

DATE OF MEETING June 12, 2017

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

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1046 – 253 VICTORIA ROAD

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a seven-unit, mixed-use development.

Recommendation

That Council issue Development Permit No. DP1046 at 253 Victoria Road with the following variances:

- reduce the minimum front yard setback from 3.5m to 2.2m (Victoria Road); and,
- reduce the minimum flanking side yard setback from 3.5m to 0.96m (Farquhar Street).

BACKGROUND

A development permit application, DP1046, was received from 0897837 BC Ltd. (Mr. Avtar Gil) on behalf of Oakside Ventures to construct a three-storey, mixed-use development containing seven live/work units at 253 Victoria Road.

The applicant originally received Council approval (2014-FEB-17) for an 18-unit apartment building through development permit application DP861. Construction did not take place prior to the permit expiry. A renewal application was made and Development Permit DP994 for the 18-unit apartment was approved by Council on 2016-MAY-02.

The applicant has amended the development concept and is now proposing a smaller scale mixed-use project.

Subject Property

<i>Zoning</i>	DT12 - Gateway
<i>Location</i>	The vacant subject property is located on Victoria Road at the northeast corner of the Victoria Road and Farquhar Street intersection.
<i>Total Area</i>	1001.5m ² – Road dedication has been provided along Victoria Road and the lane.
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Downtown Urban Node. Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential Development.
<i>Relevant Design Guidelines</i>	Development Permit Area Design Guidelines. South End Neighbourhood Plan – Urban Design Guidelines General.

Site Context

The surrounding urban fabric is predominantly existing single family dwellings with an apartment building across Victoria Road. A two-storey dwelling was constructed in 2008 on the property to the east.

There is a two-storey (historic) corner store at 236 Victoria Road, which has been converted to a residence. The architect used this building in the design solution for the subject property.

DISCUSSION

Proposed Development

The proposed development is a seven-unit, three-storey, mixed-use (live/work) development. The units are attached and the building has a total floor area of 1,070.8m². The unit floor areas are as follows:

- Units 1, 2, 4, 5, 6 and 7 – 864.6m²
- Unit 3 – 206.2m²

The Floor Area Ratio (FAR) is 1.07. The DT12 zone allows up to 1.00 FAR with an additional density of 0.25 FAR where the development is mixed use.

Living space is organized on the upper two storeys of all units. The layout allows for the first floor to be used as a work space. The ability to use the first floor for small scale commercial activities is in keeping with the DT12 Gateway Zone and the South End Neighbourhood Plan.

Site Design

Road dedication was provided through a previous development permit (3m from Victoria Road, 0.75m from the lane).

The DT12 Gateway Zone anticipates an urban siting of buildings to both animate the street and create an entrance gateway to the Downtown Centre Urban Node. The siting of the four mixed-use units fronting Victoria Road allows for a small formal garden that announces the unit front doors and is complimentary to the neighbouring single family dwellings that have front yards.

The three units along Farquhar Street step down the site grade. An Allan Block retaining wall is located mid-site to provide for the change in grade. The three units maintain the same streetscape as along Victoria Road.

The garage parking for the units is accessed via the widened lane. Single car garages are proposed with additional apron parking behind four of the units. Additional on-street parking is available for the commercial activity.

Building Design

The building massing respects the scale, mass and pattern of the street, and introduces an architectural vocabulary similar to the façade of the old corner store at 236 Victoria Road.

The building elevations are well articulated with bays that highlight each of the seven units. There is provision for signage at each unit front door for the proposed live/work activity.

Landscape Plan

The street tree program on both streets abutting the subject property consists of the following:

- Small scale trees – paperbark maples and dogwood trees are used along Victoria Road due to existing overhead hydro lines.
- Large scale trees – fastigiata beech trees (columnar species) are planted along Farquhar Street to retain harbour and estuary views.

The street tree program is a feature of the urban design guidelines within the South End Neighbourhood Plan and the proposed tree planting complies with these guidelines.

The formal front yards are defined by a 1.07m high decorative metal fence and gate. The design is more formal than what exists within the immediate neighbourhood; however, it introduces the small-scale commercial infill live/work concept successfully into the neighbourhood in a respectful manner.

The landscape plan along the east property line provides an evergreen hedge and a 1.8m high solid board fence to provide visual separation between the subject property and the existing two-storey house.

PROPOSED VARIANCES

Front Yard Setback (Victoria Road)

The minimum required front yard setback (Victoria Road) is 3.5m. The proposed front yard setback is 2.2m; a proposed variance of 1.3m.

The Victoria Road cross-section will have interim street parking and a treed boulevard. The building has the necessary setback to meet the neighbourhood design guidelines with the boulevard included.

Flanking Yard Setback (Farquhar Street)

The required flanking side yard (Farquhar Street) is 3.5m. The proposed side yard setback is 0.96m; a proposed variance of 2.54m.

The reduced setback is a pinch point for the corner of Unit 2, caused by building siting and road geometry.

DESIGN ADVISORY PANEL RECOMMENDATIONS

At its meeting held 2017-APR-27, the Design Advisory Panel (DAP) accepted DP1046 as presented with support for the proposed variances. The following recommendations were provided:

- Consider highlighting the belly-band around the building to differentiate it.
- Consider ways to improve the symmetry of second and third floor façades (window placement).
- Consider ways to provide individual identities to the live/work units, which will, in turn, provide a sense of wayfinding.
- Consider ways to provide consistency in the overall design detail.
- Consider ways to soften the landscape plan by adding smaller tree specimen trees to the internal courtyard and wrapping the planting scheme along the lane.
- Consider alternate tree choices (crowning specimens) along the street frontages.

The applicant has responded to all of DAP's recommendations. The necessary changes have been made to both the building architecture and the landscape plan. The site and building designs respond to the South End Neighbourhood Plan – Urban Design Guidelines.

SOUTH END NEIGHBOURHOOD ASSOCIATION

A referral was forwarded to the Neighbourhood Association and no comments were received.

SUMMARY POINTS

- Development Permit DP1046 is for a seven-unit, mixed-use development within the Downtown Centre Urban Node.
- The proposed development meets the urban design guidelines of the South End Neighbourhood Plan.
- Staff supports the proposed variances to reduce the building setbacks.

ATTACHMENTS


ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Landscape Plan
ATTACHMENT F: Aerial Photo

Submitted by:



L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:



D. Lindsay
Director, Community Development

ATTACHMENT A

TERMS OF PERMIT

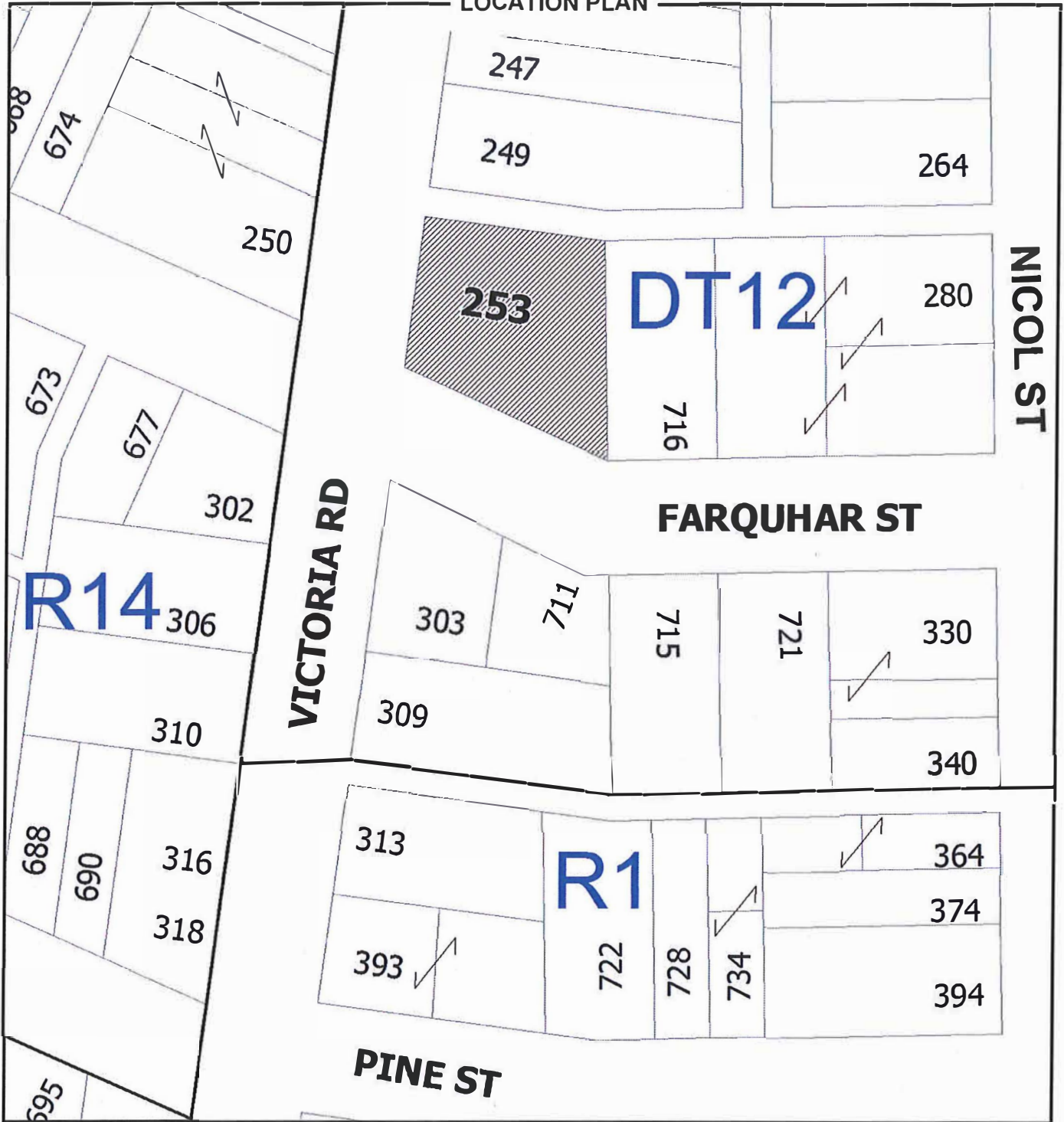
The City of Nanaimo "Zoning Bylaw 2011 No. 4500" is varied as follows:

1. *Section 11.5.1 Siting of Buildings - to reduce the minimum front yard setback from 3.5m to 2.2m.*
2. *Section 11.5.1 Siting of Buildings - to reduce the minimum flanking side yard from 3.5m to 0.96m.*

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by Russcher & Evans Architects, dated 2017-MAY-09.
2. The development is in general compliance with the elevations prepared by Russcher & Evans Architects, dated 2017-MAY-09.
3. The subject property is in general compliance with the landscape plan and specifications prepared by M2 Landscape Architecture, dated 2017-MAY-29.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001046

LOCATION PLAN

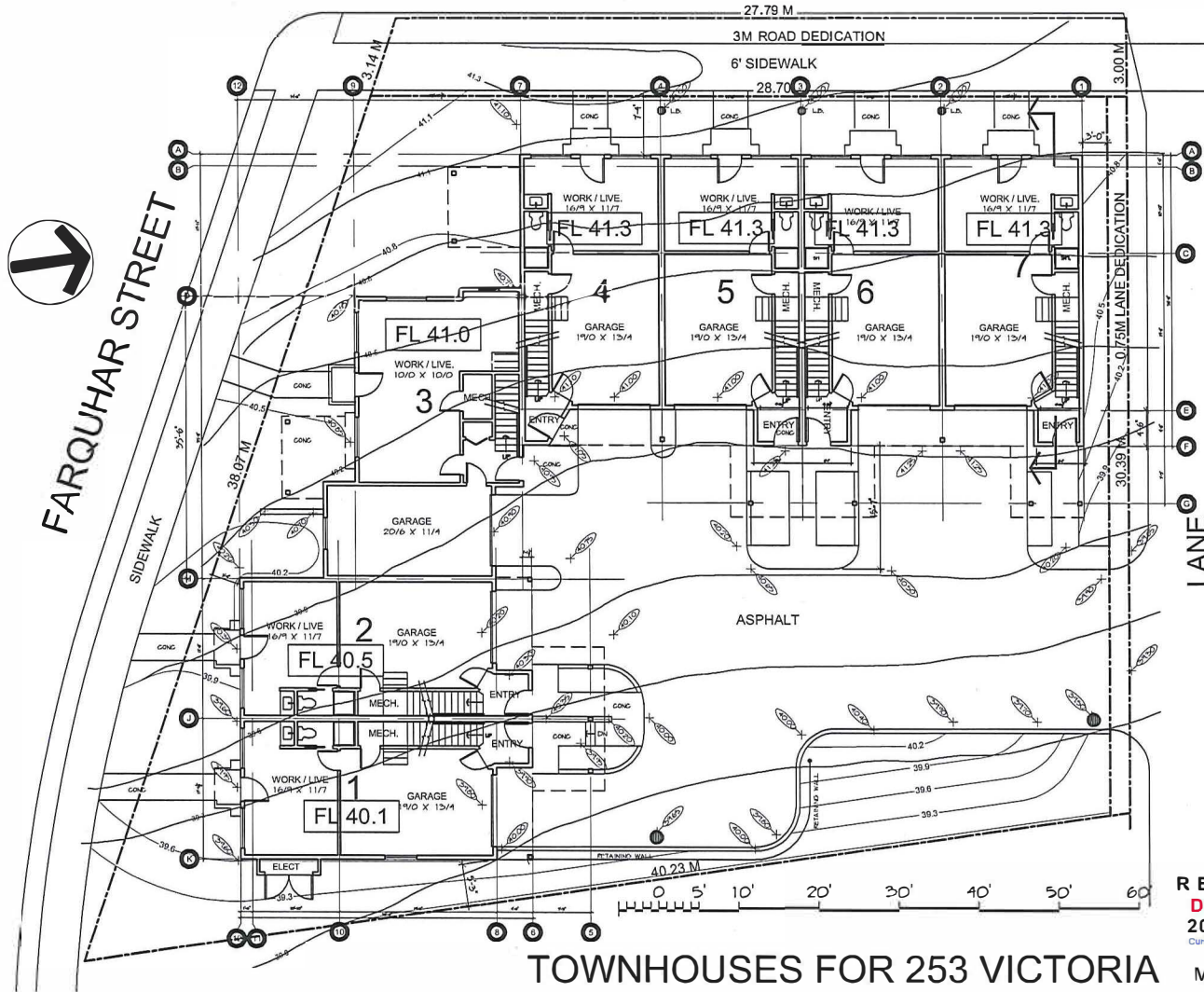
Civic: 253 Victoria Road
Lot 5, Block Jackson, Section 1,
Nanaimo District, Plan 584



 **Subject Properties**

VICTORIA ROAD

SK1



CIVIC ADDRESS = 253 VICTORIA ROAD, NANAIMO
 CURRENT ZONING = DOWNTOWN 12
 SITE AREA = 1106.9 M²
 ROAD DEDICATIONS = 105.4 M²
 NEW SITE AREA = 1001.5 M²
 BUILDING AREA = 396.8 M² (4,271.5 SF)
 SITE COVERAGE: PERMITTED = 0.35
 PROPOSED = 396.8 / 1001.5 = 0.40

UNIT FLOOR AREAS

UNIT #	FLOOR	AREA (M ²)	AREA (SF)
UNIT # 1, 2, 4, 5, 6, 7.	1ST FLOOR	26.6 M ²	286 SF
	2ND FLOOR	60.2 M ²	648 SF
	3RD FLOOR	57.3 M ²	617 SF
	TOTAL	144.1 M ²	1551 SF
UNIT #3	1ST FLOOR	70.4 M ²	758 SF
	2ND FLOOR	69.7 M ²	750 SF
	3RD FLOOR	66.1 M ²	711 SF
	TOTAL	206.2 M ²	2219 SF
TOTAL FLOOR AREA =		1070.8 M ²	
(NOTE: GARAGES ARE EXCLUDED)			
FLOOR AREA RATIO =		1070.8/1001.5	

BUILDING HEIGHT: 9.37M (30'-9")
 PARKING REQUIRED: 1 SPACE PER
 BUILDING SETBACKS
 FARQUHAR: 0.96M (3'-2")
 VICTORIA: 2.2M (7'-2")
 SIDE YARD: 1.55M (5'-1")
 LANE: 0.90M (3'-0")

SITE PLAN
 SCALE: N.T.S.

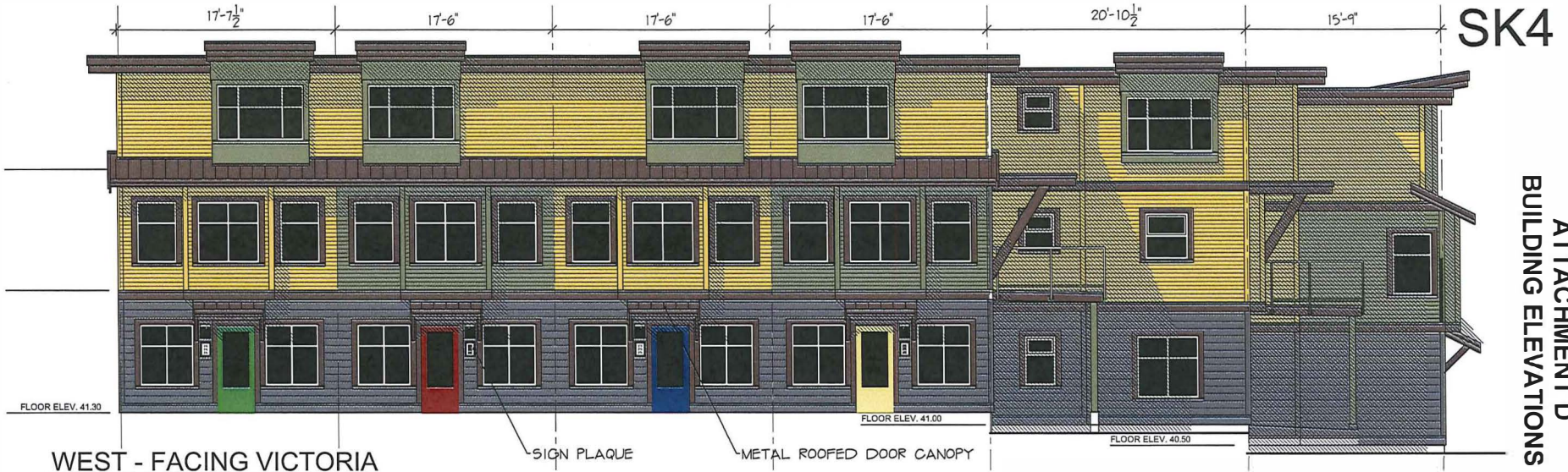
Russcher & Evans
 Architects

RECEIVED
DP001046
 2017-MAY-12
 Current Planning & Subdivision

MAY 11, 2017

20633 46A Ave., Langley, B.C. V3A 3K1
 Fax: (604) 530-9611 Tel: (604) 530-9030

ATTACHMENT C
 SITE PLAN



SK4

ATTACHMENT D
BUILDING ELEVATIONS

WEST - FACING VICTORIA



TOWNHOUSES FOR 253 VICTORIA

- FLAT HARDI PANEL FINISH
- FASCIA 2 LAYERS COMBED FACED 2X10'S.
- 5" HARDI PLANK CORNER BOARDS
- 5" HARDI PLANK TRIM AROUND WINDOWS AND DOORS
- 4" LAP SIDING (HARDI - PLANK)
- 2X10 COMBED FACED TRIM, FLASHING LAPS 2"
- 2X6 OVER 2X10 COMBED FACED TRIM, FLASHING LAPS 2"
- VINYL WINDOWS
- 4" LAP SIDING (HARDI - PLANK)
- CLEAR GLASS IN ALUM GLAZED RAILING
- 2X10 COMBED FACED TRIM, FLASHING LAPS 2"
- 7" LAP SIDING (HARDI - PLANK)
- METAL INSULATED GARAGE DOORS, LITES OBSCURE GLASS
- 2X10 COMBED FACED TRIM, FLASHING LAPS 2"

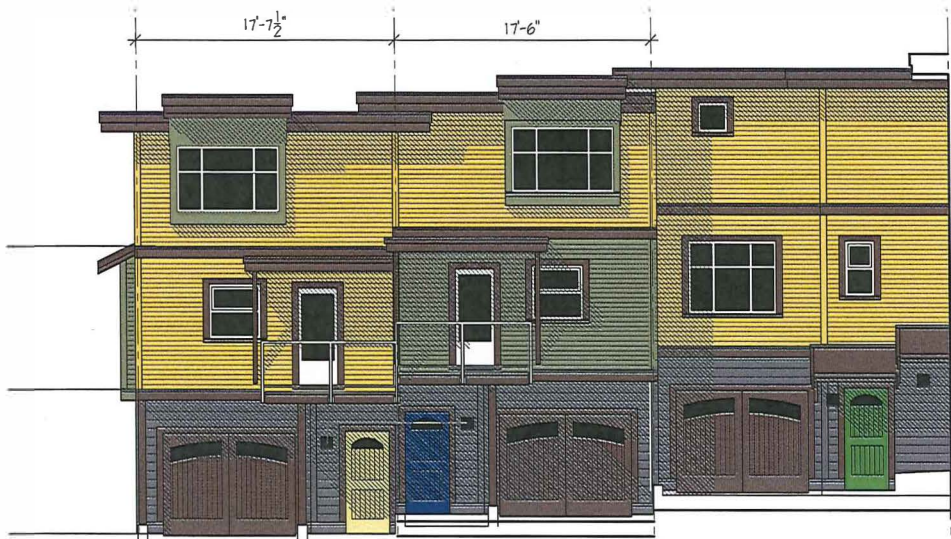
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DP001046
2017-MAY-10
Consult Planning & Subdivision

ELEVATIONS
SCALE: 1/8" = 1'-0"
Russcher & Evans
Architects

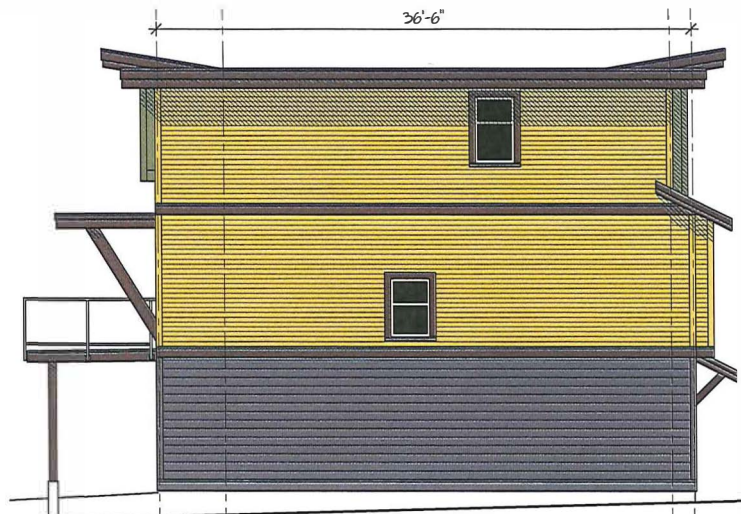
MAY 9 2017

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NORTH - UNITS #1; 2; 3.



NORTH - UNITS #7 [Lane Side]



SOUTH - FACING FARQUHAR

SK5

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 2017-MAY-10
 Current Planning & Subdivision

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



Russcher & Evans
 Architects
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TOWNHOUSES FOR 253 VICTORIA MAY 9 2017

20633 46A Ave., Langley, B.C. V3A 3K1
 Fax: (604) 530-9611 Tel: (604) 530-9030

PLANT SCHEDULE

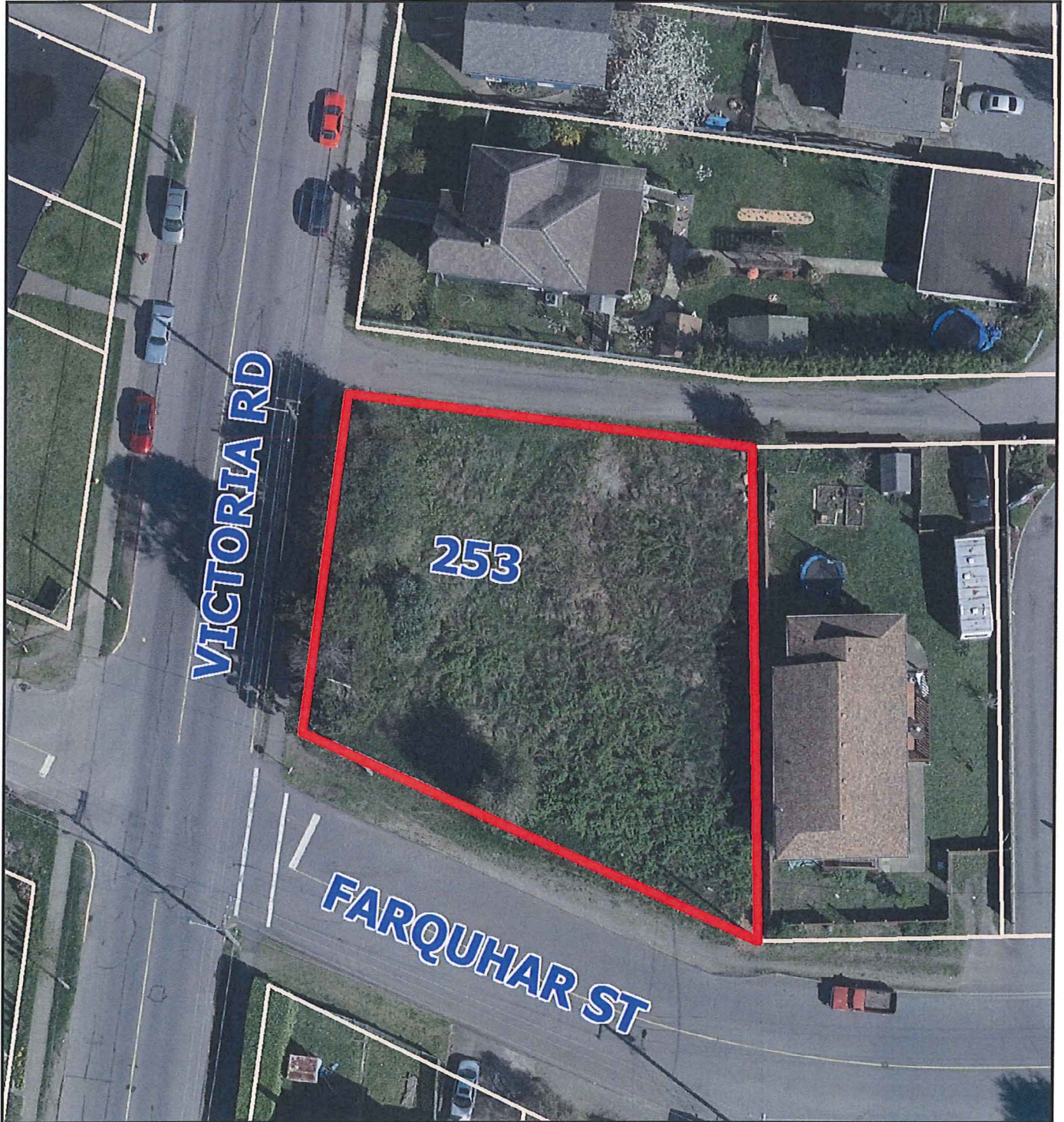
M2 JOB NUMBER: 13-062

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	ACER GRISEUM	PAPERBARK MAPLE	6CM CAL; 1.8M STD; B&B
	12	CORNUS NUTTALLII	PACIFIC DOGWOOD	2M HT; B&B
	4	FAGUS SYLVATICA 'FASTIGIATA'	FASTIGIATA BEECH	6CM CAL; 1.8M STD; B&B
	6	PINUS CONTORTA	SHORE PINE	2M HT; B&B; B LIST
SHRUB				
C	24	CORNUS SERICEA	REDTWIG DOGWOOD	#2 POT; 50CM
L	51	ILEX CORNATA 'GREEN THUMB'	HOLLY; COMPACT	#2 POT; 30CM
E	42	MAHONIA AQUIFOLIUM	OREGON GRAPE	#2 POT; 40CM
P	60	PRUNUS LAUROCERASUS 'REYNVAANII'	RUSSIAN LAUREL	#3 POT; 60CM (MAINTAIN#3' HT.)
RI	8	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	#3 POT; 50CM; B&B
R	45	ROSA RUGOSA	SHRUB ROSE	#2 POT; 40CM
T	107	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN CEDAR	1.5M HT; B&B
V	3	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT; 50CM
GC				
G	64	ARGOSTAPHYLOS UVA-URSI 'VANCOUVER JADE'	KINNIKINNICK	#1 POT; 20CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNRA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

ATTACHMENT F
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001046

