

**City of Nanaimo  
REPORT TO COUNCIL**

**DATE OF MEETING:** 2013-OCT-28

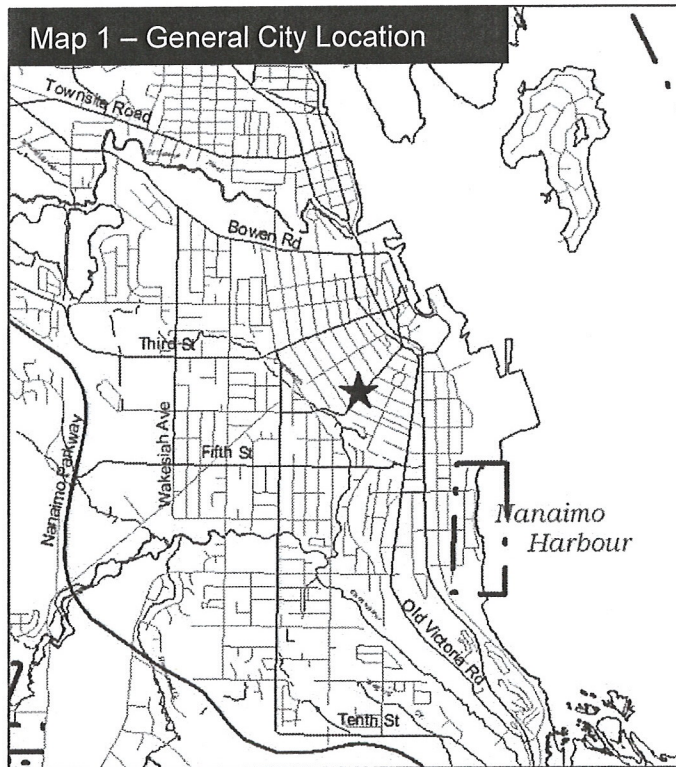
**AUTHORED BY:** GARY NOBLE, DEVELOPMENT APPROVAL PLANNER  
PLANNING & DESIGN SECTION

**RE:** DEVELOPMENT PERMIT NO. DP839 - 662 ALBERT STREET

**STAFF RECOMMENDATION:**

That Council issue Development Permit No. DP839 at 662 ALBERT STREET with the following variances, subject to road dedication prior to the issuance of a building permit:

- *Required Front Yard Setback – Albert Street (major collector)*  
The required front yard setback is 6.0 m after a road dedication of 2.5 m. The proposed front yard setback after the required road dedication is 2.13 m, a proposed variance of 3.87 m.
- *Required Rear Yard Setback*  
The required rear yard setback is 7.5 m. The proposed rear yard setback is 2.59 m, a proposed variance of 4.91 m.
- *Required Side Yard Setback (west)*  
The required side yard setback is 1.5 m. The proposed side yard setback is 1.45 m, a proposed variance of 0.05 m.
- *Lot Coverage*  
The maximum lot coverage is 40%. The proposed lot coverage is 46%, a proposed variance of 6%.
- *Maximum Building Height*  
The maximum building height is 7.75 m. The proposed building height is 7.89 m, a proposed variance of 0.14 m.
- *Required Driveway Access*  
The required access width for two-way traffic is 5.5 m. The proposed access to the underground parkade is 3.05 m, a proposed variance of 2.45 m.



**PURPOSE:**

The purpose of this report is to seek Council authorization to issue a development permit for a 4 unit multi-family development.

**BACKGROUND:**

A development permit application was received from ARCHITRAVE DESIGN BUILD LTD. on behalf of MARGOT KEMBLE and VINCENT IAMEO, to permit the construction of a 4 unit multi-family building.

Staff and the Design Advisory Panel (DAP) support the application, including the proposed variances and recommend Council approve the development permit, subject to road dedication prior to the issuance of a building permit.

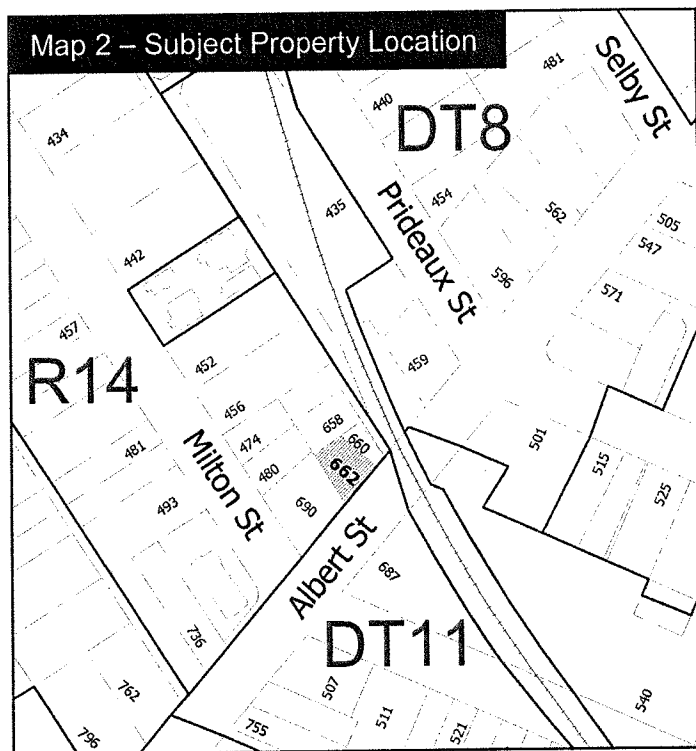
*Subject Property*

The vacant subject property has a total lot area of 299.37 m<sup>2</sup>.

The subject property is located north and east of the Milton and Albert Street intersection (see 'Map 1 – General City Location' and 'Map 2 – Subject Property Location').

The subject property is zoned Old City Low Density (Fourplex) Residential - R14 Zone.

According to the Official Community Plan, the subject property is designated Map 1 – Future Land Use Plan – Neighbourhood. According to Map 3 of the OCP the subject property is within Development Permit Area DPA No. 8 – Old City Neighbourhood. As such, a development permit is required before a building permit can be issued.



**DISCUSSION:**

*Proposed Development*

The subject property is currently vacant and has a total site area of 299.37 m<sup>2</sup>. The proposed development has four 2-bedroom units (48.8 m<sup>2</sup> floor area per unit).

Due to the small size of the lot, the required parking area is efficiently organized in an underground parkade. This allows for the small lot to accommodate an at-grade amenity area for 2 units in the rear yard, and a unique front yard and building entry feature.

The hard and soft landscape features of the front yard reflect the Old City Neighbourhood Design Guidelines by clearly defining the transition from the public realm to the private realm. The Albert Street landscape section on Schedule F illustrates the transition. The plant palette has a native species focus, but is complimentary as to scale and texture with landscape found on existing traditional neighbourhood home sites.

### *Building Design*

The adjacent neighbourhood has limited architectural context, so the building design considers vernacular architecture of the area along both sides of Milton Street, between Albert and Fitzwilliam Streets. The building design uses architectural vocabulary of the vernacular buildings in creative manner; a variety of steep and moderate roof pitches, different roof styles (hip and gable) and architectural projections such as bays, dormers and a roofed alcove which emphasizes the main entrance to the 4 units.

The compact layout of each individual small, 2-bedroom units has been a guiding influence on how they are organized within the architectural fabric of the structure. The composition is a contemporary expression, but one that respects and contributes to the fabric of the Old City housing stock.

### *Required Variances:*

- *Required Front Yard Setback – Albert Street (major collector)*  
The required front yard setback is 6.0 m after a 2.5 m road dedication is taken. The proposed front yard setback (after the required road dedication) is 2.13 m, a proposed variance of 3.87 m.

The proposed landscape plan in the required road dedication area will work with future road widening and alignment.

- *Required Rear Yard Setback*  
The required rear yard setback is 7.5 m. The proposed rear yard setback is 2.59 m, a proposed variance of 4.91 m.

The rear yard has been designed in a formal manner to provide patio areas for the two ground floor units; a green, textured ground plane for the upper unit decks and screening from the neighbour to the north (658 Albert Street).

- *Required Side Yard Setback (west)*  
The required side yard setback is 1.5 m. The proposed side yard setback is 1.45 m, a proposed variance of 0.05 m.

A six foot fence runs along the west property line to provide screen from the abutting use, which is an old convenience store with parking abutting the subject property.

- *Lot Coverage*  
The maximum lot coverage is 40%. The proposed lot coverage is 46%, a proposed variance of 6%.

The lot size is small and the units have been kept to a minimum size so the building footprint is just 2 units separated by a common entry point on the ground floor, which is repeated on the second floor.

- *Maximum Building Height*

The maximum building height is 7.75 m. The proposed building height is 7.89 m, a proposed variance of 0.14 m.

The building siting does not impact views as there is a multiple storey commercial building at the corner of Milton and Albert Streets. The views of northerly neighbours are to the east, overlooking the waterfront.

- *Required Access Width to Underground Parking*

The required access width for two-way traffic is 5.5 m. The proposed access to the underground parkade is 3.05 m, a proposed variance of 2.45 m.

The Old City Neighbourhood Design Guidelines suggest a single width driveway to service on-site parking. The proposed width of 3.05 m will accommodate safe traffic movement from the parkade to the street and the access has been surfaced in concrete to provide a quality surface and residential aesthetic to the driveway.

#### *Nanaimo Old City Association*

NOCA's comments were not site specific and generally focused on multi-family projects:

1. *With respect to the proposed increase in site coverage, how have each of the immediate neighbors responded to this, particularly on the east and south (rear) of the property? Many neighbors in the Old City are quite concerned about the privacy of their yards. It may be prudent to have something in writing from each of them acknowledging that these setbacks are acceptable. Front setback I don't believe will be of concern to anyone as so many homes in the area have small front yards... nice interface with the street actually.*

Staff notes privacy issues for the neighbour to the north (658 Albert Street). The proposed project faces the side yard, and has only a minimal view into the rear yard.

2. *I am also a bit concerned about a precedence being set with this building being so much over the max allowable site coverage. The area tends towards a sort of 'tight' feeling in this part of the Old City now and should there be large numbers of over-sized (for the lot) buildings, it will feel positively cramped!*

The subject property is very small and the massing and scale of the building, and the use of hard and soft landscape in front and around the building, and staff's opinion in response to the Old City Neighbourhood Guidelines, allows this project to be a reasonable fit within the Old City neighbourhood.

3. *Underground parking sound terrific but how many spaces are reasonable under one building on a lot this size? Wondering about the feasibility of this. Parking in this area will be problematic if there is no off-street parking. Having at least one space per unit seems a reasonable request for 4, 2-bedroom units but is this realistic?*

The subject property is in Area 3 in Schedule C – Reduced Multi-family Parking Area of the City of Nanaimo Parking Bylaw No. 7013. As the units are small, although 2 bedroom, the amount of provided parking is appropriate. The Old City Neighbourhood is pedestrian friendly, with easy access to commercial services and transit. In addition, parking is provided in a secure setting, below ground, and does not have a visual impact from the street or within the immediate neighbourhood.

4. *Is this to be strata/owner occupied or solely rental accommodation?*

The applicant has indicated that the units are to be stratified.

*Design Advisory Panel Recommendation*

The Design Advisory Panel, at its meeting held on 2013-MAY-09, accepted DP000839 as presented with support for the variances.

Respectfully submitted,



\_\_\_\_\_  
B. Anderson, MCIP  
MANAGER  
PLANNING & DESIGN SECTION  
Concurrence by:



for

\_\_\_\_\_  
A. Tucker, MCIP  
DIRECTOR  
PLANNING



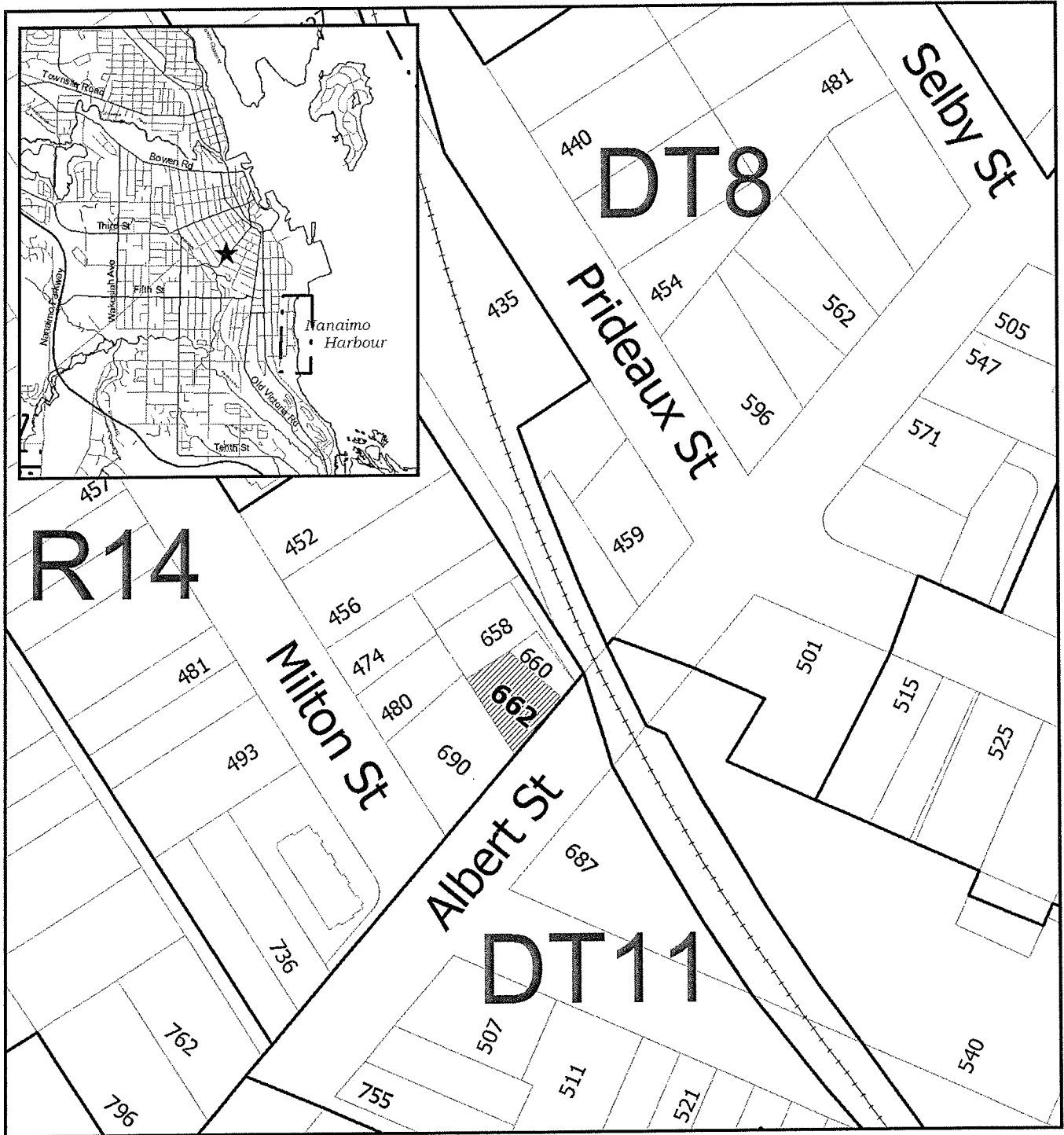
\_\_\_\_\_  
T. Seward  
ACTING GENERAL MANAGER  
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

*Drafted: 2013-OCT-17  
Prospero attachment: DP000839  
GN/b*

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000839



**LOCATION PLAN**



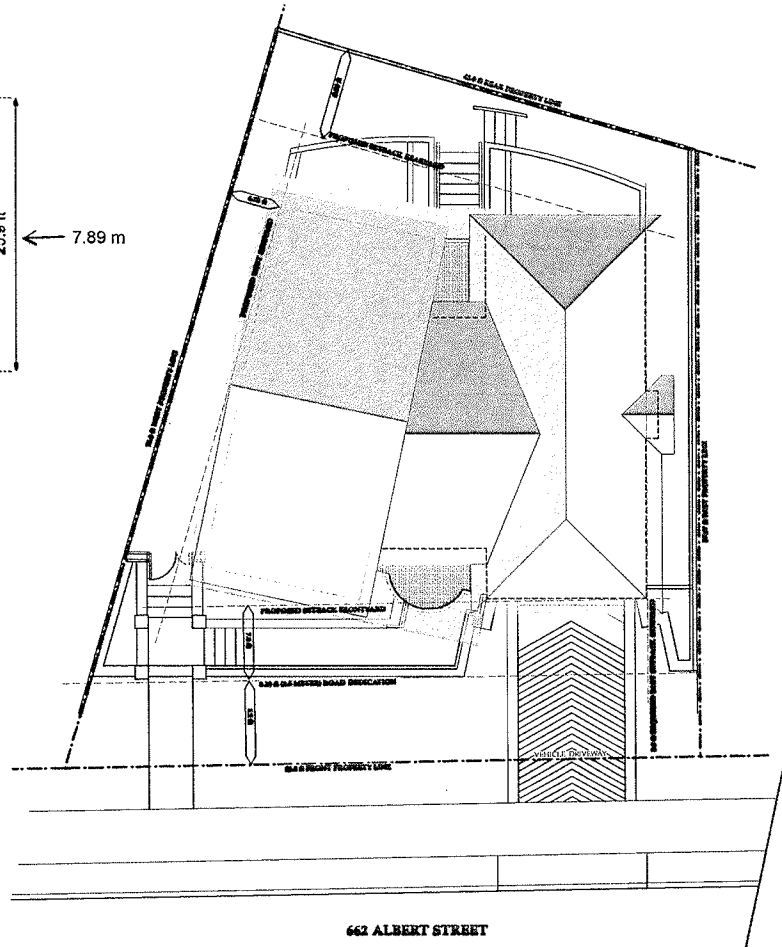
**Subject  
Property**

Civic: 662 Albert Street  
Lot 1, Section 1, Nanaimo District,  
Plan VIP78926

Site Plan & Site Statistics

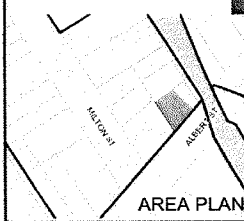


ALBERT STREET ELEVATION



662 ALBERT STREET

SITE PLAN



AREA PLAN

SITE STATISTICS	
ZONING:	R14
HEIGHT:	25.4' required / 25.9' proposed
LOT AREA:	3,222.4 sf
SITE COVERAGE:	40% = 1,289sf allowed
SITE COVERAGE:	65% = 1,475sf proposed
FSR REQUIRED:	65% = 3000sf proposed
	4 units @ 525sf each
SETBACKS	
FRONT	20' required
FRONT	7.0' proposed + 8.2' required road dedication
SIDE	5.0' required east & 4.75' proposed west
REAR	24.8' required
REAR	8.5' proposed

Landscape Architect  
**TOPOGRAPHICS**  
General Planning Landscape Architect  
2434 Islands View, Gabriola Island BC V0R 1X7  
tel/fax: 250-247-9726

Architect  
**UNICE JAMES ARCHITECT**  
ARCH  
808 341, Gabriola Island, BC V0R 1X0  
tel: 250-247-8796 fax: 250-247-8764

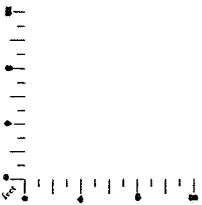
Owner  
**IMICO/NEEDLE**  
1158 Paloutos Avenue, Gabriola Island, BC V0R 1X0  
tel: 250-247-8796 fax: 250-247-8764

**ALBERT GARDENS**  
FOURPLEX  
662 ALBERT Street, Nanaimo, BC

Drawing:  
**SITE PLAN**  
Scale: 1/4" = 1'-0"

Drawn By: Unice James  
Date: SEPTEMBER 16, 2013

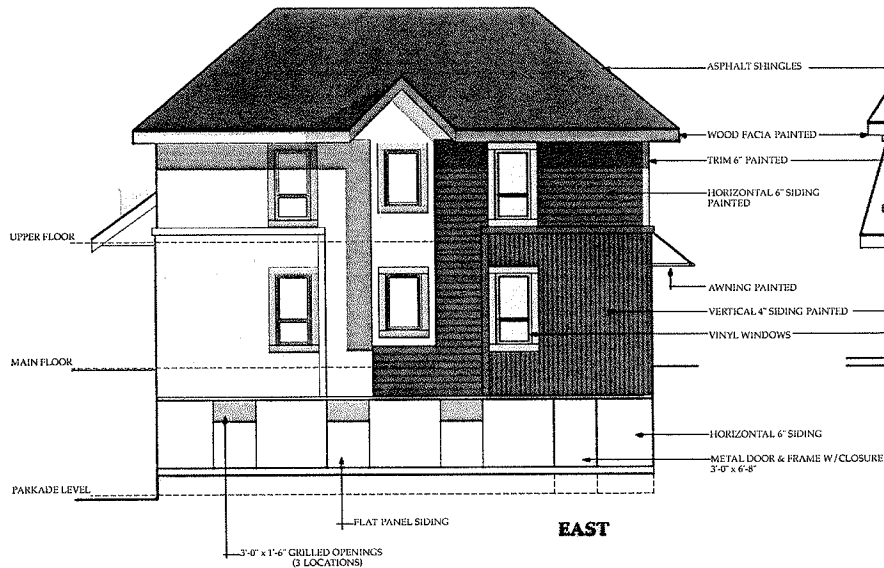
Project Number 2012.01	Drawing Number <b>000</b>
---------------------------	------------------------------



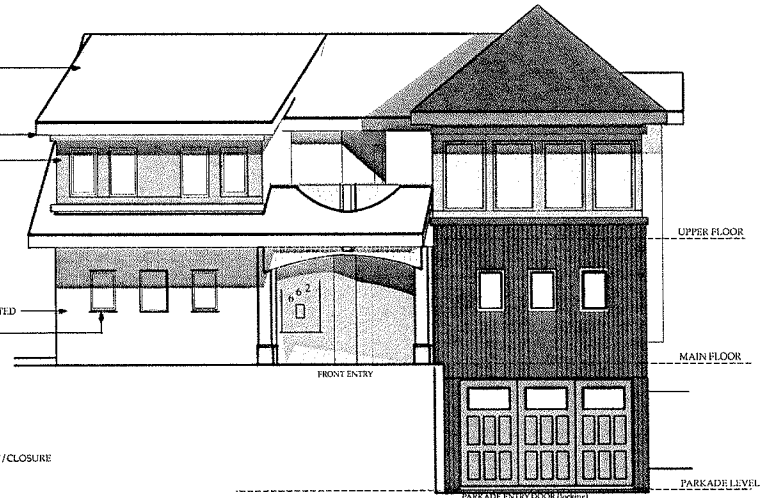




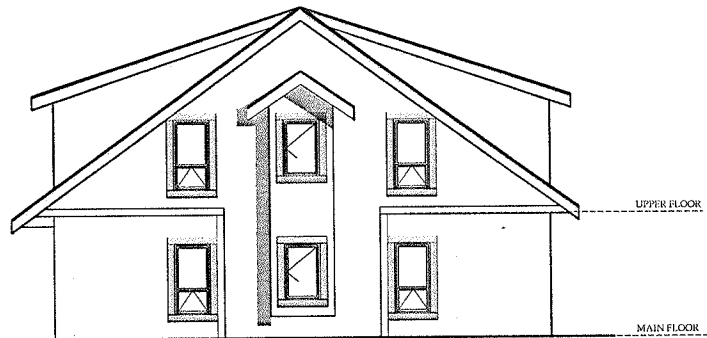
Building Elevations & Materials



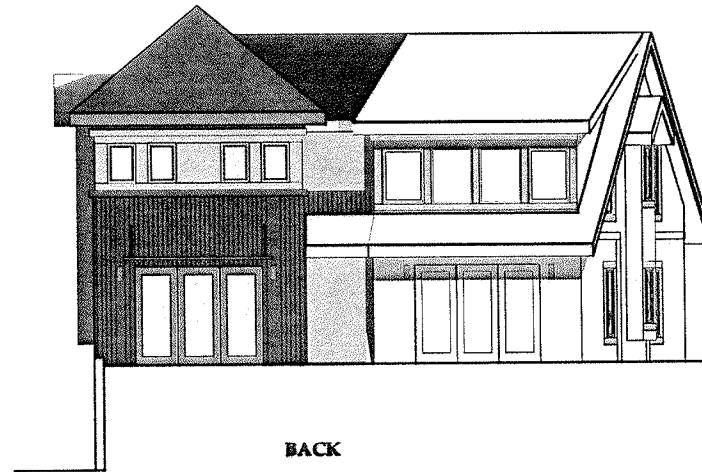
**EAST**



**FRONT**



**SIDE**



**BACK**



Landscape Architect  
**TOPOGRAPHICS**  
Cameron Blazing Landscape Architect  
2434 Islands View, Gabriola Island BC V9R 1K7  
tel: 250-247-9720

Architect  
**UNICE LAMCO ARCHITECT**  
mllc  
BOX 241, Gabriola Island, BC V9R 1K0  
tel: 250-247-8796 fax: 250-247-8764

Owner  
**IMBCO/HEUBLE**  
1158 Pal Suenes Avenue, Gabriola Island, BC V9R 1K0  
tel: 250-247-8796 fax: 250-247-8764

**ALBERT GARDENS**  
FOURPLEX  
662 ALBERT Street, Nanaimo, BC

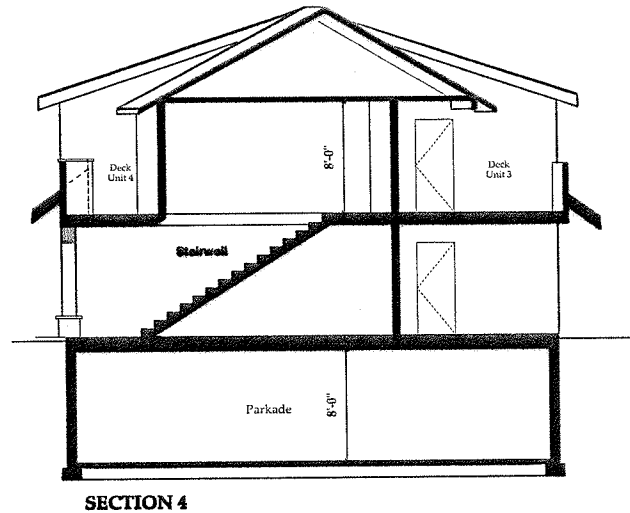
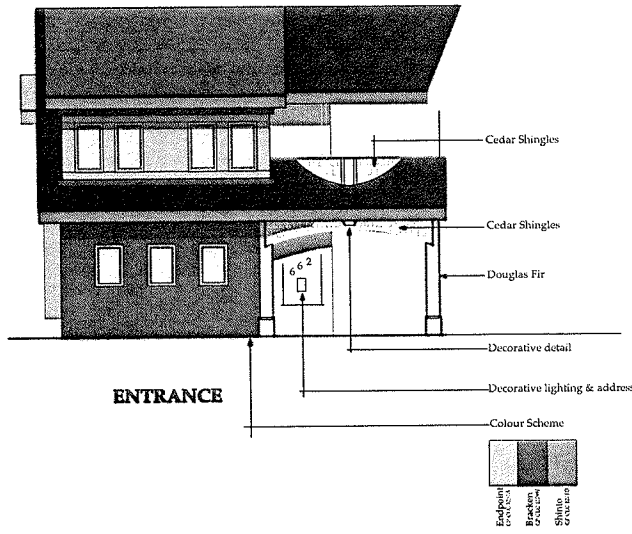
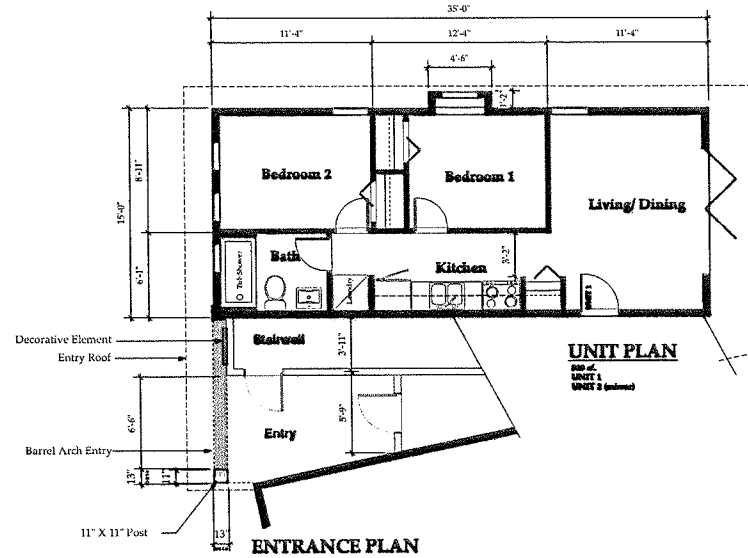
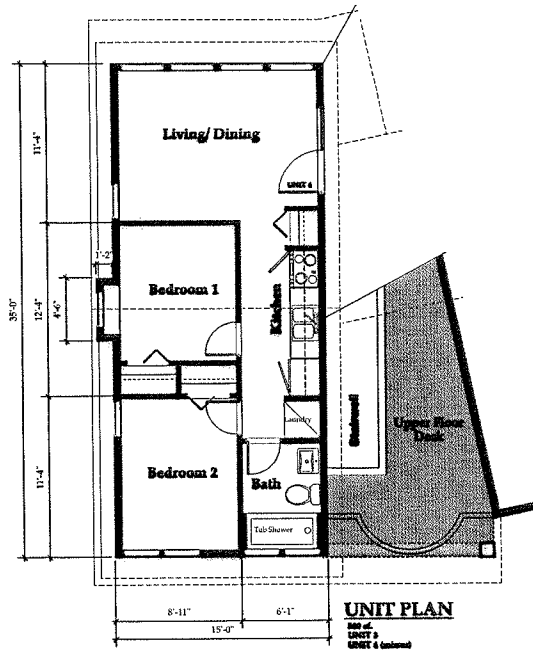
Drawing:  
**ELEVATIONS**  
scale: 1/4" = 1'-0"

Drawn By: Unice Lamco

Date: SEPTEMBER 16, 2013

Project Number 2012.01	Drawing Number A06
---------------------------	-----------------------

Building Entrance Detail



Landscape Architect  
**TOPOGRAPHICS**  
General Planning Landscape Architect  
2434 Islands View, Gabriola Island BC V0R 1X7  
tel/fax: 250-247-9720

Architect  
**WACE HANCO ARCHITECT**  
waha  
80X 341, Gabriola Island, BC V0R 1X0  
tel: 250-247-8796 fax: 250-247-8764

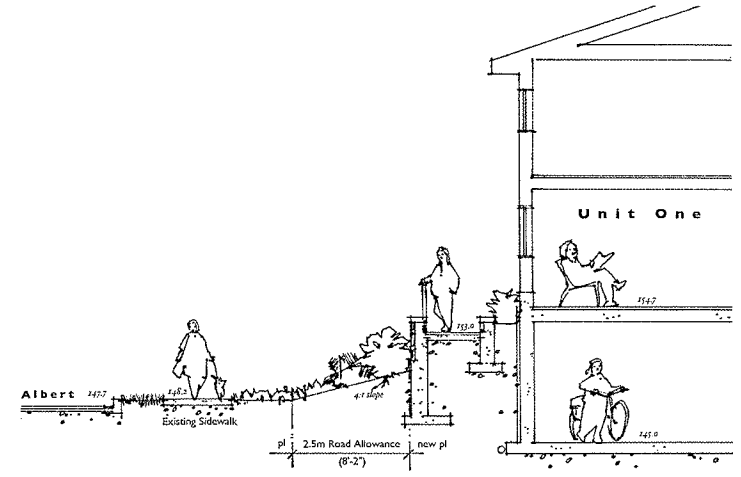
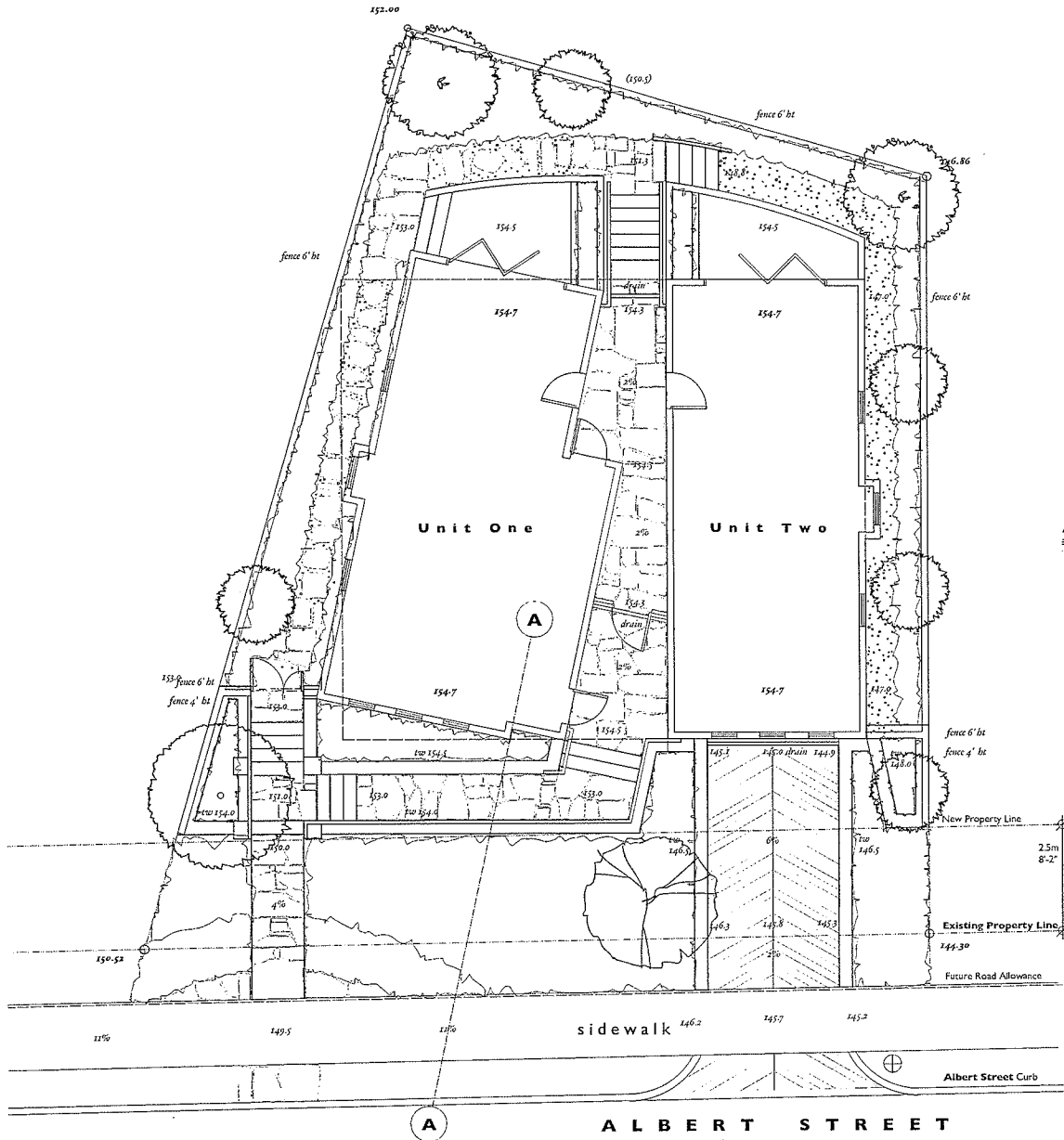
Owner  
**HANCO/HENDELE**  
1158 Port Burns Avenue, Gabriola Island, BC V0R 1X0  
tel: 250-247-8796 fax: 250-247-8764

**ALBERT GARDENS**  
FOURPLEX  
662 ALBERT Street, Nanaimo, BC

Drawing:  
**ENTRY & PLANS**  
scale: 1/4" = 1'-0"

Drawn By: Wace Hanco  
Date: SEPTEMBER 16, 2013

Project Number 2012.01	Drawing Number <b>A05</b>
---------------------------	------------------------------



**A** Albert Street Landscape Section



September 14, 2013 revision  
May 9, 2013 design panel submission  
March 8, 2013 revision  
February 16, 2013 concept B  
January 30, 2013 concept A

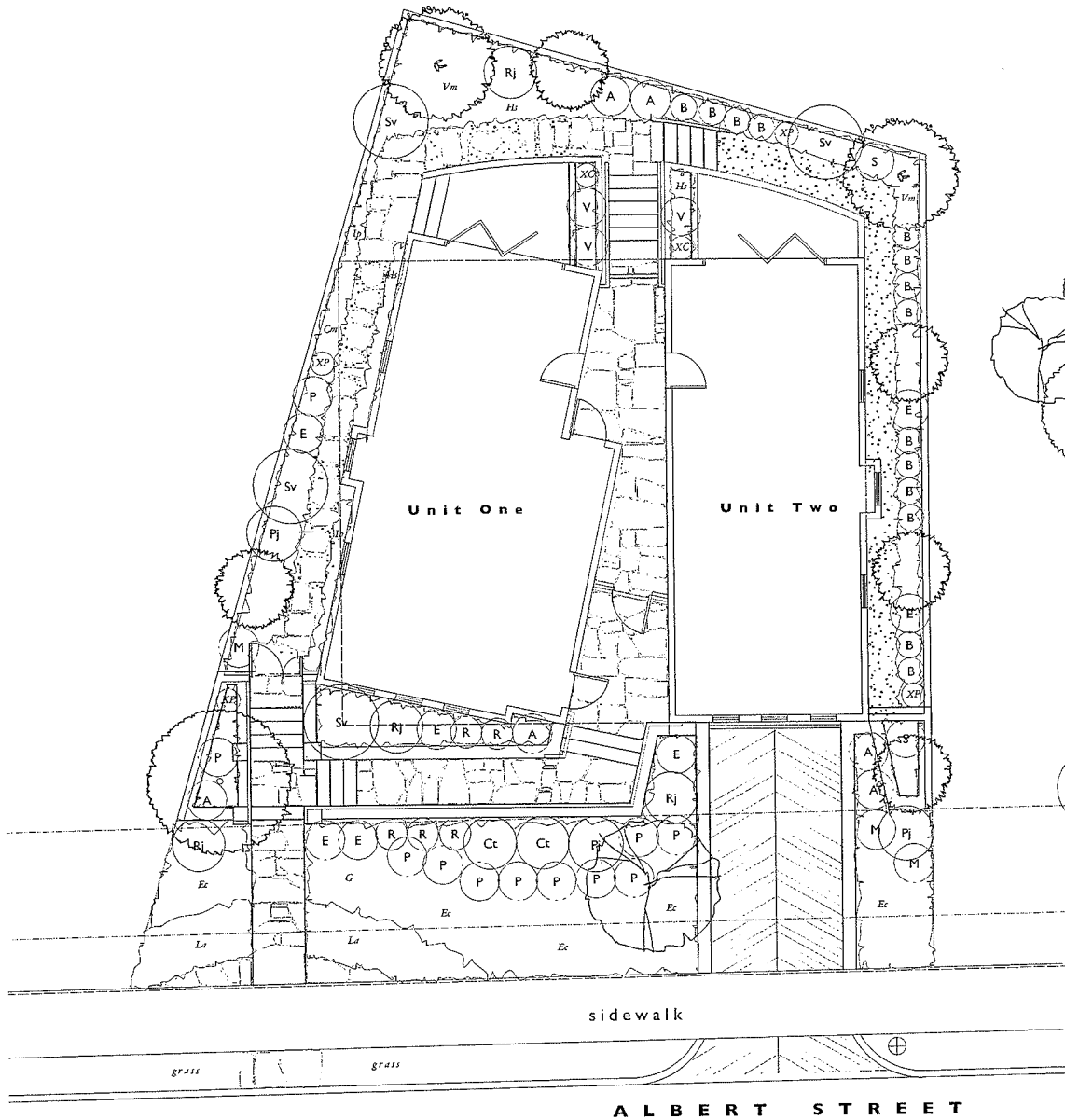
662 Albert Street  
City of Nanaimo, British Columbia

**Landscape Grading Plan**

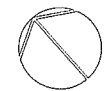
Scale 1/4"=1'-0"

**TOPOGRAPHICS**  
landscape architecture  
2 5 0 2 4 7 9 7 2 0

**LAI**



Symbol	Qty	Botanical Name	Common Name	Size	Note
<b>TREES</b>					
B	5	<i>Fagus sylvatica</i> <i>Dawyck</i>	Dawyck Beech	2" cal	two branching
B	2	<i>Magnolia soulangiana</i>	Saxer Magnolia	3" cal	
B	1	<i>Prunus serrulata</i> <i>Shirotae</i>	Mount Fuji Cherry	4" cal	
B	1	<i>Quercus cocinea</i>	Scarlet Oak	4" cal	
<b>SHRUBS</b>					
A	6	<i>Abies japonica</i> <i>Ilino White</i>	Abies	#2	
B	14	<i>Blechnum spicant</i>	Deer Fern	#1	
Ct	2	<i>Croton ternata</i>	Mexican Mackerrange	#3	
E	7	<i>Euonymus alatus</i>	Burningbush	#2	
M	3	<i>Mahonia aquifolium</i>	Oregon Grape	#2	
Pj	3	<i>Pieris japonica</i>	Pieris	#3	
P	11	<i>Polystichum montanum</i>	Sword Fern	#2	
Rj	3	<i>Rhododendron Jean Marie de Montague</i>	Rhododendron	#3	
R	5	<i>Rosa meiland</i> <i>Scarlet</i>	Rose	#2	
S	1	<i>Skimmia japonica</i>	Skimmia	#2	
Sv	4	<i>Syringa vulgaris</i> <i>Edith Cavell</i>	Lilac	#3	
V	3	<i>Vaccinium</i> sp <i>Blue Ray</i>	Blueberry	#2	
<b>PERENNIALS &amp; GRASSES</b>					
Cm	20	<i>Convolvulus majalis</i>	Lily of the Valley	#1	
Et	120	<i>Erica carnea</i> <i>Springwood White</i>	Heather	#1	
Ht	60	<i>Hosta strobilata</i> <i>Elegans</i>	Hosta	#1	
Ip	60	<i>Iris pumilla</i>	Iris	#1	
Lt	60	<i>Lavandula angustifolia</i> <i>Monstead</i>	Lavender	#1	
Vm	40	<i>Vinca minor</i>	Periwinkle	4"	
<b>VINES</b>					
XC	2	<i>Clematis armandii</i>	Clematis	#3	staked
XP	4	<i>Pardocissium truncupilata</i>	Boston Ivy	#3	staked
<b>BULBS</b>					
G	12	<i>Galanthus</i> sp	Snowdrop		
All Plants to meet BCSLA / BCNTA Standards					



September 14, 2013 revision  
May 9, 2012 design/punch review  
March 5, 2013

662 Albert Street  
City of Nanaimo, British Columbia

Landscape Planting Plan  
Scale 1/4"=1'-0"

TOPOGRAPHICS  
landscape architecture  
2 5 0 2 4 7 9 7 2 0

LA2