

DATE | December 16, 2025 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1385 – 952**
WENTWORTH STREET



Proposal:

A 4-unit residential building

Zoning:

R14 – Old City Low Density
(Fourplex) Residential

City Plan Land Use Designation:

Old City Neighbourhood

Development Permit Area:

DPA8 – Form & Character

Lot Area:

975m²



OVERVIEW

Purpose of Report

To present for delegated approval, a development permit application for a multi-family residential development at 952 Wentworth Street.

Recommendation

That Development Permit No. DP1385 be issued for a multi-family residential building at 952 Wentworth Street with variances as outlined in the “Proposed Variances” section of the Delegated Approval Report dated 2025-DEC-16.

BACKGROUND

A development permit application, DP1385, was received from Anderson Greenplan Ltd., on behalf of Shell Beach Holdings Inc., for a two-storey multi-family residential building with four dwelling units at 952 Wentworth Street. A form and character development permit is required because the project is in the Old City Neighbourhood and variances are requested.

Subject Property & Site Context

The subject property is located in the Old City Neighbourhood on the north side of Wentworth Street between Pine Street and Machleary Street. A lane runs along the east property line and connects Wentworth Street with Campbell Street. There was previously a single residential dwelling on the property that was demolished in 2016. The property is presently vacant and is relatively flat.

The surrounding neighbourhood consists of predominantly single-family homes with some smaller multi-family residential buildings. Nearby amenities include Sid Clark Gyro Park, approximately 75m to the east, Fairview Elementary School, approximately 360m to the west, and the Old City Quarter shopping area, approximately 500m to the southeast.

DISCUSSION

Proposed Development

The applicant is proposing a two-storey multi-family fourplex building with four three-bedroom units. The proposed gross floor area is 616m² and the total Floor Area Ratio (FAR) is 0.63. There is no maximum FAR in the R14 zone but development in this zone is regulated by maximum building height, minimum building setbacks, and maximum lot coverage.

Site Design

The site is arranged with all vehicle access coming directly from the lane. The four units will be side-by-side with one unit's front door facing Wentworth Street, and the other three units facing the lane. All required vehicle parking (seven spaces) will be provided on-site with all units containing a single-car garage, one space available on the driveway in front of one unit, and two additional spaces accessed from the lane on the north side of the building. Long-term bicycle

parking and waste collection storage is proposed in the garage for three of the units, and in an accessory building at the rear of the property for the last unit.

The existing lane width of approximately 3.65m is less than the City's current standard width of 7.0m. Pavement width of 1.5m is proposed along the east property line, adjacent to the lane, to accommodate pedestrian access to the units facing the lane and to provide additional space for vehicle movement.

Building Design

The proposed building design presents a residential character in compliance with the applicable Form & Character Design Guidelines with gables, ground-level patios, and a mix of board-and-batten and lap siding. The second storey is stepped back from the ground storey to break up the vertical massing. On the east elevation, facing the lane, the building is articulated to differentiate units, with the middle two units recessed further from the lane than the end units. Exterior cladding materials consist of clay-coloured vinyl board-and-batten siding, green shades of vinyl lap siding, and cedar shingle gable ends. The proposed building height of 6.80m is less than the maximum permitted building height of 7.75m in the R14 zone (measured to the midpoint of the roof slope). The proposed accessory building will be finished with exterior materials to match the principal building.

Landscape Design

Private lawns are proposed in the rear yards of each unit, as well as in front of the two middle units. Shrubs and hedging are proposed along the street frontage including ornamental species such as Portuguese laurel and green spire euonymus.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2025-JUN-12, accepted DP1385 as presented and provided the following recommendations:

- Consider adding lighting along the laneway to highlight unit entrances;
- Consider reducing the variety of window types;
- Consider ways to break up the roofline to individualize each unit;
- Consider variety and colour or material orientation to individualize units;
- Consider opportunities to use more traditional materials;
- Consider opportunities to incorporate more traditional heritage features, such as widening trim, Craftsman-style doors, and cedar railings;
- Consider adding one tree to each backyard;
- Consider tree species placement in relation to site characteristics; and
- Consider using screening in place of narrow lawn strips along driveways.

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

- Adding exterior wall-mounted residential lighting;
- Adjusting window styles with enhanced window trims on the Wentworth Street elevation;
- Revising the colour scheme in character with the surrounding neighbourhood context;
- Substituting tree species and adding trees in the rear yards for each unit; and

- Replacing the lawn facing Wentworth Street with a landscape buffer in character with the Old City Neighbourhood.

Proposed Variances

Maximum Lot Coverage

The maximum permitted lot coverage in the R14 zone is 40%. The proposed lot coverage is 43.3%.

The applicant has requested a lot coverage variance in order to accommodate a functional side-by-side fourplex with an orientation facing the lane while maximizing the site. The lot coverage includes the proposed accessory building for bicycle storage and waste collection receptacles.

Maximum Small Car Parking

The maximum permitted percentage of small car parking spaces is 40.0% (3 spaces). The proposed amount of small car parking spaces is 57.2% of the proposed parking (4 spaces). No variance to the required number of parking spaces is requested.

Due to the width of the lot and the orientation of the units, four of the parking spaces will be reduced in width to small car dimensions in order to accommodate a functional living space on the unit ground levels and additional storage (for waste collection receptacles and bicycle parking) in three of the four units. An additional parking space in the driveway for one of the middle units will be reduced in size to account for the required vehicle turning radius from the lane. The small car space dimensions can accommodate most standard size vehicles.

Staff support the proposed variances that will allow for a modest infill development of a fourplex in the Old City Neighbourhood in character with the surrounding neighbourhood.]

SUMMARY POINTS

- Development Permit application No. DP1385 is for a two-storey multi-family residential building with four dwelling units at 952 Wentworth Street.
- The proposed building design presents a residential character in compliance with the applicable Form & Character Design Guidelines with gables, ground-level patios, and a mix of board-and-batten and lap siding.
- Variances are requested to increase the maximum permitted lot coverage and to increase the maximum permitted percentage of small car parking spaces.
- Staff support the proposed variances that will allow for a modest infill development of a fourplex in the Old City Neighbourhood in character with the surrounding neighbourhood.

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

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

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

1. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted lot coverage from 40.0% to 43.3%.

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

1. *Section 4.3 Small Car Spaces* – to increase the maximum permitted percentage of parking spaces reduced in size to accommodate small car from 40.0% to 57.2%.

CONDITIONS OF PERMIT

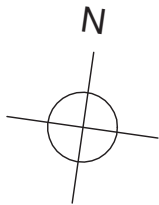
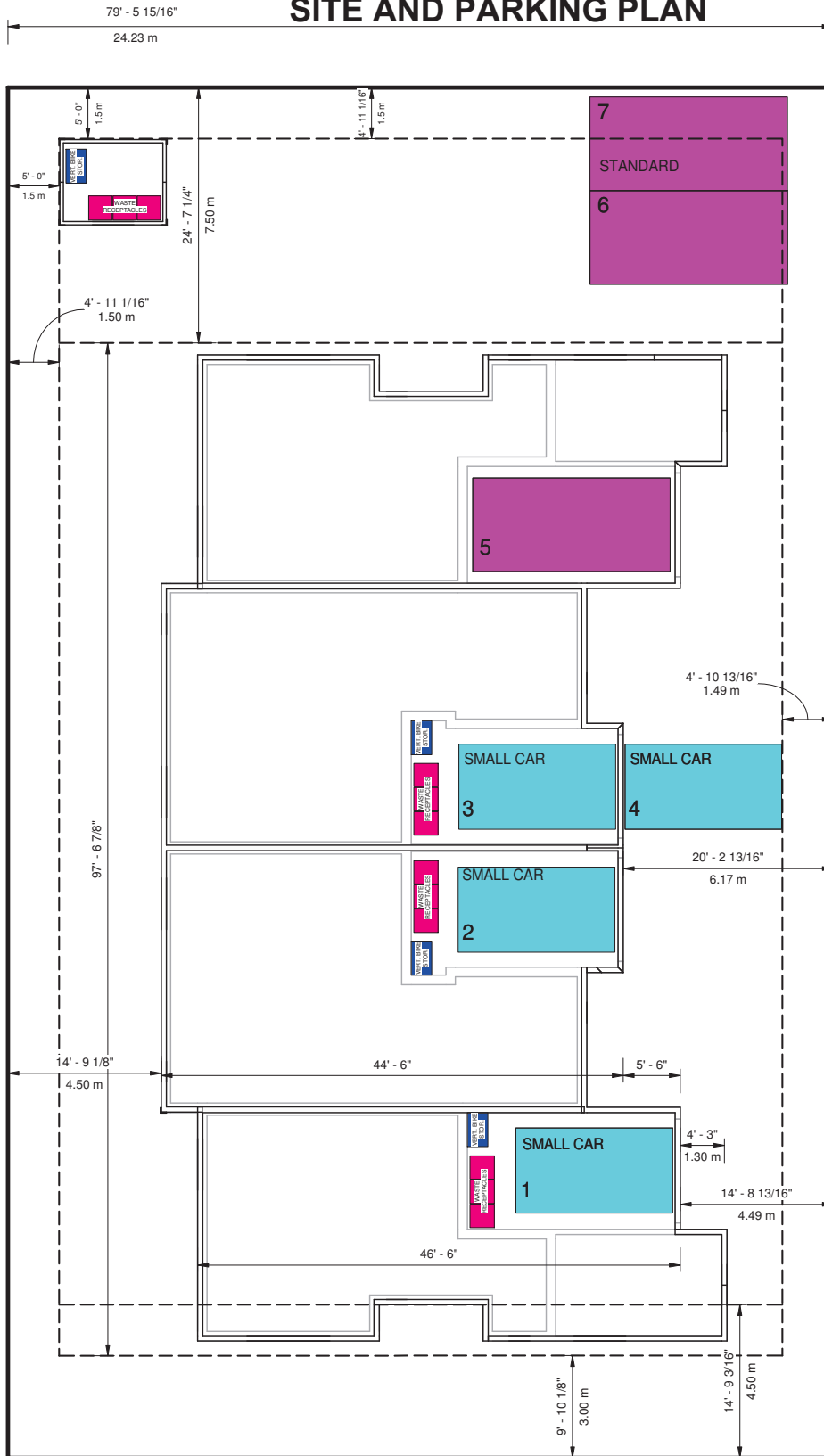
1. The subject property shall be developed in accordance with the Site and Parking Plan prepared by Greenplan, dated 2025-DEC-02, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Greenplan, dated 2025-NOV-25, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Terra Luma Design, dated 2025-NOV-22, as shown on Attachment E, and prior to building permit issuance the following shall be submitted:
 - an itemized landscape cost estimate prepared by a qualified landscape professional; and
 - a landscape security deposit equal to 100%, up to a maximum of \$100,000, of the landscape cost estimate.

ATTACHMENT B
SUBJECT PROPERTY MAP



952 WENTWORTH STREET

ATTACHMENT C SITE AND PARKING PLAN



WENTWORTH STREET

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DP1385
2025-DEC-02
Current Planning

Revisions

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LANE
 952 WENTWORTH
 DEVELOPMENT PERMIT

Greenplan
designing with care

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Nanaimo, B.C.
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www.greenplan.ca
info@greenplan.ca

Designed Designer	Drawn Author	Checked Checker
Date 12/02/2025		
Project 24102		
Drawing # 24102-1202-71		
Scale 3/32" = 1'-0"		
Sheet Title SITEPLAN		
Sheet # A-S		

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS



EAST ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"

NO.	DESCRIPTION

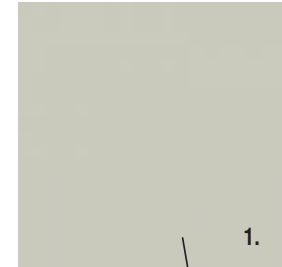
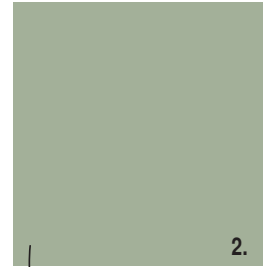
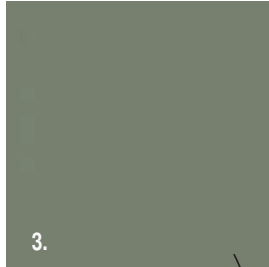
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**952 WENTWORTH
DEVELOPMENT PERMIT**

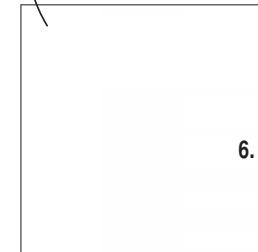
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DESIGNED	DRAWN	CHECKED
JAL, K.A., J.L.	J.L.	
DATE:		
11/05/2025		
PROJECT:		
24102		
DRAWING:		
24102-1125-61		
SCALE:		
1/4" = 1'-0"		
SHEET TITLE:		
ELEVATIONS		
SHEET #:		
A2		

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DP1385
2025-NOV-25



1. Board and Batten Siding - Clay
Kaycan – "Clay" - <https://www.kaycan.com/ideas-and-inspiration/all-colors/clay/>
2. Horizontal lap style - Willow Green
Kaycan - "Willow Green" - <https://www.kaycan.com/ideas-and-inspiration/all-colors/willow-green/>
3. Horizontal lap style - Evergreen
Kaycan – "Evergreen" - <https://www.kaycan.com/ideas-and-inspiration/all-colors/evergreen/>
4. Roofing Finish – Asphalt
IKO Cambridge - Duel Black - <https://www.iko.com/na/document-library/cambridge-collection-brochure-en.pdf>
5. Gable End Shingles – Cedar
Kaycan "Cedar Blend" - <https://www.kaycan.com/product/polymeric/polymeric-shakes/cedar-impressions-single-7-straight-edge-perfection-shingles/>
6. Soffits and downspouts - White
Window and door trim - White - 6" wide on top and bottom, 4" wide on sides
Corner Trim - White - 6" wide
Barge boards and gutters - White
7. Railings and Spindles - Black



Revisions

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Designed	Drawn KA	Checked
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Date
11/25/2025

Project
24102

Drawing #
24102-1125-61

Scale

Sheet Title
MATERIAL/SAMPLE BOARD

Sheet #
A-MB

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ATTACHMENT E LANDSCAPE PLAN AND DETAILS



Plant List						
Image	ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Agri	4	<i>Acer griseum</i>	Paperbark Maple	3cm	
	Ca	2	<i>Clematis armandi</i>	Evergreen Clematis	#5	
	EKGS	53	<i>Euonymus fortunei</i> 'Green Spire'	Green Spire Euonymus	#2	
	GbF	3	<i>Ginkgo biloba</i> 'Fastigiata'	Maidenhair Tree	3cm	
	LHG	41	<i>Lavandula angustifolia</i> 'Hidcote'	Hidcote Lavender	4'	
	Ma	4	<i>Mahonia aquifolium</i>	Oregon Grape	#3	
	MsG	10	<i>Miscanthus sinensis</i> 'Gracillimus'	Fountain Grass	#2	
	PL	23	<i>Prunus laurina</i> 'Lolita'	Portugese Laurel	#3	
	PLS	29	<i>Perovskia</i> 'Little Spire'	Russian Sage	#1	
	Pm	4	<i>Polystichum munifolium</i>	Sword Fern	#2	
	RfVSG	6	<i>Rudbeckia fulgida</i> var. <i>Sulivanti</i> 'Goldsturm'	Black Eyed Susan	#1	
	Tb	23	<i>Taxus baccata</i>	Yew	1m	
	Tocc	1	<i>Thuja occidentalis</i>	Eastern Arborvitae	2m	

LANDSCAPE PLAN

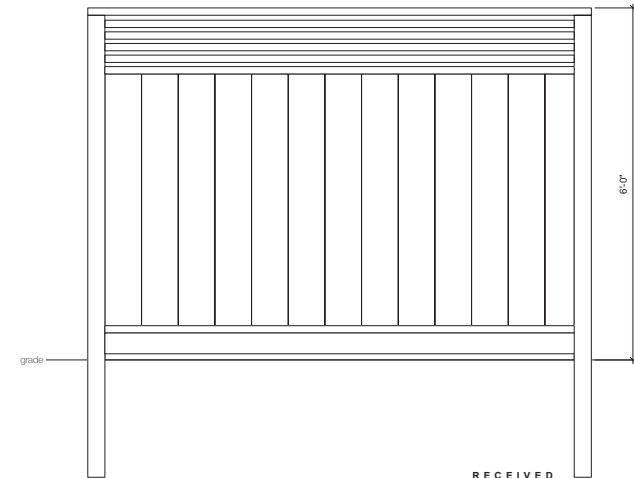
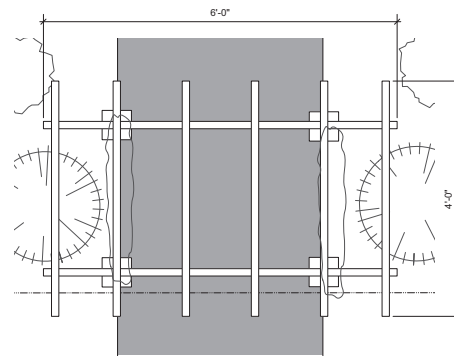
952 Wentworth Street
Nanaimo, BC

Prepared by:
Terra Luma Design
1 - 1374 West 10th Avenue
Vancouver, BC V6H 1J6
terraluma@mac.com

terraluma
design

Date:
22 November 2025

Scale:
as noted



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