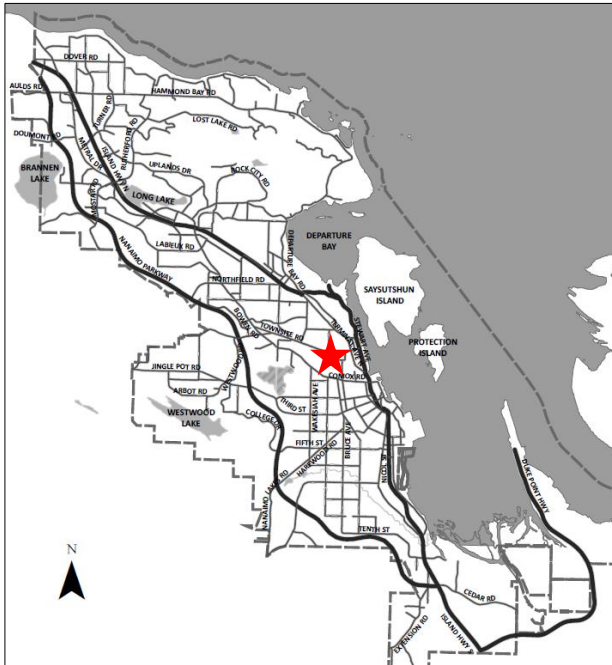


DATE OF MEETING | February 5, 2024

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1281 – 404 & 406
MILLSTONE AVENUE**



Proposal:

A multi-family residential development (three fourplexes)



Zoning:

R8 – Medium Density Residential

City Plan Land Use Designation:

Neighbourhood Centre

Development Permit Area:

DPA8 – Form & Character

Lot Area:

436m² (each lot)



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family residential development on three separate lots, each with a fourplex, at 404 and 406 Millstone Avenue.

Recommendation

That Council issue Development Permit No. DP1281 for a multi-family development at 404 and 406 Millstone Avenue with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-FEB-05.

BACKGROUND

A development permit application, DP1281, was received from Joyce Reid Troost Architecture, on behalf of Sun Porch Homes Ltd., to permit a multi-family residential development on three separate lots, each with a fourplex, at 404 and 406 Millstone Avenue.

Subject Properties and Site Context

The subject properties are located in the Townsite Neighbourhood, on the east side of Millstone Avenue, between Rosehill Street and Townsite Road. The development is proposed to occur on three parcels, with separate titles fronting Millstone Avenue to the west and backing onto a lane to the east. The lot at 404 Millstone Avenue is vacant and lots at 406 Millstone Avenue contain a dwelling unit and several accessory buildings that will be removed. The three lots slope gently to the southeast and contain several trees.

The surrounding neighbourhood primarily consists of residential uses with established single-family dwellings; multi-family developments; a commercial centre with grocery store; a place of worship; and, an elementary school. The subject properties are within walking distance to active transportation routes and commercial services.

DISCUSSION

Proposed Development

The applicant is proposing to construct three fourplexes – one on each lot. Each building includes 2 two-bedroom units (87m²) and 2 one-bedroom units (77m²). The proposed total gross floor area and FAR for each building on each lot is 339m² and 0.78 respectively.

Site Design

The proposed buildings are rectangular shaped and oriented west to east with vehicle access via a laneway which connects Townsite Road and Rosehill Street. Vehicle parking includes five spaces (one standard and four small) on the two outside lots and six standard spaces on the middle lot accessed by two drive aisles which will be shared via an easement agreement, so that each building has equitable access to both standard and small size parking spaces. Pedestrian

connections are provided from the street, along the sides of the buildings and to the proposed parking area. Bicycle parking consists of three long-term bicycle spaces in each building and one short-term bicycle rack at the entrance to each lot. Three-stream waste management containers are located in a room in each building.

Building Design

The proposed buildings are three-storeys and contemporary in design with butterfly roofs on the front and back and a pitched roof in the middle of the buildings. The exterior finishes of the buildings include a mix of cementitious board and batten, panel, lap, and shingle siding; vinyl windows; and glass balconies with metal railings (two balconies for the two-bedroom units and one balcony for the one-bedroom units).

Landscape Design

Landscaping is provided along Millstone Avenue, along the lane, and within the parking area, and bordering the buildings on each lot with a variety of deciduous trees, shrubs, vines, groundcovers, perennials, and ornamental grasses. Landscape features include arbor entries and split rail fencing along the front of the site and benches. The parking aisle is proposed to be constructed with permeable pavers. Bollard lighting is provided along the walkways and parking areas, with pole lighting in the parking areas and wall lights between the buildings. A vinyl wood-grain fence is proposed along the outermost side lot lines atop concrete retaining walls.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including well-articulated building design; connections to the street; onsite pedestrian circulation; and, provision of amenity areas as well as usable and robust landscaping.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-OCT-13, accepted DP1281 as presented and provided the following recommendations:

- Look at ways to individualize each unit by incorporating unique colours and materials;
- Consider offsetting the side windows of each building facing each other;
- Consider highlighting or improving the wayfinding to the interior entrances; and,
- Consider offsetting the floor plans of rear units to change the scale of the building.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- The colour scheme of the buildings was changed to create more individualization;
- The window locations were adjusted to reduce overlook; and,
- The roof of the rear underbuilding parking area was lowered to make the scale of the building appear more consistent with adjacent single residential dwellings.

Proposed Variances

Number of Trellis Structures

Subsection 6.10.7 of the Zoning Bylaw permits one trellis structure in a front yard setback (at a maximum height of 2.4m). A variance is proposed to increase the number of trellis structures in the front yard from one to two. Staff support the proposed variance as the two trellis structures serve as both wayfinding and ornamental features.

Siting of a Principal Building

The minimum required front yard setback for buildings in the R8 zone is 6.0m. The proposed front yard setback along Millstone Avenue is 5.6m, a requested variance of 0.4m for each lot. Staff support the proposed variance as the siting of the buildings will be consistent with the existing streetscape, accommodates the required statutory right-of-way for future road widening, and, the landscape features and amenities are accommodated within the reduced setback.

The minimum required rear yard setback for buildings in the R8 zone is 10.5m. The proposed rear yard setback along the lane is 9.53m, a requested variance of 0.97m for each lot. Staff support the proposed variance which allows for a functional development envelope to accommodate the required statutory rights-of-way, so that the parking area can be accommodated at the rear of the building within the proposed setback.

The minimum required side yard setback for buildings in the R8 zone is 3.0m. The proposed side yard setback along both side lot lines for each lot is 1.5m, a requested variance of 1.5m for the north and south side lot lines for each lot. Staff support the proposed variance as the applicant has demonstrated that walkways, retaining walls and fencing, landscaping, and lighting can be accommodated within the reduced setback. The proposed buildings are also 2m less than the maximum permitted height in the R8 zone to transition to the existing adjacent properties which are also zoned to permit 14m in building height.

Parking Spaces

The minimum number of parking spaces required for each lot is six parking spaces. The proposed number of parking spaces on Lots 1 and 3 is five each, a variance of one parking space per lot. Staff support the proposed variance as each unit will have at least one dedicated parking space, and as the development is in close proximity to amenities, public transportation and active transportation routes.

Percentage of Small Car Parking Spaces

The maximum percentage of parking spaces that may be reduced to accommodate small cars is 40%. A variance is proposed to increase the maximum percentage of small car parking spaces from 40% to 80% for Lots 1 and 3, a proposed variance of 40%. Staff support the proposed variance with the condition that an easement is secured to provide equitable access for all residents to the standard car parking spaces on Lot 2.

Parking Stall Dimensions

The minimum required distance between a parking space and an obstruction on one side is 0.3m. A variance is proposed to reduce the minimum distance between a parking space and wall from 0.3m to 0.27m for Lots 1 and 3. Staff support the proposed variance as the standard sized parking space is still functional. |

SUMMARY POINTS

- Development Permit Application No. DP1281 proposes a new multi-family residential development on three separate lots, each with a fourplex, at 404 and 406 Millstone Avenue.
- Variances are requested to address front yard setbacks, side yard setbacks, rear yard setbacks, parking spaces, and trellises. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Properties Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Perspectives
ATTACHMENT F: Landscape Plan and Details |

Submitted by:

Lainya Rowett
Manager, Current Planning |

Concurrence by:

Jeremy Holm
Director, Planning & Development |

**ATTACHMENT A
PERMIT TERMS AND CONDITIONS**

TERMS OF PERMIT

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

1. *Section 6.10.7 Fence Height* – to increase the maximum permitted number of trellis structures (up to 2.4m in height) in a front yard setback from 1 to 2, as shown on Attachment D and F.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Millstone Avenue) from 6.0m to 5.6m on each lot, as shown on Attachment C.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback (abutting the lane) from 10.5m to 9.53m on each lot, as shown on Attachment C.
4. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required side yard setbacks from 3.0m to 1.5m on each lot, as shown on Attachment C.

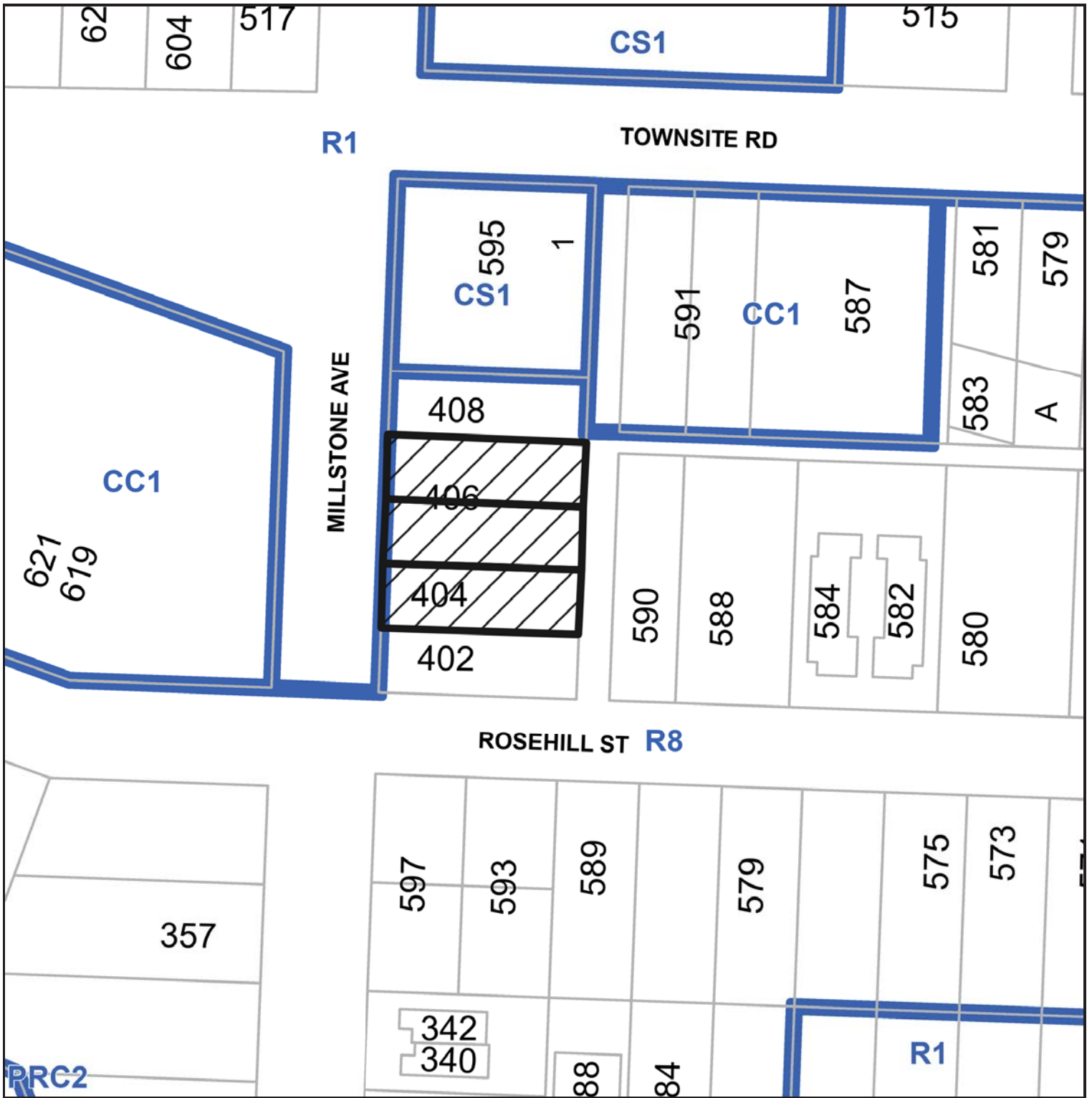
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 4.2 Parking Stall Dimensions* – to reduce the minimum required distance between a parking space and an obstruction from 0.3m to 0.27m as shown on Attachment C.
2. *Section 4.3 Small Car Spaces* – to increase the maximum percentage of small car parking spaces from 40% to 80% for each Lots 1 & 3.
3. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 6 spaces to 5 spaces for each Lots 1 & 3.

PERMIT CONDITIONS

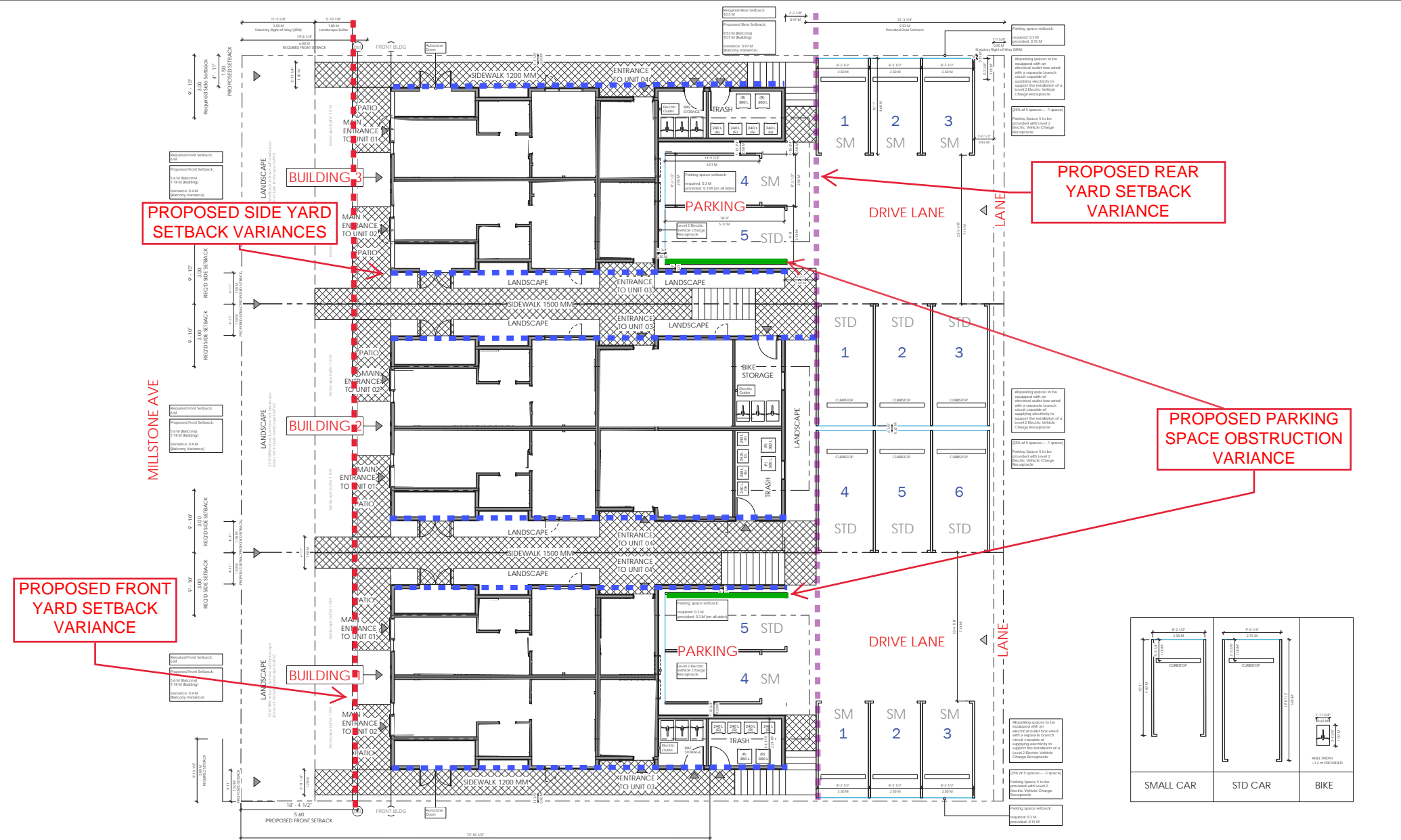
1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by Joyce Reid Troost Architecture, dated 2023-DEC-08, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Joyce Reid Troost Architecture, dated 2023-DEC-12, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2024-JAN-05, as shown on Attachment F.
4. Registration of a 3.35m wide Statutory Right-of-Way (SRW) to accommodate future widening of Millstone Avenue, prior to building permit issuance.
5. Registration of a 0.5m wide Statutory Right-of-Way (SRW) to accommodate future widening of the lane, prior to building permit issuance.
6. Registration of an easement over all lots which provides equitable access for all residents to the standard car parking spaces within Lot 2 prior to building occupancy.

ATTACHMENT B
SUBJECT PROPERTY MAP



404 AND 406 MILLSTONE AVENUE

ATTACHMENT C SITE AND PARKING PLANS

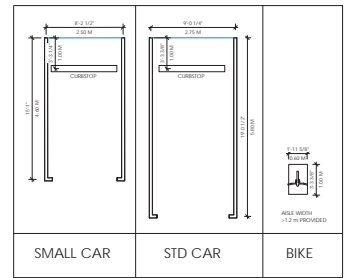


PROPOSED FRONT YARD SETBACK VARIANCE

PROPOSED SIDE YARD SETBACK VARIANCES

PROPOSED REAR YARD SETBACK VARIANCE

PROPOSED PARKING SPACE OBSTRUCTION VARIANCE



JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9

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250.714.8749
trtarchitecture.com

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OF THESE PLANS BY A THIRD PARTY, THE
ARCHITECT, SHALL BE THE SOLE RESPONSIBILITY
OF THE ARCHITECT AND NOT THE ARCHITECT'S
CLIENT OR USER.



MILLSTONE
404 (406) MILLSTONE AVE
NANAIMO, BC

CLIENT
Sun Porch Homes Ltd.

REV. DATE	NUMBER	DESCRIPTION
22-07-21	1	ISSUE FOR DP
27-09-22	2	Rev 01
29-04-23	3	CL Update
25-05-23	4	CL Response Update
08-12-23	5	CL Response Update 3

DATE MAY 12, 2022
SCALE 1:75

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DP 1281
2023-DEC-15
CURRENT PLANNING

DRAWN BY JRT

SITE PLAN - 3 SITES

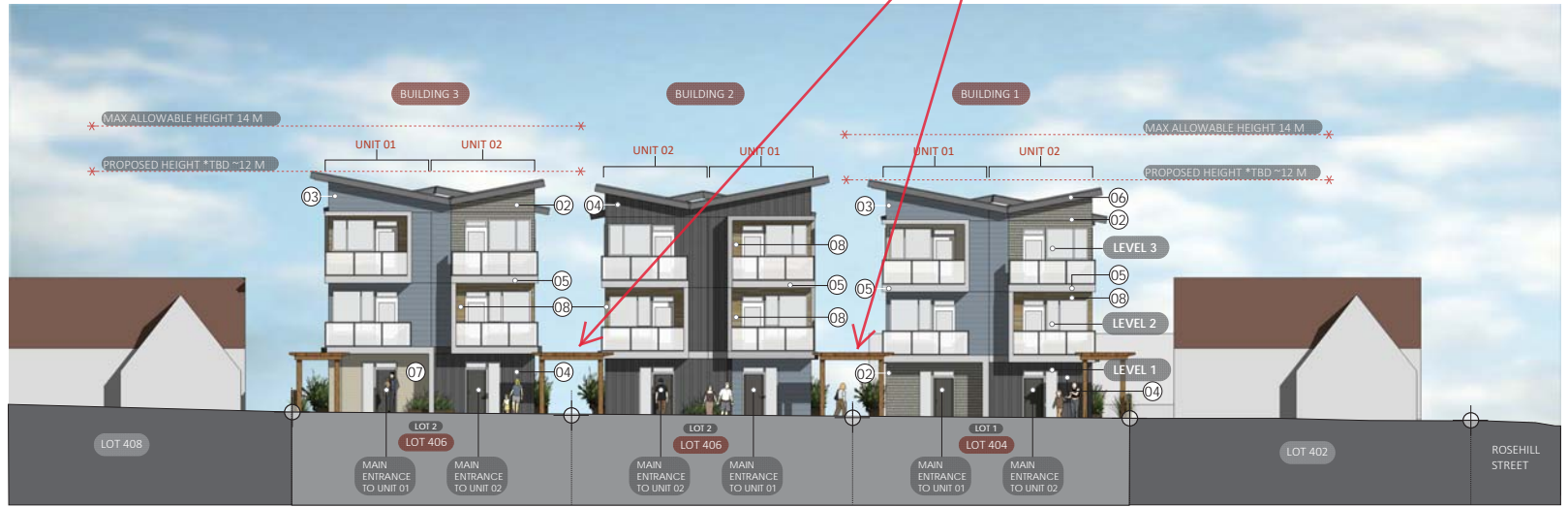
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ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

**PROPOSED TWO
TRELLIS VARIANCE**

MATERIAL LEGEND

- 01 Windows White
- 02 GENTEK Shingle Harvest Shade
- 03 GENTEK Lap Siding Rockwell Blue
- 04 HARDIE Board & Batten Iron Grey
- 05 HARDIE Panel Grey Slate
- 06 HARDIE Panel Iron Grey
- 07 GENTEK Lap Siding Almond
- 08 ChamClad Panel Sunbleached Oak 6020-S

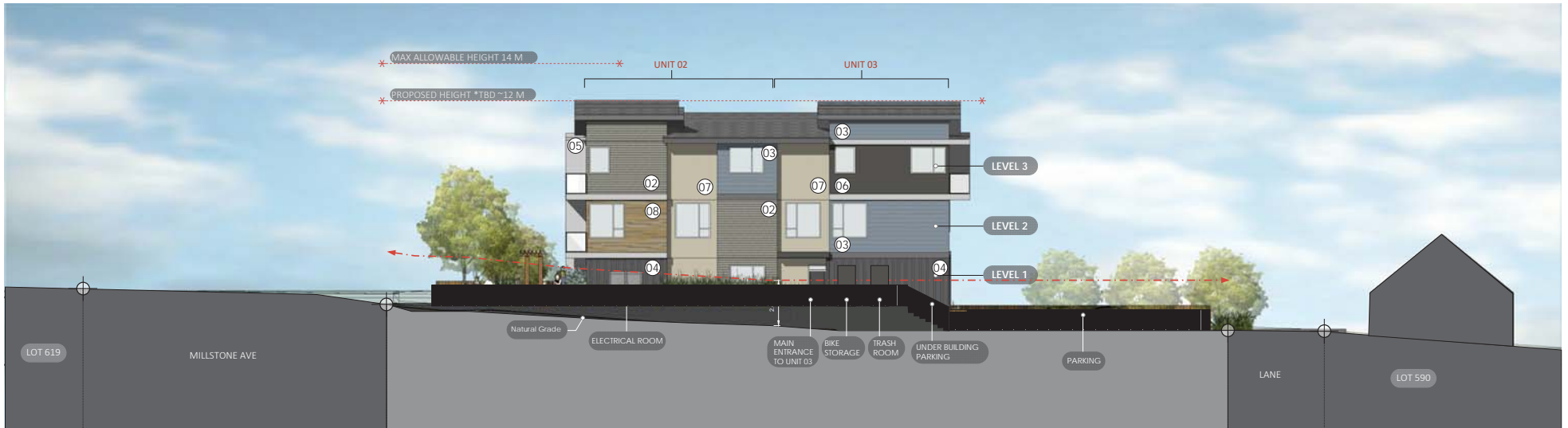


FRONT ELEVATION | WEST ELEVATION | FOURPLEX | FROM MILLSTONE AVE | Scale 1/8" = 1' |



REAR ELEVATION | EAST ELEVATION | FOURPLEX | FROM LANE | Scale 1/8" = 1' |



	JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	THE DRAWINGS, DESIGN IDEAS AND REVISIONS OF CONSTRUCTION EXPLORED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMON COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECTURE RESPONSIBLE.	ARCH. STAMP 	MILLSTONE (BUILDING 1, 2 & 3) 404, 406 MILLSTONE AVE, NANAIMO, BC	CLIENT Sun Porch Homes Ltd.	<table border="1" style="width: 100%; font-size: 8px;"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>SEP 26, 2022</td> <td>01</td> <td>REV 01</td> </tr> <tr> <td>APR 26, 2023</td> <td>02</td> <td>CL UPDATE</td> </tr> <tr> <td>JUL 13, 2023</td> <td>03</td> <td>CL UPDATE 2</td> </tr> <tr> <td>DEC 13, 2023</td> <td>04</td> <td>CL UPDATE 3</td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	SEP 26, 2022	01	REV 01	APR 26, 2023	02	CL UPDATE	JUL 13, 2023	03	CL UPDATE 2	DEC 13, 2023	04	CL UPDATE 3	DATE: JULY 22, 2022 SCALE: SEE DRAWING <div style="text-align: center; border: 1px solid black; padding: 2px;"> RECEIVED DP1281 2023-DEC-15 SURFAC PRINTING </div> DRAWN BY: JRT DRAWN BY: JRT	ELEVATIONS A200
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SOUTH ELEVATION (Buildings 1 & 3) / NORTH ELEVATION (Building 2) | FOURPLEX | SIDE ELEVATION | Scale 1/8" = 1' |



NORTH ELEVATION (Buildings 1 & 3) / SOUTH ELEVATION (Building 2) | FOURPLEX | SIDE ELEVATION | Scale 1/8" = 1' |

 <p>JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com</p>	<p>THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION SHOWN HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMON COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF JOYCE REID TROOST ARCHITECTURE. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECTURE RESPONSIBLE.</p>	<p>ARCH. STAMP</p> 	<p>MILLSTONE (BUILDING 1, 2 & 3) 404, 406 MILLSTONE AVE, NANAIMO, BC</p>	<p>CLIENT Sun Porch Homes Ltd.</p>	<table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>SEPT-26-2022</td> <td>01</td> <td>REV 01</td> </tr> <tr> <td>APR 26 2023</td> <td>02</td> <td>CL UPDATE</td> </tr> <tr> <td>AUG 13 2023</td> <td>03</td> <td>CL UPDATE 2</td> </tr> <tr> <td>DEC 13 2023</td> <td>04</td> <td>CL UPDATE 3</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	SEPT-26-2022	01	REV 01	APR 26 2023	02	CL UPDATE	AUG 13 2023	03	CL UPDATE 2	DEC 13 2023	04	CL UPDATE 3																<p>DATE: JULY 22, 2022 SCALE: SEE DRAWING</p>	<p>ELEVATIONS A201</p>
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ATTACHMENT E BUILDING PERSPECTIVES



FRONT VIEW FROM MILLSTONE AVENUE



FRONT VIEW FROM MILLSTONE AVENUE



REAR VIEW OF BUILDINGS INCLUDING PARKING FROM LANE



AERIAL VIEW OF BUILDINGS FROM MILLSTONE

JOYCE REID TROOST ARCHITECTURE
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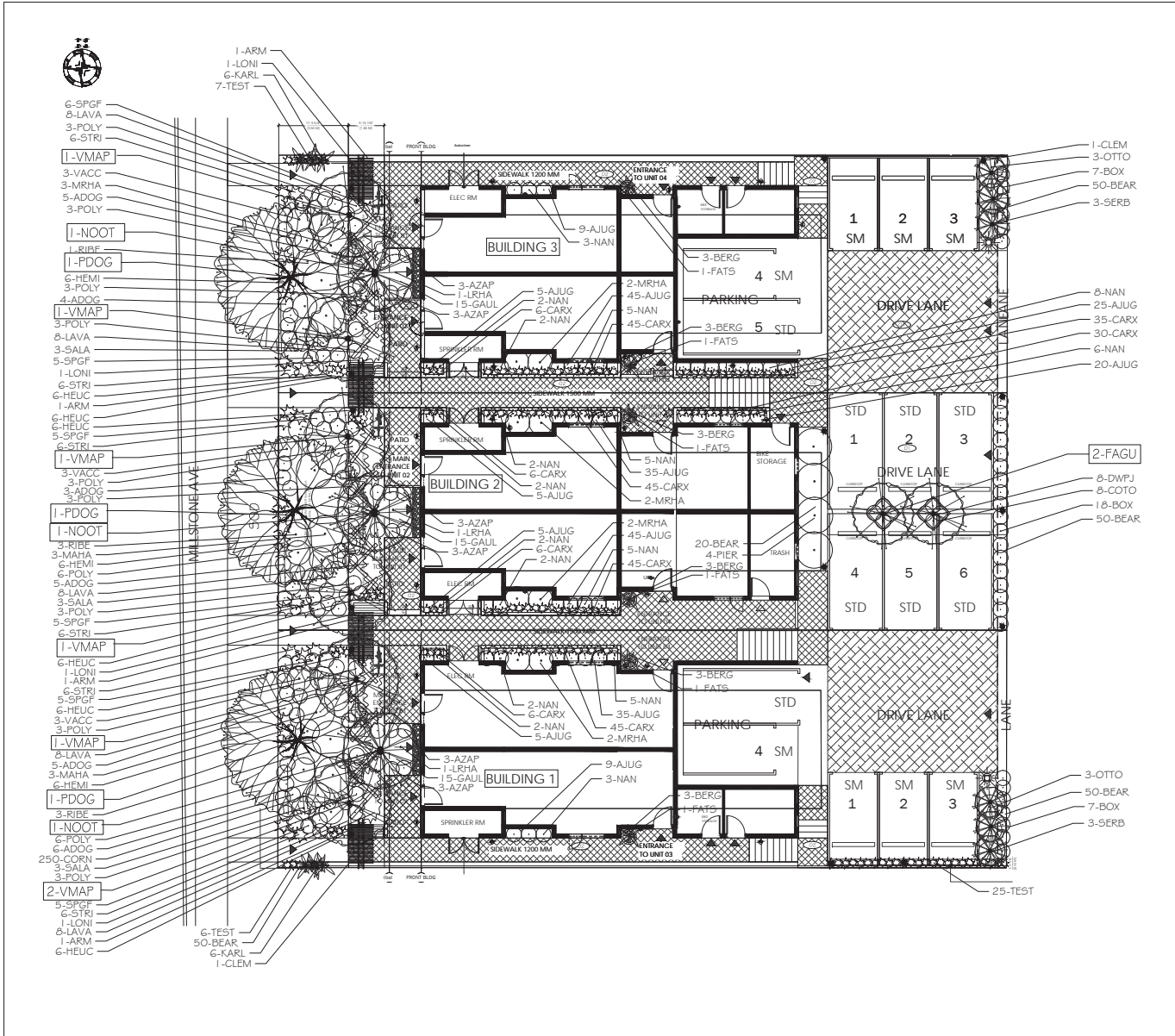
MILLSTONE
 (BUILDING 1, 2 & 3)
 404, 406 MILLSTONE AVE, NANAIMO, BC

CLIENT
 Sun Porch Homes Ltd.

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DATE: JULY 22, 2022
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2023-DEC-15
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PERSPECTIVES
A300



PLANT LIST

	Key	Quantity	Common Name	Latin Name	Size
Large Trees	PDOG	3	Pacific Flowering Dogwood	Comus nuttallii var. 'Eddie's White Wonder'	6cm Cal.
	NOOT	3	Nootka Cypress	Chamaecyparis nootkatensis var. 'Green Arrow'	2.5m Ht.
	FAGU	2	Golden Beech	Fagus sylvatica var. 'Dawyck's Gold'	6cm Cal.
	SERB	6	Serbian Spruce	Picea omonika	2.5m Ht.
Large Shrubs	LRHA	3	Rhododendron	Rhododendron var. 'Pink Wallop'	#5 Pot
	MAHA	6	Dragon Grape	Mahonia aquifolium	#5 Pot
	PIER	4	Lily of the Valley Shrub	Rose'	#5 Pot
Medium Shrubs	SALA	9	Salal	Gauthenia shallon	#1 Pot
	OTTO	6	Otto Luyken Laurel	Prunus laurocerasus var. 'Otto Luyken'	#2 Pot
	MRHA	1	Rhododendron	Rhododendron var. 'Unique'	#2 Pot
	RIBE	7	Red Flowering Currant	Ribes sanguineum var. 'King Edward'	#2 Pot
	VACC	9	Edible Blueberry	Vaccinium var. 'Legacy'	#2 Pot
	NAN	56	Heavenly Bamboo	Nandina domestica var. 'Plum Passion'	#5 Pot
Small Shrubs	AZAP	18	Evergreen Azalea	Azalea japonica var. 'Granda's Fuchsia'	#2 Pot
	DWFP	8	Dwarf Pinks	Pennis japonica var. 'Debutante'	#1 Pot
	POLY	39	Sword Fern	Polystichum munston	#1 Pot
	SPGF	3	Goldflame Spirea	Spirea bumalda var. 'Goldflame'	#1 Pot
	ADOG	28	Arctic Fire Dogwood	Cornus sericea 'Arctic Fire'	#1 Pot
	BOX	32	Bowwood	Buxus sempervirens	#1 Pot
	FATS	6	Paperplant	Fatsia japonica	#1 Pot
Vines	CLEM	2	Clematis	Clematis var. 'Elizabeth'	#5 Pot
	ARM	4	Arman's Clematis	Clematis armandi	#5 Pot
	LONI	4	Honeysuckle	Lonicera sempervirens var. 'Coral'	#5 Pot
Ground Covers	BEAR	220	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	#5P4 Pot
	BERG	18	Bergenia	Bergenia cordifolia var. 'Bressingham Ruby'	#5P4 Pot
	COTO	8	Trailing Cocksfoot	Cotoneaster dammeri	#5P4 Pot
	AJUG	243	Buzelowid	Ajuga reptans var. 'Birgundy Glow'	#5P4 Pot
	GAUL	45	Wintergreen	Gaultheria procumbens	#5P4 Pot
	CORN	250	Bunchberry	Cornus canadensis	#5P4 Pot
Perennials	HEUC	36	Coral Bells	Heuchera micrantha var. 'Palace Purple'	#5P5 Pot
	LAVA	40	English Lavender	Lavandula angustifolia var. 'Munstead'	#5P5 Pot
Grasses	HEMI	18	Dwarf Daylily	Hemerocallis var. 'Stella d'Oro'	#5P5 Pot
	CARX	269	Variiegated Japanese Sedges	Carex morrowii var. 'Aureo variegata'	#5P5 Pot
	TEST	38	Flame Sedge	Carex testacea	#5P5 Pot
	KARL	1	Karl Foerster Feather Reed	Calamagrostis x acutiflora	#5P5 Pot
	STRI	36	Zebra Grass	Miscanthus sinensis	#5P5 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.

 <p>250.560.7885</p>	<p>ARCH. STAMP</p>	<p style="text-align: center;">MILLSTONE</p> <p style="text-align: center;">(BUILDINGS 1, 2, & 3) 404 MILLSTONE AVE. NANAIMO, BC</p>	<p>CLIENT</p> <p style="text-align: center;">Sun Porch Homes Ltd.</p>																													
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23-04-26	4	ISSUED FOR DP - RESUBMISSION																														
23-06-14	5	ISSUED FOR DP - RESUBMISSION																														
23-07-11	6	ISSUED FOR DP - RESUBMISSION																														
23-09-20	7	ISSUED FOR DP - RESUBMISSION																														
23-12-13	8	ISSUED FOR DP - RESUBMISSION																														
24-01-26	9	ISSUED FOR DP - RESUBMISSION																														
		<p>RECEIVED</p> <p>DP 1231</p> <p>2023-JAN-05</p> <p><i>Current Plan</i></p>	<p>PLANTING PLAN</p> <p style="font-size: 2em;">L200</p>																													
		DRAWN BY	BF/R																													