>	R6 – Townhouse Residential Zone
<i>Location</i>	The subject property is located on the west side of Ocean Pearl Terrace, one lot north of the intersection of Rock City Road and Ocean Pearl Terrace.
<i>Total Area</i>	1.38 ha
<i>OCP</i>	Map 1 - Future Land Use Plan – Neighbourhood; Map 3 - Development Permit Area DPA No. 3 – Natural Hazard Lands and Development Permit Area DPA No. 9 - Commercial, Industrial, Institutional, Multi-family and Mixed Commercial / Residential Development.

The subject property has a steep sloped area to the south of the apartment building site area which is not being developed due to hazardous site conditions. The siting of the apartment building next to this site feature has been confirmed by the geotechnical report, as suitable for construction.

DISCUSSION:

Proposed Development

The proposed development sites two 3-storey buildings (a 5-plex and a 24 unit apartment building) in two different areas on the subject property.

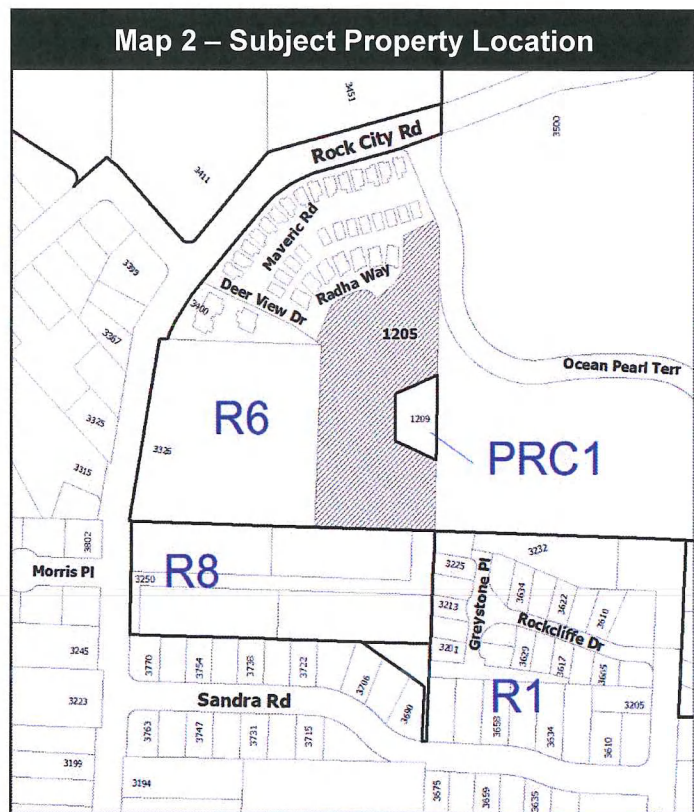
The two building sites are the least challenging portions of the site which is dominated by a fractured rock terrain. The vehicle and pedestrian access to the parking area and the two building sites is via Deer View Drive. There is a secondary pedestrian access to the site from Ocean Pearl Terrace.

- 5-plex Site/Building

Site/Landscape Design

The 5-plex, with 2-bedroom units, abuts Ocean Pearl Terrace, which allows pedestrian access only – no vehicle access is available. The building has good street presence along Ocean Pearl Terrace. Vehicle access is available via a Deer View Drive from Rock City Road.

The landscape plan provides a good streetscape along Ocean Pearl Terrace, which includes: a native plant palette which is characteristic of the neighbourhood vegetation; coniferous and deciduous trees; a hedge to screen the at-grade parking area, as well as screening between the subject property and the residential strata to the north.



Building Design

The building form has a residential architectural vocabulary which uses a varied architectural language to reduce the building massing and scale to fit into the neighbourhood context.

- Structured bay elements
- Variety of roof elements: gables, hips and sheds
- A defined rhythm of windows
- Superior detailing and exterior finishes

- 24 Unit Apartment Building

Site/Landscape Design

The building is located well within the site, and is stepped on a rock bluff with good southern sun exposures.

The landscape plan is limited to infill plantings, or where site grading has left pockets next to the rock cuts. The focus is to minimize site disturbance and maintain the existing site conditions - rock outcroppings and existing native plantings.

Building Design

The front elevation of the building appears as a 2-storey element fronting the parking lot. Five units have direct access to the parking lot. The architectural language of the building's front elevation is residential, with a townhouse expression. The use of gables, window patterns, and structural bays further emphasizes the townhouse expression seen from the parking lot. The elevation facing south does not have a public exposure and has less detailing, however the exterior finishes retain the architectural language and provide the necessary building articulation to help reduce the building's massing and scale.

Required Variance(s)

- Principal Building Height:

The maximum allowable building height is 9.0m. The table below illustrates the height variance required for each of the two buildings:

Building	Max allowable Building Height (m)	Proposed Building Height (m)	Requested Variance (m)
5-plex	9.0	10.09	1.09
Apartment Building	9.0	11.16	2.16

APPLICANT'S RATIONALE FOR THE HEIGHT VARIANCE

- *5-Plex*

The over-height portion of the ridge runs for a distance of only 7.9m. In order for the building height to comply, the roof pitch would have to be reduced to a lower slope, which would impact the building aesthetic. The building is sited such that it is located behind and on the south side of a neighbouring strata development, and does not impact sight lines from the neighbouring strata development.

- Apartment

This is a substantial height variance, however there is no affect on the neighbourhood view lines. The only alternative would be a flat roof; a less acceptable design response.

In Staff's opinion, both height variances are supportable. The two proposed buildings are sited on difficult topography, the height variances allow for a sloped roof, typical of the residential product within the existing neighbourhood. The 5-plex is sited approximately 4.0m above the strata development to the north. The apartment is located on a portion of the site where existing development is well below the building sites, so no neighbouring views are impacted.

DESIGN ADVISORY PANEL RECOMMENDATIONS

The Design Advisory Panel, at its meeting held on 2013-MAR-14, accepted DP000834 as presented and provided the following recommendations:

- *Look at varying sidewalk texture from 5-plex across the road to main sidewalk.*
- *Look at extending the sidewalk by varying the textures across the road from the 5-plex to the main sidewalk, and then from the main sidewalk, extend the texture across the road to the existing pathway.*
- *Consider bike storage building form and character (5-plex).*
- *Look at enhancing rock bluff area even if it means reducing parking spaces.*
- *Consider reducing parking spaces by two (along the south side of the knoll).*
- *Consider opening light wells (off lower units in apartment building). Look at design changes to increase the livability of that space – light, size, and texture.*
- *Define pedestrian path from the apartment to the plaza. Give consideration to the three site zones: parking, plaza and pedestrian.*
- *Give consideration to the three site zones.*
- *Look at ways to enhance the entranceway to the apartment building.*


The applicant has reviewed the extensive list of recommendations and has adjusted the site and landscape plans with consideration given to the site issues. The entrance to the apartment building has been upgraded; and, the livability of the units facing the parking lot has been improved through a design change, by allowing direct access to the parking area.

Respectfully submitted,



B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT

for T. Seward
ACTING MANAGER
COMMUNITY DEVELOPMENT &
PROTECTIVE SERVICES

CITY MANAGER COMMENT:

I concur with the staff recommendation.

*Drafted: 2015-JUN-24
Prospero attachment: DP000834
GN/b*

OVERALL SITE PLAN

REV. NO.	DATE	DESCRIPTION
2012-03-30		ISSUED FOR DP
2013-02-07		ISSUED FOR DP
2013-04-15		DP AMENDMENT
2013-05-14		DP AMEND. LIGHTS/ETC
2014-05-17		REV. SITE PLAN
2015-03-12		DP FOR APT. 15-FLEX

ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT

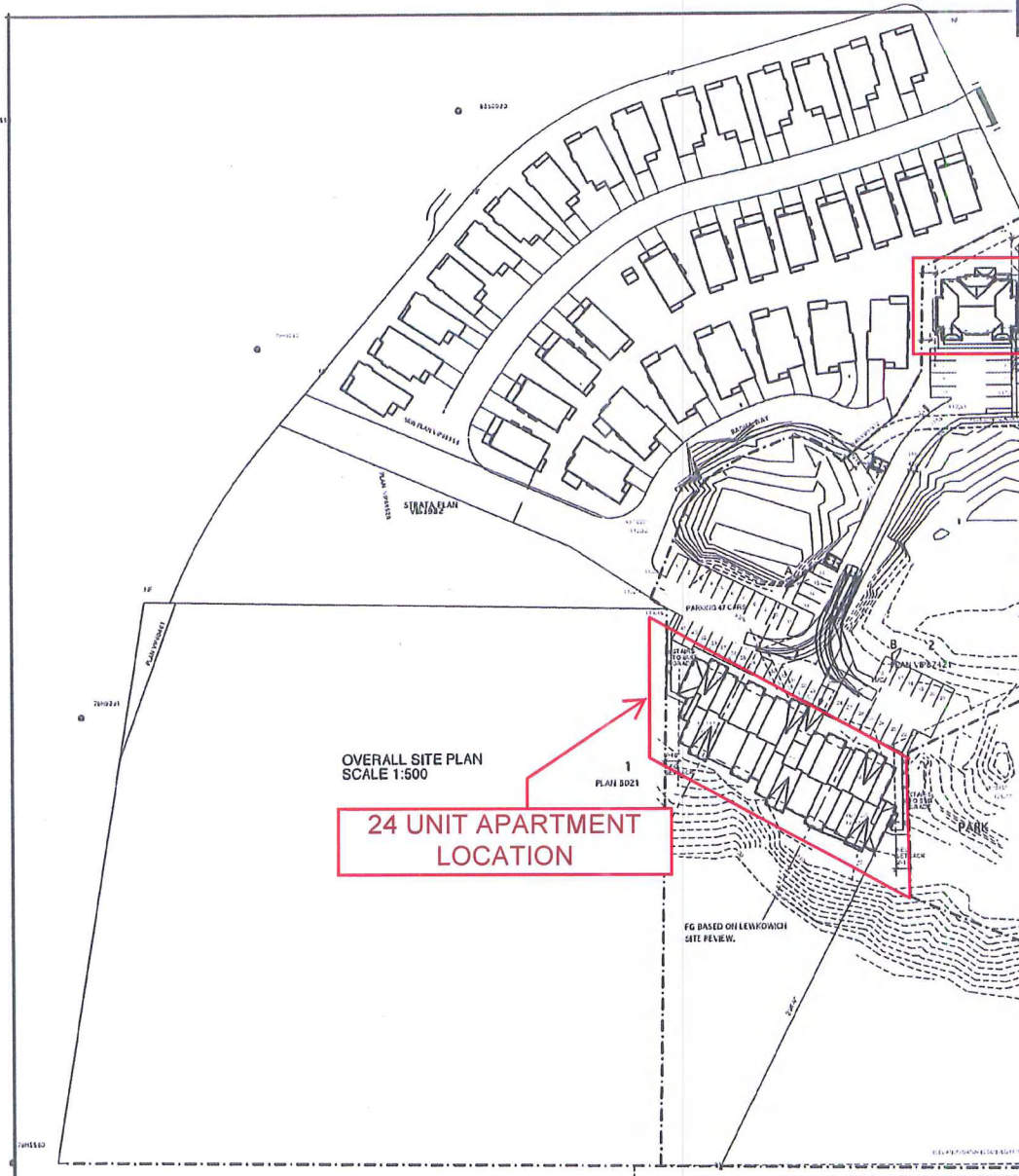


ellins architect inc.
architecture • planning • interior design

DRAWING:
OVERALL SITE PLAN

DRAWING: JE
DATE: FEB 2, 2015
SCALE: AS NOTED

PROJECT NO.	DRAWING
2015-03	11:0



5-PLEX LOCATION

24 UNIT APARTMENT
LOCATION

SITE STATISTICS

LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VP87421

CIVIC ADDRESS:
1205 OCEAN PEARL TERRACE

ZONING:
R6

LOT SIZE:
3.41 ACRES

DENSITY:
ALLOWABLE FLOOR AREA RATIO: .45 (MAX)
ACTUAL FLOOR AREA RATIO: .23

LOT COVERAGE:
ALLOWABLE LOT COVERAGE: 40.0% MAX.
ACTUAL LOT COVERAGE: 7.89%

MAX HEIGHT:
ALLOWABLE HEIGHT WITH SLOPED ROOF: 9.0 M (29.5')
AVERAGE NATURAL GRADE: 112.5 M (369.1')
ALLOWABLE MAIN RIDGE HEIGHT: 121.5 M (398.6')
ACTUAL MAIN RIDGE HEIGHT: 122.0 M (400.2')
VARIANCE REQUIRED: 1.4 M (-4.6')

FRONT YARD SETBACK:
MIN. 6.0 M (19.7')
VARIES - ON AVERAGE OVER 200'

SIDE YARD A:
3.0 M (9.8')
CORNER PTS. @ 9'-1", 9'-2" AND 6'-6"

SIDE YARD B:
3.0 M (9.8')

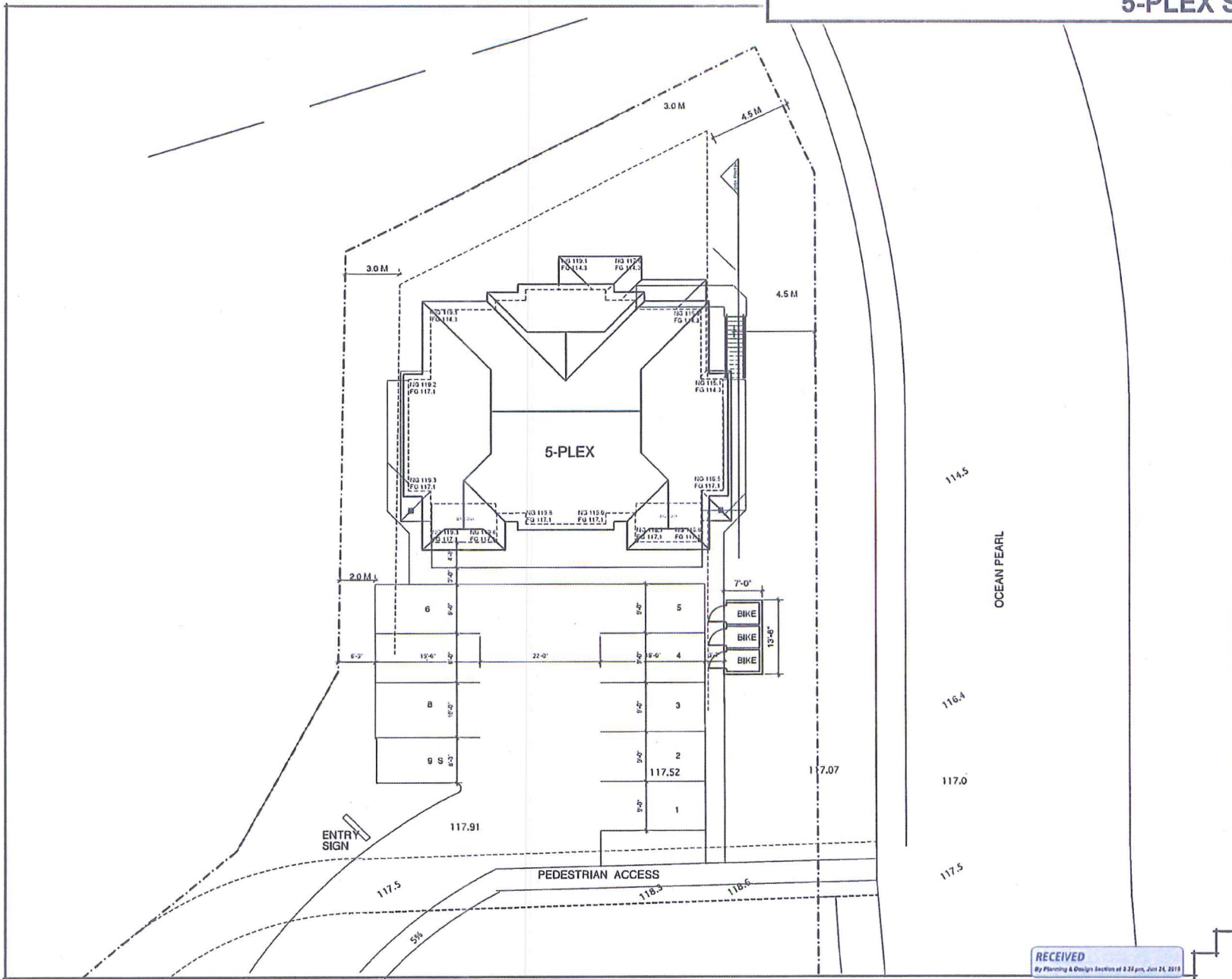
REAR YARD:
7.5 M (24.6')
VARIES - ON AVERAGE OVER 200'

NUMBER OF UNITS:
25 UNITS

PARKING:
REQUIRED PARKING: 41 SPACES

SMALL CARS:
- ALLOWABLE (33%): 16 SPACES
- PROVIDED (32%): 14 SPACES

RECEIVED
By Planning & Design Section of 3.33 pm, Jan 22, 2015



Project shown herein is subject to approval from the authority of any jurisdiction. Contractor to verify dimensions, levels, and other information as shown on site and as indicated. It is the responsibility of the contractor to verify all dimensions and levels with the local authority. It is the responsibility of the contractor to verify all dimensions and levels with the local authority.

REV. NO.	DATE	ISSUED FOR
2012-03-26		ISSUED FOR CP
2011-02-07		ISSUED FOR CP
2011-04-15		CP AMENDMENT
2011-05-10		CP AMEND. LIGHTS/ETC
2014-05-17		REV. SITE PLAN
2015-05-15		DP FOR APT./5-PLEX

**ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT**

 ellins architect inc.
architects • planning • interior design
87A Deane Street
Portland, ME 04101
Phone: (207) 754-0333
Fax: (207) 754-0112

DRAWING:

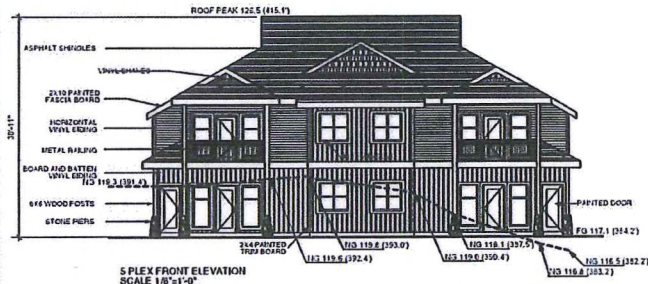
5-PLEX SITE PLAN

DRAWING: JE
DATE: FEB 2, 2015
SCALE: AS NOTED

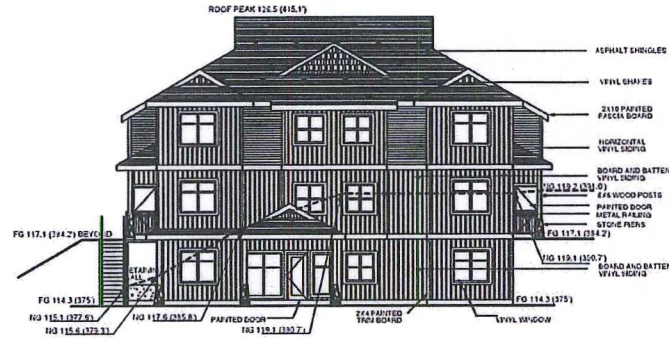
PROJECT NO. 2015-03
DRAWING NO. A6.0

RECEIVED
By Planning & Design Section at 9:38 am, Jun 24, 2015

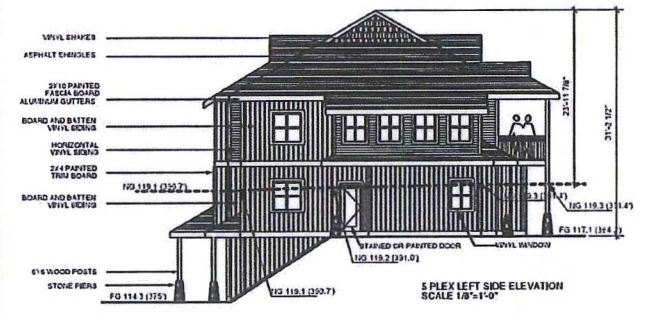
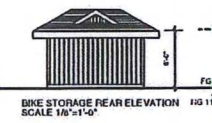
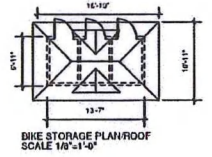
PROPOSED HEIGHT OF UPPER RIDGE LINE: 126.5M
 AVERAGE NATURAL GRADE: 118.2 = MAXIMUM HEIGHT 127.2 = UNDER BY .7M
 AVERAGE FINISHED GRADE: 116.1 = MAXIMUM HEIGHT 125.1 = OVER BY 1.4M



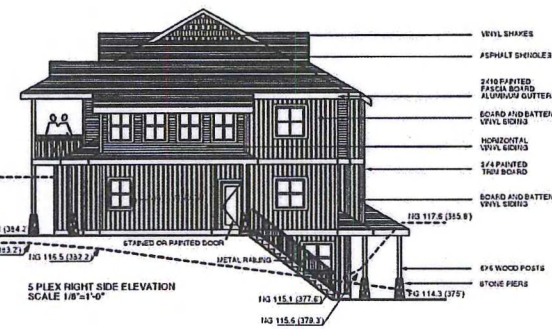
5 PLEX FRONT ELEVATION
 SCALE 1/8"=1'-0"
ELEVATION FACING PARKING LOT



5 PLEX REAR ELEVATION
 SCALE 1/8"=1'-0"



5 PLEX LEFT SIDE ELEVATION
 SCALE 1/8"=1'-0"



OCEAN TERRACE ELEVATION

REV. NO.	DATE	DESCRIPTION
2012-03-20		ISSUED FOR DP
2013-02-20		ISSUED FOR DP
2013-04-15		DP AMEND/ISSUE
2013-06-14		DP AMEND LIGHTS/ETC
2014-06-11		REV. SITE PLAN
2015-05-12		DP FOR APT. 15-FLEX

**ROCK CITY ROAD
 MULTI-FAMILY
 DEVELOPMENT**



DRAWING:
**5 PLEX RENDERED
 EXTERIOR ELEVATIONS**

DRAWN BY: JE
 DATE: FEB 2, 2015
 SCALE: AS NOTED
 PROJECT NO. 2015-03
 DRAWING NO. **A6.2**

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1. The architect shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect shall also be responsible for obtaining all necessary approvals from the appropriate authorities. The architect shall also be responsible for obtaining all necessary approvals from the appropriate authorities.

REV. NO.	DATE	DESCRIPTION
2012-02-10		ISSUED FOR DP
2013-02-07		ISSUED FOR DP
2013-04-15		DP AMENDMENT
2013-05-14		DP AMEND. LIGHTS/ELEC
2014-06-15		REV. SITE PLAN
2015-02-12		DP FOR APT. 15/FLEX



ELEVATION FACING PARKING LOT

FRONT ELEVATION
SCALE 1/8" = 1'-0"



SOUTH FACING ELEVATION

REAR ELEVATION
SCALE 1/8" = 1'-0"

ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT



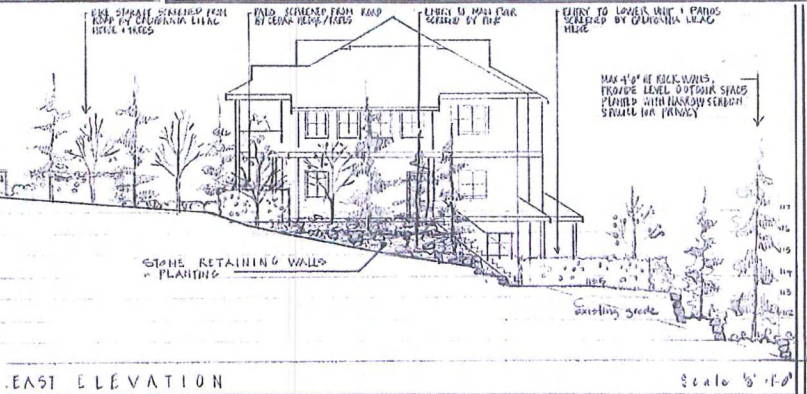
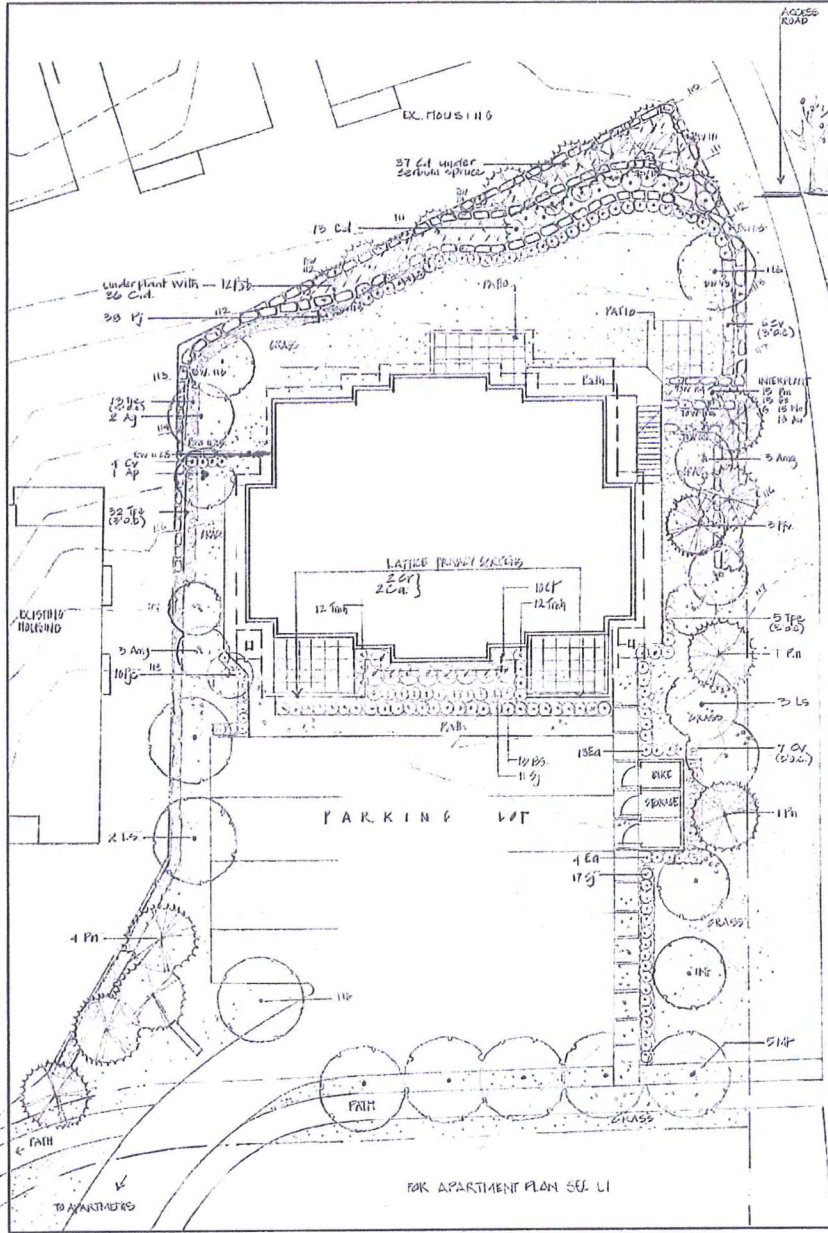
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DRAWING:
APARTMENT
FRONT AND REAR
ELEVATIONS

DRAWN BY: JE
DATE: FEB 2, 2015
SCALE: AS NOTED
PROJECT NO. 2015-03 DRAWING NO. A5.0

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By Planning & Design Section at 3:49 pm, Jun 24, 2015

NOTE
1. NOT FOR CONSTRUCTION



PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Remarks
A1	7	Ostrya virginica	Pigeonwing Maple	8cm pot		
A2	1	Acer palmatum	Japanese Maple	2.5m		medium
A3	6	Arundinaria japonica	Bamboo	400 pot		medium
A4	6	Ulmus parviflorus 'Walden'	European Elm	8cm pot		medium to large
A5	7	Malus domestica 'Sonderblau Golden Reinecke'	Golden Delicious Apple	800 pot		medium to large
B1	12	Picea canadensis	Canadian Spruce	2m		
B2	18	Pinus strobus	Pinus	1.8m		
B3	3	Pinus strobus 'Pendula'	Windsor Pine	1.8m		
C1	12	Euonymus alatus	Strawberry Hedge	2.0m	2.0m	
C2	12	Euonymus alatus	Strawberry Hedge	2.0m	2.0m	
C3	24	Taxus canadensis	White Pine	2.1m	2.0m	
C4	18	Thuja occidentalis	Witch Hazel Cedar	2.1m	2.0m	
D1	18	Euonymus alatus	Hedge	1.9m	2.0m	
D2	18	Euonymus alatus	Hedge	1.9m	2.0m	
E1	15	Ornithoglossum	Star of Bethlehem	1.5m		
E2	24	Lythrum salicaria	Red Lythrum	1.5m		1.5m x 1.5m
E3	18	Penstemon spicatus	Blue Penstemon	1.5m		1.5m x 1.5m
E4	25	Hosta japonica	Hosta	1.5m		
F1	18	Antirrhinum majus	Stock	10cm	10cm	10cm
F2	24	Chrysanthemum	Trailing Chrysanthemum	1.5m	2.0m	
F3	18	Polycodium vulgatum	Woods Fern	21	24 cm	
G1	3	Vaccinium	Tommy Atkins	1.5m		
G2	3	Claytonia	Claytonia	1.5m		

42

RECEIVED
By Planning & Development Section at 2:27 pm, Jun 24, 2013

SCALE: 1/8" = 1'-0"
DATE: 10/21/12
DRAWN: vjp
CHECKED: [Signature]
PROJECT NUMBER: ROCKCITY 12
DRAWING NUMBER: L2

CONSULTANT
VICTORIA DRAKEBROOK
230 West 20th Street
LANDSCAPE ARCHITECT
230 West Street, Suite 200, White Plains, Colorado
V9R 2G5 Phone: (403) 754-4333

PROJECT
ROCK CITY ROAD
MULTI-FAMILY
DEVELOPMENT

SHEET TITLE
CONCEPTUAL
LANDSCAPE PLAN
5 PLEX

SCALE: 1/8" = 1'-0" DATE: 10/21/12
DRAWN: vjp CHECKED: [Signature]
PROJECT NUMBER: ROCKCITY 12
DRAWING NUMBER: L2

DESIGN ELEMENTS

ENTRANCE

Perennial flowering trees
shrubbery

Trail

concrete sidewalk

Evergreen trees where
space + terrain allow
- Shore pine - Vanderwolf pine

Blackout East to a
mountain to form
shaded sheltered
entrance to parking
court

OCEAN PEARL

PARKING COURT

Blacksun kept to a
minimum. Trees planted
where space + terrain
allow - shore pine -
Vanderwolf pine

Form finished and exposed
concrete form
grid pattern in centre
of parking area to
- define entrance to
parking
- reduce seats of parking
- create a pedestrian
street area

concrete sidewalk
border

PRIVATE/SEMI-PRIVATE SPACE

North facing patios lead into parking
area

• Retinings

• Diverse plantings of small deciduous
trees + shrubs provide colour

• Repeatable Maple, Red flowering
currant, spirea, yucca, rosemary, box
wood, red hot poker, crocuses

• South-facing patios lead into level
ped north of bluff

• Plantings at base of building
- California lilac, yucca, horseradish

• Black chain link fence along item
contour with rock wall where
necessary to provide patio space

FOREST PRESERVATION AREA

PLANTS

• Fir

• Maple

• Preserve some indigenous
plants along scarpages

LOWLAND
AREA

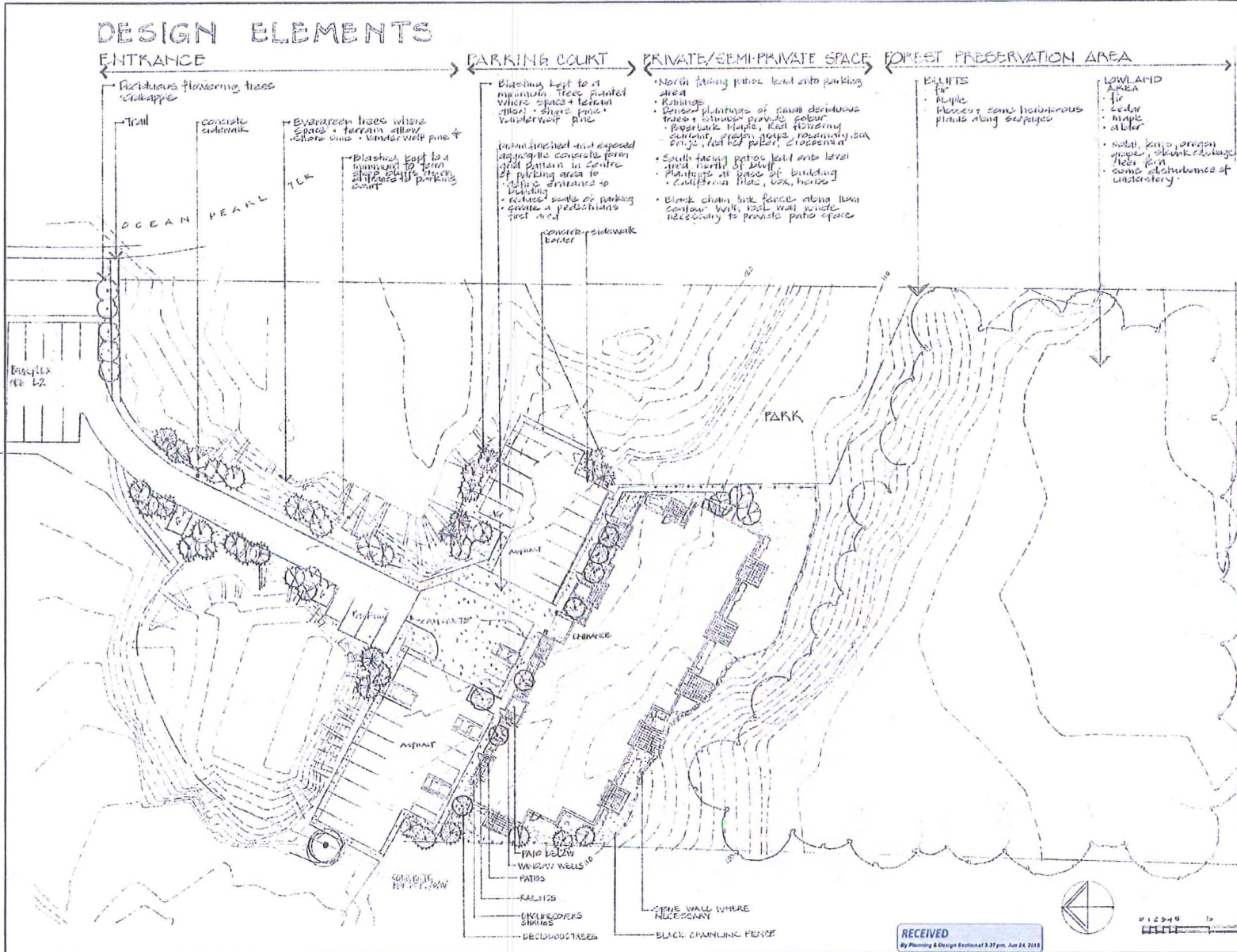
• Fir

• Cedar

• Maple

• Alder

• Small ferns, ground
cover, blanketed
logs, fern
• some disturbance of
understorey



DATE	REVISION	FOR
04/11	REVISED FOR I.P.	
04/11	REVISED FOR I.P.	
04/11	REVISED FOR I.P.	
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04/11	REVISED FOR I.P.	

CONSULTANT
 VICTORIA BRADFORD
 DR. BSA BSA CBA
 LANDSCAPE ARCHITECT
 230 First Street, Nanaimo, British Columbia
 V9R 2R5 Phone/Fax: (250) 754-6335

PROJECT
 ROCK CITY ROAD
 MULTI-FAMILY
 DEVELOPMENT
 OCEAN PEARL TERRACE

SHEET TITLE
 CONCEPTUAL
 LANDSCAPE PLAN

SCALE	DATE
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PROJECT NUMBER	ROCK-CITY-12
DRAWING NUMBER	L1

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 By Planning & Design Division at 9:21 pm, Jun 24, 2010