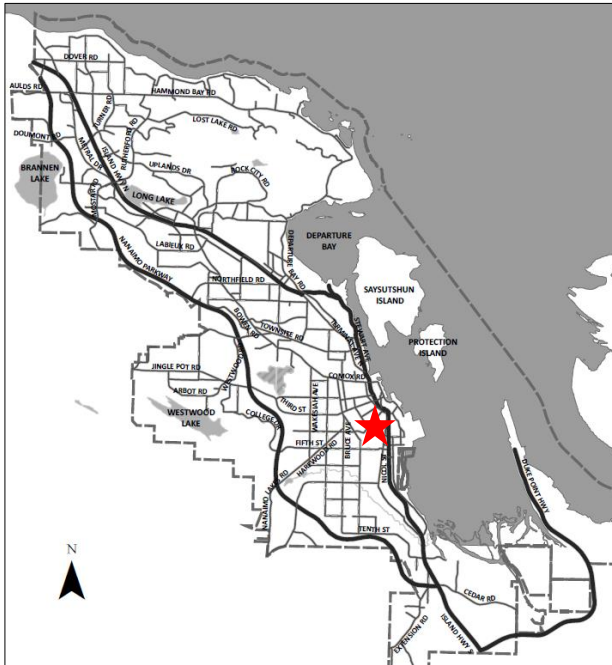


DATE OF MEETING | January 15, 2024 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1301 – 532**  
**PRIDEAUX STREET**



**Proposal:**

A four-unit multi-family development

**Zoning:**

R15 – Old City Medium Density Residential

**City Plan Land Use Designation:**

Old City Neighbourhood

**Development Permit Areas:**

DPA8 – Form & Character

**Lot Area:**

816m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a multi-family development at 532 Prideaux Street. |

### **Recommendation**

That Council issue Development Permit No. DP1301 for a multi-family development at 532 Prideaux Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-JAN-15. |

## **BACKGROUND**

A development permit application, DP1301, was received from Joyce Reid Troost Architecture, on behalf of Sun Porch Homes Ltd., to permit a four-unit multi-family development at 532 Prideaux Street.

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

The subject property is located in the Nob Hill Neighbourhood, on the north side of Prideaux Street, between Hecate Street and Albert Street. The rectangular shaped lot slopes 6m downward to the northwest from Prideaux Street and contains several trees and an existing dwelling which will be removed to facilitate the proposed development.

The surrounding neighbourhood primarily consists of residential uses with established single-family dwellings, multi-family developments, and small-scale commercial developments. The subject property is within walking distance to active transportation routes, commercial services, and Downtown Nanaimo. |

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to construct a four-unit multi-family residential building. Each unit is approximately 130m<sup>2</sup> in area and contains three bedrooms. The total gross floor area of the development is 494m<sup>2</sup> and the Floor Area Ratio (FAR) is 0.6.

### *Site Design*

The proposed building is rectangular shaped and oriented southwest to northeast. Vehicle access is from Prideaux Street with parking at the rear of the site accessed via a driveway along the west side of the site. Vehicle parking includes five spaces with one designated as visitor parking. Three long-term bicycle spaces are provided in a room accessed from the east side of the building. Pedestrian connections are provided from the street, around the building, and through the proposed parking area. Three-stream waste management containers are located in two rooms adjacent to the driveway.

### *Building Design*

The building is three-storeys in height with pitched roofs and ground-oriented access for each unit. The entrances of Units 1 and 2 face Prideaux Street, and the entrances of Units 3 and 4 are oriented toward the rear parking area. All four units have private patios and balcony spaces which are accessed from within the units. The exterior finishes of the building include a mix of vinyl siding, vertical fibre cement board and batten, PVC shingle siding, cedar post and beam, and wood doors. The incorporation of covered unit entries, columns and railings, and wood detailing, and visual interest in accordance with the applicable design guidelines.

### *Landscape Design*

Landscaping is provided along Prideaux Street, bordering the drive aisle, pathways, and within the common amenity area at the north corner of the lot with a variety of deciduous trees, shrubs, and ornamental grasses. Landscaped areas with a flowering tree and a mix of planting are provided between the units to delineate individual entrances. Portions of the drive aisle and walkways are defined by different types of permeable pavers. Lighting is provided along the walkways and beside the common amenity area. A perimeter wood fence is proposed and trellises with vines are incorporated for wayfinding. An arbour over the refuse storage room also provides support for vines. A sunken common amenity space is provided at the northwest corner of the site, with bench seating, and a garden.

The proposed development meets the intent of the General Development Permit Area Design Guidelines and Old City Multiple Family Residential Design Guidelines including well-articulated building design which complements existing adjacent buildings and creates visual interest; architectural elements, and pitched roofs consistent with the Old City character; parking behind the building in the rear yard; pedestrian circulation; and provision of amenity areas.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2023-APR-27, accepted DP1301 as presented and provided the following recommendations:

- Consider the walkways, parking area, and amenity space in relation to the building.

The applicant advised that changing the siting of the building would increase the requested retaining wall height variance due to the slope of the subject property. Additionally, as sited, the proposed development is located closer to the neighbouring apartment building to the east instead of the single-family dwelling to the west.

### **Proposed Variances**

#### *Fence Height & Number of Trellis Structures*

The maximum permitted combined height of a fence and retaining wall in the R15 zone within a rear yard and west side yard setback is 2.4m. The proposed combination fence and retaining wall height is up to 4.85m, a requested variance of 2.45m. Staff support the proposed variance as it supports the required grade needed to service the proposed development; the wall is adjacent to a parking lot for the neighboring multi-family development; the stepped design visually reduces

the scale of the retaining wall; and as landscaping and wood fencing is proposed to mitigate overlook and headlight glare into the adjacent property.

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 1 to 3, a proposed variance of 2 trellis structures. Staff support the proposed variance as the trellises serve as both wayfinding and ornamental features keeping with the character of the Old City.

#### *Siting of a Principal Building*

The minimum required front yard setback for buildings in the R15 zone is 6m. The proposed front yard setback along Prideaux Street is 4.3m, a requested variance of 1.7m. Staff support the proposed variance as the siting of the building would be consistent with the existing streetscape, as the reduced setback accommodated a functional parking area at the rear of the building, and the applicant can accommodate landscaping, trellis features, pathways and lighting within the proposed setback.

#### *Building Height*

The maximum permitted height of a principal building in the R15 zone is 9.5m. The proposed building height as measured to the midpoint of the roof is 10.45m, a requested variance of 0.95m. Staff support the height variance which is only for the portion of the building encompassing a gable roof.

#### *Landscape Buffer*

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along the front lot line from 1.8m to 1.15m (to accommodate a continuous pathway in front of the units), a requested variance of 0.65m. Staff support the proposed variance as the pathway supports pedestrian circulation, as the applicant has demonstrated the required number of trees within the lot and as landscaping is provided between the building and public realm.

#### *Parking Spaces*

The minimum number of parking spaces required for the proposed four-unit development is six parking spaces. The proposed number of parking spaces is five, a variance of one parking space. Staff support the proposed variance as each unit will have one dedicated parking space, and as the development is in close proximity to amenities, public transportation and active transportation routes. |

### **SUMMARY POINTS**

- Development Permit Application No. DP1301 proposes a new four-unit multi-family development at 532 Prideaux Street.
- Variances are requested to reduce the front yard setback, landscape buffer, and parking spaces; and to increase the permitted combined retaining wall and fence height, building height and number of permitted trellises.

### **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  
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 6.10.2 Fence Height* – to increase the maximum permitted combined height of a retaining wall and fence within a rear yard and west side yard setback from 2.4m up to 4.85m as shown on Attachment D.
2. *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 3, as shown on Attachment D and F.
3. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Prideaux Street) from 6.0m to 4.3m as shown on Attachment C.
4. *Section 7.6.1 & 7.6.5 Size of Buildings* – to increase the maximum permitted height of a principal building as measured to the midpoint from 9.5m to 10.45m as shown on Attachment D.
5. *Section 17.2.1 General Regulations* – to reduce the required minimum landscape buffer width from 1.8m to 1.15m within the front yard (abutting Prideaux Street) as shown on Attachment F.

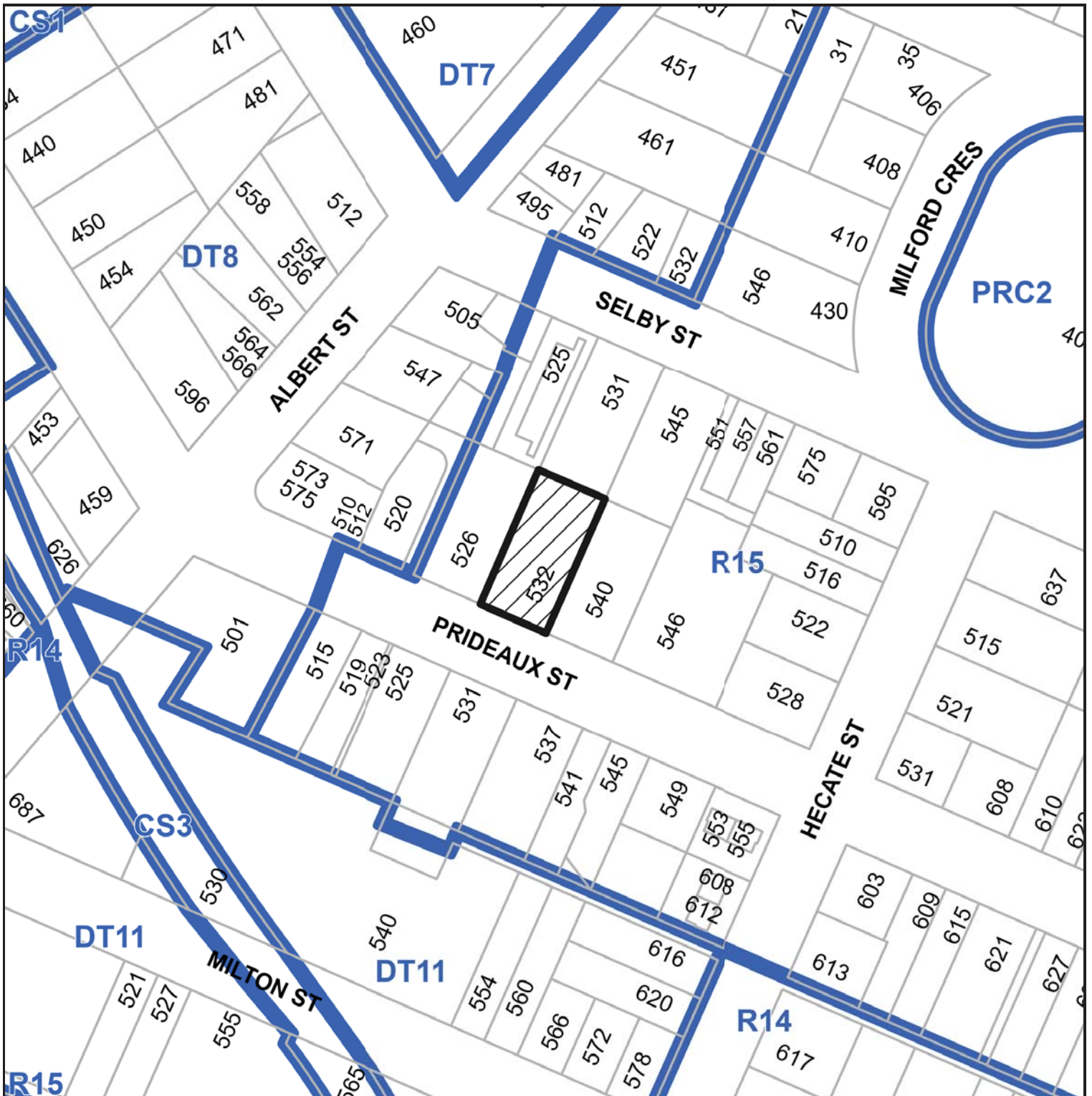
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 7.1 Multiple-Family Dwelling Parking Table* – to reduce the minimum required number of parking spaces from 6 to 5.

### **PERMIT CONDITIONS**

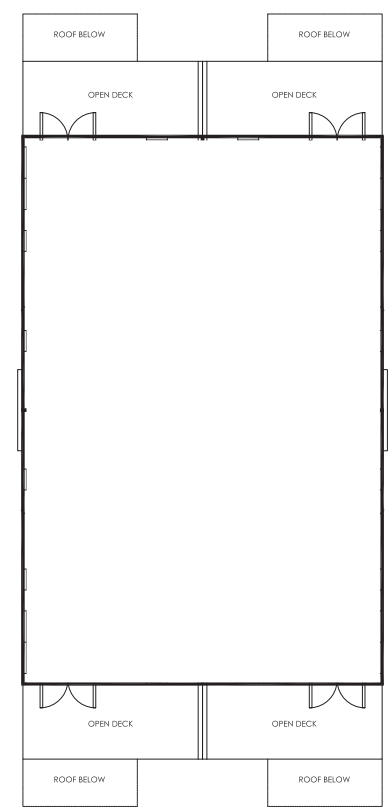
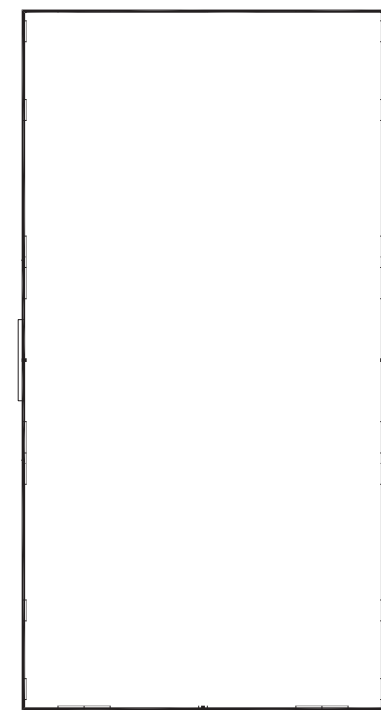
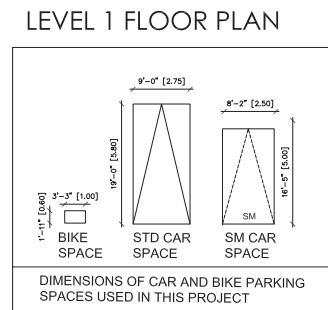
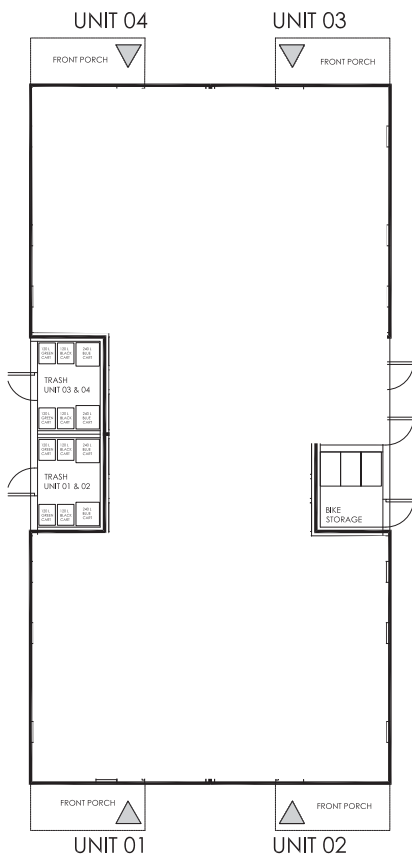
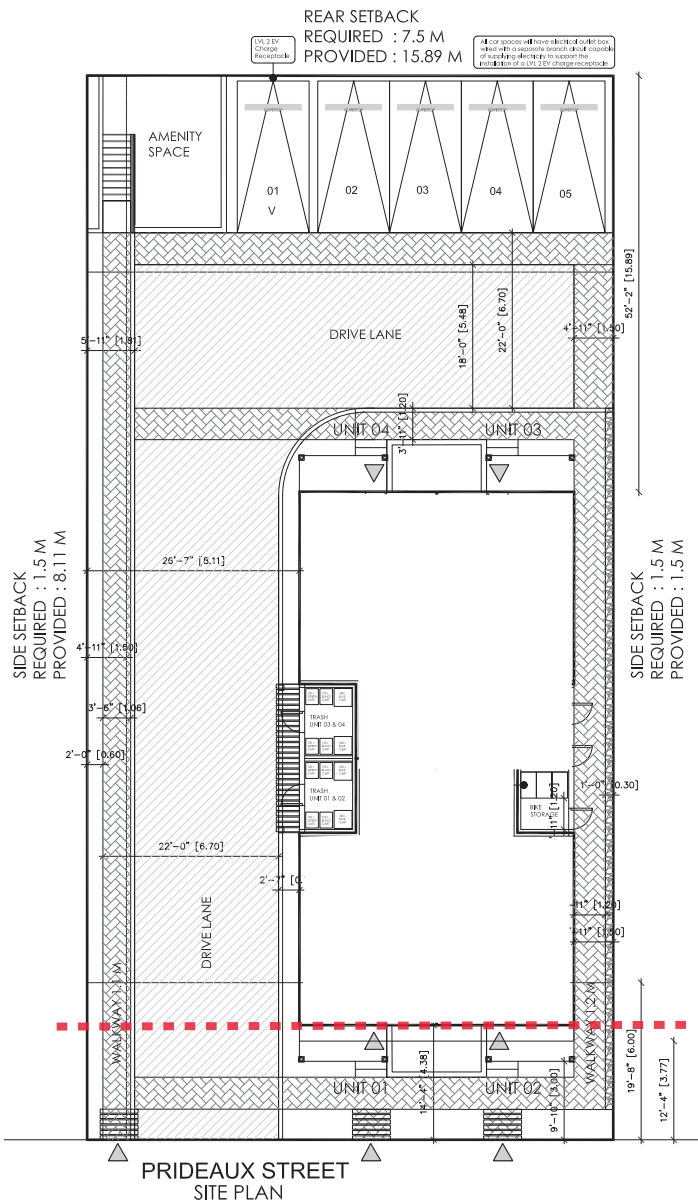
1. The subject property shall be developed in accordance with the Site and Parking Plans, prepared by Joyce Reid Troost Architecture, dated 2023-MAR-03, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Joyce Reid Troost Architecture, dated 2023-NOV-28 and 2023-MAR-03, 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 2023-OCT-20, as shown on Attachment F.

ATTACHMENT B  
SUBJECT PROPERTY MAP



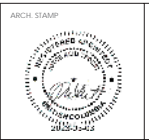
532 PRIDEAUX STREET

# ATTACHMENT C SITE AND PARKING PLAN



**JOYCE REID TROOST ARCHITECTURE**  
2515 GLENAYR DRIVE  
NANAIMO, BC V9S 3R9  
joyce@jrtarchitecture.com  
250.714.8749  
jrtarchitecture.com

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**532 PRIDEAUX STREET TOWNHOMES**  
532 PRIDEAUX STREET, NANAIMO, BC

**CLIENT**  
Sun Porch Homes Ltd.

REV. DATE	NUMBER	DESCRIPTION

DATE: SEPTEMBER 23, 2022  
SCALE: SEE DRAWING  
**RECEIVED**  
DP#301  
**2023-NOV-28**  
CUTLER PLANNING  
DRAWN BY: JRT    DRAWN BY: JRT

STILE PLANS & FLOOR PLANS  
**A100**

# ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

## MATERIAL LEGEND

- 01 Windows  
Off White
- 02 GENTEK Shingles Siding  
Pebble
- 03 GENTEK Vinyl Lap Siding  
Monterey Sand
- 04 Hardie Board & Batten  
Evening Blue
- 05 GENTEK Trim  
Storm
- 06 Cedar Posts & Beams
- 07 GENTEK Vinyl Lap Siding  
Pebble



SOUTH ELEVATION | FOURPLEX | FROM PRIDEAUX | Scale 1/8" = 1' |



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

**JOYCE REID TROOST ARCHITECTURE**  
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THESE PLANS BY A THIRD PARTY, THE THIRD  
PARTY SHALL NOT HOLD JOYCE REID  
TROOST ARCHITECTURE RESPONSIBLE.



**532 PRIDEAUX STREET TOWNHOMES**  
532 PRIDEAUX STREET, NANAIMO, BC

CLIENT  
Sun Porch Homes Ltd.

REV. DATE	NUMBER	DESCRIPTION
SEPTEMBER 23, 2022	01	ISSUED FOR PERMITS
OCTOBER 18, 2022	02	ISSUED FOR PERMITS - (3) REVISIONS (1)
NOVEMBER 08, 2022	04	ISSUED FOR PERMITS - (3) REVISIONS (2)

DATE: SEPTEMBER 23, 2022  
SCALE: SEE DRAWING  
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**DP1301**  
**2023-NOV-28**  
CITY OF NANAIMO  
DRAWN BY: JRT

ELEVATIONS  
**A200**



EAST ELEVATION | FOURPLEX | SIDE ELEVATION | Scale 1/8" = 1' |



WEST ELEVATION | FOURPLEX | SIDE ELEVATION | Scale 1/8" = 1' |

**JOYCE REID TROOST ARCHITECTURE**  
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 joyce@jrtarchitecture.com  
 250.714.8749  
 jrtarchitecture.com

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**532 PRIDEAUX STREET TOWNHOMES**  
 532 PRIDEAUX STREET, NANAIMO, BC

CLIENT  
 Sun Porch Homes Ltd.

REV. DATE	NUMBER	DESCRIPTION

DATE: SEPTEMBER 23, 2022  
 SCALE: SEE DRAWING  
**RECEIVED**  
**DP1301**  
**2023-NOV-28**  
 CURRENT PLANES  
 DRAWN BY: JRT | DRAWN BY: JRT

ELEVATIONS  
**A201**

# ATTACHMENT E BUILDING PERSPECTIVES



FRONT VIEW FROM PRIDEAUX STREET



FRONT VIEW FROM PRIDEAUX STREET



REAR VIEW OF BUILDING



FRONT PORCH

**JOYCE REID TROOST ARCHITECTURE**  
 2515 GLENAYR DRIVE  
 NANAIMO, BC V9S 3R9  
 joyce@jrtarchitecture.com  
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 jrtarchitecture.com

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**532 PRIDEAUX STREET TOWNHOMES**  
 532 PRIDEAUX STREET, NANAIMO, BC

CLIENT  
 Sun Porch Homes Ltd.

REV. DATE	NUMBER	DESCRIPTION

DATE: SEPTEMBER 23, 2022  
 SCALE: SEE DRAWING  
**RECEIVED**  
**DP 1301**  
**2023-NOV-28**  
 LISA L. BROWN  
 DRAWN BY: JRT    DRAWN BY: JRT

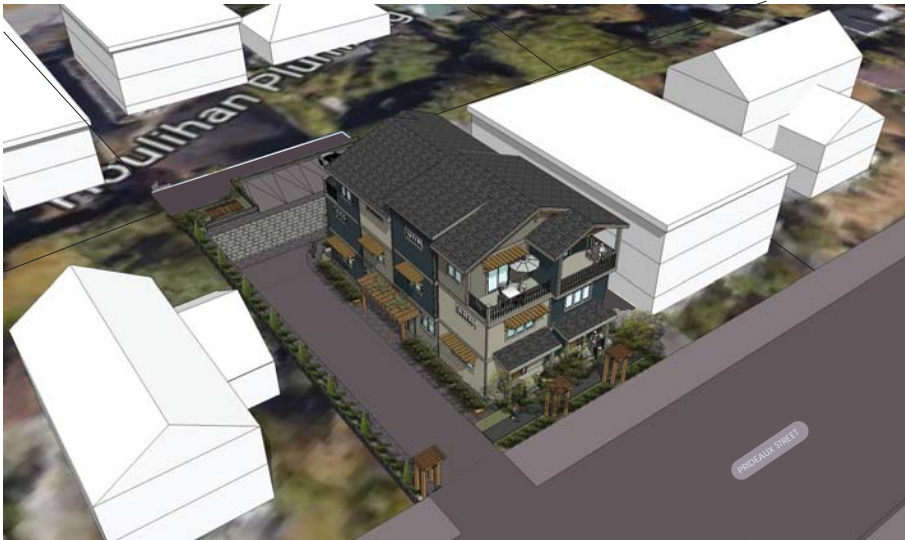
PERSPECTIVES  
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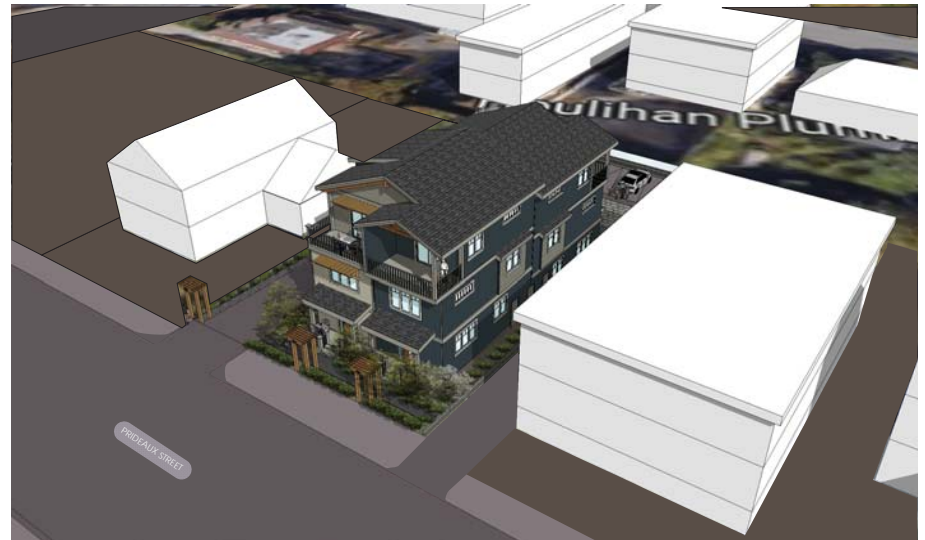
REAR VIEW OF PARKING AREA



AERIAL VIEW OF SITE (REAR)



AERIAL VIEW OF SITE (FRONT)



STREET VIEW OF BUILDING FROM PRIDEAUX

**JOYCE REID TROOST ARCHITECTURE**  
 2515 GLENAYR DRIVE  
 NANAIMO, BC V9S 3R9  
 joyce@jrtarchitecture.com  
 250.714.8749  
 jrtarchitecture.com

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**532 PRIDEAUX STREET TOWNHOMES**  
 532 PRIDEAUX STREET, NANAIMO, BC

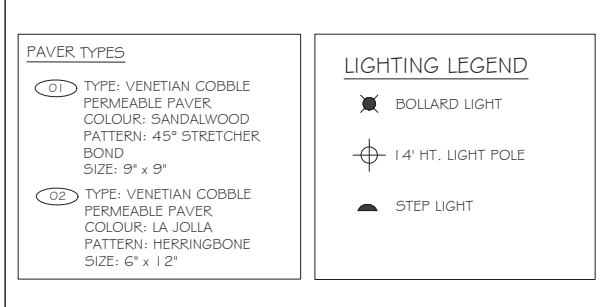
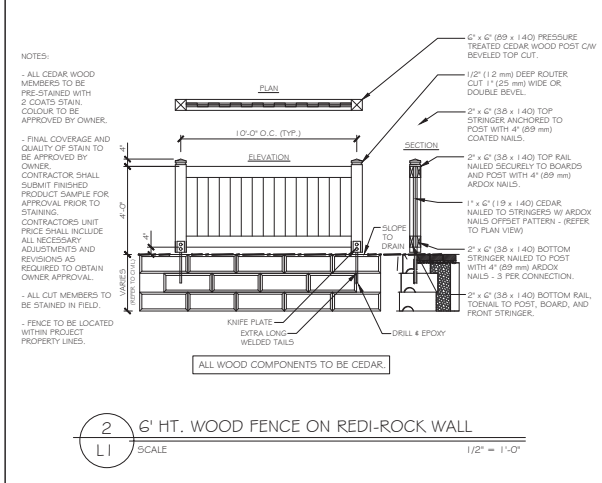
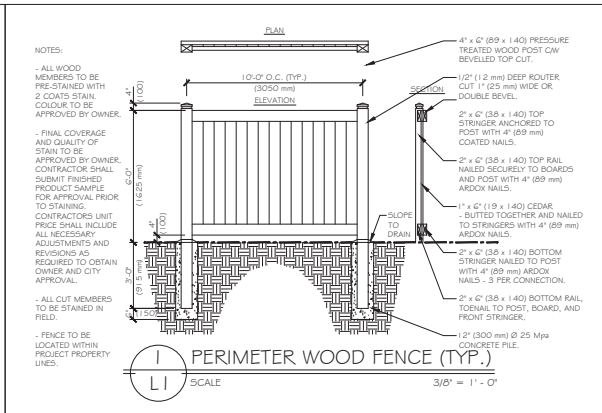
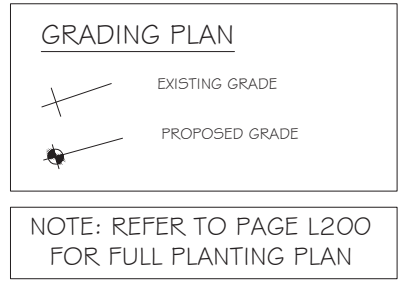
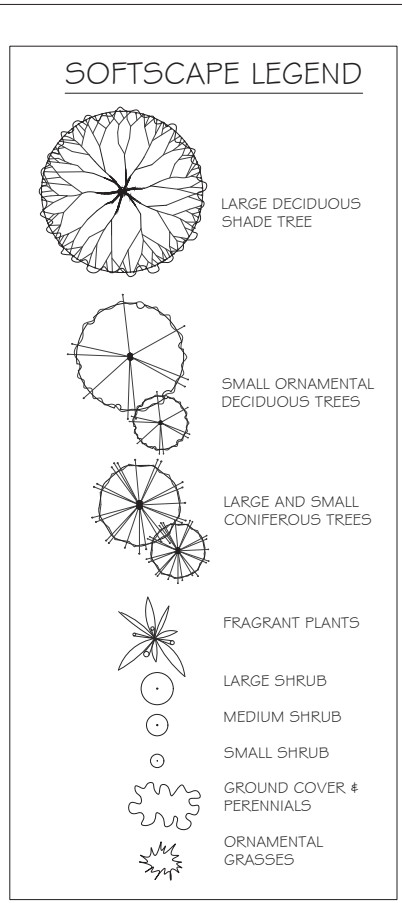
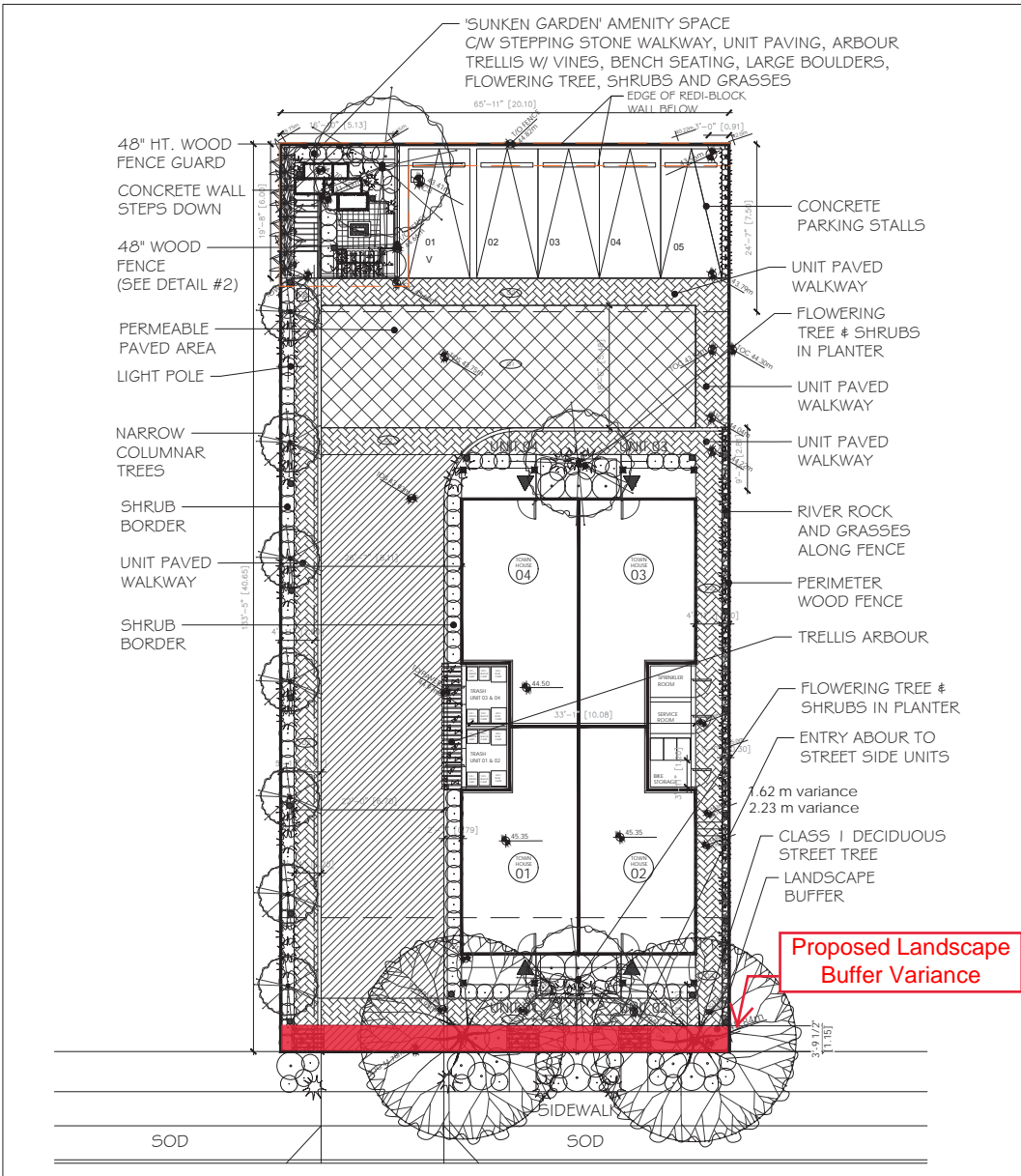
CLIENT  
 Sun Porch Homes Ltd.

REV DATE	NUMBER	DESCRIPTION

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**DP 1301**  
**2023-NOV-28**  
 LUTHER PRAEDER  
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PERSPECTIVES  
**A301**

# ATTACHMENT F LANDSCAPE PLAN AND DETAILS



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ARCH. STAMP

PRIDEAUX TOWNHOUSES  
532 PRIDEAUX STREET NANAIMO, BC

CLIENT  
SUN PORCH HOMES

REV. DATE	NUMBER	DESCRIPTION
10-02-23	1	PRELIM. LANDSCAPE CONCEPT PLAN
23-02-23	2	REV. LANDSCAPE CONCEPT PLAN
16-08-23	3	REV. DP PACKAGE
16-09-23	4	REV. DP PACKAGE

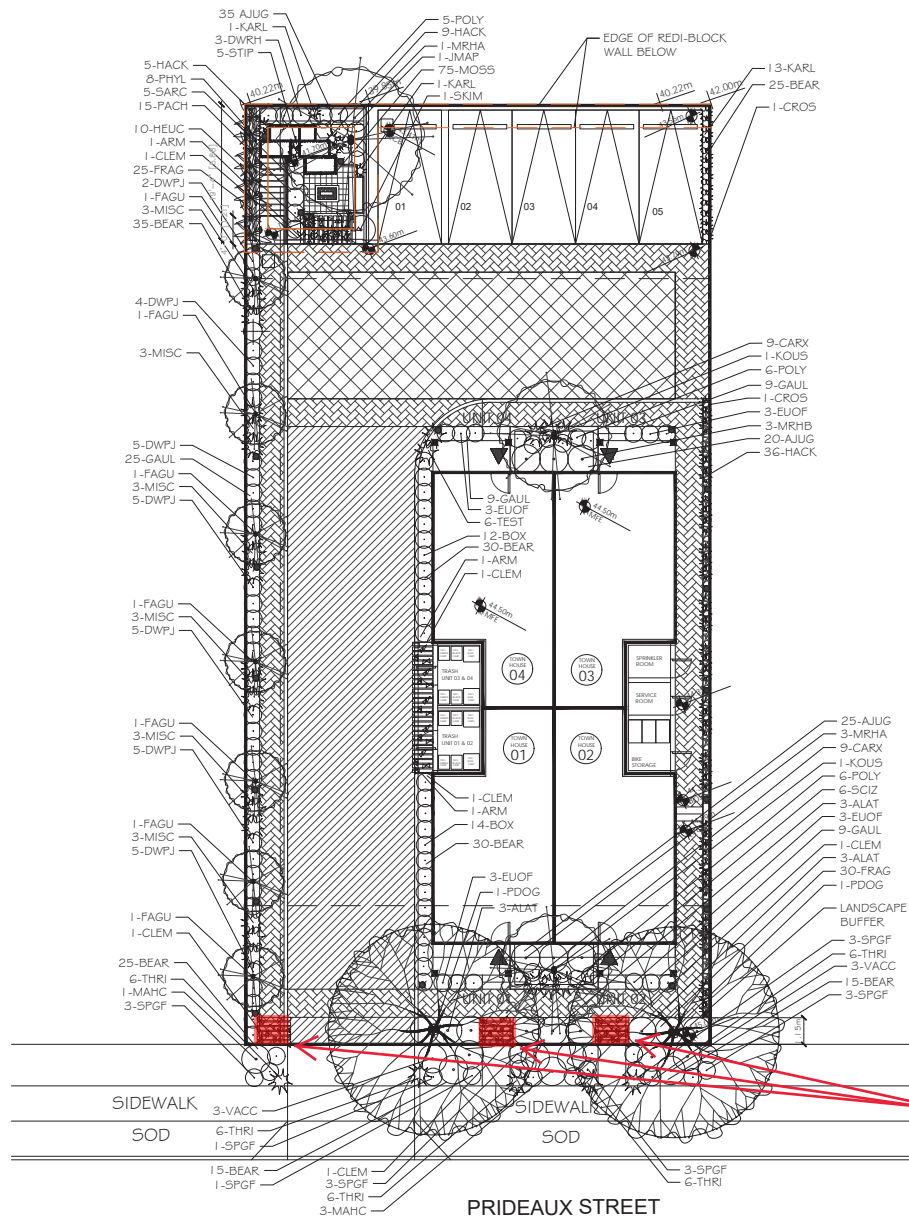
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DRAWN BY: RF

LANDSCAPE CONCEPT PLAN

L100

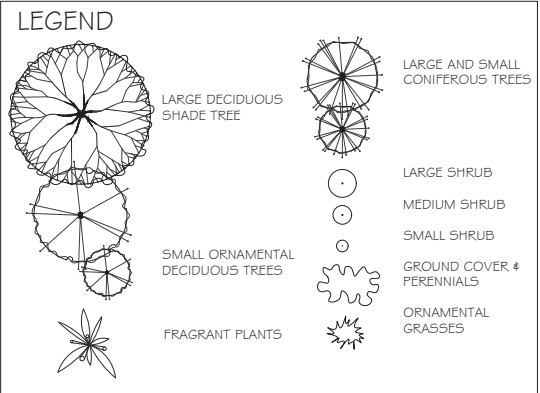


Proposed 3 trellis Variances

PLANT LIST

	Key	Quantity	Common Name	Latin Name	Size	
<b>Trees</b>	JMAP	1	Japanese Maple	<i>Acer japonica</i> var. 'Bloodgood'	5cm Cal.	
	KOUS	2	Kousa Dogwood	<i>Cornus kousa</i> var. 'Satomi'	6cm Cal.	
	PDOG	2	Pacific Flowering Dogwood	<i>Cornus nuttallii</i> var. 'Eddies White Wonder'	7cm Cal.	
	FAGU	7	Golden Columnar Beech	<i>Fagus sylvatica</i> var. 'Dawycks Gold'	7cm Cal.	
<b>Medium Shrubs</b>	ALAT	9	Winged Burning Bush	<i>Euonymus alata</i> var. 'Compacta'	#2 Pot	
	MRHB	3	Rhododendron	Rhododendron var. 'Christmas Cheer'	#5 Pot	
	MRHA	4	Rhododendron	Rhododendron var. 'Unique'	#5 Pot	
	VACC	6	Salal Blueberry	Vaccinium var. 'Lagasy'	#2 Pot	
<b>Small Shrubs</b>	SKIM	1	Japanese Stimmia	<i>Stimmia japonica</i> var. 'Ruby'	#2 Pot	
	MAHC	4	Oregon Grape	<i>Mahonia aquifolium</i> var. 'Compacta'	#2 Pot	
	EUCF	12	Creeeping Euonymus	<i>Euonymus fortunei</i> var. 'Emerald Gaiety'	#1 Pot	
	DWPF	31	Dwarf Ficus	<i>Ficus japonica</i> var. 'Delutante'	#1 Pot	
<b>Vines</b>	POLY	17	Sword Fern	<i>Polystichum muntonii</i>	#1 Pot	
	SPGF	17	Goldflame Spirea	<i>Spirea bumaldii</i> var. 'Goldflame'	#1 Pot	
	BOX	26	Boxwood	<i>Buxus sempervirens</i> var. 'Winter Gem'	#2 Pot	
	SARC	5	Sweet Box	<i>Sarcococca ruscifolia</i>	#1 Pot	
	DWRH	3	Dwarf Rhododendron	Rhododendron var. 'Bow Bell'	#2 Pot	
	CLEM	6	Clematis	Clematis var. 'Elizabeth'	#5 Pot	
	ARM	3	Arnica's Clematis	<i>Clematis armandi</i>	#5 Pot	
	CROS	2	Climbing Rose	<i>Rosa</i> var. 'New Dawn'	#5 Pot	
	<b>Ground Covers</b>	BEAR	175	Bearberry	<i>Arctostaphylos uva-ursi</i> var. 'Vancouver Jade'	#5P4 Pot
		GAUL	52	Wintergreen	<i>Gaultheria procumbens</i>	#5P4 Pot
MOSB		75	Scotch / Irish Moss	<i>Sagina subulata</i>	#5P4 Pot	
AJUG		80	Bugleweed	<i>Ajuga reptans</i> var. 'Bronze Baby'	#5P4 Pot	
FRAG		55	Coastal Strawberry	<i>Fragaria chiloensis</i>	#5P4 Pot	
PACH		15	Fuchsia var. 'Alice Hoffman'	<i>Fuchsia xandra</i>	#5P4 Pot	
<b>Perennials</b>	HEUC	10	Coral Bells	<i>Heuchera micrantha</i> var. 'Palace Purple'	#5P5 Pot	
	SCIZ	6	Kalita Lily	<i>Schizostylis coccinea</i> var. 'Oregon Sunset'	#5P4 Pot	
	THRI	24	Sea Thrift	<i>Artemisa maritima</i>	#5P5 Pot	
	<b>Grasses</b>	CARX	18	Vanegated Japanese Sedge	<i>Carex morrowei</i> var. 'Aureo vanegata'	#5P5 Pot
TEST		6	Flame Sedge	<i>Carex testacea</i>	#1 Pot	
KARL		15	Karl Forrester Feather Reed G	<i>Calamagrostis x acutiflora</i>	#2 Pot	
HACK		50	Hawai Grass	<i>Hacconesclia</i>	#5P5 Pot	
MESC		18	Miscanthus Grass	<i>Miscanthus sinensis</i> var. 'Silbertedder'	#5 Pot	
STIP		9	Spear Grass	<i>Stipa calamagrostis</i>	#1 Pot	
PTYL		9	Golden Bannop	<i>Phyllostachys aurea</i>	#7 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.



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ARCH. STAMP

PRIDEAUX TOWNHOUSES  
532 PRIDEAUX STREET NANAIMO, BC

CLIENT  
SUN PORCH HOMES

REV. DATE	NUMBER	DESCRIPTION
19-02-23	1	PRELIM. LANDSCAPE CONCEPT PLAN
23-02-23	2	REV. LANDSCAPE CONCEPT PLAN
16-08-23	3	REV. FOR DP
19-09-23	4	REV. FOR DP

DATE: OCTOBER 20, 2023  
SCALE: 1:100  
**RECEIVED**  
DP 380  
2023-OCT-21  
COURT PLANNING  
DRAWN BY: BF/RF

PLANTING PLAN  
L200