

DATE OF MEETING July 6, 2020

AUTHORED BY LISA BRINKMAN, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1170 –
1615 NORTHFIELD ROAD**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a multi-family development with 11 townhouse units.

Recommendation

That Council issue Development Permit No.1170 at 1615 Northfield Road with the following variances:

- reduce the minimum front yard setback from 3.5m to 1.2m;
- reduce the minimum side yard setback from 3m to 1.5m (for Unit 6);
- reduce the minimum rear yard setback from 7.5m to 6m; and
- reduce the minimum landscape buffer width from 1.8m to 1.5m along the west side property line, and from 1.8m to 0m along the east side property line.

BACKGROUND

A development permit application, DP1170, was received from Anayk Home Builders for a proposed development consisting of 11 townhouse residential units. The subject property is a relatively level site, and is surrounded by single family residential use on the south side of Northfield Road, and commercial and light industrial uses on the north side of Northfield Road. A dwelling currently exists on the property that will be removed for the proposed development.

Subject Property and Site Context:

<i>Zoning</i>	COR1 Residential Corridor
<i>Location</i>	The subject property is located on Northfield Road, within 150m of the Island Highway and E&N trail.
<i>Total Area</i>	1,700m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – 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

DISCUSSION

Proposed Development

The applicant is proposing 11 townhouse units be located on the property. The subject property is designated as Corridor in the Official Community Plan. The Corridor designation supports a density of 50-150 units per hectare, and the proposed development is 65 units per hectare. The COR1 zone allows for a Floor Area Ratio (FAR) of 1.0 and an FAR of 0.9 is proposed. Each townhouse unit is three storeys in height, approximately 144m² in size, and contains two bedrooms. The units would be accessed by one driveway from Northfield Road.

Site Design

The site is designed such that a triplex and duplex townhouse building front onto Northfield Road, with landscaped patio areas to create an attractive street frontage. A pedestrian path is provided from the Northfield sidewalk between the buildings to the interior of the site. Two sets of triplex townhouse buildings are located along the rear parcel line, with patios and landscaping along the rear. The townhouse units are accessed by an internal driveway. Two parking spaces are provided for each unit, one space in the garage and one space in front of the garage.

Building Design

Each townhouse unit is proposed to be approximately 4.5m in width and 10m in height (three storeys), with a butterfly roof. The building is a contemporary design with generous glazing, decks, and articulation to reduce the massing. The exterior façade materials are proposed to be vinyl siding, with vinyl windows and deck railings. The ground floor contains a family room and a garage for a vehicle, bicycle, and garbage/recycling storage. The second floor contains the kitchen and living room, and the third floor contains two bedrooms. The units facing Northfield Road have a second-storey deck, 1.8m x 4.5m in size, with a roof structure for weather protection and wall for privacy. The proposed building design complies with the General Development Permit Area Design Guidelines.

Landscape Design

The landscape design is organized to frame the view of each unit from the street with a low, all-season garden for residents. Plantings and pathways are arranged to provide a gradual transition from the street to the dwelling units along Northfield Road, creating a comfortable entry to each unit. The plantings include a selection of hardy, native and adapted shrubs, ornamental grasses, and trees selected to provide colour and texture throughout the year. A pedestrian path is provided from the Northfield Road sidewalk to each patio in the front yard, and a path is provided from the sidewalk to the internal area of the site. A cedar fence, English Laurel hedge, and various deciduous trees are proposed along the side and rear property lines as a landscape buffer. The internal unit entries and internal driveway areas are also accented with trees and shrubs. The sides of the drive aisle are treated with a contrasting paver colour to demarcate the pedestrian route.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2020-MAR-12, accepted DP001170 for form and character and siting as presented, with support for the proposed variances. The

applicant responded to DAP recommendations by providing a professionally-prepared landscape plan and by enhancing the entries along Northfield Road with a pedestrian path to each unit and landscaping around each patio.

Proposed Variances

Front Yard Setback

The minimum required front yard setback is 3.5m. The proposed front yard setback is 1.2m; a proposed variance of 2.3m.

The building face of each unit along Northfield Road will be set back 3m from the front property line. The setback to the second-storey deck and the architectural features that provide a deck roof and wall for privacy is proposed to be set back 1.2m from the front property line. The proposed variance allows for covered outdoor space (ground-level patio and second-storey deck) for the townhouse units facing Northfield Road.

Side Yard Setback

The minimum required side yard setback is 3m on the east side. The proposed east side yard setback for Unit 6 is 1.5m; a proposed variance of 1.5m.

The variance is only needed for Unit 6, and the 1.5m set back meets the typical side yard setback for residential use. Minimal windows are proposed on the east elevation of Unit 6. The 3m sideyard setback in the residential zones is intended to allow for vehicle access to the interior or rear of a property, which for this development is provided by the drive aisle.

Rear Yard Setback

The minimum required rear yard setback is 7.5m. The proposed rear yard setback is 6m; a proposed variance of 1.5m.

To reduce the perceived massing, the rear building elevation has articulation and material changes at the third storey. The proposed 6m setback allows for the required landscape buffer and a patio area for each unit along the rear yard.

Minimum Landscape Treatment Level

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires a minimum landscape buffer width of 1.8m along the side property lines. A landscape buffer width of 1.5m is proposed along the east and west side property lines; a variance of 0.3m. A landscape buffer of 0m is proposed along a portion of the east side property line; a variance of 1.8m.

The combination of the cedar fence and English Laurel hedge along the side property lines will provide a continuous landscape screen. Where a 0m landscape buffer is proposed along the driveway, a cedar fence will be provided for screening. Due to a shared access easement with 1617 Northfield Road, a fence and landscape buffer cannot be located on the north end of the driveway.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1170 is for a multi-family development with 11 townhouse residential units at 1615 Northfield Road.
- Variances are requested for front, side, and rear yard setbacks; and for the landscape buffer width.
- The proposed development addresses the City's design guidelines.
- 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: Building Finishes
ATTACHMENT G: Landscape Plan & Details
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

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 from 3.5m to 1.2m.
2. Section 9.5.1 *Siting of Buildings* – to reduce the minimum required side yard setback from 3m to 1.5m.
3. Section 9.5.1 *Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 6m.
4. Section 17.2.1 *Required Landscaping* – to reduce the minimum required landscape buffer width from 1.8m to 1.5m along the west property line, and from 1.8m to 0m along the east property line.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Finn & Assoc. Design., received 2020-JUN-17, as shown on Attachment C.
2. The development is in substantial compliance with the Building Elevations prepared by Finn & Assoc. Design., received 2020-JUN-17, as shown on Attachment D.
3. The development is in substantial compliance with the Building Finishes prepared by Finn & Assoc. Design., received 2020-JUN-17, as shown on Attachment F.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Lanarc, dated received 2020-MAY-26, as shown on Attachment G.

ATTACHMENT B LOCATION PLAN

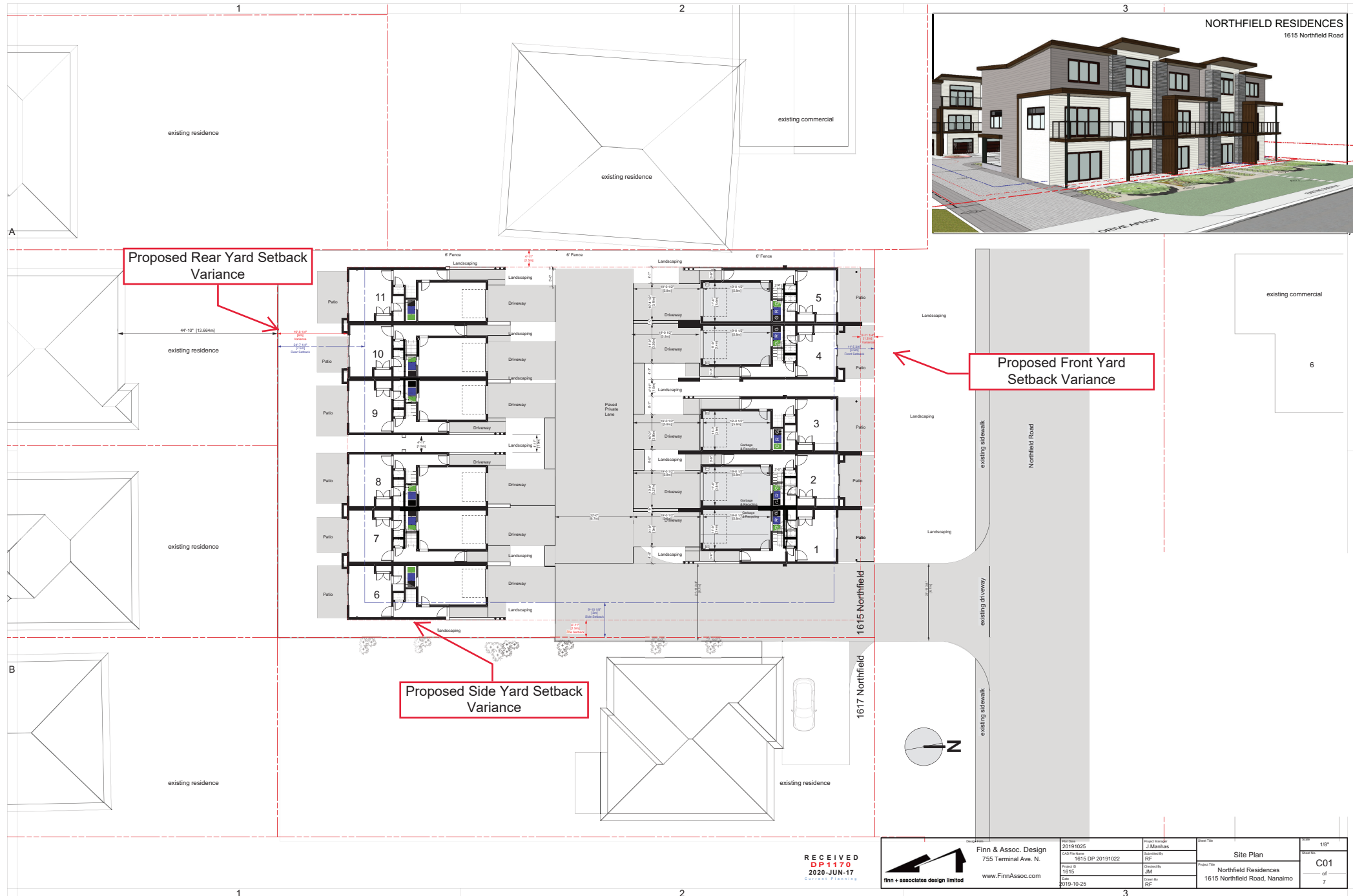


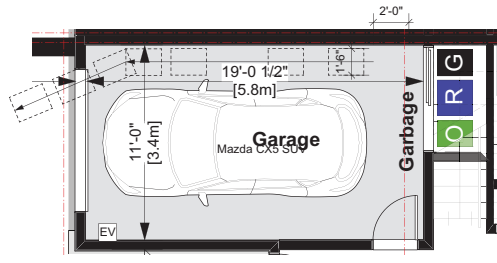
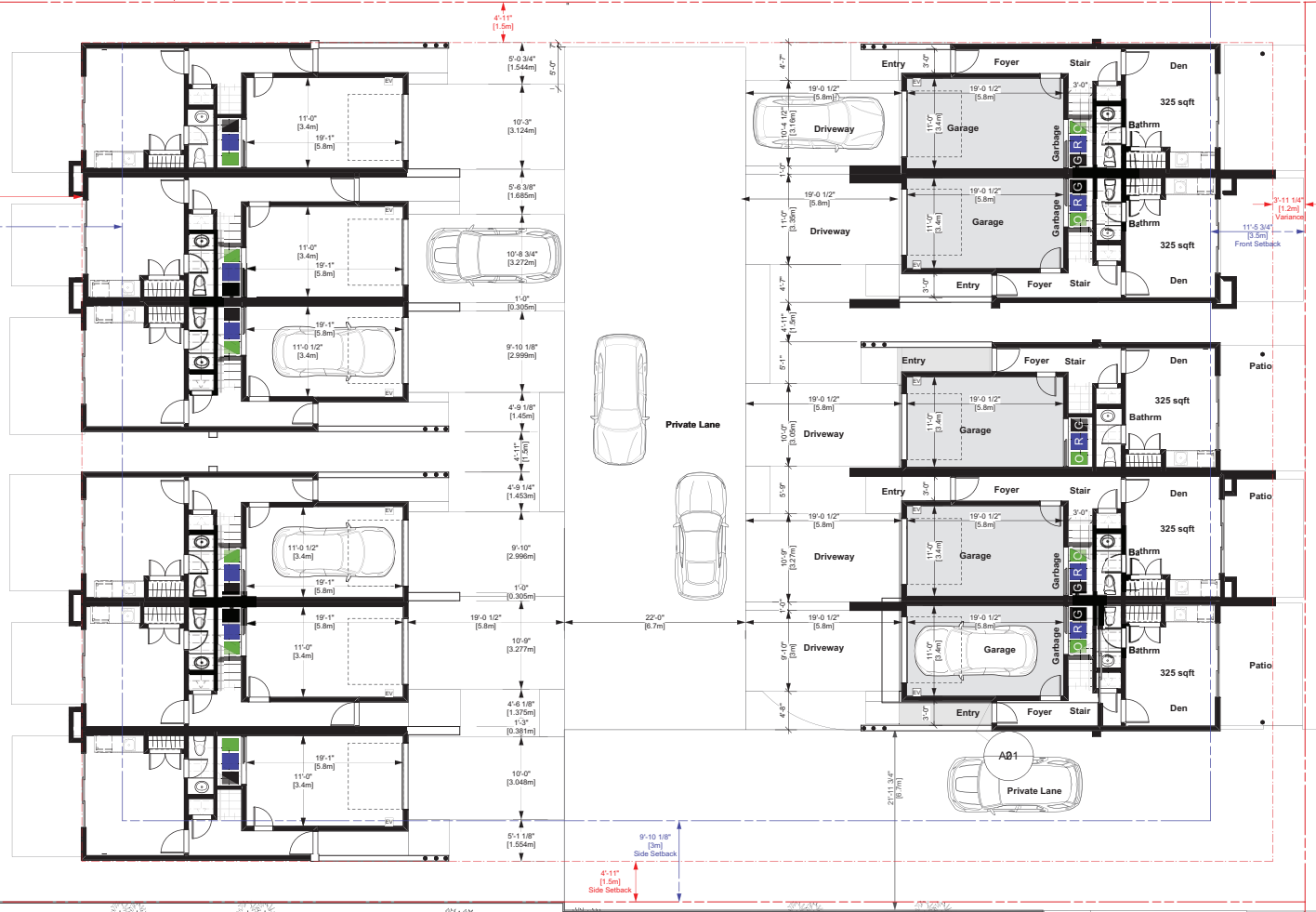
DEVELOPMENT PERMIT NO. DP001170

LOCATION PLAN

Civic: 1615 NORTHFIELD ROAD
 Legal: LOT 1, SECTION 17, RANGE 8, MOUNTAIN DISTRICT
 PLAN VIP57545 EXCEPT PART IN PLAN VIP82531


ATTACHMENT C SITE PLAN





2 Typical Garage Route
Scale: 1/4" = 1'-0"

RECEIVED
DP 1170
2020-JUN-17
CURRENT PLANNING

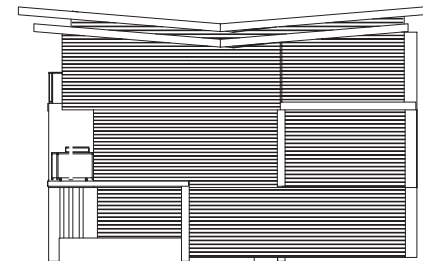
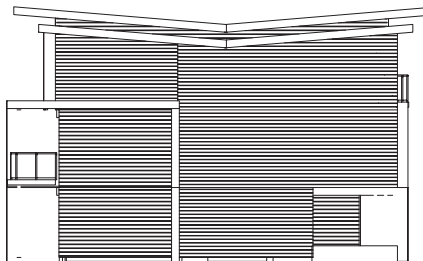
 <p>finn + associates design limited</p>	<p>Design Firm Finn & Assoc. Design 755 Terminal Ave. N. www.FinnAssoc.com</p>		<p>Plot Date 20191025</p>	<p>Project Manager J. Marshalls</p>	<p>Sheet Title 1st Floorplan</p> <p>Project Title Northfield Residences 1615 Northfield Road, Nanaimo</p>	<p>Scale 1/8"</p> <p>A01 of 7</p>
	<p>Calo File Name 1615 DP 20191022</p>		<p>Project ID 1615</p>	<p>Checked By J.M.</p>		
	<p>Date 2020-05-28</p>		<p>Drawn By RF</p>	<p>Discussed By RF</p>		

ATTACHMENT D BUILDING ELEVATIONS

NORTHFIELD RESIDENCES
1615 Northfield Road



1 EAST Elevation
Scale: 1/8" = 1'-0"

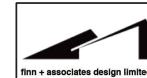


2 WEST Elevation
Scale: 1/8" = 1'-0"



3 Units 1-5 NORTH Elevation
Scale: 1/8" = 1'-0"

RECEIVED
DP 1170
2020-JUN-17
CLERK OF THE COURT



Finn & Assoc. Design
755 Terminal Ave. N.
www.FinnAssoc.com

File Date: 20191025
CAD File Name: 1615 DP 20191022
Project ID: 1615
Client: 1019-10-28

Project Manager: J. Manhas
Submitted By: KJM
Checked By: KJM
Drawn By: RFP

Sheet Title: Elevations
Project Name: Northfield Residences
1615 Northfield Road, Nanaimo

Scale: 1/4"
Sheet No: A109
Of: 7

NORTHFIELD RESIDENCES
1615 Northfield Road



1 Units 6-11 NORTH Elevation
Scale: 1/8" = 1'-0"



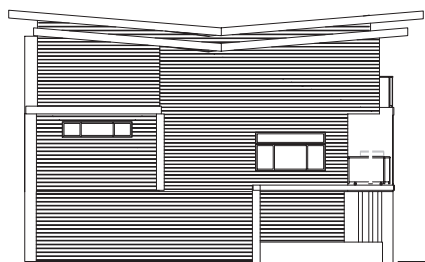
3 Units 6-11 SOUTH Elevation
Scale: 1/8" = 1'-0"



4 Units 1-5 NORTH Elevation
Scale: 1/8" = 1'-0"



2 Units 1-5 SOUTH Elevation
Scale: 1/8" = 1'-0"



5 WEST Elevation
Scale: 1/8" = 1'-0"



RECEIVED
DP 1.17.0
2020-JUN-17
CITY OF NANAIMO

Design Firm
Finn & Assoc. Design
755 Terminal Ave. N.
Nanaimo, BC V9T 1A5
www.FinnAssoc.com

File Date: 20191025
CAD File Name: 1615 DP 20191022
Project ID: 1615
Date: 2019-10-22

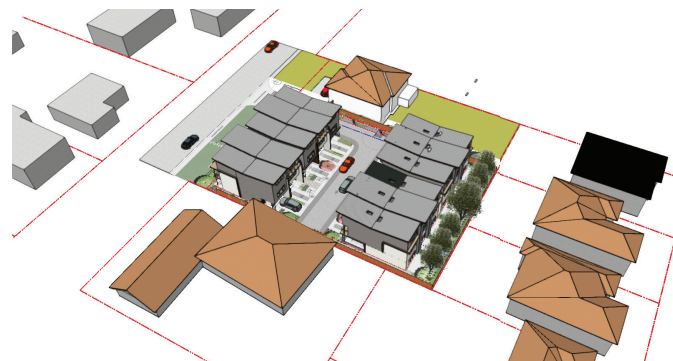
Project Manager: J.Manhas
Submitted By: KJM
Checked By: KJM
Drawn By: RF

Sheet Title
Elevations
Project Name
Northfield Residences
1615 Northfield Road, Nanaimo

Scale: 1/4"
Sheet No.: **A10**
Of: 7

ATTACHMENT E BUILDING RENDERINGS

**NORTHFIELD
RESIDENCES**
1615 Northfield Road • Nanaimo, BC • Canada



RECEIVED
DP 1170
2020-JUN-17
CITY OF NANAIMO

Finn & Assoc. Design
755 Terminal Ave. N.
www.FinnAssoc.com

Design File: File Date: CAD File Name: Project ID: Date: Drawn By:	20191025 1615 DP 20191022 1615 RF	Project Manager: Submitted By: Checked By: Drawn By:	J.Manhas KJM KJM RF	Sheet Title: Project Title: 1615 Northfield Road, Nanaimo	Scale: 1/4" A11 of 7
---	--	---	------------------------------	---	----------------------------------



REAR BUILDING RENDERING

ATTACHMENT F
BUILDING FINISHES

NORTHFIELD RESIDENCES
1615 Northfield Road



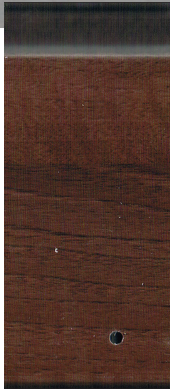
WESTECK - VINYL LIFT SLIDE



F1 - DC7005 - KC BLACK



F2A - SAGIPER PVC SIDING
"TITANIUM COALWOOD"
V-GROOVE 4MM GROOVE
F2B - SAGIPER PVC SIDING
"TITANIUM COALWOOD"
CHANNELED 1CM GROOVE



F3 - SAGIPER PVC SIDING
"MOCHA REDWOOD"



F4 - SAGIPER PVC SIDING/SOFFIT
"WHITE OAK"

RECEIVED
DP 1170
2020-JUN-17
CITY OF NANAIMO



Finn & Assoc. Design
755 Terminal Ave. N.
www.FinnAssoc.com

File Date
20191025
CAD File Name
1615 DP 20191022
Project ID
1615
Client
1019-10-22

Project Manager
J. Manhas
Submitted By
KJM
Checked By
KJM
Drawn By
RF

Sheet Title
FINISHES
Project Name
Northfield Residences
1615 Northfield Road, Nanaimo

Scale
1/4"
Sheet No.
A12
of
7

ATTACHMENT G

LANDSCAPE PLAN & DETAILS



PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	AC	<i>Acer circinatum</i>	Vine Maple Multi-trunk		BS	<i>Blechnum spicant</i>	Deer Fern		PRU ENG	<i>Prunus laurocerasus</i>	English Laurel
	AR	<i>Acer rubrum</i>	Red Maple		CK	<i>Cornus sericea</i> 'Kelseyi'	Kelseyi Dwarf Redtwig Dogwood		RS	<i>Ribes sanguineum</i>	Red Flowering Currant
	CER JAP	<i>Cercidiphyllum japonicum</i>	Katsura Tree		LP	<i>Lonicera pileata</i>	Privet Honeysuckle		SC	<i>Sarcococca confusa</i>	Sweetbox
	CE	<i>Cercis canadensis</i>	Eastern Redbud Multi-trunk		MR	<i>Mahonia repens</i>	Creeping Mahonia		SG	<i>Spiraea japonica</i> 'Goldmound'	Goldmound Spirea
					MS	<i>Miscanthus sinensis</i> 'Yaku Jima'	Yaku Jima Dwarf Maiden Grass		SM	<i>Stipa tenuissima</i>	Finestem Needlegrass
					NF	<i>Nepeta x faassenii</i> 'Junior Walker'	Junior Walker Catmint				
					PV	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switch Grass				

RECEIVED
DP1170
2020-MAY-26

Design Firm
LANA
NANAKO 425-254 Wallaces Street






LEGEND

PROPERTY LINE

SEEDED GRASS LAWN

EXISTING TREE TO BE REMOVED

PAVING/SURFACING SCHEDULE

SYMBOL	TYPE	FINISH/COLOUR/NOTES
	CIP CONCRETE PAVING	LIGHT BROOM FINISH, SAW CUT SCORE JOINTS
	VEHICULAR CONCRETE UNIT PAVERS	PRECAST CONCRETE PAVERS; GREY/DARK GREY BLEND COLOUR
	PEDESTRIAN CONCRETE UNIT PAVERS	PRECAST CONCRETE PAVERS; CHARCOAL COLOUR
	CONCRETE UNIT STEPPING STONES	PRECAST CONCRETE STEPPING STONES, GREY COLOUR
	CRUSHED GRANITE PATH	STABILIZED CRUSHED GRANITE

SITE FURNISHINGS/WALL SCHEDULE

SYMBOL	ITEM	DESCRIPTION/NOTES
	BIKE RACK	INVERTED U STEEL BIKE RACK; BLACK POWDER COAT FINISH
	FENCE	1.8M TALL WOOD PRIVACY FENCE
	CONCRETE PRIVACY WALL	1M TALL CIP CONCRETE PRIVACY WALL

DESIGN NARRATIVE

NORTHFIELD ROAD:

The Northfield Road landscape design is organized to frame the view of the building from the street while creating a low, all season garden for residents. Plantings and pathways are arranged and located to provide a gradual transition from the street to the dwelling units, creating a comfortable sense of entry to each unit. The planting palette features a selection of hardy, native and adapted shrubs, ornamental grasses, and trees, selected to provide colour and texture throughout the year.

BACKYARD PLANTING:

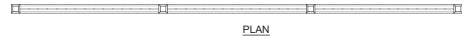
The simple landscape design along the southern perimeter of the property allows for flexible use of the space while providing privacy for both residents and the adjacent neighbours. The proposed wood fence and tall evergreen hedge visually screen the properties to the south without blocking sunlight to the lawn and patio areas. Large deciduous trees provide additional screening and dappled shade for the back patios in the summer months, and offer seasonal colour in the fall, while allowing sunlight to reach the patios in the winter. A generous lawn provides flexible space for children to play and residents to gather.

ENTRY LANDSCAPE:

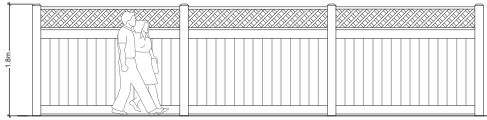
The entry landscape design features planting pockets, decorative pavers and site amenities to support multi-modal site circulation. The entry drive has been designed to define pedestrian vs. vehicular areas through a shift in paver colour and layout. Planting pockets with deciduous trees, low evergreen and perennial species border the drive aisle on both sides to soften the hardscape and define unit entries.

IRRIGATION:

The landscape will include an automatic irrigation system that will be designed to promote plant establishment while conserving water. Important factors such as solar aspect, water requirements for specific plant species, and site microclimates will factor into the design.



PLAN



ELEVATION



NOTES:

1. ALL WOOD TO BE WESTERN RED CEDAR, OR YELLOW CEDAR.
2. CEDAR POSTS:
 - 6"X6" CEDAR POSTS.
 - POSTS TO BE EMBEDDED 24" BELOW FINISHED GRADE IN CONCRETE FOOTINGS.
 - POSTS SPACING 8' MAX, ON CENTRE.
4. CEDAR SUPPORTS, TOP PLATES, VERTICAL BOARDS, & LATTICE:
 - SUPPORTS: 2"X6"; TOP PLATES: 2"X6"; VERTICAL BOARDS: 1"X6"; LATTICE: 1/2"X2".
 - BOTTOM SUPPORT TO BE 4" ABOVE FINISHED GRADE.
 - SUPPORTS TO BE FASTENED TO POST WITH WITH GALVANIZED OR STAINLESS STEEL HANGERS.

① 1.8m CEDAR PRIVACY FENCE W/ LATTICE

Scale: N.T.S.

RECEIVED
DP1170
2020-MAY-26
CITY OF NANAIMO

Design Firm
LANARC
NANAIMO 425-256 Wallace Street Nanaimo, BC V9R 3B3
PORT MOODY 95 Timbercrest Dr. Port Moody, BC V3H 4T1

Plot Date 2020-05-20	Project Manager J. Manhas	Sheet Title Landscape Details	Scale L02
CAD File Name PV	Submitted By PV		
Project ID DP1170	Checked By JZ	Project Title Northfield Residences 1615 Northfield Road, Nanaimo	
Date 2020-05-20	Drawn By PV		

ATTACHMENT H
AERIAL PHOTO



N



DEVELOPMENT PERMIT NO. DP001170

Legend



SUBJECT PROPERTY