

DATE OF MEETING | February 28, 2022 |

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1186  
– 5320 TANYA DRIVE |**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration a development permit application for a multi-family development with 35 townhouse units at 5320 Tanya Drive. |

### **Recommendation**

That Council issue Development Permit No. DP1186 at 5320 Tanya Drive with the following variances:

- increase the maximum permitted building height from 7m to 9.6m. |

## **BACKGROUND**

A development permit application, DP1186, was received from BJK Architecture Inc., on behalf of Panorama Nanaimo Development Ltd., for a multi-family development consisting of 35 townhouse units to be located at 5320 Tanya Drive.

### **Subject Property and Site Context:**

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is located north of Lost Lake Road, and 300m south of Linley Valley (Cottle Lake) Park.
<i>Total Area</i>	2.3ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development (DPA9); and Development Permit Area No. 5 – Steep Slope Development (DPA5)
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Steep Slope Development Permit Area Guidelines

The subject property is located on a north facing slope, overlooking the Strait of Georgia (Salish Sea), and is accessed by a driveway on a panhandle from Tanya Drive. The property contains a Douglas-fir-salal forest ecosystem with rocky bluffs, and a significant ridgeline. The property is surrounded by an R1 zoned single family neighbourhood to the north; forested R10 zoned parcels to the east and west; and a forested Urban Reserve zoned parcel to the south.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing a multi-family development with 35 townhouse units. A total of 25 units will have three bedrooms and 10 units will have two bedrooms. The R10 Zone permits a maximum density of 16 units per hectare, and a density of 15 units per hectare is proposed. Also, the R10 zone allows a Floor Area Ratio (FAR) of 0.45, and an FAR of 0.2 is proposed.

	<b>Two bedroom</b>	<b>Three bedroom</b>	<b>Total</b>
<b>Townhouse</b>	10 units	25 units	35 units
(unit size range)	106m <sup>2</sup> – 149m <sup>2</sup>	133m <sup>2</sup> – 181m <sup>2</sup>	

### *Site Design*

The applicant is proposing to site the townhouse units along two natural benches below the ridgeline, with an internal access road around the buildings. The buildings would be sited 19m from the north side property line and 24m from the south side property line to protect the natural area on the top of the ridge. The siting of the internal access road requires cuts into the rock at the base of the ridgeline, such that the rock face along the south access road would be approximately 9m in height at its highest point. A rock cut and retaining wall is also required between the upper and lower rows of the townhouse buildings. Two concrete retaining walls are proposed to support the north portion of the internal access road.

The proposed development complies with the Steep Slope Development Permit Area Guidelines in the following ways:

- a) The buildings are clustered on two natural benches below the ridgeline, such that the natural area on top of the ridge would remain forested.
- b) The overall building footprint is reduced to protect the natural areas at the perimeter of the site.
- c) The exterior colour palette and stone accents mimic the surrounding natural environment.
- d) The applicant has provided an Environmental Assessment, Arboricultural Inventory and Geotechnical Assessment of the property to ensure the design of the proposed development addresses the Steep Slope DPA Guidelines.

### *Building Design*

The townhouse units will be three-storeys in height; with, a contemporary building design and flat roofs. The townhouse units are arranged on two benches below the ridgeline, such that the upper townhouse units have views over the lower townhouse units. The front and rear building façades are well articulated, with stepped building faces, horizontal rooflines, and generous glazing and balconies to reduce the building massing. The exterior façade materials are proposed to be cement plank lap siding, reveal panels, shingles with natural stone accents. Each townhouse also has a garage with an electric vehicle receptacle, as well as indoor bike storage. Refuse, recycling and compost bins are also located in the garages.

### *Landscape Design*

The site landscape plan includes a mix of existing retained trees and vegetation and new plantings. The panhandle entrance to the property will be landscaped with an entrance sign, a pedestrian path, a hedge and trees. A concrete pedestrian path (1.5m wide) is proposed from Tanya Drive along the panhandle, and will extend as a basalt surface path with benches along the top of the ridgeline. A split rail fence is proposed adjacent to sections of the pedestrian path. The pedestrian path connects to the internal road via a raised/textured crossing and provides a demarcated (at grade) walkway loop around the front (north) side of the townhouses. Additional paths with steps are provided between the buildings to connect the upper and lower levels of the site. An outdoor play area, viewing pavilion with seating, and visitor parking spaces are provided on the west side of the property. Planting beds and ornamental trees are provided at the entry of each unit, and between the parking spaces of the townhouse units. Site lighting will be kept close to the buildings and amenity areas to reduce light spillover. The concrete retaining walls will have a pattern to mimic natural rock to complement the natural character of the site. New plantings will consist of 50% evergreen trees.

The site, building, and landscape design complies with the General Development Permit Area Design Guidelines and the Steep Slope Development Permit Area Guidelines.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2020-OCT-08, accepted DP1186 as presented and provided the following recommendations:

- Consider the addition of benches or niche sitting areas within the landscape plan;
- Consider designing the gazebo to be more related to the architecture of the townhouse units;
- Look at adding a textural change to the hardscape of the drive aisle for the pedestrian walkways;
- Consider landscape treatments for the highly exposed south side rock wall face at the rear of the site;
- Consider the addition of glazing to the side units on the east and west elevations.

The applicant has responded to the DAP recommendations by adding benches along the ridge path, redesigning the gazebo to be a more contemporary pavilion design, adding vines to the south rock face, and windows have been added to the side elevations and ends of the townhouse units.

### **Proposed Variances**

#### *Maximum Allowable Building Height*

The maximum height of a principal building is 7m for a flat roof with a pitch of less than 4:12. The proposed building heights of the units is 9.6m; a proposed variance of 2.6m.

Buildings are nestled into, and stepped with, the grade of the site. They are of a two to three storey form consistent with neighbourhood residential.

If a peaked roofline (greater than 4:12 pitch) was proposed, the maximum building height would be 9m; however, the applicant is proposing flat roofs to maximize views over the buildings.

A tall slim compact building form is proposed for each unit, with a garage in the first storey and the living areas on the second and third storeys, which allows for clustering the units in the interior of the site such that the ridgeline and perimeter of the site can remain in a natural state.

Staff support the proposed variance.

### **SUMMARY POINTS**

- Development Permit Application No. DP1186 is for townhouse development with 35 units at 5320 Tanya Drive.
- A variance is requested for the building height.
- The proposed development addresses the City's design guidelines and Staff support the proposed variance.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Context Map  
ATTACHMENT C: Location Plan  
ATTACHMENT D: Site and Parking Plans  
ATTACHMENT E: Building Elevations and Details  
ATTACHMENT F: Site and Building Sections  
ATTACHMENT G: Building Renderings  
ATTACHMENT H: Landscape Plan and Details  
ATTACHMENT I: Aerial Photo

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

#### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
Deputy CAO / General Manager,  
Development Services

# **ATTACHMENT A PERMIT TERMS AND CONDITIONS**

## **TERMS OF PERMIT**

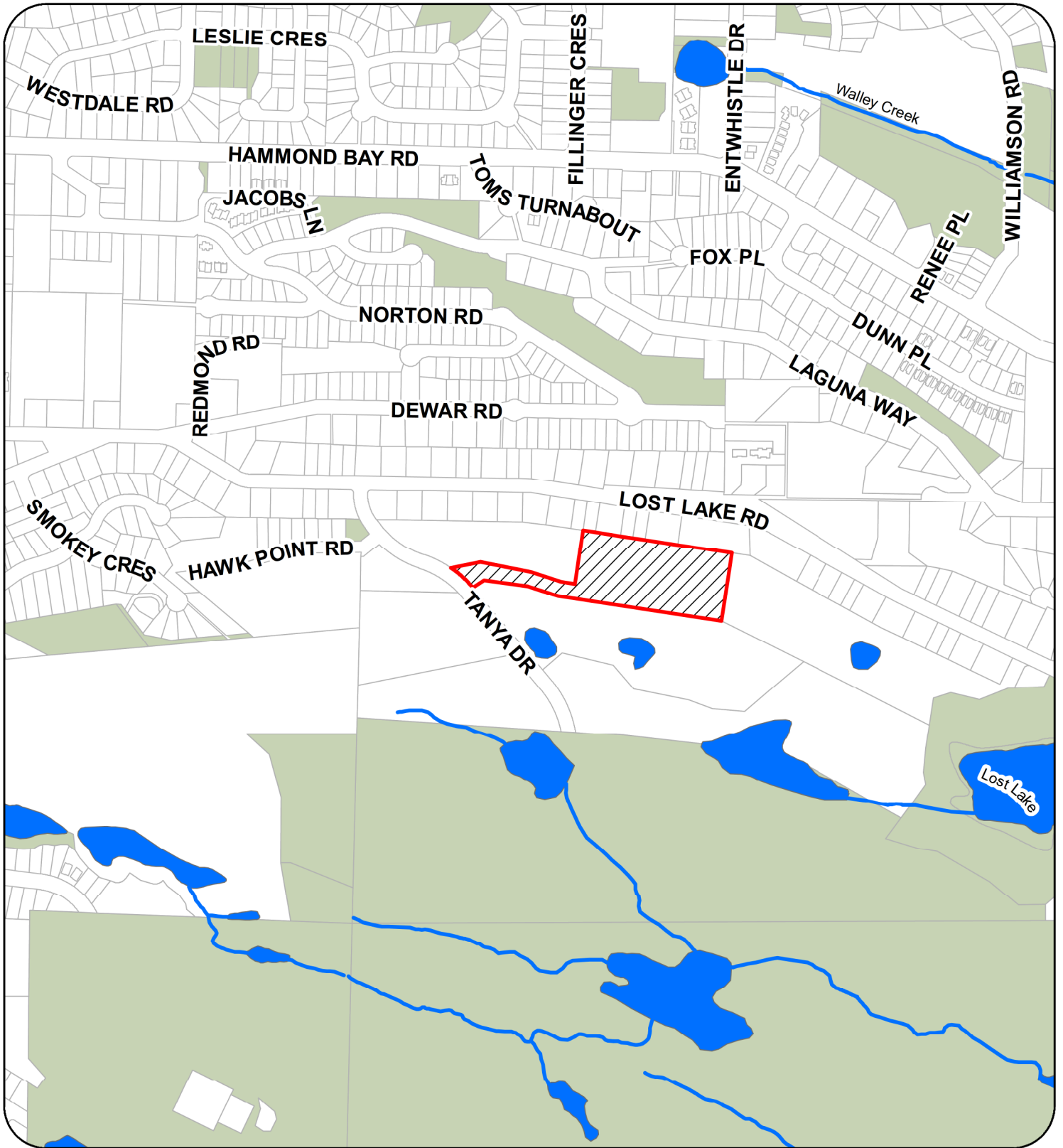
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 7.0m to 9.6m.

## **CONDITIONS OF PERMIT**

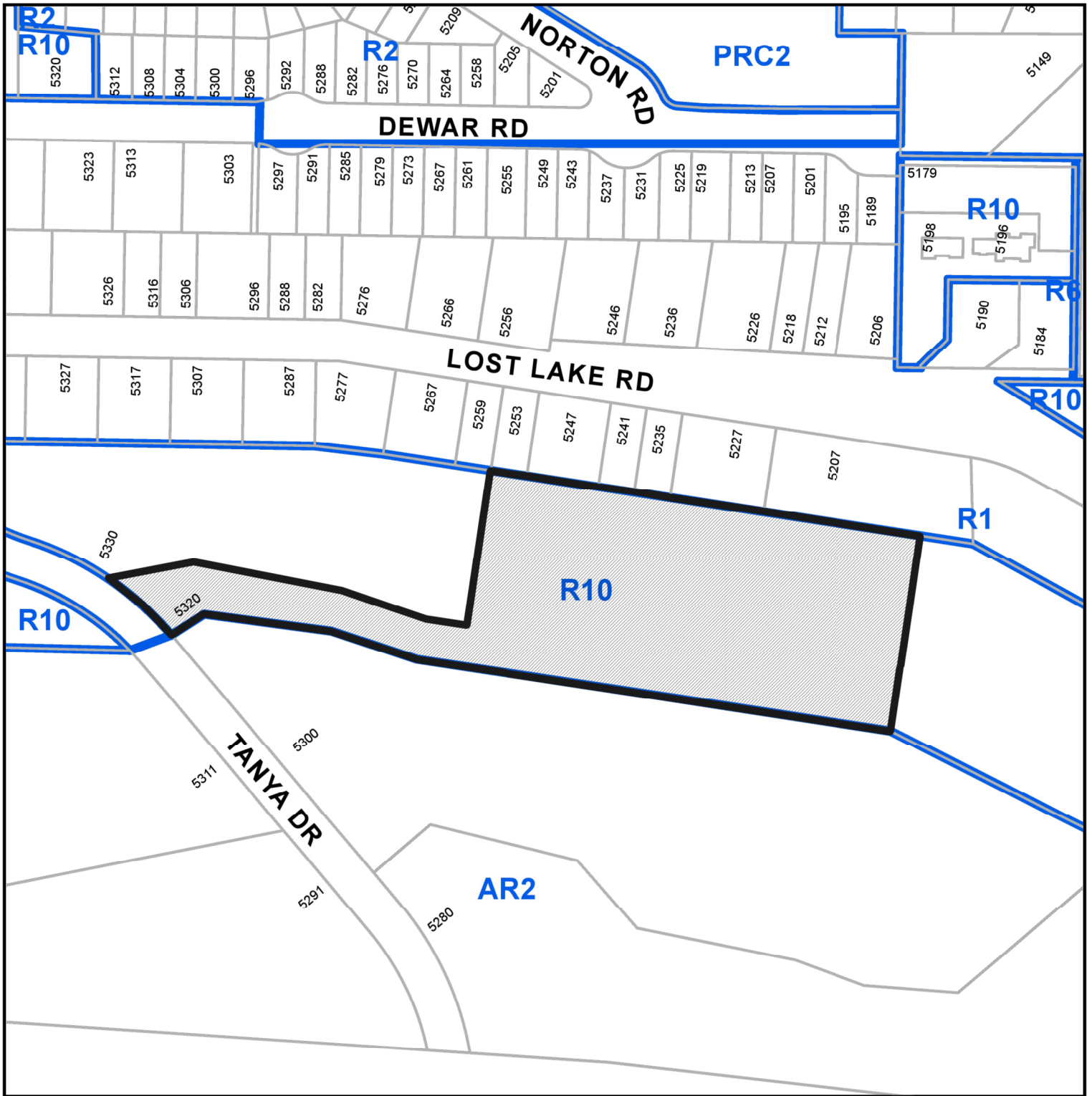
1. The subject property is developed substantially in compliance with the Site and Parking Plans prepared by BJK Architecture Inc., dated 2022-JAN-31 and 2022-FEB-03, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by BJK Architecture Inc., dated 2021-AUG-27, as shown on Attachment E.
3. The development is in substantial compliance with the Site and Building Sections prepared by BJK Architecture Inc., dated 2022-FEB-08 and 2021-AUG-27, as shown on Attachment F.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, received 2021-SEP-15, as shown on Attachment H.

# ATTACHMENT B CONTEXT MAP



5320 TANYA DRIVE

# ATTACHMENT C LOCATION PLAN



## DEVELOPMENT PERMIT NO. DP001186

CIVIC: 5320 TANYA DRIVE

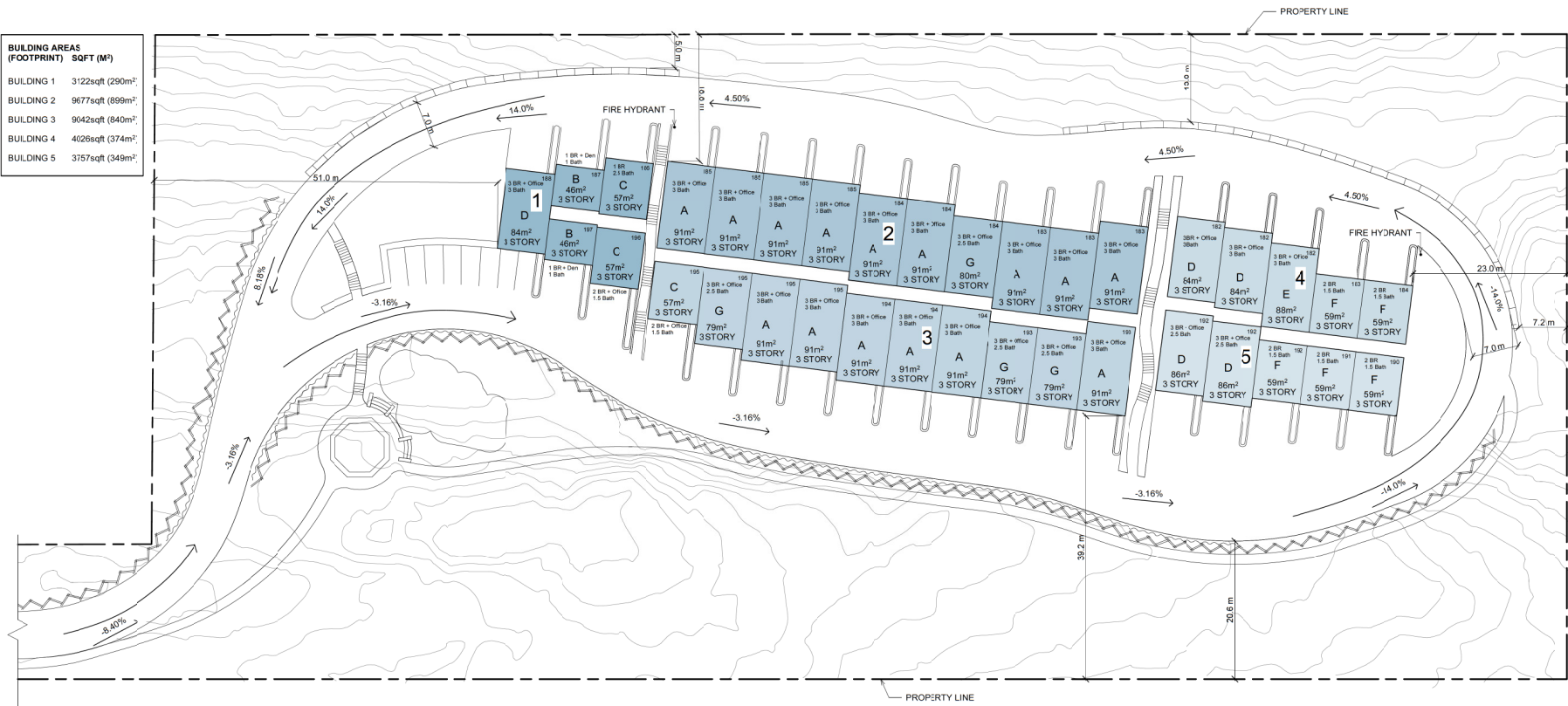


**Subject Property**

LEGAL: LOT 2, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 47120

# ATTACHMENT D SITE AND PARKING PLANS

BUILDING AREAS (FOOTPRINT)	SQFT (M <sup>2</sup> )
BUILDING 1	3122sqft (290m <sup>2</sup> )
BUILDING 2	9677sqft (899m <sup>2</sup> )
BUILDING 3	9042sqft (840m <sup>2</sup> )
BUILDING 4	4026sqft (374m <sup>2</sup> )
BUILDING 5	3757sqft (349m <sup>2</sup> )

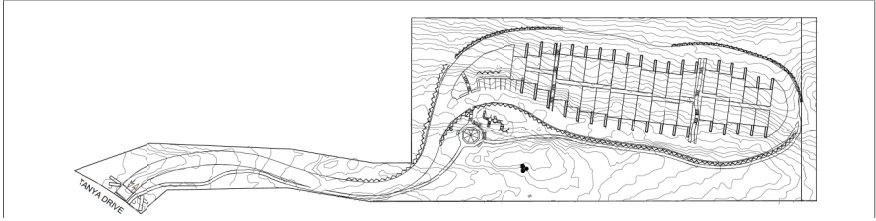


### BC BUILDING CODE SUMMARY

BC BUILDING CODE SUMMARY (2018)	
BUILDING AREA - BLD 2	899m <sup>2</sup> (9677 sq.ft.)
MAJOR OCCUPANCY	C - RESIDENTIAL
BUILDING HEIGHT	3 Story
NO. OF STREETS FACING	1
FIRE PROTECTION (Automatic Sprinklers)	Sprinklered
OCCUPANT LOAD	
35 TOWNHOUSES	
3 BEDROOM UNITS	6 PEOPLE PER UNIT
OCCUPANCY CLASSIFICATION	
3.2.2.54	GROUP C - UP TO 3 STORIES - SPRINKLERED
MAX ALLOWABLE BUILDING AREA	1800m <sup>2</sup>
FLOORS	0 FRR
ROOF	0 FRR
LOADBEARING ELEMENTS	0 FRR
COMBUSTIBLE CONSTRUCTION ALLOWED	
SEPARATION OF OCCUPANCIES	1HR FRR BETWEEN UNITS
FIRE ALARM	REQUIRED
EXITS	2 PROVIDED PER UNIT FRONT DOOR AT GRADE 3RD FLOOR BALCONY

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DP1186  
2022-JAN-31

### OVERALL SITE PLAN



## HAYAT RESIDENCES

TANYA DRIVE, NANAIMO, BC

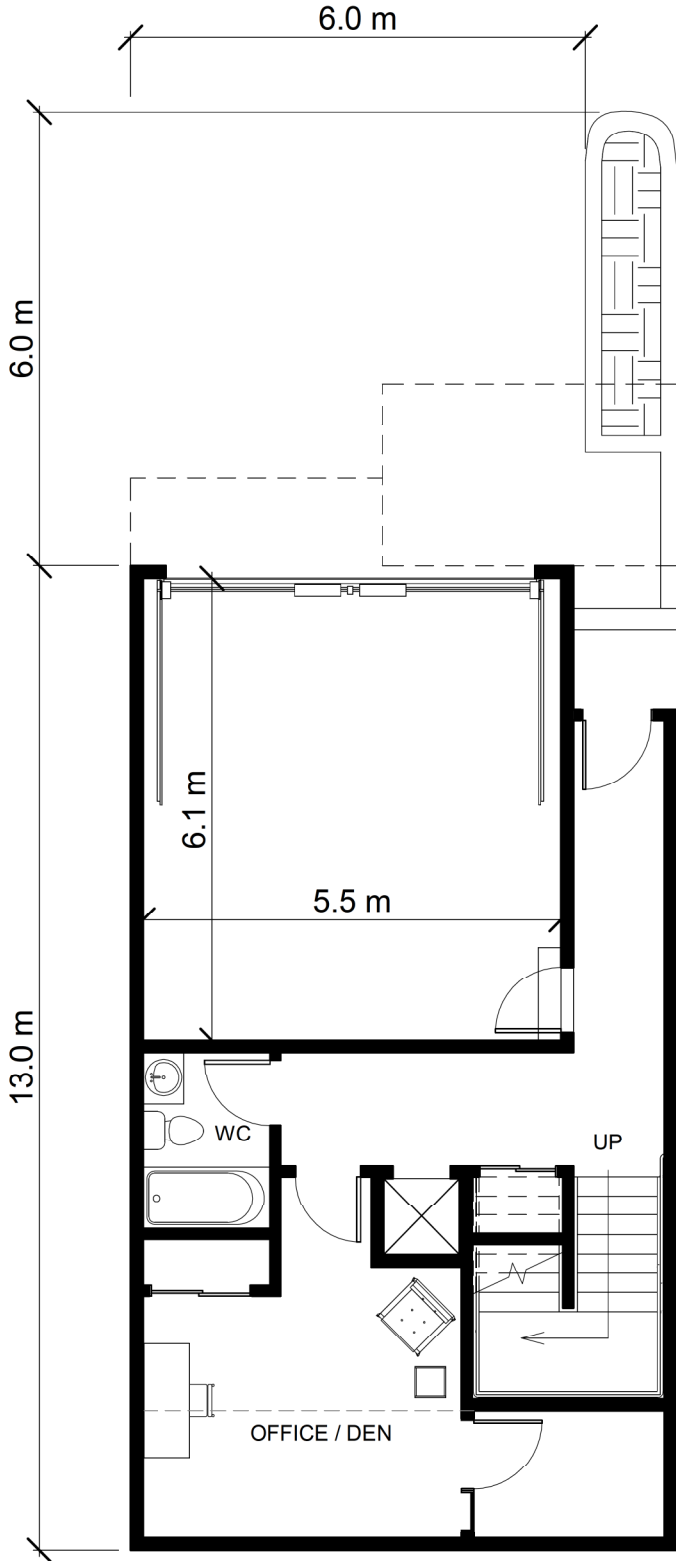
### Site Plan

SCALE: As indicated  
DRAWN BY: ART  
CHECKED BY: BJK  
DATE: 01/31/2022

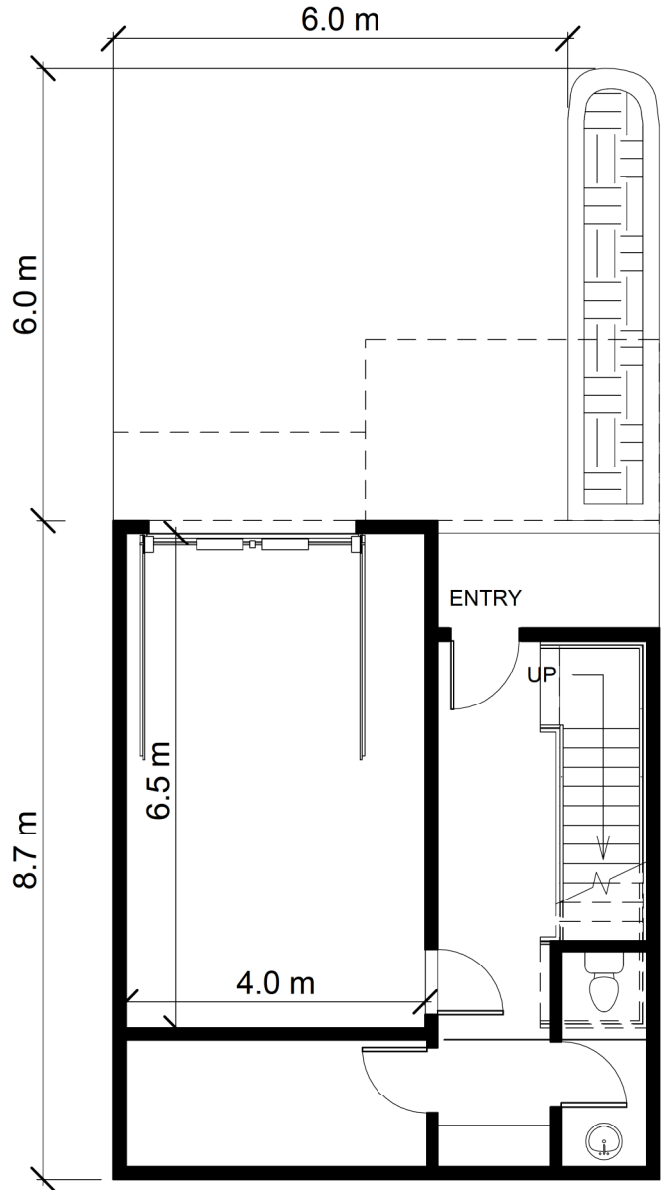
**D1.0**

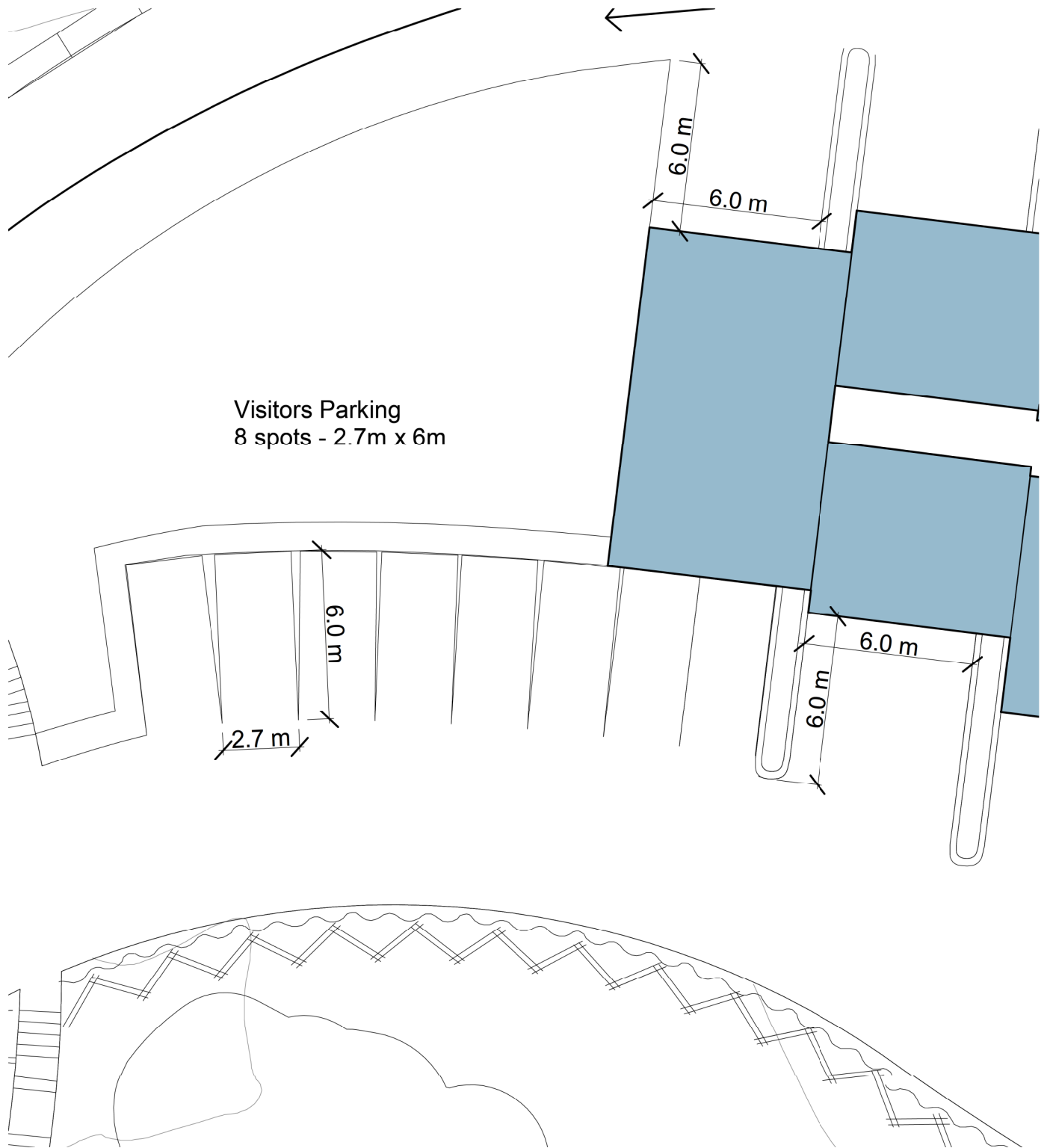


Home with 2 car garage  
6m x 6m driveway (2 cars)



Home with 1 car garage  
6m x 6m driveway (2 cars)





# ATTACHMENT E BUILDING ELEVATIONS AND DETAILS



EAST ELEVATION 1:200



NORTH ELEVATION 1:200



WEST ELEVATION 1:200



SOUTH ELEVATION 1:200

**bjk**  
architecture inc.  
2122 Brandon Road, Shawnigan Lake, BC  
250-277-2296

**HEROLD**  
ENGINEERING

## HAYAT RESIDENCES

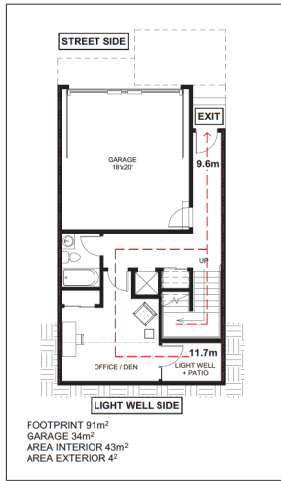
TANYA DRIVE, NANAIMO, BC

### Site Elevations

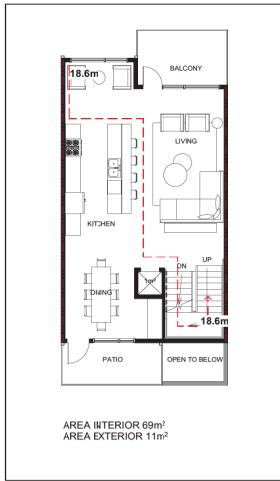
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CHECKED BY: BJK  
DATE: 08/27/2021

**D5.2**

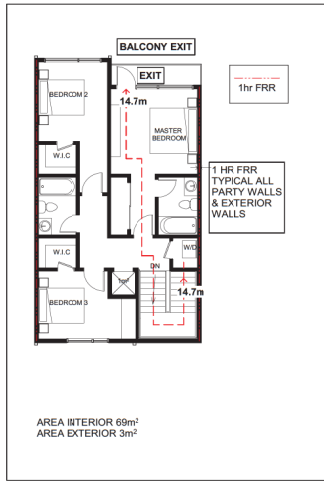
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DP 1136  
2021-SEP-15



1 TownHomes L1  
1 : 100



2 TownHomes L2  
1 : 100



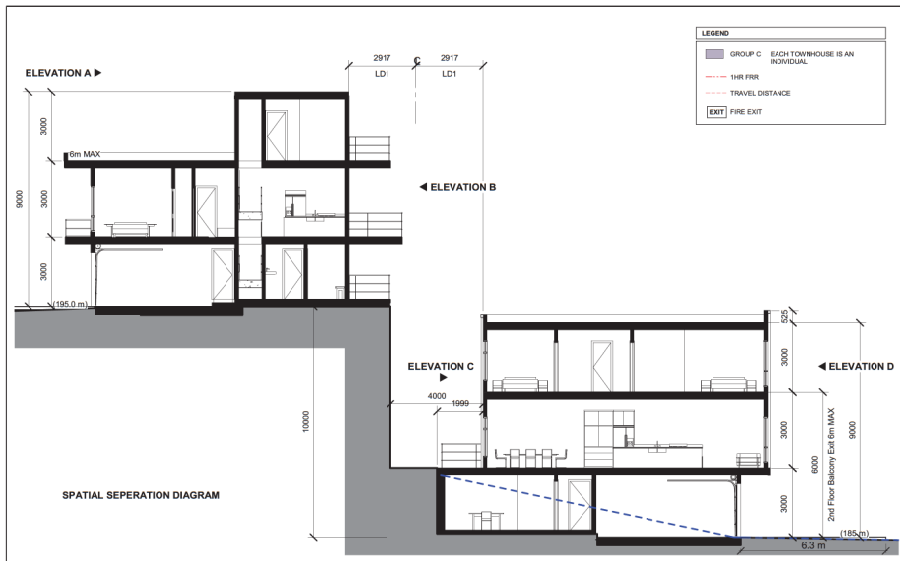
3 TownHomes L3  
1 : 100



5 Elevation A  
1 : 100



6 Elevation B  
1 : 100



4 Townhome sections  
1 : 100



7 Elevation C  
1 : 100



8 Elevation D  
1 : 100

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250-277-2256

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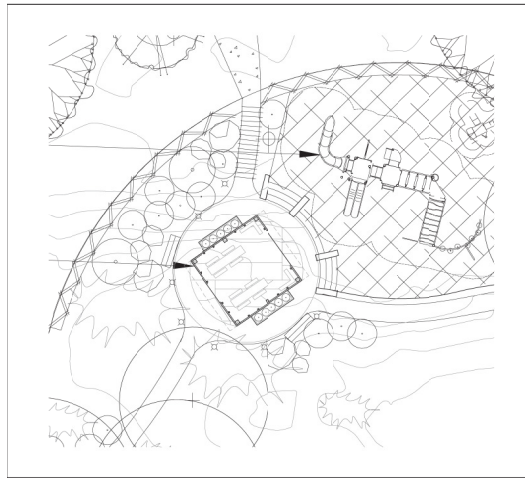
**HAYAT RESIDENCES**

TANYA DRIVE, NANAIMO, BC

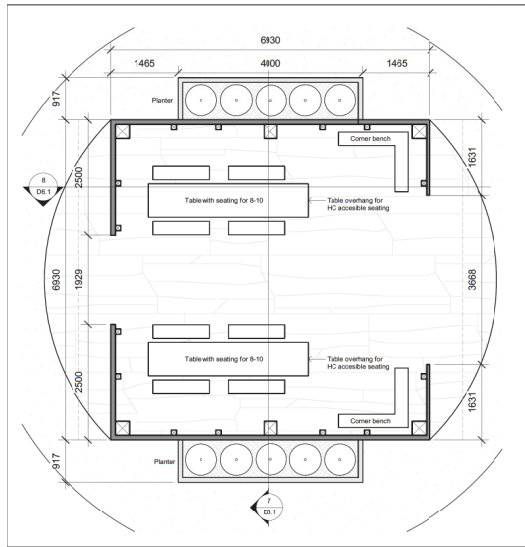
**Code Diagrams**

SCALE: 1 : 100  
DRAWN BY: ART  
CHECKED BY: BJK  
DATE: 08/27/2021

**D1.1**



1 Site Plan -  
1 : 200

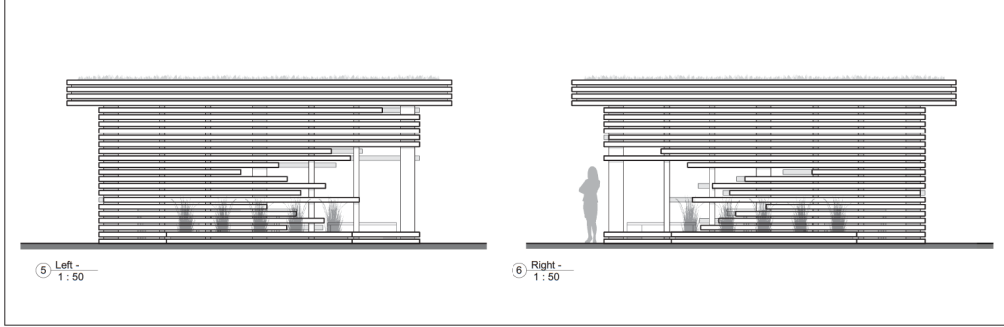


2 Pavilion Floor Plan -  
1 : 50



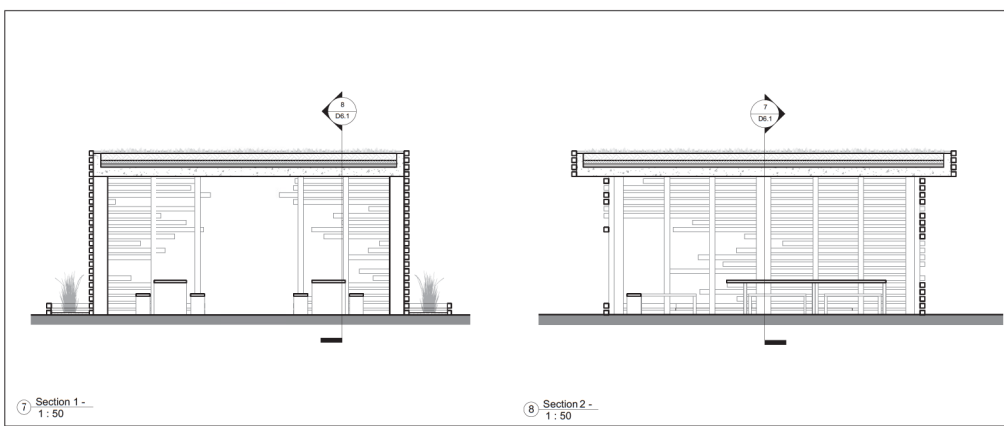
3 Front -  
1 : 50

4 Back -  
1 : 50



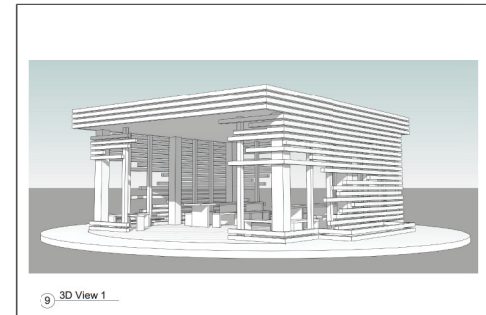
5 Left -  
1 : 50

6 Right -  
1 : 50

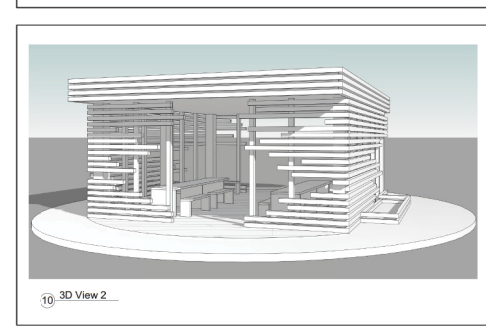


7 Section 1 -  
1 : 50

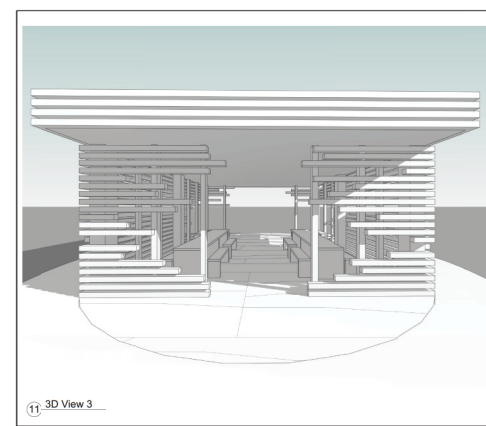
8 Section 2 -  
1 : 50



9 3D View 1



10 3D View 2



11 3D View 3



**HAYAT RESIDENCES**  
TANYA DRIVE, NANAIMO, BC

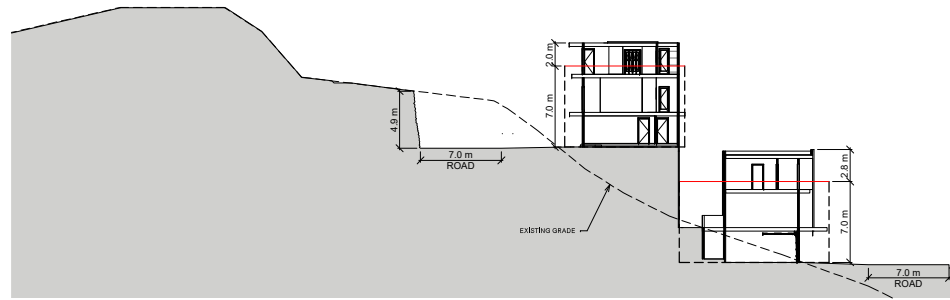
**TOWNHOME MATERIALS BOARD**

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2022-FEB-08  
Current Planning

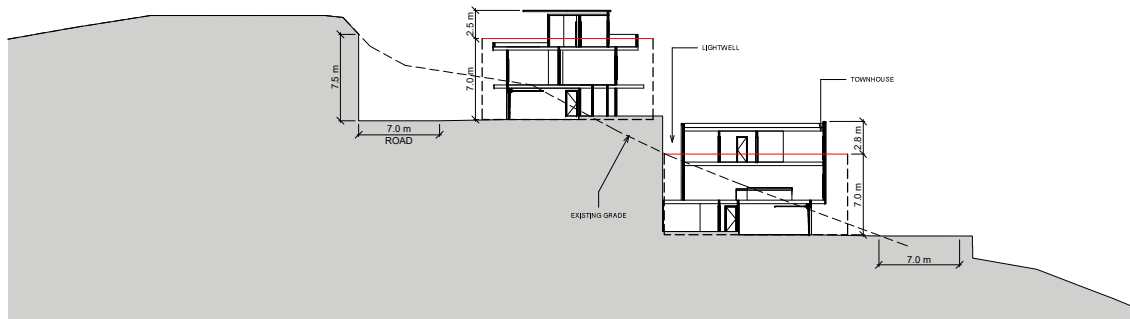
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DRAWN BY: ART  
CHECKED BY: BJK  
DATE: 09/28/2020

**D5.1**

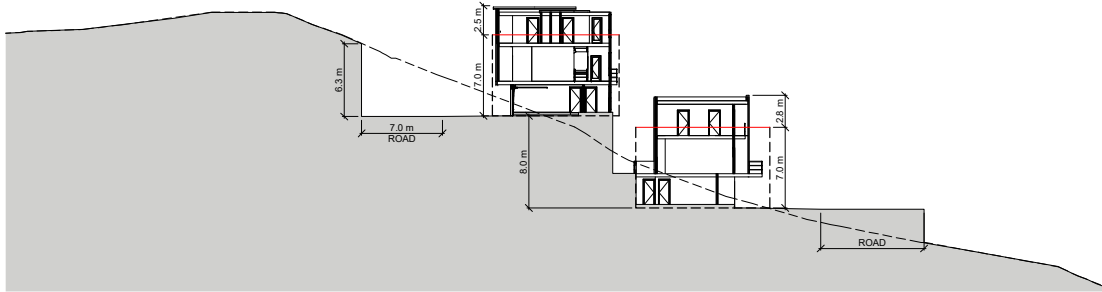
# ATTACHMENT F SITE AND BUILDING SECTIONS



SITE SECTION THROUGH UNITS C UPPER + LOWER 1:200



SITE SECTION THROUGH UNITS G UPPER + A LOWER 1:200



SITE SECTION THROUGH UNITS F UPPER + LOWER 1:200

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DP1186  
2022-FEB-08



## HAYAT RESIDENCES

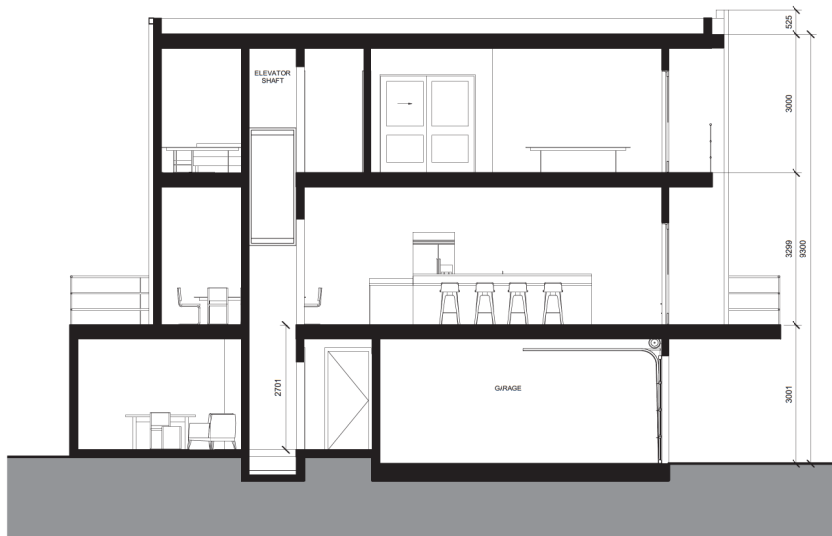
TANYA DRIVE, NANAIMO, BC

## Site Sections

SCALE: 1 : 200  
DRAWN BY: ART  
CHECKED BY: BJK  
DATE: 02/08/2022

**D4.4**

**UNIT A LOWER** 3 BR + OFFICE, 3 BATH, 2 CAR GARAGE  
AREA 181m<sup>2</sup> - 1950 SQFT



1 TOWNHOME SECTION THRU ELEVATOR SHAFT 1:50



2 TOWNHOME SECTION THRU STAIRS 1:50



### HAYAT RESIDENCES

TANYA DRIVE, NANAIMO, BC

### Lower Townhome A Section

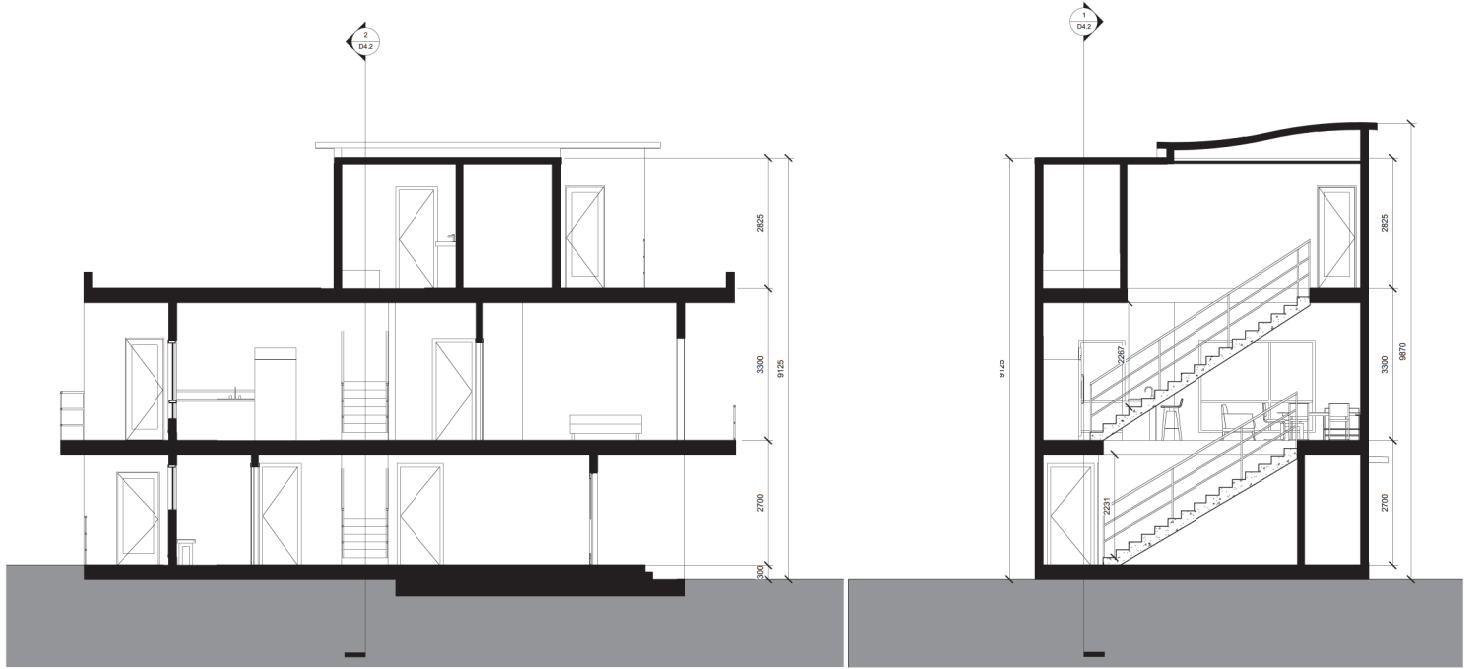
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 DRAWN BY: ART  
 CHECKED BY: BJK  
 DATE: 08/27/2021

**D4.1**

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 DP 186  
 2021-SEP-15  
 Current Planning



**UNIT A UPPER** 3 BR +OFFICE, 3 BATH, 2 CAR GARAGE  
 AREA 152m<sup>2</sup> - 1636 SQFT



1 TOWNHOMESECTION LENGTHWISE 1:50

2 TOWNHOME SECTION THRU STAIRS 1:50



**HAYAT RESIDENCES**  
 TANYA DRIVE, NANAIMO, BC

**Upper Townhome Sections**

SCALE: 1 : 50  
 DRAWN BY: ART  
 CHECKED BY: BJK  
 DATE: 08/27/2021

**D4.2**

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CELESTIAL ENGINEERING

UNIT A UPPER + LOWER

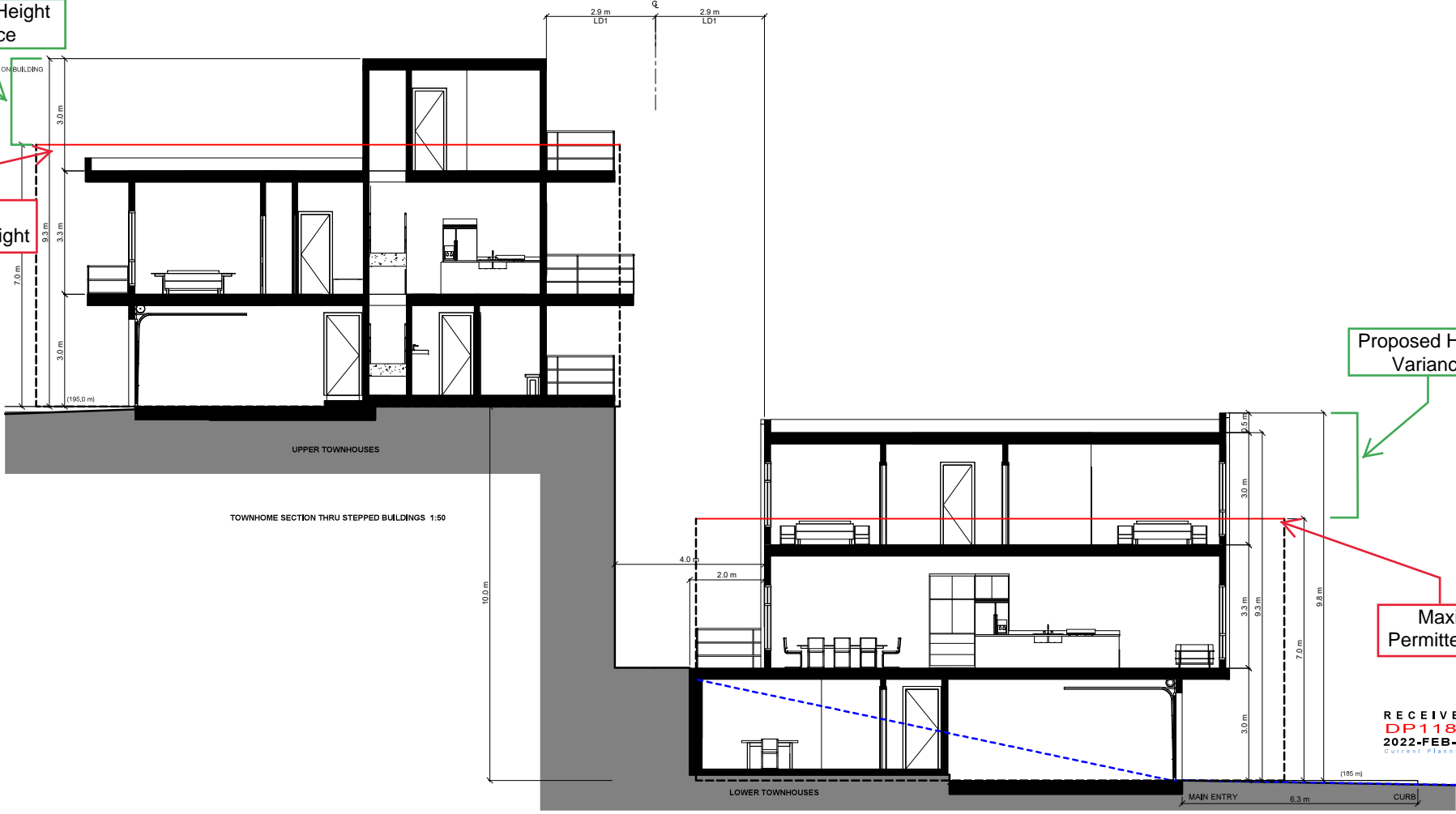
Proposed Height Variance

(204.8 m) HIGHEST POINT ON BUILDING

Maximum Permitted Height

Proposed Height Variance

Maximum Permitted Height



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**HAYAT RESIDENCES**  
TANYA DRIVE, NANAIMO, BC

**Townhome Sections**

SCALE:	1 : 50
DRAWN BY:	ART
CHECKED BY:	BJK
DATE:	02/08/2022
<b>D4.3</b>	

# ATTACHMENT G BUILDING RENDERINGS



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DP 186  
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Contract Planning

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## HAYAT RESIDENCES

TANYA DRIVE, NANAIMO, BC

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CHECKED BY: BJK  
DATE: 08/27/2021

**D0.1**

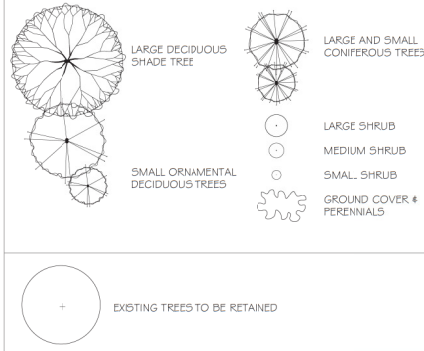
# ATTACHMENT H LANDSCAPE PLAN AND DETAILS

## PLANT LIST

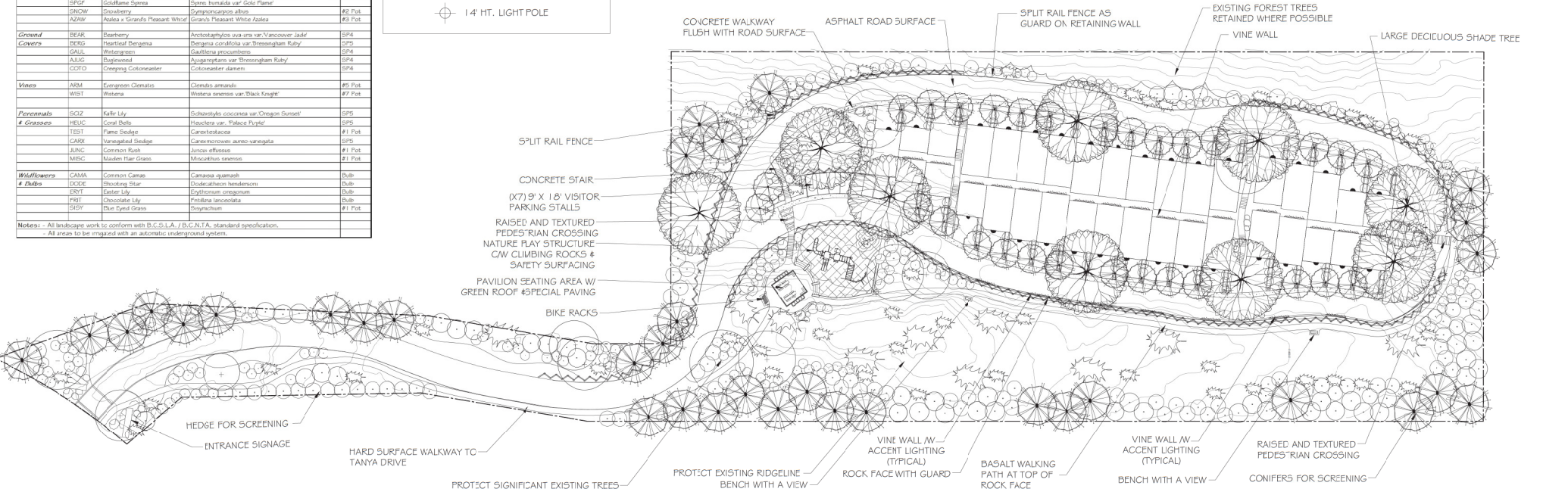
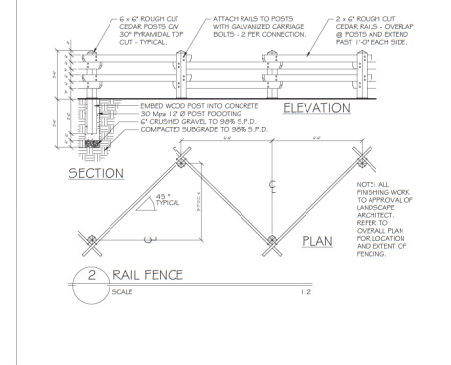
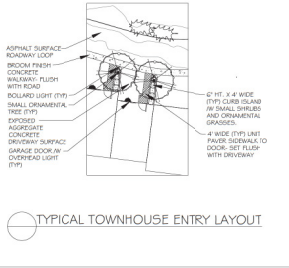
	Key	Common Name	Latin Name	Size	
<b>Trees</b>	VMAP	Tree Maple	Acer canadense	50m Cal.	
	BMAP	Red Maple	Acer rubrum var. 'Boukai'	70m Cal.	
	JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	50m Cal.	
	GAEK	Ginkgo Tree	Ginkgo biloba	70m Cal.	
	KAT	Karuna Tree	Conoclythium japonicum	70m Cal.	
	PDGG	Pacific Dogwood	Cornus nuttallii var. 'Eddie's White Wonder'	60m Cal.	
	GOAK	Ginkgo Oak	Quercus agrifolia	70m Cal.	
	WRC	Western Red Cedar	Thuja alata var. 'Scolari'	2-2m Hts.	
	RELU	River Birch	Betula nigra 'Multistem'	2-2m Hts.	
	<b>Large Shrubs</b>	CEAN	California Lilac	Ceanothus var. 'Victoria'	1.5m Hts.
SMAG		Star Magnolia	Magnolia stellata var. 'Royal Star'	#5 Pot.	
TRSN		Trillium Shrub	Penstemon sp. 'Forest Flame' & 'Valley Rose'	#5 Pot.	
LRVA		Rhododendron	Rhododendron var. 'Pink Walker'	#7 Pot.	
LRHS		Rhododendron	Rhododendron var. 'Gosner Waterer'	#7 Pot.	
LYGK		Lyrichth Cedar	Thuja occidentalis var. 'Shinagol'	1.5m Hts.	
HOLD		Hosta	Hosta discolor	#5 Pot.	
NINE		Pacific Ninebark	Physocarpus opulifolius	#5 Pot.	
MAN		Oregon Grape	Mahonia aquifolium	#5 Pot.	
<b>Medium Shrubs</b>		ABE	Glossy Abelia	Abelia x grandiflora	#2 Pot.
	RCOG	Red Twig Dogwood	Cornus stolonifera	#2 Pot.	
	GAHA	Garlic	Garlic chionodoxa	#2 Pot.	
	MANC	Dwarf Oregon Grape	Mahonia aquifolium var. 'Compacta'	#2 Pot.	
	MRIA	Rhododendron	Rhododendron var. 'Uniquet'	#5 Pot.	
	MRIK	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot.	
	RIBE	Red Flowering Currant	Ribes sanguineum var. 'King Edward'	#2 Pot.	
	DVIB	Clayd Vitivinum	Vitivinum elaeagnifolium	#2 Pot.	
	ALAT	Dwarf Burning Bush	Euonymus alata var. 'Compacta'	#5 Pot.	
	VACC	Mountain Blueberry	Vaccinium ovatum	#5 Pot.	
<b>Small Shrubs</b>	AZAW	Evergreen Azalea	Azalea var. 'Gumpo White'	#2 Pot.	
	WIFA	Water Flamingo Heather	Erica lanayana var. 'Arthur Johnson'	#1 Pot.	
	GRCS	Bald Hip Rose	Rosa symoniana	#2 Pot.	
	NRCS	Noctite Rose	Rosa vitifera	#2 Pot.	
	ELCP	Creeping Euonymus	Euonymus fortunei var. 'Tresoldi Gaely'	#1 Pot.	
	MANN	Cascade mahonia	Mahonia serotina	#1 Pot.	
	DWMO	Dwarf Mock Orange	Philadelphus lewisii var. 'Snowdwarf'	#1 Pot.	
	DWET	Dwarf Lily of the Valley Shrub	Pennsylvanica var. 'Chickadee'	#1 Pot.	
	POLY	Sword Fern	Polypodium minimum	#1 Pot.	
	SARC	Sweetbark	Sarcocolla hookeriana humilis	#1 Pot.	
SPPF	Goldflame Spirea	Spirea japonica var. 'Gold Flame'	#1 Pot.		
<b>Ground Covers</b>	SNOW	Snowberry	Symphoricarpos albus	#2 Pot.	
	AZAW	Azalea x Grand's Pleasant White	Grand's Pleasant White Azalea	#3 Pot.	
	BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancover Jade'	SP4	
	BERG	Heartleaf Bergenia	Bergenia cordifolia var. 'Bressingham Ruby'	SP5	
	GALL	Witchhazel	Hamamelis virginiana	SP4	
	AJUG	Bugleweed	Ajuga reptans var. 'Bressingham Ruby'	SP4	
	COTO	Creeping Colocaster	Colocaster japonicus	SP4	
	ARM	Evergreen Clematis	Clematis armandi	#5 Pot.	
	WIST	Western	Wisteria sinensis var. 'Black Knight'	#7 Pot.	
	<b>Perennials</b>	SOZ	Soil Lily	Schizostylis coccinea var. 'Oregon Sunset'	SP5
HEIC		Heart Herb	Heicaria var. 'Police Dyer'	SP5	
TEST		Flame Sedge	Carex testacea	#1 Pot.	
CARX		Variegated Sedge	Carex microvar. aureo-variegata	SP5	
JUNC		Common Rush	Juncus effusus	#1 Pot.	
MISC		Northern Hair Grass	Deschampsia flexuosa	#1 Pot.	
<b>Mulch/Grass</b>		CAMA	Common Camas	Camassia quamash	Dub.
		DOCK	Docking Star	Docking star hendersonii	Dub.
		ERYT	Easter Lily	Erythronium oregonum	Dub.
		FRIT	Chocolate Lily	Penstemon lasiocarpus	Dub.
	DOXY	Blue Oxyd Grass	Styriacanthus	#1 Pot.	

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.  
- All areas to be irrigated with an automatic underground system.

## SOFTSCAPE LEGEND



## LIGHTING LEGEND



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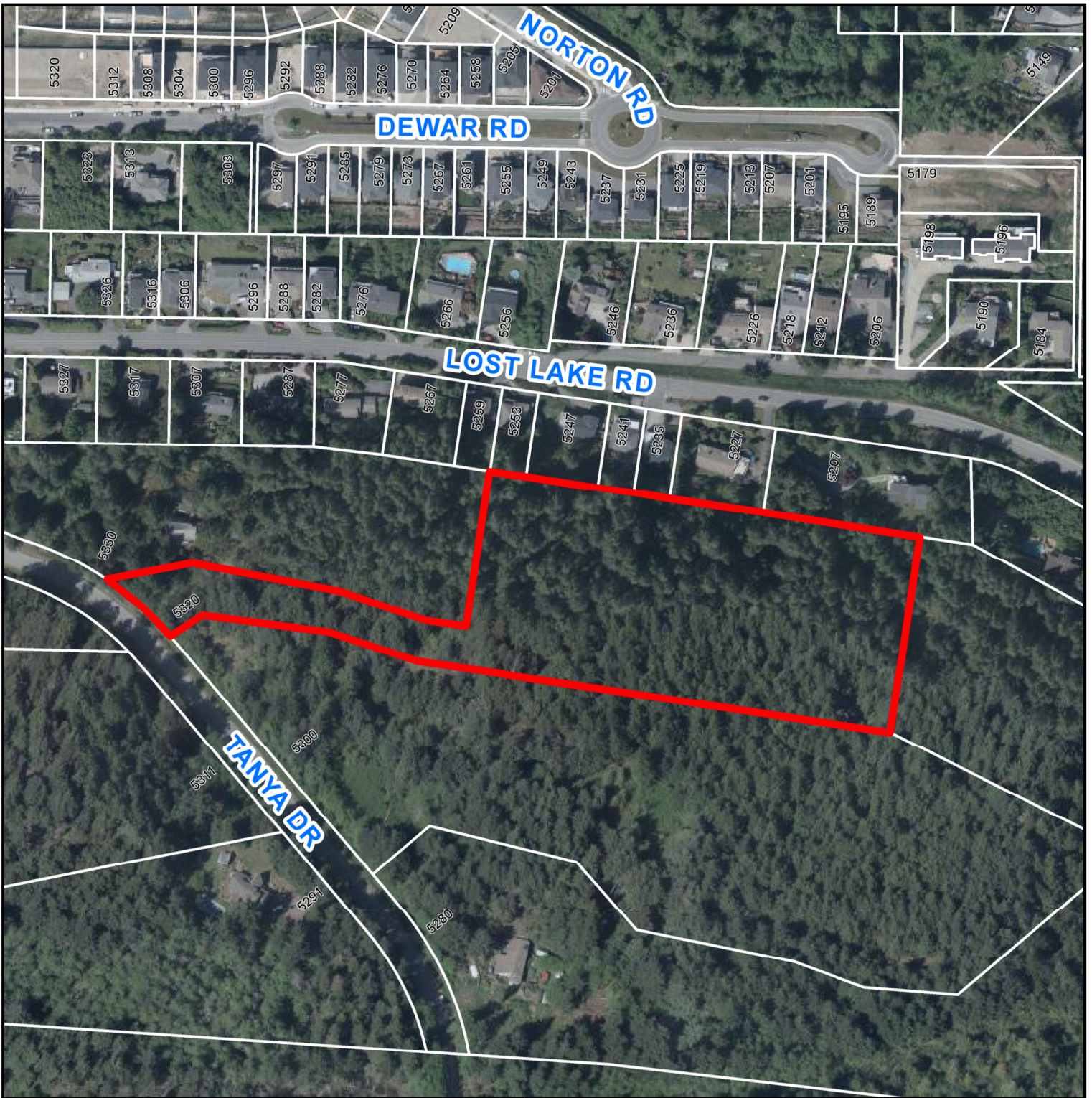
**HAYAT RESIDENCES**  
Landscape Concept Plan

NANAIMO, BC  
DATE: FEBRAURY 2021




**4★SITE**  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING 250.508.7885

**ATTACHMENT I  
AERIAL PHOTO**



**DEVELOPMENT PERMIT NO. DP001186**

 5320 TANYA DRIVE