



DP20-0064, DVP20-0065 300 Nickel Road

Development Permit Application



Proposal

- ▶ To consider the form and character of a four dwelling housing development with variances to site coverage, landscape buffering, and drive aisle width.

Development Process

May 16, 2019

Development Application Submitted

Staff Review & Circulation

December 10, 2019

Public Notification Received

January 20, 2020

Initial Consideration

February 4, 2020

Public Hearing
Second & Third Readings

June 23, 2020

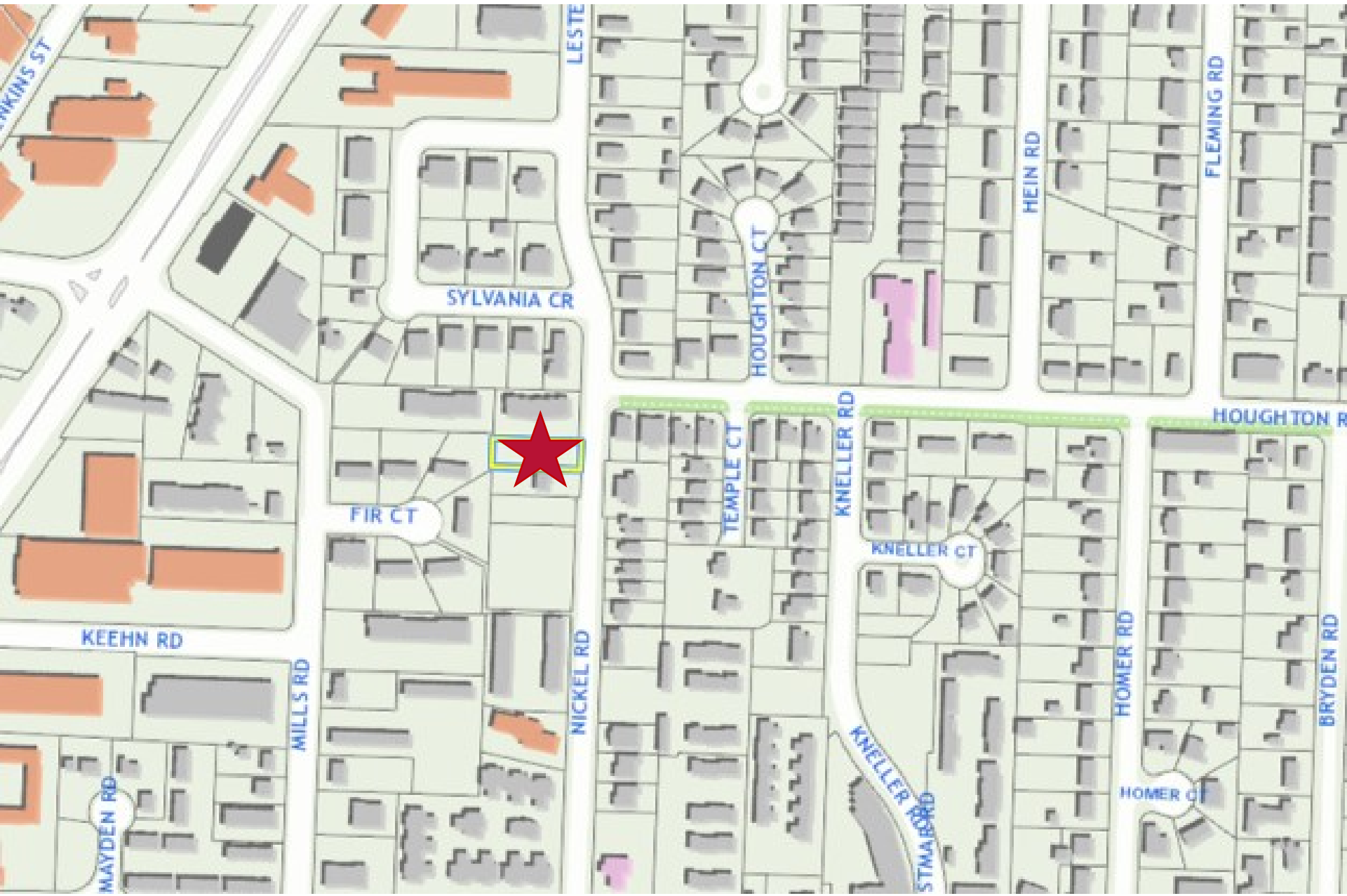
Final Reading
Development Permit & Development Variance Permit

Building Permit

Council
Approvals



Context Map



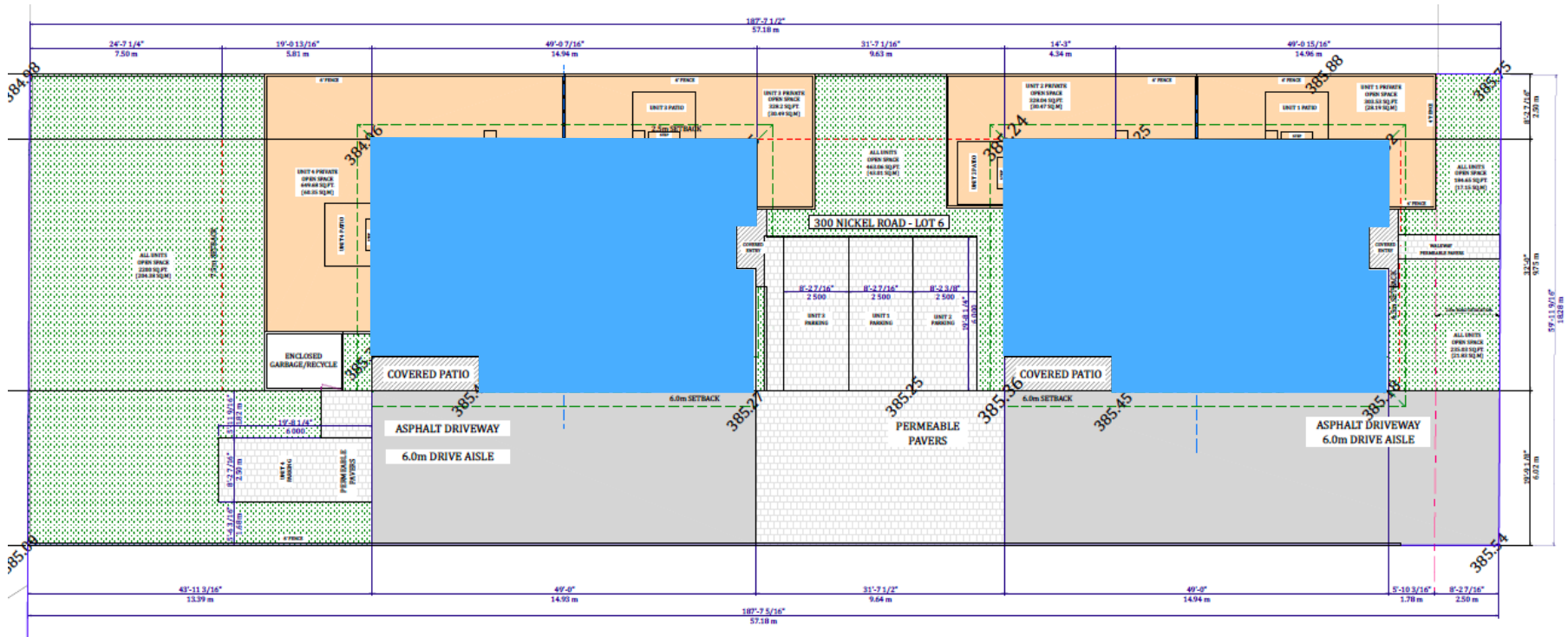
Subject Property Photo



Project Details

- ▶ Four 3-bedroom dwelling units
 - ▶ Two duplexes
 - ▶ Two storeys in height
- ▶ Parking in private garages and at-grade
- ▶ Private open space provided through patios and common outdoor areas
- ▶ Three variances requested: site coverage, landscape buffering, drive aisle width

Site Plan



PROPERTY LINE 18.27m
NICKEL ROAD

Conceptual Renderings



Looking west facing Nickel
Road frontage

Looking north west facing
south and east elevations



Elevations

East Elevation
(facing Nickel
Road)

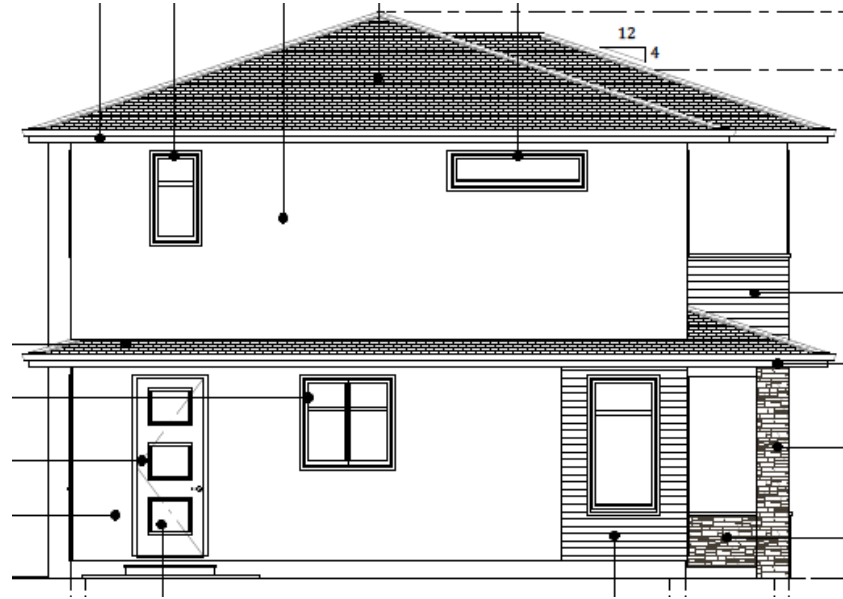


South Elevation
(facing drive
aisle)



Elevations

West
Elevation



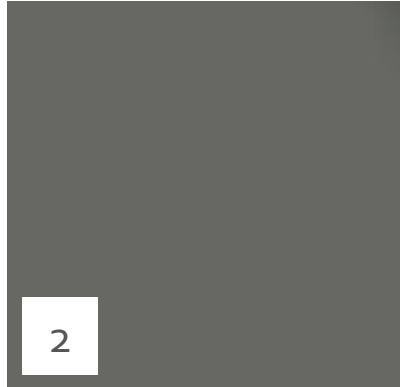
North
Elevation



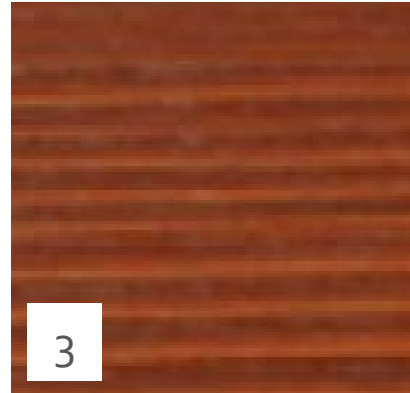
Materials



1



2



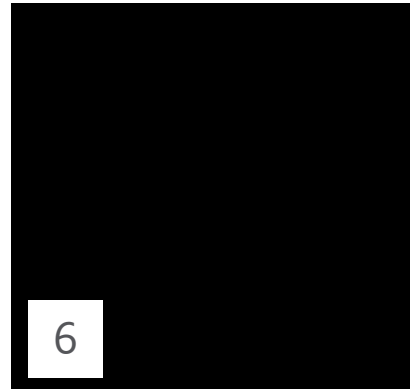
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4



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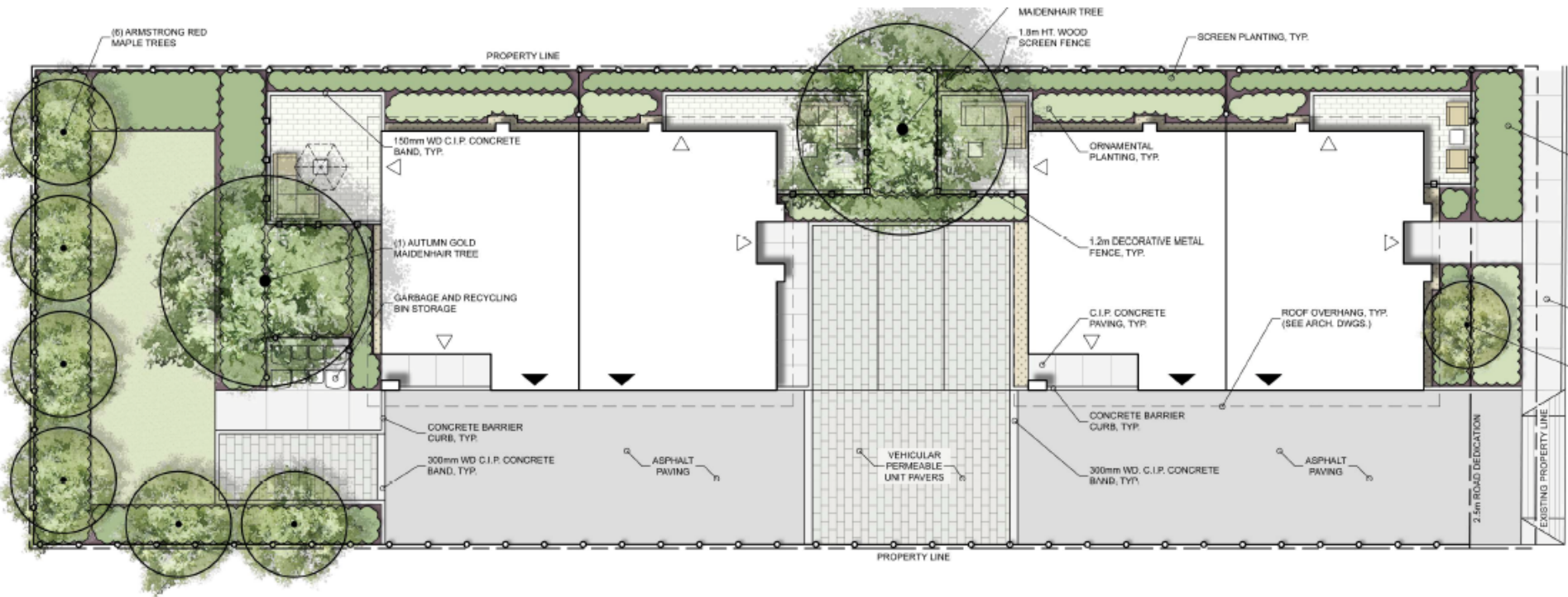


6

1. Paint – Oyster
2. Paint – Charcoal
3. Siding - Rosewood

4. Timber Stone – Seapearl
5. Asphalt Shingles – Dynasty Glacier
6. Doors and Trim – Black

Landscape Plan



Form and Character

- ▶ Aligns with Urban Design Guidelines
 - ▶ Promote a high urban design standard and quality of construction
 - ▶ Integrate new development with existing site conditions and preserve the character amenities of the surrounding area
 - ▶ Promote interesting, pedestrian friendly streetscape design and pedestrian linkages
 - ▶ Incorporate architectural features and detailing of buildings and landscapes that define an area's character

Variances

- ▶ Site coverage
 - ▶ Increase the maximum site coverage for buildings, driveways, and parking areas from 50% to 59.2%
 - ▶ Worked with Staff to reduce and incorporated permeable pavers
- ▶ Landscape buffering
 - ▶ Reduce landscape buffer along a portion of the south property line from 3.0 m to 0.0 m
 - ▶ Fence only; greenspace allocated elsewhere
- ▶ Drive aisle width
 - ▶ 7.0 m to 6.0 m; provided turning radiuses to show functionality

Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Permit
 - ▶ Meets OCP intent and Urban Design Guidelines
 - ▶ Variances have been minimized





Conclusion of Staff Remarks

Drive Aisle Width

