

DATE OF MEETING | December 20, 2021 |

AUTHORED BY | LAINY STEVENSON , PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1226
– 421 PRIDEAUX STREET** |

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a proposed 16-unit multi-family apartment building at 421 Prideaux Street |

Recommendation

That Council issue Development Permit No. DP1226 at 421 Prideaux Street to permit a 16-unit multi-family apartment building with the following variances:

- increase the maximum allowable building height from 10.5m to 11.4m;
- reduce the minimum required front yard setback from 3m to 2.13m;
- reduce the minimum required side yard setback from 3.0m to 1.9m from the north property line and 2.15m from the south property line;
- reduce the minimum required front yard landscape buffer from 1.8m to 0.74m and the rear yard landscape buffer from 1.8m to 0m; and
- increase the maximum allowable percentage of small car parking spaces from 40% to 50%.

BACKGROUND

A development permit application, DP1226, was received from Kenco Enterprises (1982) Ltd., to permit a 16-unit multi-family apartment building at 421 Prideaux Street.

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 between Franklyn Street and Albert Street.
<i>Total Area</i>	808m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Neighbourhood; Map 3 – Development Permit Area DPA No. 8 – Old City Neighbourhood; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development
<i>Neighbourhood Plan</i>	Old City Neighbourhood Plan Sub-Area 6 Mixed Multi-Family / Commercial
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Old City Multiple Family Residential Design Guidelines

The subject property is a vacant lot located within the Old City neighbourhood. The parcel slopes downward from west to east with a lane at the rear. The E & N Railway runs in front of the property, across Prideaux Street. The surrounding area is predominantly characterized by established single family and multi-family residential properties.

DISCUSSION

Proposed Development

The applicant proposes to construct a three-storey multi-family apartment building with 16 micro units and an underground storage area. The proposed building has a total gross floor area (GFA) of approximately 687m² and achieves a floor area ratio (FAR) of 0.85; the maximum permitted FAR is 0.85. Each unit is approximately 24m² to 26m² in size.

Site Design

The building is situated close to Prideaux Street, with eight surface parking spaces located at the rear of the lot, which will be accessed from the lane. A pedestrian connection from the parking area is provided by a walkway along the north side of the building, accessing side entrances and leading to the main entrance at the front of the building. The ground floor units will have their own outdoor amenity areas, which are separated from common areas by landscaping.

Secured, long-term bicycle storage is provided within an enclosure attached to the north side of the building. Garbage and recycling are contained within the building at the rear of the property, facing the parking area. Additional storage is located within the basement.

Building Design

The proposed building consists of three storeys, with a maximum height of 11.4m. The rooflines and pitches are varied in order to step the building's massing and blend it with adjacent residential uses. Finishing materials include board and batten, horizontal vinyl siding, and vinyl shingles. The main entrance of the building faces Prideaux Street and is emphasized by a covered porch.

Gable roofs, heavy trim, French doors, balconies, a front porch, and rectangular windows maintain an architectural style that is consistent with the residential character of the neighbourhood and the Old City Multiple Family Residential Design Guidelines. Southern-facing windows and projecting features provide articulation. A welcoming building face, oriented towards Prideaux Street, provides a visual connection with the street.

Landscape Design

The proposed landscape plan consists of outdoor amenity spaces on the ground level, which provide flowering trees, shrubs, and perennials. A small landscape buffer is provided on the north side yard and on either side of the parking area at the rear to screen it from adjacent properties. A more robust landscape buffer is provided along the south property line, which includes a flagstone path, a bike rack, and a bench. A small front yard landscape buffer is proposed in between the property line and the internal pedestrian walkway.

Trellises are used around the site to identify private areas and pedestrian connections from the rear parking area. Lighting is provided throughout the site for safety, as well as to direct people around the property and between the parking area and the main entrance.

Low retaining walls are proposed around the site to address the grade change. A perimeter picket fence is proposed along the property lines, with the exception of a portion of the lot line at the rear to provide access to the parking area. A double gate is proposed at the entrance to the site from the street, leading to the main entrance and walkway.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2021-MAY-27, accepted DP001226 as presented, with support for the proposed variances, and provided the following recommendations:

- Consider alternate building materials with a more wood-like finish and appearance for the horizontal siding;
- Consider adding detail and visual elements for the larger gable ends; and
- Consider additional trees in the front and rear areas on the site, including a significant tree.

The applicant addressed the panel's comments by adding additional detail within the gables and adding additional landscaping along the front property line.

Proposed Variances

Maximum Building Height

The maximum allowable building height in the DT8 zone is 10.5m. The proposed building height is 11.4m; a requested variance of 0.9m.

In order to encourage sloping roofs in the Old City Neighbourhood, building height in the DT8 zone is measured from average grade to the mean height level between the eaves and the ridge of a sloped roof. The applicant has requested the height variance to account for the sloping grade of the property and to accommodate varied pitched rooflines. No negative impacts on neighbouring properties are anticipated.

Minimum Front Yard Setback

A variance is requested to reduce the minimum required front yard setback for the first storey from 3m to 2.13m. This represents a proposed variance of 0.87m to accommodate trellises overhanging the private amenity spaces on the front façade of the building.

Minimum Side Yard Setback

The minimum permitted side yard setback in the DT8 zone is 3m. The proposed side yard setback on the south property line is 1.9m; a requested variance of 1.1m. The proposed side yard setback on the north property line is 2.15m; a requested variance of 0.85m. The variances are necessary to facilitate projections for portions of the building and balconies, which enhances articulation, consistent with the design guidelines.

Minimum Landscape Treatment Level

The minimum required landscape buffer is 1.8m along the front and rear yard property lines to screen adjacent zones and streets. A variance is requested to reduce the minimum required front yard landscape buffer from 1.8m to 0.74m and the rear yard landscape buffer from 1.8m to 0m; a proposed variance of 1.8m. The applicant intends to vary the rear yard landscape buffer in order to accommodate future lane widening.

Small Car Parking

The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” allows for a maximum of 40% of the required off-street parking spaces to be reduced in size to accommodate small cars. A total of 50% (4 stalls) of the required parking (8 stalls) are proposed to be small car parking spaces. The proposal will meet the minimum number of required off-street parking spaces, and the property is close to transit and active transportation routes.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit No. DP1226 is for a proposed 16-unit multi-family apartment building at 421 Prideaux Street.
- Variances are requested for building height, yard setbacks, minimum landscape treatment, and small car parking.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site and Parking Plan
ATTACHMENT E: Building Elevations and Details
ATTACHMENT F: Building Renderings
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 11.5.1 Siting of Buildings* – to reduce the minimum required front yard setback for the first storey from 3m to 2.13m; north side yard setback from 3m to 2.15m; and, south side yard setback from 3m to 1.9m.
2. *Section 11.7.1 Size of Buildings* – to increase the maximum allowable building height from 10.5m to 11.4m.
3. *Section 17.3.3 Required Landscaping* – to reduce the minimum required front yard landscape buffer from 1.8m to 0.74m; and the rear yard landscape buffer from 1.8m to 0m.

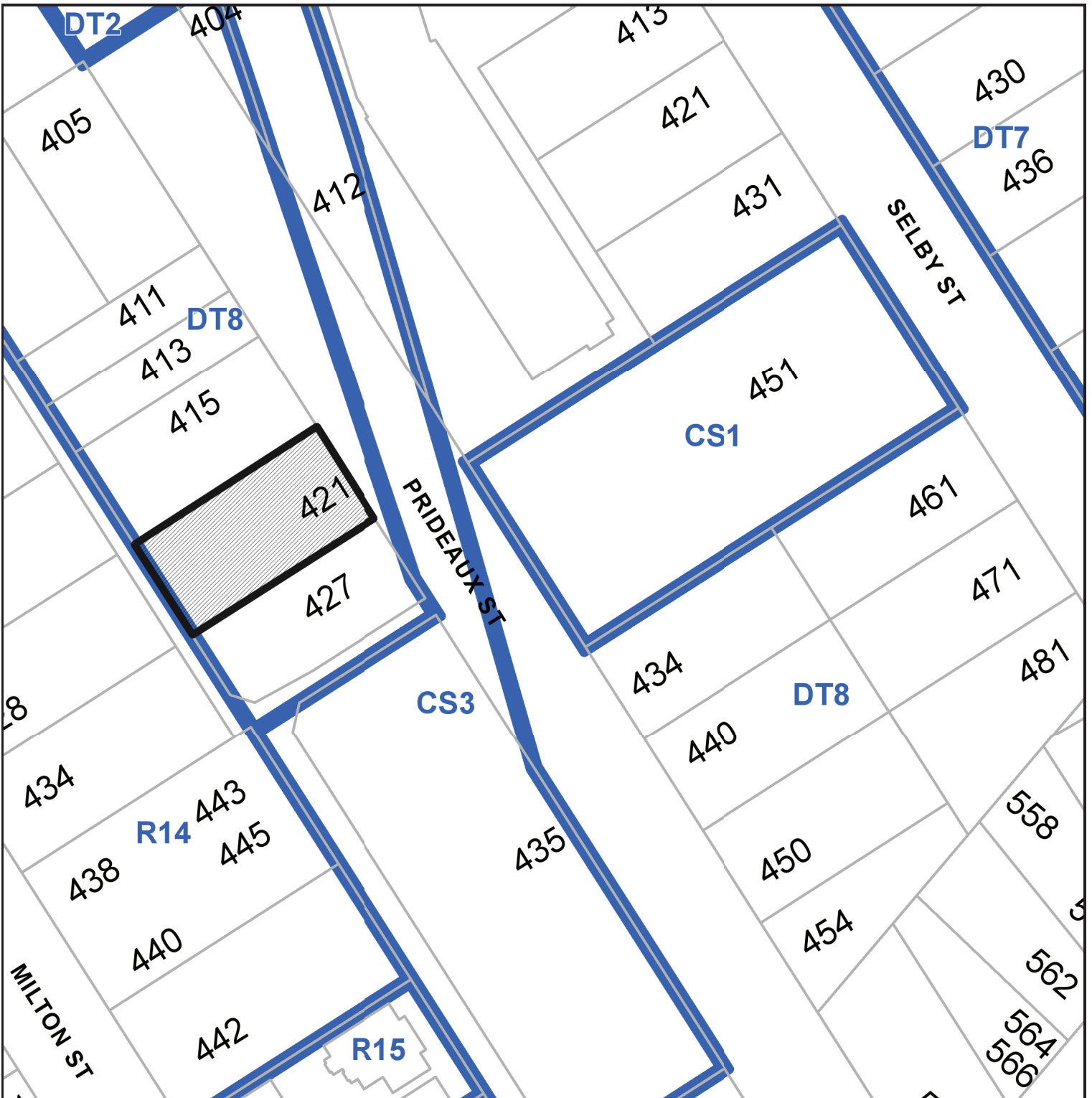
The City of Nanaimo “Off-Street Parking Regulations Bylaw No. 2018 No. 7266” is varied as follows:

1. Section 4.3 ‘Small Car Spaces’ – to increase the maximum allowable percentage of small car parking spaces from 40% to 50%.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site Plan prepared by Joyce Reid Troost Architecture, received 2021-NOV-15, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations and Details prepared by Joyce Reid Troost Architecture, received 2021-NOV-15, as shown on Attachment E.
3. The development is in substantial compliance with the Landscape Plan and Details prepared by Mystic Woods Landscape Design, received 2021-SEPT-09, as shown on Attachment G.

**ATTACHMENT C
LOCATION PLAN**



DEVELOPMENT PERMIT APPLICATION NO. DP1226

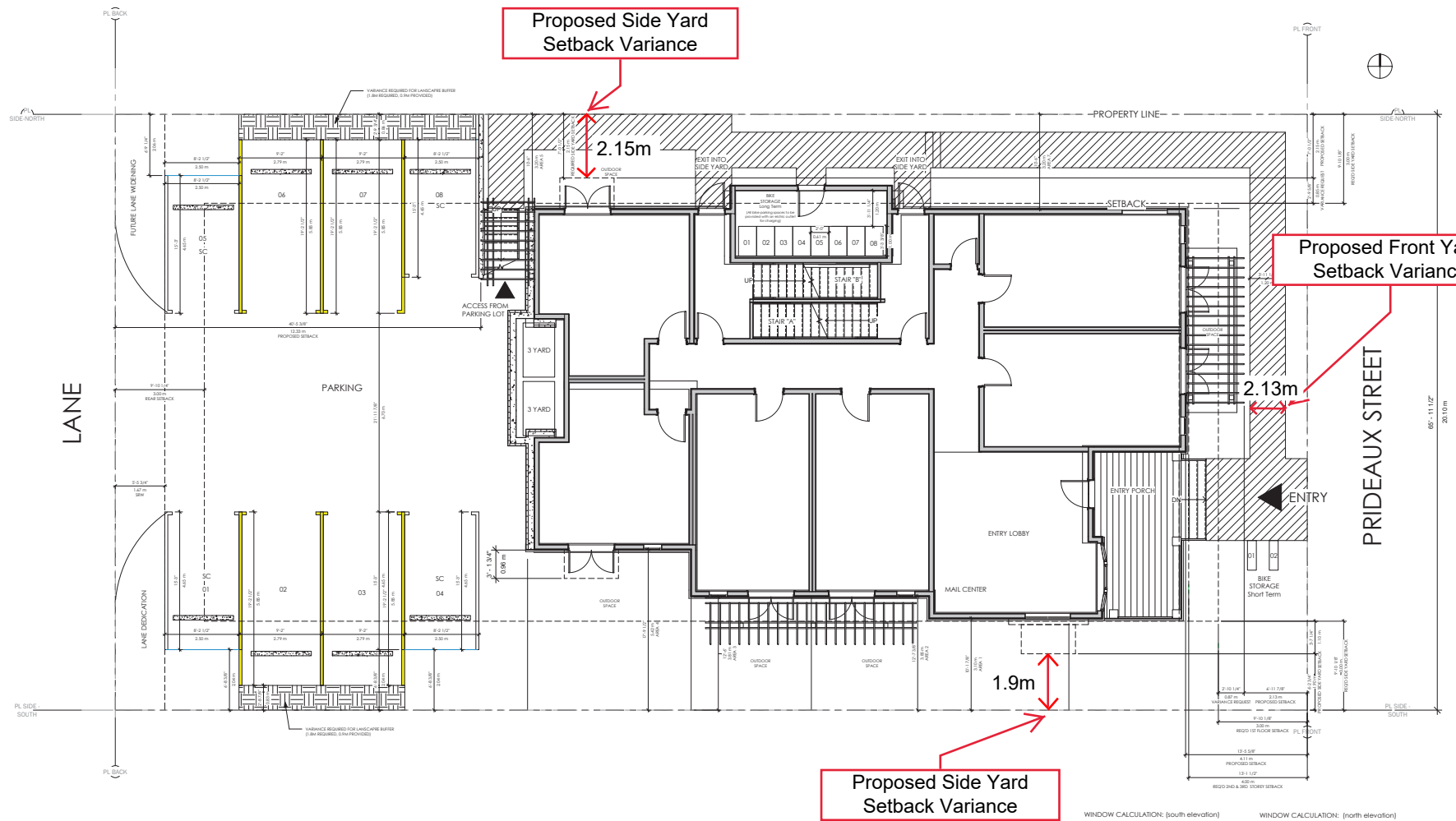


Subject Property

CIVIC: 421 PRIDEAUX STREET

LEGAL: LOT 18, BLOCK 24, SECTION 1, NANAIMO DISTRICT, PLAN 584

ATTACHMENT D SITE AND PARKING PLAN



SITE PLAN

WINDOW CALCULATION: (south elevation)

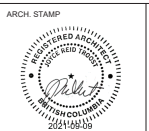
AREA 1:	WALL AREA:	154.26 sf
	L DISTANCE:	3.1 m
	ALLOWABLE OPENINGS %:	26.7%
L 1	PROPOSED OPENINGS %:	9.73%
L 2 / 3	PROPOSED OPENINGS %:	22.68%
AREA 2 / 3: (LEVEL 1 / 2 / 3)	WALL AREA:	109.13 sf
	L DISTANCE:	3.85 m
	ALLOWABLE OPENINGS %:	46.93%
	PROPOSED OPENINGS %:	39.4%
AREA 4: (LEVEL 1 / 2)	WALL AREA:	147.52 sf
	L DISTANCE:	5.42 m
	ALLOWABLE OPENINGS %:	98.6%
	PROPOSED OPENINGS %:	29.13%

WINDOW CALCULATION: (north elevation)

AREA 5: (LEVEL 1 / 2)	WALL AREA:	229.7 sf
	L DISTANCE:	3.2 m
	ALLOWABLE OPENINGS %:	29.4%
	PROPOSED OPENINGS %:	6.53%
AREA 6: (LEVEL 3)	WALL AREA:	179.85 sf
	L DISTANCE:	2.65 m
	ALLOWABLE OPENINGS %:	41.55%
	PROPOSED OPENINGS %:	16.68%
AREA 7: (LEVEL 1 / 2)	WALL AREA:	149.54 sf
	L DISTANCE:	3.2 m
	ALLOWABLE OPENINGS %:	29.4%
	PROPOSED OPENINGS %:	23.41%

JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3P9
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PRIDEAUX
421 PRIDEAUX ST
NANAIMO, BC

RECEIVED DP1226 2021-NOV-15
Current Planning

CLIENT: KENCO ENTERPRISES

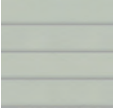



REV. DATE	NUMBER	DESCRIPTION
05-10-2020	1	Coordination Set
03-11-2021	2	DP
19-08-2021	3	DP Revision 01

DATE: JUNE 17, 2020
SCALE: 3/16" = 1'-0"
SITE PLAN

DRAWN BY: JRT
DRAWN BY: JRT

A101

ATTACHMENT E BUILDING ELEVATIONS AND DETAILS

MATERIAL LEGEND	
	SIDING GENTEK, SAGE 624
	SHINGLE HARVEST SHADE 456
	TRIM GENTEK CASHMERE
	TRIM GREY



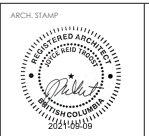
EAST ELEVATION (PRIDEAUX ROAD) Scale 3/16" = 1"



SOUTH ELEVATION Scale 3/16" = 1"

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PRIDEAUX MICRO UNITS
 421 PRIDEAUX STREET, NANAIMO, BC

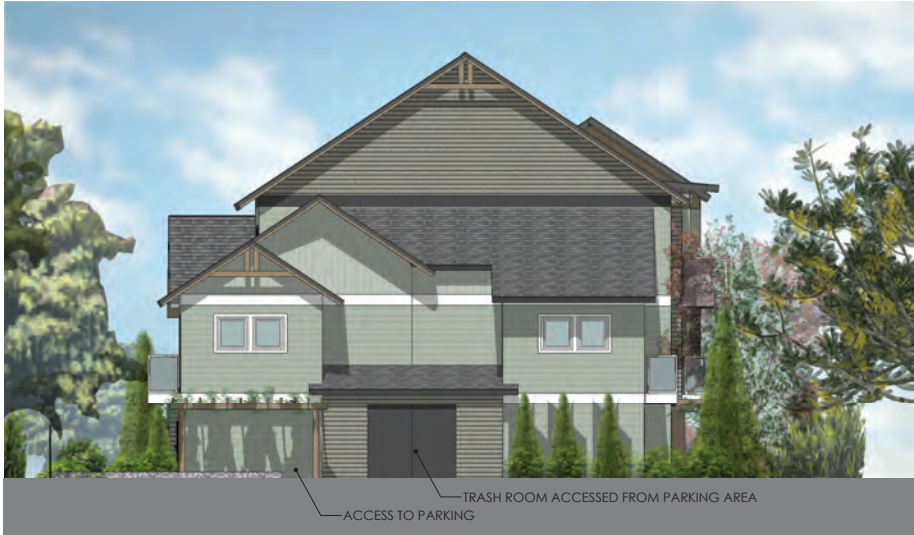
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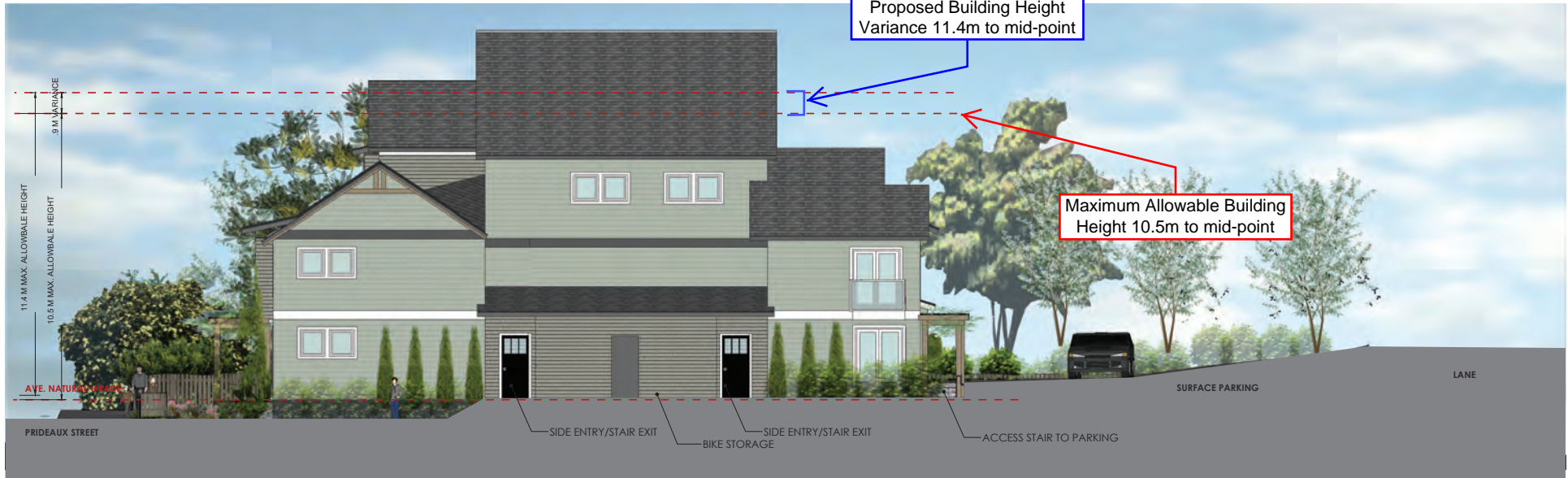
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DATE	JUNE 17, 2021
SCALE	SEE DRAWING
DRAWN BY	JRT
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ELEVATIONS
A200



WEST ELEVATION (LANE) Scale 3/16" = 1"



NORTH ELEVATION Scale 3/16" = 1"

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DATE: JUNE 17, 2021
 SCALE: SEE DRAWING
 DRAWN BY: JRT
 DRAWN BY: JRT

ELEVATIONS
A201

ATTACHMENT F BUILDING RENDERINGS



PERSPECTIVE ALONG PRIDEAUX STREET



STREETScape ALONG PRIDEAUX STREET

	JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION EXPRESSED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMERCIAL COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.	ARCH. STAMP 	PRIDEAUX MICRO UNITS 421 PRIDEAUX STREET, NANAIMO, BC	RECEIVED DP1226 2021-NOV-15 <small>CURTAIN PLANNING</small>	CLIENT KENCO ENTERPRISES	<table border="1" style="width:100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>05-10-2020</td> <td>1</td> <td>Coordination Set</td> </tr> <tr> <td>03-11-2021</td> <td>2</td> <td>DP</td> </tr> <tr> <td>19-08-2021</td> <td>3</td> <td>DP Revision 01</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	05-10-2020	1	Coordination Set	03-11-2021	2	DP	19-08-2021	3	DP Revision 01																			DATE JUNE 17, 2021 SCALE SEE DRAWING	PERSPECTIVES A300
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PERSPECTIVE LOOKING AT NORTH-EAST ELEVATION



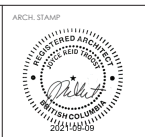
PERSPECTIVE LOOKING AT SOUTHERN ELEVATION



PERSPECTIVE LOOKING REAR OF BUILDING

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PRIDEAUX MICRO UNITS
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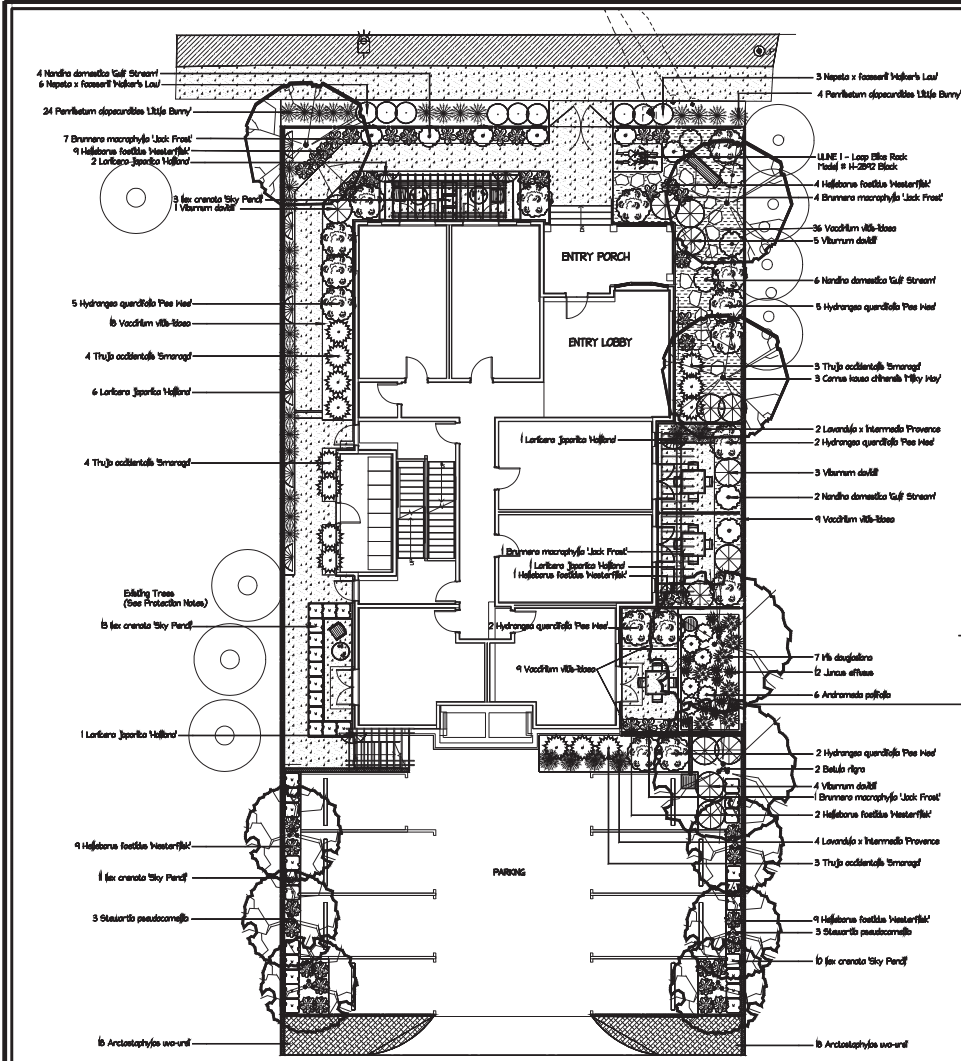
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PERSPECTIVES
A301



Qty	Botanical Name	Common Name	Size/Condition	
2	Betula nigra	RIVER BIRCH	5 m od	
3	Correa laevis chinensis 'Villy Hay'	FLKY HAY CHINESE DOGWOOD	25-30 m	
4	Stauris pseudocarya	JAPANESE STRAWBERRY	5 m od	
14	Thuja occidentalis 'Smaragd'	EMERALD CEDAR	5.5 pt	
Shrubs				
16	Hydrangea quercifolia 'Pee Wee'	PEE WEE OAK LEAF HYDRANGEA	# 2 pt	
37	Ice creamia 'Sky Parade'	SKY PINK	JAPANESE HOLLY	# 2 pt
6	Lorandula x 'Intramedia Provenca'	FRENCH LAVENDER	# 1 pt	
12	Nandina domestica 'Gulf Stream'	GULF STREAM NANDINA	# 1 pt	
5	Viburnum doabii	DAVID VIBURNUM	# 1 pt	
Groundcover Grasses				
20	Parviflorum depressum 'Little Bunny'	LITTLE BUNNY DWARF FOUNTAIN GRASS	# 1 pt	
Palms				
15	Brunnera macrophylla 'Jack Frost'	JACK FROST BERBERIS	# 1 pt	
34	Helleborus foetidus 'Vesterfall'	BLUE LEAVED HELLBORE	# 1 pt	
4	Nandina x 'Fossilized Walker's Leaf'	WALKER'S LION CACTUS	# 1 pt	
Groundcovers				
26	Arctostaphylos uva-ursi	KINKINCK	SPS - 4cm pot	
72	Vaccinium v.lla-blae	COBBERRY - LANGBERRY	SPS - 4cm pot	
Vines				
11	Lonicera japonica 'Holland'	HALLS JAPANESE HONEYBUCKLE	# 1 pt	
Reliquant Plants				
6	Androsace polifolia	BOG-ROSEMARY - NATIVE	# 1 pt	
7	Hibiscus	PACIFIC COAST Hib	# 1 pt	
12	Juncea effusa	AGUATIC COTTON BUSH	# 1 pt	

IRRIGATION
Irrigation plans to be design / bid at time of construction.

GENERAL
Scope of work:
Supply and install the components required to provide a properly operating irrigation system to cover the specified landscape.

Obtain a scaled design of the proposed irrigation system which meets I ABC Standards. Obtain properly informed agreement from the owner's representative as to the location or not of desirable features in the design which exceed I ABC Design Standards and/or are site specific.

DEER PROTECTION
While most of the plants are Deer resistant, young plants are susceptible to browsing and must be protected for the first two years until plants become established. Any plants that show signs of browsing shall be protected. Protect using either Dobex, Flonitrol, or other proven effective remedy.

The contractor shall be a member in good standing of the Irrigation Industry Association of BC and have met the qualification standards currently applied to contractors by that organization. A written guarantee of the installed system shall be provided to the owner covering workmanship and materials for a minimum of one year.

CLIENT
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KEN ROBBILL
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JOYCE WED THROST, ARCHITECT
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LANDSCAPE DESIGNER
MYSTIC WOODS
LANDSCAPE DESIGN
4757 Garden Rd
Campbell River, BC, V9H 1T3
phone 250-256-5227
cell phone 250-287-0400
design@myticwoods.co

LANDSCAPE STANDARDS
All contractors to meet the requirements set out in the BC Landscape Standards, 2002 edition prepared by the BC Society of Landscape Architects and the BC Landscape and Nursery Association (SIN). Copies of the BC Landscape Standards are available through the BCMA office at 1-800-974-7772.

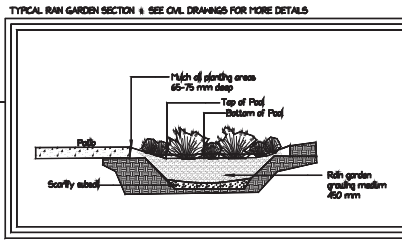
Contractor to consult with designer regarding any discrepancies.

Contractor to consult with designer if plant specifications are required as to availability.

Contractor is responsible for obtaining written confirmation of utility locations prior to commencing dig.

Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship, from acceptance of landscape.

Refer to landscape specifications applied with this plan at building permit level. If you do not receive the specifications, please contact the designer.



SOL COMPOSITION FOR GROUND LEVEL PLANTING AREAS
TABLE 6-35a "MODERATE" AND "MODERATE" SOIL COMPOSITION
Percent of Dry Weight of Total Gravelly Material

Coarse Gravel larger than 19mm, smaller than 40mm	0 - 1%
All Gravel larger than 2mm, smaller than 40mm	0 - 5%
Sand larger than 0.075mm, smaller than 2mm	40 - 85%
Silt larger than 0.002mm, smaller than 0.075mm	0 - 20%
Clay smaller than 0.002mm	0 - 20%
Organic content	Maximum 5%
Acidity (pH) 4.5 - 6.5	0 - 20%

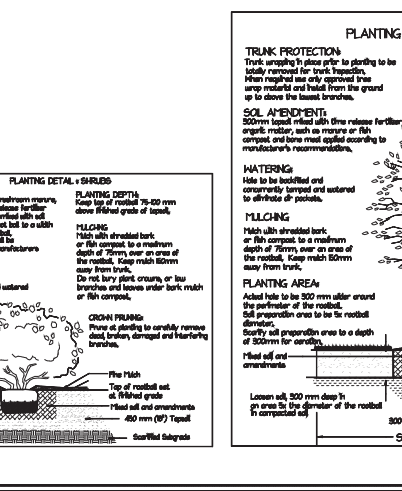
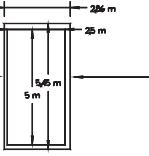
PRESERVATION OF EXISTING TREES
Physical protection barriers shall be erected at the edge of the protection zone before any work (excavating, clearing and grading) occurs on site. Individual trees or areas of vegetation shall be fenced off by means of a plastic sheet fence of at least 12 meters height mounted on steel or sturdy wooden posts that include top and bottom rail. Fence posts shall be spaced no further than 2.4m apart. Trees with a 50cm diameter trunk shall have a 3.0m protection radius. Signs shall be provided in association with protection fencing at major intervals around areas designated for preservation. Signs should describe the location of the fencing, the Tree Protection Area - No Entry. There shall be no passage of machinery of any kind through or within vegetation protection areas at any time, including the demolition and site preparation phases. There shall be no stockpiling of soil, fill, sand, gravel or other excavated materials within the vegetation protection areas at any time, including the demolition and site preparation phases.

SOL AMENDMENT
Organic matter (decomposition manure, horse manure, and a slow release fertilizer such as Nutrilite) to be mixed with soil and placed around the root ball to a depth of 300mm. A 300mm depth of the root ball to be within 100mm of the root ball to be in accordance with the manufacturer's recommendations.

PLANTING DETAIL - SHRUBS
SOL AMENDMENT: Organic matter (decomposition manure, horse manure, and a slow release fertilizer such as Nutrilite) to be mixed with soil and placed around the root ball to a depth of 300mm. A 300mm depth of the root ball to be within 100mm of the root ball to be in accordance with the manufacturer's recommendations.

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TRUNK PROTECTION
Trunk wrapping is done prior to planting to be totally removed for trunk inspection. When required use only approved tree wrap materials and held from the ground up to above the lowest branches.

PLANTING DETAIL - DECIDUOUS TREE
PLANTING DEPTH: In heavy clay or poorly drained soil of sandy plants to be placed so that the root collar is positioned 75-100mm higher than surrounding grade.

WATERING
300mm liquid mixed with three release fertilizer, organic matter, with or without a fish component and lime must be applied according to manufacturer's recommendations.

MULCHING
Mulch with straw/bark or fish compost to a maximum depth of 75mm over an area of the rootball. Keep mulch 50mm away from trunk.

CROWN PRUNING
Prune at planting to carefully remove dead, broken, damaged and hearting branches, double leaders and narrow angle branch unions. Thin head when and where applicable.

STAKES AND TIES
Stake immediately. Use soft, flexible, rot-resistant material such as latex burlap, etc. Stakes to be placed to prevent damage to adjacent branches. Use wooden stakes to be driven inside and below rootball 300mm.

ROOTBALL, BURLAP, THINE
Cut and remove all wire, rips, tarps and other cover around trunk and the top of rootball. Tip of rootball set at finished grade.

SOIL PREPARATION AREA
Loosen soil 300 mm deep in area to the diameter of the rootball in compacted soil. 300 mm outer ground perimeter of rootball.

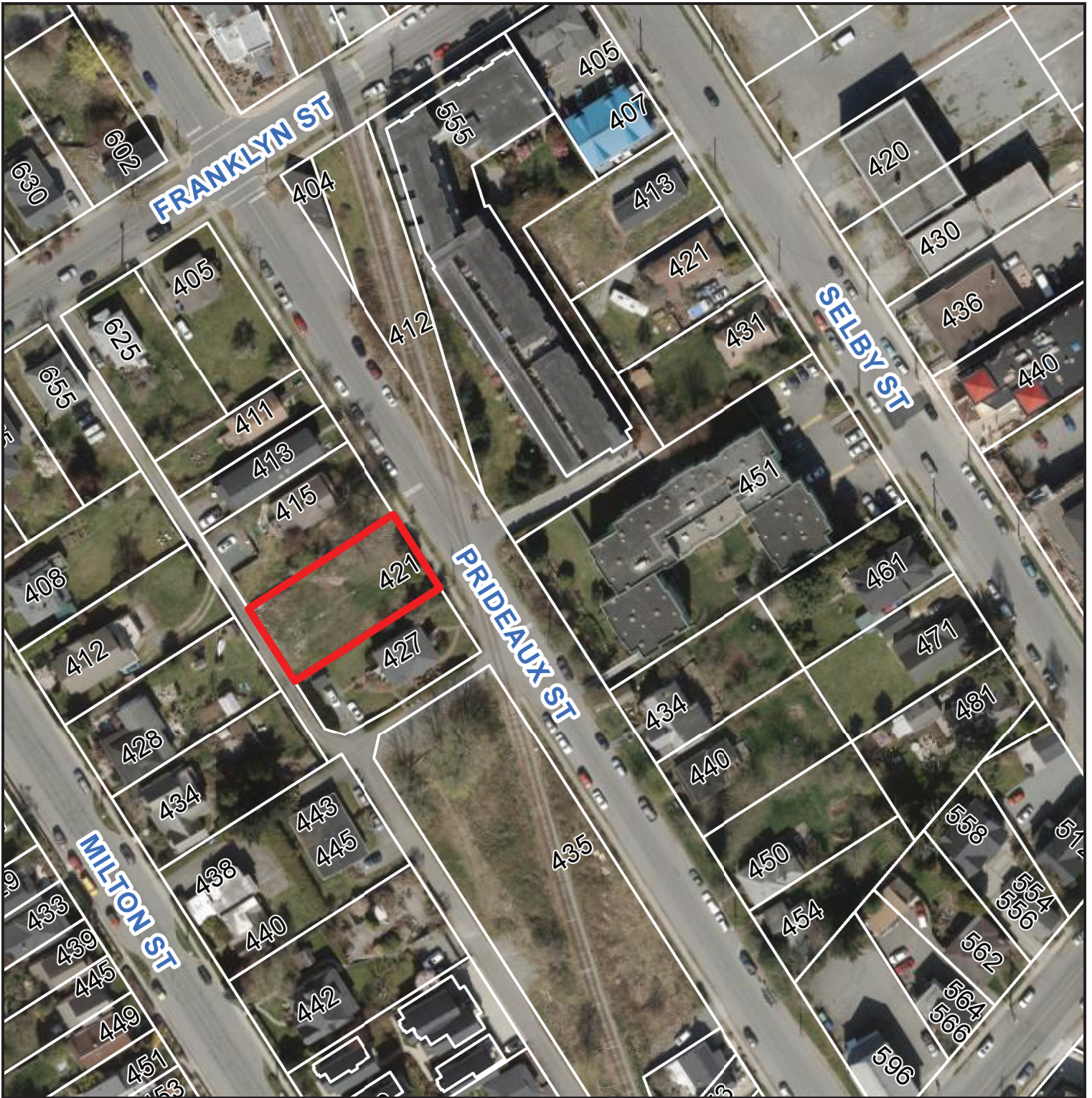
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DATES
Issued Dec 9, 2020 For review
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DRAWING #
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**ATTACHMENT H
AERIAL PHOTO**



DEVELOPMENT PERMIT APPLICATION NO. DP1226

 421 PRIDEAUX STREET