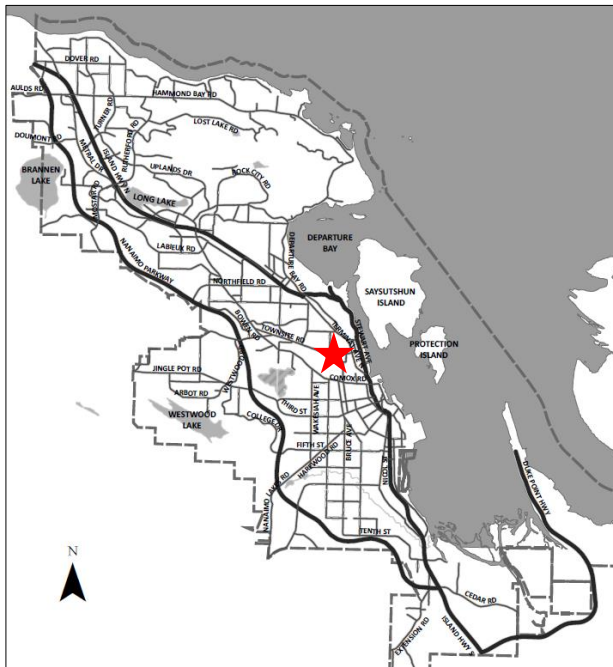


DATE OF MEETING June 17, 2024

AUTHORED BY PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1335 – 580  
ROSEHILL STREET



## Proposal:

13-unit multi-family development

## Zoning:

R8 – Medium Density Residential

## City Plan Land Use Designation:

Neighbourhood

## Development Permit Areas:

DPA8 – Form and Character

## Lot Area:

1,116m<sup>2</sup>

DP



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a multi-family development at 580 Rosehill Street.

### **Recommendation**

That Council issue Development Permit No. DP1335 for a multi-family development at 580 Rosehill Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-JUN-17.

## **BACKGROUND**

A development permit application, DP1335, was received from Raymond de Beeld Architect Inc., on behalf of Anayk Home Builders Ltd., to permit a multi-family development consisting of thirteen units and under building parking.

A previous Development Permit (DP1128) was issued for a similar design on this site, however, the permit lapsed and the current owner would like to proceed with development.

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

The subject property is located within the Townsite neighbourhood. The site is currently occupied by an older single residential dwelling, two accessory buildings, and vehicle storage. The lot slopes downward slightly from north to south and includes some existing landscaping and trees.

The surrounding neighbourhood is zoned for increased density but currently includes low and medium density residential development, including single family dwellings, secondary suites, and mid-rise apartment style developments. A local-serving commercial development is located nearby at the intersection of Townsite Road and Millstone Avenue. Access to Bowen Park and the Millstream River is approximately 200m to the south and Brechin Elementary is located less than block from the proposed development.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing a four-storey infill development which includes thirteen residential units. The units will be one and two bedroom units, ranging in size from 70m<sup>2</sup> to 106m<sup>2</sup>. The proposed gross floor area is 1,321m<sup>2</sup> and the total Floor Area Ratio (FAR) is 1.18.

### *Site Design*

The proposed building is centrally located on the lot and the rear lane provides vehicle access to the site. Parking is located at-grade with 50% under the building and the remaining 50% adjacent to the lane. To accommodate the gentle slope of the site, tiered retaining walls are proposed along



the front lot line and the primary pedestrian entry will be accessed via stairs from the sidewalk along Rosehill Street. Long-term bicycle storage is proposed in an accessory building located along the east property line and a separate accessory building is proposed for the refuse receptacles along the west property line. An accessible ramp and pedestrian walkway are proposed from the rear of the building to provide access to the parking area and lobby. Short-term bicycle parking is located adjacent to the front stairs and lighting is provided throughout the site including bollards, step lights, and wall-mounted lights.

### *Building Design*

The proposed building is four storeys with the top floor recessed to provide a green roof feature, rooftop deck amenity, and reduce the overall building mass. The pedestrian entry is emphasized by generous glazing and a symmetrical building face. The structure is faced with lap siding in various shades and travertine stone tiles, which provides visual interest, and black trimmed windows are strategically placed to ensure privacy and maximize natural light. Private balconies or ground-level patios are provided for each unit.

### *Landscape Design*

The proposed landscaping is robust and incorporates a raingarden for onsite storm water management from the adjacent parking lot. Evergreen and shade tolerant plant species were selected to provide year-round foliage throughout the site and within the parking lot swales. Trees are proposed along the front and side property lines to provide shade to the patios on the ground level and improve street presence along Rosehill Street.

The landscaping provided for the green roof feature is drought tolerant and includes sedums, grouped flowering perennials, and grasses. This feature will also support storm water retention. Garden beds are proposed within the rooftop amenity space as well as outdoor seating and access to an indoor common amenity area.

The terraced retaining walls located at the front of the property will include cascading shrubs, ornamental grasses, and flowers, to assist with screening. A water feature is proposed adjacent to the stairs and includes drain rock and stone veneer. The water for the feature is pumped and recirculated to achieve a waterfall effect.

The development substantially meets the intent of the General Development Permit Area Design Guidelines by providing shared outdoor amenity space (rooftop deck and green roof), offering building articulation to create interest, and reducing the apparent mass of the structure on neighbouring properties.

### **Design Advisory Panel**

The application was not referred to the Design Advisory Panel (DAP) as the design is in substantial compliance with the design of previously issued DP (DP1128), accepted by DAP in 2019.

## **Proposed Variances**

### *Front Yard Setback*

The minimum required front yard setback for a principal building in the R8 zone is 6.0m. The proposed front yard setback is 3.8m, a requested variance of 2.2m. The setback variance would allow the projection of private balconies into the front yard with the majority of the building set back 4.58m. Staff support the proposed variance as the reduced setback strengthens the relationship between building and the street and maximizes space at the rear of the site for parking.

### *Building Height*

The maximum permitted height for a principal building in the R8 zone is 14.0m. The proposed building height is 14.4m, a requested variance of 0.4m. The variance is requested to accommodate the slope of the site and the proposed (9ft) ceiling heights within the units. Staff support the proposed variance as the fourth storey has been stepped back to reduce the apparent building mass for neighbouring properties.

### *Lot Coverage*

The maximum permitted lot coverage in the R8 zone is 40%. The proposed lot coverage is 42%, a requested variance of 2%. The proposed variance allows for additional ground-level units and to facilitate the under-building parking. Staff support the proposed variance.

### *Refuse Receptacles*

The minimum required setback for refused receptacles abutting a property zoned for residential use is 3.0m. The proposed east side yard setback for the refuse receptacle enclosure is 0m, a requested variance of 3.0m. Staff support the proposed variance to facilitate refuse collection directly from the lane while maximizing onsite vehicle parking.

### *Accessory Buildings*

The minimum required side yard setback for an accessory building in the R8 zone is 3.0m. The proposed west side yard setback for the bike storage shed is 0.2m, a requested variance of 2.8m. Staff support the proposed variance and note that the proposed building location will maximize onsite vehicle parking and the building will be constructed adjacent to an existing retaining wall on the neighbouring property.

### *Parking*

The proposed development requires 17 off-street parking spaces. The development proposed 16 off-street parking spaces, a requested variance of one space. Staff support the proposed variance as excess long-term and short-term bicycle and scooter parking is provided.

### **SUMMARY POINTS**

- Development Permit Application No. DP1335 is for a 13-unit multi-family development with under-building parking.
- The building design substantially meets the intent of the General Development Permit Area Guidelines.
- Variances are requested for front and side yard setbacks, building height, lot coverage, and parking.
- 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 Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback for a principal building from 6.0m to 3.8m.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 14.4m.
3. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable lot coverage from 40% to 42%.
4. *Section 6.6.4 Accessory Buildings* – to reduce the minimum required west side yard setback for an accessory building from 3.0m to 0.2m.
5. *Section 17.3.4* – to reduce the minimum required setback for a refuse receptacle along the east property line from 3.0m to 0.0m.

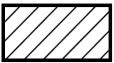
The “City of Nanaimo Off-Street Parking Regulations Bylaw 2018 No. 7266” is varies as follows:

1. *Section 7.1 Multiple-Family Dwelling Parking* – to reduce the minimum number of required off-street parking spaces from 17 to 16.

### **CONDITIONS OF PERMIT**

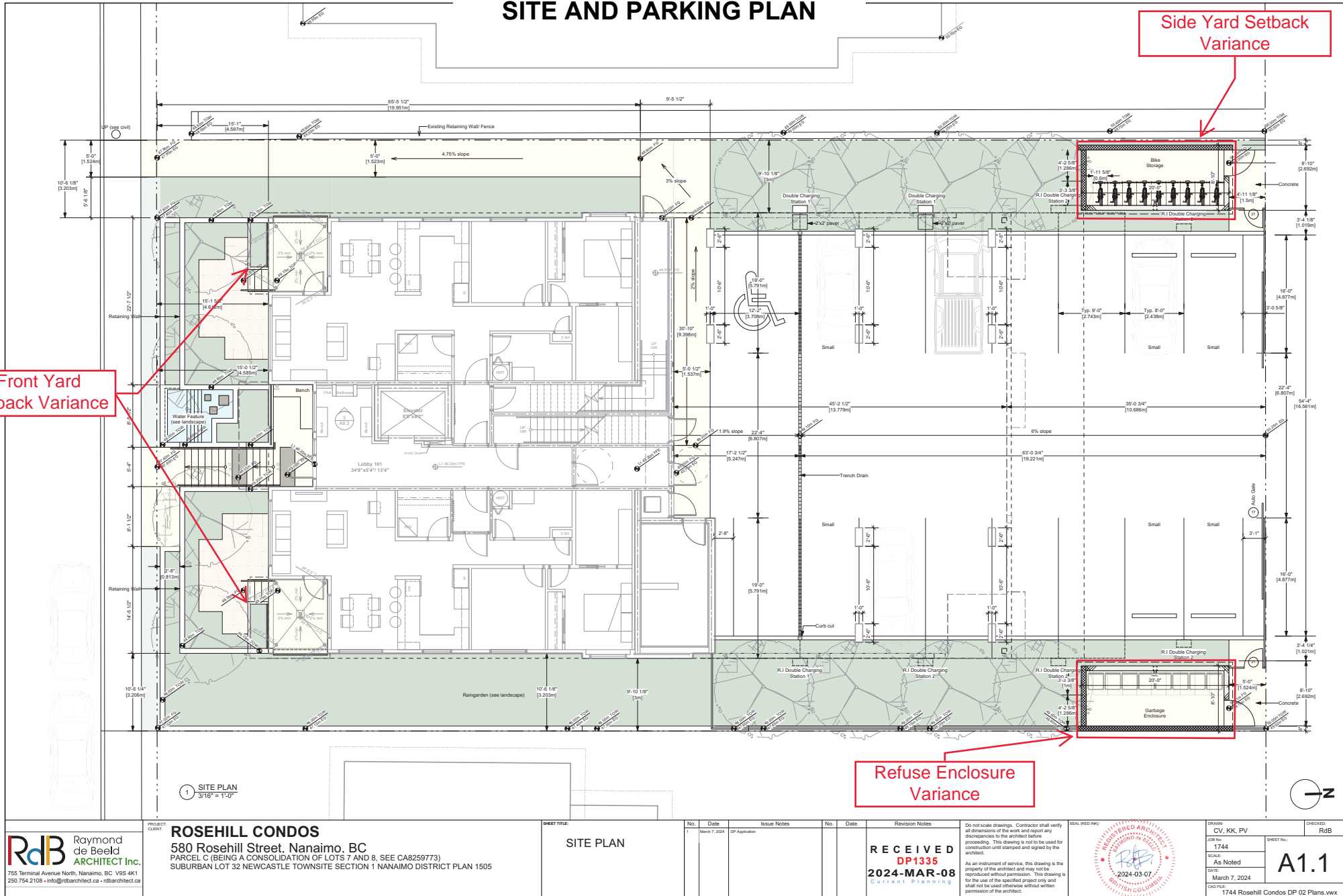
1. The subject property shall be developed in accordance with the Site and Parking Plan, prepared by Raymond de Beeld Architect Inc., dated 2024-MAR-07, as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by Raymond de Beeld Architect Inc., dated 2024-MAR-07, as shown on Attachment D.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by LANARC, dated 2024-MAR-07, as shown on Attachment E.

ATTACHMENT B  
SUBJECT PROPERTY MAP



580 Rosehill Street

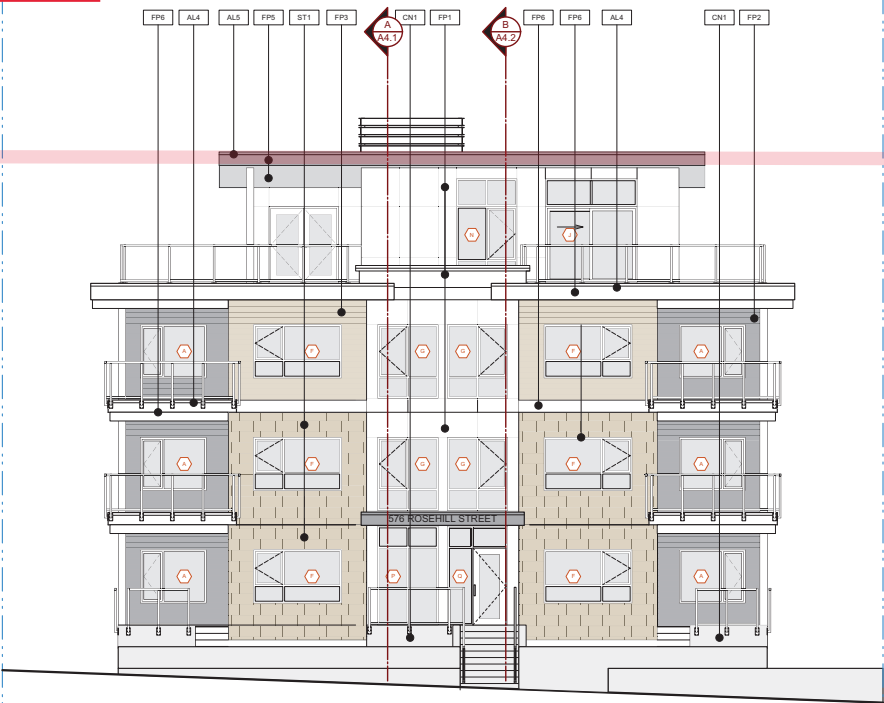
# ATTACHMENT C SITE AND PARKING PLAN



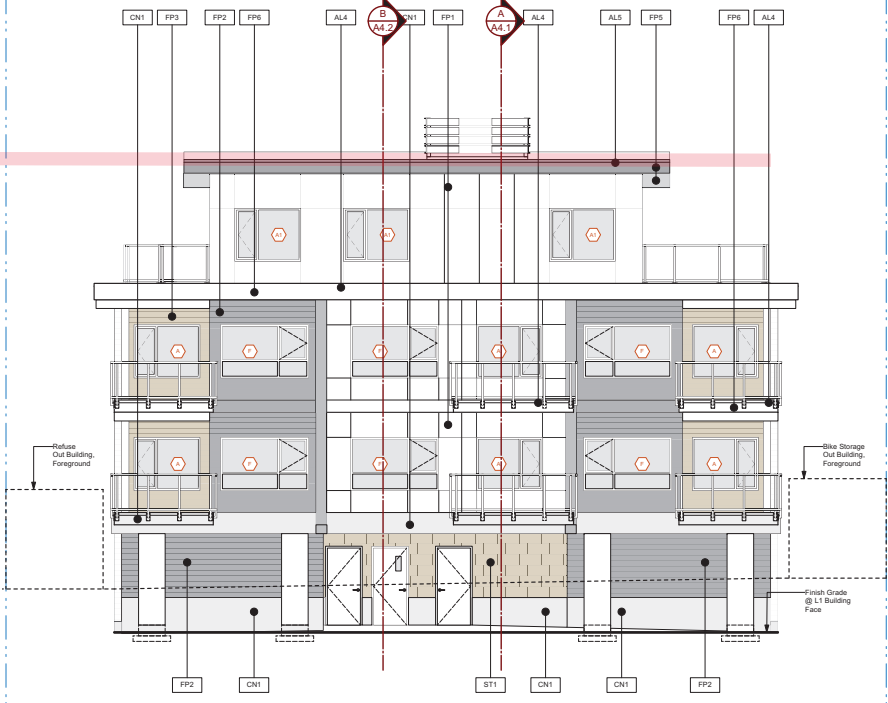


ATTACHMENT D  
BUILDING ELEVATIONS AND DETAILS

Proposed Building  
Height Variance



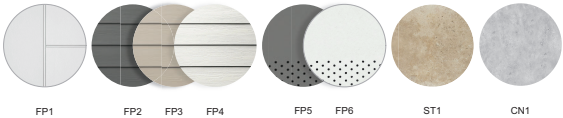
1 NORTH ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"

MATERIAL LEGEND:

- FP1 Hardie Panel Smooth w/ hidden reveal system (Arctic White)
- FP2 HardiePlank CedarMill Lap-Siding (Night Grey)
- FP3 HardiePlank CedarMill Lap-Siding (Cobble Stone)
- FP4 HardiePlank CedarMill Lap-Siding (Arctic White)
- FP5 Fascia Panel Smooth / HardieSoft Panel Vented Smooth (Iron Grey)
- FP6 Fascia Panel Smooth / HardieSoft Panel Vented Smooth (Arctic White)
- CN1 Smooth Concrete
- ST1 Travertine Stone Tiles
- AL1 Aluminium Storefront (Black)
- AL2 Aluminium Glass Guard (Black Frame)
- AL3 Aluminium Garbage Gate (Powder Coated Black)
- AL4 Aluminium Flashing (White)
- AL5 Aluminium Flashing (Black)
- WW1 Vinyl Window/ Door (Black Frame)
- WW2 Vinyl Window/ Door (White Frame)



NOTES:

- 1. All vinyl windows on L1, L2, & L3 to be WW1.
- 2. All vinyl windows on L4 to be WW2.

**RdB** Raymond  
de Beeld  
ARCHITECT INC.  
755 Terminal Avenue North, Nanaimo, BC V8S 4K1  
250.754.2108 • info@rdbarchitect.ca • rdbarchitect.ca

**ROSEHILL CONDOS**  
580 Rosehill Street, Nanaimo, BC  
PARCEL C (BEING A CONSOLIDATION OF LOTS 7 AND 8, SEE CA8259733)  
SUBURBAN LOT 32 NEWCASTLE TOWNSITE SECTION 1 NANAIMO DISTRICT PLAN 1505

**ELEVATIONS 1**

No. 1 Date March 7, 2024 GP Application

No. 1 Date March 7, 2024 GP Application

No. 1 Date March 7, 2024 GP Application

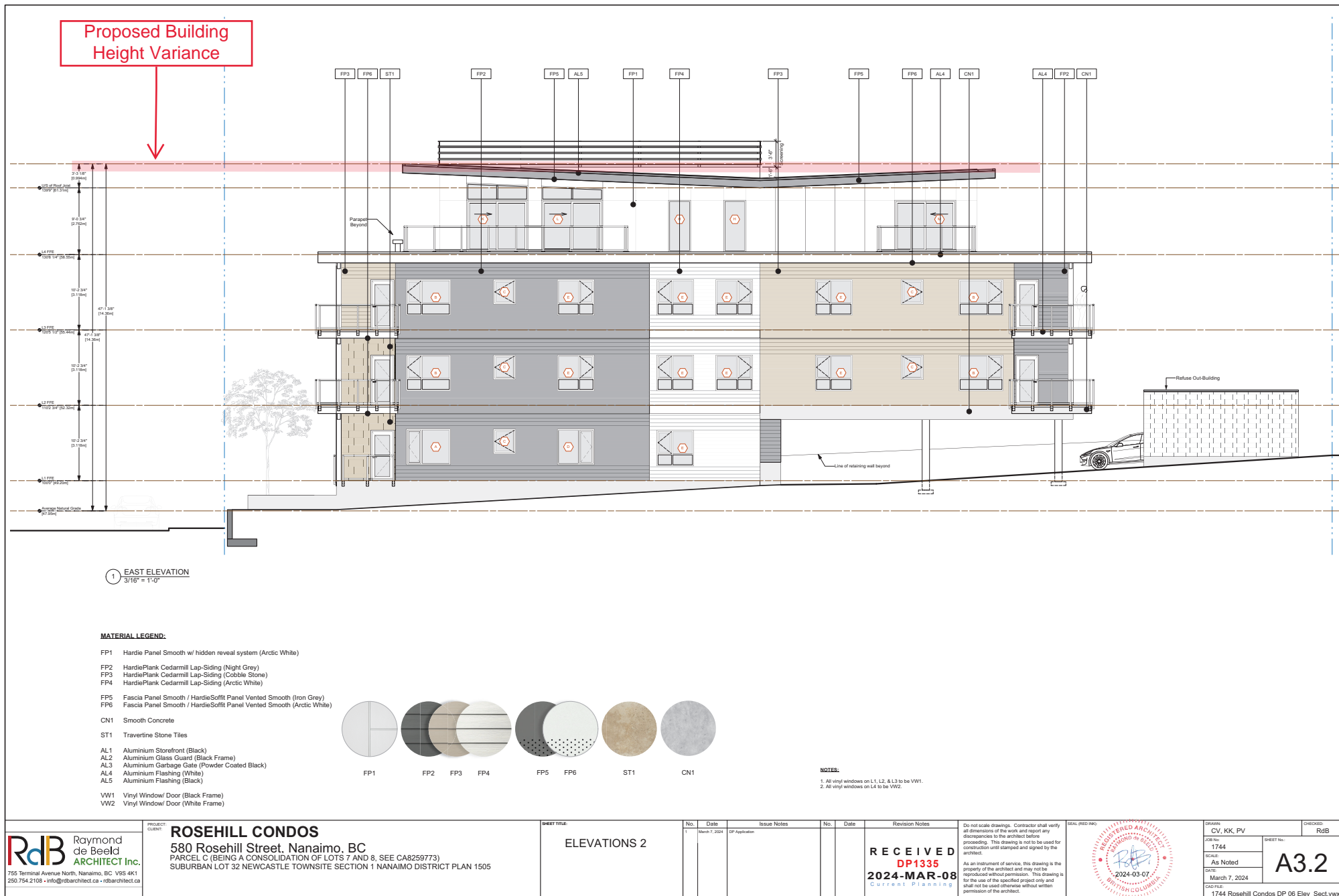
No. 1 Date March 7, 2024 GP Application

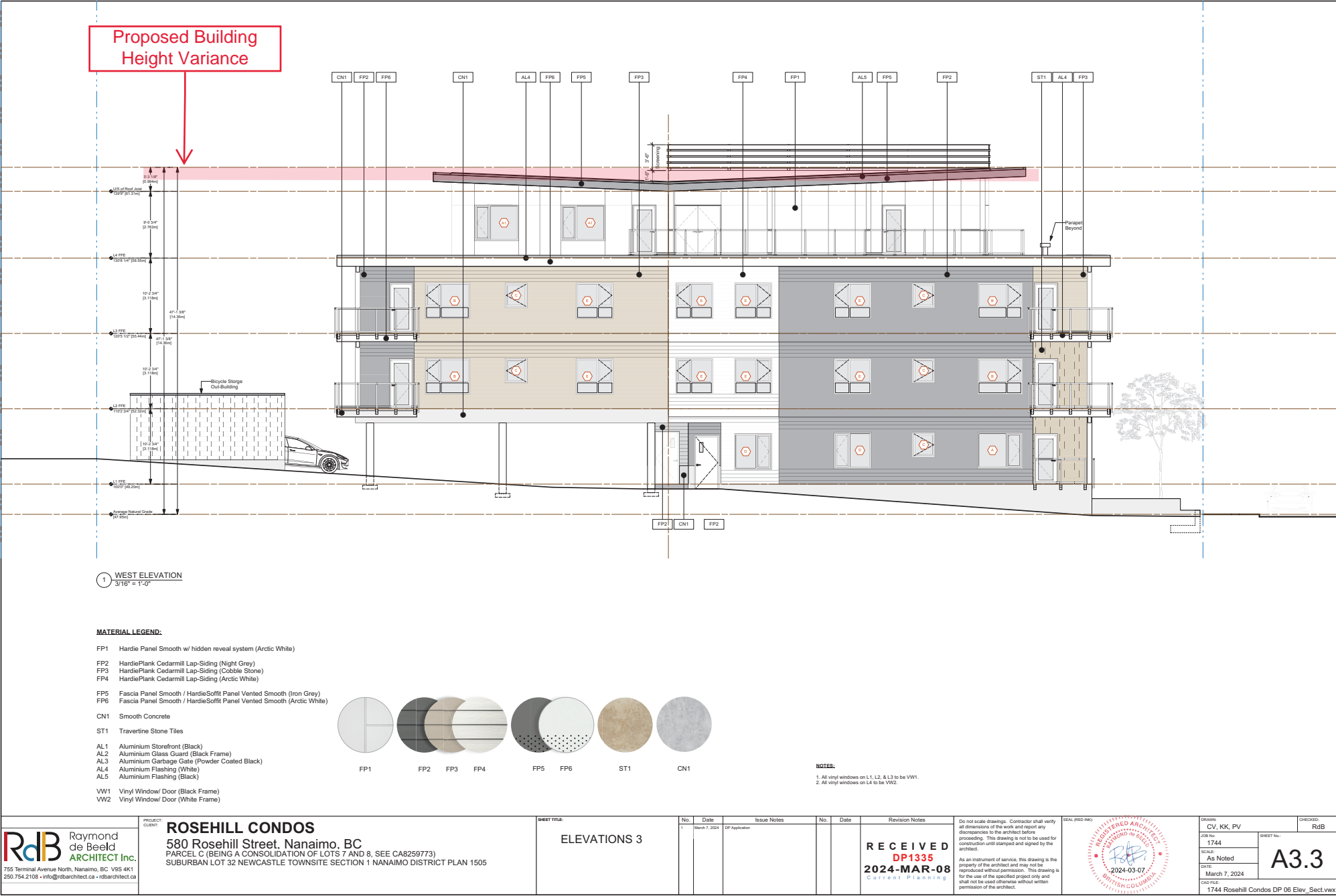
No. 1 Date March 7, 2024 GP Application

**RECEIVED**  
**DP1335**  
**2024-MAR-08**  
Current Planning

REGISTERED ARCHITECT  
BRITISH COLUMBIA  
2024-03-07

DRAWN: CV, KK, PV  
JOB No: 1744  
SCALE: As Noted  
DATE: March 7, 2024  
SHEET No.: **A3.1**  
1744 Rosehill Condos DP 06 Elev. Sect.vwx







# ATTACHMENT E LANDSCAPE PLAN AND DETAILS

LANARC

NANAIMO  
405-256 Wallace Street, Nanaimo, BC V9R 5B3  
Tel (778) 752-4800  
www.lanarcconsultants.ca

FOR DEVELOPMENT PERMIT  
Issued

PV JZ 24.03.07  
By Appl Y1.0303.00

Permit-Scale  
ROSEHILL CONDOS

580 ROSEHILL STREET,  
NANAIMO BC

Project  
LANDSCAPE CONCEPT  
PLAN

Title RECEIVED  
DP1335  
2024-MAR-08  
Current Planning

18095 Scale  
Project No.

L1.1  
Drawing No. Permit No. Revision

1 of 1

## DESIGN NARRATIVE

**LOWER TERRACE PLANTING:**  
The planted lower terrace reduces the height of the retaining wall, resulting in a more comfortable environment for pedestrians traveling on the adjacent sidewalk. The planting palette includes evergreen shrubs, ornamental grasses and flowering perennials to cascade over the lower wall.

**SOUTH PATIO PLANTING:**  
The front patio planting frames the view of the building from the street, and creates a low, all season garden for residents in the ground floor units. The airy deciduous Japanese maples cast dappled shade over the patio areas. This creates a cooler microclimate in the hot summer months, while allowing sunlight to pass through in the winter. The low shrub and perennial borders maintain views between the street and building.

**WEST FOUNDATION PLANTING:**  
A low, shade tolerant planting bed follows the west walkway. Evergreen species create all season foliage.
















**EAST RAIN GARDEN INFILTRATION PLANTING:**  
The east rain garden filters stormwater from the parking lot. Plant species are shade tolerant and can survive wet and dry conditions.

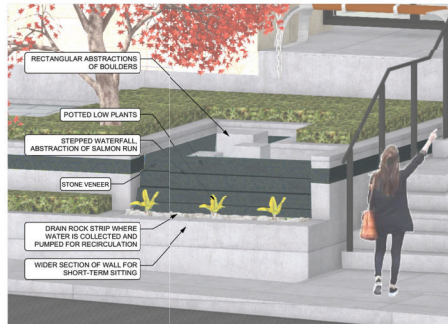
**PARKING LOT INFILTRATION BEDS:**  
The parking lot planting beds create shade and all-season interest, while conveying stormwater runoff into the east rain garden. Evergreen species are balanced by deciduous shrubs with colourful branches or berries to provide interest in the winter. Columnar spruce trees frame the building and maples with a wider canopy provide shade over the uncovered section of the parking lot.

**GREEN ROOF PLANTING:**  
The extensive green roof consists of a sedum mat with perennial accent plantings to provide a visual amenity to building residents in the level 4 amenity area. The plant material will reduce the local urban heat island effect and provide habitat for pollinator insects and birds.

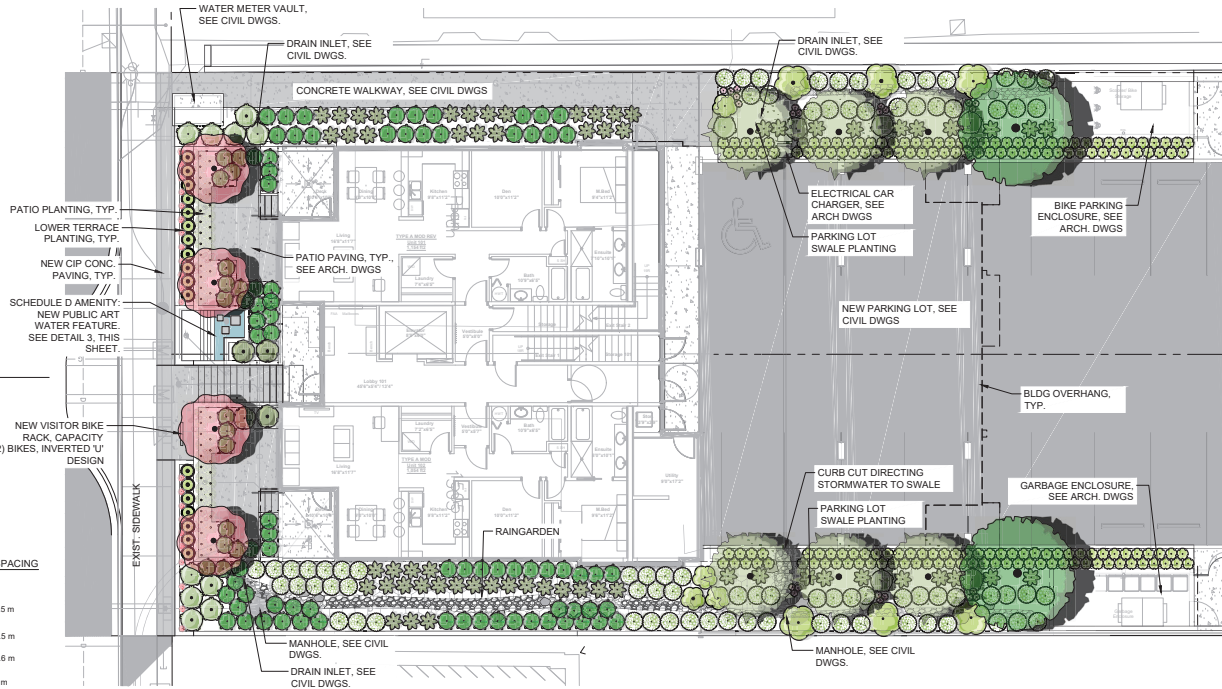
**PUBLIC ART WATER FEATURE:**  
The water feature provides an abstract interpretation of a salmon run, paying tribute to the volunteer efforts of Nanaimo residents in 2007 in constructing the Coho salmon side-channel in the nearby Millstone River.

## PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
TREES						
	AT	Acer palmatum 'Emperor 1'	Emperor 1 Japanese Maple	6cm Cal.	B&B or Pot	NEW RAI (2) BIKES.
	AA	Acer x freemanii 'Jeffery' TM	Autumn Blaze Freeman Maple	6cm Cal.	B&B or Pot	
	TM	Taxodium distichum 'Mickelson' TM	Shawnee Brave Bald Cypress	2m Ht.	B&B or Pot	
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
SHRUBS						
	AC	Arbutus unedo 'Compacta'	Dwarf Strawberry Tree	2 gal.	Pot	1.5 m
	AV	Arctostaphylos uva-ursi 'Vancouver Jade'	Vancouver Jade Kinnikinnick	10 cm	Pot	0.5 m
	CA	calamagrostis x acutiflora	Feather Reed Grass	1 gal.	Pot	0.6 m
	CK	Cornus sericea 'Kelsey'	Kelsey Dwarf Redtwig Dogwood	1 gal.	Pot	1 m
	IO	Iris tenax	Oregon Iris	10 cm	Pot	0.3 m
	LP	Lonicera pileata	Privet Honeysuckle	1 gal.	Pot	1 m
	MN	Mahonia nervosa	Oregon Grape	1 gal.	Pot	0.8 m
	PS	Phlox subulata	Creeping Phlox	1 gal.	Pot	0.3 m
	PM	Polystichum munifolium	Western Sword Fern	1 gal.	Pot	0.8 m
	SM	Stipa tenuissima	Finestem Needlegrass	1 gal.	Pot	0.5 m
	SA	Symphoricarpos albus	Common White Snowberry	1 gal.	Pot	0.8 m
	TH	Taxus x media 'Hilli'	Yew	3 gal.	Pot	1 m



2 PUBLIC ART WATER FEATURE CONCEPT



1 LANDSCAPE CONCEPT PLAN

SCHEDULE D AMENITY: EXTENSIVE GREEN ROOF, 108mm DEPTH GROWING MEDIUM, PLANTED WITH PREGROWN SEDUM MAT AND NATIVE FLOWERING PERENNIAL ACCENT PLANTS

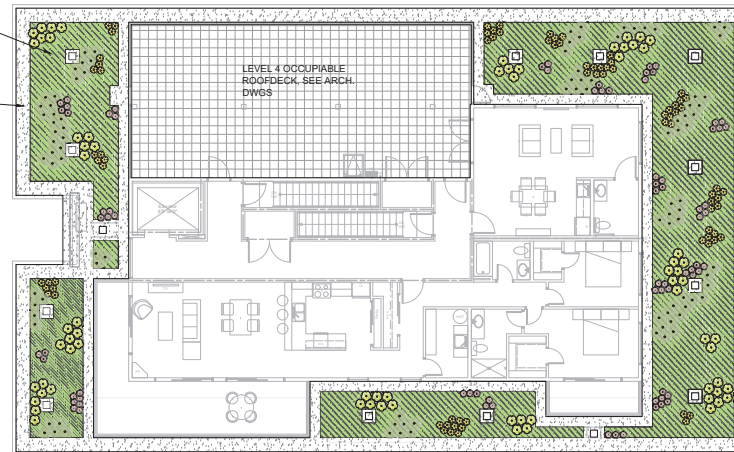
DRAIN ROCK STRIP CONTAINING GREEN ROOF IRRIGATION LATERALS AND SPRAY HEADS

## GREEN ROOF PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
GREEN ROOF					
	AM2	Armeria maritima	Sea Thrift	10 cm	Pot
	EL2	Eriophyllum lanatum	Woolly Sunflower	10 cm	Pot
	EC2	Eschscholzia californica	California Poppy	10 cm	Pot
	FR2	Festuca rubra	Red Fescue	10 cm	Pot
	COLUMBIA GREEN "COLOR MAX" PLANT MIX. PREGROWN SEDUM TILES				

## IRRIGATION

THE PLANT SPECIES SELECTED ARE DROUGHT TOLERANT AND WILL BE WATERED BY A LOW-FLOW DRIP OR LOW PRECIPITATION RATE SPRAY IRRIGATION SYSTEM.  
THE GREEN ROOF PLANTINGS WILL BE IRRIGATED BY A LOW PRECIPITATION RATE SPRAY SYSTEM.



3 GREEN ROOF CONCEPT PLAN