

DATE OF MEETING June 12, 2017

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT **DEVELOPMENT PERMIT APPLICATION NO. DP1008 – 1015 PARK AVENUE**

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a 14-unit multiple family development at 1015 Park Avenue.

### **Recommendation**

That Council issue Development Permit No. DP1008 at 1015 Park Avenue with the following variances:

- increase the maximum allowable building height from 9m up to 10.5m; and,
- increase the maximum allowable perimeter wall height from 7.32m up to 10.3m.

## **BACKGROUND**

A development permit application, DP1008, was received from Ellins Architect Inc., on behalf of Portico Developments Ltd., to permit the development of 14 multiple family dwelling units on a steep slope lot.

### **Subject Property**

Zoning	R10 – Steep Slope Residential
Location	The subject property is located mid-block on Park Avenue between Ninth Street and Tenth Street
Total Area	1.92 ha
Official Community Plan	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 5 – Steep Slope Development; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
Relevant Design Guidelines	Steep Slope Development Permit Area Guidelines General Development Permit Area Design Guidelines

The subject property is a 1.92ha triangular, steep slope lot. The site slopes up gradually from the northeast corner, rising to a flat-topped ridge that runs in a northwest/southeast direction. The ridge is flanked by a steep bluff to the southwest. An unnamed stream runs along the west side of the property at the bottom of the ravine.

The subject property is located in an older, low density residential neighbourhood that is undergoing redevelopment with new residential subdivisions.

## **DISCUSSION**

### **Proposed Development**

The proposed development consists of 14 multiple family dwelling units in a single detached format within the subject property.

#### *Site Design*

The Steep Slope Development Permit Area Guidelines encourages open space development, a design method that locates buildings on a portion of a parcel, allowing the remaining land to be retained as open space. The proposed site design concentrates development to the northeast corner of the site where there is less slope. The proposed site design meets the intent of the Steep Slope Development Permit Area Guidelines by minimizing the area of site disturbance and preserving the majority of the site, including the slope and riparian area in its natural state.

The site plan is organized around an internal drive aisle that steps up the slope in a series of small terraces that maximize unit privacy and view penetration into the site.

#### *Park Dedication*

The forested ridge area is currently being used by neighbourhood residents as an informal trailway. The Harewood Neighbourhood Plan identifies the ridge and riparian area of the subject property as a potential open space with a future multiple use path. The owner has indicated that he is willing to dedicate this area, approximately 1.5ha, as park. Parks staff has reviewed and accepted the proposal to acquire this land. Dedication of the park is noted as a condition of the development permit and will be provided prior to building occupancy. A statutory right-of-way will be registered on the title of the subject property to allow pedestrian access to the dedicated park over the subject property; the location and alignment of the access will be determined through detailed design. Additionally, the owner will install a two-rail fence along the boundary between the park and the development as a condition of the development permit.

#### *Density Transfer*

In accordance with the R10 zone, the maximum permitted density is 16 dwelling units per hectare excluding park dedication, which translates to 6 units permitted on the proposed development parcel (0.42ha). To achieve the proposed 14 unit development, 8 units of the 9 available units of density will be transferred from the park dedication area, exclusive of the watercourse leave strip area (0.57ha).

#### *Building Design*

The proposed building design is a three-storey contemporary west coast design with a shed roof in a single detached format. The units are designed with small building footprints to minimize the need for extensive slope manipulation.

The four units adjacent to the road are oriented with front doors facing Park Avenue to ensure street presence. The material palette includes horizontal vinyl cladding with units differentiated through a mixture of Hardie panel, vinyl board and batten, cedar shakes and corrugated metal that are used to highlight architectural features such as bay windows and unit entrances.

*Landscape Design*

The landscape plan uses the westerly bluff as a backdrop to the residential development. The rock bluff consists of a combination of urban forest and native understory.

Outdoor amenity space consists of private decks and patios. The area to be dedicated as park will provide additional open space. Planting areas will be used to define entrances and will supplement the rock bluff backdrop where soils permit.

Street trees will consist of Serbian spruce with interspersed dogwoods that are set back from the property line in order to avoid hydro lines and maintain the view corridor up Park Avenue as identified in the Harewood Neighbourhood Plan. The informal planting scheme includes a native plant palette with understory plantings, and boulders to create visual interest. The landscape plan will allow some views into the site while also providing a degree of privacy.

**Harewood Neighbourhood Association**

A referral request was forwarded to the Harewood Neighbourhood Association and no comment was received.

**DESIGN ADVISORY PANEL RECOMMENDATIONS**

The Design Advisory Panel, at its meeting held on 2016-AUG-25, accepted DP1008 as presented, with support for the variances, and provided the following recommendations:

- Consider ways to articulate the wall faces of Units 1 and 12 along Park Avenue.

The applicant addressed this recommendation by further articulating the elevation facing the road by adding a two-storey bay with a shed roof cap.

**PROPOSED VARIANCES**

**Maximum Building Height**

Variances to the maximum allowable building height are proposed as follows:

Unit #	Maximum Permitted Height	Proposed Height	Proposed Variance
1 and 12	9m	10.5m	1.5m
2, 3 and 4	9m	10.3m	1.3m
5, 6, 7 and 11	9m	9.6m	0.6m
13	9m	9.2m	0.2m
14	9m	9.3m	0.3m



As height is measured vertically from the lowest of either the average natural or finished grade level to the highest part of the building (the shed roof feature), the units on the flattest portion of the site (Units 1 and 12) require the greatest variance. All units, with the exception of Units 13 and 14 which face Park Avenue, are designed so that the shed roofs slope up with the land. This minimizes the appearance of the building height from the street and provides a more complementary design for the hill slope. The siting is not anticipated to impact views from neighbouring properties.

### Maximum Perimeter Wall Height

Variations to the maximum perimeter wall height are proposed as follows:

Unit #	Maximum Perimeter Wall Height	Proposed Perimeter Wall Height	Proposed Variance
1, 8 to 12	7.32m	10.1m	2.78m
2 to 7	7.32m	10.0m	2.68m
13 and 14	7.32m	10.3m	2.98m

The proposed perimeter wall height variances apply to portions of each unit and not every building elevation requires a variance. The over-height perimeter walls are less obvious from the street given the arrangement of units layered in front of each other, and their alignment to either side of the internal road sloping up the site. The impact of the over-height wall faces is also reduced by the design of the shed roofs that slope up the hill to mirror the site terrain. Additionally, the articulation of the front elevations of each unit and of the side elevations of Units 1 and 12 assists in reducing the overall visual impact of the over-height wall faces.

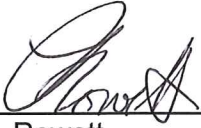
### SUMMARY POINTS

- DP1008 is for a 14-unit multiple family development on a steep slope lot.
- The proposed development meets the intent of the General Development Permit Area Design Guidelines.
- The proposed site design allows for the preservation of a significant amount of open space that will be dedicated as park. This meets the intent of the Steep Slope Development Permit Area Guidelines for the protection of open space and the steep slope character.

### ATTACHMENTS

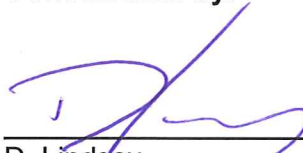
- ATTACHMENT A: Permit Terms and Conditions
- ATTACHMENT B: Location Plan
- ATTACHMENT C: Site Plan
- ATTACHMENT D: Building Elevations
- ATTACHMENT E: Landscape Plan
- ATTACHMENT F: Aerial Photo
- ATTACHMENT G: Density Transfer Plan

**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 allowable building heights as follows:

Unit #	Maximum Permitted Height	Proposed Building Height
1 and 12	9m	10.5m
2, 3 and 4	9m	10.3m
5, 6, 7 and 11	9m	9.6m
13	9m	9.2m
14	9m	9.3m

2. *Section 7.6.1 – Size of Buildings* – to increase the maximum perimeter wall height as follows:

Unit #	Maximum Perimeter Wall Height	Proposed Perimeter Wall Height
1, 8 to 12	7.32m	10.1m
2 to 7	7.32m	10.0m
13 and 14	7.32m	10.3m

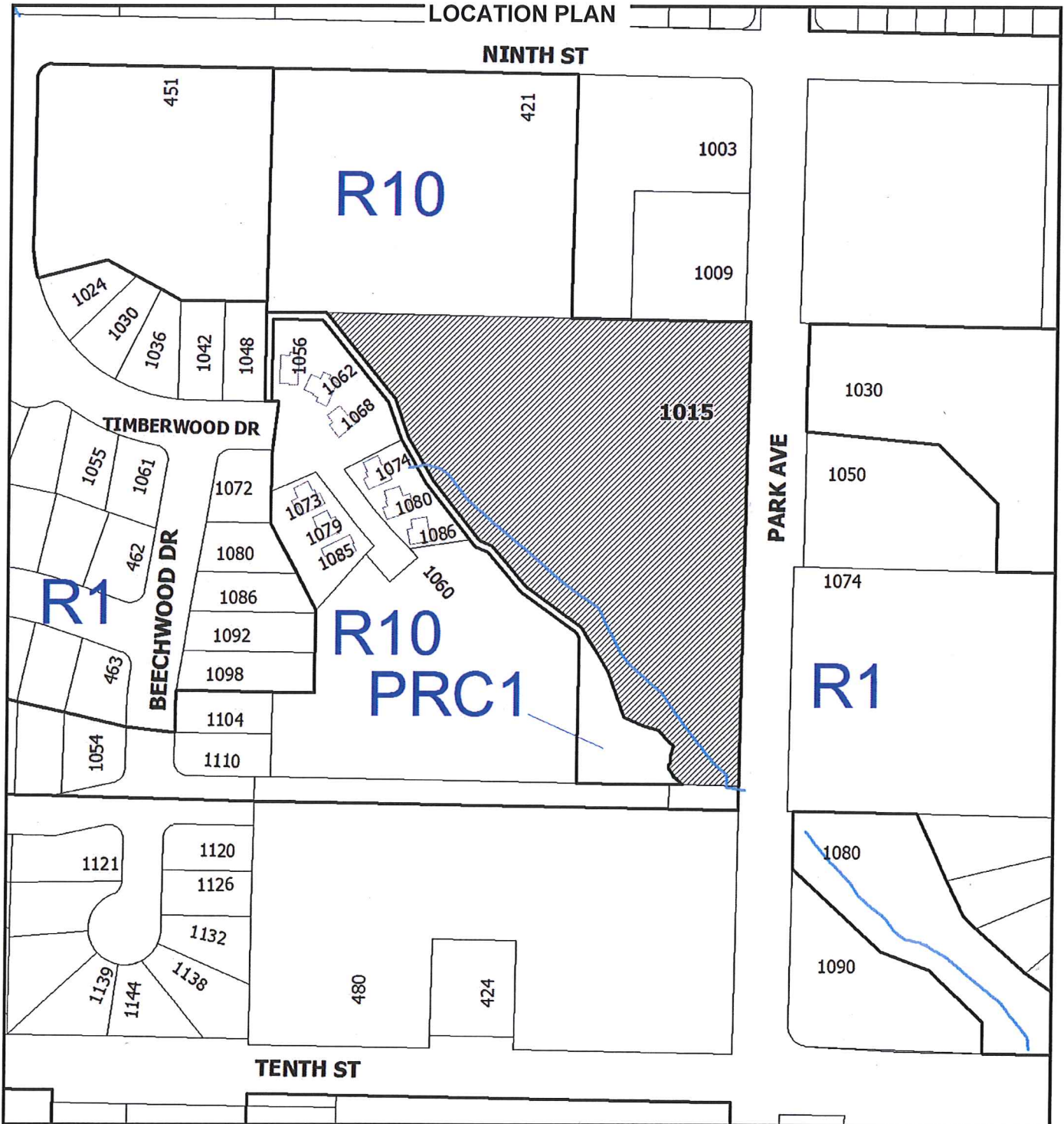
### CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Ellins Architect Inc., received 2017-APR-13.
2. The development is in accordance with the Elevations prepared by Ellins Architect Inc., received 2017-APR-27.
3. The subject property is in general compliance with the Landscape Plan and specifications prepared by Victoria Drakeford Landscape Architect received 2017-MAR-13.
4. The park area, as indicated on the Site Plan prepared by Ellins Architect Inc. received 2017-APR-13, is to be dedicated at the applicant's expense to the City of Nanaimo as park prior to building occupancy in Phase 1.
5. The owner shall register a statutory right-of-way on the title of the common property prior to building occupancy in Phase 1 that grants public access over the subject property to the park and allows the City to install and maintain park improvements.
6. The owner shall install a two-rail open fence along the boundary between the park and the strata development as generally indicated on the Landscape Plan and Specifications prepared by Victoria Drakeford Landscape Architect received 2017-MAR-13 prior to occupancy in Phase 1.

7. To achieve the 14 unit development on the proposed development parcel (0.42ha) a density transfer of 8 units is required from the park dedication area, exclusive of the watercourse leave strip as shown on the Density Transfer Plan prepared by Ellins Architect Inc. received 2017-MAY-30.



ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001008



**LOCATION PLAN**

Civic: 1015 Park Avenue  
Lot 29, Section 1, Nanaimo District,  
Plan VIP82107

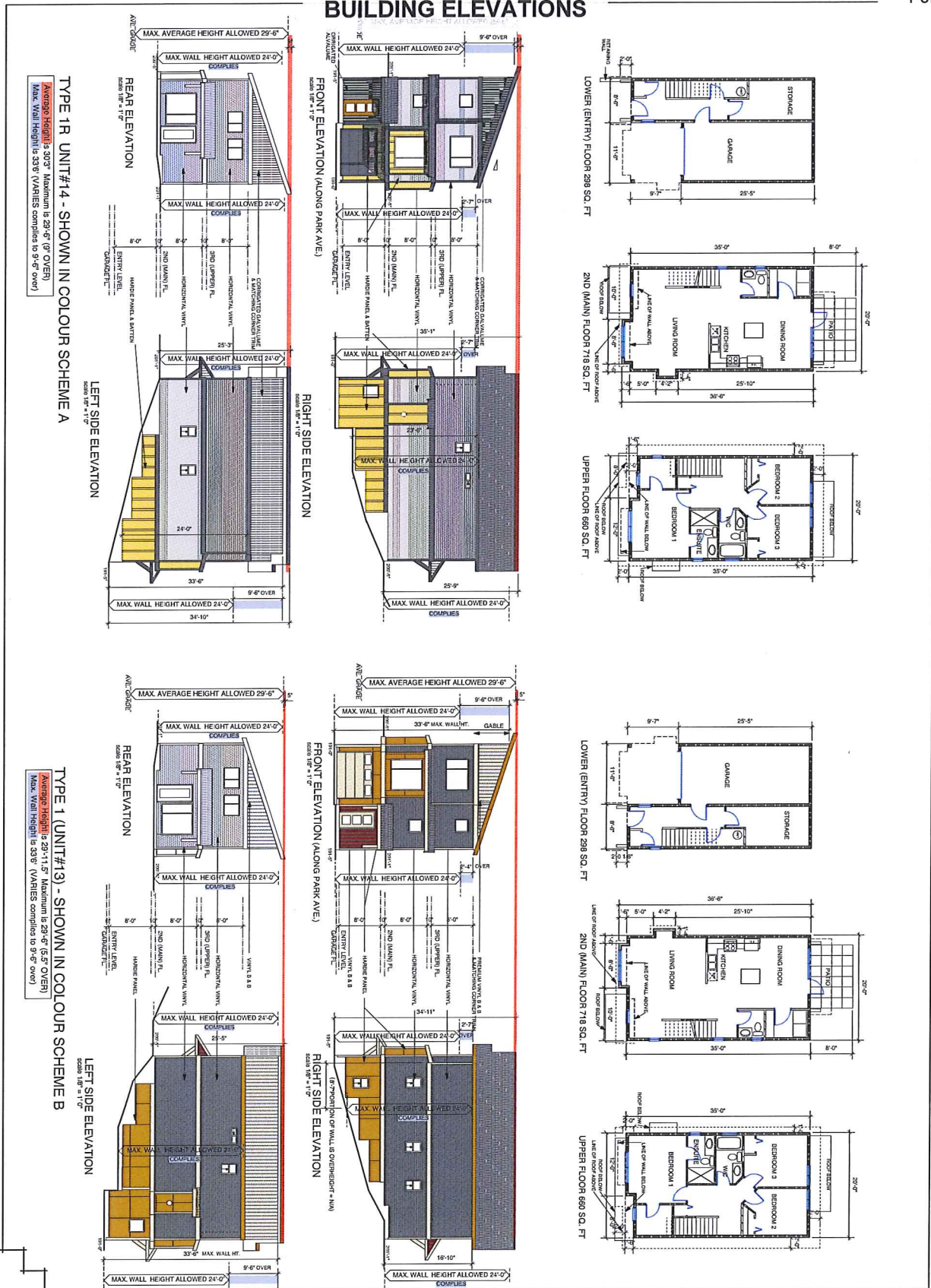


**Subject  
Property**





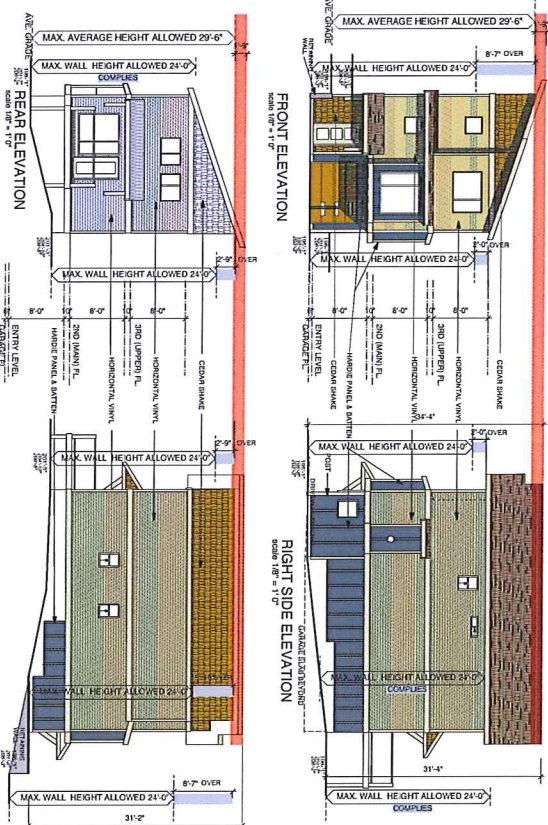
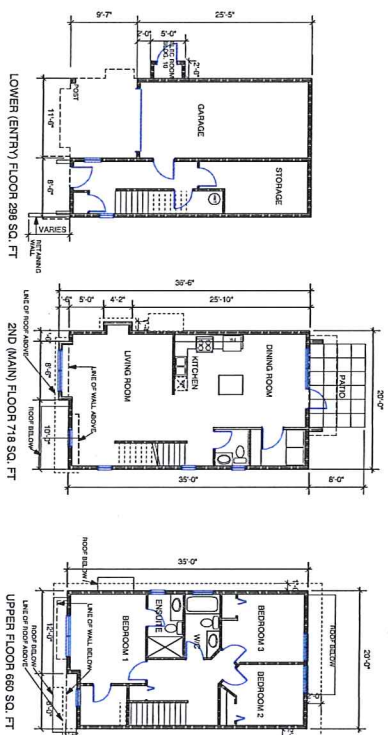
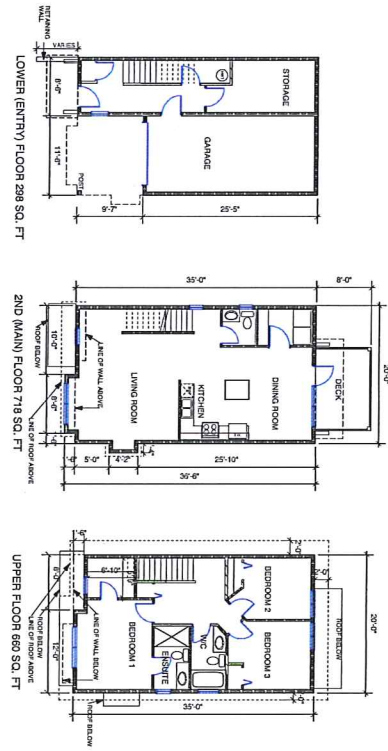
# ATTACHMENT D BUILDING ELEVATIONS



<p>Copyright reserved. These plans and specifications are the property of the architect and are not to be used for any other project without the written consent of the architect. The architect assumes no responsibility for the construction of the building or for any damage to the building or its contents. The architect is not responsible for the accuracy of the information provided in these plans and specifications. The architect is not responsible for the construction of the building or for any damage to the building or its contents. The architect is not responsible for the accuracy of the information provided in these plans and specifications.</p>	
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PROJECT NO.:	2016-04
DATE:	MAY 2018
SCALE:	AS NOTED
DRAWING NO.:	A2.0
RECEIVED:	2017-APR-27

PARK AVENUE  
MULTI-FAMILY DEVELOPMENT  
14 SINGLE FAMILY HOMES NANAIMO, B.C.





**TYPE 2R (UNIT #5, 6 & 7) SHOWN IN COLOUR SCHEME C (UNIT 5)**  
 Average Height is 31'3" Maximum is 29'-6" (1'-9" Over)  
 Max. Wall Height is 22'7" (Varies complies to 8'-7" over)



**TYPE 2 (UNIT#8, 9 & 10) SHOWN IN COLOUR SCHEME F (UNIT 9)**  
 Average Height is 29'-5" Maximum is 29'-6" (1'-9" Over)  
 Max. Wall Height is 23'-0" (Varies complies to 8'-9" over)

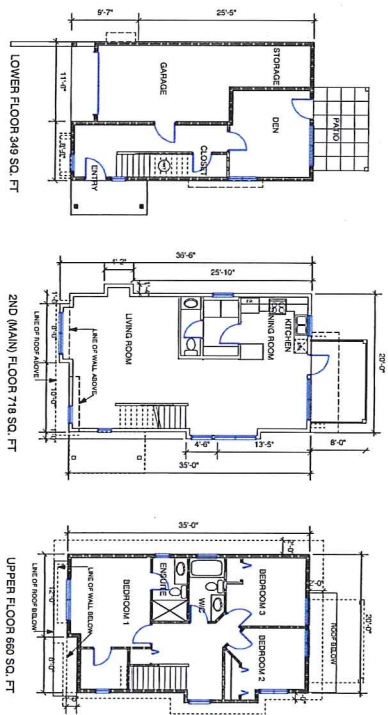
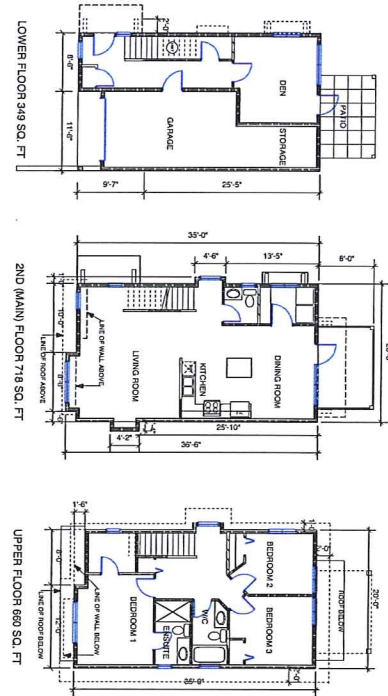
PROJECT NO.	2016-04
DATE	MAY 2016
SCALE	AS NOTED
DRAWN BY	J.E.B.E.
CHECKED BY	J.E.B.E.
DATE	MAY 2016
SCALE	AS NOTED
PROJECT NO.	2016-04
DATE	MAY 2016
SCALE	AS NOTED
DRAWN BY	J.E.B.E.
CHECKED BY	J.E.B.E.
DATE	MAY 2016
SCALE	AS NOTED

**PARK AVENUE  
 MULTI-FAMILY DEVELOPMENT  
 14 SINGLE FAMILY HOMES NANAIMO, B.C.**

RECEIVED  
 DP 901008  
 2017-04-27







**TYPE 4 UNIT 12**  
 Average Height is 34'-1" Maximum is 29'-6" (4'-7" over)  
 Max. Wall Height is 33'-0" (Varies 1'-11" to 9'-0" over)

**TYPE 4R UNIT 1 - SHOWN IN COLOUR SCHEME D**  
 Average Height is 34'-0" Maximum is 29'-6" (4'-6" over)  
 Max. Wall Height is 32'-0" (Varies 1'-11" to 9'-0" over)

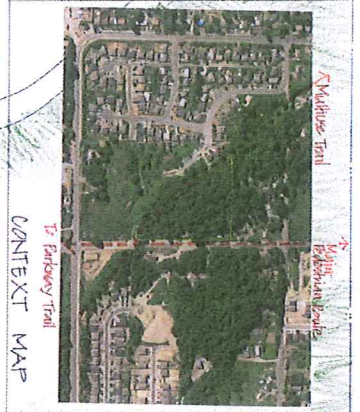
**PARK AVENUE  
 MULTI-FAMILY DEVELOPMENT  
 14 SINGLE FAMILY HOMES NANAIMO, B.C.**

PROJECT NO.	2016-04	DRAWING NO.	KCS
DATE:	MAY 2016		
SCALE:	AS SHOWN		
DRAWN BY:	J.E.B.E.		
RECEIVED	03/11/2016		
DATE:	2016-04		
SCALE:	AS SHOWN		
DRAWN BY:	J.E.B.E.		
DATE:	MAY 2016		
SCALE:	AS SHOWN		
DRAWN BY:	J.E.B.E.		

NO.	DATE	REVISION
1	2016-04-27	ISSUE FOR PERMIT
2	2016-05-11	REVISED PER PERMIT COMMENTS
3	2016-05-11	REVISED PER PERMIT COMMENTS
4	2016-05-11	REVISED PER PERMIT COMMENTS
5	2016-05-11	REVISED PER PERMIT COMMENTS
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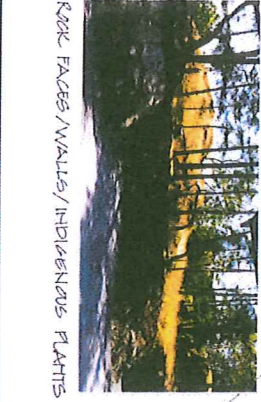
# ATTACHMENT E LANDSCAPE PLAN



CONTEXT MAP

### PLANT LIST

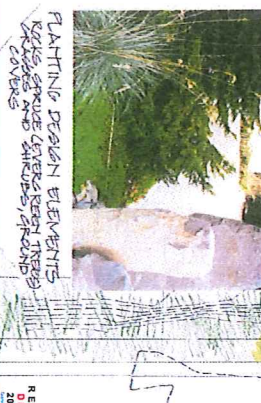
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100	1	Redwood	12"	Plant in front of building



ROCK FACES/WALLS/INDIGENOUS PLANTS



PARK AVENUE STREETSCAPE FOR ROCKS, TREES AND PLANTS



PLANTING DESIGN ELEMENTS: ROCKS, TREES AND PLANTS COVER

### DESIGN RATIONALE

The design rationale for this project has been guided by the design goals, objectives and by the intended landscape plan. The design rationale is intended to provide a clear understanding of the design process and the rationale behind the design decisions. The design rationale is intended to provide a clear understanding of the design process and the rationale behind the design decisions. The design rationale is intended to provide a clear understanding of the design process and the rationale behind the design decisions.

**RECEIVED**  
2017-MAR-13

**PROJECT INFORMATION**

PROJECT: MULTI-FAMILY DEVELOPMENT 1055 PARK AVENUE NANAIMO

CLIENT: [Redacted]

DESIGNER: [Redacted]

DATE: [Redacted]

SCALE: 1/4" = 1'-0"

DRAWN BY: [Redacted]

CHECKED BY: [Redacted]

PROJECT NUMBER: [Redacted]

DATE: [Redacted]

**KEY**

- Continuous trees
- Discontinuous trees
- Structure/Contour/Retaining Wall
- Structure
- Rock wall/stepped rock
- Pathway



# PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Remarks
		<b>Deciduous Trees</b>			
Ce		<i>Cornus eddies white wonder</i>	White wonder Dogwood	6 cm cal	
Ck		<i>Cornus kousa</i>	Chinese Dogwood	2.5m	Multistemmed
		<b>Evergreen Trees</b>			
Po		<i>Picea omorika bruns</i>	Serbian Spruce	2m	
Pco		<i>Pinus contorta contorta</i>	Shore Pine	1.5m	
Pfv		<i>Pinus flexilis vanderwolf</i>	Vanderwolf Pine	2m	
Tp		<i>Thuja plicata</i>	Western Red Cedar	2m	hedge
		<b>Shrubs</b>			
Cs		<i>Cornus stolonifera</i>	Red twigged Dogwood	1 gall	1.2m o.c.
Gs		<i>Gaultheria shallon</i>	Salal	1 gall	.6m o.c.
Hd		<i>Holodiscus discolor</i>	Ocean Spray	1 gall	1.2m o.c.
Mn		<i>Mahonia nervosa</i>	Oregon Grape	1 gall	.6m o.c.
Oe		<i>Oemleria cerasiformis</i>	Indian Plum	1 gall	1.2m o.c.
Rs		<i>Ribes sanguineum</i>	Red-flowering currant	1 gall	1.2m o.c.
Vo		<i>Vaccinium ovatum</i>	Evergreen huckleberry	1 gall	1.2m o.c.
		<b>Groundcovers/perennials</b>			
Auu		<i>Arctostaphylos uva ursi</i>	Kinnickinnick	10 cm	45 o.c. (walls)
Lg		<i>Lithodora Grace Ward</i>	Lithodora	1 gall	6m o.c. (walls)
Nb		<i>Nepeta dropmore blue</i>	Catnip	1 gall	.6m o.c.
Tp		<i>Thymus pseudolaniginosus</i>	Woolly Thyme	10 cm	.3 o.c.
		<b>Ornamental Grasses</b>			
Ca		<i>Calamagrostis aculifolia Karl Foessler</i>	Feather Reed Grass	1 gall	6m o.c.
Hs		<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 gall	6m o.c.
Ms		<i>Miscanthus sinensis Morning Light</i>	Maiden Grass	1 gall	.6m o.c.
My		<i>Miscanthus yaku jima</i>	Maiden Grass	1 gall	1m o.c.



ATTACHMENT F  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001008





