

DATE OF MEETING | October 19, 2020 |

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING |

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1160 –
145 STEWART AVENUE**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a 15-unit multi-family development at 145 Stewart Avenue. |

Recommendation

That Council issue Development Permit No. DP1160 at 145 Stewart Avenue with a variance to:

- increase the maximum allowable percentage of small car spaces from 40% to 56%.|

BACKGROUND

A development permit application, DP1160, was received from Daryoush Firouzli Architecture Inc., on behalf of Salvatore Albanese, Margaret Evans and Karen Eryou, for a proposed 15-unit multi-family residential development at 145 Stewart Avenue.

Subject Property and Site Context

Zoning	Mixed Use Corridor (COR2)
<i>Location</i>	The subject property is located just north of downtown on Stewart Avenue in the Newcastle neighbourhood.
Total Area	809.4m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development. Newcastle + Brechin Neighbourhood Plan – Map 1 - Mixed Use Corridor
Relevant Design Guidelines	General Development Permit Area Design Guidelines Newcastle + Brechin Neighbourhood Plan Urban Design Framework and Guidelines

The subject property is one block from the waterfront walkway. The property currently contains a single family dwelling, and there is a single family dwelling on both adjacent properties. The immediate neighbourhood contains a mix of single family dwellings and three- to four-storey multi-family buildings. The commercial uses in the neighbourhood include a gas station/convenience store, hotel, and restaurant.

DISCUSSION

Proposed Development

The applicant proposes to construct a four-storey building with under-the-building parking and 15 one-bedroom residential units. The units range in size from 50m² to 71m².

Site Design

The proposed building footprint occupies 50% of the property and is oriented closer to the south property line, with greater separation on the north side. The natural grade of the property is proposed to be lowered for the under-the-building parking area, such that a retaining wall is proposed along the rear property line and portions of the side property lines. The permitted Floor Area Ratio (FAR) in the COR2 zone is 1.25, and with Zoning Bylaw Schedule D, Tier 1 amenities, a FAR of 1.5 is permitted. The applicant is proposing a FAR of 1.5, and an amenity that will be provided is a building that exceeds the energy efficiency requirements in “Building Bylaw 2016 No. 7224” by one step, in accordance with the BC Energy Step Code. The mechanical room, garbage, and recycling will be located in an enclosed area of the parkade.

Building Design

A contemporary four-storey building design is proposed, with a flat roof and exterior decks on three sides of the building. The structural frames on the corners of the building break the building mass and highlight the three residential stories of the building. The front entrance faces Stewart Avenue at ground level and leads to a lobby with an elevator. The parking area contains 16 parking spaces and a bicycle storage area. The exterior façade materials include multi-colour Hardie panel and metal Hardie plank accents. Vinyl windows and doors are proposed, and the deck contains glass panels with aluminum deck railings. A Juliette-style balcony is proposed on the third storey (south elevation) to reduce overlook to the adjacent property. Overhead screening is also provided on the ceiling of the parking area to mitigate off-site illumination from the ceiling lights. The building design is consistent with the Development Permit Design Guidelines.

Landscape Design

The front yard building entry area is proposed to contain magnolia trees, a bench, bike rack, and will be surfaced with concrete pavers. The applicant provided an arborist report for the existing large maple tree in the City boulevard area and it was determined, with Staff support, this tree be removed, as it would be difficult to protect the root structure of the maple tree with the development of the property. The north side property line will be landscaped with a robust buffer of sweet gum trees and shrubs. The retaining wall along the rear property line will be screened with draping winter jasmine, which will be visible from the Stewart Avenue sidewalk. Along the south side property line, the existing walnut tree will be replaced with an oak tree. Also, the south side property line, to the building face, will contain a lavender hedge, as well as a wood fence with arbour feature and clematis vine.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2019-NOV-14, accepted DP001160 as presented and provided recommendations regarding the design of the garage entry area,

location and style of fencing along the south side property line, tree replacement considerations, lighting in the parking garage, and benches at the building entrance. The applicant has responded to the DAP recommendations by:

- improving the design of the mechanical/refuse structure within the parking garage entry area;
- removing the fence in the front yard area, and proposing a fence design that will provide more privacy for the neighbour to the south;
- providing an arborist report that recommended replacing the Norway maple tree on the City boulevard,
- providing information regarding the screening of parking garage lighting to avoid spillover to neighbouring properties; and
- adding a bench in the front yard area near the building lobby.

Proposed Variance

The maximum allowable amount of small car parking spaces is 40% (6 spaces) of the required 16 parking spaces. The applicant is proposing that 56% of the required parking spaces (9 spaces) be small-car parking spaces; a proposed variance of 16% (3 spaces).

In accordance with the City's Policy for Consideration of a Parking Variance, the applicant has provided the following rationale:

The subject property is located in the Downtown mobility hub with access to public transportation. Also, the applicant is providing two electric vehicle charging stations, an electric bicycle charging station, as well as indoor and outdoor bike storage.

Staff support the proposed variance.

SUMMARY POINTS

- Development Permit Application No. DP1160 is for a multi-family building consisting of 15 one-bedroom units.
- One variance is proposed to increase the allowable percentage of small-car parking spaces. Staff support the proposed variance.
- The development includes amenities to achieve the Tier 1 additional density available through 'Schedule D' of the Zoning Bylaw.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Proposed Site Plan
ATTACHMENT E: Proposed Building Elevations
ATTACHMENT F: Proposed Building Renderings
ATTACHMENT G: Proposed Landscape Plan and Details
ATTACHMENT H: Schedule D – Amenity Requirements for Additional Density
ATTACHEMNT I: 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 “Off-Street Parking Regulations Bylaw No. 2018 No. 7266”, is varied as follows:

1. Section 4.3 ‘Small Car Spaces’ – to increase the maximum allowable percentage of small car parking spaces from 40% to 56%.

CONDITIONS OF PERMIT

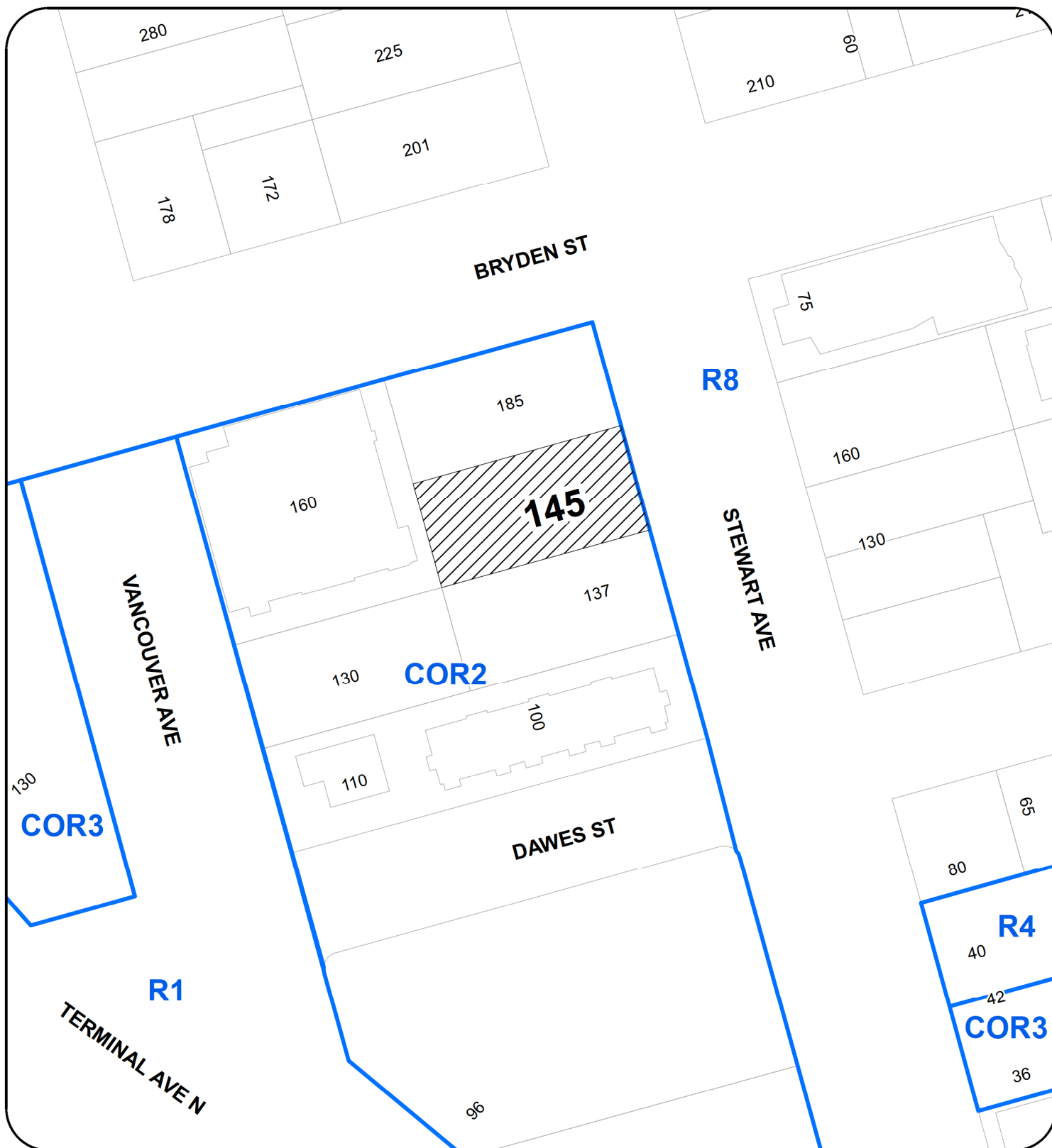
1. The subject property shall be developed generally in accordance with the proposed Site Plan prepared by Daryoush Firouzli Architecture Inc., dated 2020-SEP-30, as shown on Attachment D.
2. The development is in substantial compliance with the proposed Building Elevations prepared by Daryoush Firouzli Architecture Inc., dated 2020-AUG-20, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the proposed Landscape Plan and Details prepared by JPH Consultants Inc., dated 2020-SEP-29, as shown on Attachment G.
4. The development is to comply with the “City of Nanaimo Zoning Bylaw 2011 No. 4500”, ‘Schedule D - Amenity Requirements for Additional Density’ Tier 1, prior to building occupancy as outlined in Attachment H of this Permit.

ATTACHMENT B
CONTEXT MAP



 145 STEWART AVENUE

**ATTACHMENT C
LOCATION PLAN**



DEVELOPMENT PERMIT NO. DP001160

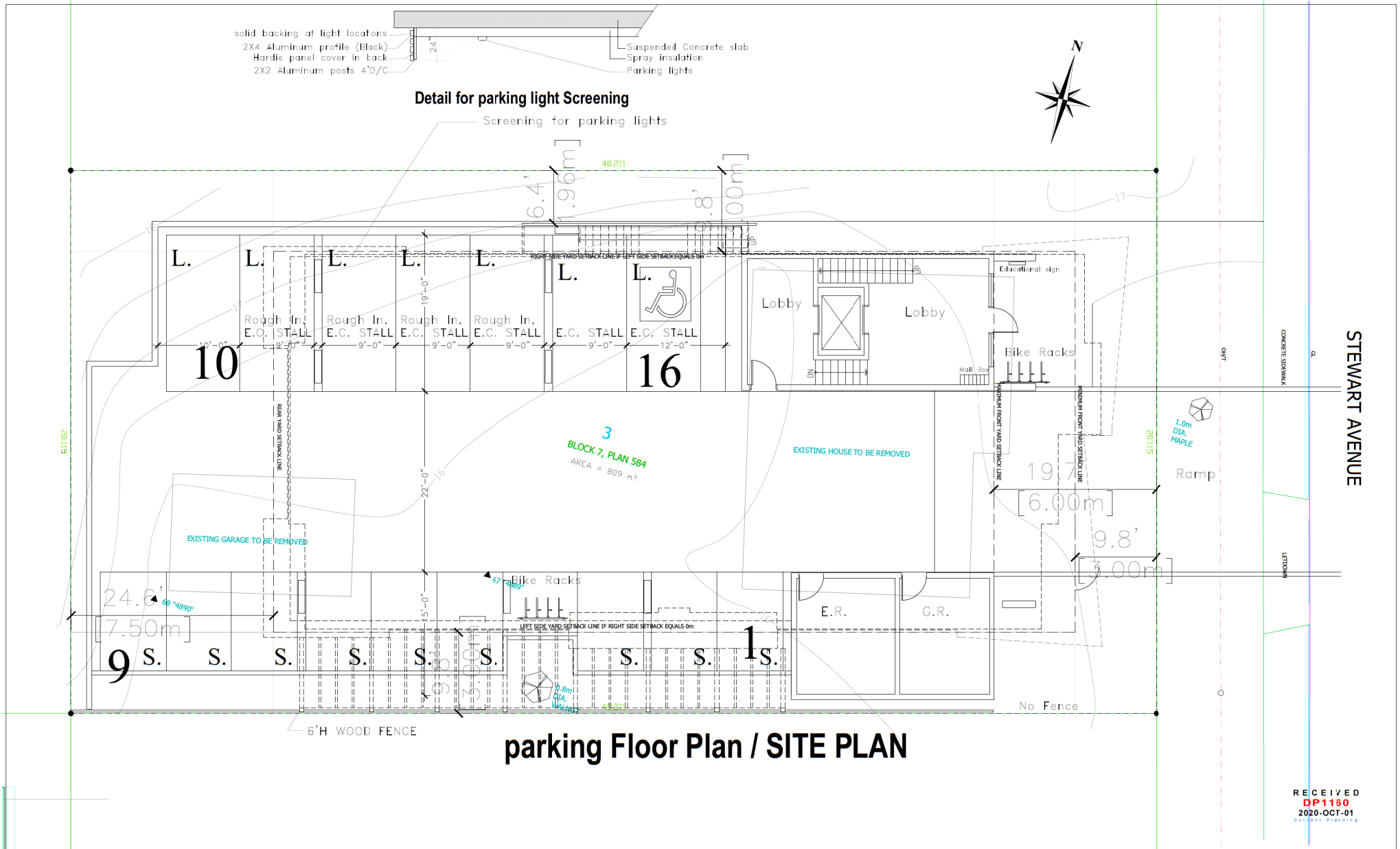
LOCATION PLAN

Civic: 145 STEWART AVENUE
Legal: LOT 3, BLOCK 7, NEWCASTLE TOWNSITE, SECTION 1
NANAIMO DISTRICT, PLAN 584



Subject Property

ATTACHMENT D PROPOSED SITE PLAN



<small>NOTE:</small> 1. This plan is to be used in conjunction with the project description and other documents submitted with the application for development. It is not to be used for any other purpose without the written consent of the architect.	NO.	DATE	REVISIONS
	D-ARCHITECTURE 6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4 T: 250-933-1991, E: FIRUZLI@SHAW.CA DARYOUSH FIRUZLI ARCHITECTURE INC.		
	PRELIMINARY		
<small>SCALE</small> —	<small>CONSULTANT LOGO</small> —	<small>SCALE</small> —	<small>PROJECT</small> 145 STEWART AVENUE, NANAIMO, BC
<small>DRAWN</small> —	<small>CHECKED</small> —	<small>DATE</small> 01 OCT 20	<small>CLIENT</small> Salvatore Albanese
<small>PROJECT NO.</small> 2860	<small>SHEET TITLE</small> SITE PLAN/PARKING	<small>SHEET NO.</small> A1.1	<small>REVISION</small> —

ATTACHMENT E PROPOSED BUILDING ELEVATIONS

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
1		HARDIPANEL 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		HARDIPANEL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # 1582 Deep River
5		2"x4" ALUMINUM
6		VINYL WINDOWS
7		ALUMINUM RAILING
8		CONCRETE COLUMNS



SOUTH ELEVATION

RECEIVED
DIP 1580
2020-SEP-16
Current Planning

NO.	DATE	REVISION



PRELIMINARY

D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

DESIGNER	CONSULTANT LOGO	SCALE 1/4" = 1'-0"	PROJECT

DRAWN	CHECKED	DATE	PROJECT
		05 AUG 20	145 STEWART AVENUE, NANAIMO, BC

CLIENT
Salvatore Albanese
PROJECT NO. 2860

SHEET TITLE
SOUTH ELEVATION

SHEET NO.
A3.1
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" ALUMINUM
6		VINYL WINDOWS
7		ALUMINUM RAILING
8		CONCRETE COLUMNS



NORTH ELEVATIONS

RECEIVED
OFFICE
2020-SEP-16
Current Planning

NO.	DATE	REVISIONS



PRELIMINARY

D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FROUZLI@SHAW.CA
DARYOUSH FROUZLI ARCHITECTURE INC.

SIDE

CONSULTANT LOGO

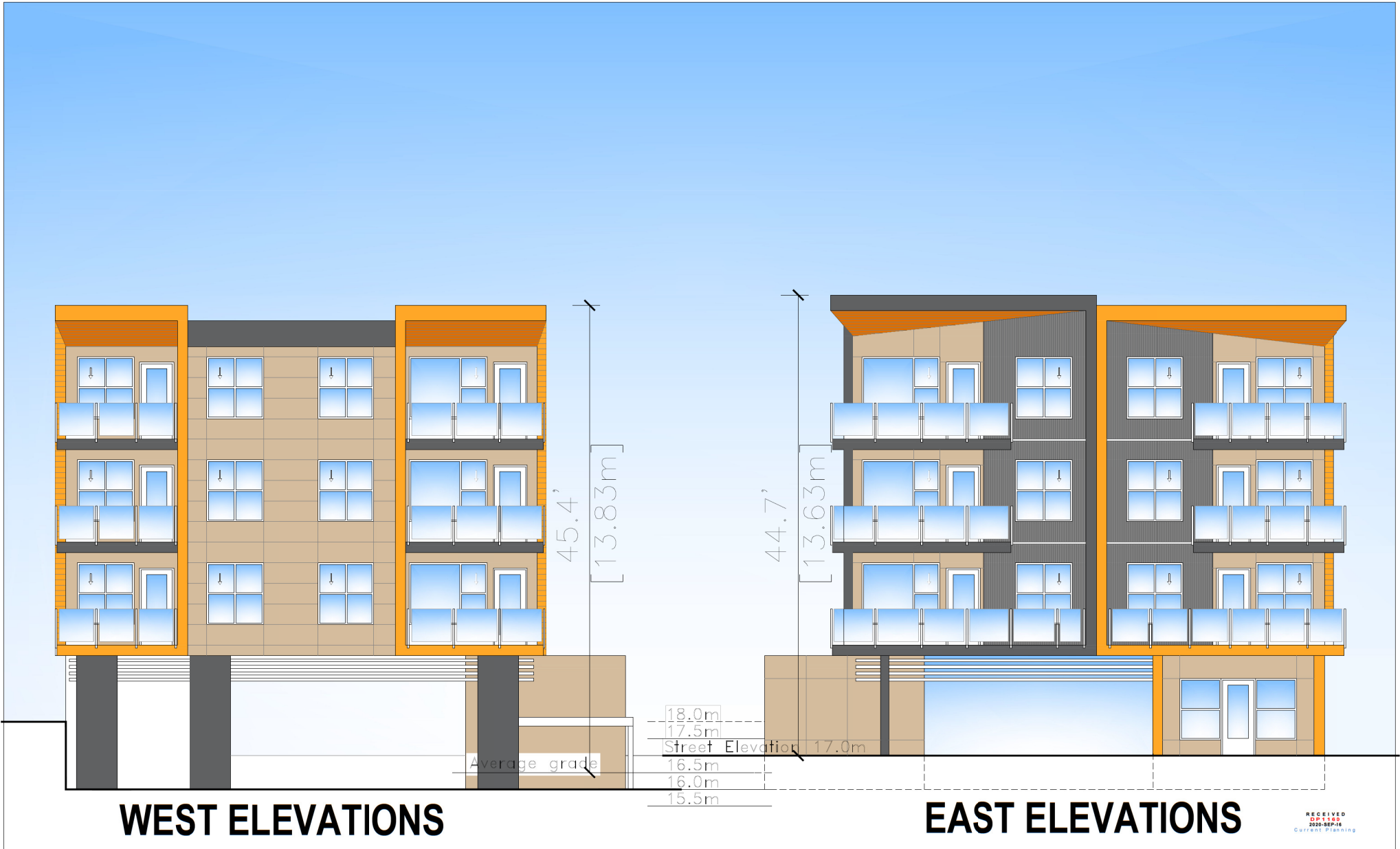
SCALE
1/4" = 1'-0"
DRAWN
CHECKED
DATE
05 AUG 20

PROJECT
145 STEWART AVENUE,
NANAIMO, BC

CLIENT
Salvatore Albanese
PROJECT NO.
2860

SHEET TITLE
NORTH ELEVATION

SHEET NO.
A3.2
REVISION



RECEIVED
DPR 183
2020-SEP-16
Current Planning

NO.	DATE	REVISIONS



PRELIMINARY

D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIRUZLI@SHAW.CA
DARYOUSH FIRUZLI ARCHITECTURE INC.

IBC

CONSULTANT LOGO

SCALE
1/4"=1'-0"
DRAWN
CHECKED
DATE 05 AUG 20

PROJECT
145 STEWART AVENUE,
NANAIMO, BC

CLIENT
Salvatore Albanese
PROJECT NO. 2860

SHEET TITLE
**EAST & WEST
ELEVATIONS**

SHEET NO.
A3.3
REVISION

ATTACHMENT F
PROPOSED BUILDING RENDERINGS



D-ARCHITECTURE
6377 DANFORTH DRIVE, NANAIMO, BC V9V 1H4
T: 250-933-1991, E: FIRDOUZLI@D-ARCH.COM
DARYOUSH FIRDOUZLI ARCHITECTURE INC.

145 STEWART AVENUE,
NANAIMO, BC



D-ARCHITECTURE
6377 JAMES DRIVE, NANAIMO, BC V9V 1H4
T: 250-933-1991, E: FIRDOUZI@D-ARCH.COM
DARYOUSH FIRDOUZI ARCHITECTURE INC.

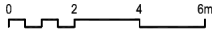
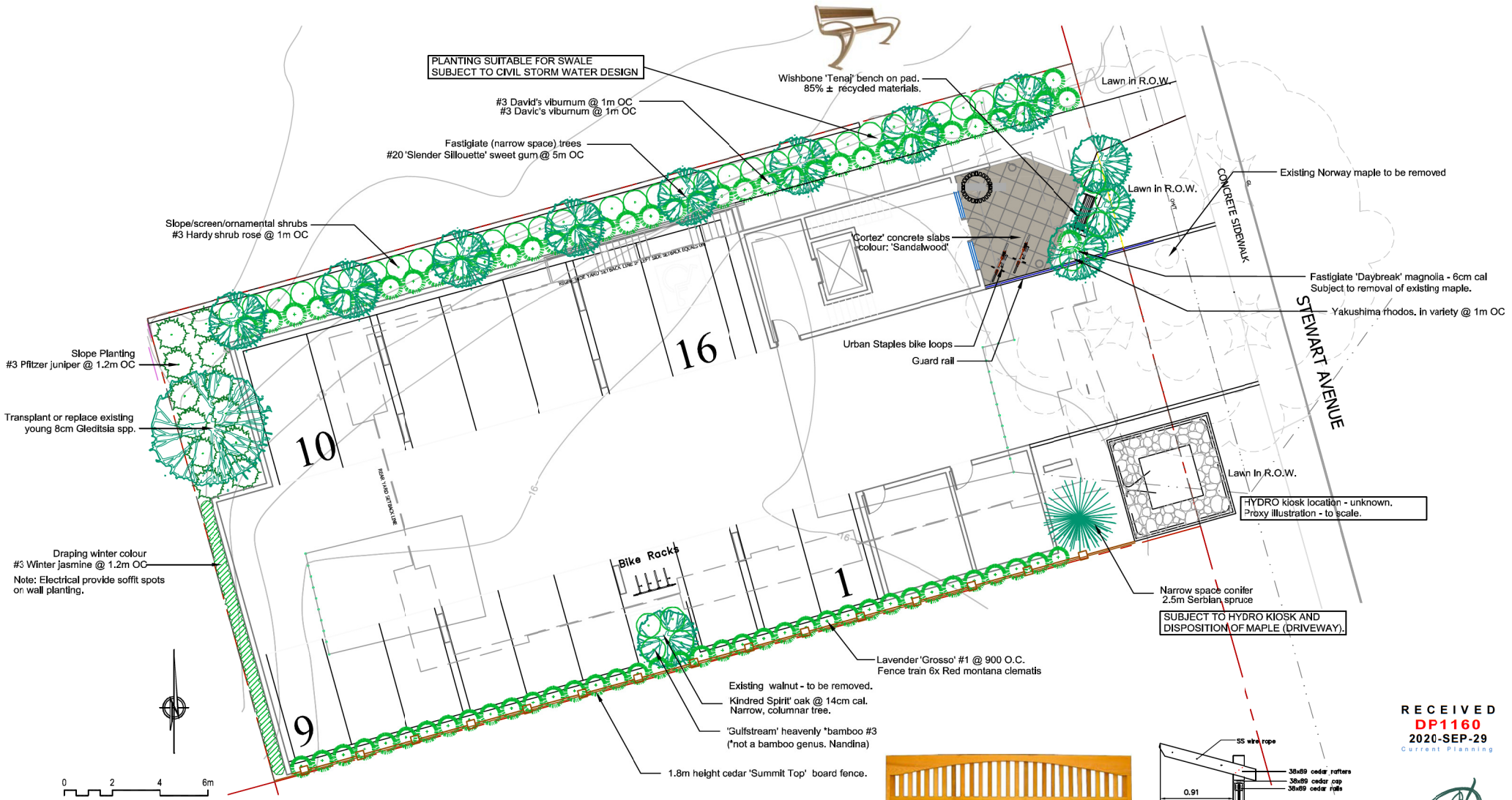
145 STEWART AVENUE,
NANAIMO, BC



D-ARCHITECTURE
6377 BARKER DRIVE, NANAIMO, BC V9V 1H4
T: 250-933-1991, E: FIRDOUZLI@D-ARCH.COM
DARYDOUSH FIRDOUZLI ARCHITECTURE INC.

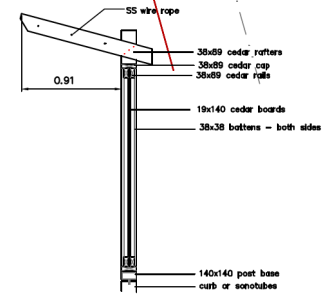
145 STEWART AVENUE,
NANAIMO, BC

ATTACHMENT G PROPOSED LANDSCAPE PLAN AND DETAILS



145 Stewart Avenue Landscape Plan

Revisions	Date	Details	Int.
29/09/20	DPA - Maple in R.O.W.	TBR	JPH
07/10/20	DPA - Comprehensive letter		JPH
31/10/19	DPA - adjust to call input		JPH
21/08/19	DPA - for review		JPH
29/05/19	pre-application mtg		JPH



RECEIVED
DP1160
2020-SEP-29
Current Planning



JPH Consultants Inc.
434 Milton Street, Northmead, NSW 1585
Phone: 2527448877, Cell: 2527448888
Project: 19 - 145 Stewart
Date: 29/05/19
Drawn: JPH Checked: DFA
Scale: 1:150
Sheet: DPA-1 of 1

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



Reference: 2860

September 30th 2020

Dear Ms. Lisa Brinkman, Planner

Development Planner

Community Development

145 Stewart Avenue, Nanaimo BC Tier 1 proposal

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

Category 2: Retention and Restoration of Natural Features (8 points required)

	Amenity	Points
E	The Proposed development includes Street Trees, Yes	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm. No trees on site with a caliper greater than 6 cm.	1
G	Post development, the total amount of trees on 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. Yes, 8 trees in property and proposal is 27 trees,	2
H	Restore a minimum of 50% of the site area (Excluding the building footprint) by maintaining pervious surfaces.	3
I	The Development includes permanent educational signage or display regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
	Total	8

Category 3: Parking and Sustainable Transportation (10 points required)

	Amenity	Points
D	The parking area within the proposed development includes at least one electric vehicle charging station.	1
E	A Minimum of 80% of the total parking area is located underground or in a parking structure incorporated into design of the building.	4
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate, a) multiple family residential development: 1 motorized Scooter or motorcycle space per 15 dwelling units	2
H	Parking does not exceed minimum parking requirements within the City's Development parking Regulations Bylaw.	2
I	The development includes signage regarding the sustainable transportation alternatives available on site or within the immediate area.	1
	Total	10

Category 5: Energy Management (11 points required)

	Amenity	Points
A	The proposed development meets at least the requirements of the Step 2 of BC Energy Step Code and exceeds the requirement specified in the Building Bylaw, by one step.	10
D	The development includes permanent education signage or display regarding sustainable energy management practices used on site	1
	Total	11

Please feel free to contact if there is any question

Sincerely,

Daryoush Firouzli


Architect AIBC, RAIC, AIA, MArch

ATTACHMENT I
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001160

Legend

 Subject Property