

DATE OF MEETING October 1, 2018

AUTHORED BY LAUREN WRIGHT, PLANNER, CURRENT PLANNING AND  
SUBDIVISION

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1100 – 65 PRYDE  
AVENUE

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration, a development permit application for a 48-unit rental housing development at 65 Pryde Avenue.

### **Recommendation**

That Council issue Development Permit No. DP1100 at 65 Pryde Avenue with the following variances:

- reduce the minimum front yard setback along Pryde Avenue from 6m to 3.9m;
- increase the maximum building height from 14m to 14.6m; and
- reduce the required onsite parking from 54 spaces to 50 spaces.

## **BACKGROUND**

A development permit application, DP1100, was received from D-Architecture, on behalf of Camarague Properties Inc., to permit the development of a four-storey, 48-unit rental housing development. There is an existing single-family dwelling onsite that will be removed subject to approval of the development permit application.

### **Subject Property**

<i>Zoning</i>	COR1 – Residential Corridor
<i>Location</i>	The subject property is a through lot that has frontage on both Bowen Road and Pryde Avenue.
<i>Total Area</i>	2,946m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located in an established neighbourhood and is surrounded by a mixture of commercial and residential uses in predominately one- to three-storey building forms. There are four bus stops located within 30m of the subject property.

## **DISCUSSION**

### **Proposed Development**

The proposed development is a four-storey, 48-unit rental housing development, with the following configuration:

- 11 – studio dwelling units (including 2 accessible units);
- 24 – 1-bedroom units; and
- 13 – 2-bedroom units.

The proposed floor area ratio (FAR) is 1.25. The permitted floor area ratio is 1.0, with an additional 0.25 permitted by achieving Tier 1 of Schedule D – Amenity Requirements for Additional Density.

### *Site Design*

The proposed site configuration includes a pedestrian entrance facing both road frontages and driveway access from Pryde Avenue. The surface parking is sited primarily on the south side of the site to separate the proposed residential use from the existing adjacent commercial use (7-11 convenience store) and City building (pump station). Additional parking is located at-grade, under the building. The siting of the building footprint makes the best use of the site and provides strong street presence along both road frontages.

### *Building Design*

The proposed four-storey building is curved across the site and is contemporary in design. Material and colour blocking is used to highlight a boxed and framed architectural detail on both street front elevations, as well as inset unit balconies. The rhythm of the inset-stacked balconies punctuates the long horizontal building façades and defines the building bays to articulate the wall face. The building features a flat roof with accent shed roofs on both the east and west elevations. Two large vertical public art pieces will be added to the east and south building faces to add further visual interest.

At-grade parking is located under the majority of the building.

The building materials include patterns of vertical and horizontal Hardie plank siding with cedar wood screening accents. The unit balconies will be finished with aluminum and glass railings.

### *Landscape Plan*

The proposed landscape plan uses street trees and a layer of shrubs along both frontages to add texture and provide screening from traffic. A rain garden is incorporated into the planting area facing Bowen Road. A cedar board and batten fence and an intermittent hedge run along the property lines to provide screening from the neighbouring multi-family and commercial developments. Interior pathways and plantings provide wayfinding onsite and establish pedestrian connections to both Bowen Road and Pryde Avenue.

A mature English oak tree will be retained along the Pryde Avenue frontage.

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

To obtain the required FAR to allow the proposed building, the development will achieve Tier 1 of Schedule D – Amenity Requirements for Additional Density. Examples of the amenities to be provided include:

- two public art pieces to be located on the east and south building façades;
- a rain garden; and
- permanent educational signage explaining the use of sustainable building materials and sustainable water management practices used onsite.

See Attachments for more information.

### **Design Advisory Panel Recommendations**

At the meeting held on 2018-MAY-24, the Design Advisory Panel accepted DP1100 as presented with support for the proposed variances and provided the following recommendations:

- Consider removing Parking Stall #13 to reduce parking area size and increase amenity space.
- Consider electric vehicle charging stalls.
- Consider improvements for vehicles turning around at the ‘dead-end’ driving aisles.
- Look at methods to visually enhance the entranceway facing Bowen Road.
- Look at improved wayfinding for pedestrian access from Pryde Avenue.
- Look at rooftop screening to match building materials.
- Consider more robust fencing along street frontages.
- Consider a shorter fence along the north side of the property.

The applicant made several alterations to both the building and landscape designs to address the recommendations.

### **Proposed Variances**

#### *Required Front Yard Setback*

The required front yard setback along Pryde Avenue is 6m. The proposed setback is 3.9m, a proposed variance of 2.1m.

Pryde Avenue is a major road. Where a property abuts a major road and road dedication has not taken place, an additional 2.5m front yard setback is required to protect for future dedication. The siting of the proposed building is in line with the existing commercial building to the south. Staff support the proposed setback variance.

#### *Maximum Allowable Building Height*

The maximum building height is 14m. The proposed building height is 14.6m, a proposed variance of 0.6m.

The variance is required only for the shed roofs on both ends of the proposed development. The shed roofs serve as focal points for the building and create visual interest and street presence along both Bowen Road and Pryde Avenue. Staff support the proposed height variance.

#### *Required Onsite Parking*

The required onsite parking is 54 parking spaces. The proposed onsite parking is 50 parking spaces, a proposed variance of 4 parking spaces.

The subject property is serviced by four transit routes within 30m of the site, and secure long- and short-term parking options are provided on-site. The property is located adjacent to a convenience store and is also approximately 900m from a grocery store, a major commercial node, and an employment center (Greenrock Industrial Park). Staff support the proposed on-site parking variance.

Staff support the proposed variances.

#### **SUMMARY POINTS**

- Development Permit No. DP1100 proposes a multiple-family development consisting of one four-storey rental housing building with a total of 48 units.
- The proposed development meets the intent of the General Development Permit Area Guidelines and offers an infill development in an established neighbourhood near services, transit, and parks.
- The proposed development incorporates additional amenities in order to achieve Tier 1 of Schedule D – Amenity Requirements for Additional Density, to increase the permitted FAR to 1.25.
- Staff support the proposed front yard setback variance, building height variance, and parking variance.

#### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Building Elevations  
ATTACHEMNT E: Renderings  
ATTACHMENT F: Landscape Plan  
ATTACHMENT G: Schedule D – Amenity Requirements for Additional Density  
ATTACHMENT H: 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 9.5.1 Siting of Buildings* – to reduce the minimum required front yard setback along Pryde Avenue from 6m to 3.9m.
2. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable height for a principal building from 14m to 14.6m.

The City of Nanaimo “Development Off-Street Parking and Loading” Regulations Bylaw 2018 No. 7266” is varied as follows:

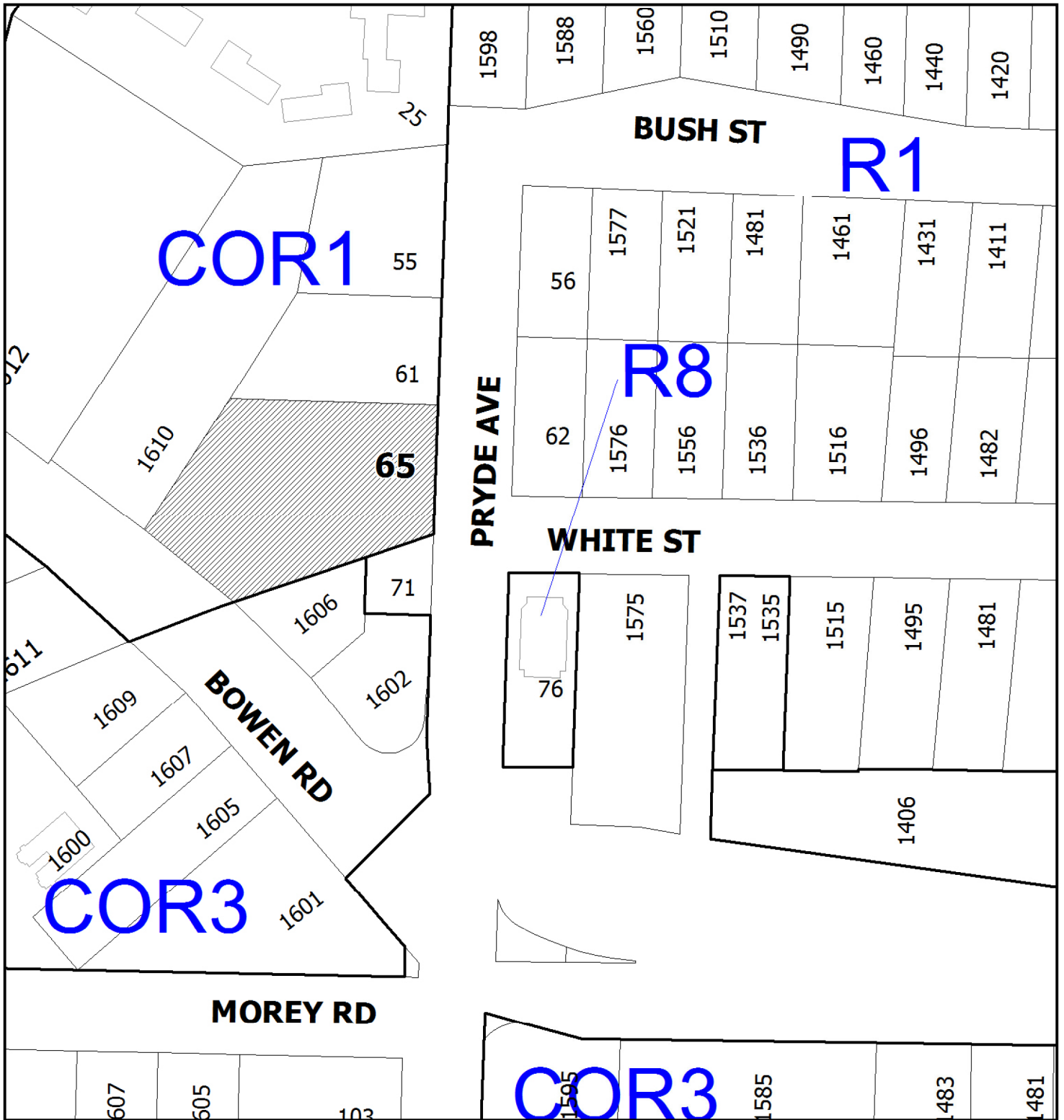
1. *Section 7.1 Multiple Family Dwelling Parking Table* – to reduce the required number of off-street parking spaces from 55 to 50.

### **CONDITIONS OF PERMIT**

1. The subject property is developed in accordance with the Site Plan prepared by D-Architecture dated 2018-SEP-13 as shown on Attachment C.
2. The subject property is developed in general accordance with the Building Elevations prepared by D-Architecture dated 2018-SEP-13 as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by JPH Consultants Inc., dated 2018-APR-04 as shown on Attachment F.
4. The subject property is developed in accordance with Schedule D – Amenity Requirements for Additional Density prepared by Howard Kim, Architect, received 2018-SEP-12 as outlined in Attachment G.

A letter from the coordinating professional is required prior to the issuance of the building permit, outlining in detail how the 26 points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all 26 required points have been achieved.

ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001100

**LOCATION PLAN**

Civic: 65 Pryde Avenue  
Lot 1, Section 14, Range 8,  
Mountain District, Plan EPP64948



 **Subject Property**

The site plan illustrates the proposed building layout and its integration with the surrounding environment. Key features include:

- Building Footprint:** A large, irregularly shaped building footprint is shown, with various rooms and spaces labeled. The total area is 10,000 sq ft.
- Setbacks:** The plan shows setbacks from the surrounding streets and property lines. A red circle highlights a setback of 3.90m.
- Landscaping:** The plan includes numerous trees and shrubs, indicating a commitment to landscaping and greenery.
- Surrounding Context:** The plan shows the building's location relative to Bowen Road, Pryde Avenue, and the surrounding residential and commercial areas.
- Proposed Setback Variance:** A red circle highlights a setback of 3.90m, which is noted as a proposed variance.
- Other Features:** The plan includes details for the building's exterior, such as the front, side, and rear elevations, and the gate plan.

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# ATTACHMENT D



**D-ARCHITECTURE**  
6377 ICARUS DRIVE, NANAHO, BC V9V 1N4  
T: 250-933-1911, E: FIROUZ@DASHAW.CA  
DARYOUSH FIROUZLI ARCHITECTURE INC.

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SCALE	$1/8" = 1' - 0"$
DRAWN	
CHECKED	
DATE	13 SEPT 18

PROJECT  
65 PRYDE AVENUE  
NANAIMO, BC

CLIENT	Robin Kelley Investissements Camargue Inc.
PROJECT NO.	2754

SHEET TITLE  
BUILDING ELEVATIONS



NOT TO SCALE  
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DATE	BY	REVISION



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6377 IDARIUS DRIVE, NANAIMO, BC V9Y 1N4  
T: 250-933-1991, E: PIRROUZ@D-ARCH.COM  
D-ARCHITECTURE ARCHITECTURE INC.

DATE:  

CONSULTANT LOGO:  

SCALE:
THROW:
RENDER:
DATE: 16 APR 18

PROJECT: 65 PRYDE AVENUE  
NANAIMO, BC

CLIENT: Robin Kelley  
Investissements Camargue Inc.  
PROJECT NO: 2754

SHEET TITLE: RENDERING

SHEET NO: A4.1  
ECON:





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CONSULTANT LOGO

ISSUE: 16 APR 18  
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PROJECT: 65 PRYDE AVENUE  
NANAIMO, BC

CLIENT: Robin Kelley  
Investissements Canaque Inc.  
PROJECT NO: 2754

SHEET TITLE: RENDERING

SHEET NO: A4.2  
REVISION: [blank]



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**PRELIMINARY**

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7235

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SCALE	—
DRAWN	
CHECKED	
DATE	16 APR 18

PROJECT

CLIENT <b>Robin Kelley Investissements Camargue Inc.</b>	PROJECT NO. <b>2754</b>
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SHEET TITLE  
**RENDERING**

SHEET NO.

A4.3

REGION



ATTACHMENT F  
LANDSCAPE PLAN



Revisions		INT.
Date	Details	
12/09/18	Revised to C & N mark-up	JPH
05/09/18	Revised to Comp. letter	JPH
05/04/18	Revised to Comp. letter	JPH
04/04/18	Revised to Mark-up	JPH
04/04/18	CP Mark - coordination	JPH

65 Pryde Ave - Landscape Plan  
Investisements Camargue Inc.

RECEIVED  
DP 1100  
2018-SEP-13

Project: 65-PRYDE  
Date: 04/04/18  
Drawn: JPH  
Checked: DF  
Scale: 3/32" = 1'-0"  
Sheet: 1 of 1



JPH  
Camargue Inc.  
444 Millar Street, Vancouver, BC V6V 3L1  
Phone: 604-681-1000 Fax: 604-681-1000

**ATTACHMENT G**  
**SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY**



Reference: 2754

July 3, 2018

**Dear Ms. Lauren Wright**  
**Development Planner**  
**Community Development**

**DP 1100, 65 Pryde Avenue, Nanaimo BC Tier 1 proposal**

The proposed project proposing to use Tier 1 additional density and here are the 3 Categories requirements:

**Category 1: Site Selection (10 points required)**

	Amenity	Points
B	The proposed development is located on an existing street where the location dose not required ant new infrastructure such as storms drains...	3
C	The Proposed development is located within 200m of a park or trail network.	1
D	The proposed building is located within 400m of the following: <ul style="list-style-type: none"><li>- Retail Store</li><li>- Daycare facility</li><li>- Nanaimo Regional District transit bus stop</li><li>- PRC zoned property</li><li>- CS-1 zoned property</li></ul>	5
E	The Proposed development is immediately adjacent to: <ul style="list-style-type: none"><li>- Nanaimo Regional District transit bus stop</li><li>- A CS-1 zoned property</li></ul>	2
	<b>Total</b>	<b>11</b>

**Category 4: Building Materials (8 points required)**

	Amenity	Points
A	Wood is the primary building material	1
B	The Proposed development uses reused material; the sum of which constitutes at least 10% of the total value of materials on the project.	2
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of total value of materials in project	2
E	The project developer will submitted a construction and waste management plan that, at a minimum, identifies the material to be diverted from disposal and whether the materials will be sorted onsite or comingled	2
H	The development includes permanent educational signage regarding the sustainable use of building materials used during construction of the project.	1
	Total	8

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**Category 6: Water Management (8 points required)**

	Amenity	Points
B	The proposed building on property include plumbing fixtures which will use 35% less water than BC Building Code standard	2
E	A non-potable irrigation system is installed and used for all site irrigation.	3
F	A water efficient irrigation system (such as drip) will be installed	1



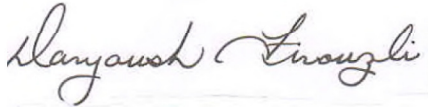
G	The Proposed development includes a rain garden, bioswale on the property.	2
H	The development includes permanent educational signage regarding the sustainable use of building materials used during construction of the project.	1
	Total	9

Our client also proposing the apply for CMHC affordable housing agreement 9please see the attached document which reviewed by Mr. Gary Nobel and agreed can qualified for Category 7 Social and Cultural Sustainability.

Please feel free to contact if there is any question

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Sincerely,



**Daryoush Firouzli**  
Architect AIBC, RAIC, AIA, MArch

ATTACHMENT H  
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001100

