

DATE OF MEETING | August 13, 2018 |

AUTHORED BY | LAUREN WRIGHT, PLANNER, CURRENT PLANNING AND  
SUBDIVISION |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1096 –  
1217 MANZANITA PLACE** |

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a nine-unit multiple-family development at 1217 Manzanita Place. |

### **Recommendation**

That Council issue Development Permit No. DP1096 at 1217 Manzanita Place with the following variances:

- increase the maximum allowable building height from 7m up to 10.8m;
- reduce the required front yard setback from 6m to 5m; and
- reduce the required rear yard setback from 7.5m to 3m. |

## **BACKGROUND**

A development permit application, DP1096, was received from Delinea Design Consultants Ltd., on behalf of 1122785 B.C. Ltd., to permit the development of nine multiple-family dwelling units on a vacant lot.

### **Subject Property**

Zoning	R6 – Townhouse Residential
Location	The vacant subject property is located on the southwest corner of Ocean Pearl Terrace and Manzanita Place.
Total Area	3,558m <sup>2</sup>
Official Community Plan	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 3 – Natural Hazard Lands; 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	Natural Hazard Lands Development Permit Area Design Guidelines Steep Slope Development Permit Area Design Guidelines General Development Permit Area Design Guidelines

The subject property is currently vacant and is surrounded by several vacant properties that have redevelopment potential for single residential and multi-family use. Ocean Terrace Park abuts the west property line; and on 2018-MAR-19, Council approved a 29-unit multi-family development to the west at 1205 Ocean Pearl Terrace.

The road network and development that has occurred within the original Rockwood subdivision has respected the character and natural features of the landscape, including rock outcrops, knolls, natural trenches, and clusters of urban forest. ]

## **DISCUSSION**

### **Proposed Development**

The proposed development consists of nine multiple-family detached units. There are five three-storey units and four two-storey units ranging in size from 162m<sup>2</sup> to 188.7m<sup>2</sup>. The proposed floor area ratio for this development is 0.45.

#### *Site Design*

The building siting and the common access and parking area work with the existing terrain. The units are oriented to suit the natural grades of the site. The proposed residences are situated to allow retention of a large rock bluff located on the north side of the property. This area falls within the Steep Slope Development Permit Area (DPA No. 5) and is a significant feature along the Ocean Pearl Terrace frontage. The unit footprints work with the grades of the site and rock bluffs to allow the site to maintain its character and meet the intent of the DPA guidelines.

The units are oriented with front entrances and walkways extending to the internal access road, which functions as a drive aisle, pedestrian path, and central gathering space.

#### *Building Design*

The proposed building form is a mixture of two- and three-storey, contemporary west coast designed units with shed roofs in a single detached format. The units meet the intent of the Natural Hazard Lands Development Permit Area Guidelines (DPA No. 3) as they are designed with small building footprints to minimize the need for extensive site disturbance and preserve the natural features of the land.

The units are well articulated with balconies overlooking the internal road and Ocean Pearl Terrace. Units 6-9 also have green roofs above the garage to provide additional amenity space and stormwater retention areas.

Parking is provided beneath the units, where possible, with the garage doors facing the internal street to limit their visibility from the public roads.

The material palette includes lapped cement fiber board siding with units differentiated through a mixture of engineered wood or corrugated metal. Timber and natural rock detailing is incorporated to highlight architectural features and unit entrances.

#### *Landscape Design*

The landscape plan recognizes the character of the site and incorporates the rocky bluffs and knolls with exposed bedrock, moss bluffs, small stands of arbutus and Douglas fir trees and the Oregon grape and rose understory. The native plant palette reinforces the character of the

site. Conifers will be planted along Ocean Pearl Terrace, where the terrain permits, to continue the treed ridgeline identified in the Steep Slope Development Permit Area Guidelines.

Outdoor amenity space consists of private decks, patios, and green roofs (Units 6-9). Rain gardens will add an aesthetic and functional feature to the spaces between the units.

The concrete paving will be scored in patterns evocative of the fractured rock on the site and will act as wayfinding and traffic calming measures throughout the development.

A split rail fence runs along the west property line adjacent to Ocean Terrace Park. Lighting has been incorporated into bollards located at the entrance of each unit.

### Design Advisory Panel Recommendations

The Design Advisory Panel, at its meeting held on 2018-APR-12, accepted DP1096 as presented with support for the proposed variances.

For more information see the Attachments

### 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	7m	10.8m	3.8m
2	7m	10.6m	3.6m
3	7m	8.45m	1.45m
4	7m	7m	No variance required
5	7m	7.4m	0.4m
6	7m	7.1m	0.1m
7	7m	7.3m	0.3m
8	7m	7.6m	0.6m
9	7m	8.7m	1.7m

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 located in the natural depression areas of the site (Units 1, 2 and 9) require the greatest variances. The units have small footprints, with parking located beneath the living space (where possible) to respect the topography of the site. The units are designed with low-slope shed roofs to minimize the appearance of the building height from the street and provide a more complementary design for the hill slope. The siting is not anticipated to negatively impact views from neighbouring properties.

### *Required Front Yard Setback*

The required front yard setback is 6m. The proposed front yard setback for Unit 1 is 5m, a proposed variance of 1m.

The reduced front yard setback is needed to accommodate the limited building envelope for Unit 1, which is constrained by the curvature of the property boundary. The reduction of the front yard setback does not negatively impact the form and character of the development.

### *Required Rear Yard Setback*

The required rear yard setback is 7.5m. The proposed rear yard setback for Units 5 and 6 is 3m, a proposed variance of 4.5m.

The west edge of the subject property is irregularly shaped. Without a reduction in the rear yard setback, Units 5 and 6 would not have a sufficient area for a building footprint to maximize the permitted floor area ratio. The reduction of the rear yard setback does not negatively impact the park edge.

Staff support the proposed variance.

See Attachments for more information.

### **SUMMARY POINTS**

- Development Permit No. DP1096 is for a nine-unit multiple-family development on a vacant lot.
- The proposed development meets the intent of the Natural Hazard Lands, Steep Slope, and General Development Permit Area Design Guidelines.
- Staff support the proposed variances to building height and yard setbacks.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Building Elevations  
ATTACHEMNT E: Height Variance Elevations  
ATTACHMENT F: Landscape Plan and Details  
ATTACHMENT G: Aerial Photo |

### **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 building height as follows:

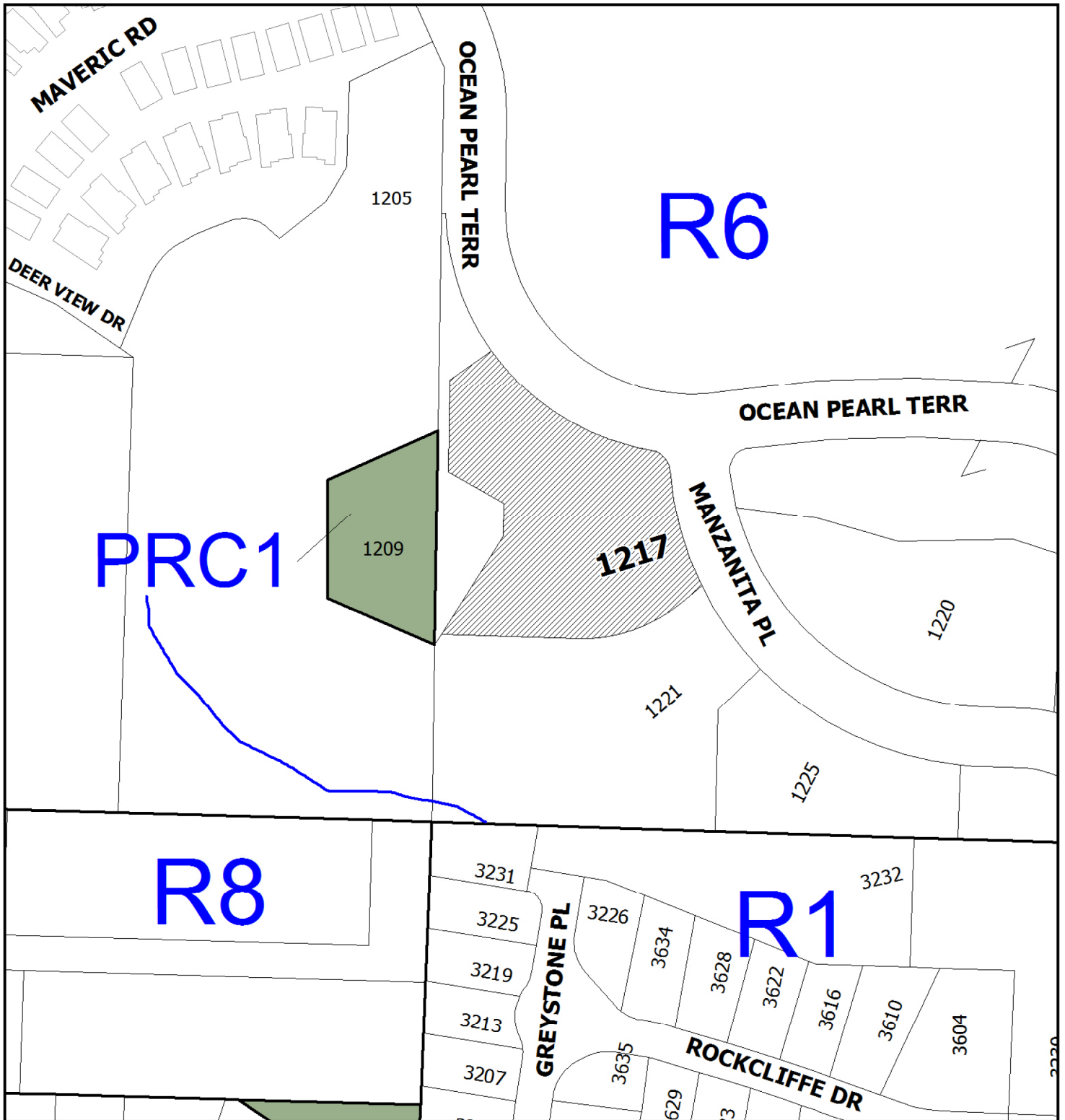
Unit #	Maximum Permitted Height	Proposed Height	Proposed Variance
1	7m	10.8m	3.8m
2	7m	10.6m	3.6m
3	7m	8.45m	1.45m
4	7m	7m	No variance required
5	7m	7.4m	0.4m
6	7m	7.1m	0.1m
7	7m	7.3m	0.3m
8	7m	7.6m	0.6m
9	7m	8.7m	1.7m

2. *Section 7.5.1 Siting of Buildings* – To reduce the required front yard setback from 6m to 5m.
3. *Section 7.5.1 Siting of Buildings* – To reduce the required rear yard setback from 7.5m to 3m.

### CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by Delinea Design Consultants Ltd., dated 2018-JUL-20, as shown on Attachment C.
2. The development is in substantial compliance with the building elevations prepared by Delinea Design Consultants Ltd., dated 2018-JUL-04, as shown on Attachment D.
3. The subject property is in substantial compliance with the landscape plan and specifications prepared by Victoria Drakeford Landscape Architect, as received 2018-JUL-05, as shown on Attachment F.

ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001096

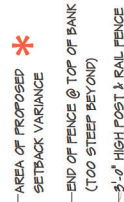
**LOCATION PLAN**


Civic: 1217 Manzanita Place  
Lot 1, District Lot 18, Wellington District,  
Plan EPP67988



 **Subject Property**

- \* -AREA OF PROPOSED SETBACK VARIANCE
- END OF FENCE @ TOP OF BANK (TOO STEEP BEYOND)
- 3'-0" HIGH POST & RAIL FENCE



<b>LEGEND</b>		GARAGE FLOOR ELEVATION (GFE)
		PROPOSED ELEVATIONS DERIVED FROM ROAD GRADE CL AS DESIGNED BY HEROLD ENGINEERING LTD.
NOTE:		DRIVEWAY GRADIENTS TYPICALLY -8.0%

PROPOSED VARIANCES		
UNIT NO.	HEIGHT **	SETBACK / LOCATION
UNIT 1:	3.8M	1M / FRONT YARD (MANZANITA PLANT)
UNIT 2:	3.6M	NO VARIANCE
UNIT 3:	1.45M	NO VARIANCE
UNIT 4:	0.4M	NO VARIANCE
UNIT 5:	0.1M	4.5M / REAR YARD (ADJ. TO PARKING LOT)
UNIT 6:	0.1M	4.5M / REAR YARD (ADJ. TO PARKING LOT)
UNIT 7:	0.3M	NO VARIANCE
UNIT 8:	0.3M	NO VARIANCE
UNIT 9:	1.7M	NO VARIANCE

**\*\* MAX 7.0M WHERE ROOF PITCH < 4:12**

RECEIVED  
DP1096  
2018-JUL-20  
Consent to Publication & Publication Fee

**SITE PLAN**  
scale: 1:250 metric





**SOUTH ELEVATION - FACING INTERNAL F**



## EAST ELEVATION - FACING MANZANITA PLACE



**NORTH ELEVATION** - FACING OCEAN PEARL TERRACE

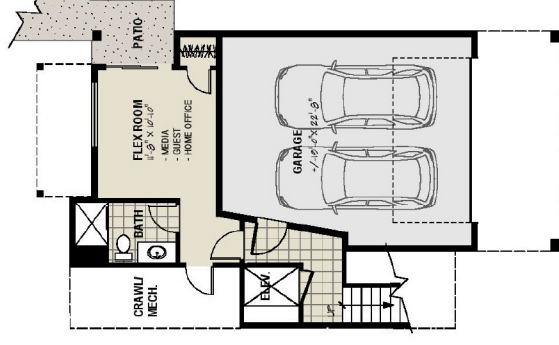


**WEST ELEVATION**



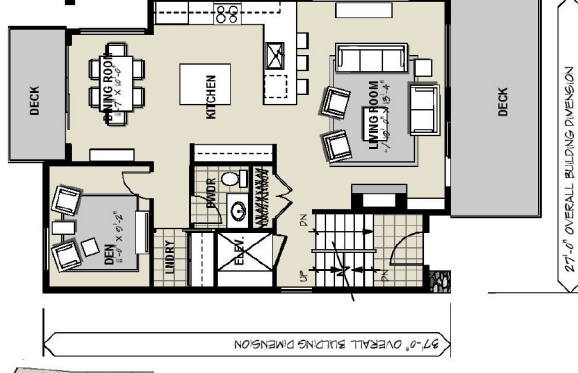
## UPPER FLOOR

UPPER: 794 SQ.FT.



## LOWER FLOOR

MAIN: 330 SQ.FT.  
GARAGE: 440 SQ.FT.



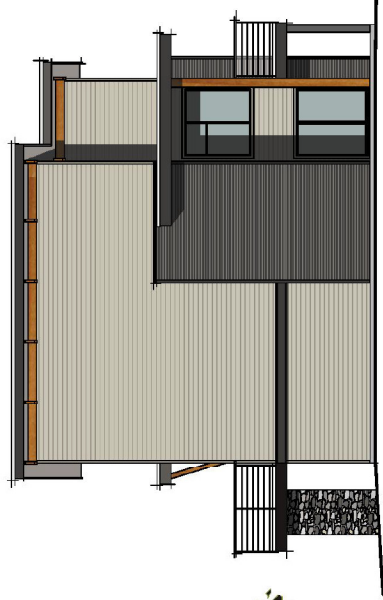
## MAIN FLOOR

SCALE:  $1/3" = 1'-0"$   
MAIN: 208 SQ. FT.





**SOUTH ELEVATION** - FACING INTERNAL ROAD



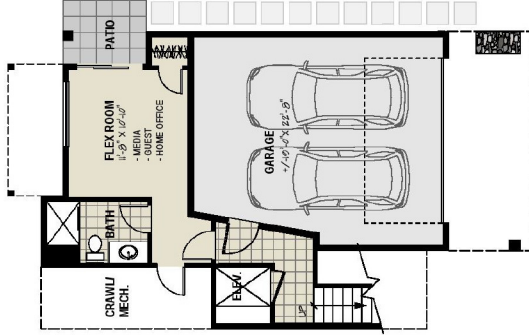
**EAST ELEVATION**



**NORTH ELEVATION** - FACING OCEAN PEARL TERRACE

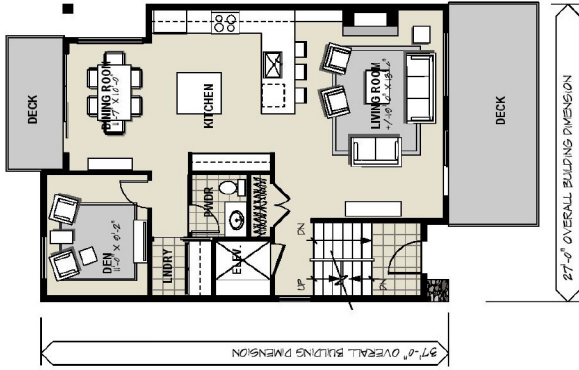


**WEST ELEVATION**



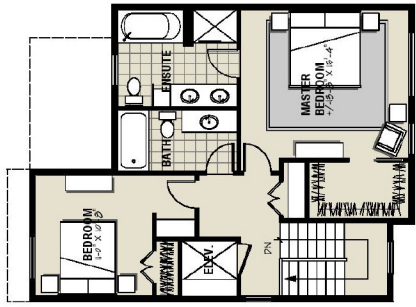
**LOWER FLOOR**

MAN: 330 SQ.FT.  
GARAGE: 440 SQ.FT.



**MAIN FLOOR**

SCALE: 1/8" = 1'-0"  
MAN: 900 SQ.FT.



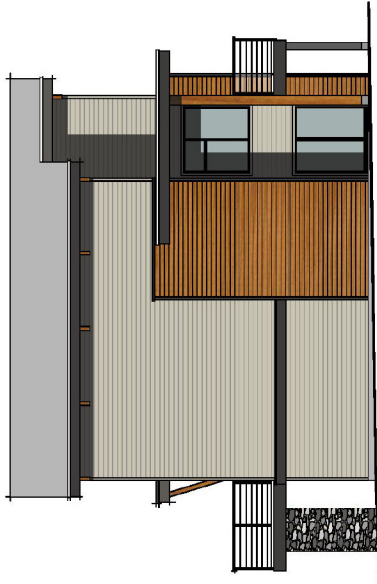
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UPPER: 704 SQ.FT.

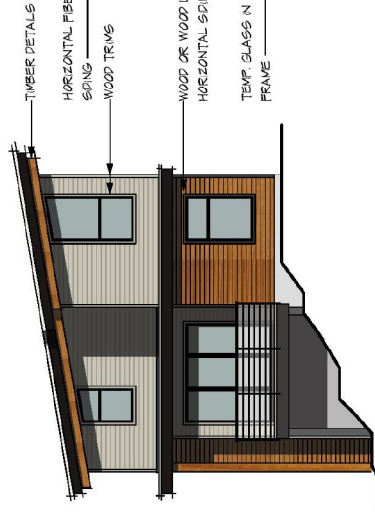




**SOUTH ELEVATION** - FACING INTERNAL ROAD



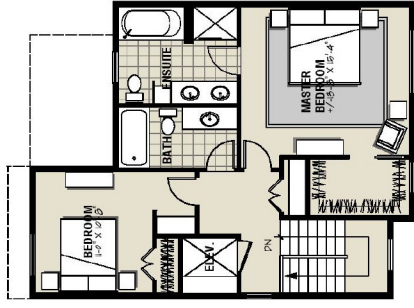
**EAST ELEVATION**



**NORTH ELEVATION** - FACING OCEAN PEARL TERRACE

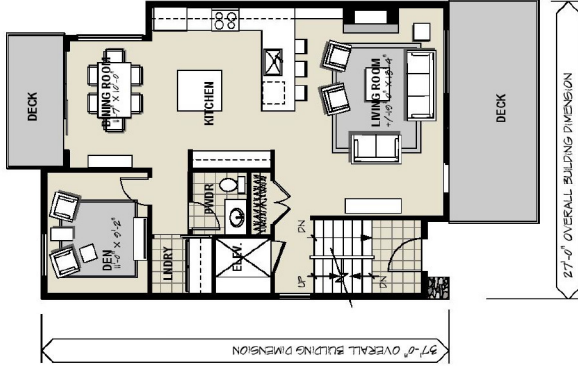


**WEST ELEVATION**



**UPPER FLOOR**

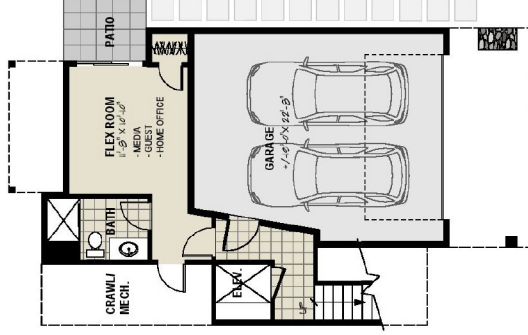
UPPER: 794 SQ. FT.



**MAIN FLOOR**

SCALE: 1/8" = 1'-0"

MAIN: 908 SQ. FT.



**LOWER FLOOR**

MAIN: 930 SQ. FT.

GARAGE: 449 SQ. FT.

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DP 1096  
2018-JUL-05

246

# PANORAMA VILLAS

## HILLSIDE HOMES - UNITS 6 & 8

1217 MANZANITA PLACE, NANAIMO, B.C.

**DELINIA**  
ARCHITECTURE  
1217 MANZANITA PLACE, NANAIMO, B.C.  
V9A 5K1  
TEL: 250-754-1111  
WWW.DELINIAARCHITECTURE.COM

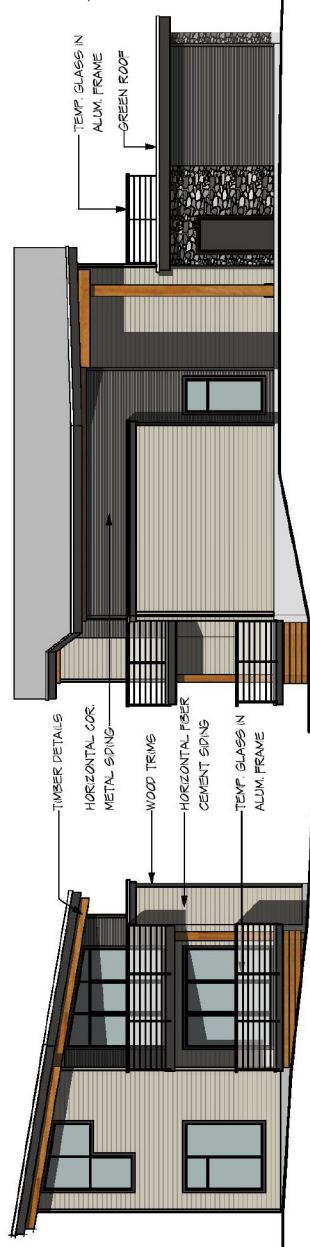
PROJECT # 1801  
ARCHITECT DELINIA ARCHITECTURE  
CLIENT DELINIA ARCHITECTURE  
DESIGNED BY DELINIA ARCHITECTURE  
3D RENDERING BY DELINIA ARCHITECTURE  
DATE 2018-07-05  
SCALE 1/8" = 1'-0"



NORTH ELEVATION - FACING INTERNAL ROAD



WEST ELEVATION



SOUTH ELEVATION - FACING VIEW

EAST ELEVATION



MAIN FLOOR

SCALE: 1/8" = 1'-0"  
MAIN: 926 SQ.FT.  
GARAGE: 441 SQ.FT.

UPPER FLOOR

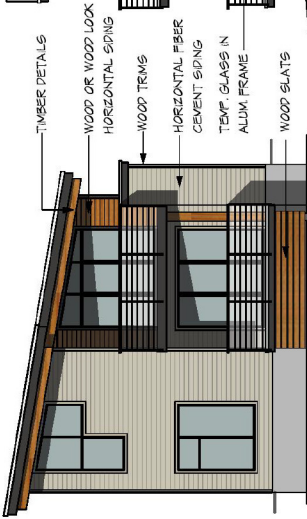
UPPER: 899 SQ.FT.



NORTH ELEVATION - FACING INTERNAL ROAD



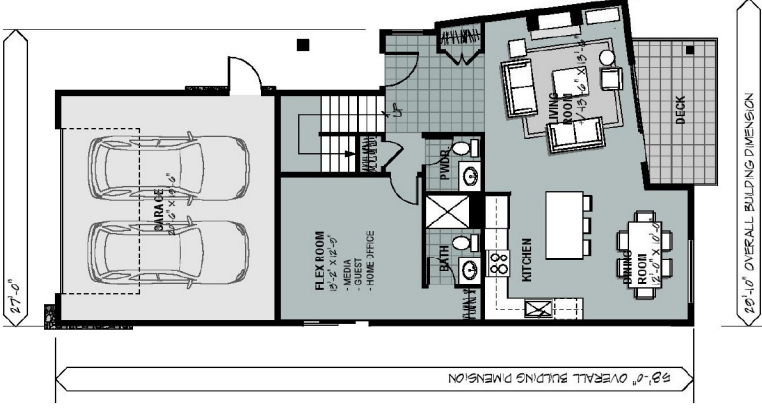
WEST ELEVATION



SOUTH ELEVATION - FACING VIEW



EAST ELEVATION

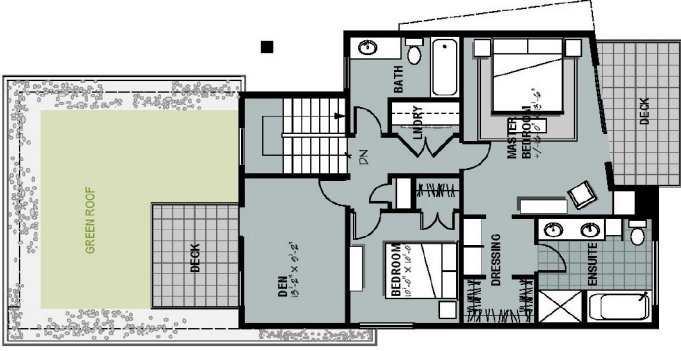


MAIN FLOOR

SCALE: 1/8" = 1'-0"

MAIN: 926 SQ.FT.

GARAGE: 441 SQ.FT.



UPPER FLOOR

UPPER: 893 SQ.FT.



DELIN EA ARCHITECTURE LTD.  
1000 WESTERN AVENUE, SUITE 200  
VICTORIA, BC V8M 1Y1

PROJECT #	4341-1417
ARCHITECT	DELIN EA ARCHITECTURE LTD.
CLIENT	DELIN EA ARCHITECTURE LTD.
CLIENT MEETING	05/07/2018
DESIGN	05/07/2018
PERMIT APPLICATION	05/07/2018
PERMIT APPROVAL	05/07/2018
CONSTRUCTION	05/07/2018
COMPLETION	05/07/2018
DATE	05/07/2018
BY	DELIN EA ARCHITECTURE LTD.

# PANORAMA VILLAS

## HILLSIDE HOMES - UNIT 7

1217 MANZANITA PLACE, NANAIMO, B.C.

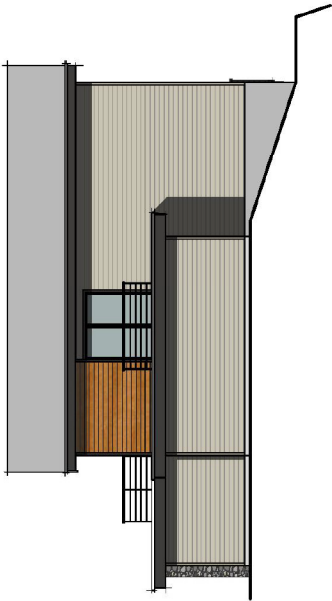


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DP 1096  
2018-JUL-05





**NORTH ELEVATION**  
FACING INTERNAL ROAD

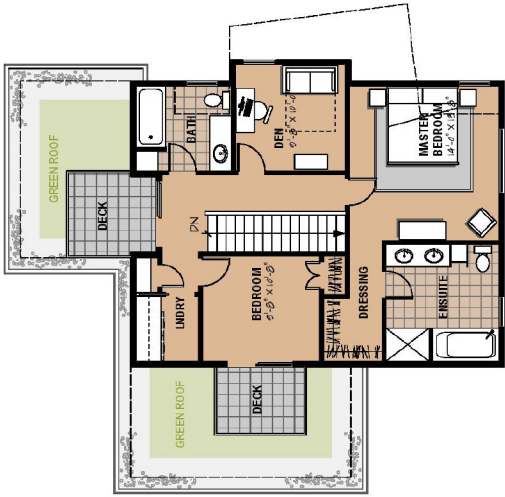


**EAST ELEVATION**

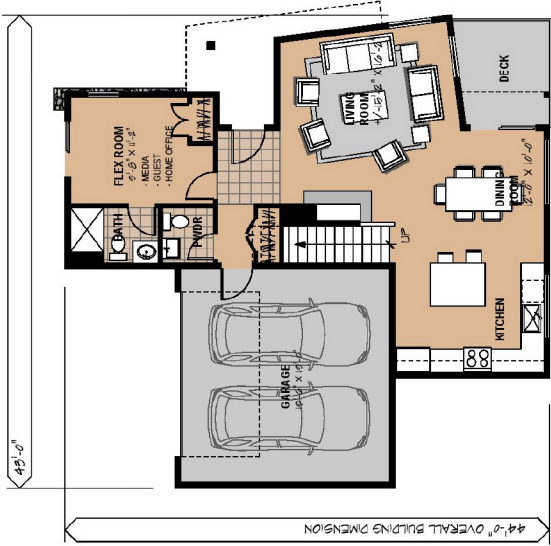


**SOUTH ELEVATION**

**WEST ELEVATION - FACING MANZANITA PLACE**



**UPPER FLOOR**  
UPPER: 890 SQFT.



**MAIN FLOOR**  
SCALE: 1/8" = 1'-0"  
MAIN: 896 SQFT.  
GARAGE: 410 SQFT.

# ATTACHMENT E HEIGHT VARIANCE ELEVATIONS



## STREETSCAPE 1 - INTERNAL ROAD



## STREETSCAPE 2 - INTERNAL ROAD

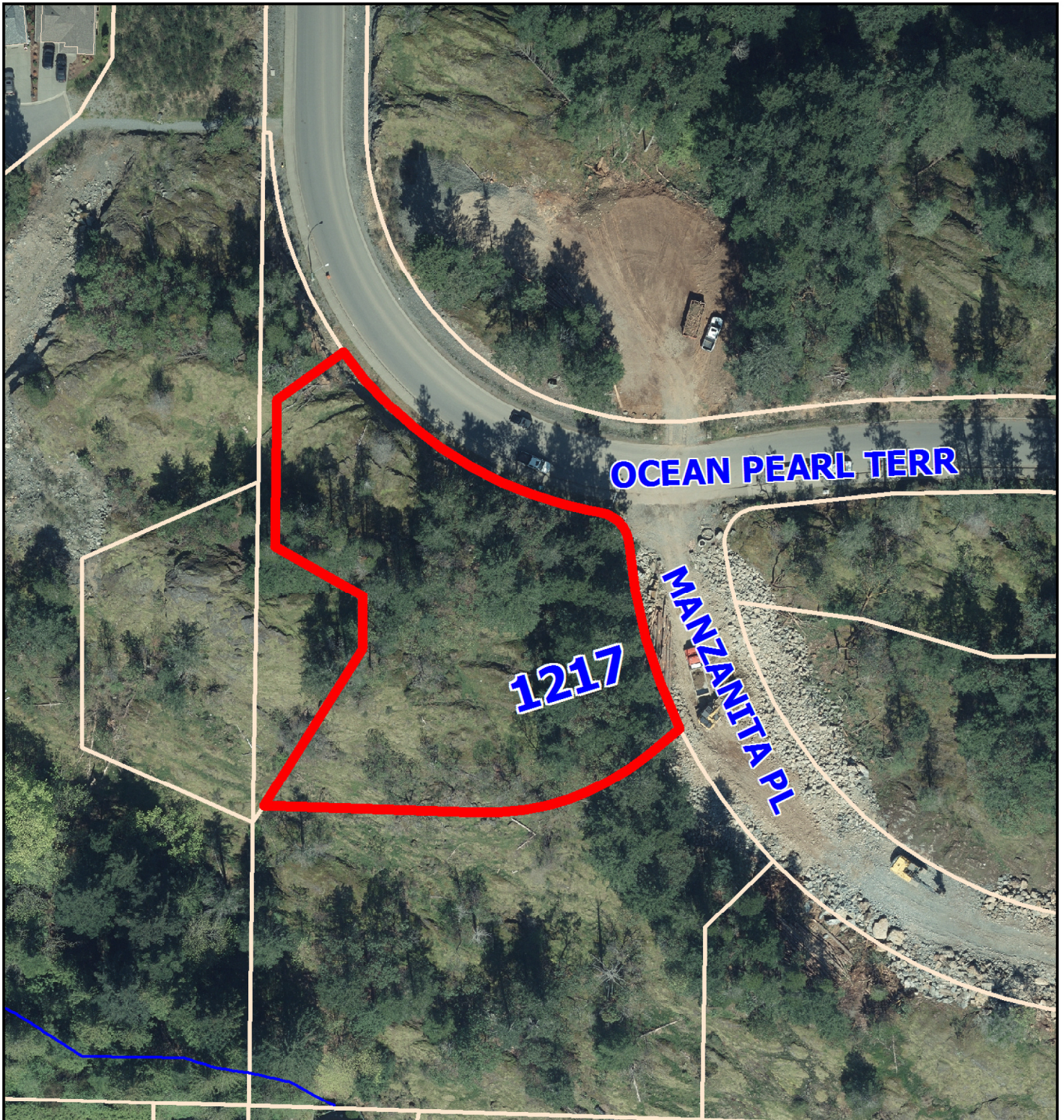
AREA OF REQUESTED  
HEIGHT VARIANCE  
VARIANCE REQUESTED







ATTACHMENT G  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001096

