



## **AGENDA DESIGN ADVISORY PANEL MEETING**

July 11, 2019, 5:00 PM  
Board Room, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

Pages

**1. CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:**

**2. ADOPTION OF AGENDA:**

**3. Minutes of Meeting held 2019-JUN-27**

2 - 3

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday, 2019-JUN-27.

**4. PRESENTATIONS:**

**a. Development Permit Application No. DP001141 - 215 Sabiston Street**

4 - 17

A development permit application (DP1141) was received from Ellins Architect Inc. on behalf of Gurdial Parmar for a proposed five-unit multi-family residential development at 215 Sabiston Street. The subject property is legally described as Section C, of Lot 1, Block B, Section 1, Nanaimo District, Plan 584.

**5. ADJOURNMENT:**

## MINUTES

DESIGN ADVISORY PANEL MEETING  
BOARDROOM, SERVICE AND RESOURCE CENTRE, 411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2019-JUN-27, AT 5:00 P.M.

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PRESENT:   Members:   Gur Minhas, Chair  
                              Steve Johnston  
                              Charles Kierulf  
                              Kevin Krastel  
                              Marie Leduc  
                              Kate Stefiuk

                 Absent:   Tyler Brown, Councillor  
                              Martin Hagarty

                 Staff:     C. Horn, Planner, Current Planning Section  
                              M. Wilkins, Recording Secretary

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 4:58 p.m.

2.    ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, be adopted. The motion carried unanimously.

3.    ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel, held in the Boardroom, Nanaimo, BC, on Thursday, 2019-JUN-13 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1139 - 151 Royal Pacific Way

Introduced by Caleb Horn, Planner, Current Planning Section

Presentations:

1.    Daryoush Firouzli, Architect, Daryoush Firouzli Architecture Inc., spoke regarding the steep slope site and neighbourhood context, building siting (views), architectural and landscape features, exterior materials; and, explained the proposed building height variance.

2. Victoria Drakeford, Landscape Architect, Victoria Drakeford Landscape Architect, spoke regarding the proposed landscape plan (woodland planting scheme) which is sensitive to the changing climate and steep slope.
3. Mark Warbrick, Engineer, Newcastle Engineering Ltd., spoke regarding the proposed civil site servicing/storm water management plan for the project.

It was moved and seconded that the Development Permit Application No. DP1139 be accepted as presented with support for the proposed building height variance. The following recommendations were provided:

- Consider carrying the third floor exterior finishes around the corners to the end units; and,
- Consider ways to highlight and individualize the entryways.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:38 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001141 – 215 SABISTON STREET

**Applicant / Architect:** ELLINS ARCHITECT INC.

**Landscape Architect:** VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

**Subject Property:**

<i>Zoning</i>	R6 – Townhouse Residential
<i>Location</i>	The subject property is located on the south side of Sabiston Street between Haliburton Street and Irwin Street.
<i>Total Area</i>	886m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and South End Neighbourhood Plan Urban Design Guidelines

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Site Context

The subject property is located in the South End Neighbourhood close to the Snuneymuxw First Nation reserve land. Nearby properties include a mix of single dwelling residential, multi-family residential, commercial, and light industrial uses. The property slopes slightly downhill from west to east, towards the ocean.

## PROPOSED DEVELOPMENT

The applicant is proposing to construct a residential townhouse development with five rental units. The building will have a two-storey elevation facing west and a three-storey elevation facing the shared driveway to the east.

The proposed building's gross floor area is 473m<sup>2</sup> and the Floor Area Ratio (FAR) is equal to 0.53. The applicant is proposing to meet the Zoning Bylaw's Tier 1 'Schedule D' Amenity Requirements for Additional Density in order to increase the maximum allowable FAR in the R6 zone from 0.45 to 0.55.

Background

A non-conforming five-unit townhouse building was previously present on the subject property but was damaged and rendered uninhabitable in 2016. A subsequent rezoning application (RA390) was approved in 2018 to change the zoning to R6 and allow for townhouse use. The proposed unit density will not exceed what was previously on the property.

Site Design

The subject property has limited frontage and the proposed development is sited so that townhouse units are oriented to the east, with a shared driveway from Sabiston Street running

along the east side of the property. Pedestrian access will be delineated by permeable pavers next to the driveway. An additional pedestrian walkway will provide access to the unit closest to the Sabiston Street.

The required parking will be provided with a parking space in each garage and an additional three parking spaces at the end of the driveway. One parking space will contain electric vehicle charging.

Staff comments:

- Look at opportunities to further emphasize the pedestrian walkway connecting with the street adjacent to the driveway.

#### Building Design:

The building design is residential in nature with a pitched roof and covered front-entry facing Sabiston Street. The west elevation includes covered ground-level patios for each unit. The east elevation has side-by-side garage doors and front doors on the first floor, and angled bay window bump-outs on the second floor. Building materials include vinyl siding on most exterior walls and Hardi panel siding on bay windows and gable ends.

Each unit will have a garage and storage area on the ground floor, living space on the second floor, and two bedrooms with a den on the third floor.

Staff comments:

- Consider ways to break up the long horizontal roofline;
- Further distinguish the individual units and entries;
- Strengthen the connection to the street for Unit 1, perhaps with a front porch and/or larger north elevation window openings; and
- Consider a more consistent rhythm of unit entrances on the east (driveway-facing) elevation. For example, look at moving the front door of Unit 5 (furthest from street) to the opposite side of the garage door.

#### Landscape Design

The landscape design includes a landscape buffer along all four edges. A woodland garden is featured along the street and west lot lines. Two deciduous trees will frame the front entryway to the street-facing unit. An herb / pollinator garden is proposed between the driveway and the east property line. The south end of the property will include a children's play area and vegetable garden.

Staff Comments:

- A location for garbage / recycling receptacles will need to be shown for private pick-up.

## **PROPOSED VARIANCES**

### *Minimum Front Yard Setback*

A setback variance is requested to reduce the minimum front yard setback from 6m to 3.96m, a proposed variance of 2.04m. The proposed development will be further from the front property line than the previous building that was on the site.

### *Maximum Building Height*

A height variance is requested to increase the maximum building height from 9m to 9.72m, a proposed variance of 0.72m. The applicant is requesting this variance in order to accommodate a higher sloped roof.



ellins architect inc.  
architecture • planning • interior design



April 30, 2019

**Proposed 5 Unit Townhouse at 215 Sabiston Street, Nanaimo, BC.**

**Project Overview**

The subject property is located within the South End Neighbourhood as described in the OCP and was recently rezoned to R-6. This designation supports small multi-family development and infill-projects. We are proposing a 5 unit townhouse development which will be a rental property, a much needed form of housing stock in Nanaimo. (We note that the property is smaller than listed as minimum for R6, but the City agreed that this was the best Zone for this non-conforming property.)

The property is located on the south side of Sabiston and two lots west of Irwin Street. Potential connection to the waterfront via road extension or pedestrian pathway has been identified for Farquar and Needham Streets. The site is located between these two streets, making it a favourable area for living. Additionally there is a small park 200 metres away, access to bus transit lines and a daycare within 400 metres. The immediate neighbourhood is comprised of small older pre-war single-family dwellings and a small commercial (crane lift rental) establishment.

**Project Siting & Organization**

The site is 885.6 sq. metres or 9,532 sq. feet, rectangular in shape and slopes from the high western side to the east with a grade differential of about 2.75 metres or 9 feet. The townhouse takes advantage of this and is sited running parallel to the west property line.

The lot coverage is 2449 sq. ft. or 25.7%, considerably less than the allowed 40% coverage. The gross floor area is 5,092 sq. ft or an FAR of .53.4. The zoning allows for an increase from .45 to .55 with the provision of Tier 1 Amenity bonuses. (Required points from 3 categories as listed below)

**Category 2 Retention and Restoration of Natural Features** for 8 points using:

- E: The proposed development includes street trees.  
(1 Persian Ironwood and 2 Eddies Dogwood, see landscape) 1pt
- F: After re-planting, no net loss of trees w/ caliper greater than 6cm  
(1 existing fir removed, 21 new trees added, 17 are 6cm cal., see landscape) 1pt
- G: Post development, at least 20% more trees than before  
(4 existing, after = 24) 2pts
- H: Restore site to minimum 50 % of site (excl. bldg footprint) to impervious surfaces.  
(Site=9,528.4, Footprint=2,480. Lot -footprint=7,048.2. 50%=3,524.2  
Lot-footprint & driveway of 2,132.56 = Permeable 4,915.8, see landscape) 3pts

- I: Signage describing the replanting of indigenous plants for insect and bird habitat and food source for residents. Other gardens include a pollinator garden for bees and a vegetable garden. see landscape) 1pt

Category 5 Energy Management for 6 points using:

- A: a) Project will be designed to exceed ASHRAE 90.1 2010 Energy Standard by 5% Or more, provide a letter from a Mechanical Engineer or Energy consultant,  
AND b) A letter of credit for 1% of the construction costs will be provided at BP,  
Refundable upon meeting a) 5pt
- C: Signage describing sustainable energy practices on site,  
(Combined with Cat 2 sign regarding planting features) 1pt

Category 6 Water Management for 8 points using:

- A: 50% of property is covered with permeable surface,  
(Site=9,528.4, 50%= 4,764.2 Site-bldg footprint 2,480 and driveway, 2132.56  
= Permeable area provided of 4,915.8, see landscape) 2pts
- B: Plumbing fixtures will use 35% less water than standard code minimum,  
( A letter certifying the above will be provided by mechanical engineer) 2pts
- F: A drip irrigation system is used. (see landscape) 1pt
- G: The development includes a bioswale running along the western boundary  
Cistern (rain barrels) also provided for each home @ patio, see landscape 2pts
- H: Signage describing sustainable water practices including above  
and use of drought resistant plants (Combined with other features signage) 1pt

Vehicular and pedestrian access is from Sabiston and runs along the eastern property, allowing for garages and private storage space to be built into the slope. There are 8 parking stalls provided, 5 in garages and 3 at the rear of the property. 1 stall is equipped with a charging station.

There are 5 townhomes in one building. Each is entered from the low side adjacent their garage. The lower floor has a single car garage (11'6" x 20' clear) and a large (8'8" x 15'6") secure private storage room. Stairs lead to the main level and then a second flight leads to the upper bedroom floor. The unit facing Sabiston has a front door entrance accessed from the sidewalk to the main floor in addition to the garage level entrance. The main floor is 500 sq. ft. and contains the kitchen, powder room and living dining room. The upper floor is 493 sq. Ft and contains 2 bedrooms, a den, bathroom and laundry closet.

Each unit will utilize City curbside garbage and recycling pick up as there is ample room for containers in the garages.

Site lighting is addressed with bollards located at the street sign, at the entry path from Sabiston, along the eastern fence line including the parking stalls at the rear and at the higher level near the play area. Additionally the building is lit by wall mounted lights at all entry doors, above garage doors and at patio doors.



**Building Design**

The building appears small and street friendly, in keeping with the neighbourhood, from Sabiston Street. It presents with a 2-storey look, interesting covered entry and path leading up to the front door. The façade massing is broken with 3 siding profiles and roof material. The side facing the neighbours to the west also presents as a 2-storey structure and its length is broken with siding changes and a lower roof in the centre. The side facing the driveway shows as a 3-storey building. The façade is articulated with feature "bay" windows and the changes in siding and roof help to mitigate the height from this side.

The colour scheme is light and fresh with earthtones of sandalwood, russet and willow.

**Two Variances are Required**

We are asking for a Variance for front yard setback in order to align with the rest of the buildings along the streetscape. (The setbacks for R6 are meant for a larger lot and this is a non-conforming site)

We are asking for a relaxation from 6m to 3.96m for the main face and 2.5 for the point of the entry "bay". (The existing building that burned down was set at 3.6 m from the front property line.)

The 2<sup>nd</sup> variance is for height. The zoning allows 9 metres and we are asking for 9.72 to balance the design. A low slope roof here would render the scale of the building askew.

**Community Contribution Proposal**

The proposed redevelopment will enhance the neighbourhood by adding curb, gutter and sidewalk and creating an appealing landscaped street front. The proposed building will be an attractive addition to the neighbourhood while also providing much needed rental accommodation. The siting of the building is more centred on the lot than the existing, thus improving the neighbouring property as well. In addition, the developer will commit to a cash contribution based on \$1,000.00 per unit for a total of \$5,000.00

# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001141

## LOCATION PLAN

Civic: 215 SABISTON STREET  
Legal: SECTION C, OF LOT 1, BLOCK B, SECTION 1  
NANAIMO DISTRICT, PLAN 584



Subject Property

NO:	DATE:	
REVISION:		
FEB. 23 2018		SP REZONING APP
MAR. 18 2019		D.P. REV .WINDOWS / STAIRS
MAR. 26, 2019		PRELIM B.P.



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gabriola, b.c. V0R 1X1  
business: (250) 247-8585  
ellinsarchitect@shaw.ca

**ellins architect inc.**  
architecture • planning • interior design

DRAWN BY:  
DATE: NOVEMBER 2017  
SCALE: NOTED

RECEIVED  
DP1141  
2019-MAY-06

**SITE PLAN**  
SCALE 1/8"=1'-0"

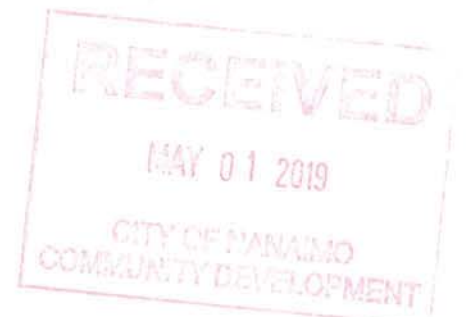
11

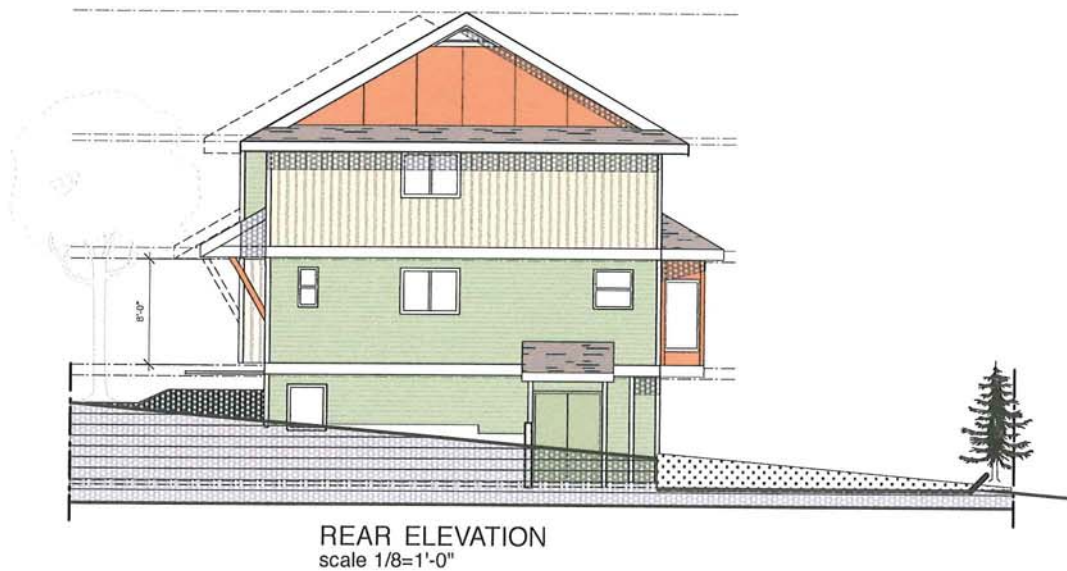
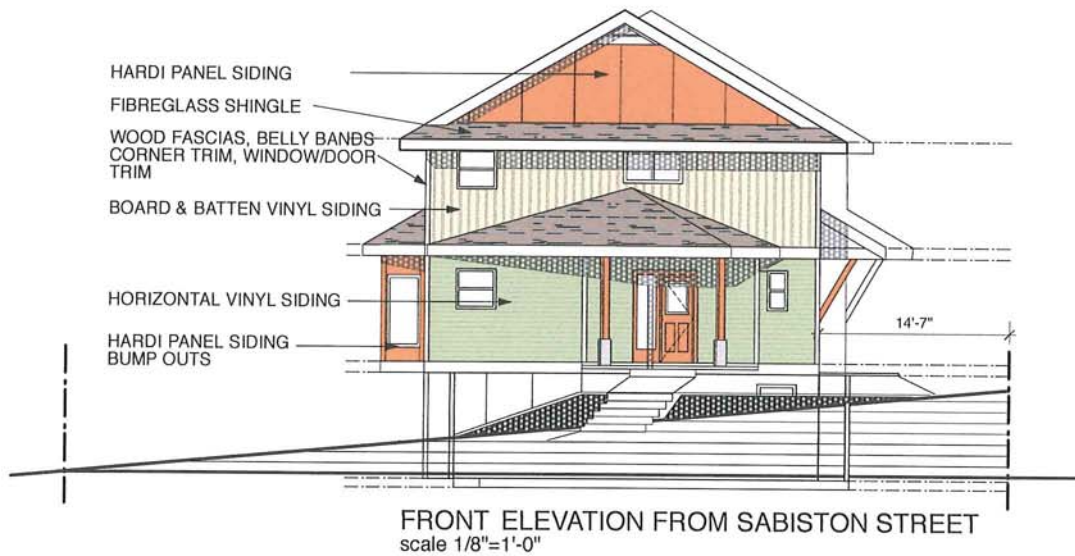


ELEVATION FROM DRIVEWAY (SIDE)  
scale 1/8"=1'-0"

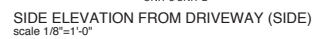


ELEVATION FROM NEIGHBOUR (SIDE)  
scale 1/8"=1'-0"

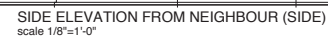






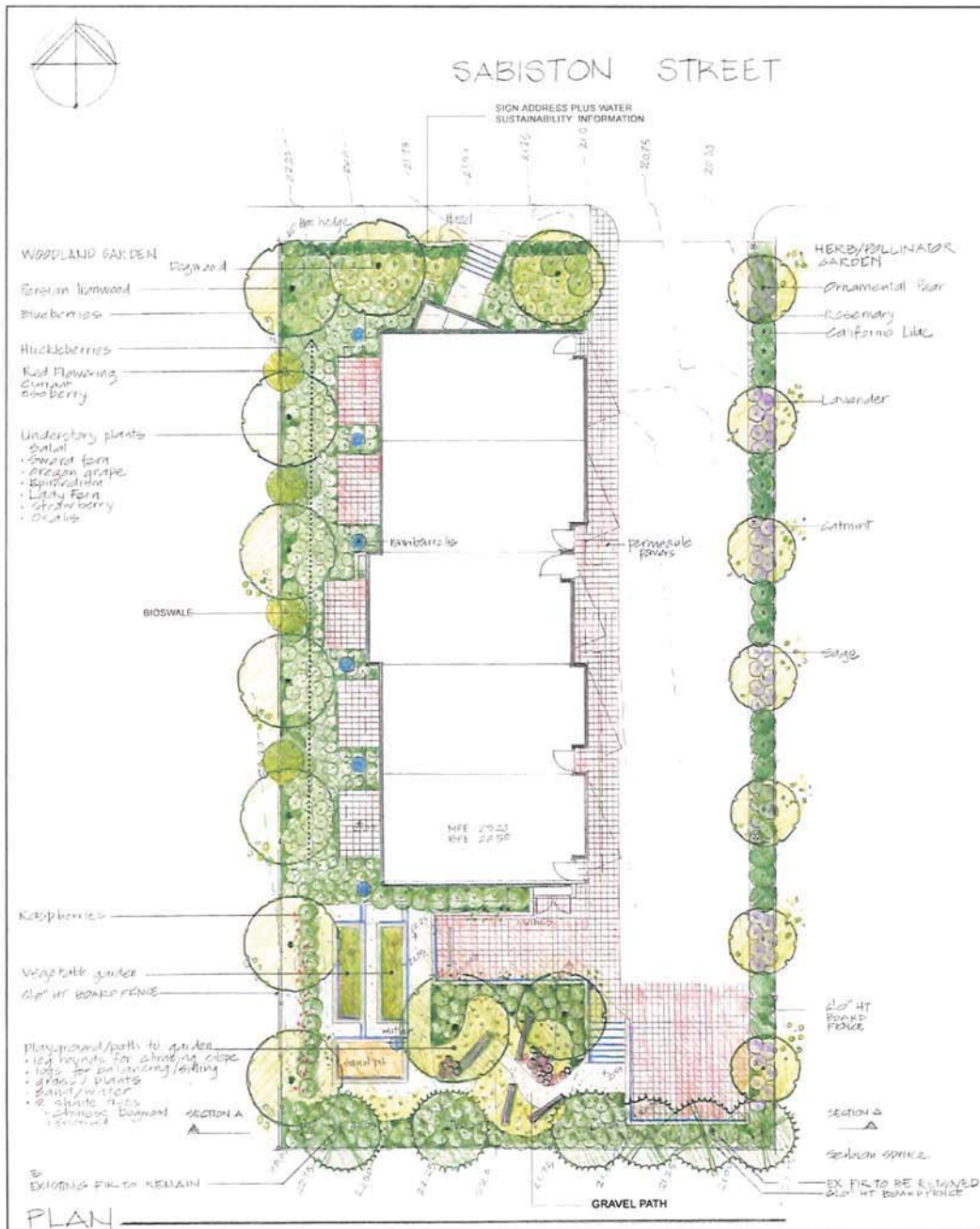


FRONT ELEVATION FROM SABISTON STREET  
scale 1/8"=1'-0"



RECEIVED  
DP1141  
2019-MAY-06  
Current Disposition



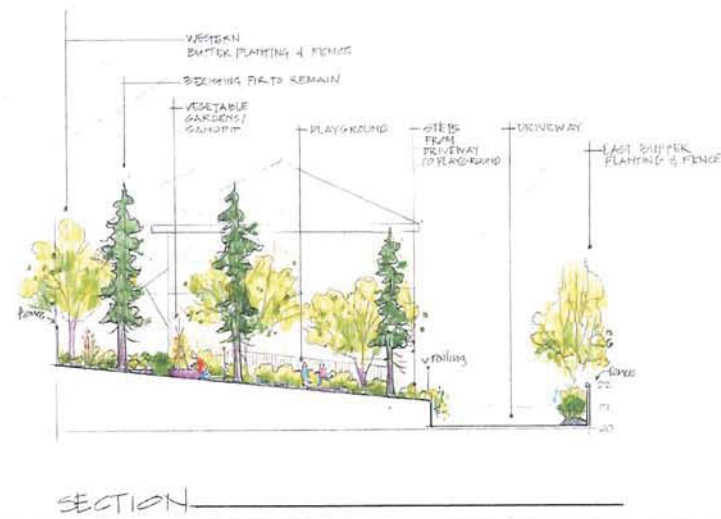



### Plant Palette

Qty	Botanical Name	Common Name	Pot Size	Spacing
<b>Evergreen Trees</b>				
3	Picea omorika trians	Serbian Spruce	1.5m	
<b>Deciduous Trees</b>				
2	Cornus edulis white wonder	White Flowering Dogwood	6 cm cal	
1	Cornus kousa	Chinese Dogwood	2.5m ht	
7	Parrotia persica	Persian Ironwood	6 cm cal	
7	Pyrus calleryana chandlerii	Ornamental Pear	6 cm cal	
1	Styrax japonica	Snowbell Tree	6 cm cal	
<b>Shrubs/Berry plants</b>				
22	Burns sempervirens	Burnwood	#2	60 cm o.c.
1	Corylus avellana	Hazelnut	#10	
18	Quercus velutina	California Lilac	#1	1.2m o.c.
4	Ribes sanguineum	Red Flowering Currant	#1	50 cm o.c.
27	Vaccinium ovatum	Evergreen Huckleberry	#1	60 cm o.c.
10	Rubus cuneatus	Rubus bushes		
12	Raspberries			
<b>Understory plants</b>				
	Beckham spicata	Deer Fern	#1	60 cm o.c.
	Dryopteris expansa	Spiny Wood Fern	#1	60 cm o.c.
	Fragaria vesca	Wild Strawberry	10 cm	45 cm o.c.
	Gaultheria shallon	Sisal	#1	60 cm o.c.
<b>Cascading Plants/Vines</b>				
	Quercus agrifolia	Redwood Sorrel	#1	60 cm o.c.
	Polygonum perfoliatum	Lemon Fern	#1	60 cm o.c.
	Polydichum montanum	Sword Fern	#1	60 cm o.c.
<b>Herbs</b>				
	Artemisia Huntington	Wormwood	#1	60 cm o.c.
	Lavandula Hidouxii	Lavender	#1	60 cm o.c.
	Nepeta diaphana blum	Calamin	#1	60 cm o.c.
	Rosmarinus officinalis	Rosemary	#1	60 cm o.c.

NOTE: ALL AREAS TO BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM

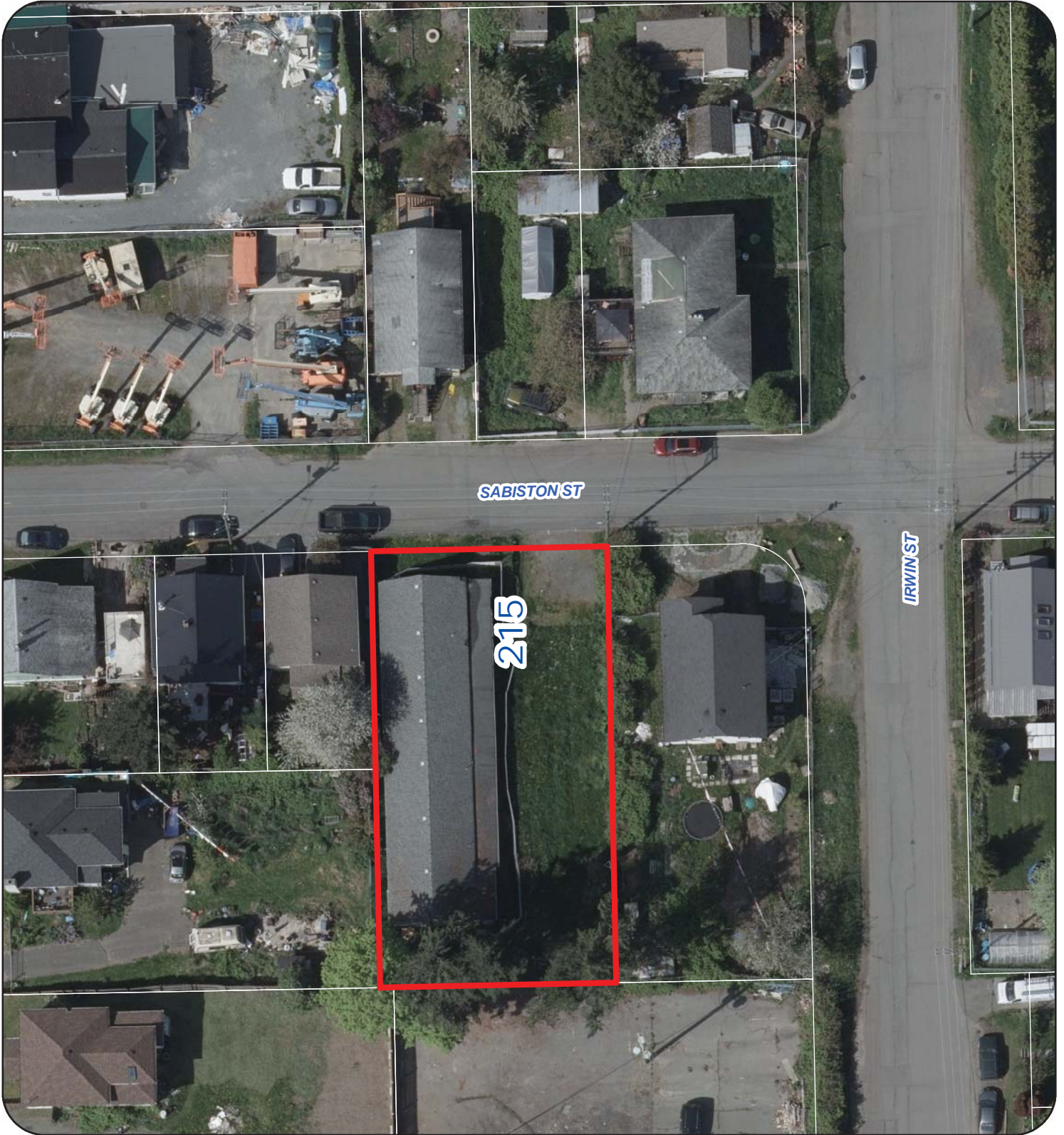
\* LIGHTING: SEE ARCHITECTS DRAWINGS



NO. 10	REVISION FOR TOP	
NO. 11	REVISION FOR BOTTOM	
DATE	REV	DESCRIPTION
CONSULTANT		
	VICTORIA SHAGFORD LANDSCAPE ARCHITECT 218 Pine St. Nanaimo BC V9R 2S6 250-754-4325 victoria@shagford.net	
PROJECT		
RESIDENTIAL DEVELOPMENT 215 Sabiston St Nanaimo BC		
SHEET TITLE		
CONCEPTUAL LANDSCAPE PLAN		
SCALE 1/8" = 1'-0"	DATE 07/20/23	
DRAWN NID	CHECKED	
PROJECT NUMBER	07/20/23	
DRAWING NUMBER	01	



# AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001141

## Legend

 Subject Property