

DATE OF MEETING July 9, 2018

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1093 – 4775 UPLANDS DRIVE

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for an 86-unit multiple-family development consisting of two four-storey buildings at 4775 Uplands Drive.

Recommendation

That Council issue Development Permit No. DP1093 at 4775 Uplands Drive with the following variance:

- increase the maximum building height for Building A and B from 14m to 16m.

BACKGROUND

A development permit application, DP1093, was received from Gulf Properties Inc. (Paul Wood) to permit an 86-unit multiple-family development consisting of two four-storey buildings at 4775 Uplands Drive.

The subject property has two covenants registered on title that restrict the scale of development (unit size and total number of units) and provide additional design guidelines. The proposed development meets all of the covenant requirements.

Subject Property

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located on the west side of Uplands Drive between Oliver Road and Edgewater Lane (a strata road) just north of 4701 Uplands Drive.
<i>Total Area</i>	9,959m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor 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

The subject property is the final parcel to be developed within the Longwood development, which consists of six multiple-family buildings. The Ambleside multi-family building, constructed in the late 1990s, is located directly across Edgewater Lane from the subject property. Origin, a seniors’

congregate care facility, is located to the south and is sited approximately 5m above the grade of the subject property.

There is an existing paved utility corridor running along the east side of the lot. While commonly used as a walkway, it is intended for private use. There is also an easement along the south property line to accommodate the parking from the Origin development, which extends approximately 9m into the subject property.

DISCUSSION

Proposed Development

The proposed development consists of two four-storey buildings with 86 total units (43 units each) and underground parking. Additional 14 at-grade parking spaces are located in front of the building.

The condominium development consists of two- and three-bedroom units.

Site Design

The buildings are positioned along the south and east property lines with individual accesses to underground parking via Edgewater Lane. An onsite pedestrian network connects the buildings and provides connectivity to Origin to the south and Uplands Drive to the east. A visitor parking area is provided at-grade in front of Building A, and generous areas are included around the buildings for landscaping and stormwater management features.

Building Design

The proposed building typology preserves the existing character of the Longwood development and meets the intent of the General Development Permit Area Design Guidelines. The four levels of unit decks covered with gabled roofs are a key design feature that mirrors existing architecture within Longwood and provides articulation to the building faces. The roof massing and pitch are also similar to the six existing residential buildings in the Longwood development.

The exterior material choices add to the building articulation and provide an updated palette to the Longwood development.

Landscape Design

The landscape plan is consistent with the existing landscape scheme found within the Longwood development. The landscape plan provides adequate screening along the property edges, including a landscape buffer between the surface parking and the lane to maintain the character of the lane.

The landscape plan uses rain gardens to create a site aesthetic and to provide a visual separation between Buildings A and B.

See Attachments for more information.

Design Advisory Panel Recommendations

The Design Advisory Panel (DAP), at its meeting held on 2018-APR-12, accepted DP001093 as presented with support for the proposed variances and provided the following recommendations:

- *Consider opportunities for adding outdoor amenity structure;*
- *Consider widening walkway connection to the building at the laneway pedestrian connection;*
- *Consider introducing more indigenous plant species to the plant palette;*
- *Consider adding an electric car charging station in the parkade;*
- *Consider introducing additional lighting to the path connecting to the Origin site;*
- *Consider adding a stone finish to Building B exposed concrete wall face on parkade; and*
- *Consider enhancing the scale of the entry features to Buildings A and B.*

The applicant responded to the DAP recommendations by adding the following:

- Canopy structure over the bridge to provide a shaded seating area;
- Widened the laneway pedestrian connection and provided a connection to the existing asphalt walkway along the east property line;
- Additional indigenous plant species incorporated into the plant list;
- Minimum of two electric vehicle charging stations in each parkade;
- Lighting to the southeast pathway;
- Stone cladding to the walls at the parkade entrance; and
- Enhanced the scale of the entrance canopies.

Staff support the proposed changes, which adequately respond to the DAP recommendations.

Proposed Variances

Maximum Building Height

The maximum building height is 14m. Both buildings are 16m high, a proposed variance of 2m.

The proposed height variance will accommodate the gabled roofs over the unit decks. This form is consistent with existing buildings in the Longwood development, which also had height variances. Staff support the proposed variance.

SUMMARY POINTS

- Development Permit Application No. DP1093 is a multiple-family development consisting of two four-storey buildings and a total of 86 dwelling units.
- The proposed development meets the General Development Permit Area Design Guidelines and preserves the existing character of the Longwood neighbourhood.
- All existing covenant restrictions and requirements have been addressed by this development proposal.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Parking Plan
ATTACHMENT E: Building Elevations
ATTACHMENT F: Building Materials
ATTACHMENT G: Landscape Plan
ATTACHMENT H: Lighting Plan
ATTACHMENT I: 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 7.6.1 Size of Buildings* – to increase the maximum height of a Building A and Building B from 14m to 16m as shown on the Building Elevations.

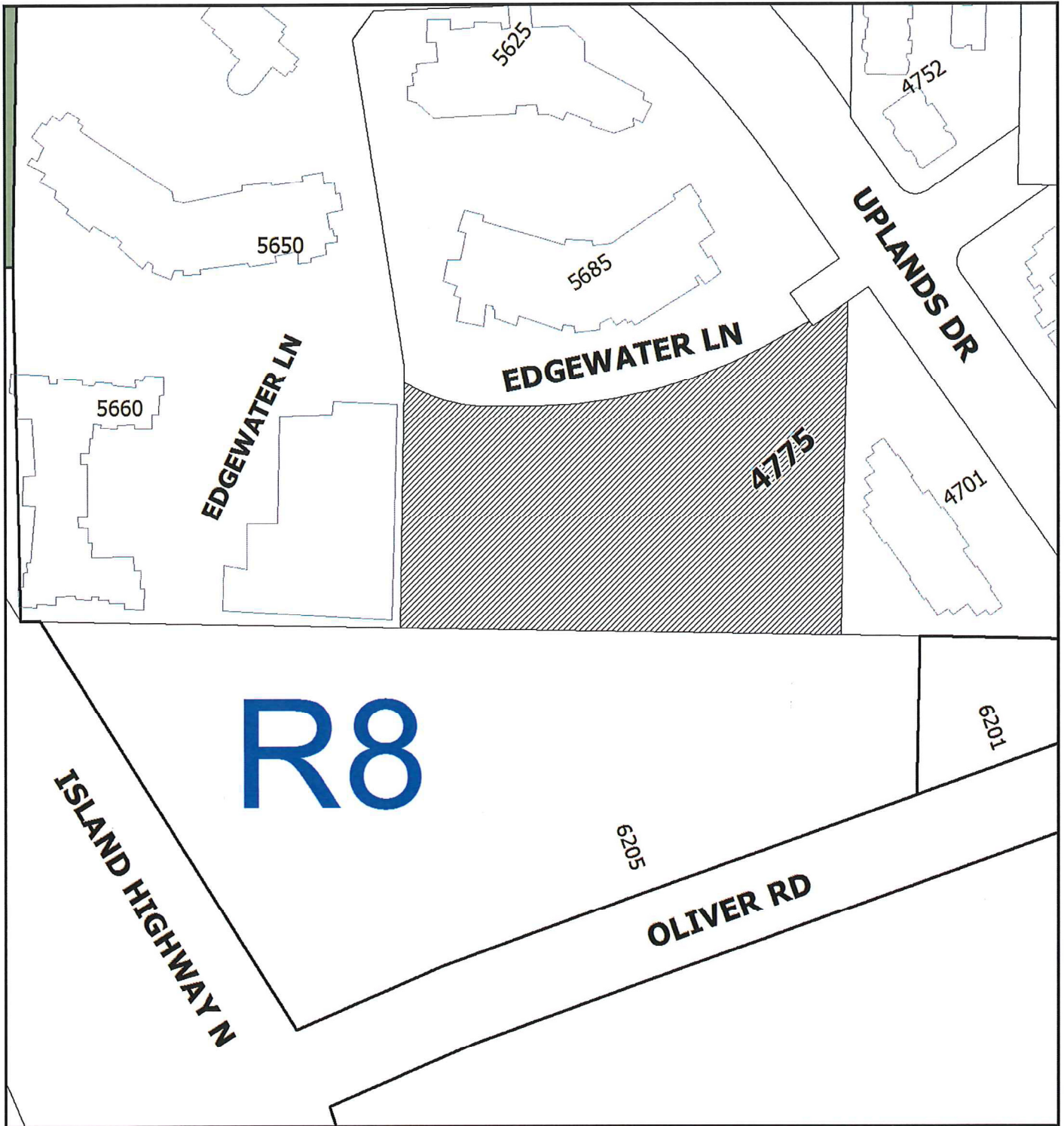
The City of Nanaimo “DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013” is varied as follows:

1. *Section 15.2 Off-Street Parking Dimensions and Design* – to allow a portion of the required parking to be provided in front of Building A as shown on the Site Plan.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by Murdoch Company Architecture and Planning Ltd. received 2018-APR-24 as shown on Attachment C.
2. The subject property shall be developed in general accordance with the Parking Plan prepared by Murdoch Company Architecture and Planning Ltd. received 2018-APR-24 as shown on Attachment D.
3. The development is in substantial compliance with the Building Elevations prepared by Murdoch Company Architecture and Planning Ltd. received 2018-JUN-07 as shown on Attachment E.
4. The subject property shall be developed in substantial compliance with the Landscape prepared by Murdoch Company Architecture and Planning Ltd received 2018-JUN-07 as shown on Attachment F.
5. The subject property shall be developed in general accordance with the Lighting Plan prepared by Murdoch Company Architecture and Planning Ltd received 2018-APR-24 as shown on Attachment G.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001093

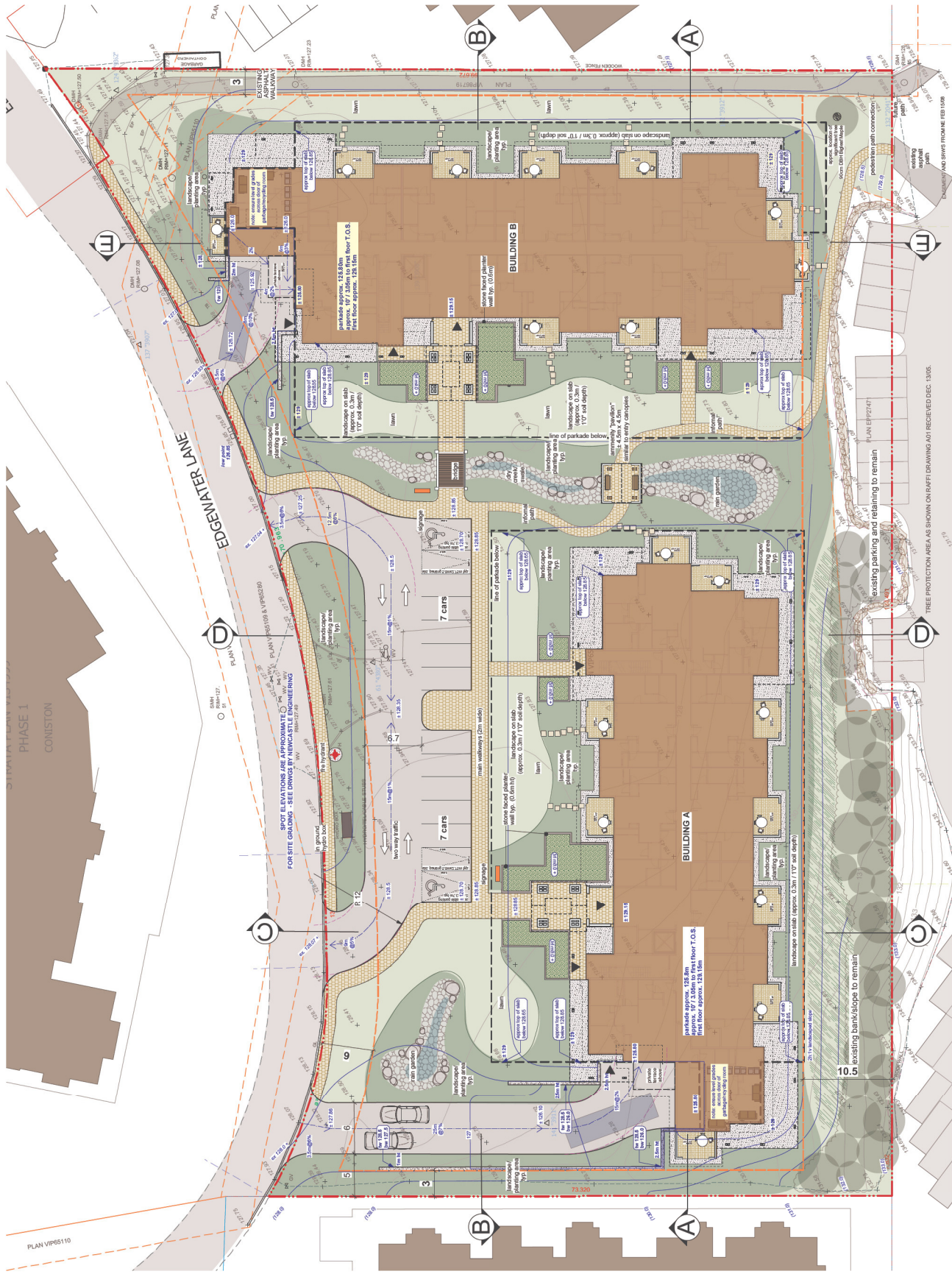


LOCATION PLAN

 **Subject Property**

Civic: 4775 Uplands Drive
Lot 2, District Lot 14, Wellington District, Plan VIP65104
Except that part in Strata Plan VIS4999 (Phase1)

**ATTACHMENT C
SITE PLAN**



NOTE: ELEVATIONS ARE IN METRES

TREE PROTECTION AREA AS SHOWN ON RAFT DRAWING A01 RECEIVED DEC. 13/06.

10. existing bankscapes to remain

existing parking and retaining to remain

SPOT ELEVATIONS ARE APPROXIMATE - SEE DRAWING FOR EXACT SPOT ELEVATIONS
FOR SITE GRADINGS - SEE DRAWING FOR EXACT SPOT ELEVATIONS

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Issued For:	development permit submission	15th Nov, 2018
Revised For:	REVISED AUP COMMENTS	23rd APRIL, 2018
No.:	Revision:	Date:



LONGWOOD APARTMENTS
4775 Uplands Drive, Nanaimo, BC

MURDOCH COMPANY
ARCHITECTURE + PLANNING LTD.
1110 West Street
Nanaimo, B.C. V9M 1J9
P.O. Box 1284
Nanaimo, B.C. V9M 1J9
Phone: 250.754.8888
email: murdoch@mcava.net

RECEIVED
DP 1093
2018-APR-24
City of Nanaimo

Scale: 1:200 METRIC
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Sheet No: L-1.0
Drawn By: [Name]
Sealed By: [Name]

ATTACHMENT D PARKING PLAN



<p>RECEIVED DP 1093 2018-APR-24 <small>Current Planning & Development</small></p>	<p>Scale: 1/8"=1'-0"</p>
<p>Drawn By: BMDS</p>	<p>Project No: 16.06</p>
<p>Client: ARCHITECTURE PLANNING LTD. <small>4100 - 219 Ave SW Red Deer, AB T4N 1R9 e-mail: info@archi-pln.com</small></p>	<p>Sheet No: A-2.1</p>

Parking Plan Overall
Longwood Apartments
 4775 Uplands Drive, Nanaimo, BC



No.:	Revision:	Date:	No.:	Revision:	Date:
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ADP recommendations - 23rd April, 2018					

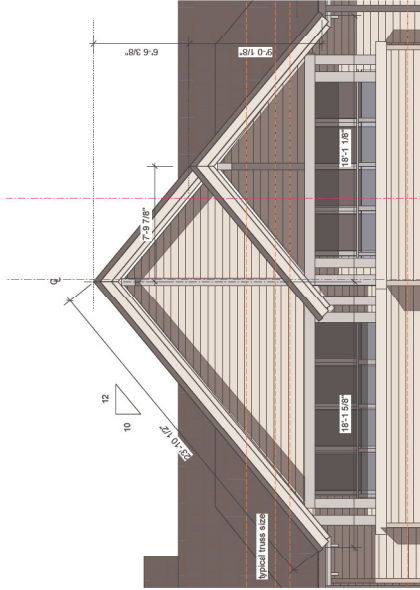
ATTACHMENT E
BUILDING ELEVATIONS



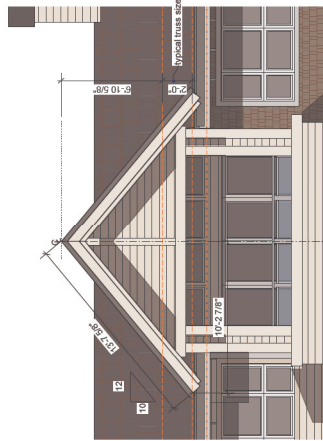
North Elevation - BUILDING A
1/8" = 1'-0" Imperial



West Elevation - BUILDING A
1/8" = 1'-0" Imperial



G Detail
1/4" = 1'-0" Imperial



F Detail
1/4" = 1'-0" Imperial

No.:	Revision:	Date:	No.:	Revision:	Date:
Development Permit Submission - 5th Feb, 2018					
DP OVERHEIGHT ROOF AREAS	14 MAY/18				
DP Commentary	4 JUN/2018				

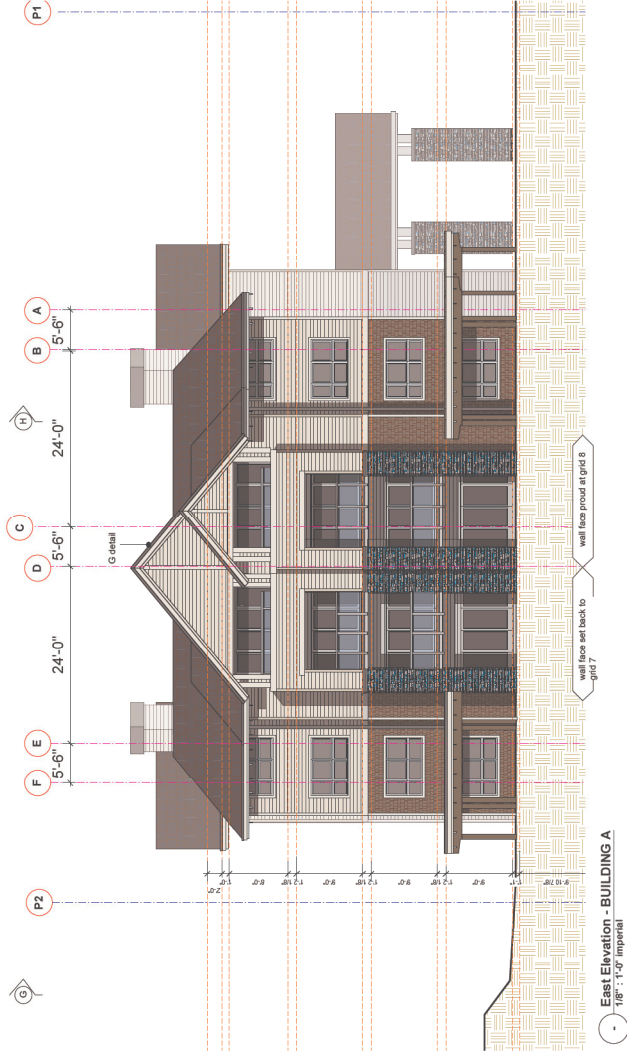
Elevations, Building A
Longwood Apartments
4775 Uplands Drive, Nanaimo, BC

Prepared:	Drawn By:	Scale:
	NAJIB OUCHA, COOPERATIVE ARCHITECTURE + PLANNING LTD. BMDS	
Project No:	16.06	Sheet No:
2018-JUN-07		A-3.0

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South Elevation - BUILDING A
1/8" = 1'-0" Imperial



East Elevation - BUILDING A
1/8" = 1'-0" Imperial

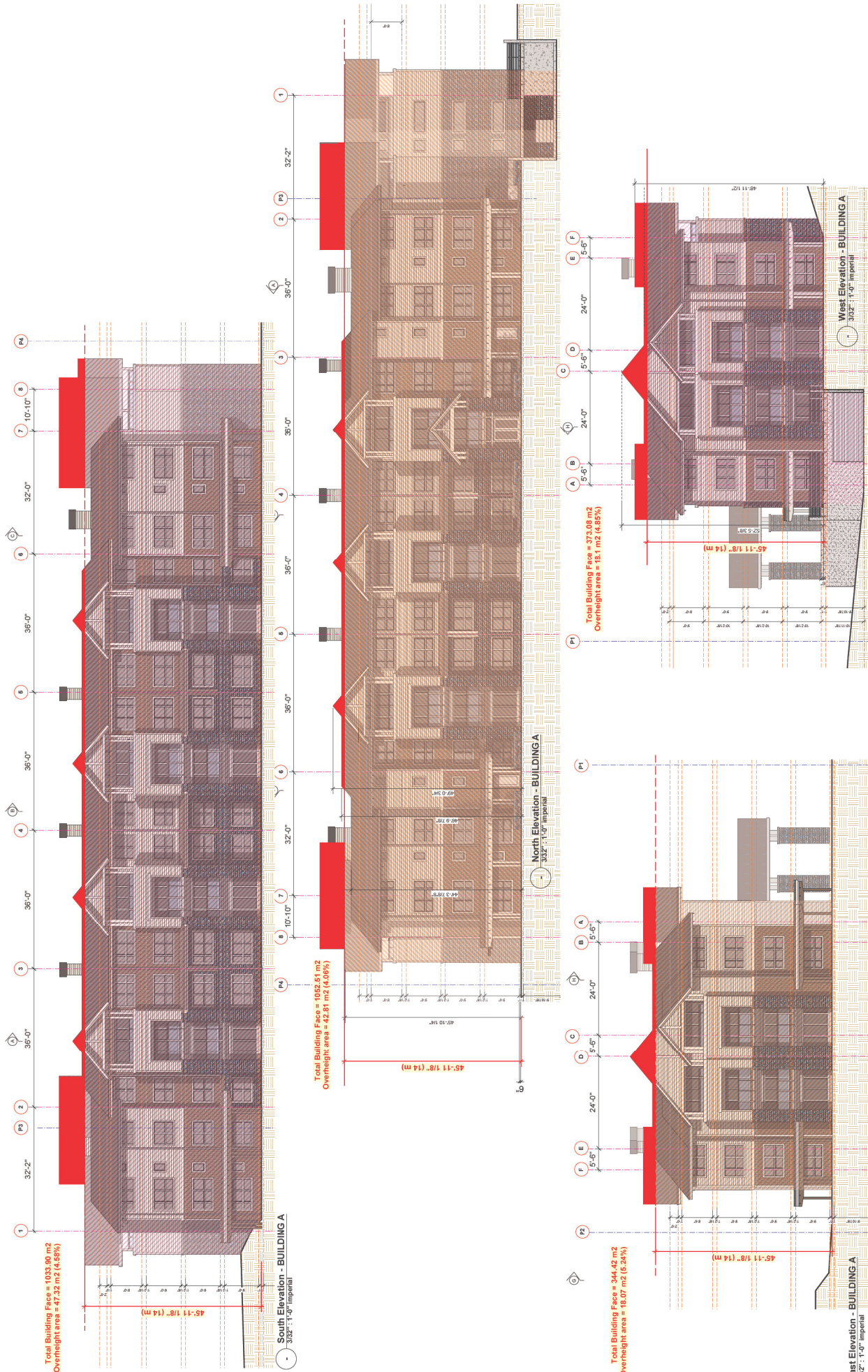
No.	Revision	Date	No.	Revision	Date
Development Permit Submission - 5th Feb, 2018					
OVERHEIGHT ROOF AREAS - 14 MAY 18					
BC Commentary		4 JULY 2018			

Elevations, Building A

Longwood Apartments

4775 Uplands Drive, Nanaimo, BC

Scale:	Drawn By:
16.06	NAIROCH CONSULTANTS INC.
Project No:	ARCHITECTURE + PLANNING LTD. BMDS
16.06	#102 - 219 Main St.
Sheet No:	Nanaimo, B.C. V9X 1B9
A-3.1	e-mail: nairoch@nairoch.com
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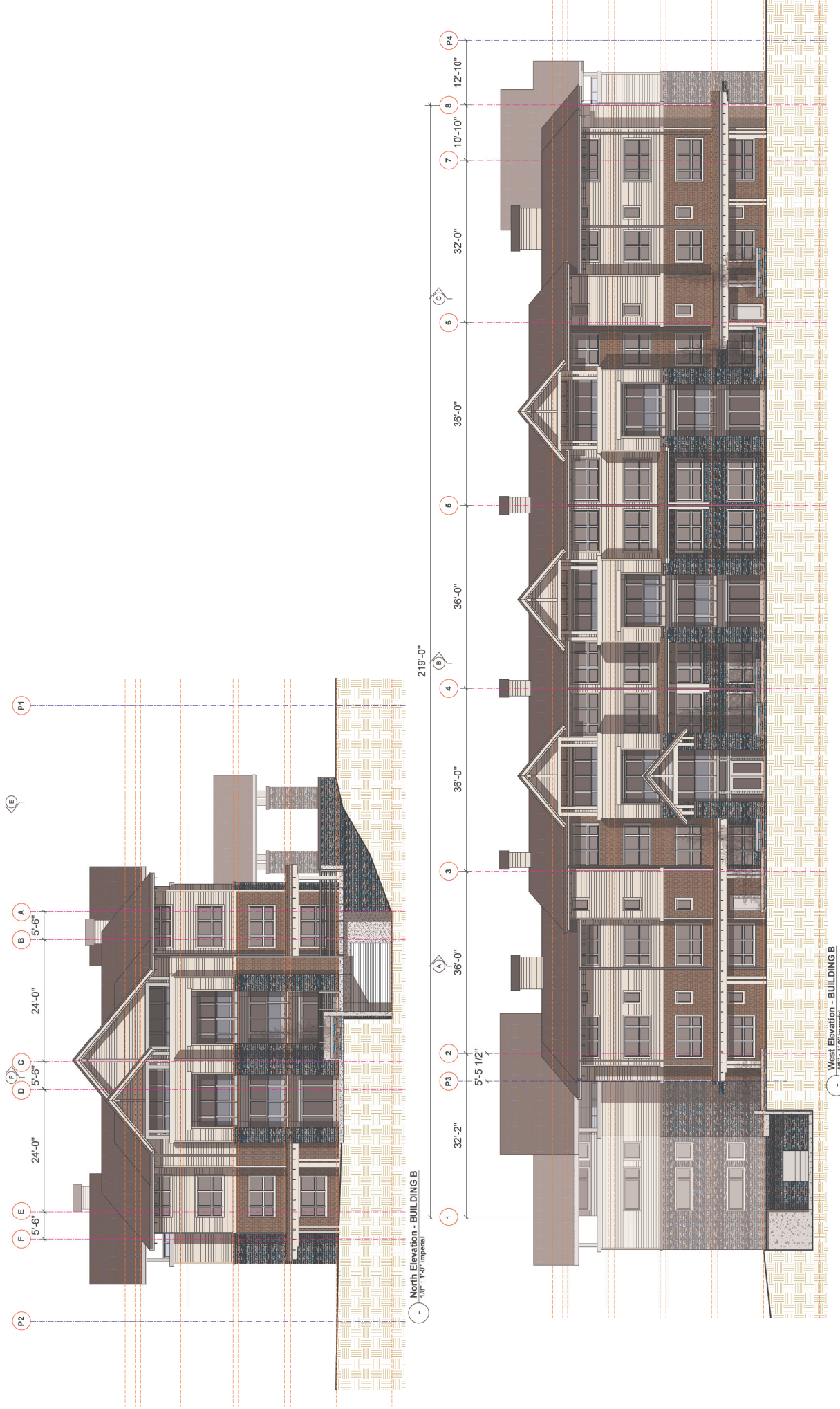


Scale:		Drawn By: M. L. COOPER, S.E.		Date:	
		PROJECT: PLANNING C.T.D. BMDS			
		PROJECT NO: 16.06		Sheet No: A-3.5	
		DATE: 2018-JUN-07			

Overheight Areas, Building A

Longwood Apartments

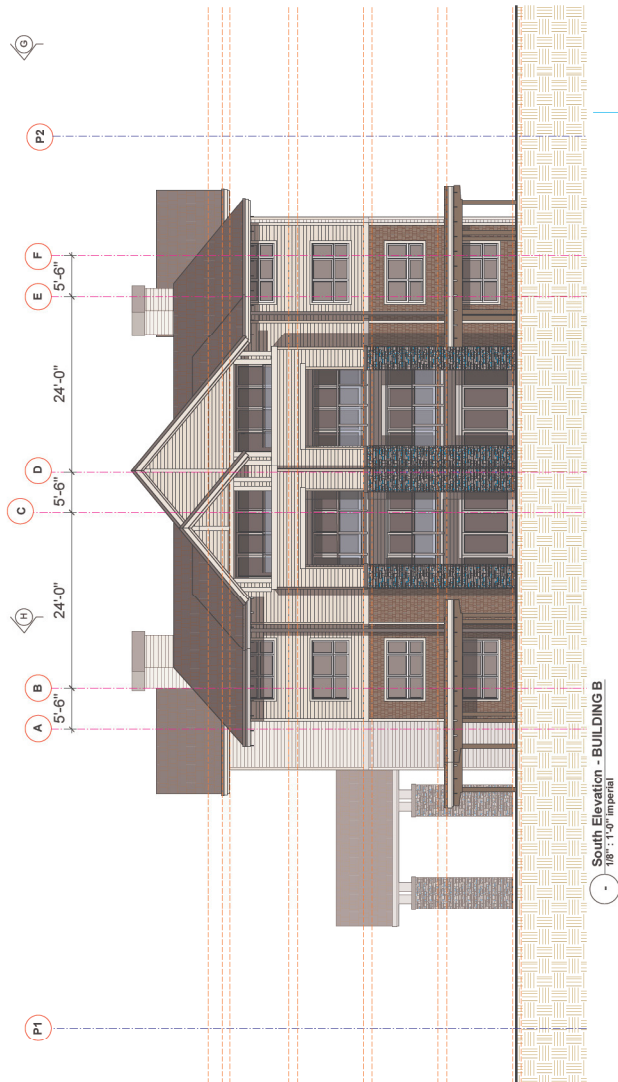
4775 Uplands Drive, Nanaimo, BC



No.	Revision	Date	No.	Revision	Date
1	DP/Commissary	4 JUN 2018			

Elevations, Building B
Longwood Apartments
4775 Uplands Drive, Nanaimo, BC

Scale:	Drawn By:	BMDS
Project No:	18.06	Sheet No:
RECEIVED 2018-JUN-17 Project No: 18.06 Sheet No: A-3.3		Drawn By: N. J. COOPER ARCHITECTURE + PLANNING LTD. 4702 - 219 Ave. 32 Nanaimo, B.C. V9X 1B9 e-mail: ncooper@ncooper.ca



East Elevation - BUILDING B
1/8" = 1'-0" imperial

No.	Revision	Date	No.	Revision	Date

Sealed:
1/8" = 1'-0" imperial

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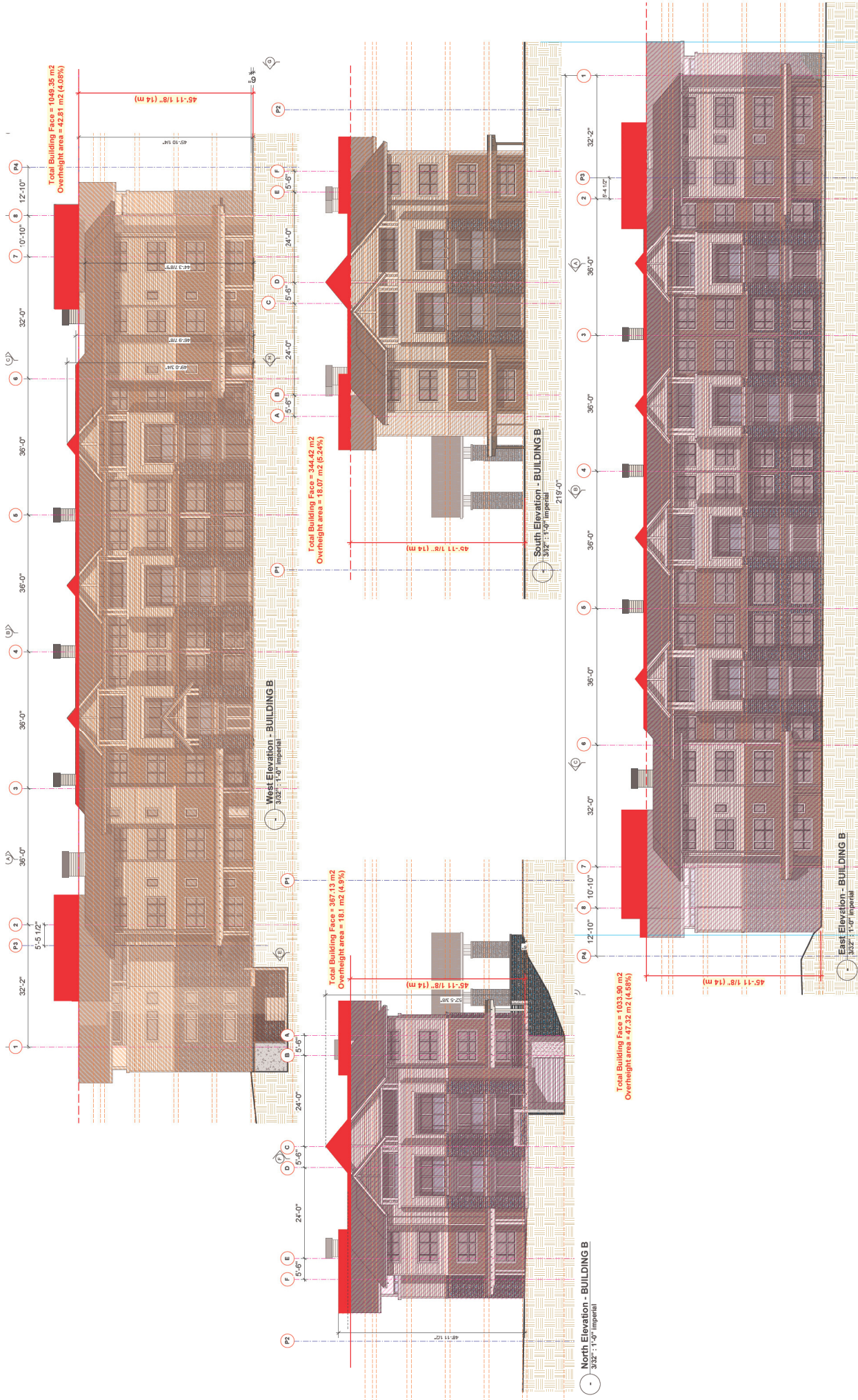
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SHEET NO. A-3.4

Drawn By: N.A. DUCHESNEAU
Checked By: B.M.D.S.
Project No: 18.06
Sheet No: A-3.4

Architect: PLANNING CONSULTANTS LTD.
1100 - 379 Main St.
Victoria, B.C. V8W 2P8
Tel: 250-383-1111
Fax: 250-383-1112
www.planningconsultants.com

Scale: 1/8" = 1'-0" imperial

Longwood Apartments
4775 Uplands Drive, Nanaimo, BC



No.	Revision	Date	No.	Revision	Date
1	DP-Commissary	4 JUN 2018			

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Drawn By: **RECEIVED**
 2018-JUN-07
 Project No: 16.06
 Sheet No: **A-3.6**

Overheight Areas, Building B
Longwood Apartments
 4775 Uplands Drive, Nanaimo, BC

ATTACHMENT F BUILDING MATERIALS



- EXTERIOR FINISHES LEGEND**
- 1 • horizontal hardi lap siding, dark colour
 - 2 • horizontal hardi lap siding, light colour
 - 3 • basalt stone, rough edge
 - 4 • vinyl rail on flange windows
 - 5 • clear glass guard rail
 - 6 • 20gaugge pre-finish metal fascia with 2 step painted fascia
 - 7 • wood soffit, painted
 - 8 • wood trim to belly bands, window frames, and caps around top of decks, painted
 - 9 • chimney structures, clad in horizontal hardi lap siding, with metal flashing cap
 - 10 • SBS touch on shingle roofing
 - 11 • solid wood cantables to ground floor, mid level, & beams for decks
 - 12 • metal garage roller door
 - 13 • heavy timber for underground entry feature
 - 14 • exposed truss top chords, painted
 - 15 • hardi shingle cladding
 - 16 • concrete finish to parking entry



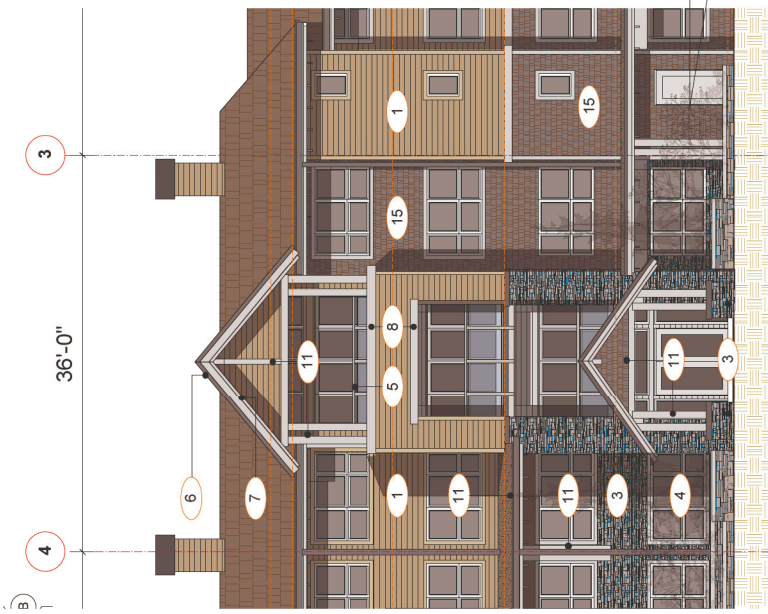
Horizontal Hardi Lap siding, to both upper two stories, and shingle to bottom to floors



Shingle Wall Cladding



Carpark Entry, with Heavy Timber Canopy



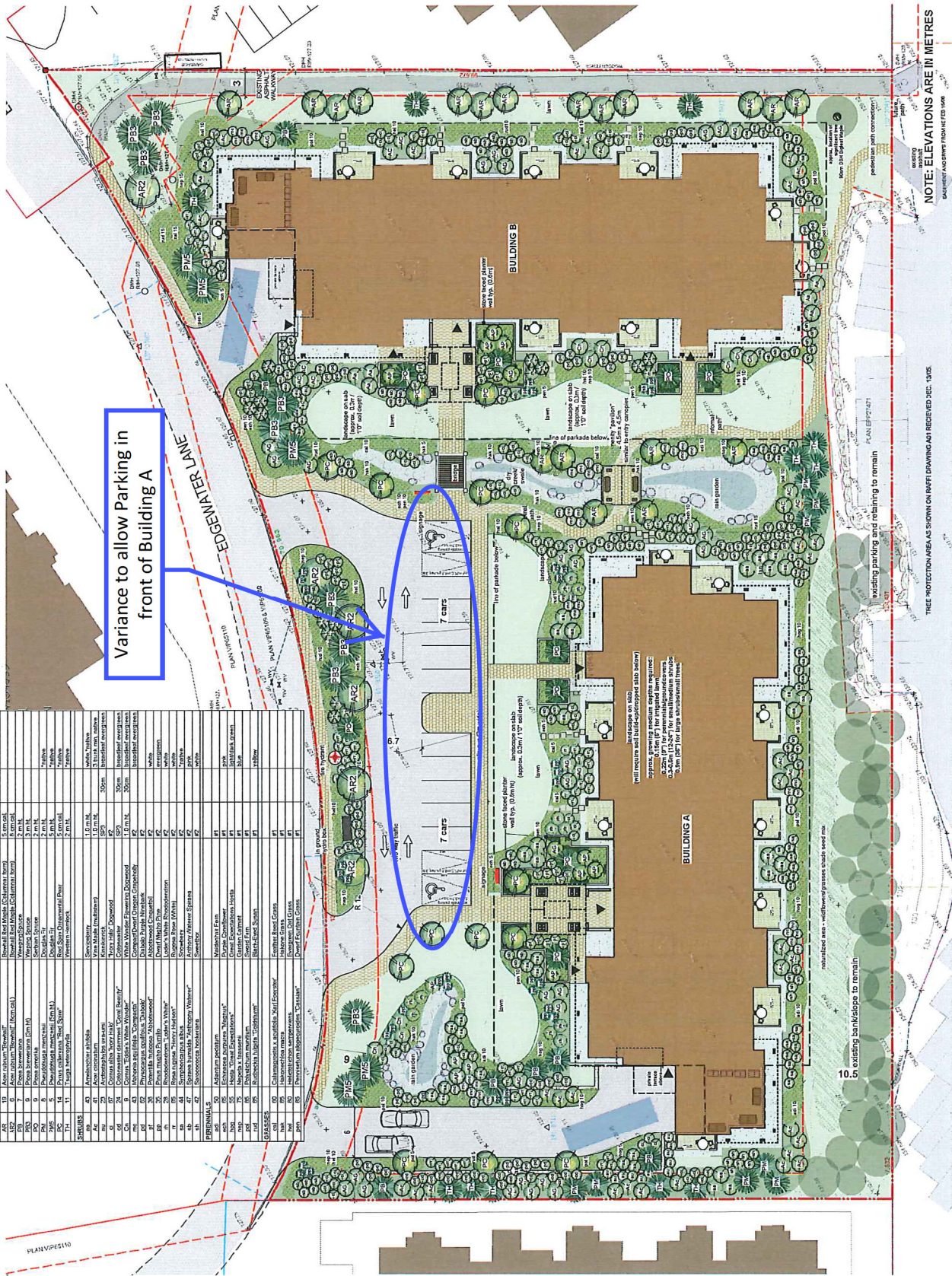
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<p>RECEIVED 2018-FEB-16 Urban Planning Division</p>	<p>Scale: BMDS Project No: 18.06 Sheet No: A-3.2</p>
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Material Board Longwood Apartments 4775 Uplands Drive, Nanaimo, BC

ATTACHMENT G LANDSCAPE PLAN

PLANT LIST	PROJECT: Longwood Apartments, Nanaimo, BC	DATE: JUNE 4, 2018
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100.0 m Hx	100.0 m Hx	3.0 m Hx



Variance to allow Parking in front of Building A

Project: 4775 Uplands Drive, Nanaimo, BC
LONGWOOD APARTMENTS
 LANDSCAPE PLAN

MURDOCH COMPANY ARCHITECTURE + PLANNING LTD.
 4775 Uplands Drive, Nanaimo, BC
 Phone: 604.759.1888
 Fax: 604.759.1889
 Email: murdoch@mur.com

Scale: 1:200 METRIC
 Project No: 1704
 Sheet No: L-2.0

RECEIVED
 2018-JUN-07

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Issued For: DBP
 Development permit submission 15th Feb. 2018
 REVISION COMMENTS 23rd APRIL 2018
 DP COMMENTARY 04 JUNE 2018

No. Reviser: Date



ATTACHMENT H LIGHTING PLAN

NOTE: LIGHT FIXTURES SHOWN ARE FOR ILLUSTRATION TO BE DETERMINED BY ELECTRICAL CONSULTANT

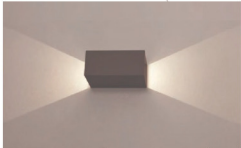
- LIGHTING LEGEND:**
- A: EXTERIOR, WALL MOUNTED DOWNLIGHT OR SHIELDED FLOOD LIGHT ON MOTION SENSOR
 - B: EXTERIOR WALL SCONCE, UP LIGHT/DOWNLIGHT
 - C: EXTERIOR LANDSCAPE IN-GROUND BULLET LIGHT
 - D: EXTERIOR LANDSCAPE BOLLARD LIGHT
 - E: EXTERIOR SOFT LIGHT
 - F: ALL LIGHT FIXTURES SUBJECT TO FINAL DESIGN AND NUMBER OF FIXTURES TO BE CONFIRMED. ALL LIGHT FIXTURES TO BE SHIELDED/PULL OFF, LED/EENERGY-EFFICIENT, PHOTO CELL CONTROLLED.



A: EXISTING STREET LIGHT



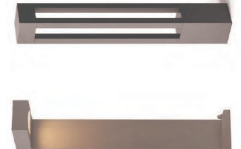
B: WALL PACK (PARKING GARAGE ENTRANCE, GARBAGE/RECYCLING ROOM)



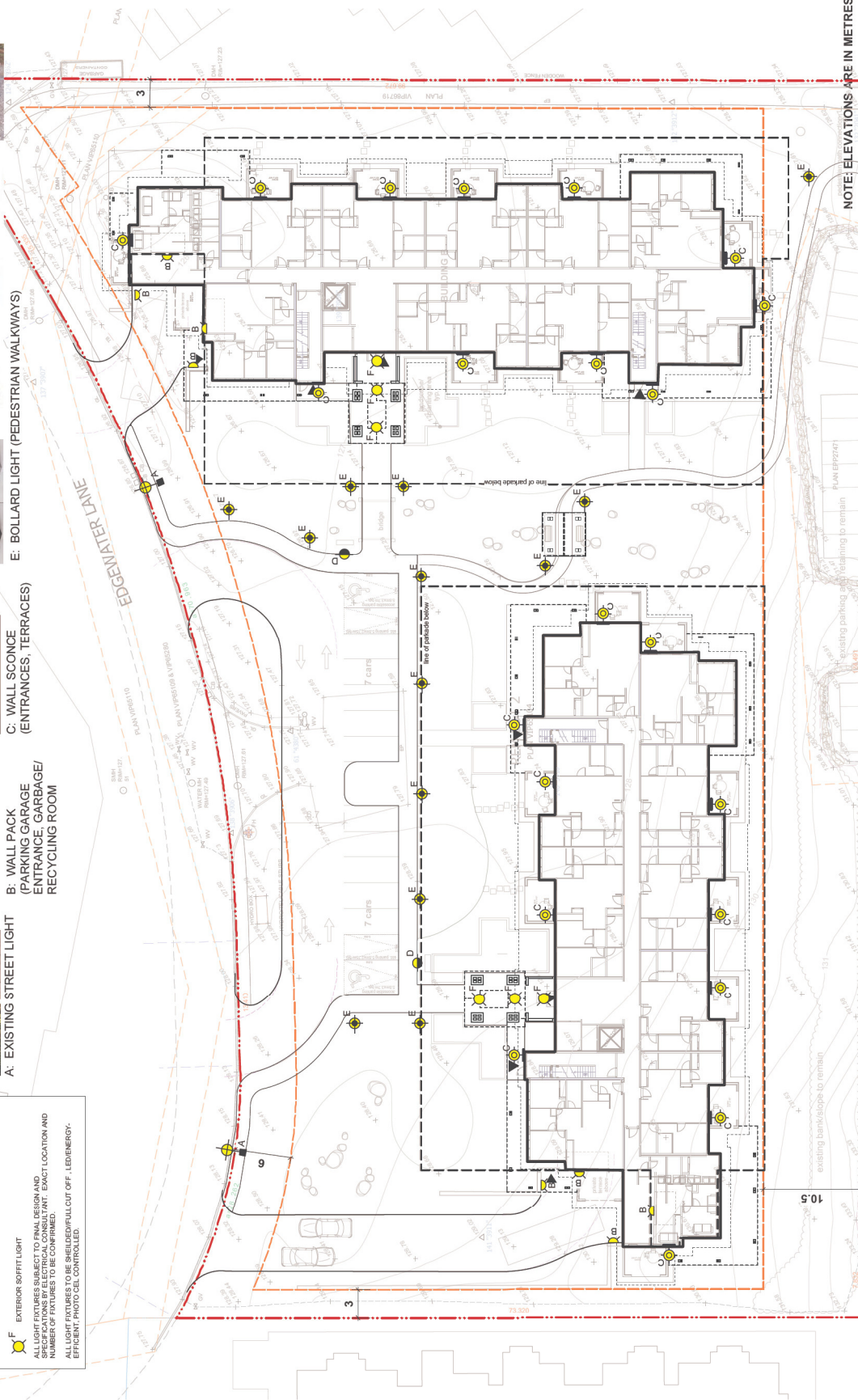
C: WALL SCONCE (ENTRANCES, TERRACES)



E: BOLLARD LIGHT (PEDESTRIAN WALKWAYS)



CATION TO BE DETERMINED BY ELECTRICAL CONSULTANT



NOTE: ELEVATIONS ARE IN METRES

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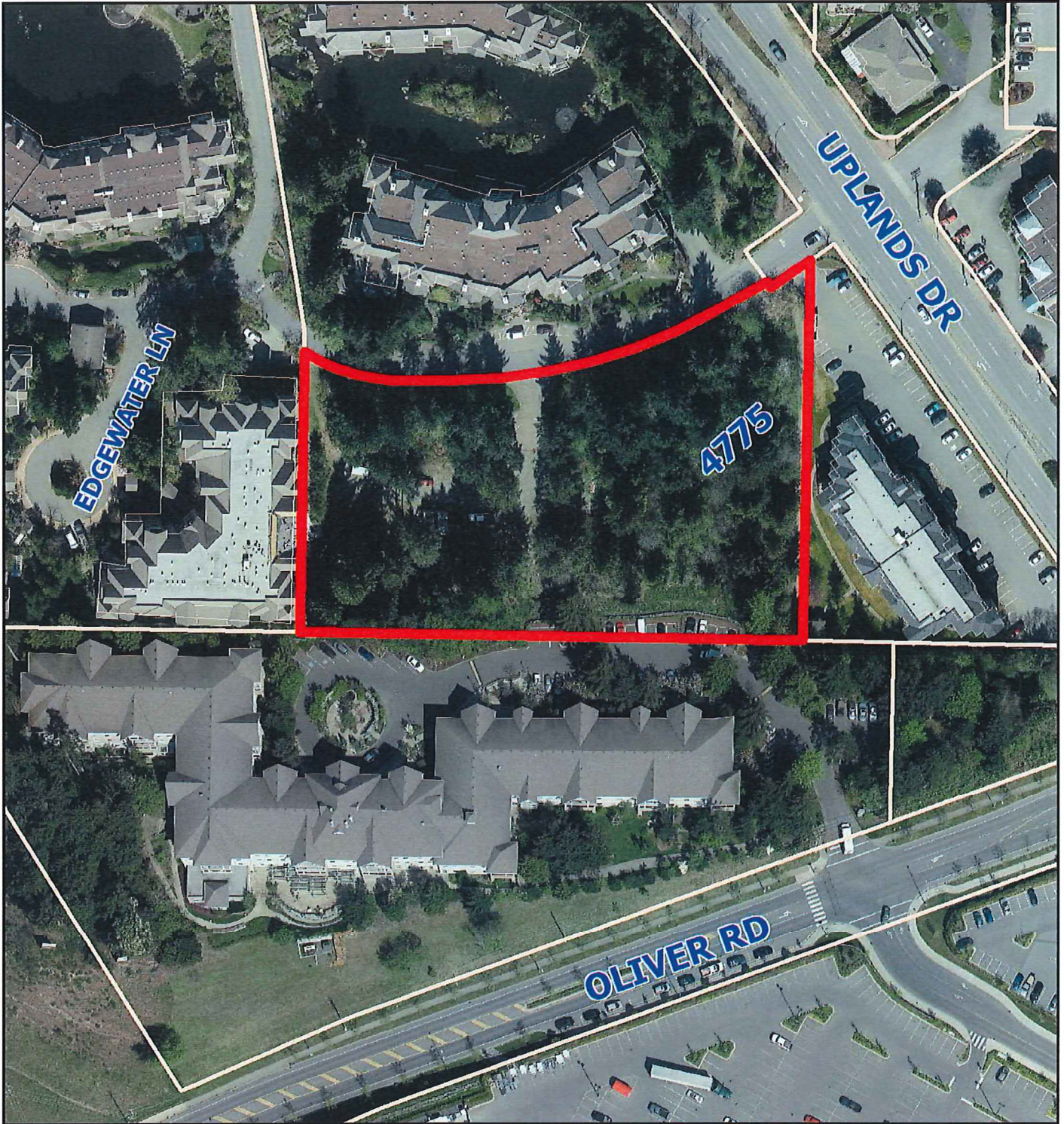
SITE LIGHTING PLAN
LONGWOOD APARTMENTS
 Project
 4775 Uplands Drive, Nanaimo, BC

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Sealed By:
RECEIVED DP 1093
 2018-APR-24
 Courteney H. Bicknell

Scale: 1:200 METRIC
 Project No: 1704
 Sheet No: L-3.0

ATTACHMENT I
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001093

