

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family residential infill development at 116 Pryde Avenue.

Recommendation

That Council issue Development Permit No. DP1342 for a multi-family residential infill development at 116 Pryde Avenue with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-SEP-09.

BACKGROUND

A development permit application, DP1342, was received from Joyce Reid Troost Architecture, on behalf of 1392056 BC Ltd., to permit a 17-unit multi-family residential development.

Subject Property and Site Context

The subject property is located in the Northfield area and is primarily flat. The property currently contains a single family dwelling and a number of large deciduous trees.

The surrounding area is zoned for increased density but currently includes low-density residential development including single family dwellings, duplexes, and secondary suites. Commercial uses located nearby along Bowen Road include retail spaces, offices, and restaurants. Nuutsumut Lelum housing complex, Bowen Park, and the Millstone River are located to the east, approximately 200m from the proposed development.

DISCUSSION

Proposed Development

The applicant is proposing to construct a new multi-family residential development with 17 rental units. The proposed building will include three storeys of residential space with underbuilding parking. The units will include 11 studio units and six one-bedroom, two of which are accessible units and will range in size from 40m² to 55m². The total proposed Gross Floor Area (GFA) is 1,013m² and the proposed Floor Area Ratio (FAR) is 0.99, which is below the maximum allowable FAR of 1.00 in the COR1 zone.

Site Design

The proposed building is centrally located on the lot, with vehicle access from Bartlett Street and secured parking located under the building. Additional surface parking is proposed adjacent to the building and covered short-term bicycle parking is provided near the main pedestrian entrance fronting Pryde Avenue. Walkways are proposed throughout the site to facilitate pedestrian circulation to the amenity area and the underbuilding parking area. Along Pryde Avenue (west), a 2.5m Statutory Right-of-Way (SRW) will be secured to accommodate road widening and the required frontage works.

Building Design

The proposed building is four storeys, including the under-building parking for vehicles and bicycles and three levels dedicated to residential units. The residential storeys are accessible via elevator and stairs and the units will include a private weather-protected balcony with glass railings. A refuse room, which will accommodate a three-stream waste management system, is located within the building. Exterior building materials include cementitious panels; lap siding in horizontal and vertical orientations; and, board and batten. Wood elements are proposed to add visual interest to the building entrance and provide privacy for the balconies. The building is well-articulated with contrasting colours and recessed areas to reduce apparent building mass. All windows and doors have black trim and elements of the building project above the roofline to provide visual interest and differentiate between units. The proposed building height is 15m. An additional 4m (up to 18m) of height is permitted where at least 75% of the required parking area is located below or beneath a building.

Landscape Design

Landscape buffers are proposed along the north, south, and west property lines, complete with trees, shrubs, groundcover plantings, and perennials. Large shrubs are proposed along the east property line to screen the parking area from neighbouring properties. Outdoor amenity space is proposed adjacent to the main pedestrian entrance along Pryde Avenue, complete with outdoor seating, plants, and a bicycle rack. A planted raingarden is located along the north and south property lines and the proposed wood privacy fence will assist in screening the parking area from adjacent properties. Bollard lighting is proposed throughout the site, including along the landscape buffer and pedestrian walkways.

The proposed residential infill development substantially meets the intent of the General Development Permit Area Design Guidelines by utilizing projections and recesses to create building interest, providing screened parking areas and pedestrian connections, and integrating existing vegetation into the proposed landscape design.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2024-MAY-23, accepted DP1342 as presented with support for the proposed variances and provided the following recommendations:

1. Consider ways to provide weather protection over the top floor balconies;
2. Consider providing more amenity space inside or on the rooftop;
3. Consider increasing the length of parking stall #8 to match stall #9; and,
4. Consider adding columnar trees along the north property line to improve privacy.

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

- Addition of weather protection for all balconies;
- Creation of an additional amenity space at the corner of Pryde Avenue and Bartlett Street, complete with outdoor seating, plantings, and bicycle parking;
- Revised the parking layout; and,
- Incorporated additional trees into the landscape design.

Further revisions include the addition of weather protection to the short-term bicycle parking area, increased glazing to emphasize the building entrance, and improved site lighting for pedestrians.

Proposed Variances

Required Parking

The minimum required parking for the proposed development requires 19 off-street vehicle parking spaces. A total of 16 parking spaces are proposed, a requested variance of three spaces.

The maximum permitted percentage of small car parking is 40%. A total of 50% of the parking is proposed to be small car parking, a requested variance of 10% (two spaces).

Staff support the proposed variances, which meets the City of Nanaimo Policy for Consideration of a Parking Variance, as various amenities, including parks, community services (restaurants, recreation facilities, retail), and schools are within walking distance or accessible via nearby transit services on Bowen Road. Both primary and secondary active mobility routes are located throughout the area and bicycle lanes and multi-use pathways are located nearby. |

SUMMARY POINTS

- Development Permit Application No. DP1342 is for a 17-unit multi-family residential infill development.
- The proposed design substantially meets the intent of the General Development Permit Area Design Guidelines.
- Variances are requested to reduce the number of required parking spaces and increase the allowable small car parking.
- Staff support the proposed parking 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 Renderings
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

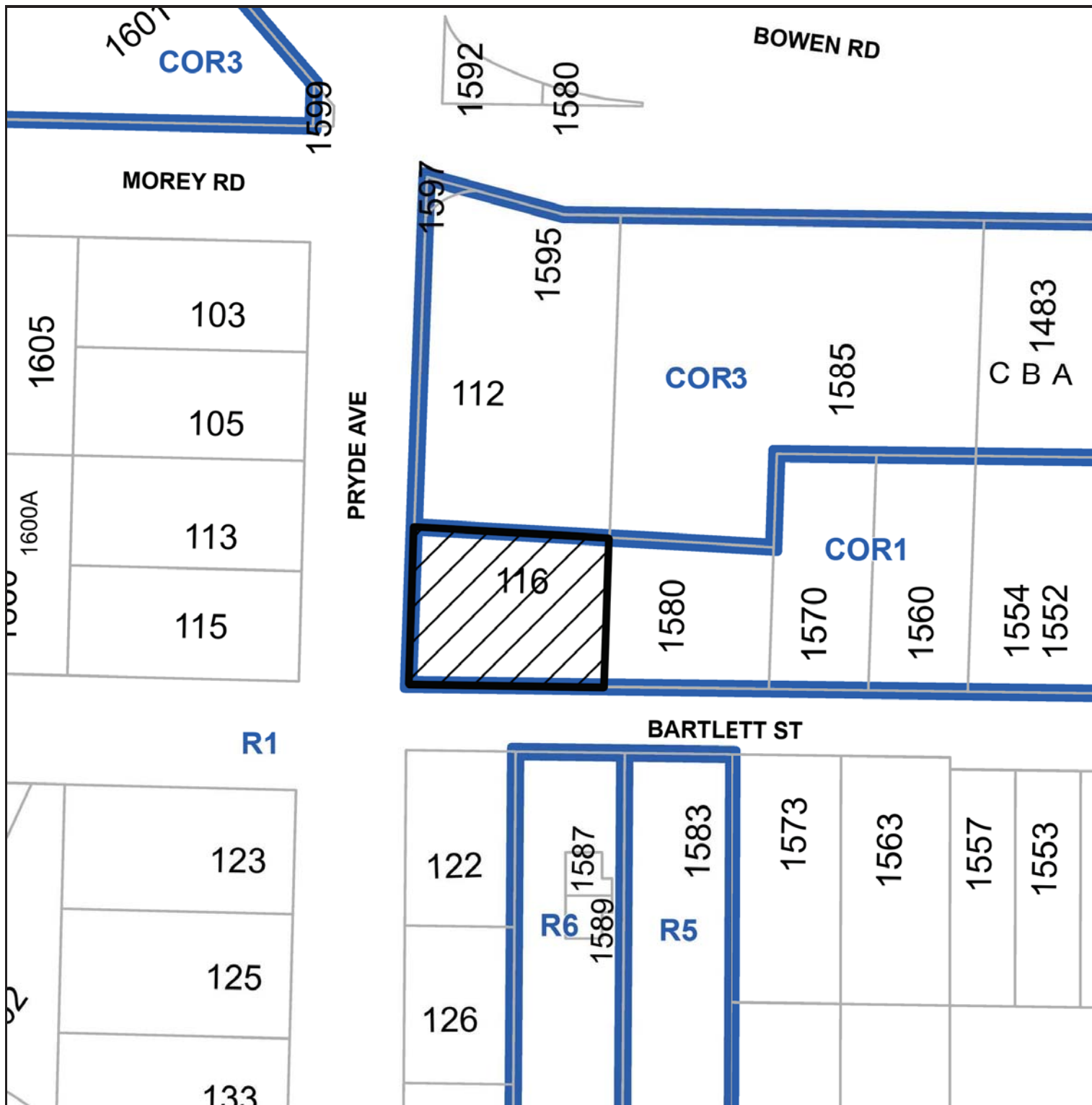
The “City of Nanaimo Off-Street Parking Regulations Bylaw 2018 No. 7266” is varies as follows:

1. *Section 7.1 Multiple Family Dwelling Parking* – to reduce the minimum number of required off-parking spaces from 19 to 16.
2. *Section 4.3 Small Car Spaces* – to increase the maximum allowable percentage of off-street small car parking from 40% to 50%.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plan, prepared by Joyce Reid Troost Architecture, dated 2024-AUG-02 as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by prepared by Joyce Reid Troost Architecture, dated 2024-AUG-06, as shown on Attachment D.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2024-JUL-15, as shown on Attachment F.
4. The registration of a 3m Statutory Right-of-Way, along the west property line, prior to Building Permit issuance.

ATTACHMENT B SUBJECT PROPERTY MAP



116 PRYDE AVENUE

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

MATERIAL LEGEND

- 01** Windows Black
- 02** HARDIE Panel Gray Slate
- 03** HARDIE Panel Iron Gray
- 04** HARDIE Board & Batton Night Gray
- 05** Woodtone Sand Castle
- 06** HARDIE 7" Lap Siding Arctic White



WEST ELEVATION | FRONT ELEVATION | Scale 3/16" = 1' |

(Facing Pryde Avenue)



EAST ELEVATION | REAR ELEVATION | Scale 3/16" = 1' |

JOYCE REID TROOST ARCHITECTURE
 2515 GLENAYR DRIVE
 NANAIMO, BC V9S 3E9
 joyce@jrtarchitecture.com
 250.714.8749
 jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND
 PLANNING OF CONSTRUCTION SPECIFIED
 HEREIN ARE THE EXCLUSIVE PROPERTY OF
 JOYCE REID TROOST ARCHITECTURE. ALL
 COMMERCIAL COPY AND PROPRIETARY RIGHTS
 ARE HEREBY RESERVED. THEY ARE NOT
 TO BE REPRODUCED, COPIED, REPRODUCED, OR
 USED FOR ANY PURPOSES WITHOUT WRITTEN
 PERMISSION FROM JOYCE REID TROOST
 ARCHITECTURE. IN THE EVENT OF ANY
 UNAUTHORIZED USE OF THESE PLANS BY A
 THIRD PARTY, THE THIRD PARTY SHALL
 HOLD JOYCE REID TROOST ARCHITECTURE
 HARMLESS.



116 PRYDE MULTI FAMILY
 116 PRYDE AVE, NANAIMO, BC

CLIENT
 BC 1392056

REV DATE	NUMBER	DESCRIPTION
2024-08-19	01	ISSUE FOR PERMIT
2024-08-19	02	NO CHANGES
2024-08-19	03	NO
2024-08-19	04	NO
2024-08-19	05	NO
2024-08-19	06	NO
2024-08-19	07	NO
2024-08-19	08	NO
2024-08-19	09	NO
2024-08-19	10	NO

DATE: OCTOBER 11, 2023
 SCALE: SEE DRAWING
RECEIVED
DP1342
2024-AUG-19
 DRAWN BY: JRT | DRAWN BY: JRT

ELEVATIONS
A200



NORTH ELEVATION | SIDE ELEVATION | Scale 3/16" = 1' |



SOUTH ELEVATION | SIDE ELEVATION | Scale 3/16" = 1' |

(Facing Bartlett Street)

	JOYCE REID TROOST ARCHITECTURE 2515 GLENHAYR DRIVE NANAIMO, BC V9S 3E9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	THE DRAWINGS, DESIGN IDEAS AND FINISHED OR CONCEPTUAL WORK HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. ALL COMMERCIAL AND PROPRIETARY 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 HOLD JOYCE REID TROOST ARCHITECTURE HARMLESS.	ARCH. STAMP 	<h2>116 PRYDE MULTI FAMILY</h2> <p>116 PRYDE AVE, NANAIMO, BC</p>	CLIENT BC 1392056	<table border="1" style="width: 100%; border-collapse: collapse; font-size: 8px;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>01</td> <td>2024-08-19</td> <td>01</td> <td>ISSUE FOR PERMIT</td> </tr> <tr> <td>02</td> <td>2024-08-19</td> <td>02</td> <td>REVISED PERMIT</td> </tr> <tr> <td>03</td> <td>2024-08-19</td> <td>03</td> <td>REVISED PERMIT</td> </tr> <tr> <td>04</td> <td>2024-08-19</td> <td>04</td> <td>REVISED PERMIT</td> </tr> <tr> <td>05</td> <td>2024-08-19</td> <td>05</td> <td>REVISED PERMIT</td> </tr> <tr> <td>06</td> <td>2024-08-19</td> <td>06</td> <td>REVISED PERMIT</td> </tr> </tbody> </table>	REV	DATE	NUMBER	DESCRIPTION	01	2024-08-19	01	ISSUE FOR PERMIT	02	2024-08-19	02	REVISED PERMIT	03	2024-08-19	03	REVISED PERMIT	04	2024-08-19	04	REVISED PERMIT	05	2024-08-19	05	REVISED PERMIT	06	2024-08-19	06	REVISED PERMIT	DATE OCTOBER 11, 2023 SCALE SEE DRAWING <div style="border: 1px solid black; padding: 2px; text-align: center; font-weight: bold;"> RECEIVED DP1342 2024-AUG-19 11:00 AM </div> DRAWN BY: JRT DRAWN BY: JRT	ELEVATIONS <h1>A201</h1>
	REV	DATE	NUMBER	DESCRIPTION																																
01	2024-08-19	01	ISSUE FOR PERMIT																																	
02	2024-08-19	02	REVISED PERMIT																																	
03	2024-08-19	03	REVISED PERMIT																																	
04	2024-08-19	04	REVISED PERMIT																																	
05	2024-08-19	05	REVISED PERMIT																																	
06	2024-08-19	06	REVISED PERMIT																																	

ATTACHMENT E BUILDING RENDERINGS



FRONT VIEW FROM PRYDE AVE



FRONT VIEW FROM PRYDE AVE



REAR VIEW OF BUILDING, EAST



REAR VIEW OF BUILDING, WEST

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

THE DRAWINGS, DESIGN IDEAS AND
 RENDERINGS OF CONSTRUCTION SHOWN
 HEREIN ARE THE EXCLUSIVE PROPERTY OF
 JOYCE REID TROOST ARCHITECTURE. ALL
 COPYRIGHT AND PROPERTY RIGHTS
 ARE EXPRESSLY RESERVED. THEY ARE NOT
 TO BE REPRODUCED, COPIED, REPRODUCED, OR
 USED FOR ANY PURPOSES WITHOUT THEY
 BEING ASSIGNED TO A THIRD PARTY
 WITHOUT EXPRESS 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 ARCHITECT RESPONSIBLE.



116 PRYDE MULTI FAMILY
 116 PRYDE AVE, NANAIMO, BC

CLIENT
 BC 1392056

REV. DATE	NUMBER	DESCRIPTION
2024-08-19	01	ISSUE FOR PERMIT
2024-08-19	02	FOR COMMENTS
2024-08-19	03	REV
2024-08-19	04	FOR COMMENTS
2024-08-19	05	FOR REV

DATE: OCTOBER 11, 2023
 SCALE: SEE DRAWING
RECEIVED
DP1342
2024-AUG-19
 DRAWN BY: JRT DRAWN BY: JRT

PERSPECTIVES
A300



CORNER VIEW, PRYDE AND BARTLETT STREET



VIEW FROM BARTLETT STREET



AERIAL VIEW OF SITE (FRONT/ NORTH SIDE)



AERIAL VIEW OF SITE (REAR/ SOUTH SIDE)

JOYCE REID TROOST ARCHITECTURE
 2515 GLENAYR DRIVE
 NANAIMO, BC V9S 3E9
 joyce@jrtarchitecture.com
 250.714.8749
 jrtarchitecture.com

THE DRAWINGS, DESIGN IDEAS AND
 PLANS ARE THE EXCLUSIVE PROPERTY OF
 JOYCE REID TROOST ARCHITECTURE. ALL
 COMMERCIAL AND PROPRIETARY RIGHTS
 ARE EXPRESSLY RESERVED. THEY ARE NOT
 TO BE REPRODUCED, COPIED, REPRODUCED, OR
 USED FOR ANY PURPOSES WITHOUT WRITTEN
 PERMISSION FROM JOYCE REID TROOST
 ARCHITECTURE. ANY UNAUTHORIZED USE OF
 THESE PLANS BY A THIRD PARTY, THE THIRD
 PARTY SHALL NOT HOLD JOYCE REID
 TROOST ARCHITECTURE RESPONSIBLE.



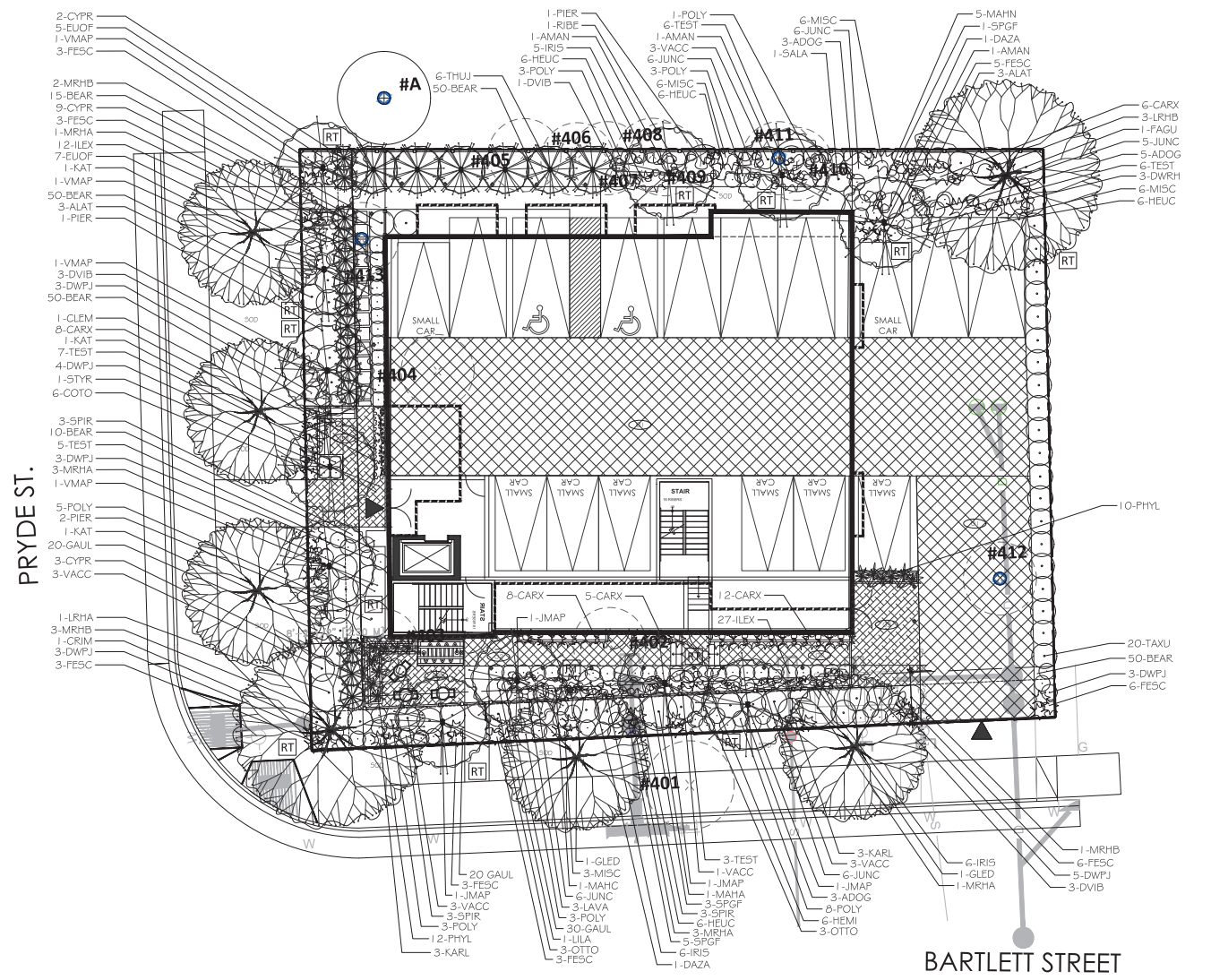
116 PRYDE MULTI FAMILY
 116 PRYDE AVE, NANAIMO, BC

CLIENT
 BC 1392056

REV DATE	NUMBER	DESCRIPTION
2024-08-19	01	ISSUE FOR PERMIT
2024-08-19	02	REVISED PERMIT
2024-08-19	03	REVISED PERMIT
2024-08-19	04	REVISED PERMIT
2024-08-19	05	REVISED PERMIT
2024-08-19	06	REVISED PERMIT
2024-08-19	07	REVISED PERMIT
2024-08-19	08	REVISED PERMIT
2024-08-19	09	REVISED PERMIT
2024-08-19	10	REVISED PERMIT

DATE: OCTOBER 11, 2023
 SCALE: SEE DRAWING
RECEIVED
DP1342
2024-AUG-19
 DRAWN BY: JRT DRAWN BY: JRT

PERSPECTIVES
A301



PLANT LIST

	Key	Quantity	Common Name	Latin Name	Size	
Trees	JMAP	4	Japanese Maple	Acer palmatum var. 'Bloodgood'	6cm Cal.	
	VMAP	4	Vine Maple (H)	Acer circinnatum	6cm Cal.	
	GLD	2	Honey Locust	Gleditsia tinctoria var. 'Shade Master'	6cm Cal.	
	FAGU	1	Columnar Purple Beech	Fagus sylvatica var. 'Dawyko Purple'	6cm Cal.	
	CRIM	1	Crimson King Maple	Acer glaberrimo var. 'Crimson King'	5cm Cal.	
	KAT	3	Katsura Tree	Crocodaphnum japonicum	6cm Cal.	
	AMAN	3	Amanogawa Flowering Cherry	Prunus serrulata var. 'Amanogawa'	6cm Cal.	
	STYR	1	Japanese Snowbell	Styrax japonica	6cm Cal.	
	Large Shrubs	PIER	4	Lily of the Valley Shrub (F)	Pieris japonica var. 'Forest Flame'	#5 Pot
		LRHA	1	Rhododendron (N)	Rhododendron var. 'Macrophyllum'	#5 Pot
LRHB		3	Rhododendron	Rhododendron var. 'Anah Kruschke'	#5 Pot	
THUJ		6	Upright Cedar	Thuja occidentalis var. 'Smaragd'	1.5m Ht.	
MAHA		1	Oregon Grape	Mahonia aquifolium	#5 Pot	
Medium Shrubs		MAHC	1	Dwarf Oregon Grape (N,P,F)	Mahonia aquifolium var. 'Compacta'	#2 Pot
		MRHA	6	Rhododendron	Rhododendron var. 'Uniqua'	#2 Pot
		RIBE	1	Red Flowering Currant (N,P)	Ribes sanguineum var. 'King Edward'	#2 Pot
		MRHB	6	Rhododendron	Rhododendron var. 'Fantastica'	#2 Pot
		DVIB	7	David Viburnum (F)	Davidi Viburnum	#2 Pot
	ALAT	6	Dwarf Burning Bush	Ecnomys alata var. 'Fireball'	#2 Pot	
	VACC	13	Evergreen Huckleberry	Vaccinium ovatum var. 'Thunderbriaf'	#2 Pot	
	LILA	1	Blooming Lilac	Syringa var. 'Bloomingang'	#2 Pot	
	DAZA	2	Deciduous azalea	Azalea x 'Western Lights'	#2 Pot	
	SALA	1	Salal	Gaultheria shallon	#1 Pot	
Small Shrubs	EUFQ	12	Creeping Eucyrtos	Eucyrtos fortunei var. 'Emerald 4 Gold'	#1 Pot	
	DWJF	21	Dwarf Lily of the Valley Shrub (F)	Pieris japonica var. 'Fetide'	#1 Pot	
	POLY	26	Scand Fern (H)	Polystichum munitum	#1 Pot	
	ADOG	11	Dwarf Red Tang Dogwood (N)	Cornus sericea 'Arctic Pine'	#1 Pot	
	SPJK	9	Shirobana Spirea (F)	Spirea japonica 'Shirobana'	#1 Pot	
	MAHN	5	Cascade Oregon Grape (F,N)	Mahonia nervosa	#1 Pot	
	SPGF	9	Gold Flame Spirea (F)	Spirea bumalda var. 'Gold Flame'	#1 Pot	
	ILEX	39	Dwarf False Holly	Ilex crenata convexa	#1 Pot	
	DWRH	3	Dwarf Rhododendron	Rhododendron var. 'Bow Bells' & 'Jock'	#1 Pot	
	Ground Covers	BEAR	225	Bearberry (N)	Arctostaphylos uva-ursi var. 'Vancouver Jade'	5P4
COTO		6	Creeping Cotoneaster (F)	Cotoneaster dammeri	5P4	
GALL		70	Wintergreen (N)	Gaultheria procumbens	5P4	
Vines	CLEM	1	Clematis sp. (F)	Clematis Vine	#5 Pot	
Perennials	HEMI	6	Dwarf Daylily (F)	Hemerocallis var. 'Stella d'Oro'	5P5	
# Grasses	HEUC	24	Coral Bells (N)	Heuchera mcorantha var. 'Bronsingham Bronze'	5P5	
	IRIS	17	Sweet Iris	Iris pallida var. 'Aureo - Variegata'	5P5	
	CARX	39	Japanese Sedge	Carex morrowii 'Ice Dance'	5P5	
	FESC	31	Blue Fescue	Festuca ovina glauca 'Elyah Blue'	#1 Pot	
	JUNC	29	Common Rush (N)	Juncus effusus	5P5	
	TEST	27	Flame Sedge	Carex testacea	#1 Pot	
	LAVA	3	Lavender (F,P)	Lavandula angustifolia	#1 Pot	
	MISC	21	Maiden Hair Grass	Miscanthus sinensis	5P5	
	KARL	6	Feather Reed Grass	Calamagrostis acutifolia var. 'Karl Foerster'	5P5	
	PHYL	22	Golden Bamboo	Phyllo stachys aurea	#1 Pot	

Notes:
 - *P - Pollinator *N - Native *F - Food Bearing
 - All landscape work to conform with D.C.S.L.A. / B.C.N.T.A. standard specification.
 - All areas to be irrigated with an automatic underground system.

4★SITE
 LANDSCAPE ARCHITECTURE
 AND SITE PLANNING 250.508.7885

THE DRAWING DESIGN IDEAS AND PLANES BY CONSULTING ENGINEER HEREBY ARE THE SOLE AND EXCLUSIVE PROPERTY OF 4★SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING. ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED AND NOT TO BE REPRODUCED, STORED, TRANSMITTED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF 4★SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING. THIS DRAWING IS A PROFESSIONAL DESIGN DRAWING AND IS NOT TO BE REPRODUCED OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF 4★SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING.

ARCH. STAMP

116 PRYDE APARTMENTS
 NANAIMO, BC

RECEIVED
DP1342
2024-AUG-06
 Current Planning

CLIENT
 BRYN EDWARDS

REV. DATE	NUMBER	DESCRIPTION
MAR 26, 2024	01	PRELIM LANDSCAPE PLAN
MAR 26, 2024	02	REVISED LANDSCAPE PLAN
JULY 15, 2024	03	REVISED PER. FOR SUBMISSION

DATE: JULY 15, 2024
 SCALE: 1:100
 PLANNING PLAN
L2
 DRAWN BY: RF