

DATE OF MEETING June 17, 2019

AUTHORED BY LAINY NOWAK, PLANNING ASSISTANT, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1122 – 4745 LEDGERWOOD ROAD

## OVERVIEW

### **Purpose of Report**

To present for Council’s consideration, a development permit application for a proposed 120-unit multi-family development located at 4745 Ledgerwood Road.

### **Recommendation**

That Council issue Development Permit No. DP1122 at 4745 Ledgerwood Road with the following variances:

- increase the maximum allowable building height for Building 2 from 14m to 15.7m;
- increase the maximum allowable retaining wall height from 1.2m up to 3.66m in the front yard setback, and from 2.4m to 6.06m in the side and rear yard setback;
- increase the maximum allowable retaining wall height outside the yard setback areas from 3m up to 3.83m; and
- allow parking spaces to extend beyond the front line of Building 1.

## BACKGROUND

A development permit application, DP1122, was received from West Urban Developments Ltd., on behalf of 115976 BC Ltd., to permit the development of a 120-unit multi-family rental residential development at 4745 Ledgerwood Road.

### **Subject Property:**

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located on the corner of Ledgerwood Road and Jordan Avenue.
<i>Total Area</i>	1.28ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Light Industrial; Map 3 – Development Permit Area No. 4 – Nanaimo Parkway Design; Map 3 – Development Permit Area No. 5 – Steep Slope Development; Map 3 – 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 Nanaimo Parkway Design Guidelines Steep Slope Development Permit Area Design Guidelines

The subject property fronts onto Ledgerwood Road. There is currently one single residential dwelling on the property, which will be removed prior development. The Boban Industrial Park is located to the south and west, and additional industrial-zoned properties are located to the north and east. The Wellington Cemetery and an established single-dwelling residential neighbourhood are located to the northeast. A park is located adjacent to the west property line.

## **DISCUSSION**

### **Proposed Development:**

The proposed 120-unit multi-family development is comprised of two buildings. Buildings 1 and 2 are four and five storeys, respectively. The building sizes are as follows:

- Building 1 – 5,734m<sup>2</sup>; 58 units (four storeys)
- Building 2 – 5,956m<sup>2</sup>; 62 units (five storeys)

A Community Club Room (92m<sup>2</sup>) is located within Building 2.

The R8 zone allows a Floor Area Ratio (FAR) of 1.25. The total proposed FAR on the site is 0.92.

### *Site Design*

There are two access points from Ledgerwood Road. The primary access is located on the west side of the property and the secondary access point is located on the east side. An internal road network runs east-west between the buildings and underground parking for both buildings is accessed on the west side of Building 2. An internal walkway connects the buildings, parking areas, amenity spaces, and ground floor entrances. There are three surface parking areas, a lower parking area to the rear of Building 2, and another parking area in the northeast corner at the front of the property.

The two buildings work with the sloping site topography, are organized around an internal street, and are connected by walkways to foster a sense of community amongst residents. Ground floor units have direct access to the internal walkway network, and the walkway in front of Building 1 (internal side) connects to the Ledgerwood Road sidewalk through a defined entry point to provide a strong street presence.

Short-term bicycle parking will be provided at the main entrance of both buildings and long-term bicycle parking, as well as the required electric vehicle (EV) parking spaces, will be provided underground.

### *Building Design*

The building form meets the intent of the General Development Permit Area Design Guidelines and present four- and five-storey masses on the south elevations and three- and four-storey elevations on the north elevations with the following architectural features:

- Long, low-pitched gable roofs with shed roof projections;

- The building corners are stepped down and modern horizontal frames are used to reduce building mass and add visual interest;
- The façades are articulated with a rhythm open and covered balconies;
- A variety of building materials and finishes are used, including cherry wood, aluminum F/X, and metal and Hardie plank siding of different colours to highlight vertical and horizontal building articulation.

### *Landscape Design*

The proposed landscape plan includes the retention of existing vegetation and mature trees at the site perimeter, a vegetated detention pond in the southwest corner of the site, and a number of planting areas and outdoor amenity features including:

- A natural play area on the east side of Building 2,
- A planted hedge along Ledgerwood Road to define the public/private realm;
- A shared patio space on the east side of Building 2;
- A common courtyard on the west side and raised vegetable planters on the east side of Building 2; and
- Scale-appropriate plantings to define private and common amenity spaces.

Due to site grading, retaining walls are used to contain the building footprint, and underground parking and landscaping are used to soften the appearance of the walls. The retaining wall heights vary from 0.5m to a maximum of 6.06m along the southwest corner of the subject property.

The southwest corner of the site is subject to the Nanaimo Parkway Design Guidelines (Urban Parkway-Mostar Road). This portion of the site contains the lower parking area but is well separated (approximately 400m) from the parkway and will be screened from view of the parkway by existing and proposed vegetation at the site, and developments within lands to the south.

### **Design Advisory Panel**

The Design Advisory Panel, at its meeting held on 2018-NOV-08, accepted DP001122 as presented and provided the following recommendations:

- Consider keeping the lane as one-way to assist in creating privacy for the patios and a pedestrian feel for the site;
- Look at screening the property below, possibly by retaining the fir trees;
- Consider reducing the articulation of the upper roofline;
- Consider more spacious parking areas; and
- Consider ways to improve wayfinding to the main entrances to both buildings.

The applicant has adequately addressed the DAP recommendations.

## Proposed Variances

### *Building Height*

The maximum allowable building height is 14m in the R8 zone. The developer proposes a maximum building height of 15.7m for Building 2; a variance of 1.7m. Building height is measured from the average grade of the sloping site to the top of each building's shed roof elements. If shed roofs were removed, the average height of each building would be reduced by approximately one metre; however, the proposed elements add visual interest and break up the mass of each building.

### *Fence Height (Retaining Walls)*

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") considers a retaining wall as a fence for the purposes of regulating height. The maximum permitted retaining wall height within the front yard setback is 1.2m. The developer proposes a retaining wall in the front yard setback (along Ledgerwood Road) that varies from 0.5m to 3.66m high, which requires a variance of 2.46m. The wall is proposed to allow individual amenity space for ground level units facing Ledgerwood Road.

The maximum permitted retaining wall height within the side and rear yard setback is 2.4m. The developer proposes a retaining wall in the side and rear yard setback that is up to 6.06m high, which results in a variance of 3.66m.

Additionally, the maximum permitted height for a retaining wall outside of the yard setback areas is 3m. The maximum height proposed is 3.83m at the eastern site entrance from Ledgerwood Road. The retaining walls will be engineered and only provided where necessary to maintain grades for the drive aisles, parking areas, and outdoor living space throughout the site. Landscaping will be provided to soften the appearance of the walls.

### *Location of Parking*

The City's "Off-Street Parking Regulation Bylaw 2018 No. 7266" (the "Parking Bylaw") requires that all parking be located to the rear of the front line of the building. The proposed surface parking area in the northeast corner of the site includes six parking spaces that extend beyond the front line of Building 1. The parking is located to the side of Building 1 and approximately 3m below the grade of Ledgerwood Road, so it will not be visible from the road, and the parking and refuse/recycling area will be well screened with landscaping.

Staff support the proposed variances.

### **SUMMARY POINTS**

- Development Permit Application No. DP1122 proposes the construction of two multi-family rental buildings with 120 units located at 4745 Ledgerwood Road.
- The proposed development complies with the intent of the City Design Guidelines.
- Staff support the proposed variances to building height and fence height within the front and side and rear yard setbacks.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Building Elevations and Sections  
ATTACHMENT E: Building Renderings  
ATTACHMENT F: Landscape Plan  
ATTACHMENT G: Aerial Photo

#### **Submitted by:**

L. Rowett,  
Manager, Current Planning

#### **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 6.10.2 Fence Height:*
  - to increase the maximum allowable height for retaining walls from 1.2m to 3.66m in the front yard setback.
  - to increase the maximum allowable height for retaining walls from 2.4m up to 6.06m in the side and rear yard setback areas; and
  - to increase the maximum allowable height for retaining walls outside the yard setback areas from 3m up to 3.83m.
2. *Section 7.6 Size of Buildings* – to increase the maximum allowable height for a principal building from 14m to 15.7m for Building 2.

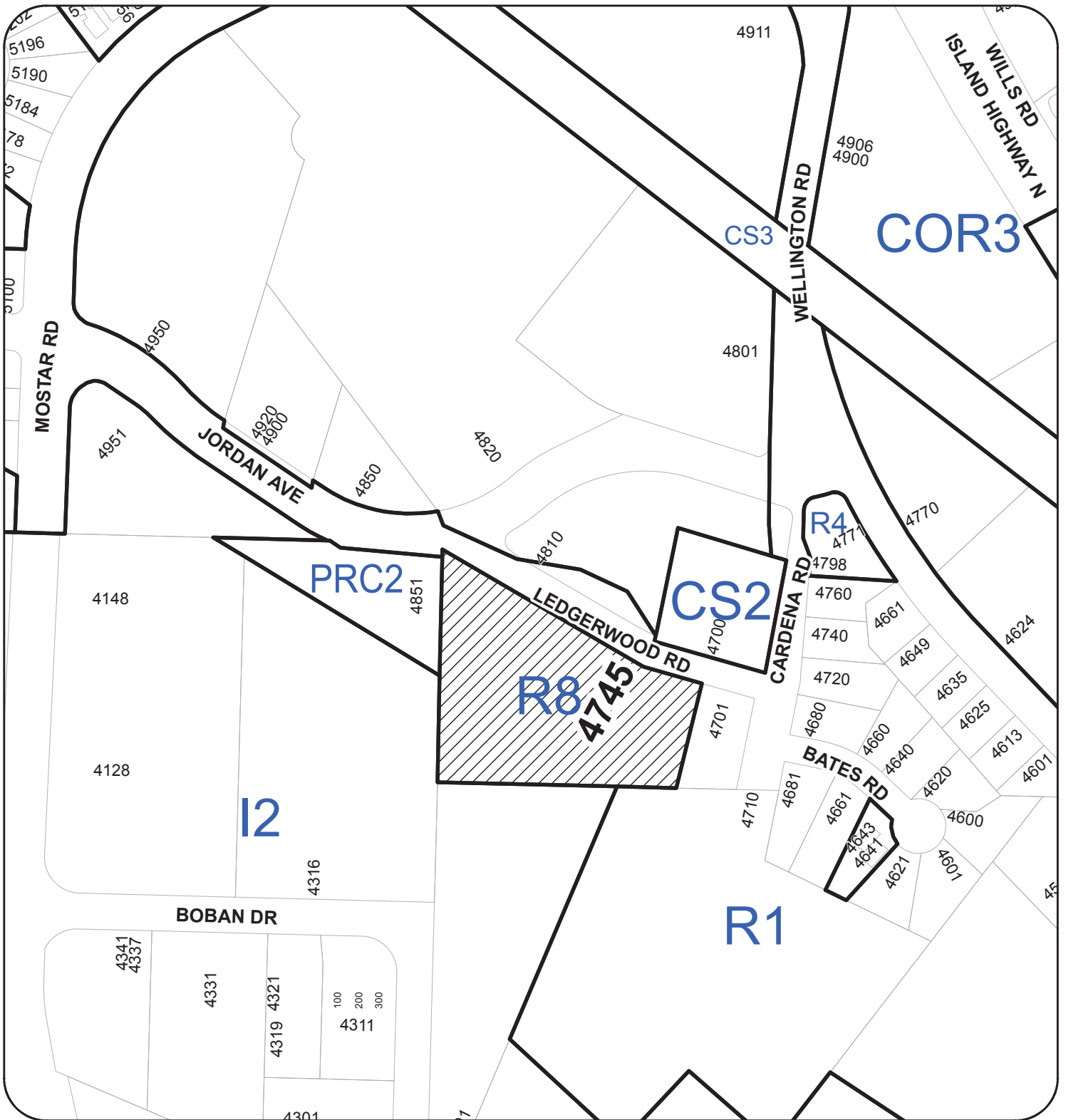
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 4.4 Location of Parking* - to allow parking spaces to extend beyond the front line of Building 1 generally as shown on the Site Plan in Attachment C.

## CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Joyce Reid Troost Architect, received 2019-JUN-05 as shown on Attachment C.
2. The subject property is developed generally in accordance with the Building Elevations prepared by Joyce Reid Troost Architect, received 2019-JUN-05 as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Lazzarin Svisdahl Landscape Architects, received 2019-JUN-05 as shown on Attachment F.
4. The provision of a statutory right-of-way (approximately 1.5m wide) along the west property line for a future pedestrian trail connection between Boban Drive and Jordan Avenue. The right-of-way width and alignment is to be confirmed at detailed design stage.
5. The provision of a statutory right-of-way (approximately 1m wide) along the south property line for a future pedestrian trial connection extending from an existing right-of-way (VIP56739) to the southeast corner of the property.

ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001122

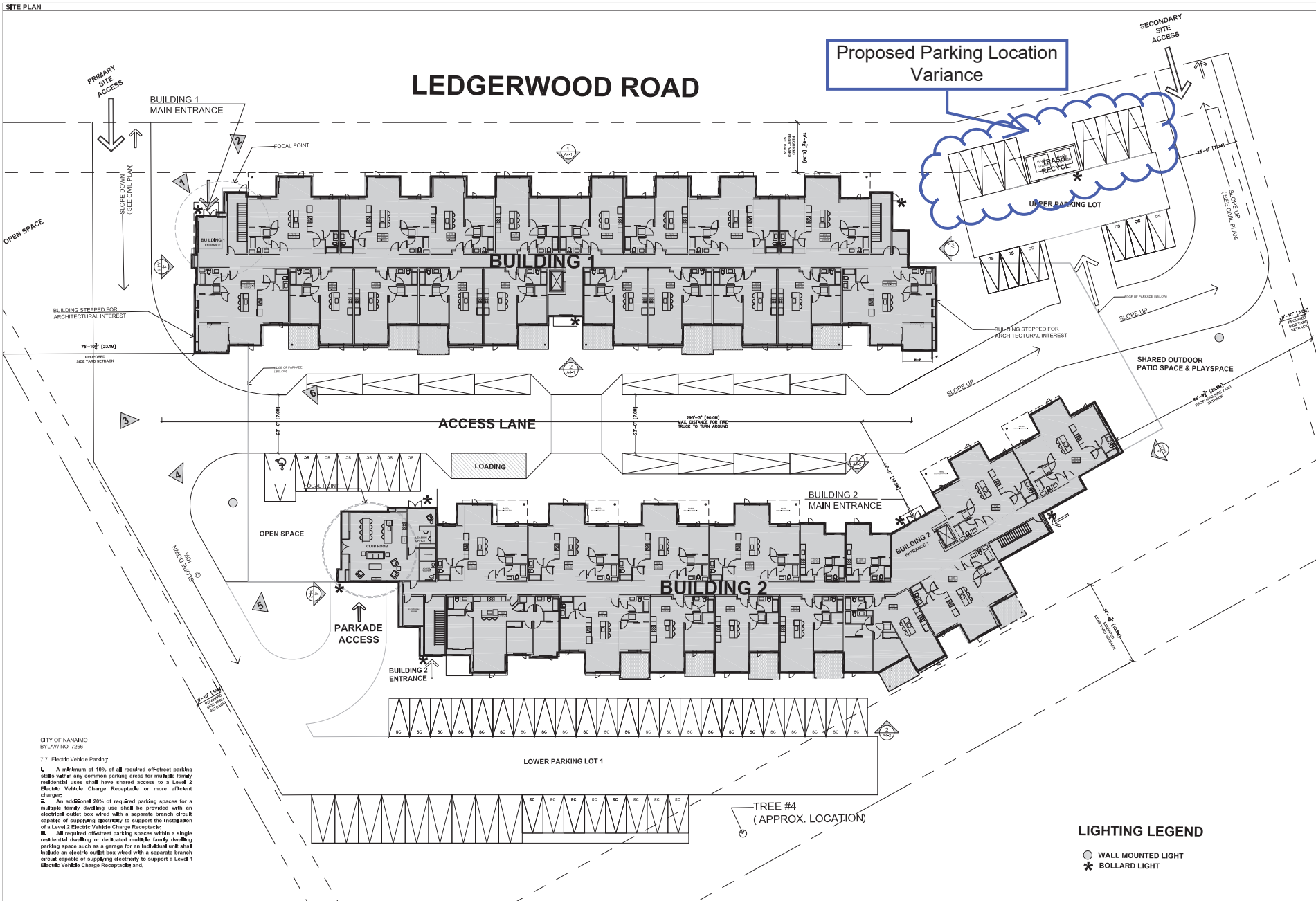
**LOCATION PLAN**

Civic: 4745 LEDGERWOOD ROAD  
Legal: LOT 1, SECTION 5  
WELLINGTON DISTRICT  
PLAN EPP9079



Subject Property

# ATTACHMENT C SITE PLAN



JOYCE REID TROOST ARCHITECT ABC  
2515 GLENATE DRIVE, BC V5S 3R9  
250.714.8283 - joyce@jrtarchitect.com



PROJECT NAME:  
**MULTI-FAMILY**

ADDRESS:  
4745 LEDGERWOOD  
NANAIMO, BC

CLIENT:  
WESTURBAN DEVELOPMENT LTD.

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ISSUE DATE:  
2016-06-20 | DP  
2016-11-09 | DP REVISION  
2016-06-20 | DP REVISION 02

RECEIVED  
**DP 1122**  
2019-JUN-05  
CITY OF NANAIMO

DATE:  
JUNE 1, 2019  
DRAWN BY:  
JOYCE TROOST

SCALE:  
1" = 10'

DRAWING TITLE:  
SITE PLAN

SHEET:  
A0-2



# ATTACHMENT D BUILDING ELEVATIONS AND SECTIONS

BUILDING 1



NORTH ELEVATION (Side)



SOUTH ELEVATION (Side)



EAST ELEVATION (Side)



WEST ELEVATION (Side)

MATERIALS LEGEND	
	ALUMINUM FIX   CHERRY
	METAL SIDING   BLUE
	HARDIE LAP SIDING   AGED PEWTER
	HARDIE LAP SIDING   EXPRESSO
	HARDIE PANEL SIDING   ARTIC WHITE
	WINDOWS   WHITE
	RAILINGS   BLACK



JOYCE TROOST ARCHITECTURE INC.  
2515 GLENAYR DRIVE, BC V9S 3R1  
250.71.82.87



PROJECT NAME:  
**LEDGERWOOD**

ADDRESS:  
4745 LEDGERWOOD  
NANAIMO, BC

CLIENT:  
WESTURBAN DEVELOPMENT LTD.

ISSUE DATE:  
2019-03-20 CP

2019-04-02 (CP REVISION)

2019-04-15 (CP REVISION)

DATE:  
APRIL 15, 2019

DRAWN BY:  
JOYCE TROOST

SCALE:  
SEE DRAWING

DRAWING TITLE:  
BUILDING 1  
EXTERIOR ELEVATIONS

SHEET:

A5-2

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DP 1122  
2019-JUN-05  
Cultural Planning

# ATTACHMENT E BUILDING RENDERINGS



1 BUILDING 1 ENTRANCE | PRIMARY SITE ACCESS



4 SOUTH ELEVATION | BUILDING 1



2 NORTH ELEVATION | BUILDING 1 | ALONG LEDGERWOOD



5 SOUTH ELEVATION | BUILDING 2



3 LOOKING EAST DOWN LANE | BUILDING 1 (LEFT) BUILDING 2 (RIGHT)



6 NORTH ELEVATION | BUILDING 2



JOYCE TROOST ARCHITECTS INC.  
2515 GLENAYR DRIVE, BC V9S 3R9  
250.716.8747 | www.joyce-troost.com

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PRODUCT NAME:  
**LEDGERWOOD**

ADDRESS:  
4745 LEDGERWOOD  
NANAIMO, BC

CLIENT:  
WESTURBAN DEVELOPMENT LTD.

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CITY OF NANAIMO

PERSPECTIVE ALONG LEDGERWOOD



**JR** Arch

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2515 OLENAFK DRIVE, BC V9S 3K7  
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**WESTURBAN**  
DEVELOPMENTS II

PROJECT NAME:  
**MULTI-FAMILY**

ADDRESS:  
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2018-09-26 | DP  
2018-11-15 | DP REVISION  
2019-04-18 | DP REVISION 02

DATE:  
APRIL 15, 2019

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JOYCE TROOST

SCALE:  
0' = 1"

DRAWING TITLE:  
**PERSPECTIVE**

SHEET:  
**A5-4**

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**DP 1122**  
2019-MAY-01  
Current Planning

PERSPECTIVE ALONG LANE



JOYCE REID TROOST ARCHITECT ABC  
 2115 GLENVALE DRIVE, BC V8S 3R1  
 250.714.8749 - joyce@jrtarchitecture.com



PROJECT NAME:  
**MULTI-FAMILY**

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 20180402 | DP  
 20180428 | DP REVISION  
 20180415 | DP REVISION 02

DATE:  
 APRIL 15, 2019

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 JOYCE TROOST

SCALE:  
 1" = 4'

DRAWING TITLE:  
**PERSPECTIVE**

SHEET:

**A5-5**

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**DP 1422**  
 2019-MAY-01  
 COURT PLANNING



ATTACHMENT G  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001122