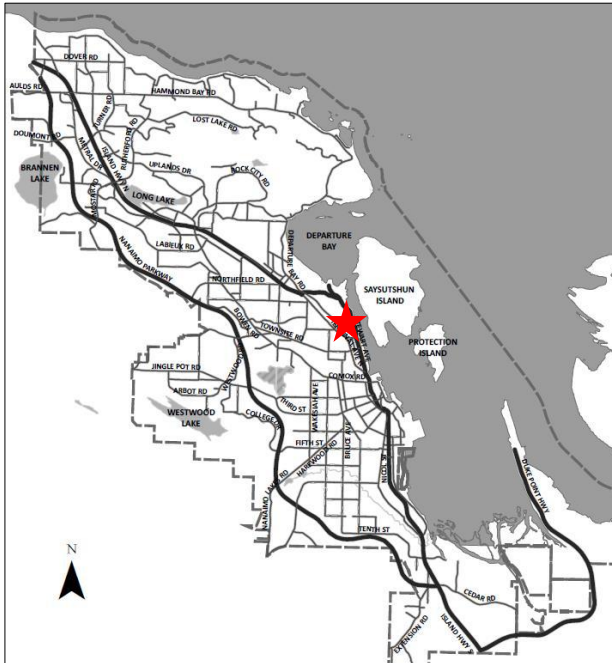


DATE May 15, 2023

AUTHORED BY SADIE ROBINSON, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1262 – 921
TERMINAL AVENUE NORTH



Proposal:

A 5-unit multi-family development

DP

Zoning:

COR2 – Mixed Use Corridor

City Plan Land Use Designation:

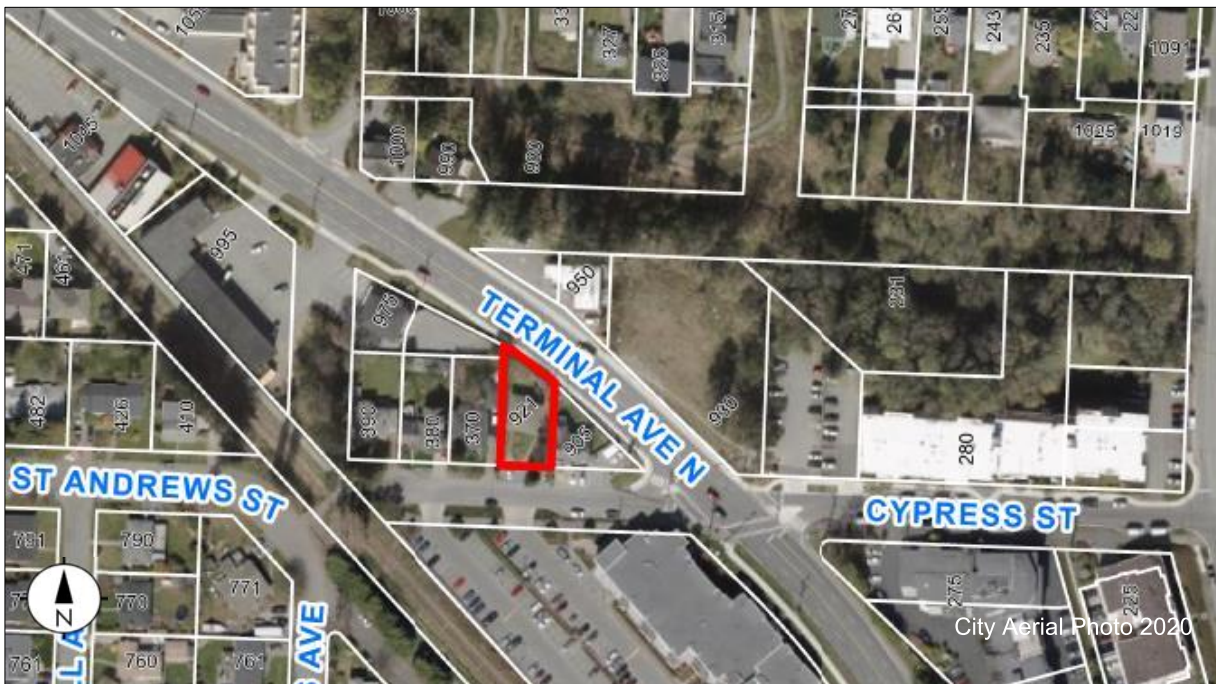
Residential Corridor

Development Permit Area:

DPA8 - Form and Character

Lot Area:

559m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit for a multi-family development at 921 Terminal Avenue North.

Recommendation

That Council issue Development Permit No. DP1262 for a multiple family development at 921 Terminal Avenue North with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-MAY-15.

BACKGROUND

A development permit application has been received from Satgur Developments Inc., on behalf of Ajit and Balwinder Minhas, for a multi-family residential development consisting of five multi-family units.

Subject Property and Site Context

The subject property is a through lot which fronts onto Terminal Avenue North and Cypress Street. The subject property currently contains a single residential dwelling that will be removed for the proposed multi-family development. The property is a relatively level lot on a dead-end street. Established single-family and multi-family homes and commercial properties predominantly characterize the surrounding area.

DISCUSSION

Proposed Development

The applicant is proposing to construct a 5-unit multi-family development within a single three-storey building form. The COR2 zone allows a floor area ratio (FAR) of 1.25, and the proposed development has an FAR of 0.76.

Site Design

The front of the building is oriented toward Terminal Avenue North, with a pedestrian path connecting the public sidewalk to the main pedestrian building entrance. A pedestrian connection is also provided between the secondary building entrance and Cypress Street.

A surface parking area with six vehicle parking stalls is accessed from Cypress Street, including two electric vehicle charging stations, wiring for remaining spaces to receive future chargers, and short-term bicycle parking at the rear building entrance.

Long-term bicycle parking is provided for each unit and is located within storage lockers adjacent to the common corridor on the main floor of the building. Three-stream waste management

containers will be located at grade within an externally-accessed utility room on the southwest portion of the building.

Building Design

The building composition consists of five one-bedroom units with a common access at grade. Two one-bedroom units are provided on the ground floor, each with a floor area of 45m², and private patios. The second and third storeys consist of three one-bedroom plus den units, each with a floor area of 81m² and a private deck, located on the third storey.

The building presents a three-storey elevation with a maximum height of 10.4m. The north building elevation (facing Terminal Avenue North) provides a stepped third storey in different materials and colour from the lower levels to reduce the massing and provide visual interest. The building has a shed roof, and flat entry canopies, which provide a contemporary, modern appearance. Exterior materials include shingled and vertical siding; brick facing; fiber-cement panels in varying colours; aluminum guardrails; and generous glazing. The use of natural materials (brick face), permeable surfaces, and elements for rainwater capture are supported by The Newcastle + Brechin Design Guidelines. The Terminal Avenue North elevation includes generous glazing, canopies, and coloured trim which provides further interest and articulation.

The proposal provides infill development in an area with close proximity to transit, the E&N Trail, and commercial services, and is consistent with the General Design Guidelines and The Newcastle + Brechin Design Guidelines.

Landscape Design

Landscaping is proposed throughout the site and includes timber, rock, and indigenous plants. The Terminal Avenue North streetscape provides an interesting pedestrian edge with filtered views into the site. A combination of 1.2m tall wood panels and metal picket fencing will provide privacy for resident patios. Deciduous trees and shrubs are planted around a proposed rain garden on the north side of the building, parallel to Terminal Avenue North. Trees are placed to provide patios with privacy. An entry gate below a timber arbour will guide pedestrians to the main entrance, which is furnished with a bench.

A bark mulch path, and an evergreen hedge runs along the inside of existing fencing to provide a buffer for the neighbouring properties.

The landscape buffer adjacent to Cypress Street contains deciduous trees with low plantings and grasses. The south side of the building, near the secondary entrance, will contain a south facing garden, proposed bike rack, bench seating, light bollard and pedestrian pathway connecting around the west side of the building. The south facing garden consists of larger deciduous trees, small understory trees, berry bushes, and other edible plants including herbs and strawberries.

Site lighting consists of bollard lighting adjacent to both building entrances, and shielded down-facing exterior wall lights along the pedestrian paths to the side of the building.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2022-APR-28, accepted DP001262 as presented with support for the proposed variances. The following recommendations were provided:

- Consider revisiting the exterior materials based on the design guidelines to relieve the façade composition; and,
- Consider ways to improve the parking area with surface materials to enhance the pedestrian connection between Terminal Avenue and Cypress Street.

The applicant responded with revised exterior finishes and a distinguished pedestrian connection from Cypress Street.

PROPOSED VARIANCES

Front Yard Setbacks

Within the COR2 zone, the minimum required front yard setback along Terminal Avenue North is 6m. The proposed setback is 5.0m, a variance of 1.0m. The proposed building is set back to be outside of the area for future road widening to accommodate a modified road cross-section (Mobility Arterial) which accommodates elements such as street trees and frontage improvements to support adjacent uses.

Within the COR2 zone, the maximum allowable front yard setback along Cypress Street is 6m. The proposed front yard setback is 11.3m, a variance of 5.33m. The subject property is a through lot (two front lot lines), the building is oriented toward Terminal Avenue North, and architectural elements have been used to emphasize the building and provide street presence.

Side Yard Setback

Within the COR2 zone, one side yard setback is required to be a minimum of 3m, while the other side yard setback may be 0m. The applicant proposes a 1.5m setback for each side yard, a variance of 1.5m where the 3m setback is required. Staff supports the variance to allow a 1.5m setback from both side yard lot lines, to accommodate landscape buffering and access along both sides of the building adjacent to single residential dwellings.

Aisle Width & Small Car Spaces

Section 4.1 of the “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the ‘Parking Bylaw’) requires a 6.7m drive aisle width for a parking spaces provided at a 90 degree angle from the drive aisle. Part 4.3 of the Parking Bylaw requires that a maximum of 40% of provided parking spaces be designated small car spaces. The applicant proposes to provide a 6.36m drive aisle width and 50% small car spaces. This represents a variance of 0.34m for drive aisle width, and a variance of 10%, equivalent to one parking stall for small car spaces.

The site has a limited width to accommodate parking requirements, and vehicle tracking plans have been provided to demonstrate that the 6.36m aisle width is wide enough to facilitate parking movements.

Location of Parking

Section 4.4 of the Parking Bylaw requires that a multi-family development of five or more units to provide off-street parking only on that part of the lot lying to the rear of the front line of the building. As the subject property is a through lot, with two fronts and no rear, a variance is required to permit parking between the front property line (abutting Cypress Street) and the front face of the building. The primary building entrance is oriented toward Terminal Avenue North, and parking is provided with access from the lower-designated street, in keeping with the intent of the bylaw.

Staff supports the proposed variances.

SUMMARY POINTS

- Development Permit application No. DP1262 proposes a five-unit multi-family residential development at 921 Terminal Avenue North.
- The proposal provides infill development in an area with close proximity to transit, the E&N Trail, and commercial services, and meets the intent of The Newcastle + Brechin Design Guidelines, and General Design Guidelines.
- A number of variances are requested to address unique attributes of the site (narrow, through lot) and to respect existing neighbouring residences. Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Perspectives and Street Views
ATTACHMENT F: Landscape Plan & Details

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services
/ Deputy CAO

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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 (Terminal Avenue North) from 6.0m to 5.0m;
 - to increase the maximum required front yard setback (Cypress Street) from 6.0m to 11.3m; and
 - to reduce the minimum required 3m side yard setback to 1.5m, generally as shown on Attachment C.

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

1. *Section 4.1 – Parking Stall Dimensions (Standard Vehicle)* – to reduce the minimum required drive aisle width from 6.7m to 6.36m.
2. *Section 4.3 – Small Car Spaces* – to increase the maximum allowable percentage of small car spaces from 40% to 50%.
3. *Section 4.4 – Location of Parking* – to allow parking between the front face of the building and the front property line (Cypress Street).

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan & Parking Plan, prepared by bjk architecture inc., dated 2023-FEB-24, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by bjk architecture inc., dated 2023-APR-14, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect Inc., dated 2022-MAY-12, as shown on Attachment F.
4. Registration of a Statutory Right-of-Way (SRW) to accommodate future road widening, with an approximate width of 5.0m along the Terminal Avenue North frontage to achieve a future ‘Mobility Arterial’ cross-section width of 30.0m, prior to building permit issuance.

The map displays a residential neighborhood with various zoning districts and street layouts. Key streets include St George St, St Andrews St, Cypress St, Terminal Ave N, Churchill Ave, Arbutus Ave, and Vancouver Ave. Zoning designations are shown in blue text, including COR2, COR3, PRC1, R1, R4, R8, and CS3. A specific lot, located at the intersection of Terminal Ave N and Cypress St, is highlighted with a black border and labeled 921. The map also shows numerous other lots with their respective addresses, such as 1050, 1060, 1000, 990, 980, 975, 950, 930, 905, 921, 900, 890, 880, 870, 860, 850, 840, 830, 820, 810, 800, 790, 780, 770, 760, 750, 740, 730, 720, 710, 700, 690, 680, 670, 660, 650, 640, 630, 620, 610, 600, 590, 580, 570, 560, 550, 540, 530, 520, 510, 500, 490, 480, 470, 460, 450, 440, 430, 420, 410, 400, 390, 380, 370, 360, 350, 340, 330, 320, 310, 300, 290, 280, 270, 260, 250, 240, 230, 220, 210, 200, 190, 180, 170, 160, 150, 140, 130, 120, 110, 100, 90, 80, 70, 60, 50, 40, 30, 20, 10, 0.



88

ATTACHMENT C
SITE AND PARKING PLAN

SUBJECT
SITE

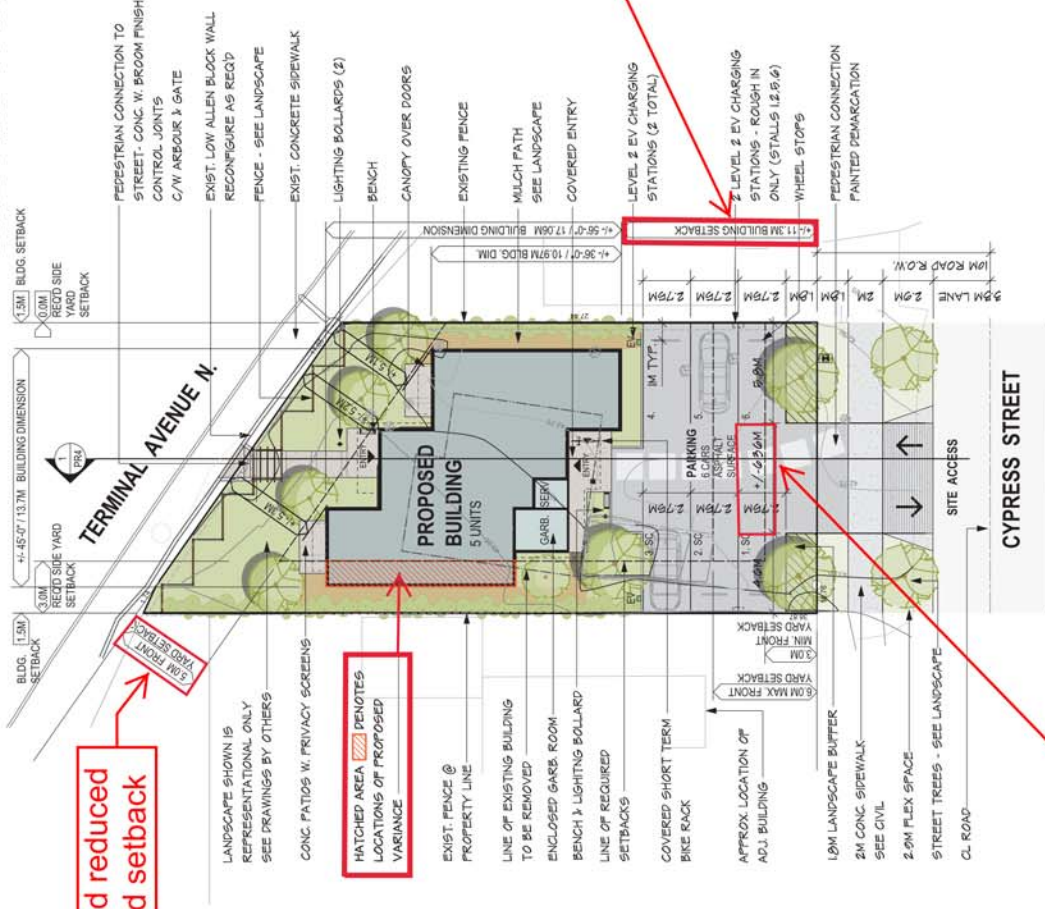


Proposed reduced front yard setback

HATCHED AREA DENOTES LOCATIONS OF PROPOSED VARIANCE

Proposed reduced drive aisle width

Proposed increased front yard setback



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

HATCHED AREA
DENOTES AREA OF PROPOSED VARIANCE

SEE LANDSCAPE PLAN FOR BENCH, LIGHTING BOLLARDS, BIKE RACK AND FENCE DETAILS

PROJECT DATA			
CHNC:	921 TERMINAL AVENUE NORTH		
LEGAL:	AMENDED LOT 11 (DO 48875-VI, BLOCK 28, DISTRICT LOT 96-G, SECTION 1, NANAIMO DISTRICT PLAN 2038, EXCEPT PART IN PLAN EPP85506)		
LOT SIZE:	41-6,021 SQ. FT. / 558.3 SQ. M.		
ZONING:	COR 2 - MIXED USE CORRIDOR		
DP AREA:	DP47 NORTH TERMINAL AVENUE		
CDP FUTURE LAND USE:	URBAN CORRIDOR		
NO. UNITS:	5		
LOT COVERAGE:	41-29% (MAX. 60%)		
FAR (MAX. 1.25):	41-0.76 (BASED ON FOOTPRINTS)		
HEIGHT (MAX. 14M):	41-34'-0" / 10.4M		
BUILDING AREAS: (FOOTPRINT)			
MAIN LEVEL:	1,712 SQ. FT. / 159 SQ. M.		
2ND LEVEL:	1,632 SQ. FT. / 152 SQ. M.		
3RD LEVEL:	1,188 SQ. FT. / 110 SQ. M.		
TOTAL:	4,532 SQ. FT. / 421 SQ. M.		
BUILDING AREAS: (GFA - AS DEFINED BY C.O.N. BYLAW NO. 4500 PART 9)			
MAIN LEVEL:	1,445 SQ. FT. / 134.25 SQ. M. (EXCL. MAIN LOBBY, SERVING AREA (TO MAX 9.29 SQ. M.), BIKE STORE)		
2ND LEVEL:	1,515 SQ. FT. / 141 SQ. M. (EXCL. STAIRWELLS)		
3RD LEVEL:	1,068 SQ. FT. / 99 SQ. M. (EXCL. STAIRWELLS)		
TOTAL:	4,028 SQ. FT. / 374.25 SQ. M.		
UNIT AREAS:			
UNIT 1:	470 SQ. FT.	UNIT 4 - MAIN LEVEL	17 SQ. FT.
UNIT 2:	488 SQ. FT.	2ND LEVEL	509 SQ. FT.
		3RD LEVEL	331 SQ. FT.
UNIT 3 - MAIN LEVEL	53 SQ. FT.		
2ND LEVEL	500 SQ. FT.	UNIT 5 - MAIN LEVEL	32 SQ. FT.
3RD LEVEL	515 SQ. FT.	2ND LEVEL	515 SQ. FT.
		3RD LEVEL	325 SQ. FT.

BASE PLAN HAS BEEN DERIVED FROM DOCUMENTS PREPARED BY OTHERS. VERIFY ALL CONDITIONS.
- UNIT AREAS ARE TO INCLUDE FACE OF EXTERIOR WALLS AND TOP OF PARTY WALLS



PROPOSED 5 UNIT RESIDENTIAL DEVELOPMENT
921 TERMINAL AVENUE NORTH
NANAIMO B.C.



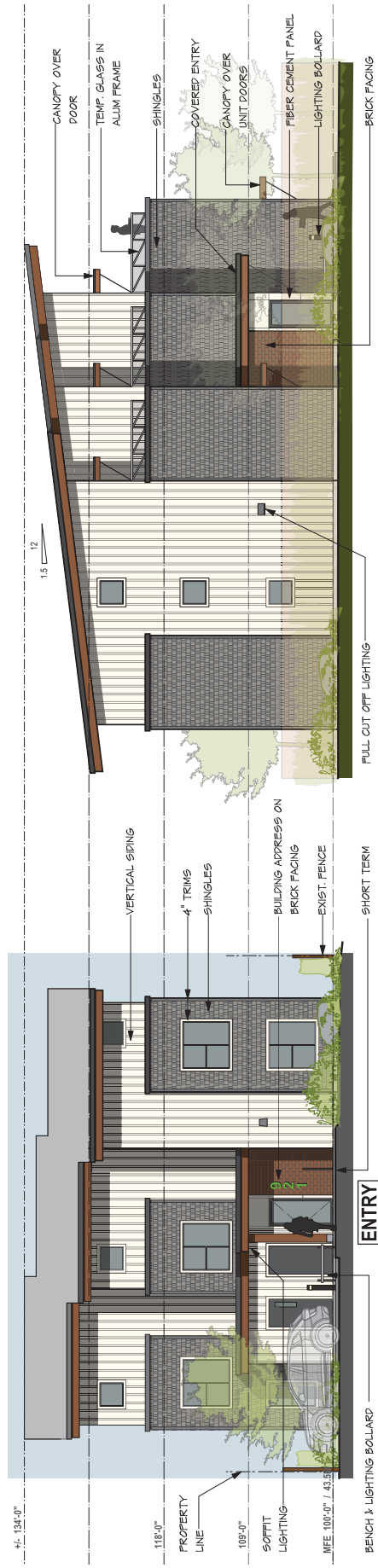
RECEIVED
DP1262
2023-MAR-09

PROJECT # 2023-1564

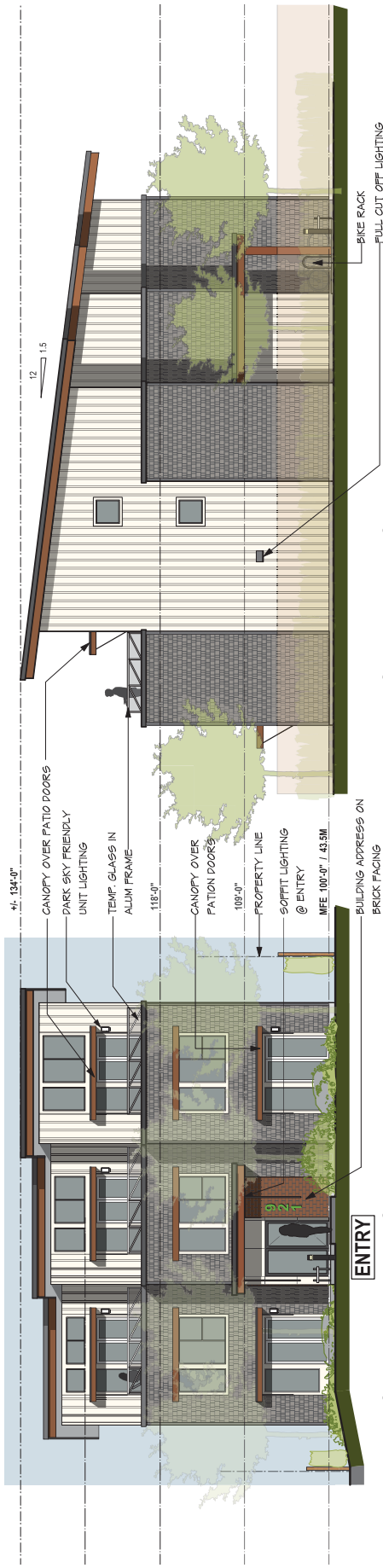
ISSUED	07 MAY 2023
REVISED	11 JUN 2023
REVISED	19 APR 2023
REVISED	24 FEB 2023

RECEIVED
DP1262
2023-MAR-09

ATTACHMENT D
BUILDING ELEVATIONS AND DETAILS



EAST ELEVATION



WEST ELEVATION

MATERIAL/COLOUR SCHEDULE

SHINGLED SIDING DARK GREY CORNER TRIMS TO MATCH	VERTICAL SIDING WARM WHITE CORNER TRIMS TO MATCH	BRICK FACING RED BROWN	FASCIA(S)/POSTS/ CANOPIES ROYCROFT COPPER RED	FIBER CEMENT PANEL WARM WHITE	WINDOW/DOOR TRIMS WARM WHITE	WINDOW/DOOR FRAMES ALUM. RAILINGS
				FLASHINGS SLATE		
				ROOF GREY		

PROPOSED 5 UNIT RESIDENTIAL DEVELOPMENT
921 TERMINAL AVENUE NORTH
NANAIMO B.C.

bjw architecture inc.
1000-1000
Shawinigan, Que. B.C.
V8R 2V8
Pm: 250.671.6602

PROJECT #:
2013-1584

ISSUED:
07 MAY 2020
REVISED:
18 DEC 2020
01 APR 2021
09 APR 2021
24 FEB 2023
14 APR 2023

DP RESUBMISSION:
DP SUPPLEMENTAL INFO:
24 FEB 2023
24 FEB 2023
24 FEB 2023
24 FEB 2023

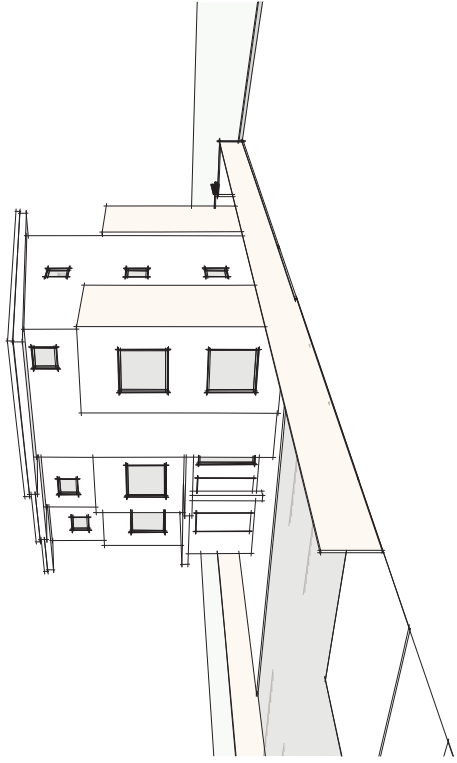
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2023-APR-18
CITY OF NANAIMO

PR3

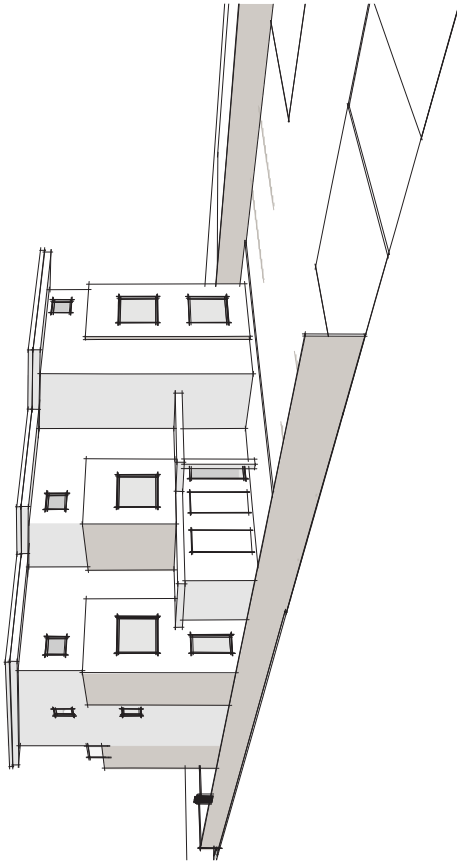
ATTACHMENT E
BUILDING PERSPECTIVES AND STREET VIEWS



TERMINAL AVE VIEW



CYPRESS STREET VIEW -LOOKING NORTH-WEST



CYPRESS STREET VIEW -LOOKING NORTH-EAST

RECEIVED
DP1262
2023-MAR-24
CURRENT PLANNING

PROJECT #:
DP SUPPLEMENTAL INFO:
2013-1584
24-MAR-2023

ATTACHMENT F



NOT FOR
CONSTRUCTION



Design Rationale

The project site is located on Terminal Avenue with easy pedestrian access to Terminal Shopping Centre to the North and to Downtown via the E and N Trail to the south.

Pedestrian access to the project is via the front entrance off Terminal and the back entrance off Cypress.

The landscape concept uses local materials, including rocks, timber and indigenous plants. The outside spaces are small and consist of 2 communal entrance plazas, 2 private patios and gardens. The gardens include layers of plants with small deciduous trees, understory trees, with deciduous and evergreen shrub and herb layers.

The Streetscape north gardens

The Terminal streetscape has been designed to provide an interesting pedestrian edge with filtered views into the site while providing privacy for the patios. This has been achieved by running the solid masonry part of a 4' high fence parallel to the building front, and a more transparent metal panel at right angles. This allows oblique views into the site. Wood screening and a series of planters have been arranged to provide additional privacy for the patios. Deciduous trees and shrubs have been planted along the edge of the street to provide a more comfortable future street. An entry gate underneath an arbour will guide pedestrians to the front door, which is furnished with a bench.

The side gardens
Evergreen hedges form an edge to the property with a much path that will allow access to the south of the building.

The south garden, parking area and "back door".

Two rows of **street trees** are exposed to frame Cypress and b form an arch over the sidewalk. These trees perform ecological services by filtering pollutants, capturing carbon and shading the sidewalk and parking lot.

Plant selection is based on maintenance requirements, low moisture requirements, habitat value, aesthetic value.

Plant Palette

NOTE: The plants for this scheme will be chosen from the Plant Palette as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability.

The plant numbers are based on the conceptual plan and may change during the development of the Building Permit drawing.

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Comments
Deciduous Trees (Total 10)						
Ap	4	Acer palmatum	Japanese Maple	2.5m ft		
Ck	1	Cornus kousa	Chinese Dogwood (multicolor)	2.5m ft.		
Pp	3	Paniclea pericola "variegata"	Periclea Ironwood	6 cm di	1 m branching height	Shed leaves
Spp	2	Styrax japonica	Sweetgum Tree	6 cm di	1 m branching height	
Shrub & Vines (Total 14)						
						
Pr	52	Persea indica	Portuguese Laurel	#2 pot	90 cm o.c.	
Ra	6	Rosa Berry plants	Red Flowering Currant	#1	120 cm o.c.	
V2	10	Vaccinium	Bushy bushes	#1	90 cm o.c.	variegata 180
Understory Low Shrubs						
Fv	45	Fragaria vesca	Wild Strawberry	10 cm	45 cm o.c.	
As	25	Asplenium adnigrum	Rock Spleenwort	#1	55 cm o.c.	
As	25	Asplenium adnigrum	Rock Spleenwort	#1	55 cm o.c.	
Os	10	Oxalis oxygona	Perfoliate Sorrel	#1	60 cm o.c.	
Prm	59	Prunella mucronata	Spotted Fern	#1	60 cm o.c.	
Ornamental Grasses						
Ck	1	Calamagrostis "Karl Foerster"	Feather Reed Grass	#1	60 cm o.c.	
Os	10	Oxalis oxygona	Perfoliate Sorrel	#1	60 cm o.c.	
As	25	Asplenium adnigrum	Rock Spleenwort	#1	55 cm o.c.	
As	25	Asplenium adnigrum	Rock Spleenwort	#1	55 cm o.c.	
As	25	Asplenium adnigrum	Rock Spleenwort	#1	55 cm o.c.	
As	25	Asplenium adnigrum	Rock Spleenwort	#1	55 cm o.c.	
Vines						
Ck	1	Calamagrostis "Karl Foerster"	Feather Reed Grass	#1	60 cm o.c.	
Herbs						
La	22	Lavandula angustifolia "Hidcote"	English Lavender	#1	160 cm o.c.	
La	22	Lavandula angustifolia "Hidcote"	English Lavender	#1	160 cm o.c.	
La	22	Lavandula angustifolia "Hidcote"	English Lavender	#1	160 cm o.c.	
La	22	Lavandula angustifolia "Hidcote"	English Lavender	#1	160 cm o.c.	

CYPRESS STREET

92