

DATE OF MEETING | December 16, 2019 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1136 –
470 FRANKLYN STREET |**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a four-storey multi-family building with nine residential units.

Recommendation

That Council issue Development Permit No. DP1136 at 470 Franklyn Street with the following variances to:

- increase the building height from 12.0m to 15.3m; and
- reduce the minimum setback for a garbage enclosure adjacent to a property zoned for residential use from 3m to 0m.

BACKGROUND

A development permit application, DP1136, was received from Raymond deBeeld Architect Ltd., on behalf of Freedom 56 Investments Ltd., in order to permit a multi-family development at 470 Franklyn Street.

Subject Property and Site Context

<i>Zoning</i>	DT2 - Fitzwilliam
<i>Location</i>	The subject property is located on the north side of Franklyn Street between Selby Street and Wesley Street.
<i>Lot Area</i>	419m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Node Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development

The subject property is a small lot in the Old City Neighbourhood currently occupied by an older single residential dwelling. The property owners are exploring opportunities to relocate the existing house to another site. The surrounding neighbourhood is a mix of commercial and residential uses with retail stores to the southwest, the Selby Street Mission to the northwest, a dental clinic to the east, and a parking lot across Franklyn Street to the south.

DISCUSSION

Proposed Development

The applicant is proposing an infill development consisting of a four-storey residential building with under-the-building parking at ground level. Nine residential units are proposed, including six one-bedroom units and three two-bedroom units. A rooftop amenity space, including a patio, gardens, and elevator / stair access is proposed.

The proposed building's gross floor area is 822m², and the Floor Area Ratio (FAR) is equal to 1.96, below the maximum permitted FAR of 2.3.

Site Design

The proposed building is sited adjacent to the west property line, taking advantage of the 0m side lot lines in the DT2 zone and providing an adequate drive aisle on the east side of the property. All six required parking spaces will be provided below the building with access at ground level. Pedestrian access will be adjacent to the drive aisle entrance on Franklyn Street and will be demarcated with stamped concrete. A garbage enclosure is proposed at the north end of the drive aisle and the parking area will be gated at night for security.

Building Design

As an infill project, the building design is emphasized vertically with a reduced building footprint on the small lot. The units are oriented towards the east with no openings on the west side of the building. No balconies are provided due to the constrained nature of the lot, but the building maintains a residential character. Large windows and projecting features provide articulation along the east elevation, as well as portions of the north and south elevations. Building materials generally consist of concrete blocks, fiber cement panels, and horizontal wood cladding. The west elevation will include coloured glass fins and metal shadow castings to provide visual interest.

The ground floor of the building will contain a common lobby, a utility room, and bicycle storage. The residential units will be on the upper three floors, with three units per floor. A flat roof allows for a rooftop amenity space including green roof features. The elevator and stair access to the rooftop accentuate the southwest corner of the building.

Landscape Design

Landscaping on the site is limited to within the front yard, on the green roof, and adjacent to the garbage enclosure. The ground-level landscaping will include rows of evergreen shrubs and a tulip tree. The green roof will include different ground cover vegetation with shallow soil.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2019-MAY-23, accepted DP001136 as presented with support for the proposed variances, and provided the following recommendations:

- Consider ways to strengthen the verticality, volume, and massing of the elevator tower.
- Consider ways to simplify the bands and fins of the east elevation.

- Reconsider the reflective nature of the materials proposed for the rooftop patio and/or replace them with plants.
- Consider enhancing the garbage enclosure with landscape screening material.

The applicant has subsequently submitted revised plans to address the DAP recommendations, including the following revisions:

- The verticality of the elevator core has been strengthened by removing a horizontal fascia strip and adding coloured glass fins on the south elevation.
- White horizontal bands have been removed and the roofline has been capped with flashing.
- Landscaping added around the garbage enclosure.

Proposed Variances

Maximum Building Height

The maximum building height in the DT2 zone is 12m. The proposed building height is 15.3m; a proposed variance of 3.3m.

The additional height is requested in order to accommodate the elevator and stair access to the rooftop amenity space. The “City of Nanaimo Zoning Bylaw 2011 No. 4500” exempts green roofs and infrastructure needed to access and maintain a green roof from building height calculations, but the proposed rooftop amenity space does not meet the definition of green roof in the bylaw under ‘sustainable building technologies’. The mechanical portion of the elevator shaft above the access, however, is exempt from height calculations.

As the proposed development will occupy a constrained narrow lot, the only practical opportunity for outdoor amenity space is on the rooftop. The requested height variance will allow for access to the rooftop and is not anticipated to have a significant impact on views. The subject property is down-slope from much of the Old City Neighbourhood, and the outdoor amenity area is located to maximize views for residents and privacy for up-slope residences. Neighbouring properties are also zoned DT2 and may redevelop in the future to higher densities. The rooftop amenity space with green roof will have the added benefit of reducing the heat island effect, providing additional insulation and improving stormwater management on-site.

Garbage Enclosure Landscape Buffer

The minimum setback for a garbage enclosure adjacent to a property zoned for residential use is 3m, and the applicant is proposing a garbage enclosure setback of 0m; a proposed variance of 3m.

Given the constrained lot size, there is limited space for a garbage enclosure on the subject property that avoids impacting parking supply and the drive aisle. The proposed garbage enclosure will be adequately screened from neighbouring properties and is not anticipated to have a negative impact.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1136 is for a four-storey multi-family building with nine residential units at 470 Franklyn Street.
- Variances are requested to increase building height and reduce the setback for a garbage enclosure.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plans
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 Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 11.7.1 Size of Buildings* – to increase the maximum allowable building height from 12m to 15.3m.
2. *Section 17.3.4 Refuse Receptacles* – to reduce the minimum setback for a dumpster or container from any lot line adjoining a property zoned for residential use from 3m to 0m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared Raymond de Beeld Architect Inc., dated 2019-OCT-11, as shown on Attachment C.
2. The development is developed in substantial compliance with the Building Elevations prepared by Raymond de Beeld Architect Inc., dated 2019-OCT-11, as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plans prepared by Fred Brooks Landscape Architect, dated 2019-MAR-25 and 2019-SEP-18, as shown on Attachment F.

**ATTACHMENT B
LOCATION PLAN**



DEVELOPMENT PERMIT NO. DP001136

LOCATION PLAN

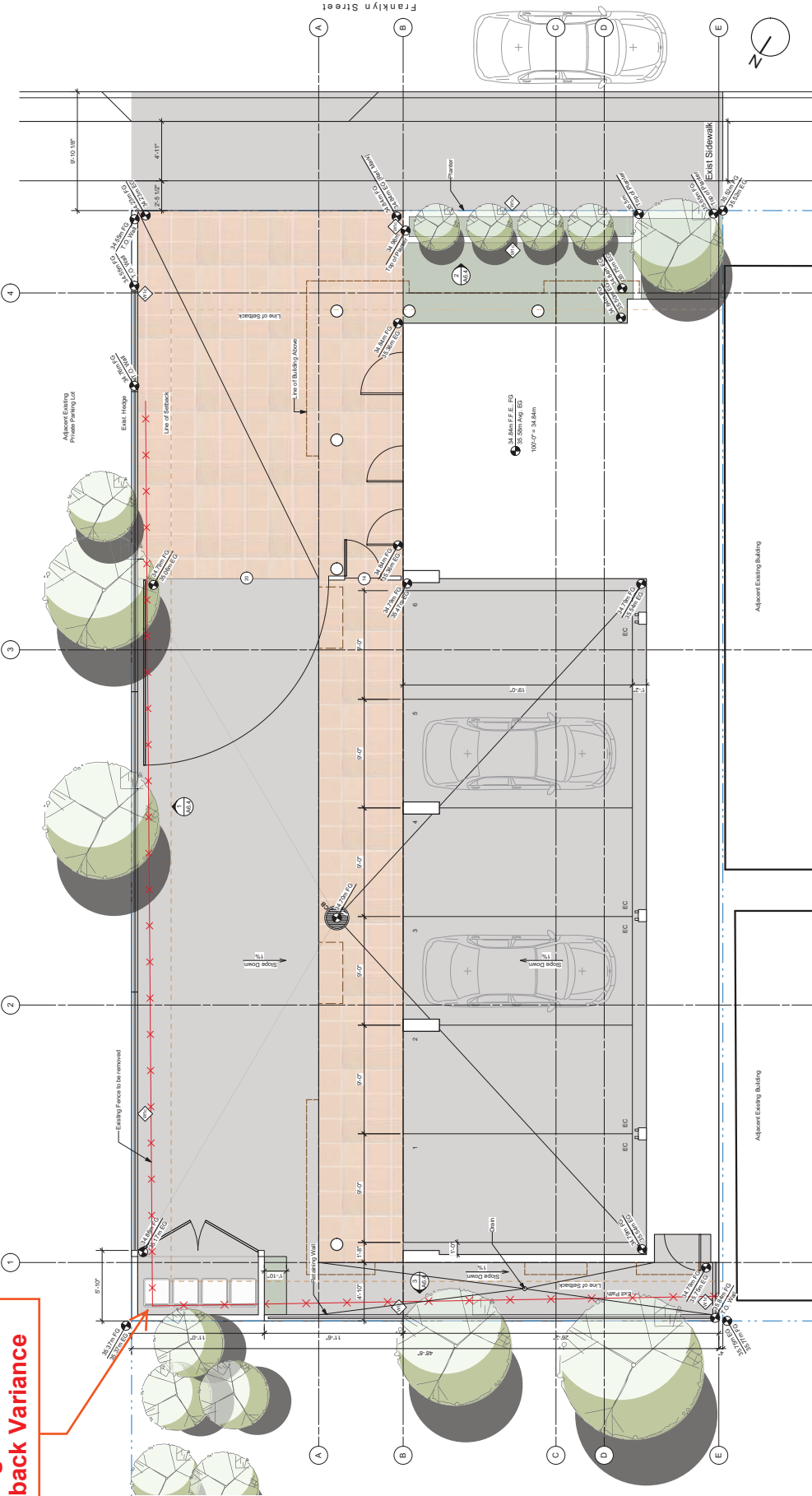
Civic: 470 FRANKLYN STREET
Legal: THE SOUTHERLY 92 FEET OF LOT 3, BLOCK 27
SECTION 1, NANAIMO DISTRICT, PLAN 584 EXCEPT
THAT PART IN PLAN 221R



Subject Property

ATTACHMENT C SITE PLAN

**Proposed
Garbage Enclosure
Setback Variance**



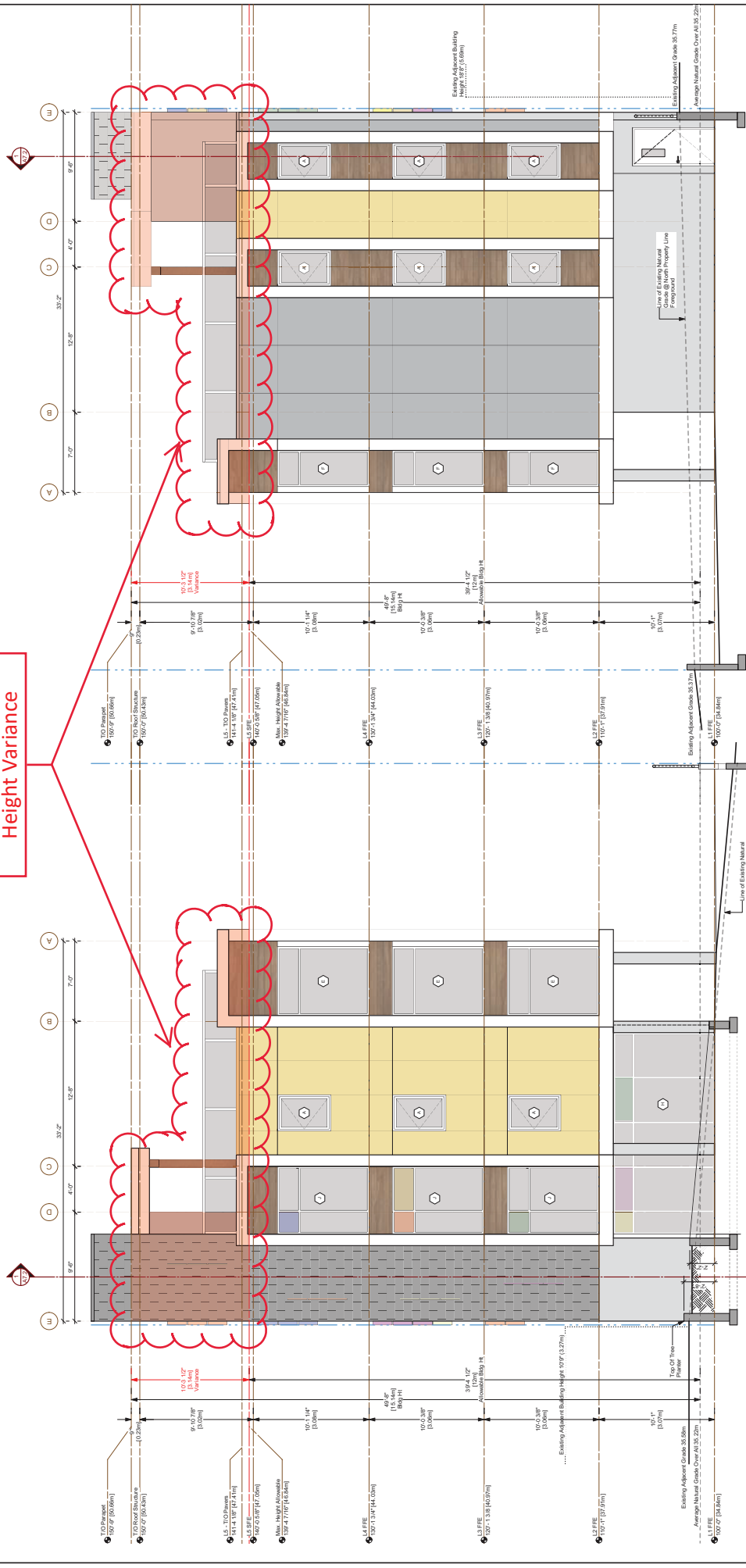
1 SITE PLAN
1/4" = 1'-0"

LEGEND:

	3-C Concrete Pavers
	Plants (see landscape)
	Concrete

SCHEDULE D BUILDING ELEVATIONS AND DETAILS

Proposed Building Height Variance

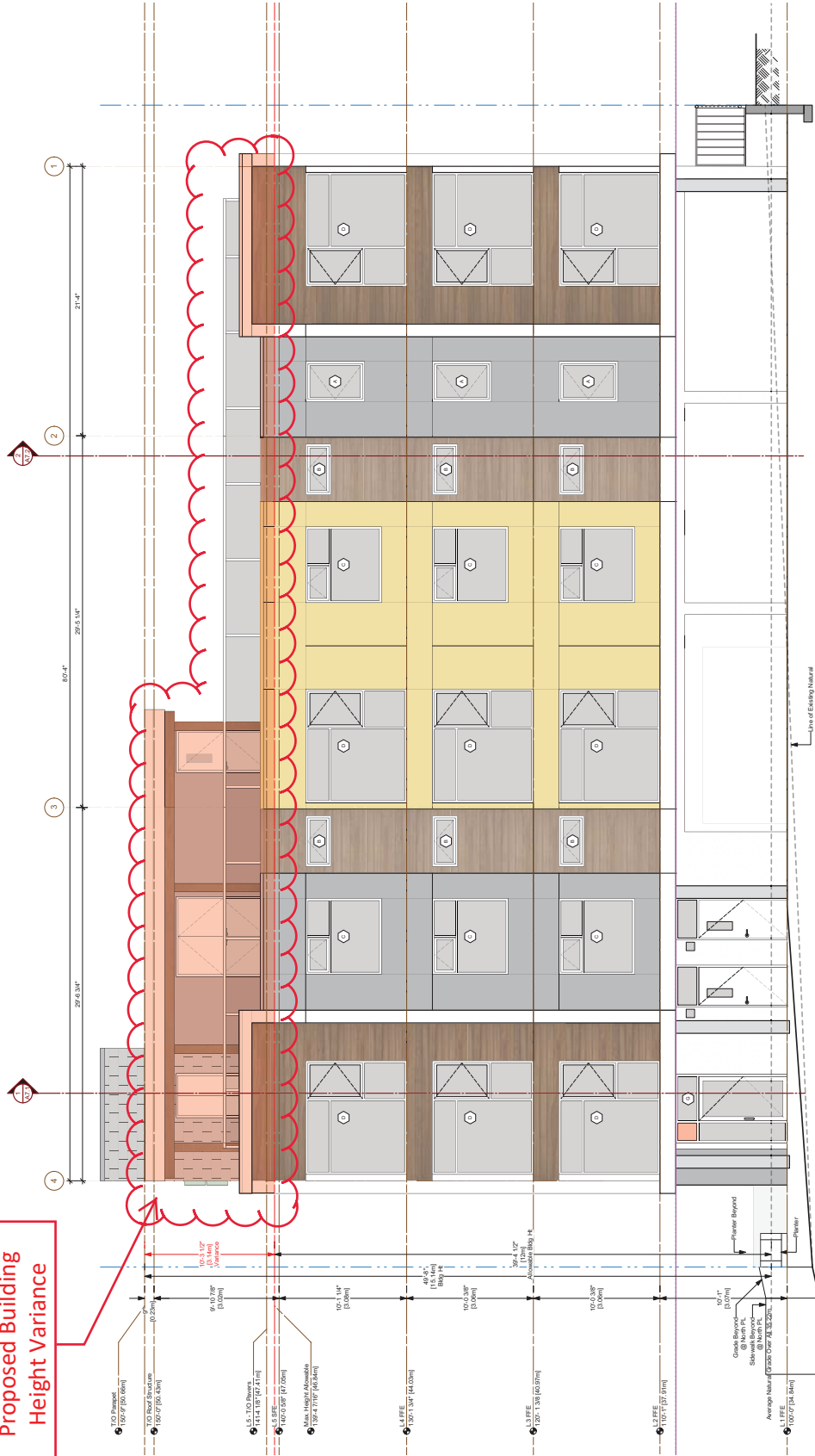


1 SOUTH ELEVATION
Scale: 1/4" = 1'-0"
- Building Height Variance

2 NORTH ELEVATION
Scale: 1/4" = 1'-0"
- Building Height Variance

RAYMOND de BEELD ARCHITECT inc. 125 Terminal Ave. North, Nanaimo, B.C. V8S 4K1 Email: RMB@rdbarchitect.ca www.rdbarchitect.ca		Corris 470 Franklin Street, Nanaimo, BC The Southerly 92 Feet Of Lot 3, Block 27, Section 1, Nanaimo District, Plan 584 Except That Part in Plan 221r		ELEVATIONS 1		PROJECT CLIENT:	
SHEET TITLE:		SHEET NO.:		NO. OF SHEETS:		DATE:	
DRAWN: RB, RH, KM, KK		CHECKED: RMB		SCALE: As Noted		PROJECT NO.: 1803	
DATE: Nov. 29, 2019		SHEET NO.: A6.1		PROJECT NO.: 1803		PROJECT NAME: 1803 470 Franklin 14 - Elev & Sect.wk	
Do not scale drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the architect immediately. This drawing is not to be used for construction without the architect's approval.							
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Proposed Building Height Variance



1 EAST ELEVATION
Scale: 1/4" = 1'-0"
- Building Height Variance

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DATE: 10/03	CHECKED: RMB
SCALE: As Noted	SHEET NO.: A6.2
DATE: Nov. 29, 2019	
PROJECT: 1803 470 Franklin 14 - Elev & Sect.wk	

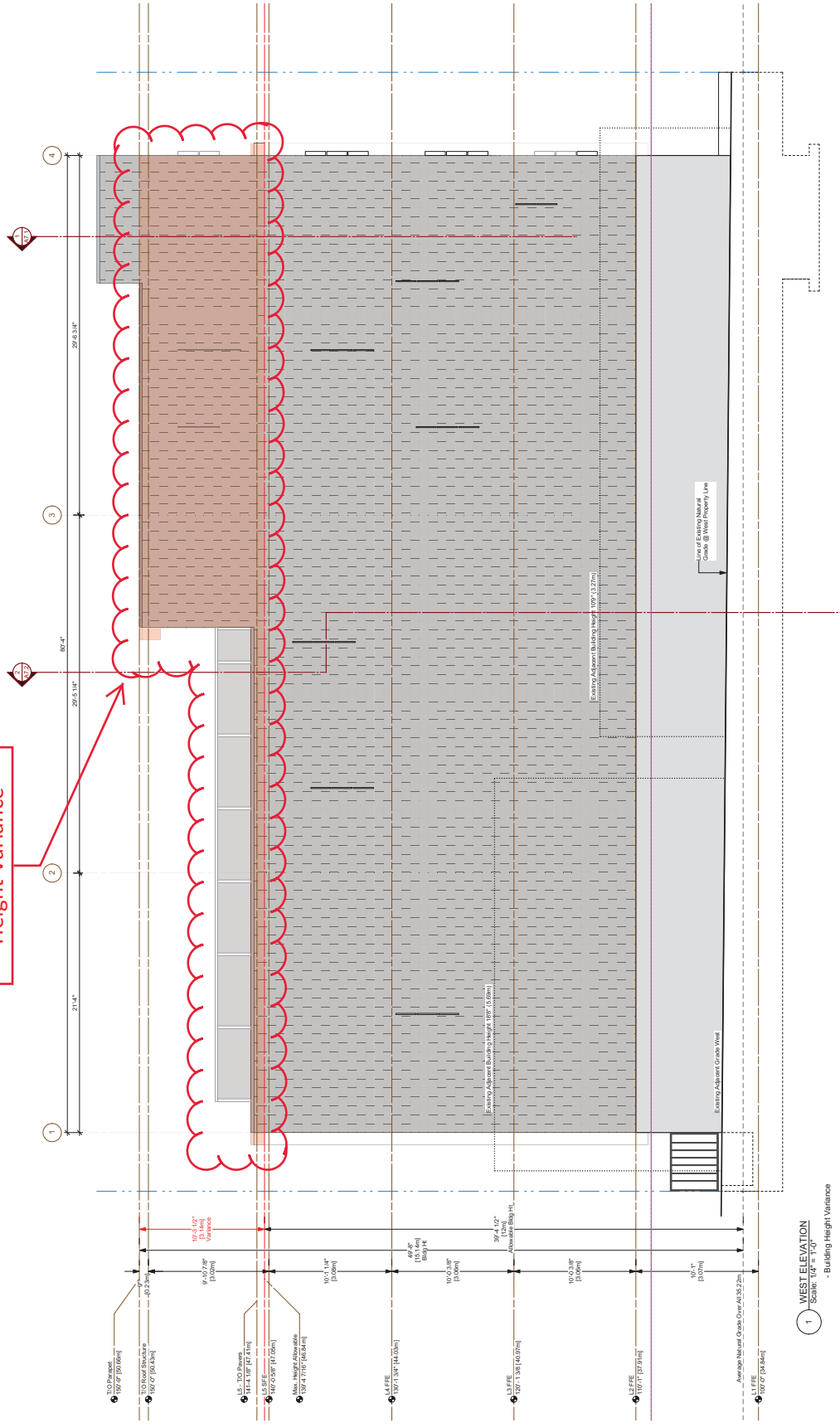
NO.	DATE	REVISION NOTES	BY	CHK.
1	2019.10.03	Issue for approval to City of Nanaimo	MB	MB
2	2019.10.03	Issue for approval to City of Nanaimo	MB	MB

ELEVATIONS 2

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Proposed Building Height Variance



1 WEST ELEVATION
Scale: 1/4" = 1'-0"
- Building Height Variance

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DRAWN RB, RH, KM, KK	CHECKED RMB
DATE 1803	SHEET NO. A6.3
SCALE As Noted	DATE Nov. 29, 2019
TITLE 1033 470 Franklin 14 - Elev & Sect.wk	

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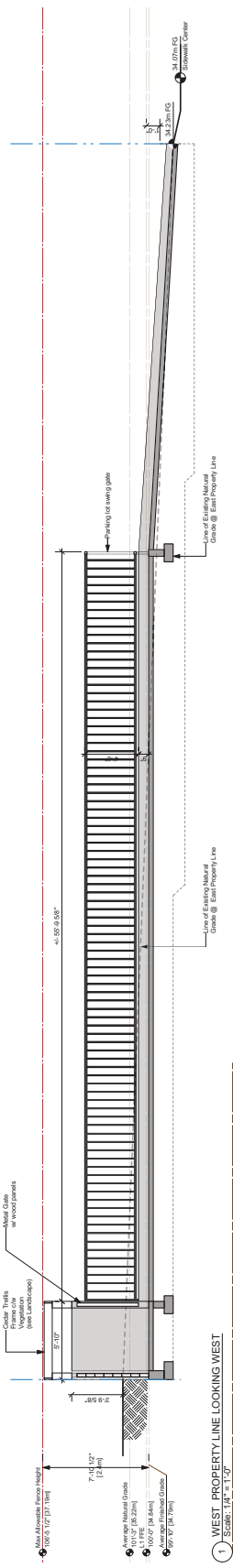
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No.	Date	Issue Number	No.	Drawn By	Reviewed By	Revision Notes
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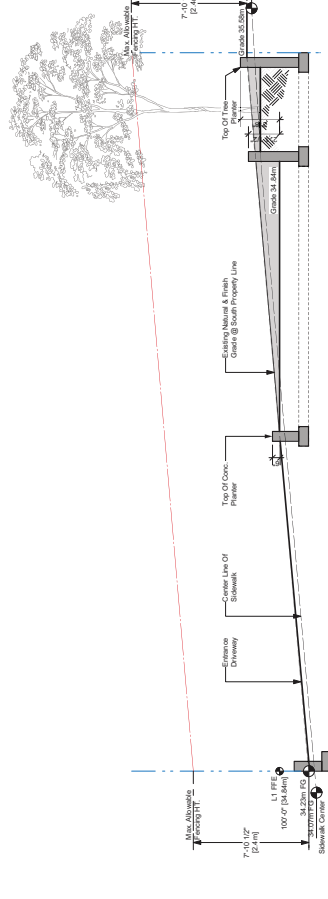
ELEVATIONS 3

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470 Franklin Street, Nanaimo, BC
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Plan 584 Except That Part in Plan 221r

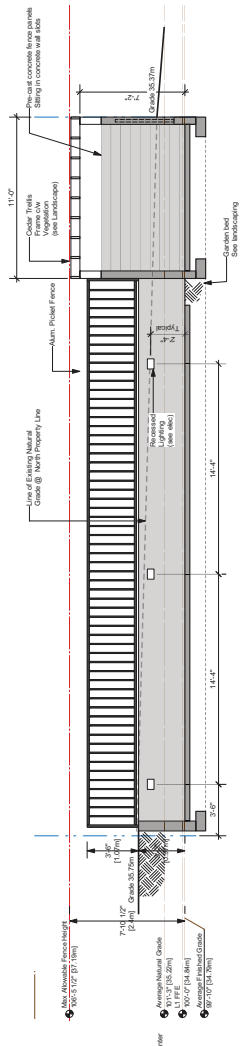
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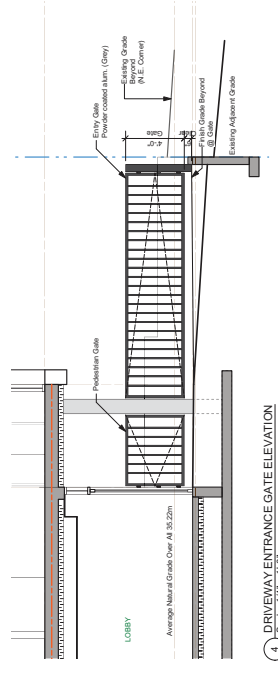
1 WEST PROPERTY LINE LOOKING WEST
Scale: 1/4" = 1'-0"



2 SOUTH PROPERTY LINE LOOKING SOUTH
Scale: 1/4" = 1'-0"



3 NORTH PROPERTY LINE LOOKING NORTH
Scale: 1/4" = 1'-0"



4 DRIVEWAY ENTRANCE GATE ELEVATION
Scale: 1/4" = 1'-0"

ATTACHMENT E BUILDING RENDERINGS

470 FRANKLYN STREET



1 SE LOW PERSPECTIVE

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RFI #	ISSUE / REVISION	DATE	BY	DESCRIPTION
001	ISSUED FOR PERMIT	2019-08-15	MM	Final Design
002	REVISION	2019-08-15	MM	Final Design
003	REVISION	2019-08-15	MM	Final Design
004	REVISION	2019-08-15	MM	Final Design
005	REVISION	2019-08-15	MM	Final Design
006	REVISION	2019-08-15	MM	Final Design
007	REVISION	2019-08-15	MM	Final Design
008	REVISION	2019-08-15	MM	Final Design
009	REVISION	2019-08-15	MM	Final Design
010	REVISION	2019-08-15	MM	Final Design
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012	REVISION	2019-08-15	MM	Final Design
013	REVISION	2019-08-15	MM	Final Design
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048	REVISION	2019-08-15	MM	Final Design
049	REVISION	2019-08-15	MM	Final Design
050	REVISION	2019-08-15	MM	Final Design

2 CONSULTANT LIST

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3 ABBREVIATIONS

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DP1136
2019-OCT-15
CORRIS ARCHITECTURE

October 10, 2019
Dp Revision 01

A0.0

470 Franklyn Street, Nantamo

Corris

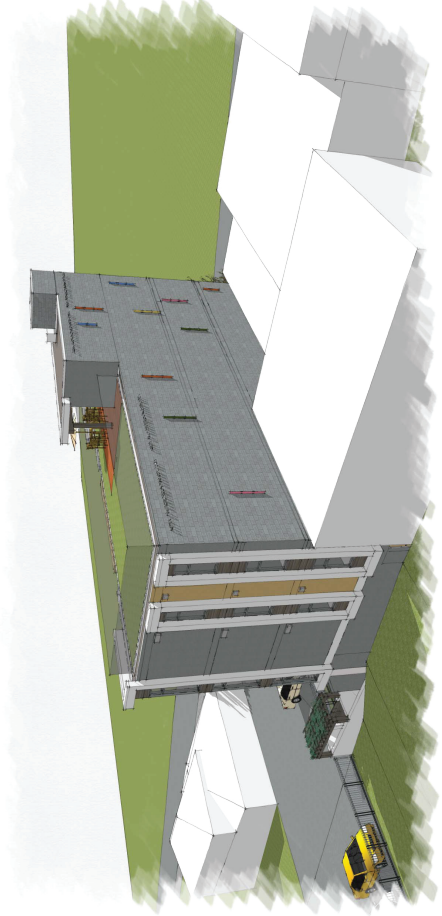
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1 North-East High View



2 North-East Low View



3 North-West High View



4 North-West Low View

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PERSPECTIVES 1

No.	Date	Issue Number	No.	Drawn	Reviewed	Scale	Checked
1	2019-11-29	Number for reference to this drawing	1	JAM/STP	DP/MS/STP	1:100	RMB
2	2019-11-29	Number for reference to this drawing					
PROJECT CLIENT				SCALE			
PROJECT TITLE				DATE			
PERSPECTIVES 1				As Noted			
				NOV. 29, 2019			
				1:100			
				A0.6			
				1503-470 Franklyn 14 - Data.vwx			

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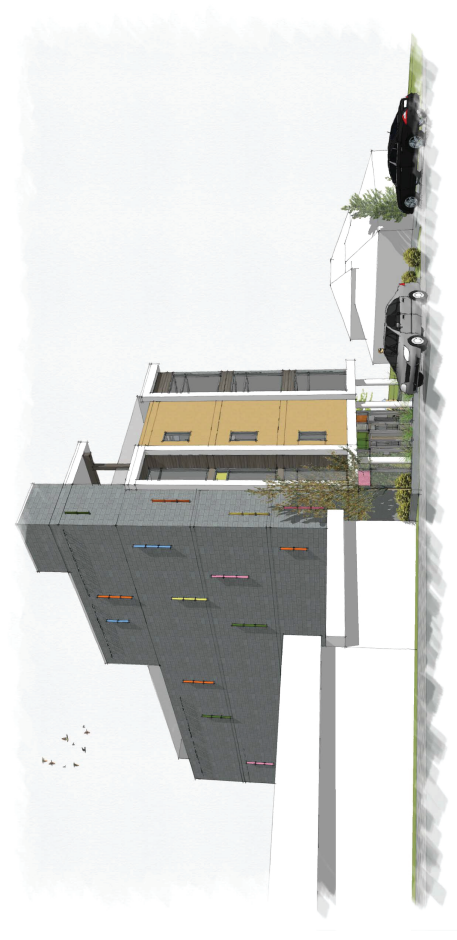
1 South-East High View



2 South-East Low View



3 South-West High View



4 South-West Low View

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PERSPECTIVES 2

NO.	DATE	South Notes	NO.	DATE	Revisions Notes	DATE (REVISED)	DRAWN	CHECKED
1	2019-10-28	Issued for pre-review to City of Nanaimo	1	2019-11-01	City of Nanaimo		RB, RH, KM, KK	RMB
2	2019-11-02	Issued for pre-review to City of Nanaimo						

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SHEET NO. A0.7

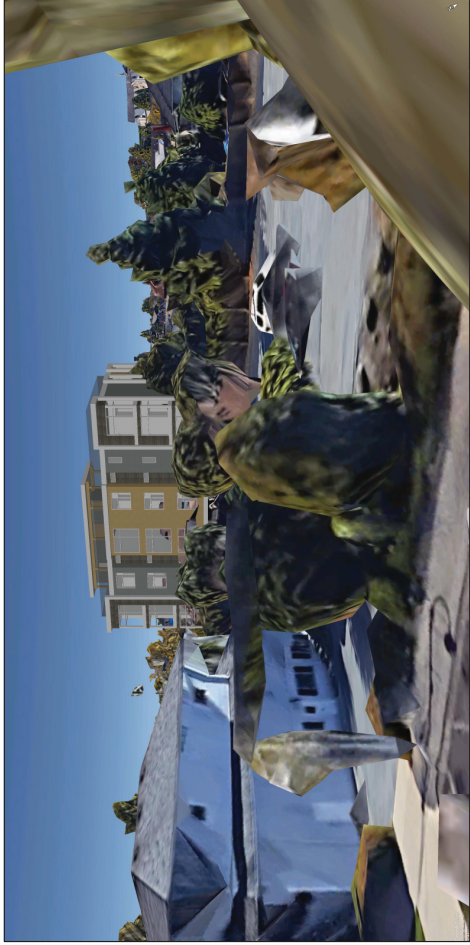
SCALE: As Noted

DATE: Nov. 29, 2019

PROJECT: 1503 470 Franklyn 14 - Data.vwx



1 North-East High View
 Note:
 - Image derived Google Earth 2018.



2 North-East Low View
 Note:
 - View from Wesley Street.
 - Image derived Google Earth 2018.



3 South-West High View
 Note:
 - Image derived Google Earth 2018.



4 View East from L5 Roof Deck
 Note:
 - Image derived Google Earth 2018.

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 The Southerly 92 Feet Of Lot 3, Block 27, Section 1, Nanaimo District,
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PERSPECTIVES 3
 w/ Google Earth

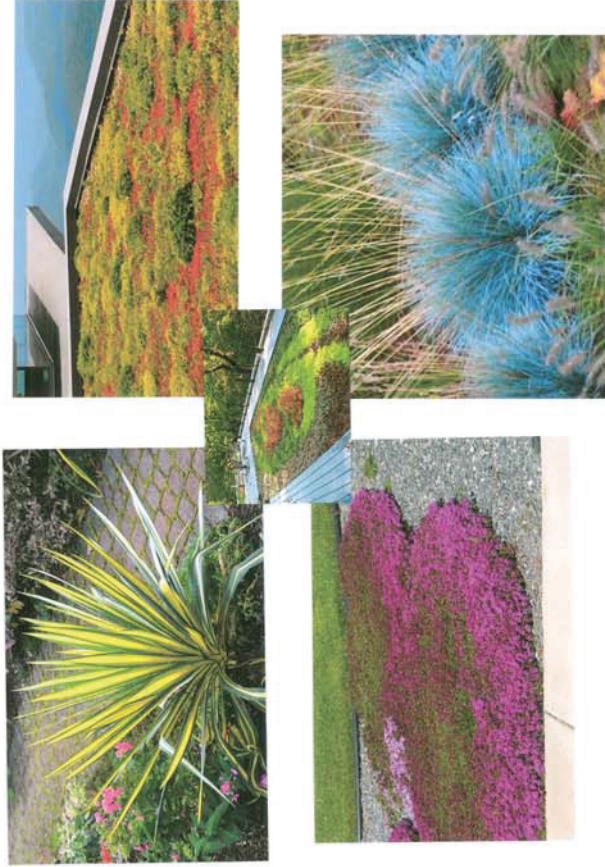
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1	2019-10-18	1	DR	DR	1:100	DR	1
2	2019-11-02	2	DR	DR	As Noted	DR	2

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DP 1136
 2019-NOV-29
 CORRISS PLANNING

SCALE: As Noted
 DATE: Nov. 29, 2019
 SHEET NO.: A0.8
 DRAWN: RB, RH, KM, KK
 CHECKED: RB
 PROJECT: 1803

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ATTACHMENT F LANDSCAPE PLANS



DRIVE AISLE

"STREET LEVEL"

CROSSOVER



470 Franklin Street, Nanaimo

LANDSCAPE PLANT LIST

KEY	CITY	RYVANCK NAME	25 March 2019	Fred Brooks BCIA	COMPOSY NAME	SIZE
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3
4	4	4	4	4	4	4
5	5	5	5	5	5	5
6	6	6	6	6	6	6
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50	50	50	50	50	50	50



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Project:
Nine Unit Residential Apartment

Address:
470 Franklin Street
Old City Quarter, Nanaimo, B.C.

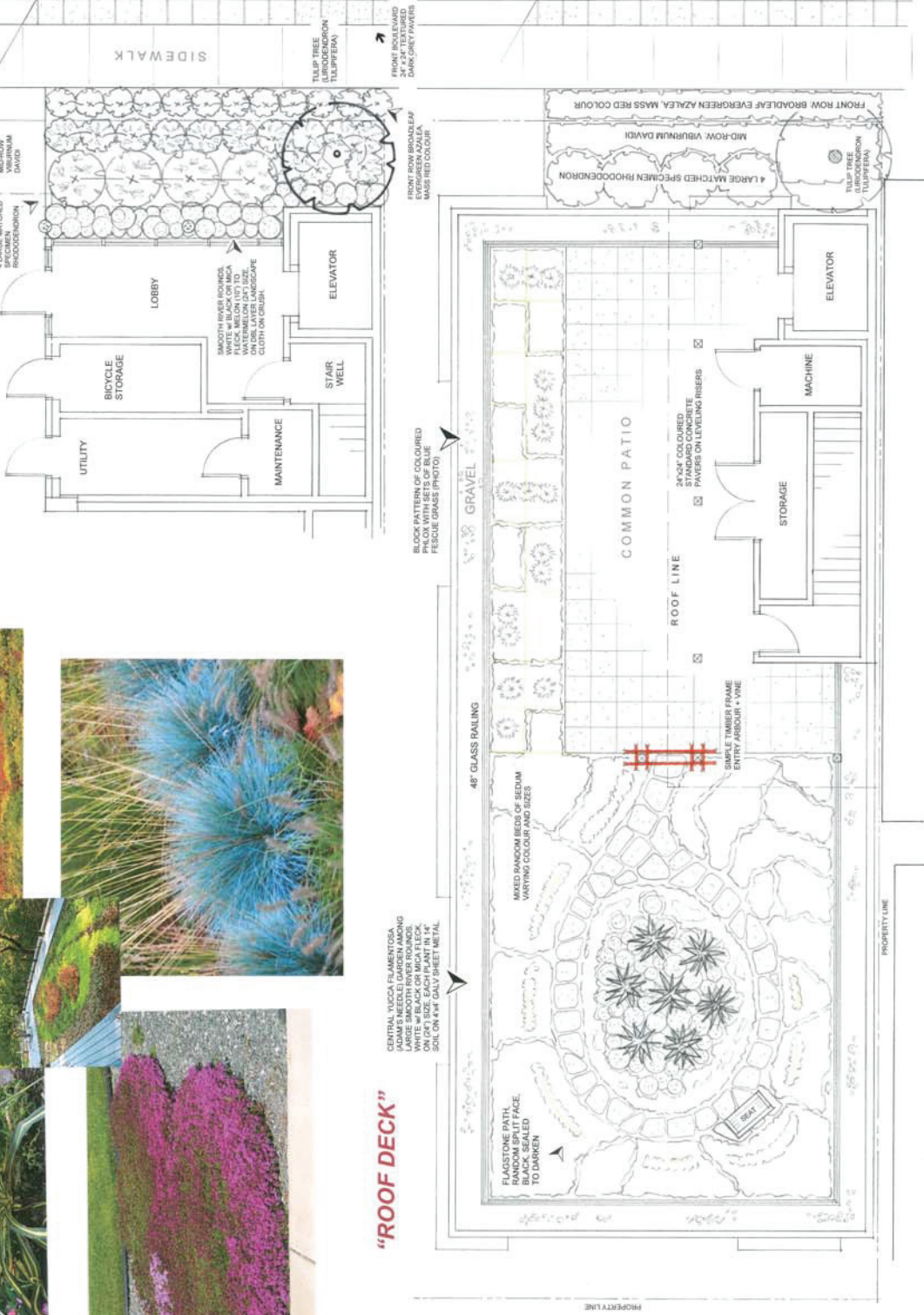
Owner:
Mr Rob Grey, Nanaimo, BC

Architect:
Raymond de Heid, Nanaimo

SCALE: **1/4" = 1' (Orig.)**
DWG DATE: **25 March 2019**
ISSUE DATE: **26 March 2019**

Drawing title:
LANDSCAPE CONCEPT SITE PLAN
Sheet number:
L-1 OF 1

Issued for:
DEVELOPMENT PERMIT APPLICATION ONLY
25 March 2019
NOT ISSUED FOR B.P., TENDER OR CONSTRUCTION PURPOSES

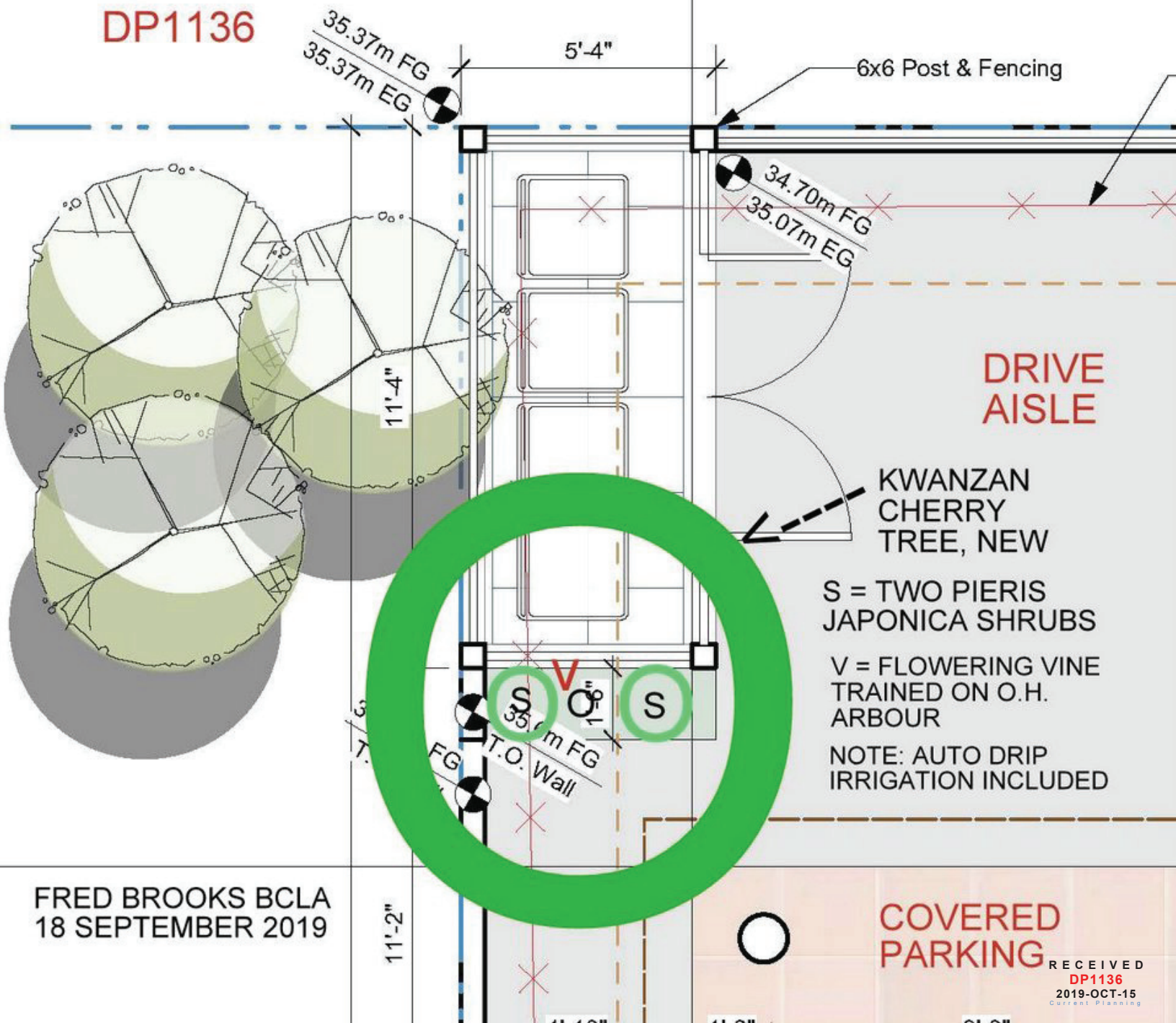


LANDSCAPE PLANTING AT REFUSE CORRAL

PER STAFF COMPREHENSIVE LETTER, 30 AUGUST 2019

470 FRANKLYN STREET, NANAIMO, BC

DP1136



FRED BROOKS BCLA
18 SEPTEMBER 2019

**ATTACHMENT G
AERIAL PHOTO**



DEVELOPMENT PERMIT NO. DP001136

Legend

 Subject Property