

DATE OF MEETING July 20, 2020

AUTHORED BY GEPKE STEVENSON, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1158 –
2126 MEREDITH ROAD**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a proposed multi-family residential development at 2126 Meredith Road.

Recommendation

That Council issue Development Permit No. DP1158 at 2126 Meredith Road with the following variances to:

- reduce the front yard setback from 6.0m to 3.5m;
- reduce the rear yard setback from 7.5m to 3.25m; and
- increase the percentage of small car spaces from 40% to 48%.

BACKGROUND

A development permit application, DP1158, was received from Daryoush Firouzli Architecture Inc., on behalf of Brian and Johanna McCullough, in order to permit a multi-family residential development at 2126 Meredith Road.

Subject Property and Site Context

<i>Zoning</i>	COR1 – Residential Corridor
<i>Location</i>	The subject property is located at the northeast corner of the intersection of Meredith Road and Tulsa Road.
<i>Lot Area</i>	1,083.7m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Corridor Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development

The subject property is located in the Northfield neighbourhood and is currently occupied by an older single residential dwelling. The residence is listed on the City’s Heritage Register, although it does not have protected status.

The adjacent property to the east is a religious institution and to the north is a single residential dwelling. Across Meredith Road to the south and southeast are single residential dwellings and multiple-family dwellings. Across Tulsa Road to the west and northwest is a predominately low-density residential neighbourhood. The surrounding area is primarily residential. Commercial uses are nearby on Bowen Road and industrial uses are located to the south along Boxwood Road.

DISCUSSION

Proposed Development

The applicant proposes to relocate or demolish the existing house and construct a four-storey, 21-unit apartment building with under-building parking. All three floors above have identical floorplans and each floor consists of three studio units, each 42m²; two one-bedroom units, each 47m²; and two one-bedroom plus den units, each 70m².

The COR1 zone permits a base floor area ratio (FAR) of 1.00 with an additional 0.25 FAR available by achieving Tier 1 of the Schedule 'D' Amenity Requirements for Additional Density in "Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") for a total allowable FAR of 1.25. The proposed FAR is 1.25. The proposed development will include the following amenities:

- retention of at least 50% of the site's impervious surface;
- provision of a bioswale, a living wall, street trees, and a water-efficient irrigation system;
- provision of educational signage identifying the plant and animal habitat installed and the sustainable energy and water management measures employed;
- plumbing features that use 35% less water than the BC Building Code standard; and
- the proposed development will meet at least Step Two of the BC Energy Step Code and exceed the requirement specified in the "Building Bylaw 2016 No. 7224" by one step.

Site Design

The site is a corner lot, relatively flat, rectangular in shape and has no lane access. The building fronts Meredith Road with vehicular access from Tulsa Road into the at-grade, under-building parking area. The majority of the parking spaces are beneath the building, but the spaces along the north side extend into the rear yard and flanking side yard. Pedestrian access to the main lobby is from the southwest corner of the property. A grass pathway accesses a stairwell at the rear of the building. A landing and stepping stones are provided for the stairwell. Secured long-term bicycle parking is provided on the ground floor along with a refuse storage area. Short-term bicycle parking is provided near the front entrance.

The proposed site configuration requires variances for the front yard setback, rear yard setback, and the maximum allowable percentage of small car spaces.

Building Design

The proposed building is articulated on all four sides with bay projections and recessed areas that help break up the building mass. The roof is broken up into separate angled forms that also help reduce building mass. The entrance lobby is a separate building volume and is orientated at an angle to the main building. In this way, it addresses both the Tulsa Road and Meredith Road frontages. Balconies on the north side of the building are given privacy by angled fin projections. Balconies for the east corner units project beyond the east wall, thereby strengthening the corners. Cladding materials (Hardie plank and Hardie panel) of different colours are applied in a manner that emphasizes projections and recesses. The west façade is clad in an abstract pattern of multi-coloured squares and rectangles that enliven the Tulsa Road frontage. Window sizes and placements add variety and rhythm to the façades. Vertical slat screening is proposed for the ground floor on the Meredith Road frontage, providing security for the bicycle storage area and screening the parking area from view. Horizontal trim is proposed

to be applied to the ground floor ceiling perimeter to prevent light overspill from the parking area.

Landscape Design

The landscape plan is coordinated with the onsite storm water management plan. A sinuous bioswale along the Meredith Road frontage helps retain water during storm events, but can be used as an informal amenity space when dry. It forms the central landscape design element and the dense planting and the boulders and cobbles soften the building's angularity. The landscaping continues around the corner and gives emphasis to the building entrance with a wide walkway and a seating area. Landscaping continues along the Tulsa Road frontage where space allows. The design has a West Coast theme with both indigenous and exotic species, and deciduous and coniferous plant selections. The design is meant to mimic a small forest ecosystem.

Design Advisory Panel

At its meeting held on 2019-OCT-24, the Design Advisory Panel accepted DP001158 as presented with support for the proposed variances and provided the following recommendations:

- Carry the planting from Meredith Road around to Tulsa Road into the boulevard;
- Consider ways to improve the windows in the stair tower;
- Continue the wall material to the roof,
- Look at ways to improve weather protection at the front entry way;
- Consider security and weather protection for the bike storage area; and,
- Consider adding a hardscape surface to the landing area of the north side stairs.

The applicant responded by adding landscaping to the Tulsa Road frontage, adding windows to the stair tower, simplifying the cladding, adding roof overhangs at the front entry way, changing the position of the bike storage area so that it was out of the weather and secured, and adding a landing and pavers at the rear stairwell.

Proposed Variances

Front Yard Setback

The minimum front yard setback in the COR1 zone is 3.5m. Meredith Road is a major road where dedication has not taken place and an additional 2.5m front yard setback is required, making the minimum front yard setback 6m. The proposed front yard setback is 3.5m; a proposed variance of 2.5m.

The City Engineering Department has confirmed there is sufficient road right-of-way existing to accommodate the future road standard in this location and the variance will not impair any future road improvements. The front yard landscape design supports the variance request by providing an eco-friendly interface with the street that pedestrians can enjoy.

Rear Yard Setback

The minimum rear yard setback in the COR1 zone is 7.5m. The proposed rear yard setback is 3.25m; a proposed variance of 4.25m. The variance applies to the rear stairwell portion of the building. The rear face of the remainder of the building is set back 7.18m.

The single residential dwelling to the north is approximately 38m from the lot line and the view of the stairwell is buffered by trees on the neighbouring property. In addition, the rear stairwell will be infrequently used as it is designed as an emergency exit and has few windows providing overlook.

Parking Spaces

The subject property is in Area 3 of the “Off-Street Parking Regulations Bylaw 2018 No. 7266”, and 21 off-street parking spaces are required for the proposed development. Twenty-one spaces are proposed with ten spaces identified as small car spaces. This is equivalent to 48% of the total and is 8% more than the maximum percentage of small car spaces allowed. A variance to allow 48% of the spaces to be small car spaces is requested. No material impacts of the variance are anticipated – small car spaces can typically accommodate medium-sized vehicles.

Other mobility options are available. The Transportation Master Plan identifies Meredith Road as a Bicycle Lane and nearby Bowen Road is identified as a Frequent Transit Network bus route. The subject property is within the 600m buffer distance of the Nanaimo Regional General Hospital Hub and shopping amenities, an elementary school, and daycares, are within walking distance.

SUMMARY POINTS

- Development Permit Application No. DP1158 is for a four-storey, multi-family building with twenty-one residential units at 2126 Meredith Road.
- Tier 1 of the Schedule ‘D’ Amenity Requirements for Additional Density is proposed.
- Variances are requested to reduce the front yard setback, reduce the rear yard setback, and to allow an increase in the maximum allowable percentage of small car spaces.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plan
ATTACHMENT G: Schedule D - Amenity Requirements for Additional Density
ATTACHMENT H: Aerial Photo

Submitted by:

Lainya Rowett |
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services |

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

“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 from 6m to 3.5m.
2. *Section 9.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 3.25m.

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

1. *Section 4.3 Small Car Spaces* – to increase the maximum percentage of small car spaces from 40% to 48%.

CONDITIONS OF PERMIT

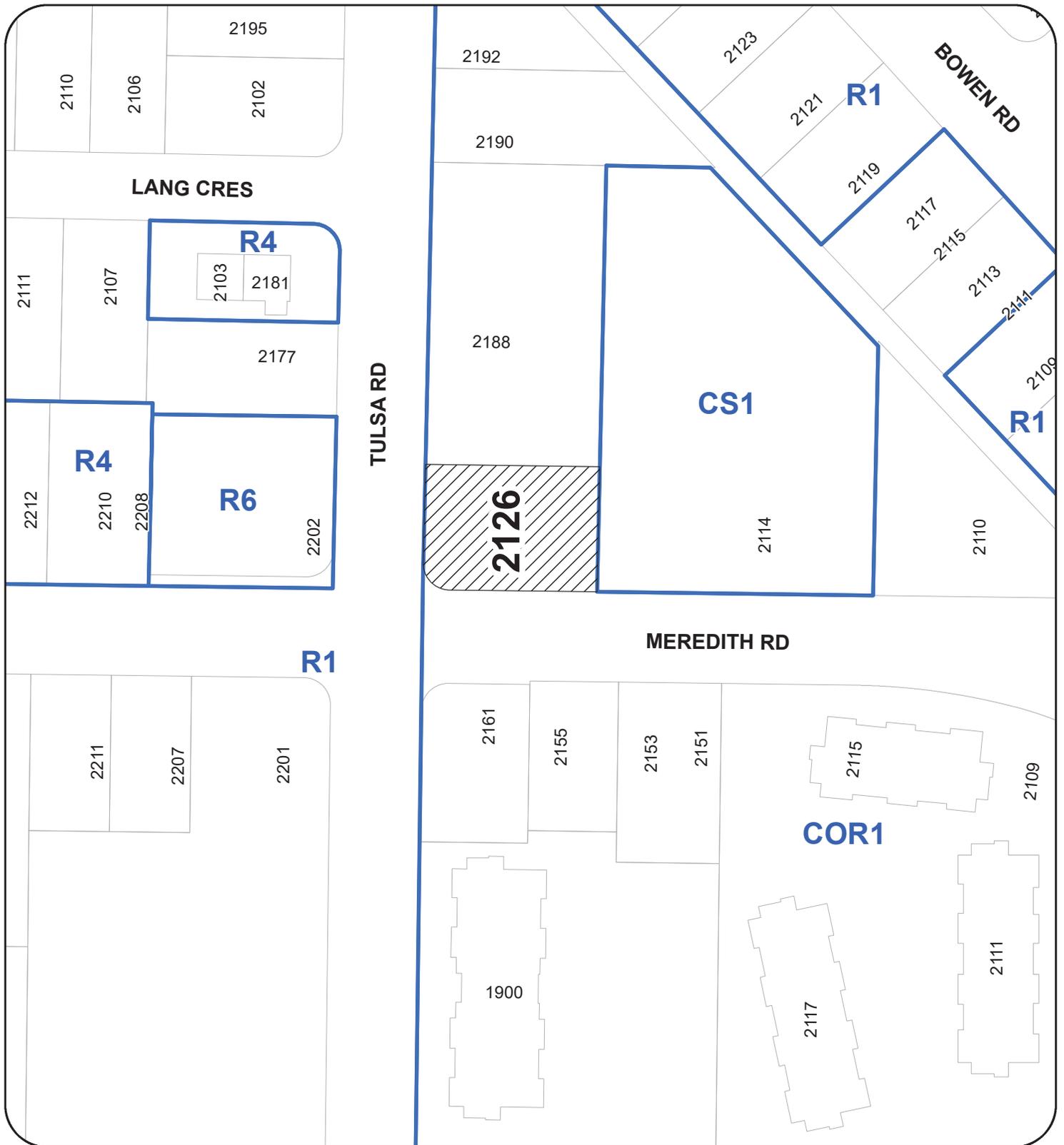
1. The subject property is developed in accordance with the Site Plan prepared by Daryoush Firouzli Architecture Inc., dated 2020-MAY-07, as shown on Attachment C.
2. The subject property is developed in accordance with the Building Elevations prepared by Daryoush Firouzli Architecture Inc., dated 2019-OCT-31, as shown on Attachment D .
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by Victoria Drakeford Landscape Architect., dated 2019-NOV-04, as shown on Attachment F .
4. The subject property is developed in accordance with the Schedule D – Amenity Requirements for Additional Density as prepared by Daryoush Firouzli Architecture Inc., dated 2020-JUN-25, as shown in Attachment G.

To meet Schedule D requirements, an application for a building permit must include:

- a. a letter from a mechanical engineer confirming the building exceeds ASHRAE 90.1 2010 Energy Standards by 5% or more;
- b. evidence that plumbing features will use 35% less water than the BC Building Code standard;
- c. evidence that the development will meet at least Step Two of the BC Energy Step Code and exceed the requirement specified in the Building Bylaw by one step;
- d. all necessary plans, drawings, and documents to demonstrate compliance with Schedule D.

A letter from the coordinating professional (architect) is required prior to the issuance of the building permit, confirming how the required 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 required points have been achieved.

**ATTACHMENT B
LOCATION PLAN**



DEVELOPMENT PERMIT NO. DP001158

LOCATION PLAN

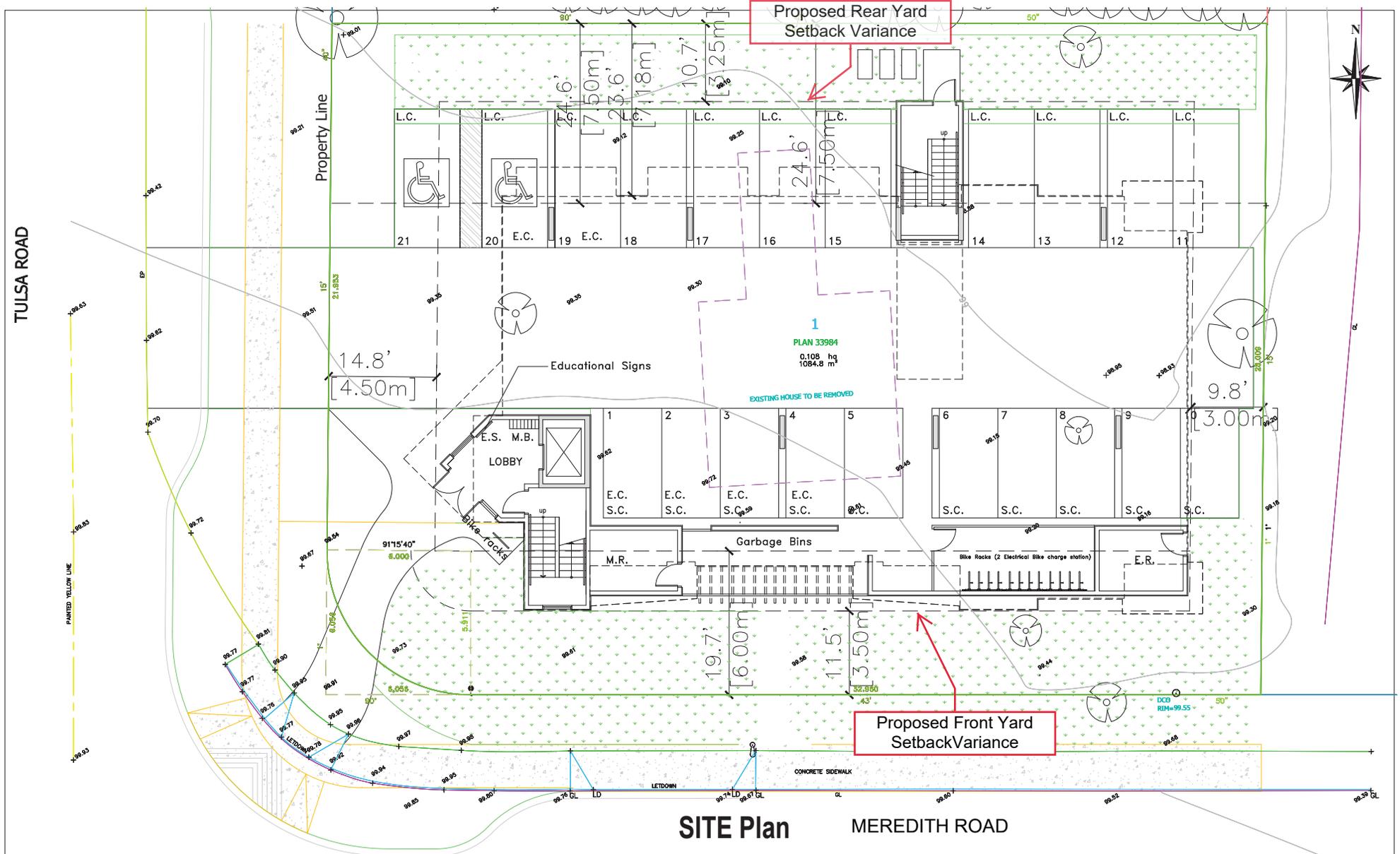
Civic: 2126 MEREDITH ROAD
Legal: LOT 1, SECTION 17, RANGE 7
MOUNTAIN DISTRICT, PLAN 33984

N



Subject Property

ATTACHMENT C SITE PLAN



NOTE: Any change to the location of service to be provided by the applicant shall be approved by the City of Nainimo. The applicant shall provide a copy of the approved site plan to the City of Nainimo. The applicant shall provide a copy of the approved site plan to the City of Nainimo. The applicant shall provide a copy of the approved site plan to the City of Nainimo.

NO.	DATE	REVISIONS



PRELIMINARY

D-ARCHITECTURE
 5377 ICARUS DRIVE, NAINIMO, BC V9V 1N4
 T: 250-933-1991, E: FROUZLI@SHAW.CA
 DARVOUSH FROUZLI ARCHITECTURE INC.

SEAL

CONSULTANT LOGO

SCALE
 3/16" = 1'-0"

DRAWN

CHECKED

DATE
 7 May 20

PROJECT
 2126 Meredith Road
 NAINIMO, BC

CLIENT
 Brian McCullough

PROJECT NO.
 2859

SHEET TITLE
 RECEIVED
 DP 1158
 2020-MAY-11

SITE PLAN

SHEET NO.
A1.1

REVISION



SOUTH ELEVATIONS (MEREDITH ROAD)

RECEIVED
DP1158
2019-NOV-05
COURTNEY PEARSON

NOTE:
This drawing is an intended reference to the project of the client. It is not to be used for construction or other purposes without the approval of the architect. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The client is responsible for providing accurate information and for obtaining all necessary permits and approvals. The architect is not to be held liable for any consequences arising from the use of this drawing for any purpose other than that intended.

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PRELIMINARY

SCALE

CONSULTANT LOGO

SCALE
1/4" = 1'-0"
DRAWN
CHECKED
DATE
31 OCT 19

PROJECT
2126 Meredith Road
NANAIMO, BC

CLIENT
Brian McCullough
PROJECT NO.
2859

SHEET TITLE
ELEVATIONS

SHEET NO.
A3.2
REVISION



EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
1		HARDIEPANEL WALL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # HC-99 Abingdon Putty
2		6" HARDIEPLANK SIDING (HORIZONTAL) TRUE GRAIN (CEDARTON)
3		6" HARDIEPLANK SIDING (HORIZONTAL) COLOR TO BE SELECTED
4		HARDIEPANEL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # 1582 Deep River
5		2"x4" WOOD TRIMS
6		VINYL WINDOWS
7		ALUMINUM RAILING
8		CONCRETE COLUMNS

NORTH ELEVATIONS

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DP1158
2019-NOV-05
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SEAL

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SCALE
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DRAWN
CHECKED
DATE
31 OCT 19

PROJECT
2126 Meredith Road
NANAIMO, BC

CLIENT
Brian McCullough
PROJECT NO.
2859

SHEET TITLE
ELEVATIONS

SHEET NO.
A3.3
REVISION

ATTACHMENT E BUILDING RENDERINGS



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2019-SEP-04
Current Planning

2126 Meredith Road
NANAIMO, BC



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DP1158
2019-SEP-04
Current Planning

2126 Meredith Road
NANAIMO, BC



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DARYOUSH FIRDUZLI ARCHITECTURE INC.

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DP1158
2019-SEP-04
Current Planning

2126 Meredith Road
NANAIMO, BC



D-ARCHITECTURE
5377 GARBE DRIVE, NANAIMO, BC V9Y 1N4
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DARYOUSH FIRDUZLI ARCHITECTURE INC.

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DP1158
2019-SEP-04
Current Planning

2126 Meredith Road
NANAIMO, BC

ATTACHMENT F LANDSCAPE PLAN

PLANT PALETTE and LEGEND

Icon	Key	Qty	Botanical Name	Common Name	Pot Size	Remarks/spacing	
	Ap	6	Deciduous Trees	Japanese Maple	2.5m ht	multistem	
	Cn	3	Cornus edulis white wonder	Flowering Dogwood	6 cm cal		
	Ls	6	Liquidambar styraciflua	Sweetgum	6 cm cal		
	Poc	7	Pyrus calleryana chanticleer	Ornamental Pear	6 cm cal		
	Coniferous Trees						
	Pob	5	Picea omarika Bruns	Serbian Spruce	2m ht		
	285	shrubs and groundcovers					
	Evergreen Shrubs						
	Gs		Gaultheria shallon	Salal	1 gall	7m o.c.	
	Ma		Mahonia nervosa	Dull Oregon Grape	1 gall	.8m o.c.	
	Pmug		Pinus mugo mugo	Mugo Pine	1 gall	.8m o.c.	
	Vo		Vaccinium ovatum	Evergreen Huckleberry	1 gall	7m o.c.	
	Vd		Viburnum davidii	David's viburnum	1 gall	7m o.c.	
	Deciduous Shrubs						
	Ra		Ribes sanguineum	Red Flowering Currant	1 gall	1.5m o.c.	
	Ornamental Grasses						
Ca		Calamagrostis acutifolia Karl Foerster	Feather Reed Grass	1 gall	.8m o.c.		
Hb		Heliopsis scempervirens	Blue Oat Grass	1 gall	.8m o.c.		
Ms		Mixanthes sinensis yaku jima	Maiden Grass	1 gall	1m o.c.		
Pa		Pennisetum alopecuroides	Fountain Grass	1 gall	7m o.c.		
Perennials/Groundcovers/Ferns							
Auu		Arctostaphylos uva-ursi	Kinnikinnick	1 gall	.45m o.c.		
Gb		Geranium biokova	Hardy Geranium	1 gall	.8m o.c.		
Pmun		Polystichum munium	Sword Fern	1 gall			
	50	Raiengarden Channel					
	Co		Carex obnata	Slough sedge	plugs		
	le		Iris ensata	Western iris	1 gall		
	Sm		Scirpus microcarpus	Small flowered Bulrush	plugs		
	Grass						
	Boulders						
	Cobble						
	Vines						
	Pv		Parthenocissus quinquefolia	Virginia Creeper	1 gall		
	Pt		Parthenocissus tricuspidata	Boston Ivy	1 gall		

LANDSCAPE ELEMENTS

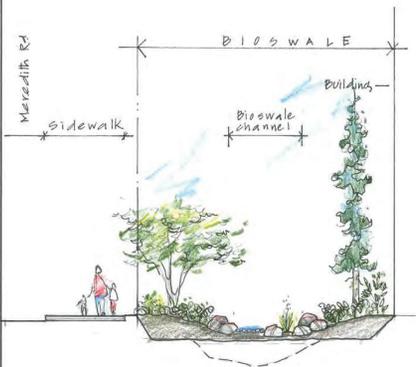


TREES: Seasonal colour/bird habitat

BIOSWALES: boulders/cobble/indigenous plantings

BENCHES

LIGHTING



1 BIOSWALE SECTION 1:20m



RECEIVED
DP158
2019-NOV-05

Scale: 0 1 2 3 4 5 10 m

DATE	REV	DESCRIPTION
4.11.19	1	Revised DAP
21.08.19	1	DP158 REV
03.07.19	1	CONCEPT PLAN

CONSULTANT
VICTORIA DRAKEFORD
Landscape Architect
LANDSCAPE ARCHITECT
236 Pine St. Nanaimo,
B.C. V9R-2B6
250-754-4335
victoria@island.net

PROJECT
2126
MEREDITH R.
NANAIMO BC

SHEET TITLE
CONCEPTUAL
LANDSCAPE
PLAN

SCALE	DATE
SCALE 1:20m	DATE 19.6.19
DRAWN VJP	CHECKED
PROJECT NUMBER	Meredith 19
DRAWING NUMBER	L-1

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

Date:

	Category 2: Retention and Restoration of Natural Features Amenities (8 points required)	Achievable Points	Proposed Points
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2	
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3	
C	The proposed development includes at least 50% retention of natural soils.	1	
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2	
E	The proposed development includes street trees.	1	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development.	2	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1	1
Total Points		16	8

Date:

	Category 5: Energy Management Amenities (11 points required)	Achievable Points	Proposed Points
A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.*	10	10
B	The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by two steps.*	15	
C	The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.*	30	
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1	1
Total Points		56	11

* Points will be awarded for only one of A, B, or C

Date:

Category 6: Water Management Amenities (8 points required)		Achievable Points	Proposed Points
A	At least 50% of the property is covered with a permeable surface area, which may include a green roof.	2	
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2	2
C	A green roof is installed to a minimum 30% of the roof area.	3	
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2	2
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3	
F	A water efficient irrigation system (such as drip) is installed.	1	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1	1
Total		16	8

June 25, 2020

[Signature]

D-Architecture

ATTACHMENT H
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001158

Legend

 Subject Property