

DATE OF MEETING | September 28, 2020 |

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1179 –  
227 PRIDEAUX STREET |**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration, a development permit application for a 12 unit rental apartment building at 227 Prideaux Street. |

### **Recommendation**

That Council issue Development Permit No. 1179 at 227 Prideaux Street with a variance to reduce the minimum required setback for a refuse enclosure from 3m to 0.46m. |

## **BACKGROUND**

A development permit application, DP1179, was received from Ellins Architecture Inc. for a proposed 12-unit rental apartment building at 227 Prideaux Street. The subject property is located in the Old City neighbourhood adjacent to the City’s ambulance station. To the north is a single family residence, and across the street are commercial buildings. A dwelling currently exists on the property that would be removed for the proposed development.

### **Subject Property and Site Context:**

<i>Zoning</i>	DT8 Old City Mixed Use
<i>Location</i>	The subject property is located on the west side of Prideaux Street, mid-block between Fitzwilliam Street and Wentworth Street.
<i>Total Area</i>	809m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 8 – Old City Neighbourhood and Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	Old City Neighbourhood Concept Plan and the Old City Multiple Family Residential Guidelines

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing a three-storey, 12-unit rental apartment building at 227 Prideaux Street. The property is zoned DT8 Old City Mixed Use, which permits a floor area ratio of 0.85, and an FAR of 0.825 is proposed.

#### *Site Design*

The site is designed such that the covered entry is set back 3m from the front property line, with level entry to the front door, and the building face is set back 4m from the front property line. A driveway is located along the south-side property line, and a paved pedestrian path, 1m in width, is located along the north-side property line. At the rear of the property are six parking spaces, a storage enclosure for refuse, and short-term bike storage.

#### *Building Design*

The building is three storeys in height with a pitched roof, and a canopy covering the principle entry. The building will contain seven, one-bedroom units and five bachelor units. The units range in size from 28m<sup>2</sup> to 70m<sup>2</sup>. The exterior façade is proposed to be a combination of board-and-batten and horizontal vinyl siding in heritage colours, with painted wood trim for the corners, fascias, windows, and doors. At the rear of the building is interior bike storage for tenants. The design incorporates a number of elements to address the Old City design guidelines, including wood detailing and ornamentation, a prominent front entry, and articulated facades to add visual interest.

#### *Landscape Design*

The front-yard area will contain outdoor seating, evergreen and deciduous flowering shrubs, a paved pedestrian path, and stepping stones. A metal picket fence with two gates is proposed along the property frontage. Trees, mixed hedge shrubs, perennials, and a solid wood fence are proposed along the sides and rear property lines for privacy, buffering, and shade. Plantings are also provided around the sides and rear of the building to add interest.

### **Design Advisory Panel**

This application was not reviewed by the Design Advisory Panel due to the suspension of meetings as a result of COVID-19 restrictions. However, Staff reviewed the proposal in relation to the Old City Multiple Family Residential Development Permit Area Guidelines, and the applicant has addressed Staff's design recommendations. Revisions to the plans included improving the accessibility to the front door, regularizing the size of several windows, adding synthetic stone cladding as an exterior accent around the building base, and increasing the driveway width.

## Proposed Variances

The minimum required setback for the refuse enclosure is 3m from any lot line adjoining a property zoned for residential use. The proposed setback is 0.46m; a proposed variance of 2.54m. The refuse enclosure (with short-term bike storage) is proposed to be sited in the southwest rear corner of the property. The enclosure will be 0.46m from the south side lot line, adjacent to the City's ambulance station parking area, and approximately 1m from the rear lot line. The enclosure will be fully screened with a roof, three walls, and solid gates to access the bins. The proposed setback maximizes onsite parking and maintains a functional drive aisle. Staff support the proposed variance.

### SUMMARY POINTS

- Development Permit Application No. DP1179 is for a 12-unit rental apartment building at 227 Prideaux Street.
- One variance is requested to reduce the minimum required setback for the refuse enclosure.
- The proposed development addresses the Old City Multiple Family Residential Development Permit Area Guidelines and Staff support the proposed variance.

## ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Context Map  
ATTACHMENT C: Location Plan  
ATTACHMENT D: Site Plan  
ATTACHMENT E: Building Elevations  
ATTACHMENT F: Exterior Finishes  
ATTACHMENT G: Landscape Plan and 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

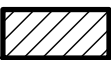
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. Section 17.3.4 *Refuse Receptacles* – to reduce the minimum required setback, for a refuse enclosure from 3m to 0.46m, from any lot line adjoining a property zoned for residential use.

### CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Ellins Architect Inc., received 2020-JUN-24, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations prepared by Ellins Architect Inc., received 2020-JUN-24, as shown on Attachment E.
3. The development is in substantial compliance with the Exterior Finishes prepared by Ellins Architect Inc., received 2020-SEP-10, as shown on Attachment F.
4. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford, received 2020-SEP-14, as shown on Attachment G.

# ATTACHMENT B CONTEXT MAP



227 PRIDEAUX STREET

# ATTACHMENT C LOCATION PLAN



**DEVELOPMENT PERMIT NO. DP001179**

## **LOCATION PLAN**

Civic: 227 PRIDEAUX STREET

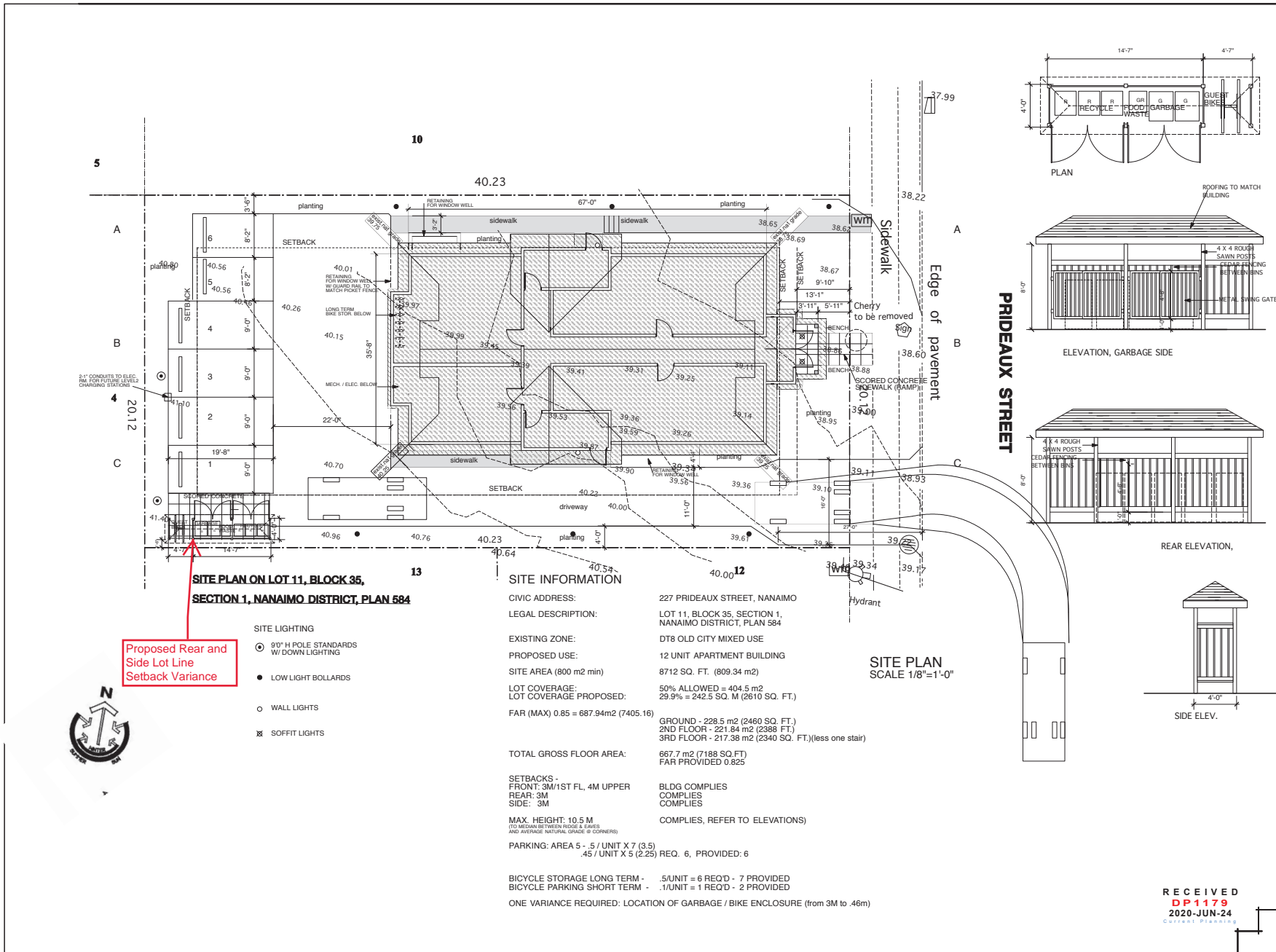
Legal: LOT 11, BLOCK 35, SECTION 1, NANAIMO DISTRICT, PLAN 584

N



**SUBJECT  
PROPERTY**

# ATTACHMENT D SITE PLAN



**SITE PLAN ON LOT 11, BLOCK 35,  
SECTION 1, NANAIMO DISTRICT, PLAN 584**

**Proposed Rear and  
Side Lot Line  
Setback Variance**

**SITE LIGHTING**

- ⊙ 90° H POLE STANDARDS W/DOWN LIGHTING
- LOW LIGHT BOLLARDS
- WALL LIGHTS
- ⊗ SOFFIT LIGHTS

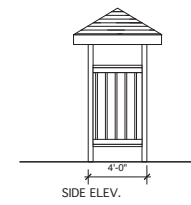
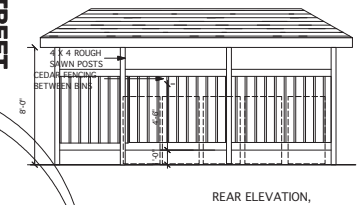
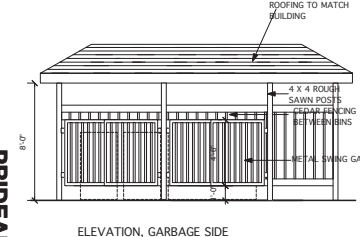
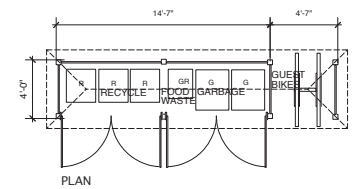
**SITE INFORMATION**

CIVIC ADDRESS: 227 PRIDEAUX STREET, NANAIMO  
 LEGAL DESCRIPTION: LOT 11, BLOCK 35, SECTION 1, NANAIMO DISTRICT, PLAN 584  
 EXISTING ZONE: D78 OLD CITY MIXED USE  
 PROPOSED USE: 12 UNIT APARTMENT BUILDING  
 SITE AREA (800 m2 min): 8712 SQ. FT. (809.34 m2)  
 LOT COVERAGE: 50% ALLOWED = 404.5 m2  
 LOT COVERAGE PROPOSED: 29.9% = 242.5 SQ. M (2610 SQ. FT.)  
 FAR (MAX) 0.85 = 687.94m2 (7405.16)  
 GROUND - 228.5 m2 (2460 SQ. FT.)  
 2ND FLOOR - 221.84 m2 (2388 FT.)  
 3RD FLOOR - 217.38 m2 (2340 SQ. FT.) (less one stair)  
 TOTAL GROSS FLOOR AREA: 667.7 m2 (7188 SQ.FT)  
 FAR PROVIDED 0.825  
 SETBACKS - FRONT: 3M/1ST FL, 4M UPPER  
 REAR: 3M  
 SIDE: 3M  
 MAX. HEIGHT: 10.5 M (TO MIDSPAN OF TWEEN RIDGE & EAVES AND AVERAGE NATURAL GRADE @ CORNERS)  
 PARKING: AREA 5 - 5 / UNIT X 7 (3.5)  
 .45 / UNIT X 5 (2.25) REQ. 6, PROVIDED: 6  
 BICYCLE STORAGE LONG TERM - .5/UNIT = 6 REQD - 7 PROVIDED  
 BICYCLE PARKING SHORT TERM - .1/UNIT = 1 REQD - 2 PROVIDED  
 ONE VARIANCE REQUIRED: LOCATION OF GARBAGE / BIKE ENCLOSURE (from 3M to .46m)

**SITE PLAN  
SCALE 1/8"=1'-0"**

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NO.	DATE	REVISION:
DEC 3, 2019		PRELIM FOR DP
JAN 22, 2020		ISSUE FOR D.P.
FEB 11, 2020		RE-ISSUE FOR D.P.
JUN 19, 2020		RESPONSE TO COMP. LETTER



**Multi-Family Development  
227 Prideaux Street  
for Satgur Holdings, Nanaimo**

67A Skene Street  
Nanaimo, BC V9S 5S9  
Business: (250) 754-8033  
Residential: (250) 754-8112  
**ellins architect inc.**  
architecture • planning • interior design

DRAWING:	
SITE PLAN	
DRAWN BY:	ROD/JDE
DATE:	
SCALE:	AS NOTED
PROJECT NO.	DRAWING NO.
2017-13	A1.0

RECEIVED  
DP 1179  
2020-JUN-24

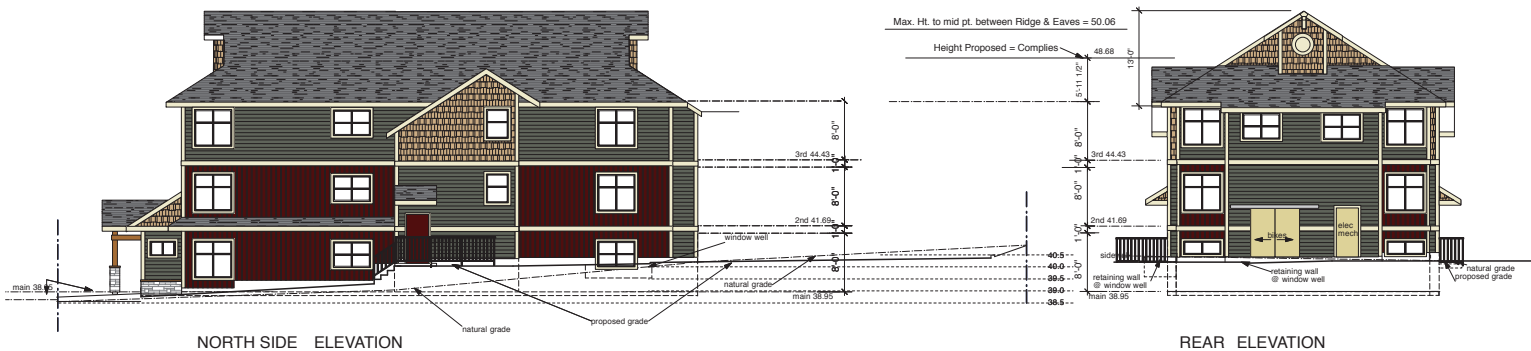
# ATTACHMENT E BUILDING ELEVATIONS



SOUTH SIDE ELEVATION  
SCALE 1/8"=1'-0"

FRONT ELEVATION

REVISED JUNE 17 AS PER CITY COMMENTS



NORTH SIDE ELEVATION

REAR ELEVATION

average natural grade @ corners =  $39.75 + 38.75 + 40.50 + 39.25 = 158.25 / 4 = 39.56$

Max. Height to mid pt. between ridge & eaves =  $39.56 + 10.5 = 50.06$

Actual Height to mid pt. between ridge & eaves = 48.68

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NO.	DATE	REVISION
Dec 3, 2019		PRELIM FOR DP
JAN 22, 2020		ISSUE FOR D.P.
FEB 11, 2020		RE-ISSUE FOR D.P.
JUN 19, 2022		RESPONSE TO COMP LETTER

Multi-Family Development  
227 Prideaux Street  
for Satgur Holdings, Nanaimo



177A 61st Street  
Nanaimo, B.C. V9R 5E9  
Telephone: (250) 754-8033  
Fax/Modem: (250) 754-8312  
ellins architect inc.  
architecture • planning • interior design

DRAWING:

DRAWN BY: BOB/JDE

DATE:

SCALE: AS NOTED

PROJECT NO.  
2017-13

DRAWING NO.

RECEIVED  
DP 1179  
2020-JUN-24  
City of Nanaimo



**ATTACHMENT F  
EXTERIOR FINISHES**

**227 PRIDEAUX MULTI FAMILY - NANAIMO B.C.  
EXTERIOR FINISHES**

REV. JUNE 17, 2020

REFER ALSO TO COLOURED ELEVATIONS & COMPLETE FINISH LIST

**FIBREGLASS SHINGLES**



**CAP FLASHINGS/GUTTERS**

**GENTEK COLOUR ALMOND**

**VINYL SOFFITS**

**KAYCAN COLOUR LINEN**

**VINYL SIDING HORIZONTAL  
TRIPLE 3**



**VINYL SIDING BOARD & BATTEN**



**VINYL SIDING SHINGLE**



**FASCIA / BARGE BOARDS  
GABLE & CORNER TRIM  
DOOR / WINDOW TRIM**



SW 7568  
Neutral Ground

**VINYL WINDOWS**

**BLACK**

**WOODEN POSTS**

**SOLID STAIN TO MATCH CEDAR**

**ENTRY DOORS**



SW 7594  
Carriage Door

**RECEIVED**  
**DP1179**  
**2020-SEP-10**  
Current Planning

## 227 PRIDEAUX MULTI FAMILY - NANAIMO B.C. EXTERIOR FINISHES

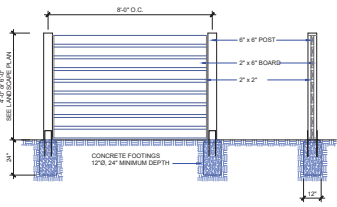
REV. JUNE 17, 2020

REFER ALSO TO COLOURED ELEVATIONS &amp; SAMPLE BOARD

<b>FIBREGLASS SHINGLES</b>	MALARKY COLOUR WEATHERED WOOD
<b>CAP FLASHINGS/GUTTERS</b>	GENTEK COLOUR ALMOND
<b>VINYL SOFFITS</b>	KAYCAN COLOUR LINEN
<b>VINYL SIDING HORIZONTAL TRIPLE 3</b>	GENTEK COLOUR MOONLIT MOSS 653
<b>VINYL SIDING BOARD &amp; BATTEN</b>	GENTEK SEQUOIA COLOUR MAGESTIC BRICK 876
<b>VINYL SIDING SHINGLE</b>	GENTEK (GRAYNE) COLOUR 453 TREATED CEDAR
<b>FASCIA / BARGE BOARDS GABLE &amp; CORNER TRIM DOOR / WINDOW TRIM</b>	SHERWIN WILLIAMS PAINT FINISH SW 7568 NEUTRAL GROUND
<b>VINYL WINDOWS</b>	BLACK
<b>WOODEN POSTS</b>	SOLID STAIN TO MATCH CEDAR VINYL
<b>ROCK BASE</b>	PRO FIT LEDGESTONE, COLOUR SHALE
<b>ENTRY DOORS</b>	SHERWIN WILLIAMS PAINT FINISH COLOUR 7594 CARRIAGE DOOR
<b>METAL RAILINGS</b>	BLACK

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**DP 1179**  
 2020-SEP-10  
 Current Planning

# ATTACHMENT G LANDSCAPE PLAN AND DETAILS



**BOARD FENCE**  
Scale: N.T.S.



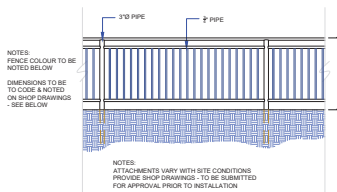
evergreen huckleberry



osoberry



red flowering currant



**METAL PICKET FENCE**  
Scale: N.T.S.



red twigged dogwood



shrub rose



tall oregon grape

## PLANT PALETTE

Key	Qty	Botanical Name	Common Name	Pot Size
<b>Deciduous Trees</b>				
Cn	3	<i>Cornus nuttallii</i> 'Eddies White Wonder'	Flowering Dogwood	8 cm cal
Fsd	10	<i>Fagus sylvatica</i> 'Dawycys Gold'	Dawycys Beech	6 cm cal
Ln	1	<i>Laurus nobilis</i>	Bay Tree	10 gall
Qr	1	<i>Quercus rubra</i>	Red Oak Oak	6 cm cal
Slap	2	<i>Styrax japonica</i>	Snowbell Tree	6 cm cal
<b>Evergreen Trees</b>				
PoB	3	<i>Picea omorika</i> 'Bruns'	Serbian Spruce	2 m
<b>Evergreen Hedging /Shrubs</b>				
Abg	1	<i>Abelia grandiflora</i>	Abelia	2 gall
Au	2	<i>Arcobutis unedo compacta</i>	Strawberry Tree	5 gall
Cl	7	<i>Choisya ternata</i>	Mexican Orange Blossom	1 gall
Gs	20	<i>Gaultheria shallon</i>	Salal	1 gall
Ma	21	<i>Mahonia aquifolium</i>	Tall Oregon Grape	1 gall
Mn	20	<i>Mahonia nervosa</i>	Dull Oregon Grape	1 gall
La	35	<i>Lavandula angustifolia</i> 'Hidcote Superior'	English Lavender	1 gall
Od	2	<i>Osmanthus delavaya</i>	Osmanthus	1 gall
Sr	5	<i>Sarcococca ruscifolia</i>	Sweetbox	1 gall
Sl	11	<i>Skimmia japonica</i>	Skimmia	1 gall
Tm	7	<i>Taxus media eddies</i>	Yew	5 gall
Vo	24	<i>Vaccinium ovalum</i>	Evergreen Huckleberry	1 gall
<b>Deciduous Shrubs</b>				
Cs	9	<i>Cornus stolonifera</i>	Red twigged Dogwood	1 gall
Hm	3	<i>Hydrangea macrophylla</i>	Lace cap	1 gall
Oc	12	<i>Oemleria cerasiformis</i>	Osoberry	1 gall
Rf	9	<i>Ribes sanguineum</i>	Red Flowering Currant	1 gall
Rr	25	<i>Rosa rugosa</i>	Shrub Rose	1 gall
Sv	1	<i>Syringa vulgaris</i>	Lilac	1 gall
<b>Ferns</b>				
Pmuri	25	<i>Polystichum munitum</i>	Sword Fern	1 gall
<b>Ornamental Grasses</b>				
Cak	19	<i>Calamagrostis acutifolia</i> 'Karl Foerster'	Feather Reed Grass	1 gall
Pa	18	<i>Pennisetum a. Hamlyn</i>	Dwarf Fountain Grass	1 gall
<b>Perennials/Groundcovers</b>				
Nd	10	<i>Nepeta faassenii</i> 'Dropmore'	Catmint	1 gall
Ro	10	<i>Rosemarinus officinalis</i>	Rosemary	1 gall
So	10	<i>Salvia officinalis</i> 'Purpurascens'	Purple Leaved Sage	1 gall
Tv	10	<i>Thymus vulgaris</i>	Culinary Thyme	10 cm
<b>Perennials/Grasses for Hedgerows</b>				
Am	35	<i>Achillea millefolium</i>	Yarrow	10 cm
As	35	<i>Aster subspicatus</i>	Douglas Aster	10 cm
Dac	35	<i>Danthonia californica</i>	California Oatgrass	10 cm
Dc	35	<i>Deschampsia cespitosa</i>	Tufted Hairgrass	10 cm
He	35	<i>Helianthus autumnale</i>	Mountain Sheezweed	10cm
Sl	35	<i>Solidago lepida</i>	Canada Goldenrod	10cm

NOTES:  
For grading information,  
see Civil drawings.



### REVISIONS:

Issued for DP - 2020Jan15  
Issued for DP Revision - 2020Feb19

Issued for DP Revision #2 - Tree  
Management Plan - 2020Jun26  
Issued for DP Revision #3 - Board  
Fence Heights - 2020Sep11

### CONSULTANT:



### PROJECT:

227 PRIDEAUX  
STREET  
NANAIMO, BC

### SITE LEGAL DESCRIPTION:

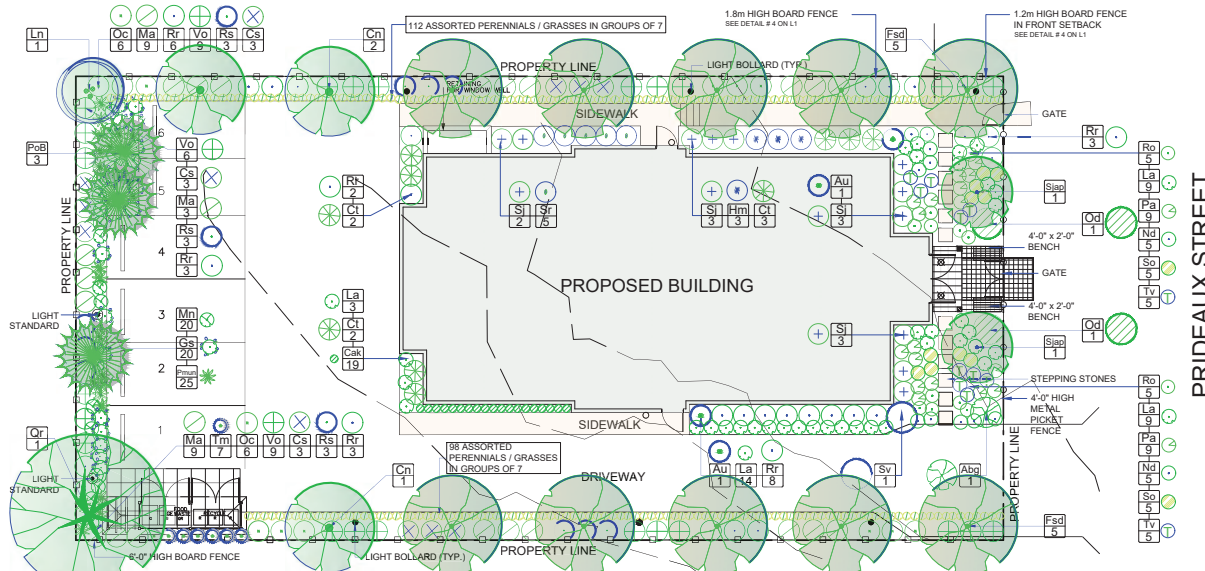
Lot 11, Block35, Section 1,  
Nanaimo District, Plan 584

### SHEET TITLE:

LANDSCAPE  
CONCEPT PLAN

SCALE: AS NOTED DATE: JAN. 10, 2020  
DRAWN: DR CHECKED: VJD  
PROJECT NUMBER:  
227 PRIDEAUX 2020  
DRAWING NUMBER:

L0.1 - DP



**LANDSCAPE CONCEPT**  
Scale: 1:100

## DESIGN RATIONALE

The project is located in the Old City Neighborhood of Nanaimo. The neighborhood has a distinctive landscape character as reflected in the Old City Multiple Family Residential Design Guidelines.

- Prideaux Streetscape and Garden:**
- A 4'-0" high metal picket fence extends along the entire frontage separating the street from the private lot, broken only by the walkways and driveway.
  - Site lines into the driveway have been preserved, by placing smaller shrubs on either side of the driveway.
  - There is accent planting by the entry gates.
  - The plantings behind the fence are informal and semi-permeable. By planting both evergreen and deciduous flowering shrubs, some privacy for the front rooms can be achieved, while providing site lines to the street for safety. This garden is planted in the character of a traditional single-family residential garden in the neighbourhood, with informal groupings of a diverse palette of plants.

### Amenities:

- The front garden is the amenity space for the project. Because of the proximity to the ground floor units and privacy issues, the design focuses on the garden as a passive amenity, fostering wildlife, such as birds and insects. These can be enjoyed by the residents and the people passing by. Two benches are located at the entrance where people can wait for rides, enjoy the gardens and be a part of the street. Pollinator plants and culinary herbs are proposed in this scheme but the gardens could be used for vegetable gardening in the future. Stepping stones through the garden to allow easy access for gardening.

### Landscape buffers:

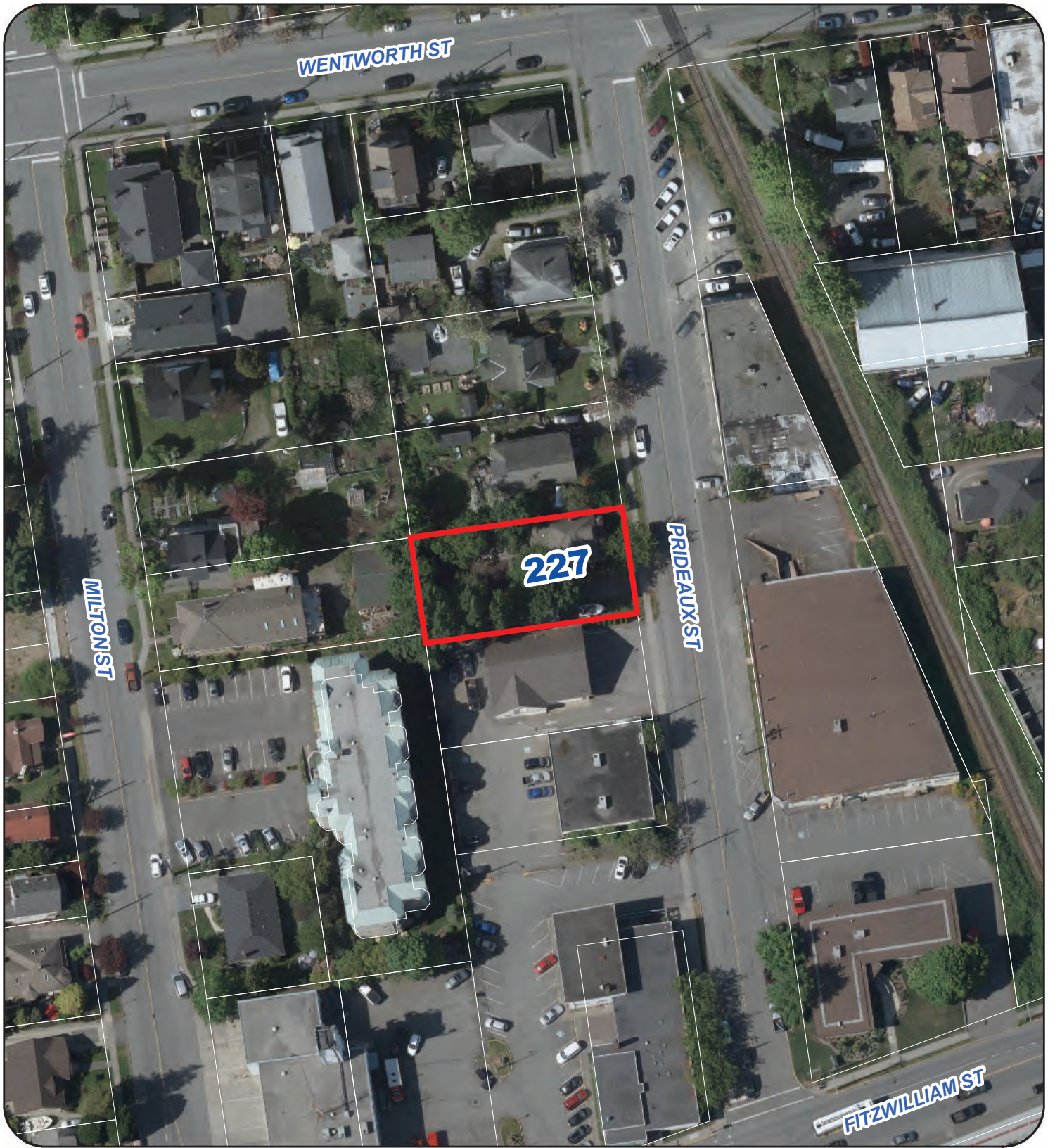
- Trees provide vertical relief to the buildings, shade on the parking area, seasonal interest to the residents on all floors and habitat for birds and insects. A variety of species have been selected, both deciduous and evergreen, and placed according to the amount of space available.
- Hedgerows with a mix of shrub and perennial species, mostly native plants, provide food and shelter for birds and insects.

### General notes:

- All plants and planting will be installed and maintained according to the BC Landscape Standard, latest edition. A drip irrigation system will be installed.
- The plants have been selected for their hardiness, their ability to withstand some drought, their habitat value and their aesthetic value.

RECEIVED  
DP 1179  
2020-SEP-14  
Current Planning

ATTACHMENT H  
AERIAL PHOTO



N



DEVELOPMENT PERMIT NO. DP001179

Legend

 SUBJECT PROPERTY