

DATE OF MEETING | November 16, 2020 |

AUTHORED BY | LAINY NOWAK, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1176 –
611 KENNEDY STREET |**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a two-storey, multi-family residential building with four dwelling units at 611 Kennedy Street.

Recommendation

That Council issue Development Permit No. DP1176 at 611 Kennedy Street with a variance to increase the maximum allowable percentage of small-car parking spaces from 40% to 100%.

BACKGROUND

A development permit application, DP1176, was received from Shining Knight Construction Inc., on behalf of Irvine Ventures Ltd., in order to permit a multi-family residential development at 611 Kennedy Street.

Subject Property and Site Context

<i>Zoning</i>	R14 – Old City Low Density (Fourplex) Residential
<i>Location</i>	The subject property is located on the south side of Kennedy Street, between Hecate Street and Victoria Road.
<i>Lot Area</i>	714m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 8 – Old City Neighbourhood; and, Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Old City Multiple Family Residential Design Guidelines
<i>Old City Neighbourhood Plan</i>	Sub Area 3 – Multi-Family Low Density

The subject property is located within the Old City Neighbourhood Plan area. The existing single family dwelling on the lot will be removed through redevelopment. The surrounding neighbourhood is a mix of low-density residential uses.

The lot is long, narrow, and approximately 17m wide and 43m deep. It is slightly sloped upward from the front to the rear of the lot. There is a public walkway immediately adjacent to the property, to the west, with lane access to the rear. The E&N railway corridor is located further west of the public walkway.

DISCUSSION

Proposed Development

The applicant is proposing an infill development consisting of a single, two-storey, multi-family residential building. Four ground-oriented residential units with two bedrooms and approximately 112m² of gross floor area each are proposed. The R14 zone permits up to four dwelling units with a maximum floor area ratio (FAR) of 0.65. The proposed FAR is 0.64 with a gross floor area of approximately 458m².

Site Design

The proposed units are located in the centre of the site with direct pedestrian connection to Kennedy Street and to the rear lane. Each unit is proposed to have its own fenced-in amenity space located on either side of the staircases. An accessible walkway is provided along the eastern side, providing access from the sidewalk to the rear parking area and units.

Six small-car parking spaces are provided at the rear of the lot and are accessed from the lane. There is one electrical vehicle charging outlet. Long-term bicycle storage is provided within each unit, under the staircases, with access to an electrical outlet for electric bicycle charging.

Building Design

The proposed building is two storeys in height, with access to each unit from large covered porches facing the street and the lane. The proposed building design complements the general massing and character of the existing housing in accordance with the Old City Design Guidelines.

The building incorporates a craftsman architectural style with large rectangular windows that have wide trim, and transoms with mullions. Horizontal siding is proposed with substantial roof overhangs, craftsman-style doors, and tapered columns with substantial bases. Corbels to enhance the gable ends and shingled roofing are also proposed to achieve the intended aesthetic of the Old City Neighbourhood.

Landscape Design

The landscape plan includes a rain garden that will act as a buffer along the west property line, and a row of hedges beside an internal walkway along the east property line. Shrub plantings are proposed for each unit's amenity areas.

The entire site is proposed to be fenced, except for the rear lot line abutting the lane. The proposed fence style is a picket fence with gates in areas necessary for pedestrian movement. The height of the fence varies from 1.2m along the front to 1.8m along the sides. The refuse receptacles will be stored in an enclosed area under the porch at the front of the property and within a fenced area at the rear.

Design Advisory Panel

In response to health advisories regarding COVID-19, Design Advisory Panel (DAP) meetings were cancelled at the time this application was initially under review. This application was reviewed by Staff and comments were provided on building and landscape design:

Building Design Recommendations:

- Strengthen the craftsman design theme by adding trim details typical of that style; and
- Use windows more typical of the craftsman style.

Landscape Design Recommendations:

- A more cohesive landscape design that treats the site holistically is needed;
- More plant material including trees is needed. Existing trees should be retained where possible;
- Some landscape buffering should be provided between this development and the neighbour to the east;
- Traditional landscape structures that reiterate the building's craftsman design style could be used, i.e., craftsman-style fences, gates, trellises, etc., which could also incorporate hedges and vines;
- Consider engaging a qualified landscape professional familiar with designing storm water management/landscape features like rain gardens and bioswales; and
- Add windows to the sides of the building.

The applicant incorporated design changes to strengthen the craftsman style, such as adding corbels in all gable ends and mullions in the transoms of the windows. The applicant also resubmitted an improved landscape plan with a rain garden, additional trees, and site lighting in response to Staff comments. The proposal is consistent with the relevant design guidelines and staff recommend approval of the development permit.

Proposed Variances

Parking Spaces

The maximum allowable amount of small-car parking spaces is 40% of the required parking (two spaces). The applicant is proposing 100% of the required parking (six spaces) be small-car parking spaces; a proposed variance of 60% (four spaces).

The width of the subject property does not allow for the minimum required standard vehicle parking stall length in addition to a two-way drive aisle. No negative impact is anticipated. Staff support the requested variance.

SUMMARY POINTS

- Development Permit Application No. DP1176 is for a two-storey multi-family residential building with four dwelling units at 611 Kennedy Street.
- A variance to increase the maximum allowable small-car spaces is requested.
- Staff support the proposed variance.

ATTACHMENTS

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

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

City of Nanaimo “Off-Street Parking Regulations Bylaw No. 2018 No. 7266”, is varied as follows:

1. *Section 4.3 ‘Small Car Spaces’* – to increase the maximum allowable percentage of small car parking spaces from 40% to 100%.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the proposed Site Plan prepared by Open Interiors Inc., dated 2020-OCT-26, as shown on Attachment D.
2. The development is in substantial compliance with the proposed Building Elevations prepared by Open Interiors Inc., dated 2020-JUL-16, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the proposed Landscape Plan and Details prepared by Bradford Greenhouses Garden Gallery, received 2020-OCT-27, as shown on Attachment F.

ATTACHMENT B
CONTEXT MAP

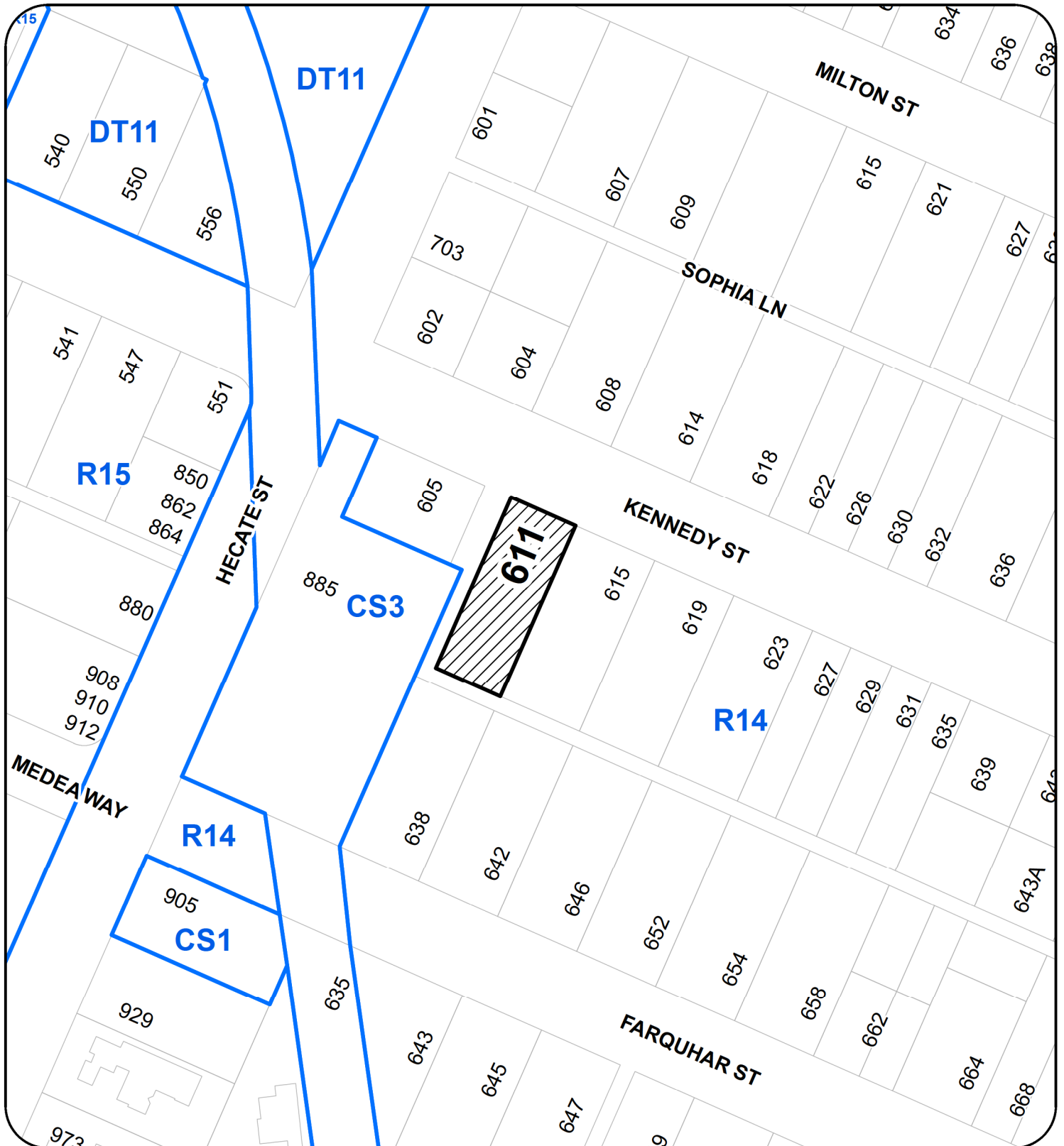


N



611 KENNEDY STREET

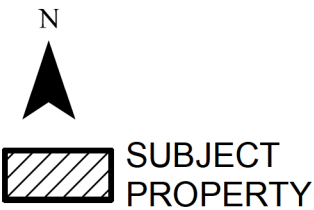
ATTACHMENT C
LOCATION PLAN



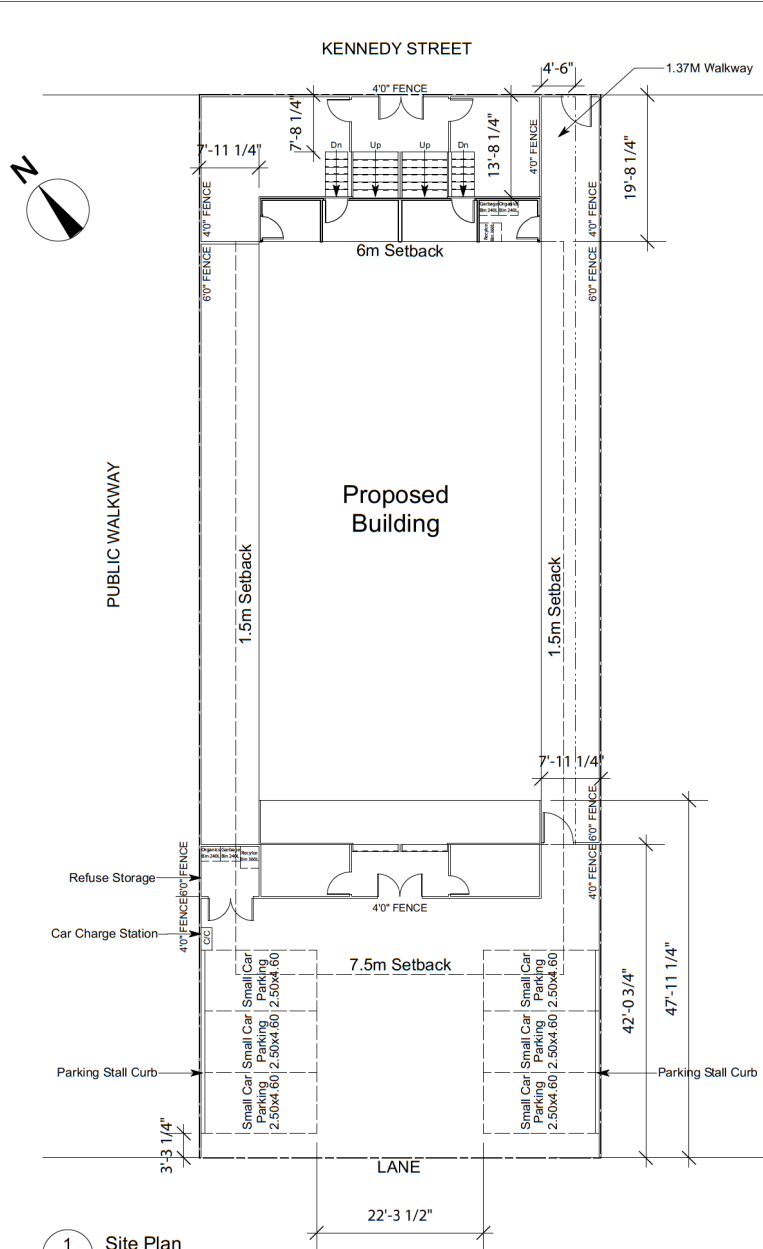
DEVELOPMENT PERMIT NO. DP001176

LOCATION PLAN

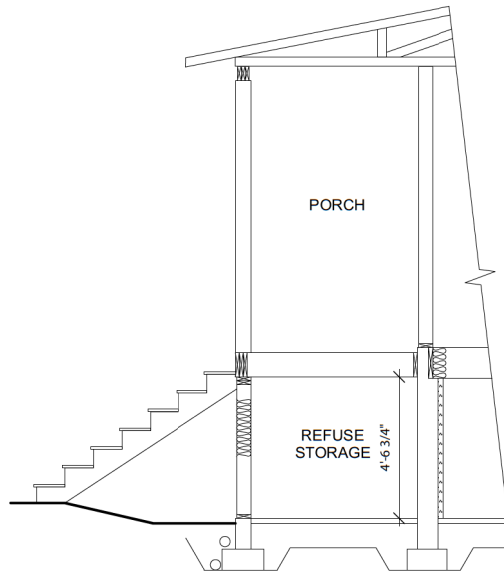
Civic: 2555 BOWEN ROAD
Legal: LOT 2, SECTION 20, RANGE 6
MOUNTAIN DISTRICT, PLAN VIP73505



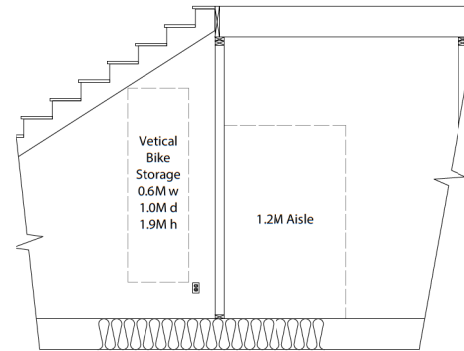
ATTACHMENT D SITE PLAN



1 Site Plan
Scale: 1:200



2 Refuse Storage Section
Scale: 1/4" = 1'-0"



3 Bike Storage In Units Section
Scale: 1/4" = 1'-0"

General Notes

- These drawings are the property of Open Interiors Inc. and may not be copied or reproduced in any manner other than that defined on the drawings without express written permission.
- Do not scale the drawings. Larger scale drawings shall take precedence over small scale drawings.
- Construction procedures and materials shall conform to the current edition of the B.C. Building Code, and all addenda there to as well as all local Bylaws and Regulations.
- The Contractor shall verify all lines, levels, surveys, dimensions, and location of all services before commencing construction. Commencement of construction shall constitute acceptance of conditions as satisfactory.
- The Owner shall obtain the municipal building permit. The Contractor shall obtain all other required permits.
- Dimensions are taken at face or centre line of walls as indicated, and top of slab, subfloor or plate, or at underside of lintel as indicated.
- The Contractor shall visit the site and ascertain all physical conditions affecting the contract. No claim shall be considered with respect to problems that the site inspection would have disclosed.
- Safety, care of adjacent properties during construction, and compliance with regulations regarding safety shall be the responsibility of the Contractor.
- All materials purchased for and delivered to the site shall remain on site.
- The Contractor shall consult the Designer if at any time a variation in the construction or in quality of materials as specified would, in his judgement, be beneficial or expedite the execution of his work or that of other trades.
- Substitutions in materials or methods of construction, when necessary because of material shortages or in order to avoid serious delays, may be made only after consultation with and receipt of written approval from the designer.
- Workmanship shall be best quality and good trade practice, executed by workers experience and skilled in respective duties for which they are employed. Immediately notify Consultant if required Work is such as to make it impractical to produce required results.
- Framing Lumber shall be SPF No.2 or Better unless noted otherwise

Construction Notes

- All walls to be W4 unless otherwise noted
- Suites to have the following:
 - Own water shut off
 - No connected HVAC or venting
 - Interconnected smoke/heat
- Mechanical
 - Forced Air Furnace
 - 50 gal hot water tank


Open Interiors
interiors inc.
 3011 Meadow Drive
 Nanaimo BC VSR 7C6
 info@openinteriors.ca

RECEIVED
DP1176
2020-OCT-27
 Current Planning

NOTICE OF PROPRIETARY INFORMATION
 THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPEN INTERIORS AND SHALL NOT BE REPRODUCED, COPIED OR USED DIRECTLY OR INDIRECTLY FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF OPEN INTERIORS

Revision	Date	By
1. Client Review	Nov 06.18	JL
2. Issued for Preliminary Pricing	Nov 20.18	JL
3. Client Review	Feb 11.19	JL
4. Client Review	Apr 12.19	JL
5. Issued for Preliminary Pricing	Sept 17.19	JL
6. Issued to Consultants	Dec 04.19	JL
7. Issued for Permit	Jan 31.20	JL
8. Issued for Revisions	Jul 13.20	JL

Project Name
Irvine Ventures
 611 Kennedy, Nanaimo, BC

Drawing Name
Site Plan, Bike/Refuse Sections

Drawn By
JL

Date
26.10.2020

Scale
As Noted

Revision No.
8

Sheet Number
ID01

ATTACHMENT E BUILDING ELEVATIONS



General Notes

- These drawings are the property of Open Interiors Inc. and may not be copied or reproduced in any manner other than that defined on the drawings without express written permission.
- Do not scale the drawings. Larger scale drawings shall take precedence over smaller scale drawings.
- Construction procedures and materials shall conform to the current edition of the B.C. Building Code and all addenda thereto as well as all local Bylaws and Regulations.
- The Contractor shall verify all lines, levels, surveys, dimensions, and location of all services before commencing construction. Commencement of construction shall constitute acceptance of conditions as satisfactory.
- The Owner shall obtain the municipal building permit. The Contractor shall obtain all other required permits.
- Dimensions are taken at face or centre line of walls as indicated, and top of slab, subfloor or plate, or at underside of lintel as indicated.
- The Contractor shall visit the site and ascertain all physical conditions affecting the contract. No claim shall be considered with respect to problems that the site inspection would have disclosed.
- Safety, care of adjacent properties during construction, and compliance with regulations regarding safety shall be the responsibility of the Contractor.
- All materials purchased for and delivered to the site shall remain on site.
- The Contractor shall consult the Designer if at any time a variation in the construction or in quality of materials as specified would, in his judgement, be beneficial or expedite the execution of his work or that of other trades.
- Substitutions in materials or method of construction, when necessary because of material shortages or in order to avoid serious delays, may be made only after consultation with and receipt of written approval from the Designer.
- Workmanship shall be best quality and good trade practice, executed by workers experienced and skilled in respective duties for which they are employed. Immediately notify Consultant if required Work is such as to make it impractical to produce required results.
- Framing lumber shall be SPF No.2 or better unless noted otherwise.
- Lintels over openings shall be 2x2/10 minimum unless noted otherwise.
- Built up posts shall have laminations equal in number to the laminations of the supported beam.
- Footings shall bear on solid undisturbed native soil or engineered granular fill below the frost depth.
- Engineered manufactured joists and beams shall be designed by a professional engineer licensed to practice in British Columbia. Shop drawings for engineered manufactured joists and beams shall be signed and sealed by a professional engineer licensed to practice in British Columbia.
- Engineered wood roof trusses shall be designed by a professional engineer licensed to practice in British Columbia. Shop drawings for engineered wood roof trusses shall be signed and sealed by a professional engineer licensed to practice in British Columbia.

Construction Notes

- All walls to be W4 unless otherwise noted
- Suites to have the following:
 - Own water shut off
 - No connected HVAC or venting
 - Interconnected smoke/heat
- Mechanical
 - Forced Air Furnace
 - 50 gal hot water tank

Construction Facilitator

Construction and project to be managed by Shining Knight Construction

RECEIVED
OPEN INTERIORS
2020-JUL-31
Current Planning

Revision	Date	By
1. Client Review	Nov 05.18	JL
2. Issued for Preliminary Pricing	Nov 23.18	JL
3. Client Review	Feb 11.19	JL
4. Client Review	Apr 12.19	JL
5. Issued for Preliminary Pricing	Sept 17.19	JL
6. Issued to Consultants	Dec 04.19	JL
7. Issued for Permit	Jan 3.20	JL
8. Issued for Revisions	Jul 13.20	JL

Open Interiors
PROFESSIONAL DESIGN SERVICES
3011 Meadow Drive
Nanaimo BC V9R 7G5
info@openinteriors.ca

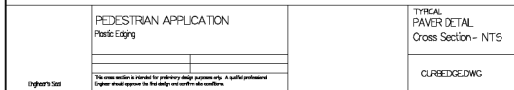
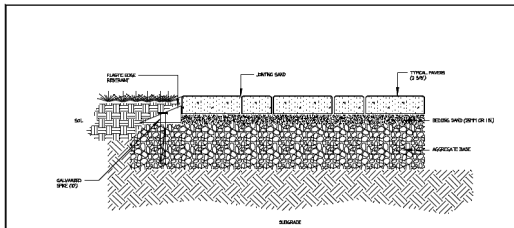
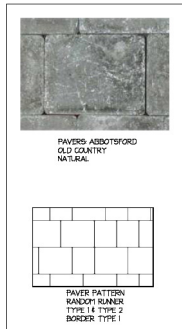
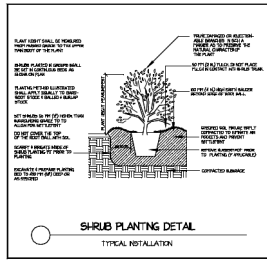
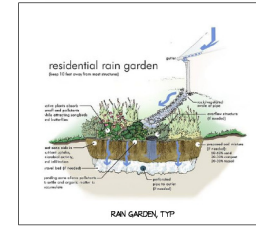
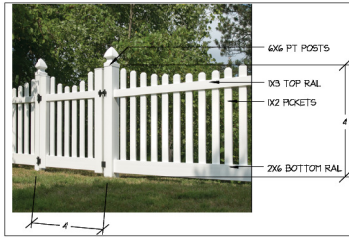
NOTICE OF PROPRIETARY INFORMATION
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF OPEN INTERIORS AND SHALL NOT BE REPRODUCED, COPIED OR USED DIRECTLY OR INDIRECTLY FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF OPEN INTERIORS

Project Name & Address
InVivo Ventures
611 Kennedy, Nanaimo, BC

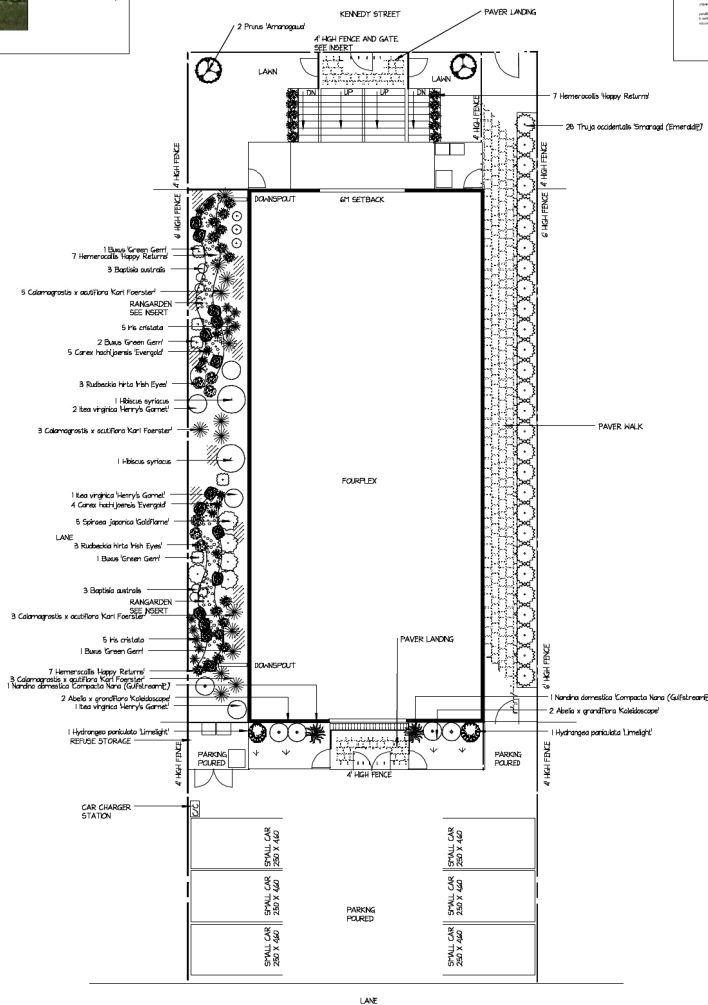
Drawing Name	
Exterior Elevations	
Drawn By JL	
Date 16.07.2020	Revision No. 7
Scale 1/4" = 1'-0"	Sheet Number ID1.9

ATTACHMENT F LANDSCAPE PLAN AND DETAILS

Qty	Botanical Name	Common Name
2	<i>Prunus Avonropae</i>	AMYGDALAV JAPANESE FLOERING CHERRY
3	<i>Thuja occidentalis Simeonagi (Emerald)</i>	SPRAGOLD FEDERAL DP AMERICAN ARBORVITAE
Shrubs		
4	<i>Abelia x grandiflora Kaleidoscope</i>	KALIDOSCOPE GLOSSY ABELIA
5	<i>Bassia Green Gem</i>	GREEN GEM BOWWOOD
27	<i>Cedrus deodora Crystalball (2.5L), (2.5L), (2.5L) (Proven Proven)</i>	SUGARING CRYSTALBALL SUMPERSHEET (Proven Proven)
2	<i>Hibiscus syriacus</i>	ROSE OF SHARON
2	<i>Hydrangea paniculata Limelight</i>	LIGHT PANICLE HYDRANGEA
4	<i>Ilex virginica Henry's Garnet</i>	HENRY'S GARNET WICKHAM SHIFTERSORE
2	<i>Nandina domestica Compacta Nano (Gulfstream)</i>	COMPACTA NANA (GULFSTREAM) HEAVENLY BAMBOO
5	<i>Spiraea japonica Goldflame</i>	GOLDFLAME JAPANESE SPIREA
Grass and Grasses		
13	<i>Calamagrostis x acutiflora Karl Foerster</i>	KARL FOERSTER FEATHER REED GRASS
1	<i>Carex hachisiana Evergold</i>	EVERGOLD VARIEGATED JAPANESE SEDGE
Perennials and Annuals		
6	<i>Baptisia australis</i>	BLUE FALSE INDIGO
26	<i>Hemerocallis Happy Returns!</i>	HAPPY RETURNS DAYLILY
10	<i>Impatiens</i>	DWARF CRESTED IRIS
6	<i>Rubusida hirta Fish Eye</i>	RUBUS-EYES BLACK-EYED SUSAN



LANDSCAPE PLAN



NOTES

1. Theoretical Greenhouse Gas Emissions are neither an estimate nor a guarantee. They are based on current best practices and may vary based on actual use and other factors.
2. The design is intended to be used as a guide for reconstruction or change to the site. The user is responsible for ensuring that the design meets all applicable codes and requirements of all relevant authorities.
3. The user is responsible for ensuring that the design meets all applicable codes and requirements of all relevant authorities.
4. The user is responsible for ensuring that the design meets all applicable codes and requirements of all relevant authorities.
5. The user is responsible for ensuring that the design meets all applicable codes and requirements of all relevant authorities.
6. The user is responsible for ensuring that the design meets all applicable codes and requirements of all relevant authorities.
7. The user is responsible for ensuring that the design meets all applicable codes and requirements of all relevant authorities.
8. The user is responsible for ensuring that the design meets all applicable codes and requirements of all relevant authorities.
9. The user is responsible for ensuring that the design meets all applicable codes and requirements of all relevant authorities.
10. The user is responsible for ensuring that the design meets all applicable codes and requirements of all relevant authorities.

NO.	ADDITIONAL REQUIREMENTS
1.	ADULT HEADSIGHTS
2.	ADULT HEADSIGHTS
3.	ADULT HEADSIGHTS
4.	ADULT HEADSIGHTS
5.	ADULT HEADSIGHTS
6.	ADULT HEADSIGHTS
7.	ADULT HEADSIGHTS
8.	ADULT HEADSIGHTS
9.	ADULT HEADSIGHTS
10.	ADULT HEADSIGHTS



LANDSCAPE PLAN

ROBINSON
NANAIMO BC

RECEIVED
DP1176
2020-OCT-27
Current Planning

NO.	ADDITIONAL REQUIREMENTS
1.	ADULT HEADSIGHTS
2.	ADULT HEADSIGHTS
3.	ADULT HEADSIGHTS
4.	ADULT HEADSIGHTS
5.	ADULT HEADSIGHTS
6.	ADULT HEADSIGHTS
7.	ADULT HEADSIGHTS
8.	ADULT HEADSIGHTS
9.	ADULT HEADSIGHTS
10.	ADULT HEADSIGHTS

ATTACHMENT G
AERIAL PHOTO




N



DEVELOPMENT PERMIT NO. DP001176

Legend

 SUBJECT PROPERTY