

# City of Nanaimo

## REPORT TO COUNCIL

DATE OF MEETING: 2014-FEB-17

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

RE: DEVELOPMENT PERMIT NO. DP000861 - 253 VICTORIA ROAD

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### STAFF RECOMMENDATION:

That Council issue Development Permit No. DP000861 at 253 Victoria Road with support for the following variances:

- allow residential uses on the ground floor;
- reduce the flanking side yard setback to 2.55m; and
- allow access off of a local road.

### PURPOSE:

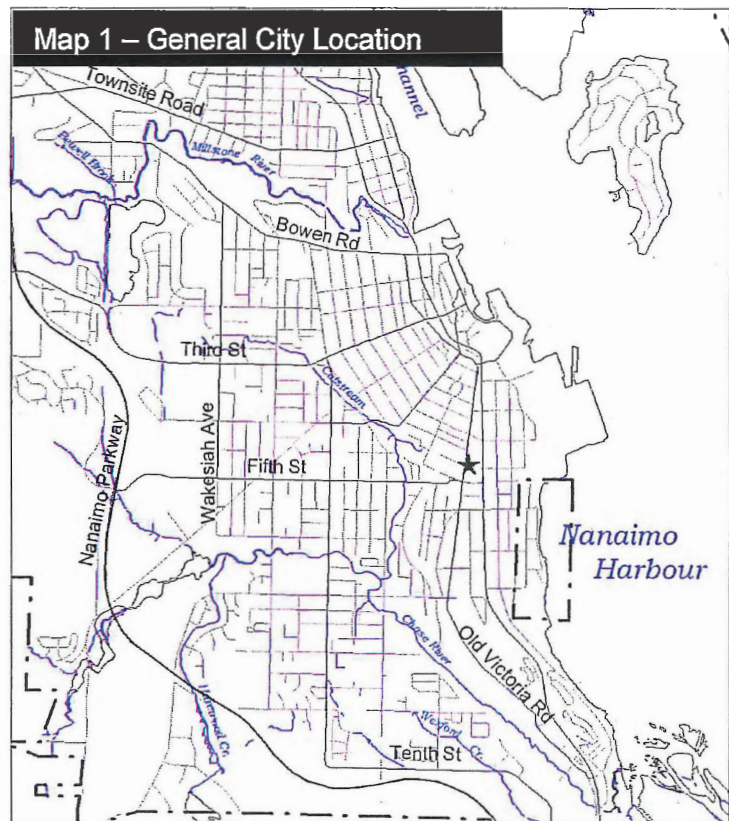
The purpose of this report is to seek Council authorization to issue a development permit for an 18-unit multiple-family residential project, with three proposed variances.

### BACKGROUND:

A development permit application was received from Mr. Avtar S. Gill, on behalf of 0897837 BC Ltd., to permit the construction of an 18-unit multiple-family residential building.

Staff and the Design Advisory Panel (DAP) support the application. Staff supports the proposed variances.

The South End Community Association supports the application.



Council  
 Committee.....  
 Open Meeting  
 In-Camera Meeting  
Meeting Date: 2014 Feb 17

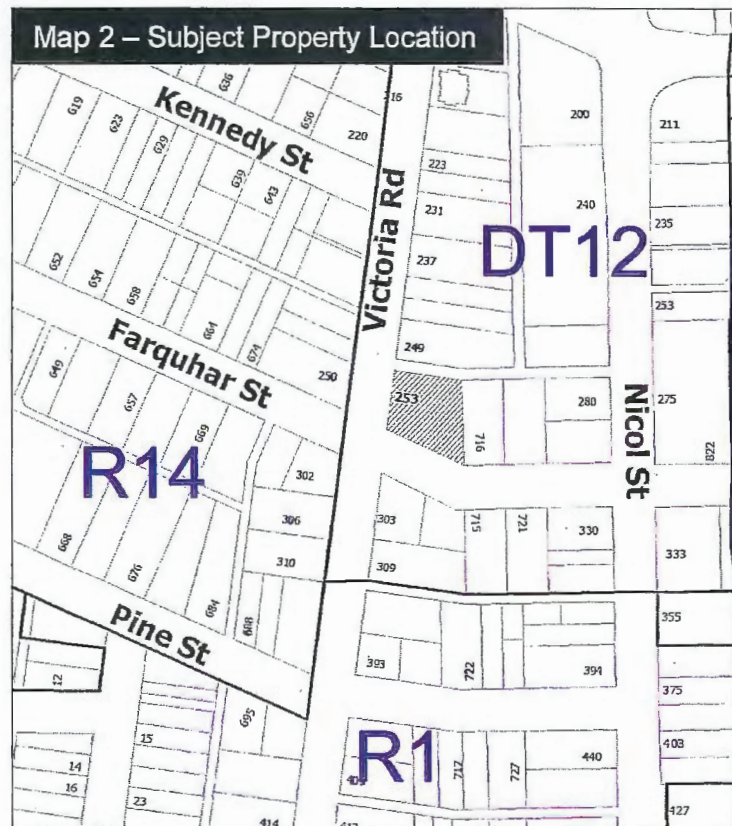
**Subject Property**

Zoning:	DT12 - Gateway
Location:	The vacant subject property is located on Victoria Road, at the north east corner of Victoria Road and Farquhar Street.
Total Area:	1,001.5m <sup>2</sup>
OCP:	Map 1 – Future Land Use Plan – Downtown Centre Urban Node Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Use Commercial/Residential Development
Road Dedication:	Road dedication has been taken along Victoria Road and the lane.

**DISCUSSION:**

**Proposed Development**

The proposed 3-storey, 18-unit multiple-family development has a total Gross Floor Area of 1413.5m<sup>2</sup>. The development is broken down into 15 one-bedroom units and 3 one-bedroom plus den units that range from 57.5m<sup>2</sup> to 64m<sup>2</sup> in size. There are 18 on-site parking spaces provided; 7 parking spaces under the building and the remainder at grade. The proposed parking is at one parking space per unit, which conforms to *Schedule C: Reduced Multiple Family Parking Area*. Limited on-street parking also exists on Victoria Road and Farquhar Street. A secure bike storage area is available for residents, and a dedicated carpool space provides the opportunity for a future Car-Share Program vehicle space.



**Schedule D – Amenity Requirements for Additional Density**

The project gained additional density of 0.25 of Floor Area Ratio (FAR), for a total FAR of 1.25, by meeting the requirements of Schedule D in three categories:

1. site selection and connectivity;
2. parking and pedestrian connectivity; and
4. building materials.

**Site & Landscape Plan**

The site and landscape plan works with the South End Neighbourhood Plan Guidelines and the Downtown Urban Design Plan and Guidelines by creating a pedestrian friendly street edge along Victoria Road with street trees, ground floor level units with front doors accessing the street, and defined front yards for the ground floor units.

The site slopes down from Victoria Road to the southeast corner abutting Farquhar Street. The site slope has been used as an opportunity to locate a portion (7) of the required parking spaces under the building.

The front yard hedge row and picket fences, interrupted with three entry gates to the ground floor units, define the front yards. The hedge material will reach a maximum of 1m height at maturity. The landscape plan along Farquhar Street works to highlight the main building entrance.

The garbage receptacles are located in an architecturally designed enclosure which successfully screens them from view from the abutting residential lot.

#### *Building Design*

The building massing has been organized to read as a large, traditional housing form which mirrors architectural styles found in the immediate neighbourhood. The hip roof, with its many slopes, works to conceal the overall roof mass needed to shelter the relatively large building floor plate. Various methods, such as stepped building elevations, projected decks, a well-defined main entrance, and detailed exterior finishes are employed to reduce the scale of the building.

#### *Required Variances*

- **Condition of Use** – The DT12 zone does not permit residential uses on the ground floor. The proposed variance is to permit three residential units to be located on the ground floor.

A Condition of Use in the DT12 zone notes that residential uses are not permitted on the ground floor. The applicant is asking to vary the Condition of Use and has opted for a residential rather than a commercial character on the ground floor, which is contemplated by policies in the South End Neighbourhood Plan. The applicant believes that a commercial store front and space would be difficult to market at this time. Instead, the applicant has offered ground floor units with large, commercial-style windows and unit access to the street. These units are designed to establish a connection to the street, visually similar to that which a commercial use would have offered. Additionally, the ground floor unit organization provides an ideal setting for a home based business.

- **Flanking Side Yard Setback** – The required flanking side yard setback is 3.5m. The proposed flanking side yard setback is 2.55m, a proposed variance of 0.95m.

The building is sited at 4m; however, the entry portico encroaches into the side yard and requires the variance.

- **Lane Access** – Where lots are serviced by a lane, vehicle access shall be from a lane.

The grade transition from the lane and the technical issues associated with a partial under the building parking lot precludes access from the lane. The vehicle access is off of Farquhar Street.

#### *Design Advisory Panel (DAP) Recommendation*

At its meeting of 2013-NOV-14, the Design Advisory Panel accepted DP000861, in principle, and recommended that the applicant return to a future meeting after consideration of the following:

- *Consider ways to enhance and improve (strengthen) the articulation and scale of the main entranceway through integration and improved mechanics, to make it more identifiable – perhaps incorporate the elevator into the entranceway area.*

- *Look at ways to anchor the base of the balcony columns on the east elevation to increase the mass of the lower portion of the building through the use of colour and materials, adding balance and stability to the overall visual effect.*
- *Look at incorporating bike storage on the property. Consider reworking the depths of a few parking stalls, in a rhythmic manner to provide planting beds or bike storage.*
- *Consider enhancing the roofline on the west elevation with a gable or other architectural feature.*
- *Look at ways to enhance the north elevation exit door, consider adding a roof over the doorway.*
- *Look at ways to incorporate the architectural language of the main building into the garbage enclosure.*

The applicant returned to the DAP meeting of 2013-DEC-12 with updated plans to address the DAP recommendations made on 2013-NOV-14. DAP recommended that DP000861 be accepted as presented.

***South End Community Association***

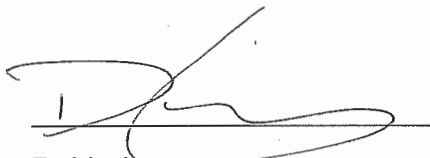
The application was presented to the South End Community Association on 2014-FEB-04. The Association is supportive of the proposed development.

Respectfully submitted,

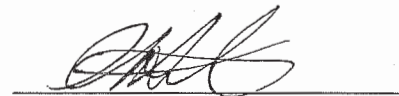


B. Anderson  
MANAGER  
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay  
DIRECTOR  
COMMUNITY DEVELOPMENT



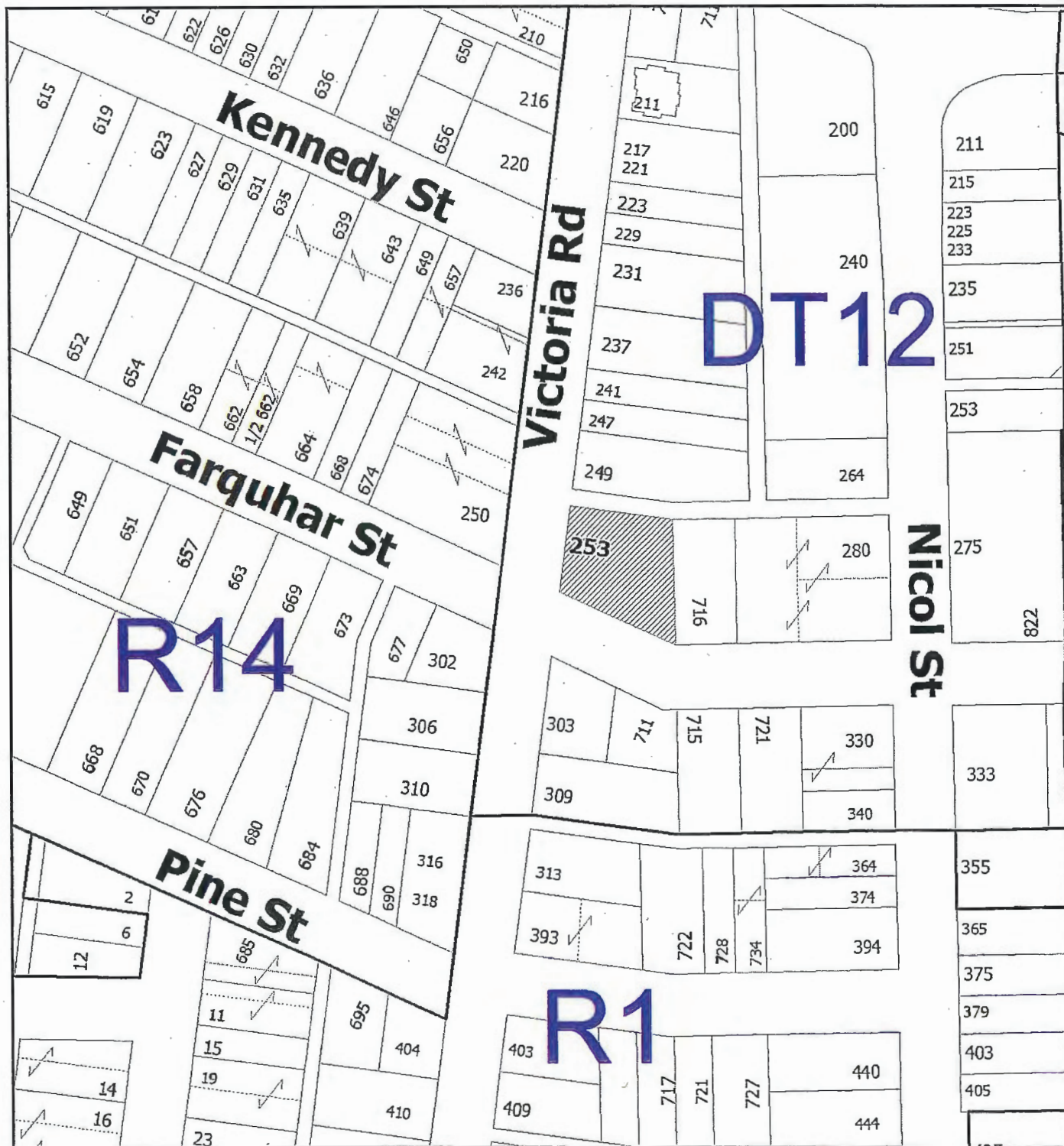
I. Howat  
GENERAL MANAGER  
CORPORATE SERVICES

CITY MANAGER COMMENT:

I concur with the staff recommendation.

Drafted: 2014-FEB-11  
Prospero attachment: DP000861  
TR/GN/lb/pm

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000861

**LOCATION PLAN**

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

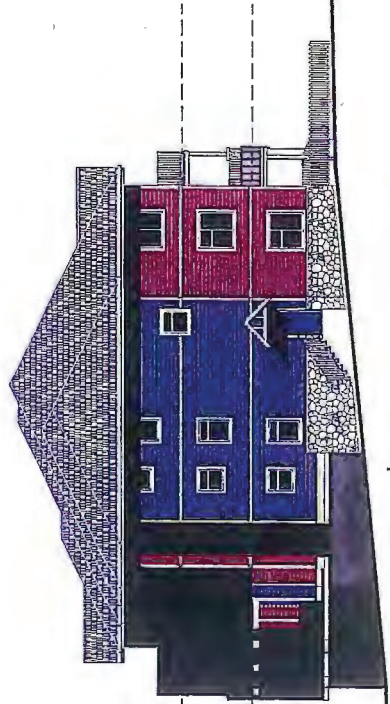


 **Subject Property**

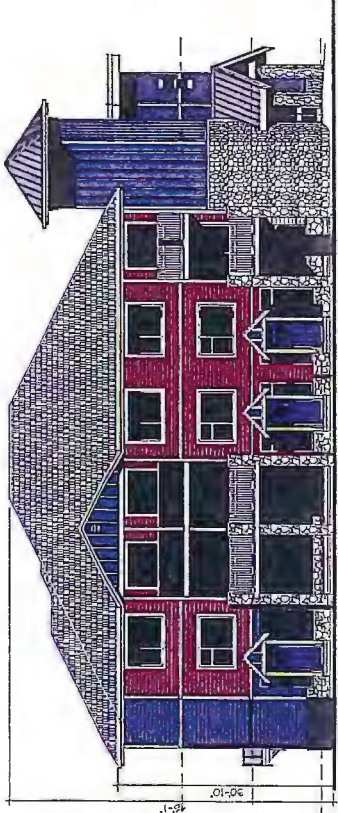


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253 Victoria Road

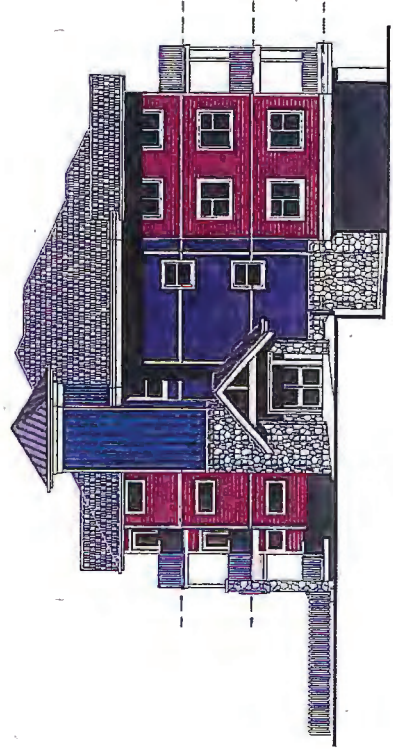
Schedule C  
BUILDING  
ELEVATIONS



Lane  
**NORTH**



Victoria Road  
**WEST**



**SOUTH**  
Farquhar Street



**EAST**

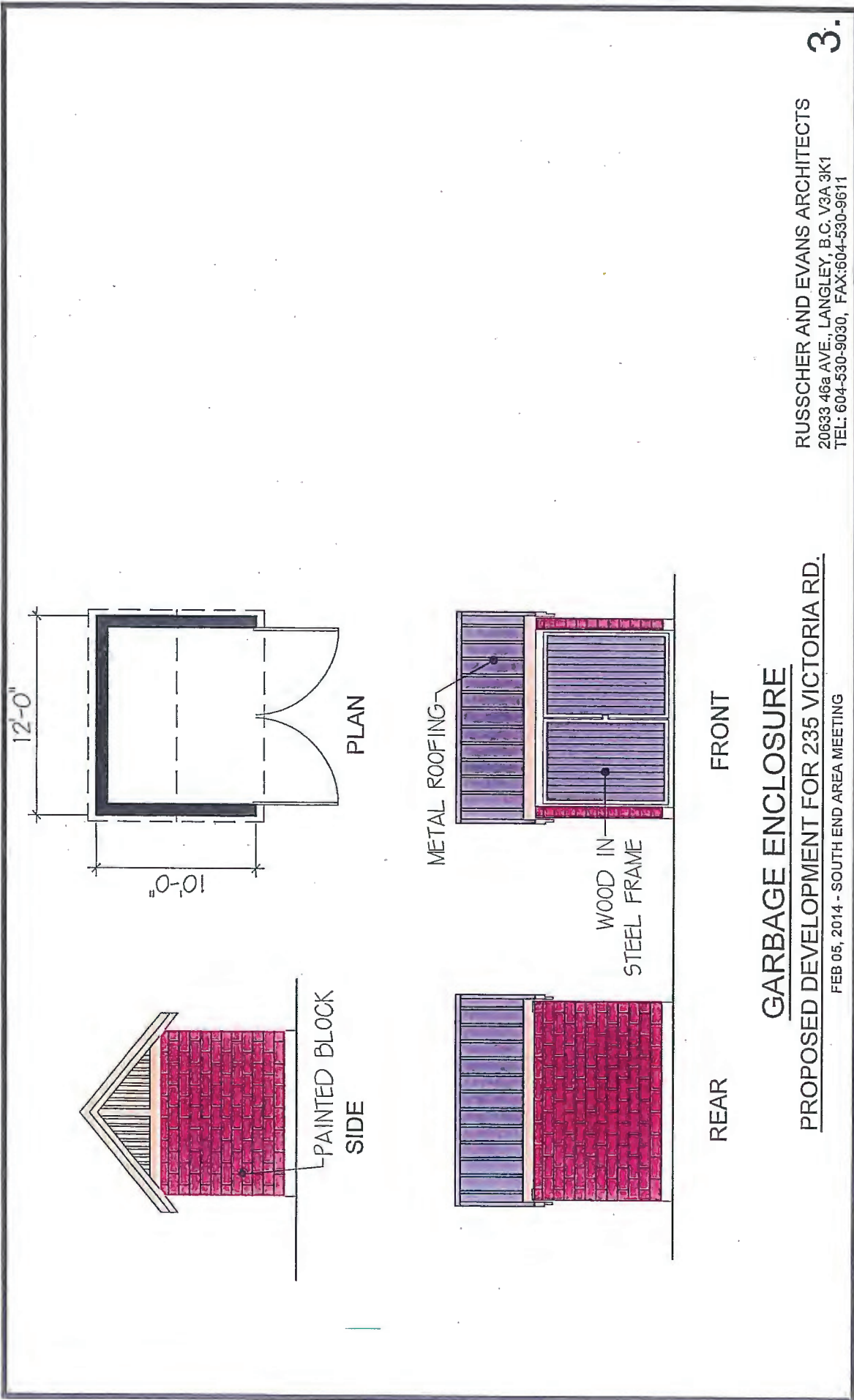
- 1/8" ODS 2X10 BRACE DD3
- 1/4" HARDY BATTENS
- WINDOWS ON MAIN FLOOR FACING VICTORIA RD TO BE CLEAR, ANODIZED ALUM WITH NO TRIM EDGE
- WINDOVS
- ASPHALT SHINGLES
- LOCK SHINGLES
- ALUM GUTTER OVER 2"X8 FASCIA
- ALUM RAILINGS
- WIND SIDING 3"
- DEV.
- ARTIFICIAL STONE GRANITE APPEARANCE
- WIND SIDING 6"
- 1/2" HARDY PLANK CORNERS
- 2X10 SKELET DAND
- CONCRETE STUCCO CONCRETE APPEARANCE

**ELEVATIONS**  
**PROPOSED DEVELOPMENT FOR 235 VICTORIA RD.**  
FEB 05, 2014 - SOUTH END AREA MEETING

**RUSSCHER AND EVANS ARCHITECTS**  
20833 46th AVE, LANGLEY, B.C. V3A 3K1  
TEL: 604-530-5030, FAX: 604-530-9811







RUSSCHER AND EVANS ARCHITECTS  
20633 46a AVE., LANGLEY, B.C. V3A 3K1  
TEL: 604-530-9030, FAX: 604-530-9611

GARBAGE ENCLOSURE  
PROPOSED DEVELOPMENT FOR 235 VICTORIA RD.

FEB 05, 2014 - SOUTH END AREA MEETING

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