

DATE OF MEETING | September 21, 2021 |

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING |

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1217 – 30 AND 32 LORNE PLACE |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application to add four townhouse units to the property at 30 and 32 Lorne Place.

Recommendation

That Council issue Development Permit No. DP1217 at 30 and 32 Lorne Place to add four townhouse units with the following variances:

- increase the maximum allowable building height from 7m to 8.25m;
- reduce the minimum required rear yard setback from 7.5m to 2m (Units 1, 2 and 3);
- reduce the minimum required side yard setback from 3m to 1.5m (Unit 4)

BACKGROUND

A development permit application, DP1217, was received from Satgur Developments Ltd. proposing to add four townhouse units to the property at 30 and 32 Lorne Place. The applicant is proposing to retain the existing duplex and construct a new townhouse building with four units, resulting in a total of six rental residential units on the property. A rezoning application (RA444) for the proposed development was approved by Council on 2021-MAR-15.

Subject Property and Site Context:

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The subject property is located on the east side of Lorne Place, and is adjacent to Beaufort Park.
<i>Total Area</i>	1,350m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Neighbourhood Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Neighbourhood Plan Land Use Designation</i>	Hospital Neighbourhood Plan – Multi-Family Low Density
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is a panhandle lot that currently contains an existing duplex with two side-by-side units addressed as 30 and 32 Lorne Place. Lorne Place is a cul-de-sac road accessed from Beaufort Drive. The neighbourhood contains a blend of duplex and single family residences, and the subject property is within 700m of the Nanaimo Regional General Hospital.

DISCUSSION

Proposed Development

The applicant is proposing to retain the existing duplex and construct a new townhouse building with four units, resulting in a total of six rental residential units on the site. A total floor area ratio (FAR) of 0.44 is proposed, which is below the maximum permitted FAR of 0.45 in the R6 zone. Three two-bedroom units and one loft unit is proposed. The units range in size from 80m²-101m².

Site Design

The four new residential units are proposed to be sited along the rear property line adjacent to Beaufort Park. A common courtyard is proposed in the front yard area of the new units. Each unit contains a patio facing Beaufort Park. The existing parking area will be improved, and new parking spaces will be added and will include an outdoor electric vehicle (EV) charging station. The garden area associated with the existing duplex building will be retained. Each unit will contain a storage room for garbage, recycling and organics containers, as well as a bicycle. An enclosed garbage, compost, and recycling storage area is also provided at the end of the drive aisle for convenient pick-up service access.

Building Design

A contemporary building form is proposed and the buildings are one-and-a-half storeys in height with a low-slope shed roof. The exterior finishes include horizontal vinyl siding, with wood-look siding accents. The façade of the existing duplex building on the property will also be improved to blend with the new units. The front doors of each unit are highlighted through the use of colour, and canopies are provided for weather protection.

Landscape Design

A 1.5m-wide landscape buffer is provided along the south and east property line with the exception of a few encroaching patio areas. The interior courtyard area and adjacent four parking spaces are proposed to be surfaced with scored concrete. The courtyard will contain an entry pergola, benches, bollard lighting, evergreen shrubs, and deciduous trees. A cedar split-rail fence is proposed along the east property line adjacent to the park, and a board fence is proposed along the south property line adjacent to 1040/1044 Beaufort Drive.

The proposed site, building, and landscape design complies with the General Development Permit Area Design Guidelines.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2021-MAR-01, accepted DP1217 as presented with support for the proposed variances. The following recommendation was provided:

- Consider further integrating the existing duplex with the new construction through the use of colour, materials, and landscaping.

In response to the DAP recommendation, the applicant is proposing the following improvements to the existing duplex building: reconstructed pedestrian entrance canopy, replacement of exterior cladding to match the new units, extended landscape buffer along the south property line, and the addition of wood privacy screens between the entrance area of the two units. |

Proposed Variances

Building Height

The maximum allowable building height is 7m for a flat roof (< than 4:12 pitch), the proposed building height is 8.25m; a proposed variance of 1.25m for a portion of the roof as shown on Attachment E.

The proposed building height is similar to the height of the existing duplex building and surrounding residential buildings. Note that if the four new units had pitched roofs, the permitted building height would be 9m; however, a shed roof is proposed and it is the higher ridge of the shed roof that exceeds the 7m height requirement.

Rear Yard Setback

The minimum rear yard setback is 7.5m, the proposed rear yard setback is 2m (for Units 1, 2 and 3); a proposed variance of 5.5m.

Typically, the 7.5m rear yard setback is to provide useable outdoor space and distance from the rear yard of adjacent residential uses. For this development, Units 1, 2 and 3 are proposed to back onto Beaufort Park, thus outdoor space is provided for the residents both with a patio and public park space, with no impact to existing residences. Also, pedestrian access to Beaufort Park is provided directly from the property.

Side Yard Setback

The minimum side yard setback is 3m, the proposed side yard setback is 1.5m (for a portion of Unit 4); a proposed variance of 1.5m.

The southwest corner of Unit 4 is proposed to encroach into the setback area by 1.5m. A landscape buffer is proposed along the south property line that will help to screen the base of the building encroachment. The adjacent duplex building at 1040 and 1044 Beaufort Drive is approximately 20m from the south property line. Also, a side yard setback of 1.5m is a typical required setback in a single family residential zone where buildings are two storeys or less in height.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1217 is proposing to add four townhouse units to the property at 30 and 32 Lorne Place.
- Variances are requested for rear and side yard setbacks, as well as building height.
- The proposed development addresses the City's design guidelines and Staff support the proposed variances.

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: Landscape Plan and Details
ATTACHMENT G: 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

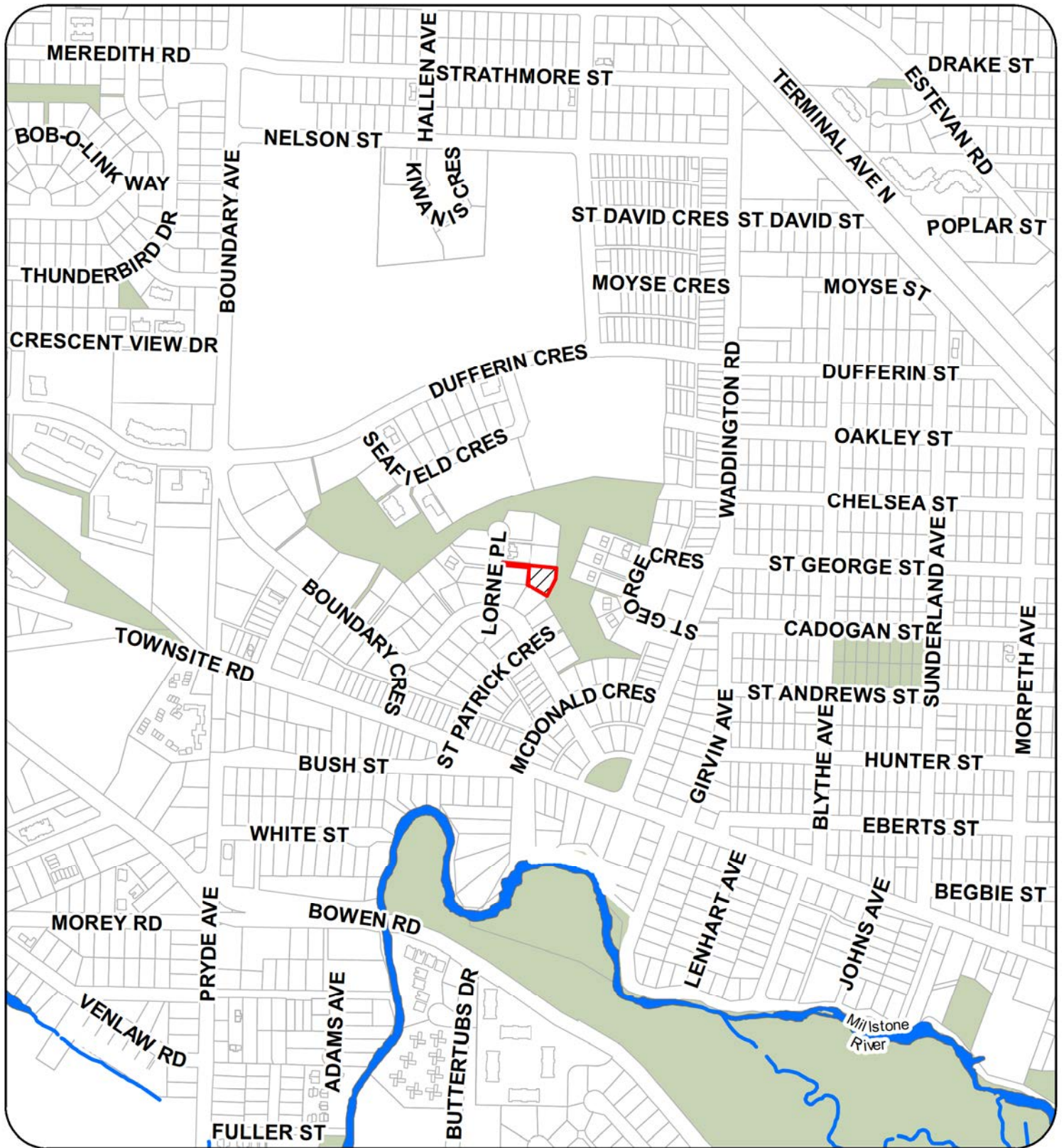
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 7m to 8.25m.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 2m (Units 1, 2 and 3).
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required side yard setback from 3m to 1.5m (Unit 4).

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Delinea Design Consultants Ltd., dated 2021-AUG-13, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Delinea Design Consultants Ltd., dated 2020-DEC-10 and 2021-MAR-30, as shown on Attachment E.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2021-JUL-26, as shown on Attachment F.

ATTACHMENT B CONTEXT MAP



DEVELOPMENT PERMIT APPLICATION NO. DP001217

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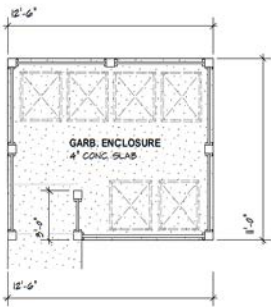


30 & 32 LORNE PLACE

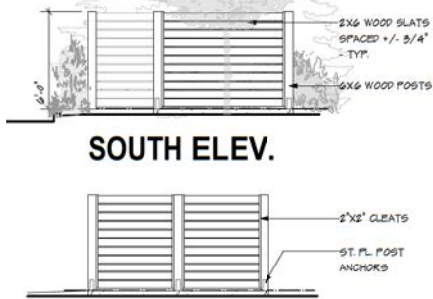


330

ATTACHMENT D SITE PLAN



GARB. ENCL. PLAN
SCALE: 5/16" = 1'-0"



SOUTH ELEV.

EAST ELEV.
(WEST ELEV. SIMILAR)

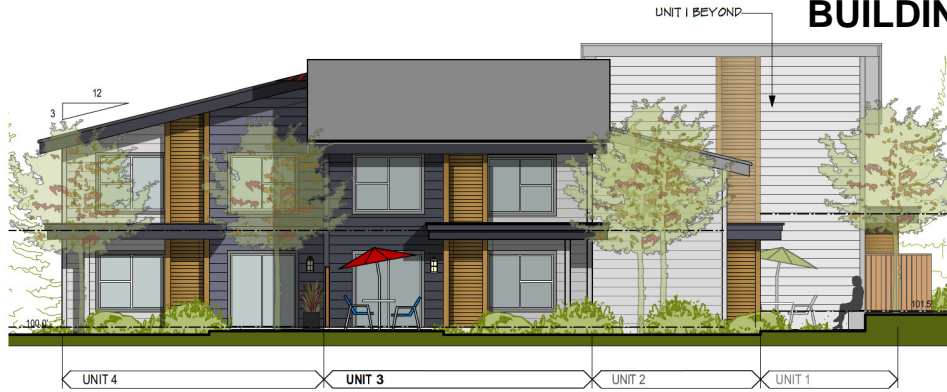
PROJECT DATA	
CIVIC: 30 LORNE PLACE, NANAIMO B.C.	LOT COVERAGE: +/- 25.4% (MAX. 40%)
LEGAL: LOT 32, PLAN 18612, SUBURBAN LOT 52, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT	F.A.R.: (MAX. 0.45) 598.8 SQ.M. / 1350.53 SQ.M. = 0.44
LOT SIZE: 1,350.53 SQ.M.	PARKING REQUIRED: 5 UNITS @ 1.62/UNIT (AREA 2) = 8 CARS 1 UNIT @ 1.26/UNIT (AREA 2) = 1 CAR TOTAL REQUIRED: = 9 CARS
ZONING: R6 TOWNHOUSE RESIDENTIAL	PARKING PROVIDED: SMALL CARS = 2 STANDARD CARS = 7 TOTAL PROVIDED: = 9 CARS
DP AREA: DPA-9 ALL LANDS WITHIN THE CITY OF NANAIMO	ELECTRIC VEHICLE PARKING: REQUIRED/PROVIDED (10%) = 1
OCP: NEIGHBOURHOOD	
PROPOSED FLOOR AREAS: UNIT 1: 1,095 SQ.FT. UNIT 2: 858 SQ.FT. UNIT 3: 1,098 SQ.FT. UNIT 4: 1,098 SQ.FT. TOTAL: 4,149 SQ.FT. / 385.5 SQ.M.	<ul style="list-style-type: none"> INFORMATION DERIVED FROM SURVEY PREPARED BY OTHERS AND CITY OF NANAIMO MAPPING. LANDSCAPE SHOWN IS REPRESENTATIONAL ONLY. REFER TO DESIGN BY OTHERS.
EXIST. DUPLEX FLOOR AREA: 2,296 SQ.FT. / 213.3 SQ.M.	



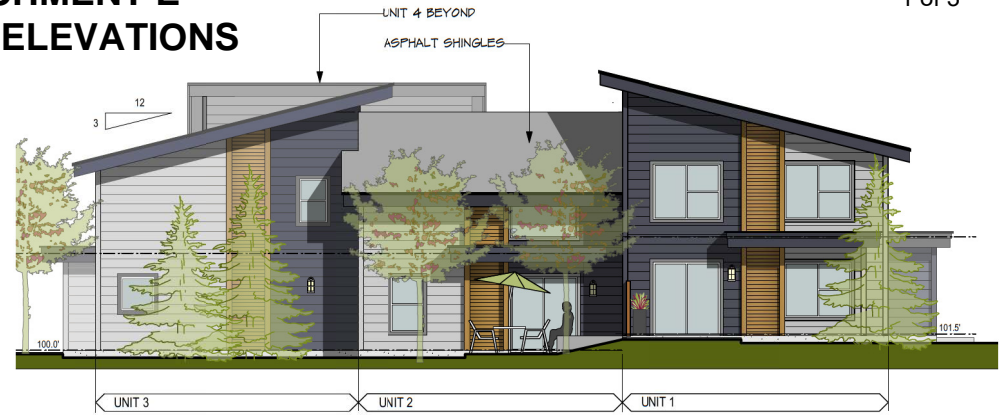
PROPOSED DEVELOPMENT:
30 LORNE PLACE
nanaimo b.c.

ATTACHMENT E BUILDING ELEVATIONS

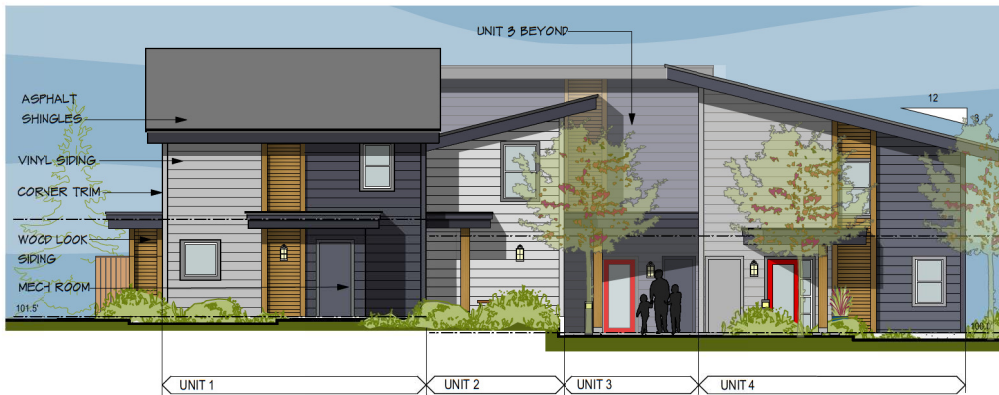
1 of 3



SOUTH ELEVATION

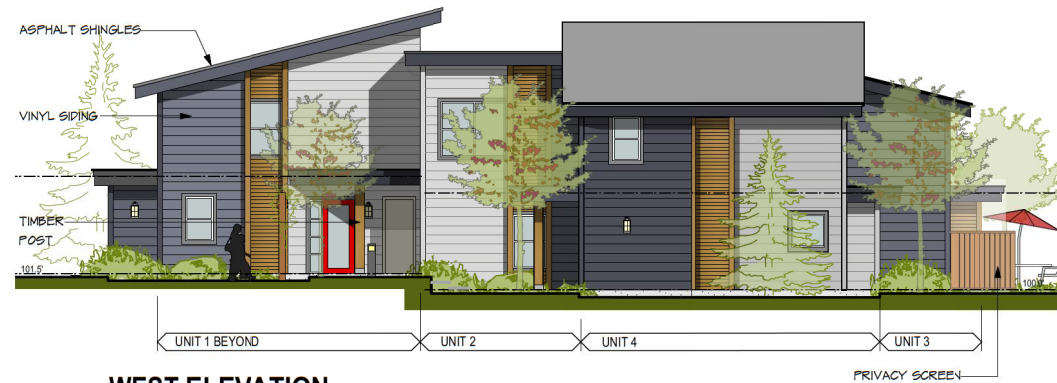


EAST ELEVATION - FACING BEAUFORT PARK



NORTH ELEVATION - FACING PARKING

SCALE: 1/8" = 1'-0"
LANDSCAPE SHOWN IS REPRESENTATIONAL ONLY



WEST ELEVATION

COLOUR SCHEDULE



PROPOSED DEVELOPMENT:

30 LORNE PLACE

nanaimo b.c.

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PROJECT #: d1412.03.16

ISSUED: 04 SEPT. 2020
TO CONSULTANTS: 23 SEPT. 2020
REVISED: 19 OCT. 2020
FOR D.P.: 13 NOV. 2020
FOR D.P.A.: 10 DEC. 2020

RECEIVED
DP 1.217
2020-DEC-23
Current Planning

PR3



NORTH ELEVATION - FACING DRIVE AISLE

SCALE: 1/8" = 1'-0"

PROPOSED DEVELOPMENT:

30 LORNE PLACE

nanaimo b.c.

333

RECEIVED
DP1217
2021-JUL-27
Current Planning

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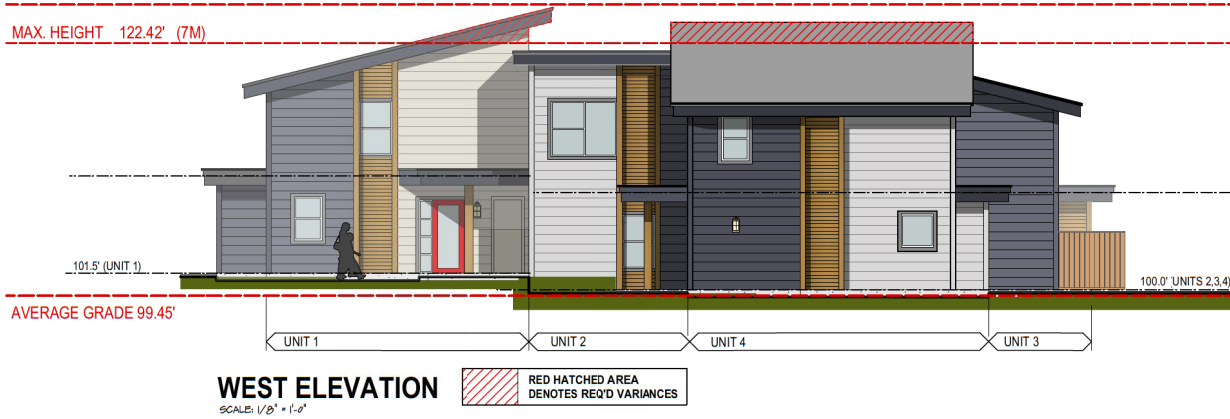
PROJECT #: 21412.03.16

ISSUED: 03 DEC. 2020
FOR D.P.A.: 10 DEC. 2020
CLIENT: 23 MAR. 2021
DAP RESPONSE: 30 MAR. 2021

PR4

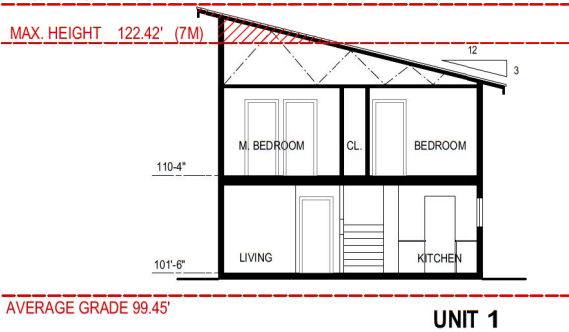
PROP. HEIGHT 126.52'

MAX. HEIGHT 122.42' (7M)



PROP. HEIGHT 126.52'

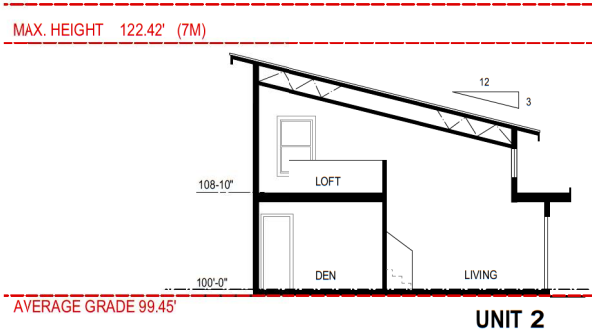
MAX. HEIGHT 122.42' (7M)



1
SCHEMATIC SECTION
SCALE: 1/8" = 1'-0"

PROP. HEIGHT 126.52'

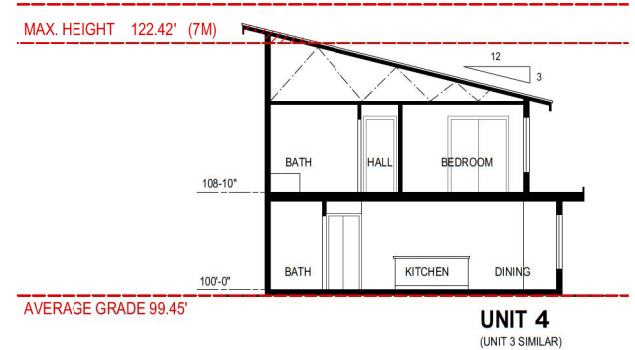
MAX. HEIGHT 122.42' (7M)



2
SCHEMATIC SECTION
SCALE: 1/8" = 1'-0"

PROP. HEIGHT 126.52'

MAX. HEIGHT 122.42' (7M)



3
SCHEMATIC SECTION
SCALE: 1/8" = 1'-0"

PROPOSED DEVELOPMENT:

30 LORNE PLACE

nanaimo b.c.

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TO CONSULTANTS: 23 SEPT. 2020
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FOR D.P.: 13 NOV. 2020
FOR D.P.A.: 10 DEC. 2020

RECEIVED
DP1217
2020-DEC-23
Current Planning

PR5

ATTACHMENT F LANDSCAPE PLAN AND DETAILS

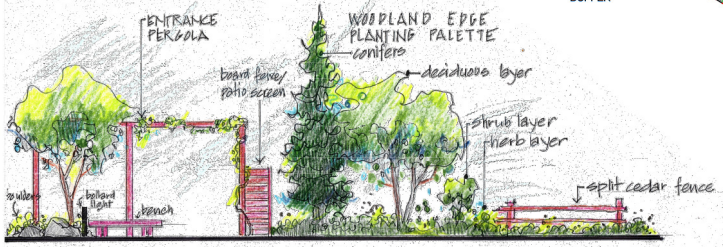
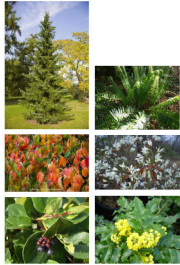
PROPOSED FOUR-PLEX ----- LANDSCAPE CONCEPT ----- 30 / 32 LORNE PLACE, NANAIMO, BC

DESIGN RATIONALE

The project site is located in central Nanaimo adjacent to Beaufort Park, at the end of a quiet lane. Pedestrian access is through the Park, leading to all major roads via paths and quiet streets. The project is ideally located to take advantage of all the amenities in Beaufort Park including community gardens, food forest, off leash dog park, walking trails and a multi-use court. The landscape concept uses local materials, including stone, timber and plants to give a regional identity to the project. The planting mimics a forest edge ecosystem with conifers, small deciduous understory trees, with deciduous and evergreen shrub and herb layers.



The private patios are south east and south west facing. The buffer plantings are multi-layered plantings, providing screening between neighbours and wildlife habitat.

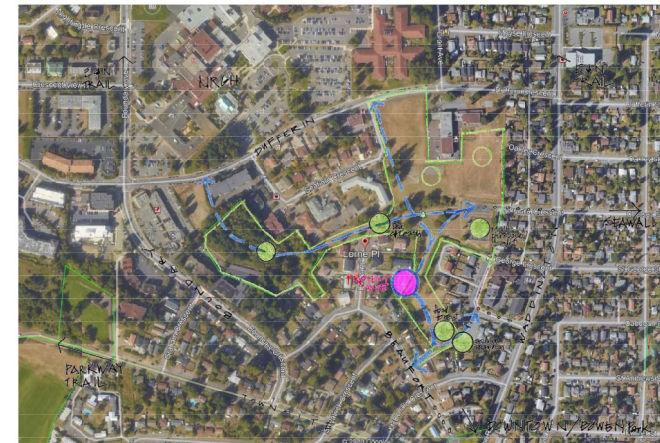


DESIGN ELEMENTS



PLANT PALETTE

Key	Botanical Name	Common Name	Pot Size	Spacing
	Evergreen Trees			
	Pinus flexilis vanderwolf	Vanderwolf Pine	1.5m	
	Picea omorika Bruns	Serbian Spruce	2m	
	Deciduous Trees			
	Amelanchier grandiflora 'Autumn Brilliance'	Serviceberry	10 gall	multistem
	Acer palmatum	Japanese Maple	2.5m	
	Cornus 'Jadeite' white wonder	Flowering Dogwood	6 cm cal	
	Parrotia persica	Persian Ironwood	5 cm cal	
	Evergreen Shrubs / Deciduous Shrubs / Groundcovers / Ferns / Ornamental Grasses			
	Shyras japonica	Snowbell Tree	6 cm cal	
	Arctostaphylos uva-ursi	Kinnikinnick	#1	.6m o/c
	Gaultheria shallon	Salei	#1	
	Mahonia aquifolium	Tall Oregon Grape	#1	
	Deciduous Shrubs			
	Mahonia nervosa	Dull Oregon Grape	#1	
	Polypodium pycnostachya	Licorice Fern	#1	
	Polystichum munitum	Sword Fern	#1	
	Salix hookeriana	Hookers Willow	#1	
	Ornamental Grasses			
	Deschampsia cespitosa	Tufted Hair Grass	#1	.6m o/c
	Helictotrichon sempervirens	Blue Oat Grass	#1	
	Wisteria sinensis	Wisteria	5 gall	
	Lonicera henryi	Evergreen Honeysuckle	1 gall	



CONTEXT PLAN / Pedestrian Connections

NOTES:
ALL GRADES APPROXIMATE;
TO BE CO-ORDINATED WITH
CIVIL.



REVISIONS:

Issued for DP - 2020Nov12

C.O.N. COMMENTS - 2021Jul26

CONSULTANT:



PROJECT:

30 / 32
LORNE PL
NANAIMO, BC

SITE LEGAL DESCRIPTION:

LOT 32, PLAN 18612, SUBURBAN
LOT 52, NEWCASTLE RESERVE,
SECTION 1, NANAIMO DISTRICT

SHEET TITLE

CONCEPTUAL
LANDSCAPE
PLAN

SCALE:

AS NOTED

DATE: NOV.10, 2020

DRAWN: DR

CHECKED: VJD

PROJECT NUMBER:
30 / 32 LORNE PL 2021

DRAWING NUMBER:
L0.1 / DP

MUN. DWG#:

ATTACHMENT G
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001217



30 & 32 LORNE PLACE