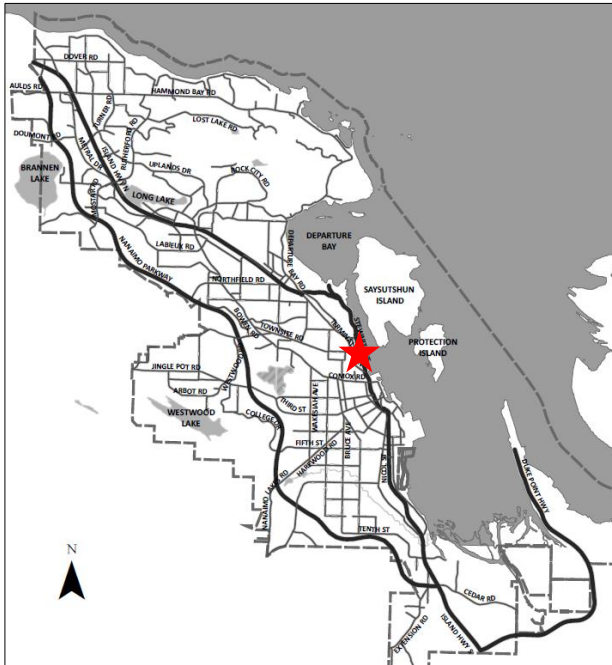


DATE OF MEETING | February 26, 2024 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1321 –
345 NEWCASTLE AVENUE AND 360 STEWART AVENUE**



Proposal:

Amendment to a 17-unit multi-family residential development

Zoning:

R8 – Medium Density Residential

City Plan Land Use Designation:

Suburban Neighbourhood and Neighbourhood

Development Permit Areas:

DPA8 – Form & Character

Lot Area:

1,619m²



City Aerial Photo 2022

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit amendment application for a multi-family residential development at 345 Newcastle Avenue and 360 Stewart Avenue.

Recommendation

That Council issue Development Permit No. DP1321 at 345 Newcastle Avenue and 360 Stewart Avenue with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-FEB-26.

BACKGROUND

A development permit application, DP1321, was received from Masthead Properties Ltd. to amend the previously issued Development Permit No. DP1234 with height and setback variances. DP1234 was approved by Council on 2022-APR-25 to permit a multi-family residential development with two buildings and a combined total of 17 dwelling units. The applicant has since revised the design which has triggered additional variances and the need for a development permit amendment.

Subject Property and Site Context

The subject properties are two standard lots that back onto each other in the Newcastle Neighbourhood. The west property, abutting Stewart Avenue, is vacant while the east property, abutting Newcastle Avenue, currently contains a single residential dwelling. The site slopes downhill from west to east towards to the ocean on the opposite side of Newcastle Avenue.

Adjacent land uses include single residential dwellings to the west, an eight-storey multi-family residential building to the north, and a two-storey multi-family residential building to the south.

DISCUSSION

Proposed Development

The applicant intends to construct a multi-family residential development consisting of two buildings (four- and five-storey) with a combined total of 17 dwelling units as approved through DP1234. In developing more detailed design drawings prior to Building Permit submission, the applicant has identified the following design changes:

1. Enclosing the parking level in a secure parking structure which will require a side yard setback variance;
2. Additional building height to accommodate construction detailing; and,
3. Reducing the extent of brick cladding on the fourth floor.

Staff have reviewed and accepted the proposed changes as in substantial compliance with the previously approved building form and character and no additional review from the Design

Advisory Panel was required; however, additional variances are necessary as proposed through this Development Permit amendment application.

Proposed Variances

Maximum Building Height

The maximum height for a principal building in the R8 zone is 14.0m and the building height was varied to 15.0m with DP1234. The applicant is proposing a building height of 15.5m for both buildings, a requested variance of 1.5m which is 0.5m greater than previously approved. The additional variance will accommodate the clerestory window pop-ups and associated structural assemblies that have been identified in detailed design drawings.

Minimum Building Setback

The minimum side yard setback for a principal building in the R8 zone is 3.0m. The applicant is proposing a side yard setback of 0.0m for a portion of the enclosed parking level along the north property line. Previously, DP1234 included covered parking that was open at either side. By enclosing the parking level, a structural wall has been introduced to the site design adjacent to the neighbouring property. The parking stalls will meet the required dimensions (stall width and length). The applicant has proposed to enclose the parking level in order to improve the viability of the development by simplifying the design for construction. The enclosed parking will provide improved security and functionality for residents with sheltered access to the east building.

To soften the visual impacts of the parking level wall to the north, climbing vines are proposed. Existing landscaping on the adjacent property is expected to be retained and will provide additional buffering. Landscaping will also be provided on the roof of the enclosed parking structure that will be visible from the residential units on upper floors of the adjacent eight-storey building. For the portion of the wall facing Newcastle Avenue, wall-mounted public art is proposed.

Staff support the proposed variances. |

SUMMARY POINTS

- Development Permit Application No. DP1321 proposes to amend a previously issued development permit to allow a multi-family residential development with height and setback variances.
- Variances are requested to increase the maximum permitted building height from 14.0m to 15.5m and to reduce the minimum required side yard setback along the north property line from 3.0m to 0.0m.
- 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: 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

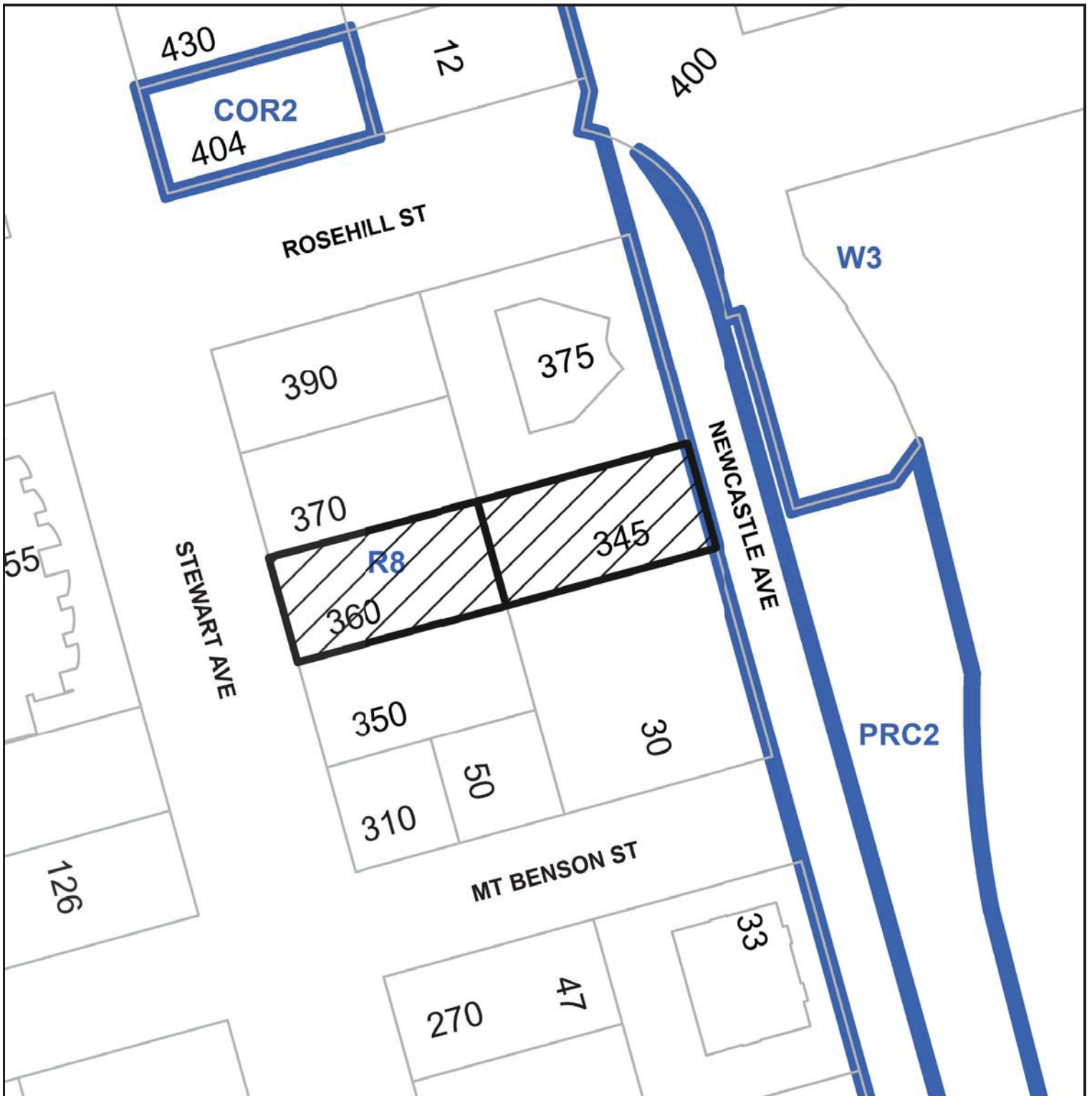
The “City of Nanaimo Bylaw 2011 No. 4500” is varied as follows:


1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required (north) side yard setback for a principal building from 3.0m to 0.0m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted height of the principal buildings from 14.0m to 15.5m.

CONDITIONS OF PERMIT

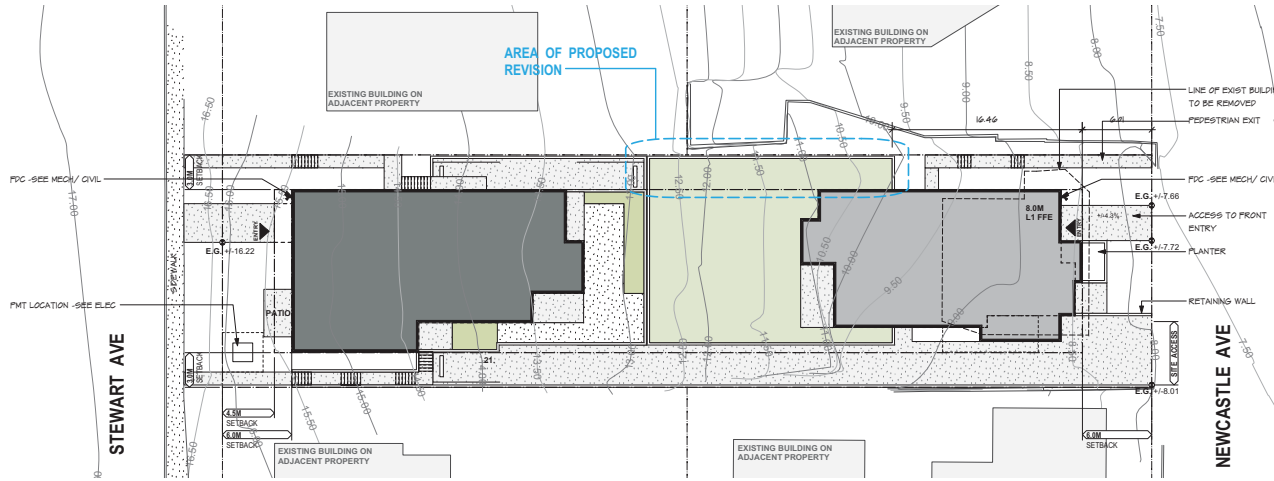
1. The subject property shall be developed in substantial compliance with the Site and Parking Plan prepared by BJK Architecture Inc., dated 2023-DEC-11, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details prepared by BJK Architecture Inc., received 2023-DEC-21, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Masthead Properties Ltd., received 2023-DEC-22, as shown on Attachment E.

ATTACHMENT B
SUBJECT PROPERTY MAP



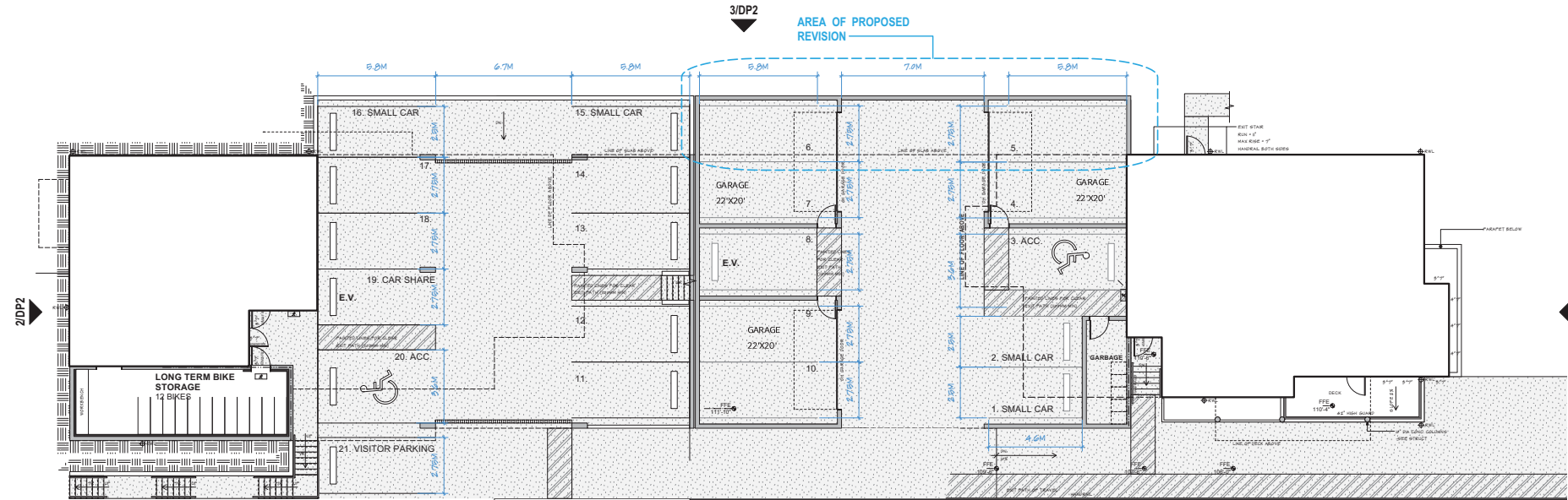
 345 Newcastle Avenue & 360 Stewart Avenue

ATTACHMENT C SITE AND PARKING PLAN



SITE PLAN

SCALE: 1:200
NOTE: BASE DRAWINGS DERIVED FROM DATA PROVIDED BY CIVIL SURVEY CONSULTANTS.



PARKING PLAN

bjk
architecture inc.
2122 BRANDON RD. SHAWNIGAN LAKE BC
TEL: 250-891-1602

4	Additional information	2023.12.11
3	Additional information	2023.10.11
2	For DP Amendment	2023.09.28
1	Review (C.O.N.L.)	2023.07.28
0	Original	2023.07.28

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SEAGLASS CONDOS

345 NEWCASTLE AVENUE
& 360 STEWART AVENUE
NANAIMO B.C.



DRAWING TITLE
SITE PLAN & FLOOR PLAN

SCALE: As Indicated
DRAWN BY: B.B.
CHECKED BY: -
DATE: -
PROJECT NO: 2021 / 1612

DP1

RECEIVED
DP1321
2023-DEC-12
Current Planning

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

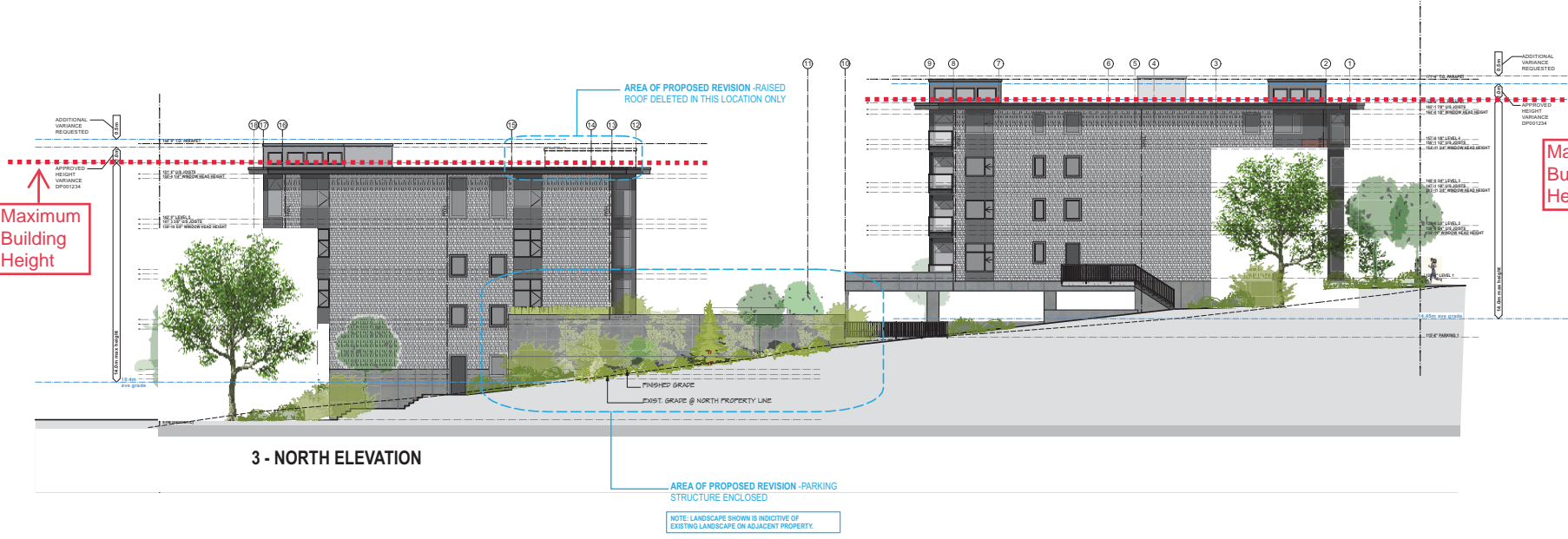
bjk
architecture inc.
2122 BRANDON RD. SHAWINIGAN LAKE BC
TEL: 250-891-1602



1- EAST ELEVATION - NEWCASTLE



2- WEST ELEVATION - STEWART



3 - NORTH ELEVATION

0	Additional Information	2021-12-17
1	Additional Information	2022-11-11
2	Additional Information	2023-04-11
3	Pre-Construction	2023-07-20
4	Review (C.O.N.)	2023-07-20
No.	Description	Date

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SEAGLASS CONDOS

345 NEWCASTLE AVENUE
& 360 STEWART AVENUE
NANAIMO B.C.

SEAL:

DRAWING TITLE:

NORTH & EAST ELEVATION

SCALE: As Indicated
DRAWN BY: B.B.
CHECKED BY: -
DATE: -
PROJECT NO: 2021 / 1612

RECEIVED
DP1321
2023-DEC-22
LUSTON PLANNING

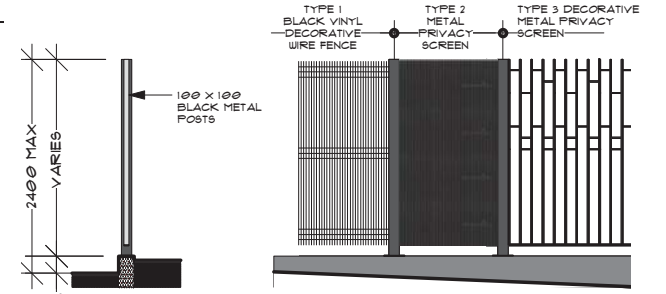
DP2

ATTACHMENT E LANDSCAPE PLAN AND DETAILS



KEY	CANDIDATE TREES		
	BOTANICAL NAME	COMMON NAME	SIZE
EVERGREEN TREES			
PC	6 PINUS CONTORTA CONTORTA	SHORE PINE	2M HT.
CO	2 CHAMAEYCYPARIS OBTUSA 'HINOKI'	HINOKI CYPRESS	2M HT.
TO5	6 THUJA OCCIDENTALIS SMARAGD	EMERALD CEDAR	2M HT.
DECIDUOUS TREES			
TC	2 TILIA CORDATA	LINDEN	5CM GAL.
CK	1 CORNUS KOUSA	KOUSA DOGWOOD	5CM GAL.
AJ	2 ACER JAPONICUM 'ACONITIFOLIUM'	JAPANESE MAPLE	MULTISTEM
AG	1 ACER GINNALA 'FLAME'	AMUR MAPLE	MULTISTEM
MG	2 MAGNOLIA GRANDIFLORA	MAGNOLIA	MULTISTEM

KEY	CANDIDATE SHRUBS AND GROUNDCOVER		
	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS			
VD	VIBURNUM DAVIDII	VIBURNUM	50
TMH	TAXUS MEDIA 'HICKSII'		28
RS	RHODODENDRON 'SNOWBIRD'	DECIDUOUS AZALEA	8
RG	RHODODENDRON 'GIBRALTAR'	DECIDUOUS AZALEA	4
RH	RHODODENDRON 'HOTI'	HOTEI (YELLOW) RHODO	3
R	ROSA 'GENTLE HERMIONE'	ENGLISH ROSE	11
ECW	ERICA CARNEA 'WINTERSONNE'	WINTERSONNE HEATHER	13
GP	GAULTHERIA PROCUMBENS	WINTERGREEN	600 O.C.
PM	PINUS MUGO	MUGO PINE	11
MN	MAHONIA NERVOSA	DWARF OREGON GRAPE	15
GROUNDCOVER			
PHE	POLYSTICHUM MUNITUM	SWORD FERN	11
AU	ARGENTOSTAPHYLOS UVA URBI	KINKKINK	26
PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	85
SP	SEDUM PALLIDUM	STONECROP	24
AV	ARENARIA VERNA	SCOTCH MOSS	12
SS	SAGINA SUBULATA	IRISH MOSS	12
FC	FRAGARIA CHLOEENSIS	COASTAL STRAWBERRY	12
PT	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	25
PTRI	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	24



Privacy Screens - Detail
Scale: 1/4" = 1'-0"

RECEIVED
DP1321
2023-DEC-22
Current Planning

360 Stewart - 345 Newcastle, Nanaimo, B.C.
SEAGLASS -- AMENDED LANDSCAPE PLAN -- 21 DEC 2023