

DATE OF MEETING May 2, 2016

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVALS PLANNER, PLANNING AND DESIGN SECTION

SUBJECT DEVELOPMENT PERMIT NO. DP994 – 253 VICTORIA ROAD

OVERVIEW

Purpose of Report

To present Council with a development permit application for a three-storey, 18 unit multi-family, residential project at 253 Victoria Road.

Recommendation

That Council issue Development Permit No. DP994 at 253 Victoria Road with the following variances:

- allow residential uses on the ground floor instead of commercial uses;
- reduce the flanking side yard setback from 3.5m to 2.55m; and,
- allow access from a local road.

BACKGROUND

A development permit application, DP994 (Attachment A) was received from Mr. Avtar Gill on behalf of 0897837 BC Ltd.

Subject Property

Zoning	DT12 – Gateway
Location	The vacant subject property is located on Victoria Road, at the northeast corner of Victoria Road and Farquhar Street.
Total Area	1,001.5m ² – Road dedication has been taken along Victoria Road and the lane.
Official Community Plan	Map 1 – Future Land Use Plan – Downtown Centre Urban Node Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Use Commercial/Residential Development.
Relevant Design Guidelines	South End Neighbourhood Plan General Development Design Guidelines Urban Design Guidelines

The previous development permit (DP861), which was comprised of an 18 unit multi-family building with the same site and building designs, expired 2014-FEB-25.

DISCUSSION

The proposed development is a three-storey, 18 unit rental, multi-family development. The proposed gross floor area is 1,413.5m². There are 18 one-bedroom units (three include dens), that range in size from 57.5m² to 64m².

Site Context

The vacant corner lot is within the Downtown Urban Node and abuts a lane along the north property line.

An older four-storey apartment is located across Victoria Road, on the northwest corner of Farquhar Street and Victoria Road.

The immediate neighbourhood is comprised of one and two-storey single family dwellings.

Site Design

The building siting allows for three units along Victoria Road to have front doors and direct access to the street. Access for the rear, onsite, under-the-building parking area is via Farquhar Street. This is a preferred solution due to challenges created by the grades of the lane.

Landscape Plan

The landscape plan takes cues from the South End Neighbourhood Plan in defining front yards along Victoria Road and highlighting the main building entrance off Farquhar Street. Street trees, combined with hedges and fences define the south and west property edges.

Building Design

The building massing has been organized to read as a large, traditional housing form which mirrors architectural styles found in the immediate neighbourhood. The hip roof, with its many slopes, works to conceal the overall roof mass needed to shelter the relatively large building floor plate. Various methods, such as stepped building elevations, projected decks, a well-defined main entrance, and detailed exterior finishes are employed to reduce the scale of the building.

Proposed Variances

Condition of Use

The DT12 zone does not permit residential uses on the first storey. The applicant has opted for residential use rather than a commercial use as the applicant believes a commercial space in this location of the South End Neighbourhood would be difficult to market.

Flanking Side Yard

The required flanking side yard setback is 3.5m. The proposed flanking side yard setback is 2.55m, a proposed variance of 0.95m.

The building siting is 4m, however the main building entry portico encroaches more than 0.75m into the side yard and requires a variance.

Lane Access (Development Parking Regulations Bylaw)

Where lots are serviced by a lane, vehicle access shall be from a lane. The lane height is significantly higher than the under-the-building parking level, therefore the grade change from the lane would be too steep to allow vehicle access.

SUMMARY POINTS

- Development Permit No. DP994 is for a proposed 18 unit multi-family, rental development.
- The proposed development meets the intent of applicable design guidelines and conforms to the zoning regulations with the exception of the requested variances.
- The proposed multi-family development is an infill project within the South End Neighbourhood that references architectural styles within the immediate neighbourhood.

ATTACHMENTS

ATTACHMENT A: Development Permit DP000994

ATTACHMENT B: Aerial Photo

ATTACHMENT C: Letter of Rationale

Submitted by:


B. Anderson
Manager, Planning and Design

Concurrence by:


D. Lindsay
Director, Community Development

ATTACHMENT A



DEVELOPMENT PERMIT NO. DP000994

0897837 BC LTD

Name of Owner(s) of Land (Permittee)

253 VICTORIA ROAD

Civic Address

1. This development permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied or supplemented by this permit.
2. This development permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

LOT 5, BLOCK JACKSON, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 000-120-995

3. The land described herein shall be developed strictly in accordance with the following terms and conditions and provisions of this permit and any plans and specifications hereto which shall form a part thereof.

Schedule A Location Plan
Schedule B Site Plan
Schedule C Building Elevations
Schedule D Landscape Plans
Schedule E Garbage Enclosure

- a) If the applicant does not substantially commence the development permitted by this permit within two years of the date of this permit, the permit shall lapse.
4. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.
5. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:
- *Conditions of Use*
Section 11.2.2, (Notwithstanding Subsection 11.2.1) - Commercial uses are only permitted within the first storey of a building within the DT8 zone. A variance is granted, which allows three residential units to be located on the ground floor.
 - *Flanking Side Yard Setback*
Section 11.5.1 – Siting of Buildings
The required flanking side yard setback is 3.5m. The proposed flanking side yard setback is 2.55m, a variance of 0.95m.
6. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" a bylaw to regulate development parking within the City of Nanaimo is varied as follows:
- *Lane Access*
Section 15.3 – Off Street Parking Dimensions and Design
Where lots are serviced by a lane, vehicle access shall be from a lane.

Technically, the site cannot be serviced from the lane. Vehicle access requirement is varied to allow access off Farquhar Street

AUTHORIZING RESOLUTION PASSED
BY COUNCIL THE DAY OF , .

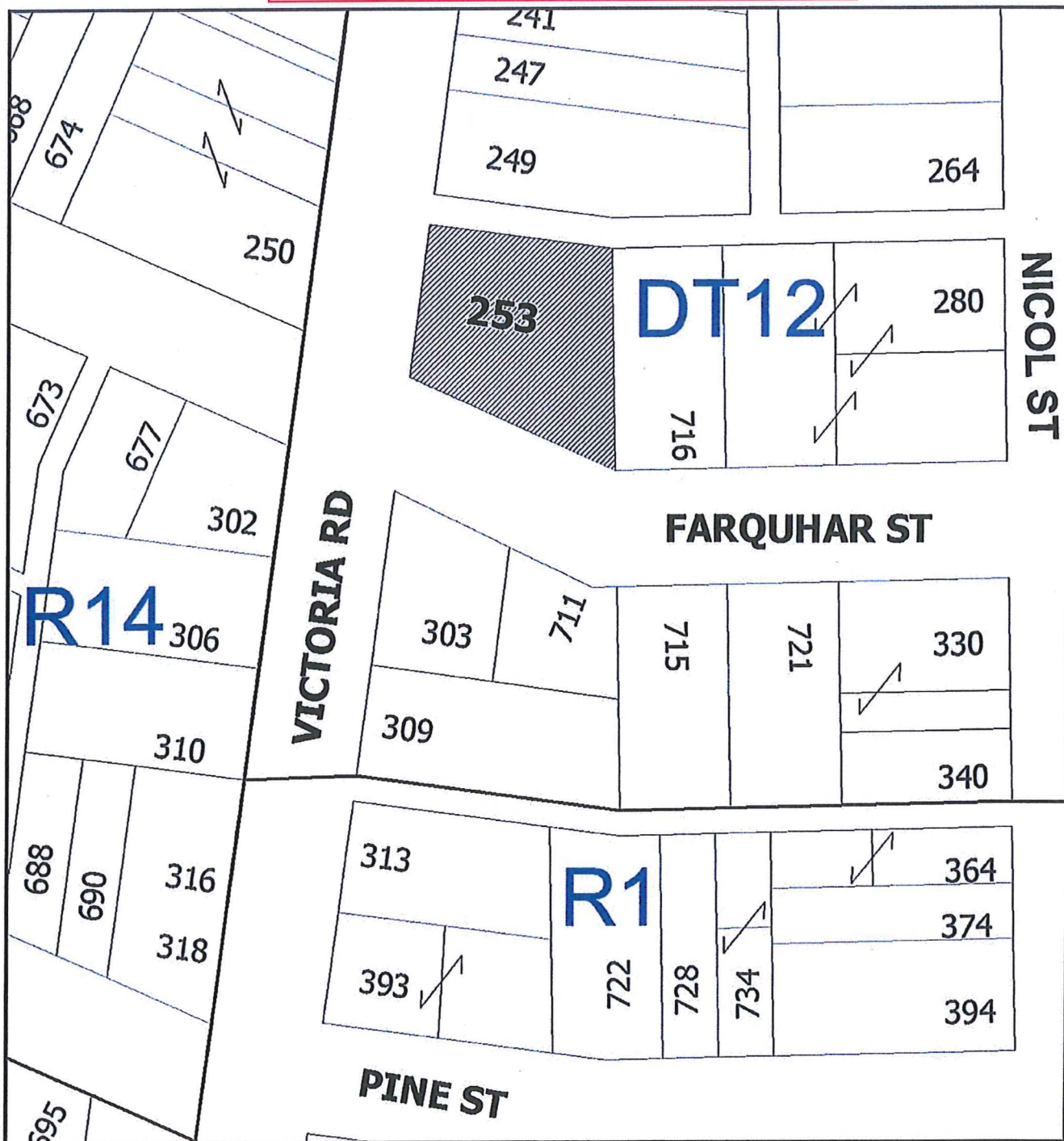
Corporate Officer

Date

GN/ln

Prospero attachment: DP000994

LOCATION PLAN



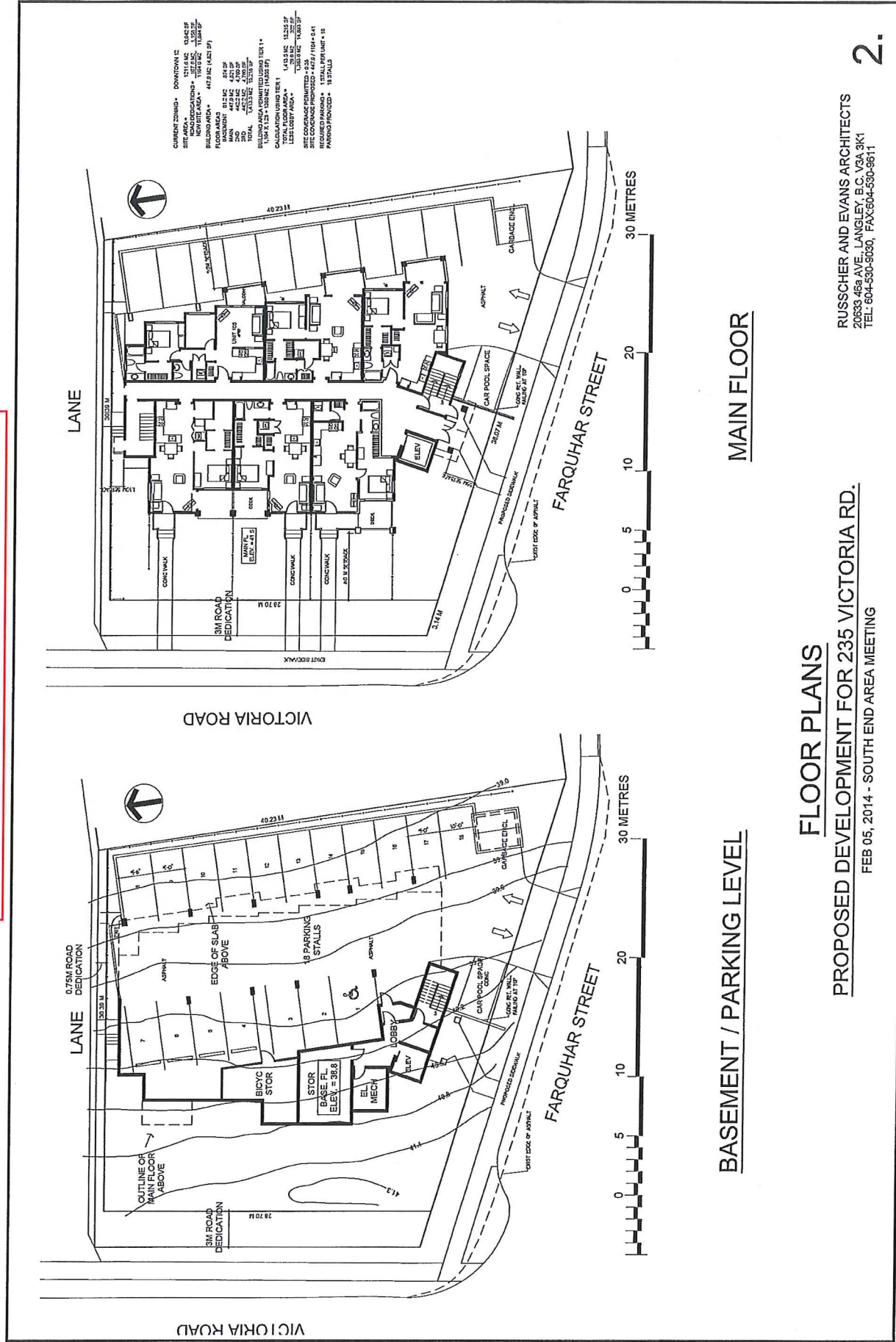
DEVELOPMENT PERMIT NO. DP000994

LOCATION PLAN

Civic: 253 Victoria Road
Lot 5, Block Jackson, Section 1,
Nanaimo District, Plan 584

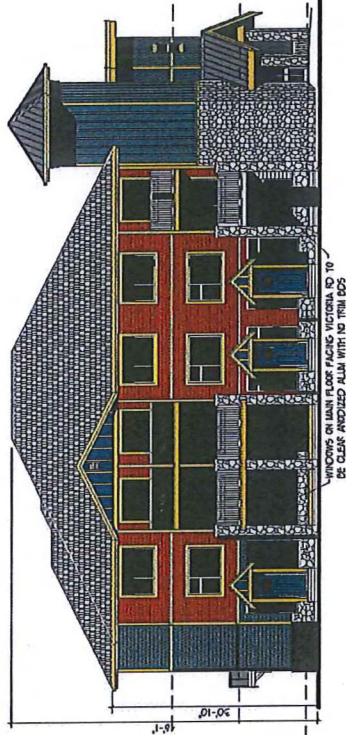
 Subject Properties

Development Permit DP0000994 Schedule B
 253 Victoria Road
SITE PLAN

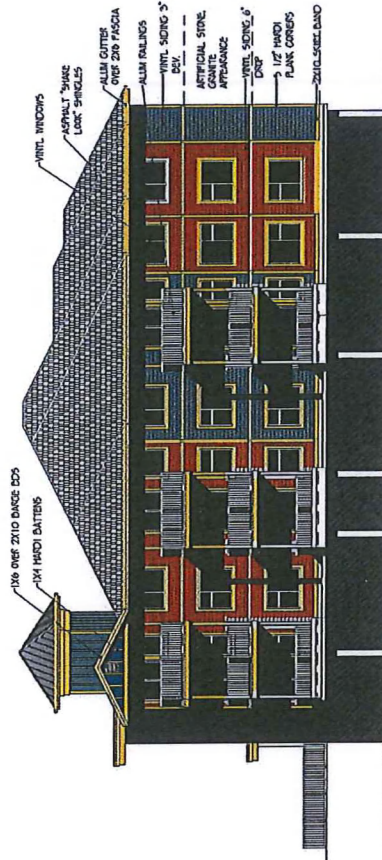


CURRENT ZONING - DOWNTOWN EC
 SITE REGULATIONS - 1114 BC REGULATION 172/03
 NEWBY AREA - 4123 BC REGULATION 172/03
 BUILDING AREA - 6124 SF
 FLOOR AREA - 4123 BC REGULATION 172/03
 TOTAL FLOOR AREA - 14,033 SQ. FT.
 BUILDING AREA PERMITTED UNDER 1114 BC REGULATION 172/03
 TOTAL FLOOR AREA - 14,033 SQ. FT.
 LEASE FLOOR AREA - 14,033 SQ. FT.
 SITE COVERAGE PERMITTED - 0.25
 TOTAL COVERAGE PERMITTED - 0.25
 REQUIRED PARKING - 18 STALLS
 PARKING PROVIDED - 18 STALLS

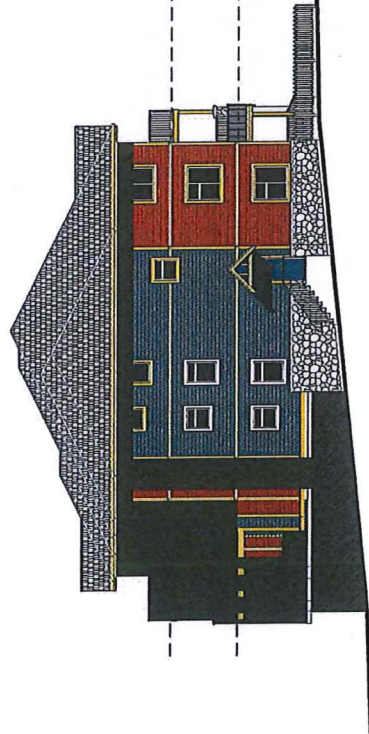
Development Permit DP000994 Schedule C
 253 Victoria Road
BUILDING ELEVATIONS



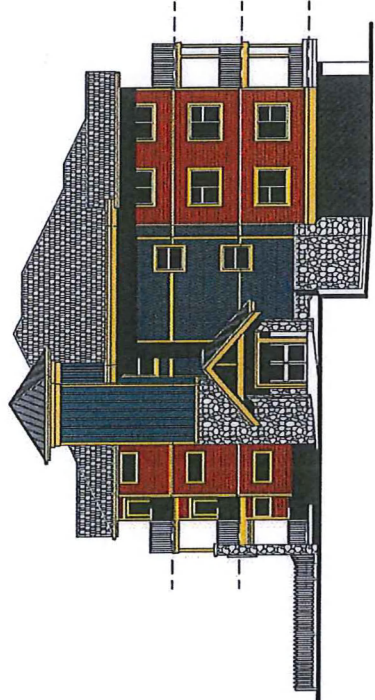
WEST



EAST



NORTH



SOUTH

ELEVATIONS

PROPOSED DEVELOPMENT FOR 235 VICTORIA RD.

FEB 05, 2014 - SOUTH END AREA MEETING

RUSSCHER AND EVANS ARCHITECTS
 20633 46th AVE. LANGLEY, B.C. V3A 3K1
 TEL: 604-530-9000, FAX: 604-530-9511

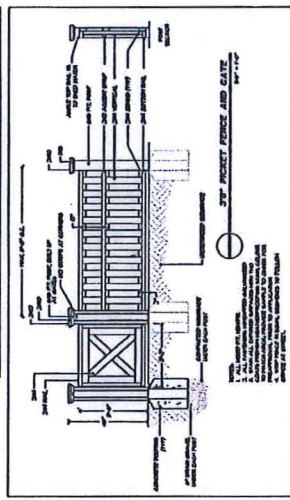
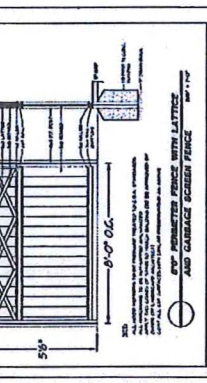
1.

Development Permit DP000994 Schedule D
 253 Victoria Road
LANDSCAPE PLANS

M2
LANDSCAPE ARCHITECTURE
 #220 - 25 Latrine Mews
 1000 West 41st Avenue, British Columbia
 V6M 3L1
 TEL: 604.553.0044
 FAX: 604.553.0045
 Email: office@m2a.com

PLANT SCHEDULE

NO.	PLANT	QUANTITY	NOTES
1	AGAVE	1	1.5m
2	AGAVE	1	1.5m
3	AGAVE	1	1.5m
4	AGAVE	1	1.5m
5	AGAVE	1	1.5m
6	AGAVE	1	1.5m
7	AGAVE	1	1.5m
8	AGAVE	1	1.5m
9	AGAVE	1	1.5m
10	AGAVE	1	1.5m
11	AGAVE	1	1.5m
12	AGAVE	1	1.5m
13	AGAVE	1	1.5m
14	AGAVE	1	1.5m
15	AGAVE	1	1.5m
16	AGAVE	1	1.5m
17	AGAVE	1	1.5m
18	AGAVE	1	1.5m
19	AGAVE	1	1.5m
20	AGAVE	1	1.5m



NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/11/17
2	ISSUED FOR PERMIT	01/11/17
3	ISSUED FOR PERMIT	01/11/17
4	ISSUED FOR PERMIT	01/11/17
5	ISSUED FOR PERMIT	01/11/17
6	ISSUED FOR PERMIT	01/11/17
7	ISSUED FOR PERMIT	01/11/17
8	ISSUED FOR PERMIT	01/11/17
9	ISSUED FOR PERMIT	01/11/17
10	ISSUED FOR PERMIT	01/11/17
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20	ISSUED FOR PERMIT	01/11/17

PROJECT: **MULTI-FAMILY RESIDENTIAL**
 253 VICTORIA ROAD
 VANCOUVER, BC

DRAWING TITLE: **SHRUB & DETAIL PLAN**

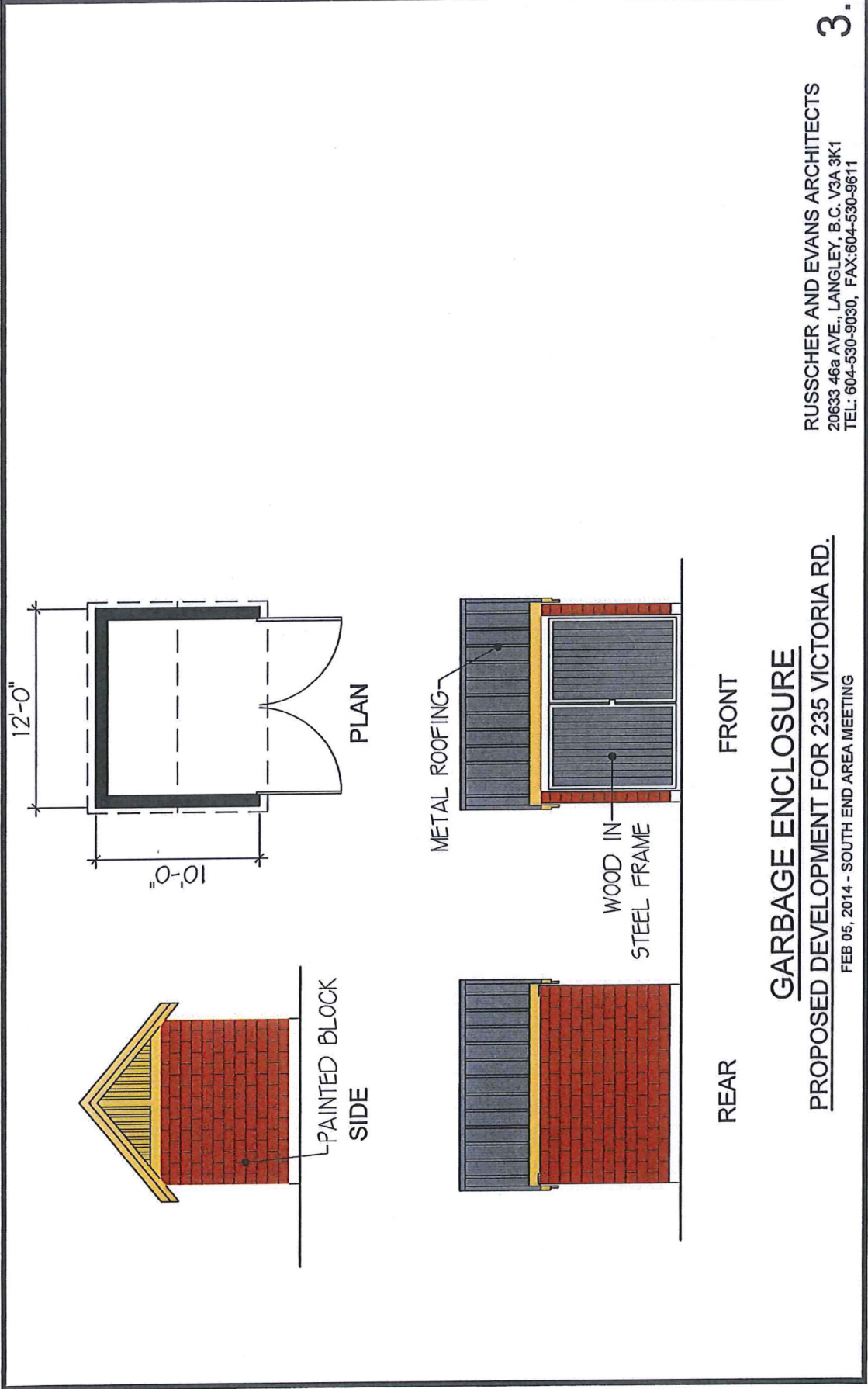
SCALE: **L2**

DATE: 01/11/17

PROJECT NUMBER: **DP000994**

DATE: 01/11/17

Development Permit DP000994 Schedule E
 253 Victoria Road
GARBAGE ENCLOSURE



GARBAGE ENCLOSURE
 PROPOSED DEVELOPMENT FOR 235 VICTORIA RD.
 FEB 05, 2014 - SOUTH END AREA MEETING

RUSSCHER AND EVANS ARCHITECTS
 20633 46a AVE., LANGLEY, B.C. V3A 3K1
 TEL: 604-530-9030, FAX: 604-530-9611

3.

ATTACHMENT B

Aerial Photo



DEVELOPMENT PERMIT NO. DP000994



ATTACHMENT C

Sent: Thursday, April 14, 2016 11:21 AM
To: Gary Noble
Subject: Re: DP994 - 253 Victoria Rd.

Hello Gary:

We had a real challenge in finding a lender or a developer to take over this site as it is in old part of town and most of them are not giving any financial commitment. We are now at a point where we have decided ourselves to get involved with private funding to get this completed if we can satisfy the City of Nanaimo requirement and obtain a building permit in a timely way. Let me know how you can help us in getting this project going.

Best Regards.

Avtar