

DATE OF MEETING June 12, 2017

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

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1028 – 6025 LINLEY VALLEY DRIVE

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a 72-unit multiple family rental development located at 6025 Linley Valley Drive.

Recommendation

That Council issue Development Permit No. DP1028 at 6025 Linley Valley Drive with the following variances:

- increase the maximum allowable building height from 14m to 18m; and,
- reduce the required onsite parking from 119 spaces to 97 spaces.

BACKGROUND

A development permit application, DP1028, was received from Broadstreet Properties Ltd. and Seymour Pacific Developments Ltd., on behalf of Insight Holdings Ltd. for a 72-unit multiple family residential rental apartment building at 6025 Linley Valley Drive.

Subject Property

<i>Zoning</i>	COR1 – Residential Corridor
<i>Location</i>	The vacant subject property is located on the southwest corner of Linley Valley Drive and Stillwater Way
<i>Total Area</i>	0.72 ha
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – DPA 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located one block north of Oliver Woods Park and Community Centre, and is within a 20 minute walk from the following neighbourhood amenities:

- Longwood Station Commercial Centre
- Transit Stop #50 (located on Uplands Drive)
- Northridge Community Centre
- Royal Heights Community Centre.

DISCUSSION

Proposed Development

The proposed multiple family residential development of 72 rental units and consists of one five-storey building with a rental office and under-the-building parking, with the following unit configuration:

Number of Units	Unit Configuration	Area
12	1 bedroom unit	61m ² – 74.2m ²
54	2 bedroom unit	83m ² – 90m ²
6	3 bedroom unit	97.8m ²
1	rental office	59.5m ²

The proposed floor area ratio (FAR) is 0.96. The allowed FAR is 1.00.

The south property line abuts two upslope properties with older multiple family developments.

Site Design

The subject property is a corner lot. Vehicle access to the at-grade parking is provided via a joint access laneway on the west side of the subject property which is shared with 6035 Linley Valley Drive.

Streetscape

The building is sited to maintain a strong pedestrian friendly street edge. The pedestrian scale of the building at the ground level is strengthened by the design of the main building entrance and the entrances to ground floor units. Landscaped front yards with entrance sidewalks complete the interface between the street and the building.

The Linley Valley Drive and Stillwater Way corner is layered with soft textures: street trees, an existing coniferous tree, shrub planting in the storm retention area, and a turf amenity area. A 36m² pergola with four benches announces a secondary entrance to the development and adds a constructed vertical feature to the corner.

At-Grade Parking

At-grade parking has been minimized through the following measures:

- 19 parking spaces are located within an under-the-building parking area;
- All parking is located to the rear of the building, and the side and rear yards are screened with landscaping and onsite amenity areas; and,
- 17 canopy trees within the parking layout divide the hard (asphalt) surface areas into smaller parking courts.

Landscape Plan

The proposed landscape plan has both a residential and natural character. The residential character is expressed around the building edges and within the amenity areas (turf area, dog run area, and garden plots for residents). The natural character is evident in the existing urban forest along the south property line with native infill plantings and a green retaining wall feature (interlocking planted vegetated bags). The storm retention area located on the east corner and across Stillwater Way has a native plant palette which corresponds to the plant inventory within the large existing wetland.

Building Design

The scale of the five-storey building has been reduced through the use of the following architectural features:

- The west and east corners of the building step down to four storeys and have a hip roof;
- The long horizontal pitched roof is punctuated with a rhythm of double gables;
- The front and rear building facades are articulated with a rhythm of eight vertical bay which are capped by a gable;
- The unit balcony guards on each floor create a horizontal band between the eight vertical bays and divide the facade into four sections;
- The fenestration of unit windows creates another layer of detail; and,
- Material finishes further highlight vertical and horizontal building articulation.

DESIGN ADVISORY PANEL RECOMMENDATIONS

At the meeting held on 2017-JAN-26, the Design Advisory Panel accepted DP1028 as presented and provided the following recommendations:

- Consider enhancing and increasing the scale of the main entry and parking lot entry to better relate to the five-storey building form;
- Consider planting additional trees (in soil vaults) in the parking lot to create shading and improve views for units facing the parking area;
- Consider sustainability features such as electric car plug-ins and the installation of pervious pavement, etc.;
- Consider the inclusion of additional quality design features to enhance the relationship between the ground floor units and the street; and,
- Consider using a native plant palette (deer resistant material) and provide more evergreen shrubs and broad-leaf evergreens in the landscape plan.

The applicant responded to the above noted recommendations as follows:

- The front main entrance was redesigned to a two-storey element. During Staff's review of the new design, it was found that the two-storey entrance feature design did not work as the scale of the pillars supporting the roof was too small and did not integrate into the front facade design. As a result, a 1.5-storey entrance element with improved detail has been maintained.
- The parking lot tree layout provides a good screen for units overlooking the parking lot.
- Two electric car stations are to be provided in the under-the-building parking.
- The overall landscape plan now has a west coast plant palette with more evergreen material.

PROPOSED VARIANCES

Maximum Allowable Building Height

The maximum allowable building height is 14m. The proposed building height is 18m, a proposed variance of 4m. The COR1 zone allows a maximum allowable building height of 18m; where 75% of the required parking is provided underground or under-the-building; otherwise, the maximum building height is 14m. The applicant has been able to accommodate 19 parking spaces under-the-building or 16% of the required parking.

The applicant notes financial constraints of constructing rental housing limits under-the-building parking to 16%.

Staff supports the additional building height given that:

1. The applicant worked with Staff's suggestion to have some of the parking under-the-building and eliminate the ground floor units, which would have faced the parking drive aisle and the parking lot. The displaced units could be re-allocated on the fifth floor.
2. The building design meets the Design Guidelines and is well articulated to minimize the additional building mass. In addition, the building has a strong street presence with the main entrance and individual unit front doors accessing the public sidewalk.
3. The additional building height does not impact the view of neighbouring residents.

Required Onsite Parking

The onsite parking requirement is 119 parking spaces (1.66 parking spaces/unit). The proposed onsite parking is 97 parking spaces (1.34 parking spaces/unit), a proposed variance of 22 parking spaces. The applicant manages 8,000 units in western Canada in suburban locations or smaller cities and towns and has found 1.2 parking spaces/unit is adequate. The applicant feels the parking reduction from 1.66 parking spaces/unit to 1.34 parking spaces/unit will meet the needs of the proposed development in this suburban location.

SUMMARY POINTS

- DP1028 is for the development of a five-storey multiple family residential rental apartment building on Linley Valley Drive.
- The proposed development meets the General Development Permit Area Design Guidelines.
- Staff supports the proposed building height and parking variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan and Project Data
ATTACHMENT D: Building Elevations

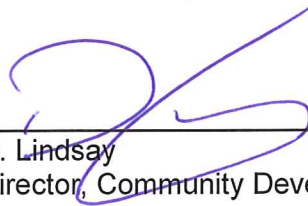
ATTACHMENT E: Landscape Plan
ATTANCMENT F: Building Rendering
ATTACHMENT G: Aerial Photo

Submitted by:



L. 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 9.7.1. Size of Buildings - to increase the maximum allowable building height from 14m to 18m.*

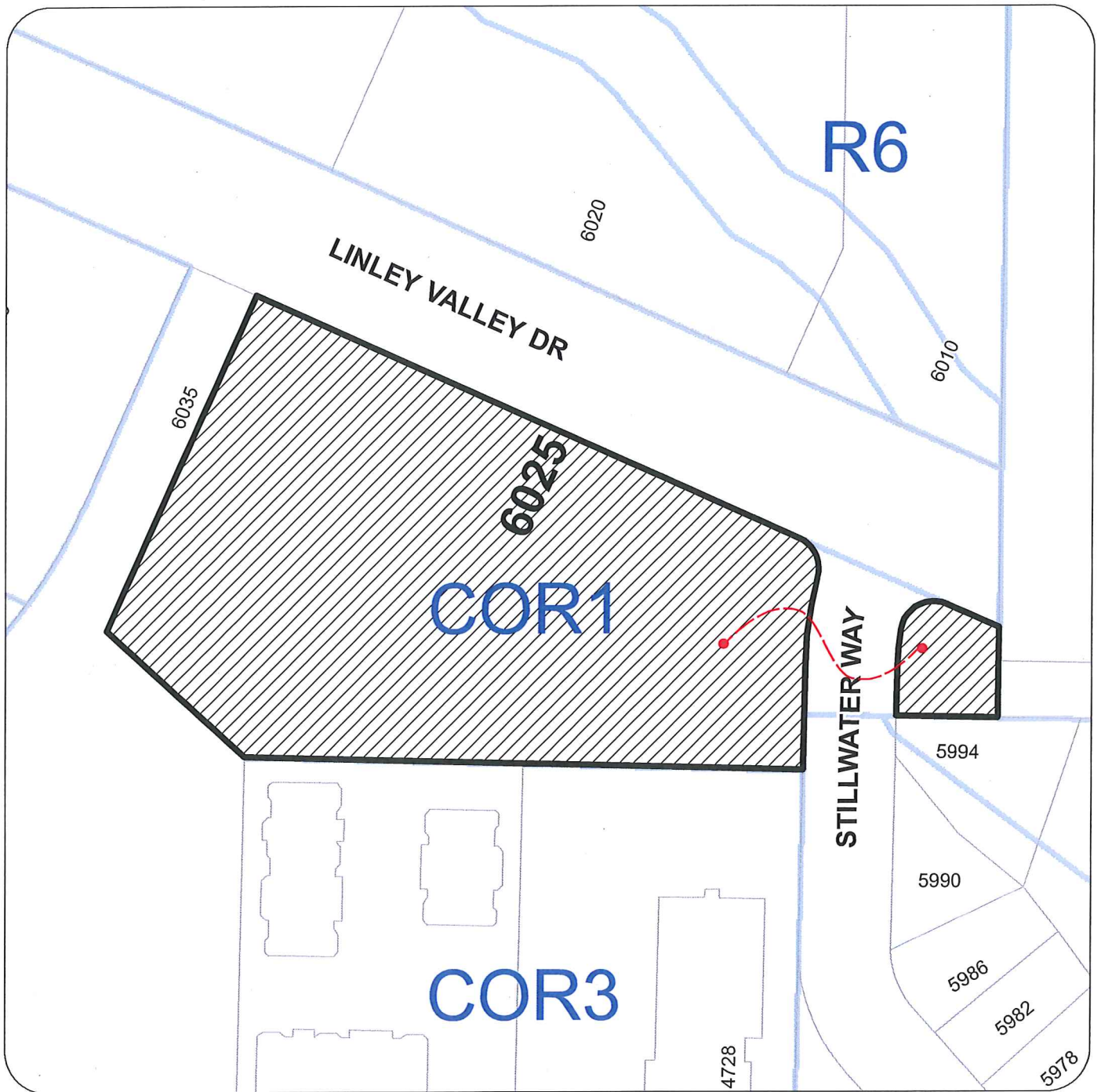
The City of Nanaimo "Development Parking Regulations Bylaw 2005 No. 7013" is varied as follows:

1. *Schedule 'A' - to reduce the required onsite parking spaces from 119 parking spaces to 97 parking spaces.*

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by Seymour Pacific Development Ltd., dated 2017-MAY-09.
2. The development is in general compliance with the elevations prepared by Seymour Pacific Development Ltd., dated 2017-MAY-09.
3. The subject property is in general compliance with the landscape plan and specifications prepared by Outland Design Landscape Architecture, dated 2017-MAY-03.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001028


LOCATION PLAN

Civic: 6025 Linley Valley Drive
Legal: LOT A, DISTRICT LOTS 14 & 30, WELLINGTON DISTRICT, PLAN VIP66085,
EXCEPT PART IN PLAN EPP56012

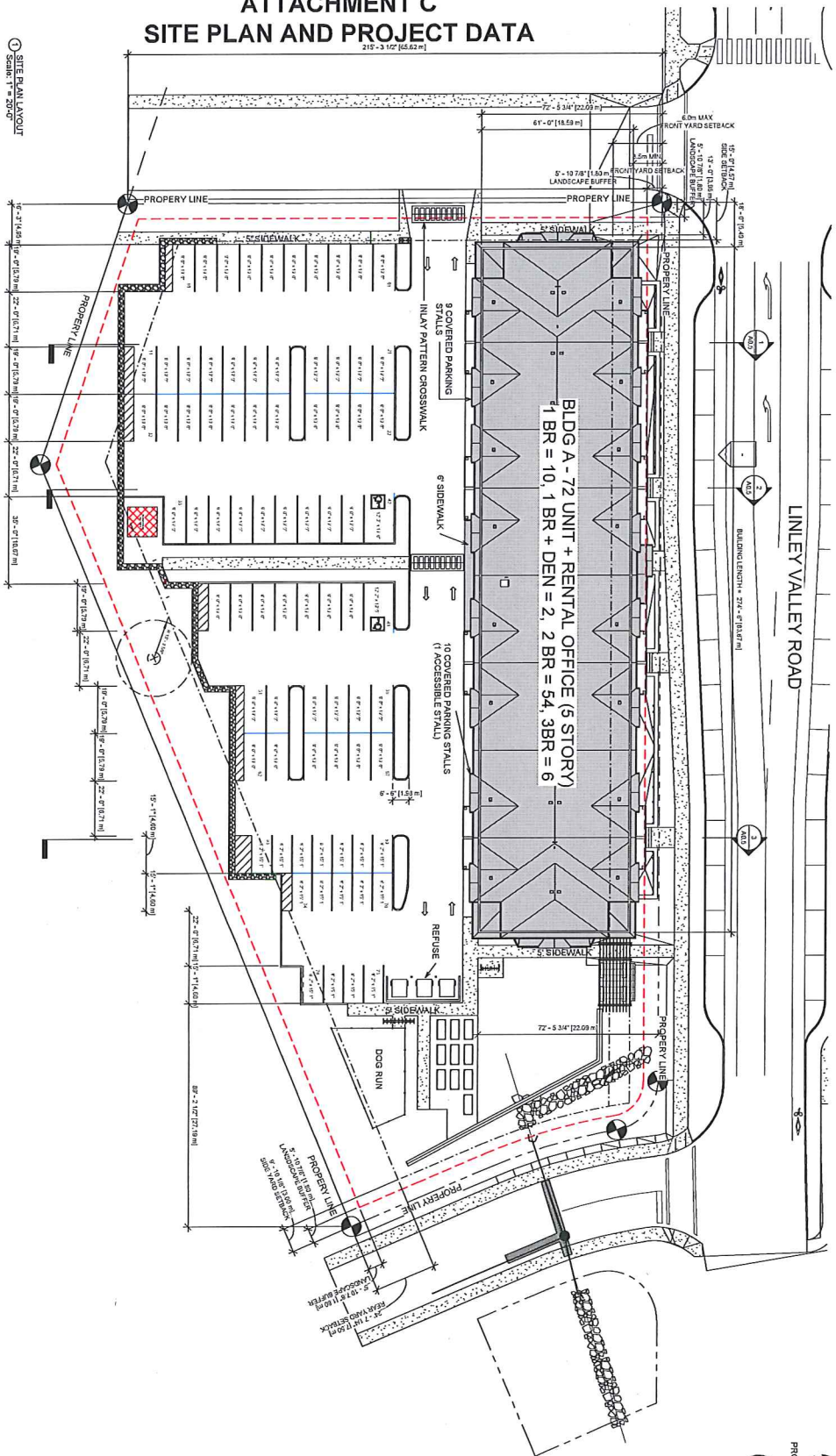


1:1,000

Legend

 Subject Property

ATTACHMENT C SITE PLAN AND PROJECT DATA



PARCEL SIZE	LEGAL DESCRIPTION	PARKING REQUIREMENTS
81.91821 ac = 1.88 ACRES (7.76 HA)	LOT 1, DISTRICT LOTS 4 AND 38, WELLINGTON DISTRICT PLAN W/PS8885 EXCEPT THAT PART IN PLAN EPP58012, COR 1	CHURCH BY-LAW 158 X UNIT = 188 X 72 = 120 STALLS TOTAL 120 STALLS REQUIRED
SETBACKS FRONT YARD SETBACK MIN: 11.48 m (3.78 m) FRONT YARD SETBACK MAX: 14.76 m (4.52 m) SIDE YARD SETBACK: 9.84 m (3.00 m) REAR YARD SETBACK: 9.84 m (3.00 m) LANDSCAPE BUFFER: 2.59 m (0.85 m)	71 DWELLING UNITS = 48.3 DU/AC = 64.73 DU/HA BUILDING FLOOR AREA: 1,200 m ² COVERED ENTRANCES: 825 m ² TOTAL: 18.78 HA (46.81 AC) = 21.9%	NEW PARKING BY-LAW 1 BEDROOM X 1.07 = 13 X 1.07 = 13.91 2 BEDROOM X 1.58 = 4 X 1.58 = 6.32 3 BEDROOM X 1.58 = 4 X 1.58 = 6.32 TOTAL 100 STALLS REQUIRED
GREENHOUSE AREA AREA: 31,418.0 m ² (318.83 HP)	COVERED ENTRANCE: 18.78 HA (46.81 AC) = 21.9%	SPACES PROVIDED: REGULAR CAR: 19'0" X 8'0" = 85 PARADE STALL: 19'0" X 8'0" = 18 ACCESSIBLE: 19'0" X 12'0" = 3 TOTAL 97 STALLS PROVIDED
PAVEMENT AREA MAX: 45,331 (14.0m) BUILDING: 59'7" (18.0m)	FLOOR AREA NET FLOOR AREA: 78,675 m ² X .30 = 23,602 m ² GAR: 78,796 (81,918 = 0.86)	
HEIGHT		

LONGWOOD, NANAIMO, BC - PROJECT SPECS

REISSUED FOR DEVELOPMENT PERMIT



SEWMOUR PACIFIC
DEVELOPMENT LTD
100 St. Anne Street, Campbell River, B.C.
(250) 256-8045 (250) 256-8046
www.semourpacific.ca

PROJECT STATUS:
ISSUED FOR DEVELOPMENT PERMIT

No.	Revision Schedule	Revision Date
A	ISSUED FOR DEVELOPMENT PERMIT	05/29/2017
B	REVISED FOR DEVELOPMENT PERMIT	06/02/2017
C	REVISED FOR DEVELOPMENT PERMIT	06/02/2017
D	REVISED FOR DEVELOPMENT PERMIT	06/02/2017
E	REVISED FOR DEVELOPMENT PERMIT	06/02/2017

THAT CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND BE RESPONSIBLE TO THE ARCHITECT FOR ANY DISCREPANCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

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PROJECT NUMBER: 1614

ADDRESS: 6925 LINLEY VALLEY DRIVE, NANAIMO, BC

DRAWING TITLE: SITE PLAN

DRAWN BY: JS

CHECKED BY: RF

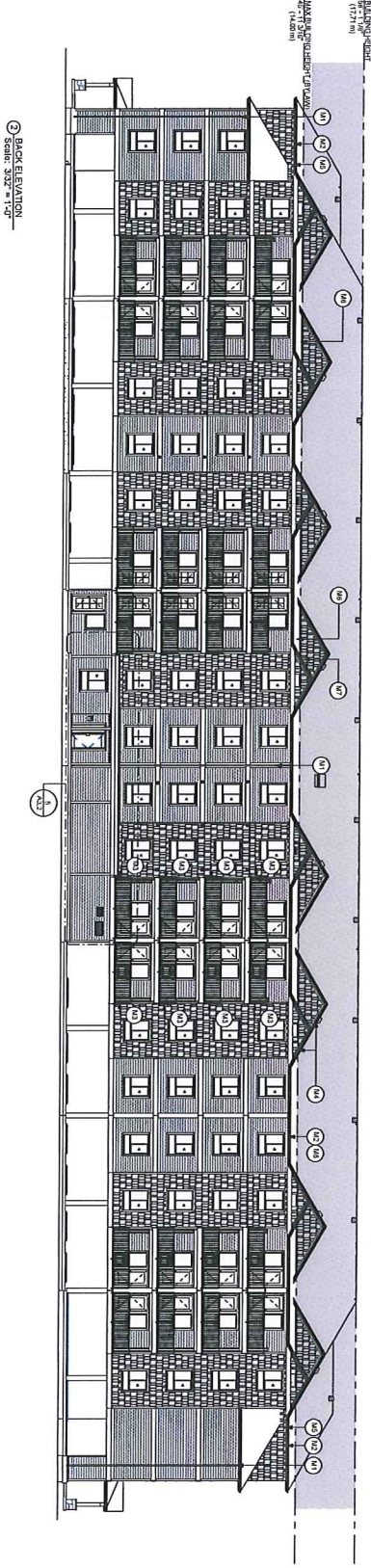
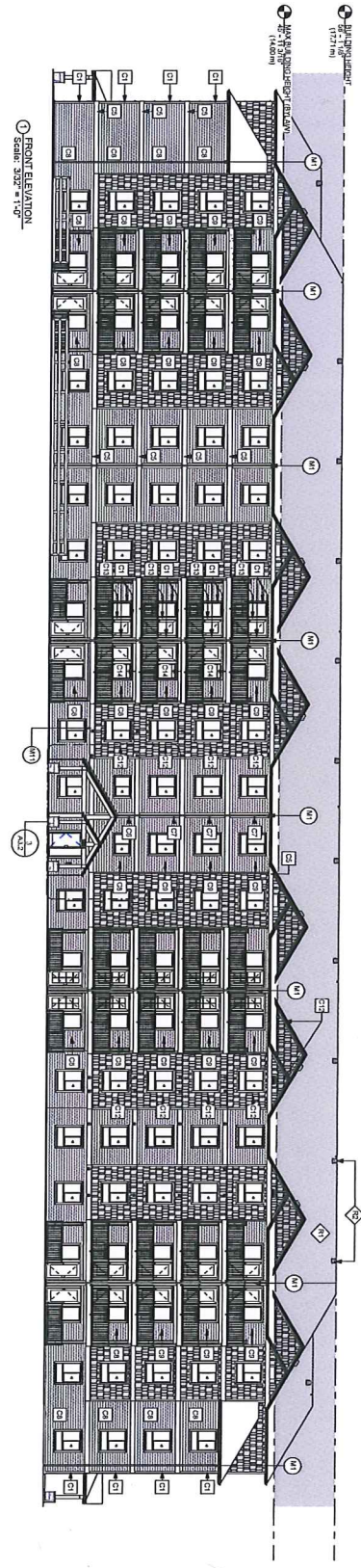
DATE: 05/29/2017

SCALE: AS INDICATED

DRAWING #: A1.0

REVISIONS:

ATTACHMENT D BUILDING ELEVATIONS



EXTERIOR CLADDING PRODUCT		
ID	DESCRIPTION	COLOR
01	4\"/>	

EXTERIOR METAL PRODUCT		
ID	DESCRIPTION	COLOR
01	ALUMINUM DOWNPOUTS	BLACK
02	ALUMINUM GUTTERS & KEYS	BLACK
03	ALUMINUM FINISH	BLACK
04	ALUMINUM FLASHING	BLACK
05	4\"/>	

EXTERIOR ROOFING PRODUCT		
ID	DESCRIPTION	COLOR
01	INSULATED SHINGLES - 30 YEAR WARRANTY	TRINOVADO
02	ATLANTIC SHINGLES	-

REISSUED FOR DEVELOPMENT PERMIT

RECEIVED
DP001028
2017-MAY-26
Current Planning & Subdiv. Unit

100 St Ann Street, Campbell River, B.C.
V7S2S2, 256.6645 (F) 250.296.6846
www.seymourspacific.ca

SEYMOUR PACIFIC
DEVELOPMENTS LTD.

PROJECT STATUS:
ISSUED FOR DEVELOPMENT PERMIT

No.	Change	Revision Schedule
1	ISSUED FOR DEVELOPMENT PERMIT	11/02/2016
2	ISSUED FOR DEVELOPMENT PERMIT	03/28/2017
3	ISSUED FOR DEVELOPMENT PERMIT	04/20/2017
4	ISSUED FOR DEVELOPMENT PERMIT	05/22/2017

THESE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

ADDITIONAL CHANGES AND COSTS RELATED TO THIS PERMIT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PROJECT NAME:
LONGWOOD LANDINGS

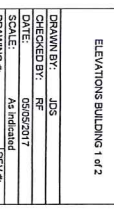
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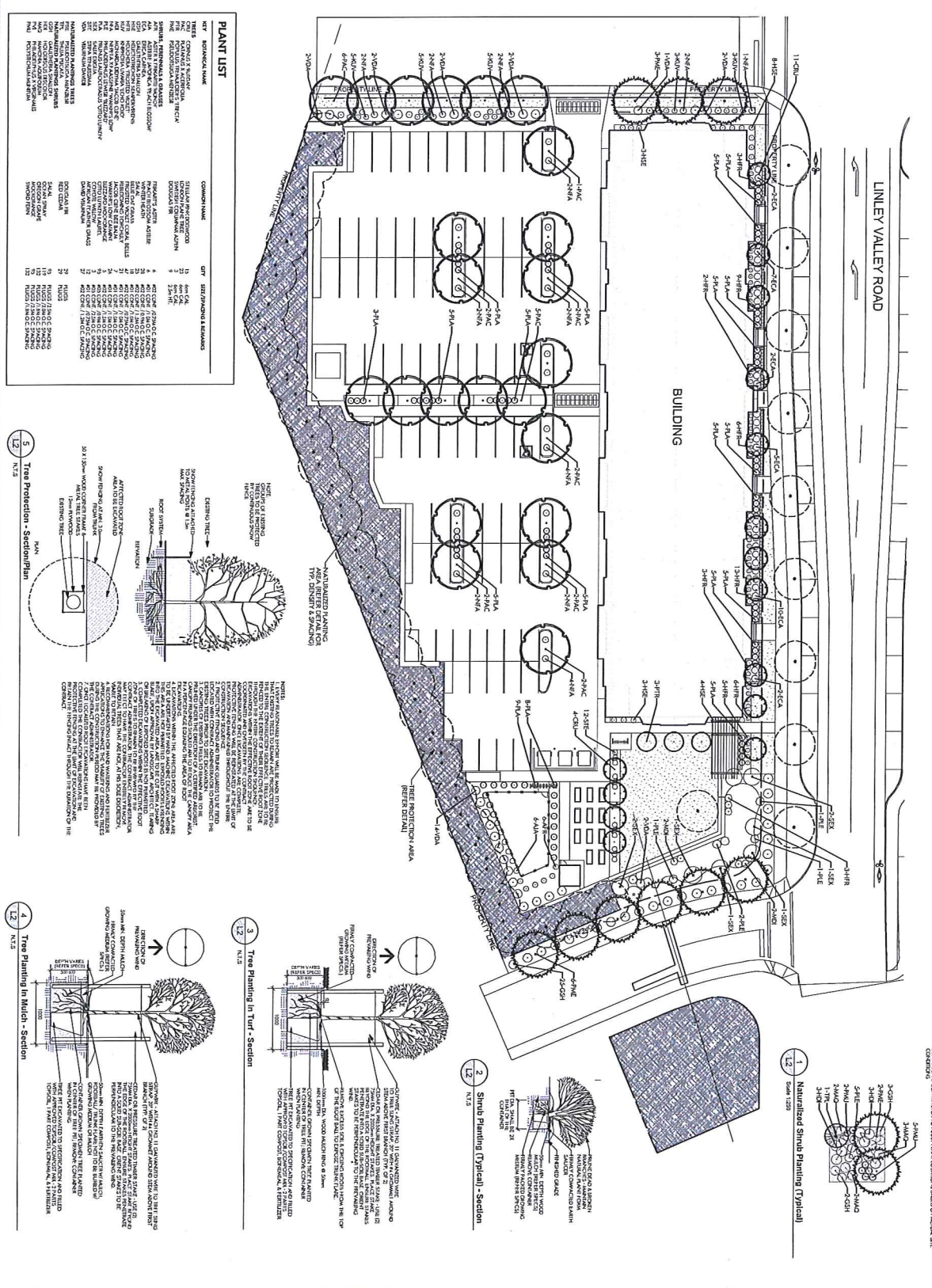
ADDRESS:
6925 DUNEY VALLEY DRIVE,
VANUVER, BC

DRAWING TITLE:
ELEVATIONS BUILDING 1 OF 2

DRAWN BY: JDS
CHECKED BY: RF
DATE: 05/25/2017
SCALE: AS INDICATED

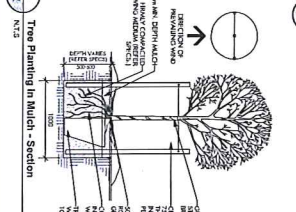
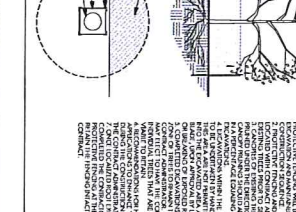
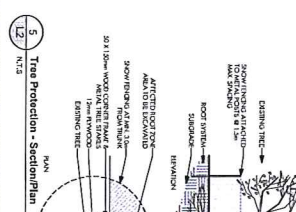
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PLANT LIST

REF	COMMON NAME	DBH	INSTALLMENT QUANTITY
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NOTES:

1. ALL PLANTING SHALL BE IN ACCORD WITH THE LATEST EDITION OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) STANDARD SPECIFICATIONS FOR PLANTING AND MAINTENANCE OF PLANTS AND TREES.
2. ALL PLANTING SHALL BE IN ACCORD WITH THE LATEST EDITION OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) STANDARD SPECIFICATIONS FOR PLANTING AND MAINTENANCE OF PLANTS AND TREES.
3. ALL PLANTING SHALL BE IN ACCORD WITH THE LATEST EDITION OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) STANDARD SPECIFICATIONS FOR PLANTING AND MAINTENANCE OF PLANTS AND TREES.
4. ALL PLANTING SHALL BE IN ACCORD WITH THE LATEST EDITION OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) STANDARD SPECIFICATIONS FOR PLANTING AND MAINTENANCE OF PLANTS AND TREES.
5. ALL PLANTING SHALL BE IN ACCORD WITH THE LATEST EDITION OF THE NATIONAL LANDSCAPE ARCHITECTURE ASSOCIATION (NLA) STANDARD SPECIFICATIONS FOR PLANTING AND MAINTENANCE OF PLANTS AND TREES.

OUTLAND DESIGN LANDSCAPE ARCHITECTURE

700-1880 South Road
 Knoxville, TN 37920
 www.outlanddesign.com

ISSUED FOR REVIEW ONLY

L2/12

DATE: 11/20/12

PROJECT NO: 1000

CLIENT: 1000

SCALE: 1/8" = 1'-0"

DATE: 11/20/12

SCALE: 1/8" = 1'-0"

PIRATA BARTON

334

DATE: 11/20/12

SCALE: 1/8" = 1'-0"

PLANTING PLAN

PROJECT NO: 1000

CLIENT: 1000

SCALE: 1/8" = 1'-0"

DATE: 11/20/12

SCALE: 1/8" = 1'-0"

6025 LINLEY VALLEY ROAD

LANDSCAPE ARCHITECTURE

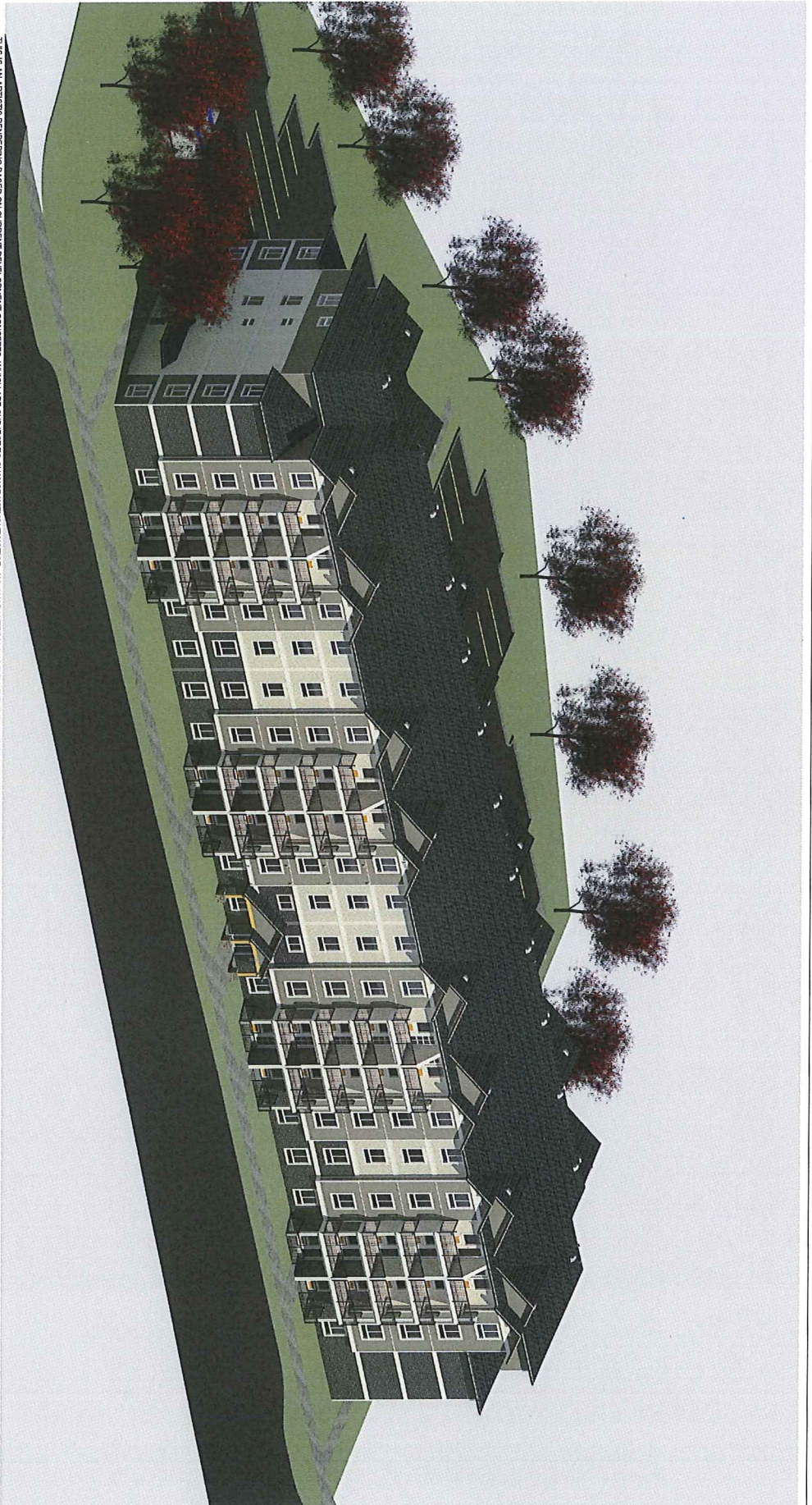
DATE: 11/20/12

SCALE: 1/8" = 1'-0"

OUTLAND DESIGN LANDSCAPE ARCHITECTURE

700-1880 South Road
 Knoxville, TN 37920
 www.outlanddesign.com

ATTACHMENT F BUILDING RENDERING



THIS IS AN ARTIST'S RENDERING BASED ON CURRENT DEVELOPMENT CONCEPTS, WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. NO GUARANTEE IS MADE THAT THE FACILITIES DEPICTED WILL BE BUILT, OR IF BUILT, WILL BE OF THE SAME TYPE, SIZE, OR NATURE AS DEPICTED.

DRAWING INDEX

Sheet Number	Sheet Name
A.0.0	COVER PAGE
A.1.0	SITE PLAN
A.2.3	FIRST AND SECOND FLOOR PLAN
A.2.4	THIRD AND FOURTH FLOOR PLAN
A.2.5	FIFTH FLOOR AND ROOF PLAN
A.3.1	BUILDING ELEVATIONS 1 OF 2
A.3.2	BUILDING ELEVATIONS 2 OF 2
A.9.0	COLOR BOARD

LONGWOOD NANAIMO, BC



SEYMOUR PACIFIC
DEVELOPMENTS LTD.

100 St. Ann's Road, Campbell River, B.C.
 (779) 250-286-8045 (779) 250-286-8046
www.seymourpacific.ca



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100 St. Ann's Road, Campbell River, B.C.
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www.broadstreet.ca

CONSULTANT:

ABELARCHITECTURE AIBC

2001 - 1755 Haro Street, Vancouver, B.C. - V6G 1H2



ATTACHMENT G
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001028