

DATE OF MEETING January 15, 2018

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

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1065 – 5085 UPLANDS DRIVE

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a 59-unit rental residential development at 5085 Uplands Drive.

Recommendation

That Council issue Development Permit No. DP1065 at 5085 Uplands Drive with the following variances:

- reduce the rear yard setback from 10.5m to 4.95m;
- increase the maximum building height from 14m to 16.38; and,
- reduce the number of off-street parking spaces from 97 to 68 spaces.

BACKGROUND

A development permit application was received from KPL James Architecture Ltd, on behalf of Westurban Holdings Group Ltd, to construct a four-storey rental residential development with under-the-building parking.

Subject Property:

Zoning	R8 – Medium Density Residential
Location	The subject property is located on Uplands Drive between Turner Road and Hammond Bay Road.
Total Area	3,690m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plans – Corridor; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Area Design Guidelines

Site Context

The subject property is an infill project with street frontage on Uplands Drive. It is adjacent to existing multi-family developments, including Cedar Grove and Strathcona Place. Northridge Village Shopping Centre is located to the south, and Green Thumb Nursery is currently located to the north. The subject property is designated Corridor and is in the frequent transit network in the Transportation Master Plan.

DISCUSSION

Proposed Development

The proposed development is a four-storey, 59-unit rental building comprised of one- and two-bedroom units and three studio units. The units range in floor area from 32m² to 106m². There are two levels of under-the-building parking. The proposed Floor Area Ratio is 1.37 with 82% of the parking located under the building.

Site Design

Access is from the north end off Uplands Drive where the visitor parking and a loading area are proposed. Sixteen parking spaces are available beside the building, and the remaining 56 stalls are located within the two levels of parking under the building. The building maximizes street presence with the entrance located centrally on the property; individual patios on the ground-level units facing the street; and new sidewalk improvements along Uplands Drive. The building siting (in the southern portion of the property) also assists in maintaining the majority of existing views for neighbouring developments.

Building Design

The proposed building design is a modern architectural expression with two sharply angled wings in response to the triangular shape of the site. The entrance to the building is covered and recessed from the building frontage with well-defined hardscaping leading to the street.

The building massing is broken up vertically with changes in exterior materials, including Hardie panel and Hardie plank, metal cladding, ledgerstone, and timber framing. The fenestration is rhythmic, using windows, exterior materials, and balconies to break up the massing.

The proposed design is appropriately scaled for the Corridor designation and addresses potential impacts on the existing adjacent development by reducing the hallway window sizes facing the existing units, which minimizes the off-site illumination. In addition, the interior spaces of the proposed units have been organized to reduce overlook.

The angled shape of the building also minimizes the amount of building length that borders the west side lot line (approximately 10% of the lot line) adjacent to the existing development.

Landscape Design

The landscaping program focuses on the Uplands Drive frontage, including street trees and lawn along the new sidewalk, a feature wall in front of the parking area, and a robustly planted bioswale in front of the building and parking area.

Tall, columnar trees are proposed on the west and south edges to break up the exterior of the building, to provide shading and screening to the existing development, and to enhance views from the interior spaces of the proposed units.

For more information, see the Attachments.

Proposed Variances

Rear Yard Setback:

The required rear yard setback is 10.5m. The proposed rear yard setback is 4.95m, a variance of 5.55m.

The proposed building is sited to achieve the best use of the irregularly shaped property. The rear yard setback is measured in a radius from the intersecting lines of the two side lot lines. Only the southwest corner of the building encroaches into the rear yard setback given the method of measurement.

Building Height:

The maximum building height is 14m. The proposed building height is 16.38m, a proposed variance of 2.38m.

The low-pitched shed roof has a height of 16.38m at its highest point (on the south elevation). The building has been designed in response to the parcel shape and topography, which slopes approximately 10m from north to south. The proposed over-height portion of the building is in the upper wing, which is offset from the lower wing so that the lower wing is within the allowable height.

Required Off-Street Parking:

The required number of parking spaces is 97 parking spaces (1.66 spaces/unit). The number of parking spaces provided is 68 (1.15 spaces/unit), a proposed variance of 30 parking spaces.

The proposed project is located along a transit route in close proximity to a bus stop and shops and services within walking distance at Longwood Station and Northridge Village Centre, so the parking demand is anticipated to be less than what the bylaw requires. In addition, the applicant proposes to provide secure bicycle storage to further encourage the use of alternative modes of transportation.

SUMMARY POINTS

- Development Permit Application No. DP1065 is for a four-storey, 59-unit rental residential development.
- The proposed development meets the intent of the General Development Permit Area Design Guidelines.
- Staff support the proposed rear yard setback, height, and parking variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan

ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Landscape Plan
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 Size of Buildings* – increase the building height from 14m to 16.7m.
2. *Section 7.5.1 Siting of Buildings* – decrease the rear yard setback from 10.5m to 3.5m.

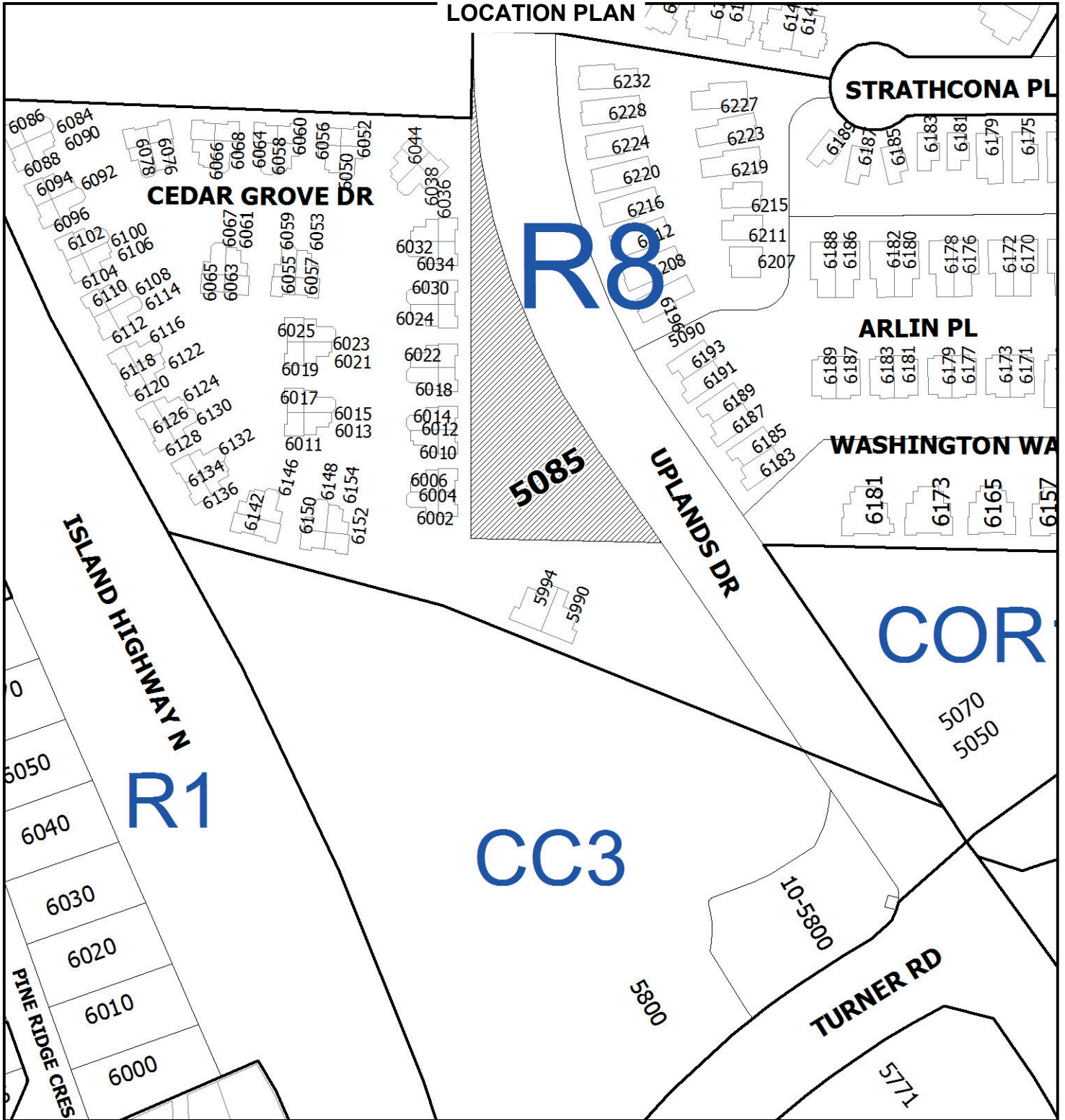
The City of Nanaimo “DEVELOPMENT PARKING BYLAW 2005 NO. 7013” is varied as follows:

1. *Schedule A (multi-family)* – reduce the number of off-street parking spaces from 97 to 72.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by KPL James Architecture, dated 2017-DEC-19, as shown on Attachment C.
2. The development is in general compliance with the building elevations prepared by KPL James Architecture, dated 2017-DEC-19, as shown on Attachment D.
3. The subject property is in general compliance with the landscape plan prepared by Lazzarin Svisdahl Landscape Architects, dated 2017-DEC-15, as shown on Attachment F.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001065

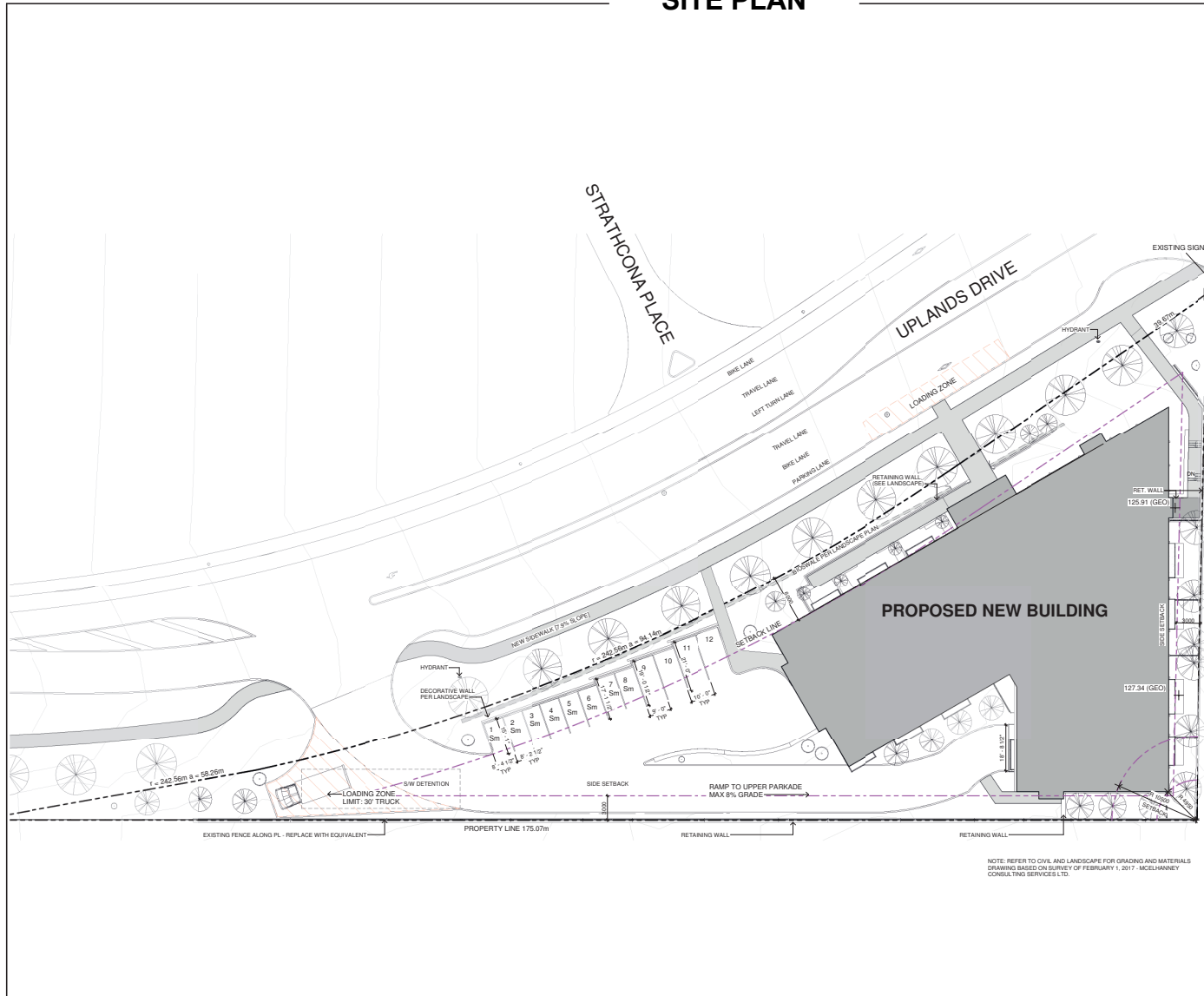
LOCATION PLAN

Civic: 5085 Uplands Drive
Lot 6, District Lot 20,
Wellington District, Plan VIP79506



 **Subject Property**

ATTACHMENT C SITE PLAN



ZONING DATA

SITE DATA		
MUNICIPAL ADDRESS:	5085 Uplands Drive, Nanaimo, BC	
LEGAL DESCRIPTION:	LOT 6, DISTRICT LOT 20, WELLINGTON DISTRICT, PLAN VFP79506	
SITE AREA:	3690m ²	
ZONING DATA		
CLASSIFICATION:	R8	
AVERAGE GRADE:	125.1m	
	ALLOWABLE	PROPOSED
SITE COVERAGE:	1473m ² (40%)	1417m ² (38.4%)
FLOOR SPACE RATIO:	1:1.44 (UG = 78%)	1:1.37
BUILDING HEIGHT:	14m	16.38m
SETBACKS		
	REQUIRED	PROVIDED
FRONT YARD:	6.0m	6.0m
SIDE YARD:	3.0m	3.5m
REAR YARD:	10.5m	4.95m
PARKING		
	REQUIRED	PROVIDED
STANDARD PARKING:	98 (59x1.66)	68
H/C PARKING:	3	3
BICYCLE PARKING:	N/A	8 x 4 LEVELS = 32
LOADING:	1 30' TRUCK	1 30' TRUCK
SMALL CAR:	22 ALLOWED	22
EV CHARGING:	4	4
MOTORCYCLES:	N/A	4

BUILDING CODE DATA

Description	
Total Floor Area:	5045m ²
Building Type:	Apartment
Group:	C
Occupancy Classification:	3.2.2.50 - 5 storey
Max Area:	1440m ²
Floor & Supporting Structure Rating:	1 hour
Construction Type:	Combustible OR Noncombustible
Occupancy Separations:	1 hour Floors/1 hour Walls
Sprinklered:	Yes
Building Area:	1417m ²
Max Travel Distance:	50m
BCBC Part:	3
Areas:	
Main floor area	489m ²
Second-Fourth floor area	1279m ²
Fifth floor area	793m ²
Total Floor Area	5072m ²
Net Areas:	
Main floor area	375m ²
Second-Fourth floor area	1016m ²
Fifth floor area	634m ²
Total Net Area	4058m ²
Occupant load:	
Residents (2/sleeping room/dwelling unit)	165 people (1 per microsuite)
Total Occupant Load	165 people

1 SITE PLAN
1:250

KPL James architecture
519 PANDORA AVENUE, VICTORIA, B.C. V8W 1N5
250-388-4261



WESTURBAN DEVELOPMENTS LTD.
UPLANDS APARTMENTS

5085 Uplands Drive
Nanaimo, BC V9T 0A3

SITE PLAN

KPLJ JOB #: 1714
SCALE: As indicated
DRAWN BY: JS
CHECKED BY: BJK
DATE: 2017/12/15

A-1.2

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ATTACHMENT D BUILDING ELEVATIONS



KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
AL	ALUMINUM SOFFIT - COLOUR MATCH CHARCOAL
ET	EASYTRIM REVEAL - CLEAR ANNOXIDIZED
FA	PAINTED FASCIA - COLOUR MATCH CHARCOAL
GR	ALUM. GUARDRAIL - BLACK ANNOXIDIZED
GR2	ALUMINUM GUARDRAIL PER LANDSCAPE PLAN
H1	HARDIE PANEL "SMOOTH" - PEARL GREY
H2	HARDIE PANEL "SMOOTH" - AGED PEWTER
H3	HARDIE PLANK - LIGHT MIST
H4	HARDIE PLANK - COUNTRY LANE
MC	METAL CLADDING - CHARCOAL
SGD	VINYL SLIDING GLASS DOOR - BLACK
SSR	STANDING SEAM METAL ROOF - CHARCOAL
SV	PACIFIC ART STONE "SHADOW VALLEY LEDGE"
TF	TIMBER FRAMING - SOLID STAIN "DARK CHERRY"
WI	VINYL WINDOWS - BLACK

1 EXTERIOR ELEVATION - NORTH
1:100



2 EXTERIOR ELEVATION - EAST
1:100

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architecture

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WESTURBAN DEVELOPMENTS LTD.
UPLANDS APARTMENTS

5085 Uplands Drive
Nanaimo, BC V9T 0A3

ELEVATIONS

KPLJ JOB #: 1714
SCALE: 1:100
DRAWN BY: JS
CHECKED BY: BJK
DATE: 2017/12/15

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KEYNOTE LEGEND	
KEYNOTE	DESCRIPTION
AL	ALUMINUM SOFFIT - COLOUR MATCH CHARCOAL
ET	EASYTRIM REVEAL - CLEAR ANNOXIDIZED
FA	PAINTED FASCIA - COLOUR MATCH CHARCOAL
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SSR	STANDING SEAM METAL ROOF - CHARCOAL
SV	PACIFIC ART STONE "SHADOW VALLEY LEDGE"
TF	TIMBER FRAMING - SOLID STAIN "DARK CHERRY"
WI	VINYL WINDOWS - BLACK

1 EXTERIOR ELEVATION - SOUTH
1:100



2 EXTERIOR ELEVATION - WEST
1:100

KPL James architecture

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WESTURBAN DEVELOPMENTS LTD.
UPLANDS APARTMENTS

5085 Uplands Drive
Nanaimo, BC V9T 0A3

ELEVATIONS

KPLJ JOB #: 1714
SCALE: 1:100
DRAWN BY: JS
CHECKED BY: BJK
DATE: 2017/12/15

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ATTACHMENT E LANDSCAPE PLAN

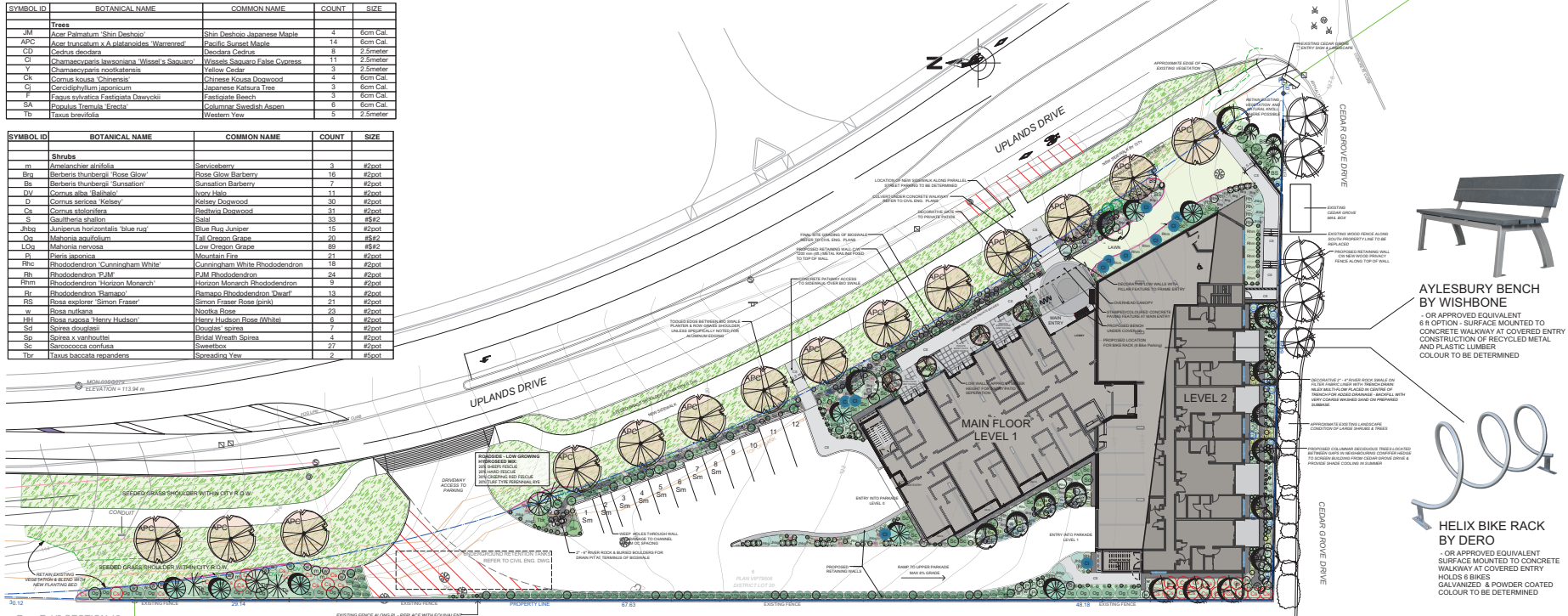
TREE PHOTO REFERENCE



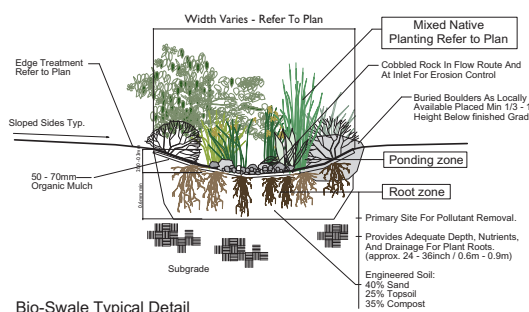
PLANT LIST

SYMBOL ID	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Trees				
JM	Acer palmatum 'Shin Deshojo'	Shin Deshojo Japanese Maple	4	8cm Cal.
APC	Acer truncatum x A. platanoides 'Warmered'	Pacific Sunset Maple	14	8cm Cal.
CD	Chamaecyparis nana	Japanese Cedar	8	2.5meter
CI	Chamaecyparis lawsoniana 'Wissel's Saguaro'	Wissel's Saguaro False Cypress	11	2.5meter
Y	Chamaecyparis nootkatensis	Yellow Cedar	3	2.5meter
CK	Comus kousa 'Chimera'	Chinese Kousa Dogwood	4	8cm Cal.
G	Cercidiphyllum japonicum	Japanese Katsura Tree	3	8cm Cal.
F	Fagus sylvatica 'Fastigiata Dawyckii'	Fastigiata Beech	3	8cm Cal.
SA	Picea tremula 'Erecta'	Columnar Swedish Aspen	9	8cm Cal.
Tb	Taxus brevifolia	Western Yew	5	2.5meter

SYMBOL ID	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Shrubs				
m	Amelanchier alnifolia	Serviceberry	3	#200
Bn	Berberis thunbergii 'Rose Glow'	Rose Glow Barberry	16	#200
Bs	Berberis thunbergii 'Sunation'	Sunation Barberry	7	#200
DV	Comus alba 'Ballballo'	Irony Halo	11	#200
D	Comus stricta 'Kelsey'	Kelsey Dogwood	30	#200
Os	Comus stolonifera	Redwing Dogwood	31	#200
S	Galium aparine	Small Galium	33	#200
JHS	Juniperus horizontalis 'blue rug'	Blue Rug Juniper	15	#200
Og	Mahonia aquifolium	Tall Oregon Grape	20	#200
Loq	Mahonia nervosa	Low Oregon Grape	89	#200
P	Prunus laurocerasus	Mountain Pine	21	#200
Rhc	Rhododendron 'Cunningham White'	Cunningham White Rhododendron	18	#200
Rh	Rhododendron 'PJM'	PJM Rhododendron	24	#200
Rhm	Rhododendron 'Horizon Monarch'	Horizon Monarch Rhododendron	9	#200
Rd	Rhododendron 'Rampage'	Rampage Rhododendron Dwarf	13	#200
RS	Rosa explorer 'Simon Fraser'	Simon Fraser Rose (pink)	21	#200
W	Rosa rugosa	Woolly Rose	23	#200
HH	Rosa rugosa 'Henry Hudson'	Henry Hudson Rose (White)	6	#200
Sd	Spiraea douglasii	Douglas spiraea	7	#200
Sp	Spiraea x vanhouttei	Rocky Wreath Spiraea	4	#200
Sc	Sarcococca confusa	Sweetbox	27	#200
Tbr	Taxus baccata repandens	Spreading Yew	2	#200



SYMBOL ID	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Ornamental Grasses				
Ca	Carex acutata	Weeping Sedge	26	#100
Dc	Dactyloctenium aegyptium 'Bronzschleier'	Bronzschleier Tufted Hair Grass	43	#100
Hn	Hakonechloa macra aureola	Japanese Forest Grass	15	#100
Ca	Chlorogeton stramineus 'Niveusens'	Black Mondo Grass	23	#100
Pa	Pennisetum alopecuroides	Fountain Grass	24	#100
S	Sasa tenuissima	Mexican Feather Grass	39	#100
sc	Scirpus operatus	Wood Grass	67	#100
Ferns				
As	Adiantum nodosum	Waldenfern Fern	21	#100
af	Blechnum spicant	Deer Fern	9	#100
O	Mattuccia struthiopteris	Ostrich Fern	7	#100
af	Polystichum muntonii	Sword Fern	22	#100
Groundcovers				
k	Ascotyphium vancouverianum	Kiwicocks	117	10cm pot
oo	Oxalis corniculata	Redwood Sorrel	28	10cm pot
st	Stellaria media	Wood-savoyed Stonecrop	69	10cm pot
Climbers				
O	Parthenocissus quinquefolia	Virginia Creeper	16	#100
Cl	Clematis 'Jackmanni'	Jackmanni Clematis	10	#100
Perennials				
Ep	Echinacea purpurea	Echinacea	22	#100
HB	Hosta 'Blue Angel'	Blue Angel Hosta	11	#100
La	Lavandula angustifolia 'Hidcote'	English Lavender	30	#100
lp	Lupinus polyphyllos	Lupin	29	#100
Li	Ligularia striatostipula 'The Rocker'	Rocker	27	#100



Bio-Swale Typical Detail
NOTE: DESIGN & DETAILS TO BE COORDINATED WITH CIVIL ENG. DRAINAGE PLANS

LEGEND

- Concrete Walkways / Patios
- Planting Bed cw 60 mm Bark Mulch
- Mowed Lawn (Sod)
- Proposed Boulevard Lawn Area (Seeded) - City ROW
- Proposed Bioswale / Retention Pond (Refer to Civil)
- Drain Rock cw Pressure Treated Wood Edger
- Aluminum Edger (Lawn / Planter Separation)
- Buried Boulders (As Locally Available)
- Bike Rack - Space for 6 Bikes (1 Total)
- Bench (2 Total)
- Existing Neighbouring Trees & Shrubs (Cedar Grove Landscape)

ALL WORK SHALL BE TO BCSLA, CNLA STANDARDS

Date	Revisions	By
JULY 9, 2017	LANDSCAPE PLAN FOR REVIEW	LS
JULY 27, 2017	DP SUBMISSION	LS
SEPT 12, 2017	DETAIL OF BIOSWALE FEATURE	LS
Dec. 15, 2017	ISSUE FOR DP RESUBMISSION	LS

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LANDSCAPE ARCHITECTS
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250-543-6158 www.lsla-landarch.com
lsv@lsla-landarch.com

Project
Uplands Drive
West Urban Development
Uplands Drive
Nanaimo, BC

Sheet Title
Conceptual
Landscape Plan

Date
May 24, 2017

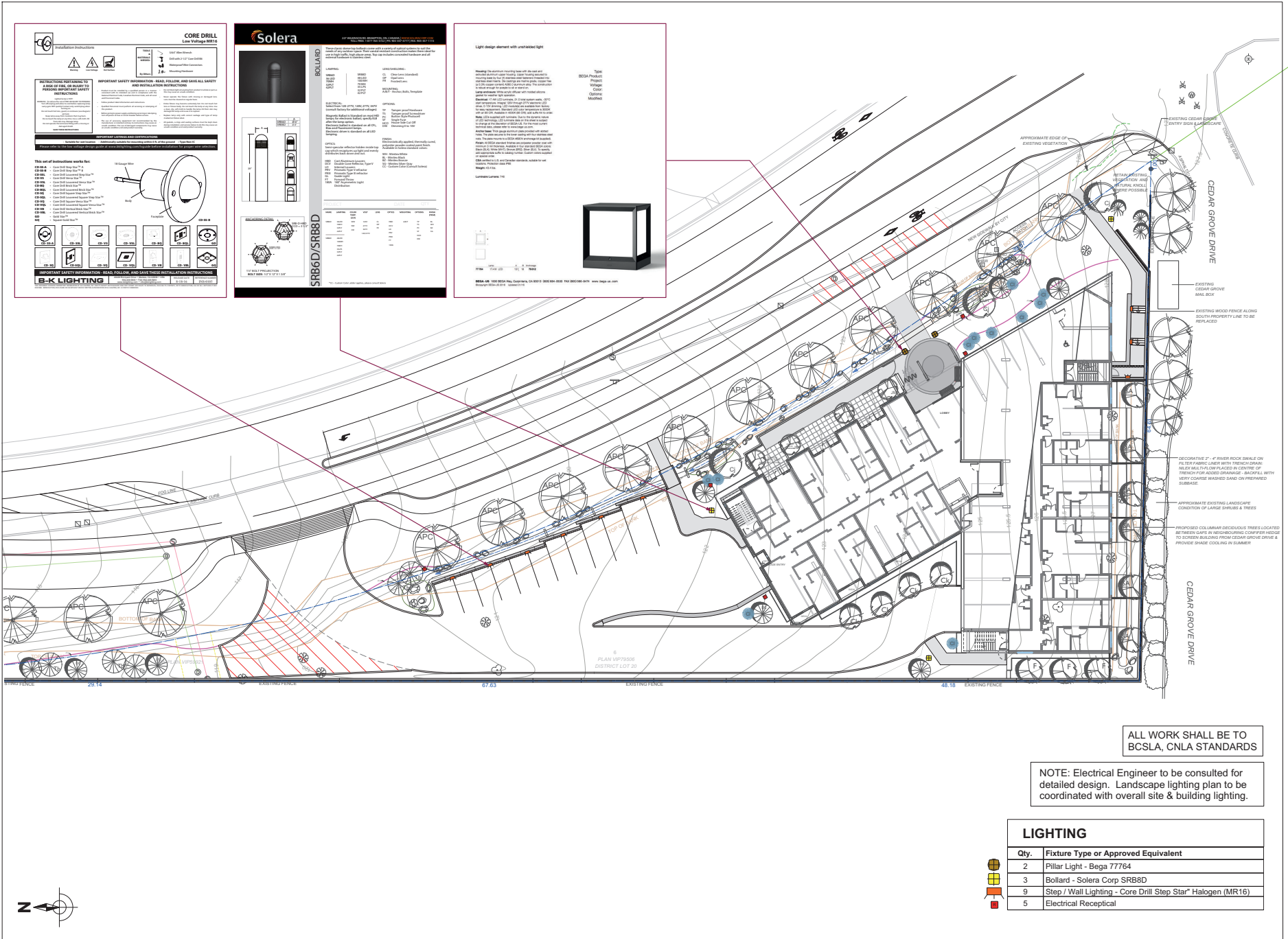
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LS

Project No.

Drawing No.

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Date	Revisions	By
Dec 15, 2017	ISSUE FOR DP RESUBMISSION	LS

LAZZARIN SVISDAHL
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Project
Uplands West Urban Development

Uplands Drive
Nanaimo, BC

Sheet Title
Conceptual Landscape Lighting Plan

Date
May 24, 2017

Scale
1:200m

Drawn By
LS

Project No.

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Landscape Planning & Design

ALL WORK SHALL BE TO BC SLA, CNLA STANDARDS

NOTE: Electrical Engineer to be consulted for detailed design. Landscape lighting plan to be coordinated with overall site & building lighting.

LIGHTING	
Qty.	Fixture Type or Approved Equivalent
2	Pillar Light - Bega 77764
3	Bollard - Solera Corp SRB8D
9	Step / Wall Lighting - Core Drill Step Star® Halogen (MR16)
5	Electrical Receptical



ATTACHMENT F
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001065

