

DATE OF MEETING | January 15, 2017 |

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

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1062 – 20 PRIDEAUX STREET |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a 57-unit rental apartment building at 20 Prideaux Street. |

Recommendation

That Council issue Development Permit No. DP1062 at 20 Prideaux Street with the following variance:

- increase the maximum height of a principal building from 14m to 15.25m; and,
- reduce the required off-street parking from 57 parking spaces to 17 parking spaces. |

BACKGROUND

A development permit application, DP1062, was received from D-Architecture on behalf of Mount Benson Seniors Housing Society to construct a four-storey rental apartment building for seniors. The proposed development is funded by BC Housing under the Investment in Housing Innovation (IHI) program and will create affordable housing units targeted to seniors with low to moderate incomes.

Subject Property:

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The vacant subject property is near the corner bounded by Mill Street, Barsby Avenue, and Prideaux Street.
<i>Total Area</i>	2,960m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Downtown Urban Node Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multi-Family, and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

Site Context

The surrounding neighbourhood is in transition with a mix of building stock, including one - and two-storey single residential dwellings, a four-storey rental apartment building, and a four-storey condominium building with under-the-building parking to the east of the subject property. Barsby Park is on the north side of Prideaux Street.

DISCUSSION

Proposed Development

The proposed development is a four-storey, 57-unit rental apartment building with a gross floor area of 3,688.25m². All units are one bedroom with a floor area of 51m².

Site Design

The subject property has three road frontages: Prideaux Street, Mill Street, and Barsby Avenue. The proposed building siting creates three desirable site conditions:

- a strong street wall along Mill Street with ground floor units having direct access to the street;
- a south facing amenity space with ground floor access; and,
- at-grade parking allocated to a less desirable site area along the east property line abutting an existing multiple-storey concrete wall - the parkade wall of 24 Prideaux Street.

Building Design

The rhythm of the structural peak-roofed building bays, with outdoor balconies along the southwest and northeast elevations, creates a residential architectural vocabulary and building articulation. The over-height gables, a feature of each structural bay, effectively break up the length of the horizontal roof parapet that is designed to hide the flat roof.

The northeast building elevation incorporates additional architectural details for the under-building entrance to the at-grade parking area, the main building entrance, and a small office storefront. The use of exterior finishes of cultured stone veneer, Hardie panel, and siding tie in all the building activities together and express a strong building base. The west and east elevations are articulated through the use of horizontal siding and Hardie panel.

The building construction will target Step 3 of the BC Building Code, which exceeds the standard of the current BCBC energy requirements by 20%.

Landscape Design

The landscape design has three themes:

- Street Edges

The street trees and the front yard metal picket fence locations create a strong street edge along the three street frontages.

- Outdoor Amenity Space

The outdoor amenity space is southwest facing and has been programmed with a covered pergola for shade, raised planting beds for gardening, and hard surfaces for tenant gatherings. The amenity space is designed to be accessible.

- Adjacent Condo Multi-Storey Parkade Concrete Wall

The design strategy for the existing wall along the east property line is a combination of green wall and a surface treatment (ie. paint or mural). The extent of the finish needs input from the strata council of the neighbouring property at 24 Prideaux Street. The proposal includes painting the wall prior to the planting of two climbing vines (Virginia creeper and clematis Montana) at the base of the wall, which over time will provide a floral expression in the spring and summer, and an architecture of stems in the fall and winter.

Design Advisory Panel Recommendations

At its meeting held on 2017-SEP-28, the Design Advisory Panel accepted DP001062 as presented with support for the proposed height variance, and provided the following recommendations:

- Consider ways to anchor the floating section of the building at the entrance area (materials/colour);
- Consider ways to break the massing of the building at the belly band;
- Consider ways to make the ground floor units more distinct and read more “residential” (fence detail or continuation of sidewalk);
- Consider providing separate walkways for ground level units along Mill Street;
- Consider ways to enhance the lower level units (ie. patio space / porches);
- Consider expanding the shelter for the outside amenity space; and,
- Look at ways to create some variation, and better identify the main entrance way.

The applicant has made the following changes in response to the above-noted recommendations:

- The floating section of the building (entrance to onsite parking) is anchored with a larger wall face (4m wide) on the east side of the drive-thru. The supporting elements of the entrance to the parking area are clad in stone to ground the building;
- A belly band has been added between the first and second floor to emphasize the change in material finishes;
- Ground floor units along Mill Street have a fence detail and a connection to the public sidewalk;
- The lower level unit patio areas are enhanced with additional landscaping and an arbour with an entry gate;
- The pergola has been increased in size; and,
- The main building entrance is highlighted with a variety of finishes including stone, Hardie panel, and wood soffits.

For more information, see the Attachments.

Proposed Variances

Building Height

The maximum height of a principal building is 14m. The proposed building height is 15.25m, a proposed variance of 1.25m.

The flat roof of the building has a height of 13.61m, which is 0.39m below the maximum permitted height; however, the roofline includes 16 over-height gables. The gabled bays, which are pitched to contrast the building's flat roof, represent just 25% of the roof area.

The increased building height applies only to these portions of the roof and allows a design that mitigates potential overlook issues from neighbouring properties. The over-height gables also provide the development with a residential expression that is consistent with the General Development Permit Area Design Guidelines.

Required Off-Street Parking

The required off-street parking in Area #3 – Reduced Multi-family Parking Area – is 57 parking spaces (1 parking space per dwelling unit). The proposed off-street parking is 17 parking spaces (0.3 parking spaces per dwelling unit), a variance of 40 parking spaces.

Mount Benson Seniors Housing Society operates more than 200 seniors rental housing units in downtown Nanaimo. Based on their observations of similar existing developments, it is anticipated that the number of seniors that own a car will be less than 30%. The proposed parking rate (0.3 spaces/unit) is consistent with the rate for seniors congregate housing, a comparable use, and is an appropriate rate for the anticipated demand. In addition, a housing agreement will be required as a condition of development permit approval, to be registered on the property title prior to building permit issuance in order to secure the rental units for affordable seniors housing units.

SUMMARY POINTS

- Development Permit Application No. DP1062 is for a multi-family development for senior's rental units at 20 Prideaux Street.
- The proposed development meets the intent of the General Development Permit Area Design Guidelines.
- Staff support the proposed height and parking variances.

ATTACHMENTS

- ATTACHMENT A: Permit Terms and Conditions
- ATTACHMENT B: Location Plan
- ATTACHMENT C: Site Plan
- ATTACHMENT D: Building Elevations
- ATTACHMENT E: Site Details

ATTACHMENT F: Landscape Plan
ATTACHMENT G: 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 principal building from 14m to 15.25m for up to 25% of the roof area.

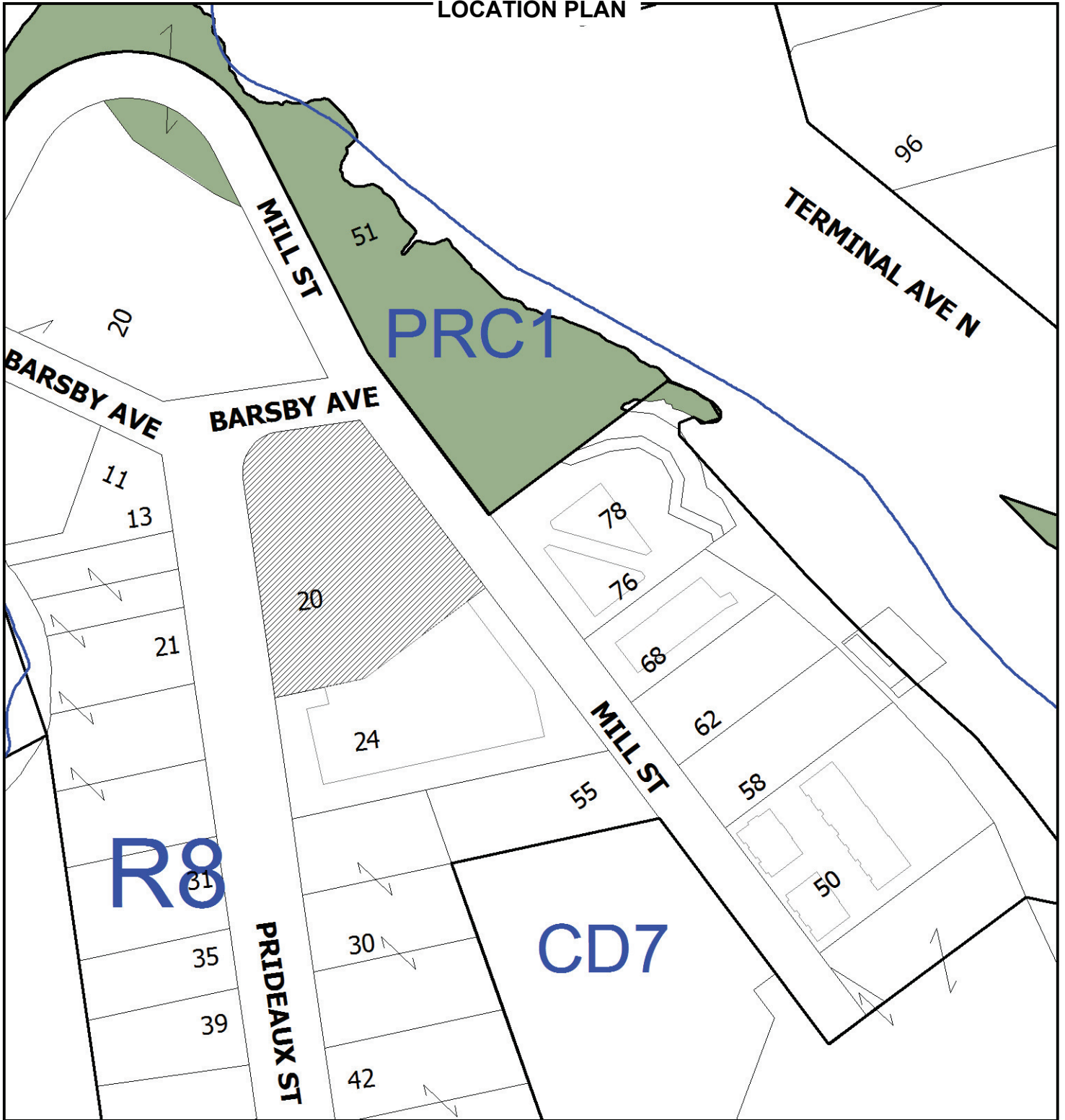
The City of Nanaimo “Development Parking Regulations Bylaw 2005 No. 2013” is varied as follows:

1. *Schedule ‘A’* – to reduce the required number of off-street parking spaces from 57 to 17 parking spaces.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by D-Architecture, dated 2017-OCT-10, as shown on Attachment C.
2. The development is in general compliance with the building elevations prepared by D-Architecture, dated 2017-NOV-27, as shown on Attachment D.
3. The development is in general compliance with the site details prepared by D-Architecture, dated 2017-NOV-27, as shown on Attachment E.
4. The subject property is in general compliance with the landscape plan prepared by JPH Consultants Inc., received 2017-NOV-27, as shown on Attachment F.
5. The subject property owner agrees to enter into a housing agreement with the City in order to establish the terms and conditions regarding the occupancy of the Housing Units identified in the Agreement prior to the issuance of a Building Permit.

ATTACHMENT B
LOCATION PLAN



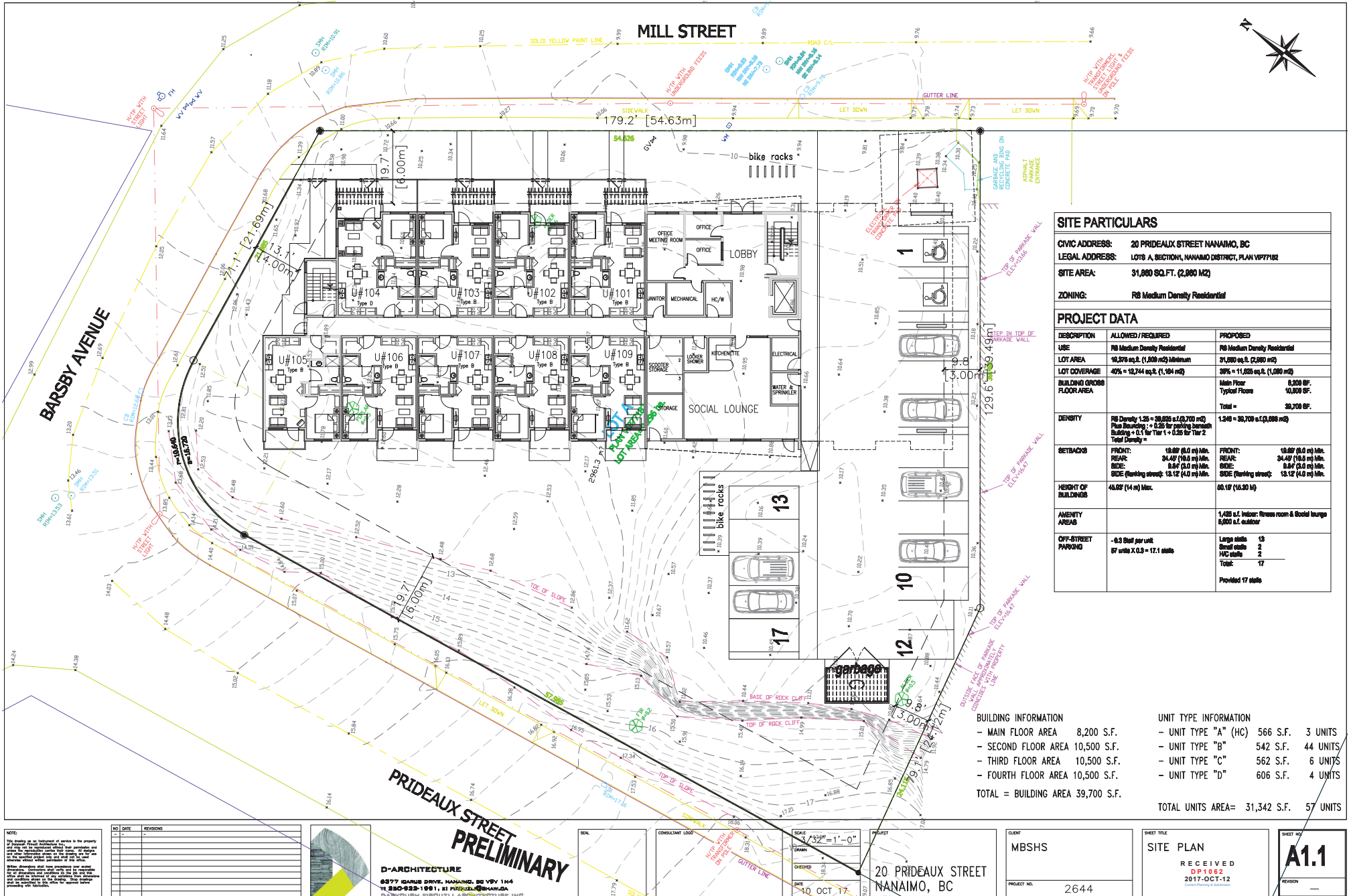
DEVELOPMENT PERMIT NO. DP001062

LOCATION PLAN

 **Subject Property**

Civic: 20 Prideaux
Lot A, Section 1, Nanaimo District,
Plan VIP77182

ATTACHMENT C SITE PLAN



SITE PARTICULARS		
CIVIC ADDRESS:	20 PRIDEAUX STREET NANAIMO, BC	
LEGAL ADDRESS:	LOTS A, SECTION 1, NANAIMO DISTRICT, PLAN V177102	
SITE AREA:	31,800 SQ.FT. (2,900 M2)	
ZONING:	R8 Medium Density Residential	
PROJECT DATA		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	R8 Medium Density Residential	R8 Medium Density Residential
LOT AREA	10,276 sq.ft. (1,000 m2) Minimum	31,800 sq.ft. (2,900 m2)
LOT COVERAGE	40% = 4,110 sq.ft. (1,194 m2)	30% = 11,025 sq.ft. (1,000 m2)
BUILDING GROSS FLOOR AREA	Main Floor Typical Floors	8,200 SF. 10,500 SF. Total = 39,700 SF.
DENSITY	R8 Density 1.25 = 58,026 s.f.(2,700 m2) Plus Bonus: + 0.25 for parking garage Building + 0.1 for Tier 1 + 0.25 for Tier 2 Total Density =	1,248 = 39,700 s.f.(2,680 m2)
SETBACKS	FRONT: 10.00' (3.0 m) Min. REAR: 34.40' (10.5 m) Min. SIDE: 8.00' (2.4 m) Min. SIDE (Ranking street): 12.12' (4.0 m) Min.	FRONT: 10.00' (3.0 m) Min. REAR: 34.40' (10.5 m) Min. SIDE: 8.00' (2.4 m) Min. SIDE (Ranking street): 12.12' (4.0 m) Min.
HEIGHT OF BUILDINGS	45.00' (14 m) Max.	50.10' (15.30 m)
AMENITY AREAS		1,428 s.f. Interior: fitness room & social lounge 8,000 s.f. outdoor
OFF-STREET PARKING	- 0.3 stall per unit 57 units X 0.3 = 17.1 stalls	Large stalls 13 Small stalls 2 HVC stalls 2 Total: 17 Provided 17 stalls

BUILDING INFORMATION		UNIT TYPE INFORMATION	
- MAIN FLOOR AREA	8,200 S.F.	- UNIT TYPE "A" (HC)	566 S.F. 3 UNITS
- SECOND FLOOR AREA	10,500 S.F.	- UNIT TYPE "B"	542 S.F. 44 UNITS
- THIRD FLOOR AREA	10,500 S.F.	- UNIT TYPE "C"	562 S.F. 6 UNITS
- FOURTH FLOOR AREA	10,500 S.F.	- UNIT TYPE "D"	606 S.F. 4 UNITS
TOTAL = BUILDING AREA	39,700 S.F.	TOTAL UNITS AREA=	31,342 S.F. 57 UNITS

NO.	DATE	REVISIONS

D-ARCHITECTURE
 8977 GARDNER DRIVE, NANAIMO, BC V1Y 1H4
 TEL: 250-252-1181 • 21 PRIDEAUX STREET, NANAIMO, BC V1Y 1H4
 DAN KISHINEVICH ARCHITECTURE INC.

SCALE: 1/32" = 1'-0"
 SHEET NO. 10 OCT 17
 PROJECT: 20 PRIDEAUX STREET NANAIMO, BC

CLIENT: MBSHS
 PROJECT NO.: 2644

SITE PLAN
 RECEIVED
 DP 1062
 2017-OCT-12
A1.1

ATTACHMENT D BUILDING ELEVATIONS



EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
1	[White Box]	HARDIE PANEL SIDING CUSTOM COLOR
2	[Horizontal Lines Box]	6" HARDIE PLANK SIDING
3	[Dark Gray Box]	HARDIE PANEL SIDING GENTLE GRAY ED644
4	[Window Icon]	VINYL WINDOW
5	[Door Icon]	ALUMINUM STORE FRONT WINDOW & DOOR
6	[Railing Icon]	ALUMINUM & GLASS RAILING
7	[Truss Icon]	TIMBER TRUSS
8	[Stone Icon]	CULTURE STONE VENEER

NOTE:
This drawing is an indication of service to the property. It is not intended to be used for construction purposes and is not to be used for any other purpose without the written consent of the architect. The architect shall not be responsible for any errors or omissions in this drawing. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect shall not be responsible for any delays or costs incurred by the client in obtaining such permits and approvals. The architect shall not be responsible for any damage to the property or any other loss resulting from the use of this drawing. The architect shall not be responsible for any other matter not specifically mentioned in this drawing. The architect shall not be responsible for any other matter not specifically mentioned in this drawing.

NO.	DATE	REVISIONS

PRELIMINARY

D-ARCHITECTURE
6377 IDARUS DRIVE, NANAIMO, BC V9Y 1N4
TEL: 250-955-1991, E: PIRJUELI@D-ARCH.COM
DARYLEIGH PIJUELI ARCHITECTURE INC.

SEAL: _____

CONSULTANT LOGO: _____

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

DRAWN: _____

CHECKED: _____

DATE: 27 NOV 17

PROJECT: 20 PRIDEAUX STREET
NANAIMO, BC

CLIENT: MBSHS

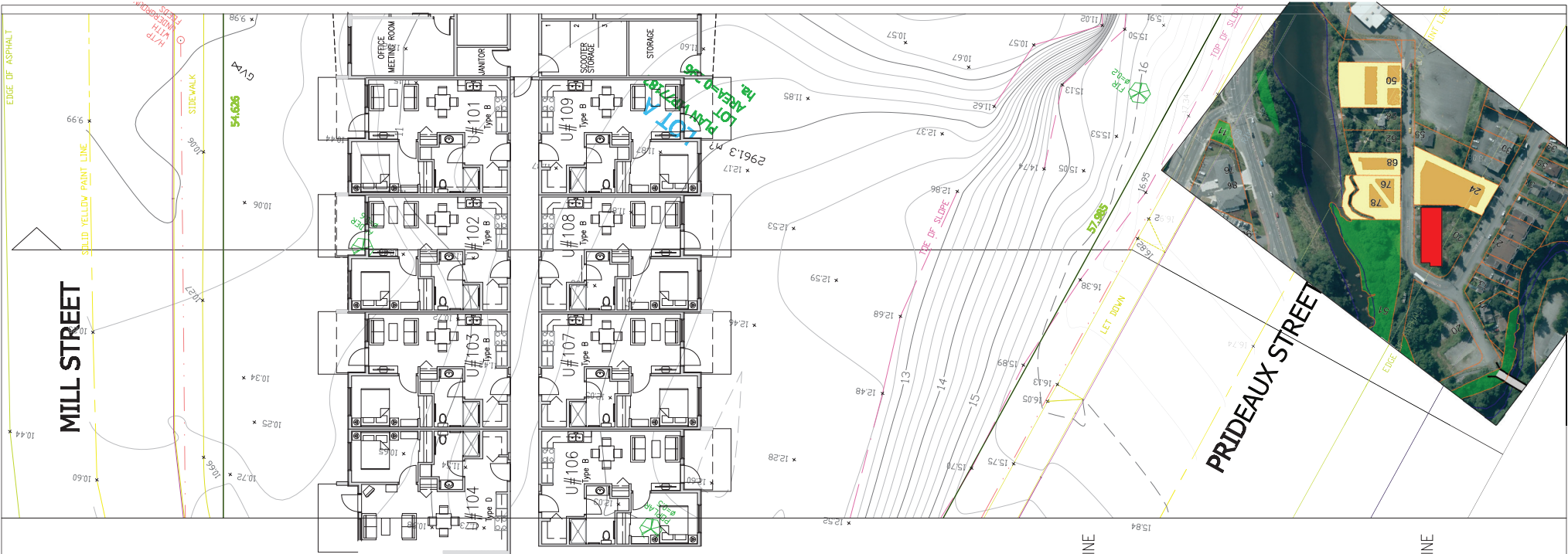
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SHEET TITLE: ELEVATIONS

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2017-NOV-27
DARYLEIGH PIJUELI ARCHITECTURE INC.

SHEET NO.: **A4.1R**

REVISION: _____



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NO.	DATE	REVISIONS



D-ARCHITECTURE
 6377 CHARLE DRIVE, NANAIMO, BC V9Y 1N4
 TEL: 250-933-1991, E: PIRDEAUX@D-ARCH.COM
 DARVELUSH PIRDEAUX ARCHITECTURE INC.

PRELIMINARY

SKL

CONSULTING LOG

SCALE: 1/8"=1'-0"
 DRAWN:
 CHECKED:
 DATE: 27 NOV 17

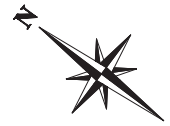
PROJECT:
 20 PRIDEAUX STREET
 NANAIMO, BC

CLIENT:
 MBSHS
 PROJECT NO.: 2644

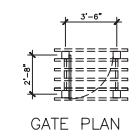
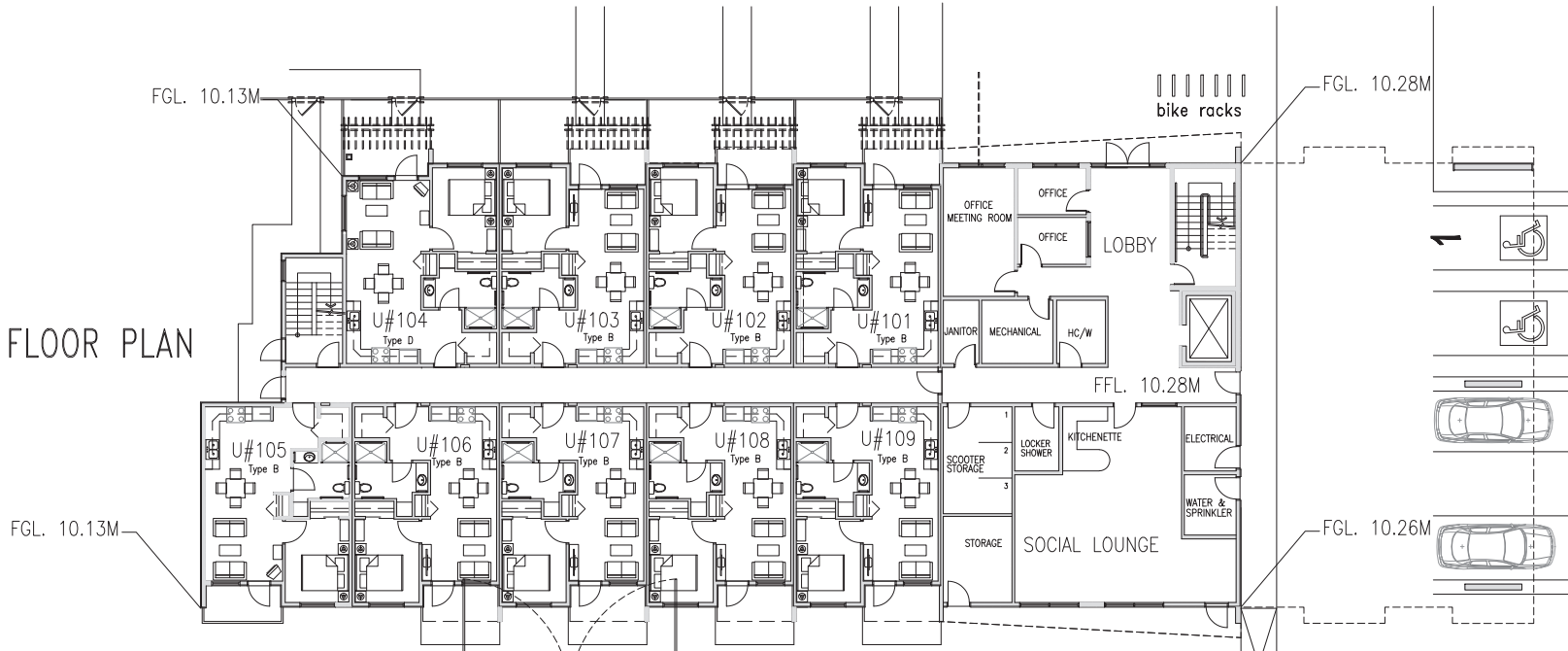
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 2017-NOV-27

SHEET NO.:
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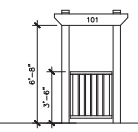
ATTACHMENT E SITE DETAILS - ARBOUR GATE AND GARBAGE ENCLOSURE



MAIN FLOOR PLAN

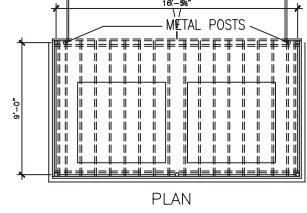
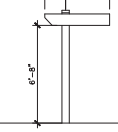


- 6x6 CEDAR PAINTED COLUMNS
- 2x10 CEDAR PAINTED JOISTS
- 3' BLACK ALUMINUM GATE

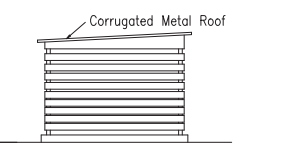
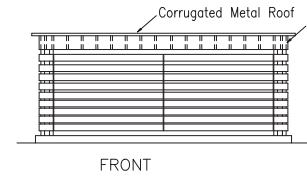
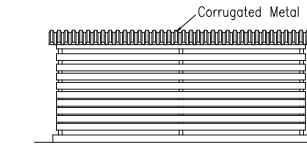


PERGOLA PLAN AT PATIO

- 6x6 CEDAR PAINTED COLUMNS
- 2x10 CEDAR PAINTED JOISTS



GARBAGE ENCLOSURE



MAIN FLOOR

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NO.	DATE	REVISIONS



D-ARCHITECTURE
6377 HARBOUR DRIVE, NANAIMO, BC V9V 1N4
TEL: 250-932-1991 | EMAIL: PIRDSUELI@D-A.COM
DARYL DUSH PIRDSUELI ARCHITECTURE INC.

PRELIMINARY

SOIL

CONSULTANT LOG

SCALE
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CHECKED
DATE
27 NOV 17

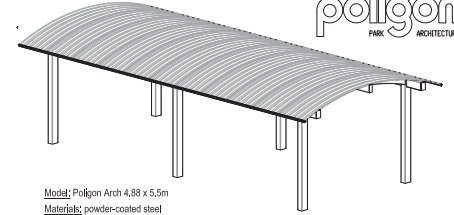
PROJECT
20 PRIDEAUX STREET
NANAIMO, BC

CLIENT
MBSHS
PROJECT NO.
2644

SHEET TITLE
MAIN FLOOR PLAN
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DP1062
2017-NOV-27

SHEET NO.
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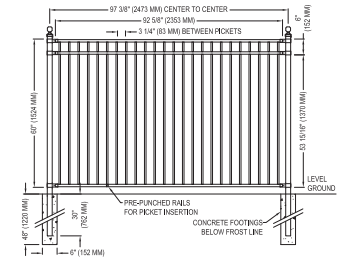
ATTACHMENT F LANDSCAPE PLAN



Model: Polygon Arch 4.88 x 5.5m
Materials: powder-coated steel
Options: integral gutter; colour to complement bldg

Arch	Model	Material	Options
Arch 1	Model 1	Material 1	Options 1
Arch 2	Model 2	Material 2	Options 2
Arch 3	Model 3	Material 3	Options 3
Arch 4	Model 4	Material 4	Options 4
Arch 5	Model 5	Material 5	Options 5
Arch 6	Model 6	Material 6	Options 6
Arch 7	Model 7	Material 7	Options 7
Arch 8	Model 8	Material 8	Options 8
Arch 9	Model 9	Material 9	Options 9
Arch 10	Model 10	Material 10	Options 10

Proposed Amenity Shelter



POST RAILS AND PICKETS:
- EXTRUDED MARINE ALUMINUM
- CHROMATE CONVERSION COATING
- ELECTROSTATICALLY APPLIED
- THERMALLY BONDED POLYESTER POWDER COATING
- MINIMUM PLATE THICKNESS 2.5 MM
- LOCKING PICKETS TO ELECTROSTATICALLY APPLIED
- PICKETS: 1" X 1" (25 MM X 25 MM), 180 WALL
- PICKETS: 5/8" X 5/8" (16 MM X 16 MM), 0.80 WALL
- FITTINGS: 12 GAUGE STAMPED
- WELDING: ALL WELDS
- STANDING PANEL WIDTH: 92.5" (2353 MM)
- WARRANTY: 5 YEARS
- UPON REQUEST:
- EXTENDED WARRANTY AVAILABLE.

Proposed PL and Mill St Patio Fencing

Candidate Plant List

Non-native Trees (2.5m Ht - 6m cal)	paperbark maple (2.5m)	Native Shrubs (#1 @ 1-1.2m OC)
Acer glabrum - seedling	paperbark maple (2.5m)	Cornus villosa
Acer rubrum - 2nd year	paperbark maple (2.5m)	Gaultheria procumbens
Ailanthus altissima - 100 ft	W. Norway spruce - 6m cal	Malva sylvestris
Pinus serotina - 100 ft	Columnar cherry - 6m cal	Rhododendron macrocarpum
Pinus strobus - 100 ft	Albion cherry - 6m cal	Ribes sanguineum 'King Edward VII'
Pinus strobus - 100 ft		Rosa moschata
Non-native Shrubs (#2-3 @ 1-1.2m OC)		Native Groundcovers (#1 @ 0.8-1.2m OC)
Asplenium platyneuron	BP azalea	Arctostaphylos uva-ursi
Asplenium platyneuron	Calluna heath	Androsace
Asplenium platyneuron	AP Median mock orange	Androsace
Asplenium platyneuron	dwaf magpie pine	Androsace
Asplenium platyneuron	Yucca	Androsace
Asplenium platyneuron	OL Burn	Androsace
Asplenium platyneuron	Partridge bush	Androsace
Asplenium platyneuron	Caroline rose	Androsace
Asplenium platyneuron	Golfline spirea	Androsace
Asplenium platyneuron	Hills new	Androsace
Asplenium platyneuron	Dunk's aluminum	Androsace
Groundcovers, Perennials, Grasses (#1 @ 0.8-1.2m OC)		
Erba danthonia 'Kosov's Red'	water heather	
Festuca ovina 'Soudan Blue'	blue fescue	
Hieracium ampelodes	blue oligone	
Lonicera xylosteum 'Cl. Grey'	lavender	
Penstemon alpestris 'Valeport'	leather grass	



General Landscape Notes

- This drawing is preliminary - NOT FOR CONSTRUCTION.
- All proposed landscape works to be in accordance with BCSLA/BCNTA Landscape Standard, latest edition.
- All planting beds to be drip irrigated, warranted and maintained for 2 years from substantial performance of the landscape work.
- Retaining walls, stairs and railings to be detailed by architectural during detailed design.
- Refer to civil for proposed site grading and drainage design.
- Proposed location for street trees - schematic. Subject to detailed design and approval by C of Nanaimo.
- Proposed plant varieties subject to availability. Spacing and sizes:

Non-native Trees: 6m cal - Street trees to BC Hydro small tree recommendations.
Non-native (ornamental) Shrubs: min. #2 pot, 90cm - 1.5m O.C.
Groundcovers, Perennials, Grasses: #1 pot, 30 - 80cm O.C.
Native Restoration Plants: G. oaks; #3-6 pot, Understorey shrubs #1 - #2 @ ±60 - 90cm O.C.

Revisions	Date	Details	Init.
22/11/17	Revised to Comp. Letter	JPH	
09/10/17	Revised to ADP comment	JPH	
04/07/17	Draft DPA	JPH	

Benson View Seniors Residence - 20 Prideaux St, Nanaimo Preliminary Landscape Plan



JPH Consultants Inc.
434 Millon Street Nanaimo BC V9R 2L1
Phone: 250-754-6587 Cell: 250-714-6586

RECEIVED
DP 1062
2017-NOV-27

Project: 17-Benson View
Date: 04/07/17
Drawn: JPH Checked: DF
Scale: 1:150
Sheet: L1 of 1

ATTACHMENT G
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001062

