



AGENDA
DESIGN ADVISORY PANEL MEETING

June 12, 2025, 5:00 p.m.

Boardroom, Service and Resource Centre
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING TO ORDER:

[Note: This meeting will be live streamed and video recorded for the public.]

2. INTRODUCTION OF LATE ITEMS:

3. ADOPTION OF AGENDA:

4. CHAIR'S REPORT

- a. Introduction - Jessica Kaman and Kait McGeary

5. ADOPTION OF MINUTES:

a. Minutes

3 - 9

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-APR-24 at 5:01 p.m.

b. Minutes

10 - 15

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-MAY-08 at 5:00 p.m.

6. PRESENTATIONS:

- a. **Development Permit Application No. DP001377 - 415 Prideaux Street** 16 - 21

[Note: This application was previously reviewed 2025-MAR-27 and is returning with a revised landscape plan.]

To be introduced by Kristine Mayes, Planner, Current Planning.

The proposed development is a multi-family residential townhouse development comprising of two buildings with a combined total of five dwelling units.

- b. **Development Permit Application No. DP001385 - 952 Wentworth Street** 22 - 35

To be introduced by Caleb Horn, Planner, Current Planning.

The proposed development is a two-storey multi-family residential building with four dwelling units.

7. OTHER BUSINESS:

- a. **Appointment of Chair**

That [insert member name] be appointed as Chair of the Design Advisory Panel for the duration of the member's term.

8. ADJOURNMENT:



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, April 24, 2025, 5:01 p.m.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marie Leduc, Chair *
Councillor Eastmure
Hector Alcala, AIBC*
Jonathan Behnke, BCSLA/CSLA
Angie Boileau, At Large*
Harry Law, At Large*
Romolo (Alex) Messina, At Large*

Absent: Marta Kubacki, AIBC

Staff: L. Rowett, Manager, Current Planning
C. Horn, Planner, Current Planning*
A. Bullen, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:01 p.m.

2. ADOPTION OF AGENDA:

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

3. PRESENTATIONS:

a. Development Permit Application No. DP001375 – 210 Caledonia Avenue

Introduced by Caleb Horn, Planner, Current Planning.

This application is continued from the 2025-APR-10 Design Advisory Panel Meeting.

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

Presentation:

1. Ruben Boas, Architect, Raymond de Beeld Architect Inc., presented a video illustrating the proposed development's perspectives and provided an overview of the variances.

Harry Law disconnected from the meeting at 5:09 p.m. due to technical issues.

Marie Leduc, Chair, opened the floor for questions to Staff. Staff clarified the following points:

- No community amenity contributions or offsite works are required
- The development permit process will include lot consolidation; however, setbacks will be measured from the zoning boundary
- The site is not designated as an archaeological site, but the owner is considering conducting an archaeological overview assessment

Panel discussion took place. Highlights included:

- Concerns were raised regarding the building's orientation and the placement of the ramp
- Comments regarding setting the top two stories back and varying the materials to break up the massing of the proposed building
- Suggestions regarding including a plaza to the south and making the south end of the proposed building more visually cohesive
- Comments regarding the difficult location of the development
- Concerns regarding the proposed height variance
- Comments to reduce the building from six-storeys to five-storeys to better align with the neighbourhood context
- Clarification regarding the all-terrain vehicle parking space
- Comments regarding increasing the number of two and/or three-bedroom units in place of some studio units
- Comment regarding moving the indoor bicycle storage or changing the configuration for more direct access
- Staff clarified that although there is no guarantee that the recommendations that the Design Advisory Panel provides will be implemented in the design, the applicant is expected to consider all the recommendations

It was moved and seconded that Development Permit Application No. DP001375 – 210 Caledonia Avenue be accepted as presented, with support for the proposed variances. The motion was defeated.

Opposed: Marie Leduc, Hector Alcala, and Angie Boileau

It was moved and seconded that Development Permit Application No. DP001375 – 210 Caledonia Avenue be accepted as presented, with support for the proposed variances except for the height and front yard setback variances. The following recommendations were provided:

- Consider setting back the top two-storeys and varying the materials to break up the massing of the building
- Consider revising the plan from a six-storey building to a five-storey building
- Consider ways to make the south end of the building more visually cohesive
- Consider including more two and/or three-bedroom units in place of some of the studio units
- Consider moving the indoor bicycle storage, or changing its configuration, so that there is direct access through only one door to the outside or to the parking garage

The motion carried unanimously.

b. Development Permit Application No. DP001379 – 1850 Boxwood Road

Caleb Horn, Planner, Current Planning introduced the application and clarified that the proposed development is a Personal Care Facility consisting of 22 dwelling units.

Presentations:

1. Adam James, Principal, Ryder Architecture, introduced the team and provided an introduction to the project.
2. Kevan Tacq, Senior Designer, Ryder Architecture, provided a project overview and presented the project goals.
3. Annabelle Blyton, Architect, Ryder Architecture presented the site location, zoning map, site photographs, and floor plans. Highlights included:
 - The site has a gentle slope leading to a two-storey retaining wall at its northern boundary
 - An existing wooden staircase connects the site to a public pathway to the east
 - Proposing a south-facing outdoor amenity courtyard
 - The building's east-west wing was rotated to maximize year-round sunlight in the courtyard
 - Setbacks on all sides are intended to reduce impacts on adjacent properties

- Administrative offices are positioned near the main entrance, with clinical spaces located toward the rear
 - The proposed building includes amenity spaces such as a cultural room, common room, dining room, and a commercial kitchen
4. Melvin Lau, Architect, Ryder Architecture, presented the external building materials and building elevations and renderings. Highlights included:
- A combination of cedar wood and metal cladding for the façade
 - Gable roof form to support effective rainwater management
 - A south-facing main entrance from Boxwood Road
 - A central node with shared amenities to promote a sense of security and a home-like atmosphere
5. Tamara Bonnemaison, Landscape Architect, MDI Landscape Architects, presented the landscape plan. Highlights included:
- The proposed courtyard includes seating nooks, gardening spaces, open lawn, and covered dining areas
 - Low-growing indigenous plants near the building to maintain sightlines, with larger plantings near the retaining wall for privacy and security
 - A smoking shelter with high visibility and accessibility
 - A basketball hoop proposed for shared use within the loading zone
 - A large rain garden located at the intersection of the pedestrian pathway and Boxwood Road
 - Proposing to plant 56 trees

Marie Leduc, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussion took place. Highlights included:

- Suggestions to enhance the façade by using a more distinct yet neutral colour palette
- A suggestion regarding making the building entrance more prominent and easily identifiable
- Clarification regarding the six-foot wooden perimeter fence
- Concerns regarding the location of the smoking shelter with a suggestion to relocate it
- Concern that the proposed building is more industrial-looking than residential

- Comment regarding limiting the use of colour on the façade for more cohesiveness
- Comment regarding keeping the seating area within the amenity areas
- Suggestion to incorporate evergreen plantings along the terrace wall for year-round greenery
- Concern that combining the basketball hoop with the loading zone may be too crowded
- Concern regarding the proximity of both the garbage area and smoking shelter to the property line

It was moved and seconded that Development Permit Application No. DP001379 – 1850 Boxwood Road be accepted as presented. The following recommendations were provided:

- Consider the colour selection on the façade to make it more distinct and cohesive
- Consider ways to highlight the entrance
- Consider relocating the sensory seating nook away from the smoking shelter
- Consider adding evergreen shrubs on the terraced walls to provide greenery all year

The motion carried unanimously.

c. Development Permit Application No. DP001381 – 266 and 268 Bryden Street and 250 Terminal Avenue North

Introduced by Caleb Horn, Planner, Current Planning.

Presentations:

1. Ron Hart, Architect, Ron Hart Architecture, introduced the team and provided a brief overview of the project.
2. Graham Case, Architect, Ron Hart Architecture, presented the site context, neighbourhood map, site plan, building elevations and renderings, external building materials, and landscape plan. Highlights included:
 - The proposal includes 50 units, comprising two accessible units and 48 adaptable units
 - To the south is the supportive housing building and to the north is the proposed affordable housing building
 - The proposed building is positioned to help shield Newcastle Avenue from noise generated along Terminal Avenue North
 - A landscape buffer is incorporated to minimize the building's impact on the surrounding neighbourhood

- The site slopes upward from south to north, allowing the design to reduce the visual impact of the proposed five-storey building
- A four-foot black metal fence with a vehicle gate is proposed along Bryden Street
- A nine-foot cedar fence is proposed along the rear of the site to screen the adjacent Newcastle Avenue neighbourhood
- A smoking shelter is situated adjacent to the long-term bicycle storage area
- The garbage enclosure is located at the end of the drive aisle
- Landscaping along Terminal Avenue North includes shrubbery and small trees
- A rooftop patio is proposed on the fifth floor

Marie Leduc, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussion took place. Highlights included:

- Confirmation that the amenity space will not be shared between this building and the adjacent supportive housing
- Suggestion to assess potential noise impacts on nearby residents if the vehicle gate is motorized
- Clarification that the rooftop patio guard rail will be 1.2 metres in height
- Concern regarding the lighting at the entryway, with a suggestion to add a more durable lighting feature to improve visibility along the walkway
- Confirmation that the long-term bicycle storage will be enclosed
- Clarification regarding the type of bicycle racks proposed for the building entrance, with a suggestion to use the same inverted U-style racks for both long-term and short-term bicycle parking
- Clarification regarding the unit types and the amenity spaces included
- Staff confirmed that no units from this development will trigger the community amenity contribution
- Clarification regarding parking and lighting along the eastern edge of the site

It was moved and seconded that Development Permit Application No. DP001381 – 266 and 268 Bryden Street and 250 Terminal Avenue North be accepted as presented. The following recommendations were provided:

- Consider a more durable lighting feature at the entrance

- Consider using the same bicycle racks (inverted U-style) in the long-term and short-term bicycle parking

The motion carried unanimously.

4. OTHER BUSINESS:

a. Appointment of Chair

It was moved and seconded that Angie Boileau be appointed as Chair of the Design Advisory Panel for the May 2025 Design Advisory Panel Meetings. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:07 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, May 8, 2025, 5:00 p.m.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Angie Boileau, Chair *
Councillor Eastmure
Hector Alcala, AIBC*
Marta Kubacki, AIBC
Harry Law, At Large*
Romolo (Alex) Messina, At Large*

Staff: L. Rowett, Manager, Current Planning*
P. Carter, Planner, Current Planning*
C. Horn, Planner, Current Planning*
K. Mayes, Planner, Current Planning*
A. Bullen, Recording Secretary

1. CALL THE MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:00 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 Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-APR-10 at 5:02 p.m. be adopted. The motion carried unanimously.

* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"

4. PRESENTATIONS:

a. Development Permit Application No. DP001366 – 5300 Tanya Drive

Introduced by Caleb Horn, Planner, Current Planning.

This application is returning from the 2025-FEB-27 Design Advisory Panel Meeting with a revised landscape plan.

Presentations:

1. Jessica Tempesta, Director, District Group, provided a brief introduction and presented the response to the recommendations regarding the site and landscape plans. Highlights included:
 - Due to a privately owned parcel, the proposed development cannot connect to the Tanya Drive/Linley Valley trailhead
 - Due to the location of the road dedication, the arbutus grove on the northwest corner of the property cannot be retained
2. Ben Aldaba, Principal, PMG Landscape Architects, presented the revised landscape plan. Highlights included:
 - Between the retained vegetation and the rear yards of the units, one to three rows of native vegetation have been added to create a transitional buffer
 - An updated planting palette that increases the number of native species
 - Replacement of Norway maples with silver maples
 - Relocation of boulders within the site
 - Clarification regarding the fence alignment separating the protected area from the proposed development

Angie Boileau, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussion took place. Positive feedback was provided regarding the updates to the revised landscape plan.

It was moved and seconded that Development Permit Application No. DP001366 – 5300 Tanya Drive be accepted as presented. The motion carried unanimously.

b. Development Permit Application No. DP001383 – 480 Machleary Street

Introduced by Payton Carter, Planner, Current Planning.

Presentations:

1. Steve Parhar, 480 Machleary Developments, introduced the team and presented the landscape plan. Highlights included:
 - The planting palette includes native species
 - Incorporation of 14 deciduous trees
 - Proposing 200 perennials and shrubs, including serviceberries, snowberries, salal berries, blueberries, and Oregon grapes
 - Ground cover selections such as Kinnikinnick, strawberries, and ferns
 - Installation of a cedar board picket fence along the driveway, front, and side of the development
 - A variety of tree species, including maples, dogwoods, and a Japanese snowbell
2. Ken Brault presented the streetscape and building renderings and elevations. Highlights included:
 - Proposing underground garages for each unit with space for two vehicles
 - Stair access to the front of the units and the side path
 - The exterior colour palette includes heritage tones
 - Site grading that slopes from the rear to the front of the property

Angie Boileau, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussion took place. Highlights included:

- Concern regarding the choice of pavers on the side walkway
- Concern regarding the side walls and the stretches of blank walls
- A suggestion regarding adjusting the size and placement of the bedroom and dining nook windows, specifically to enlarge and centre them
- A comment regarding adding more variability in the cladding
- Clarification regarding the location of the refuse area
- A comment regarding incorporating more ornamentation throughout

It was moved and seconded that Development Permit Application No. DP001383 – 480 Machleary Street be accepted as presented. The following recommendations were provided:

- Consider options for the side pathway that will maintain structure and durability over time

- Consider ways to break up the side walls
- Consider increasing the size and relocating the windows of the bedroom and the dining nook
- Consider increasing the variability of the siding

The motion carried unanimously.

c. Development Permit Application No. DP001384 – 4951 Denford Place

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Glenn Hill, Architect, dHKarchitects, introduced the team and presented the context plan, aerial view, site plan, project data, site sections, unit plans, external building materials, proposed variances, and building elevations and renderings. Highlights included:
 - The site is currently undeveloped, located at the end of Denford Place, with access to Hammond Bay Road
 - The property includes three covenants that limit the allowable number of dwelling units
 - The development proposes eight residential buildings consisting of three- and four-bedroom homes, each with a two-vehicle garage
 - Three-stream waste collection is located in the garages
 - Simple material palette that complements the architectural design of the proposed buildings
 - Bicycle parking is proposed at the main entrance of the development
 - Roof planes will be utilized as privacy screens between units
2. Chris Midgley, Landscape Architect, Kinship Design Art Ecology, presented the landscape plan. Highlights included:
 - The site presents a moderate wildfire risk; landscaping incorporates FireSmart principles such as prioritizing deciduous over coniferous vegetation and employing a meadow and rocky outcrop landscape near residential units
 - Proposing gathering spaces to provide social hubs
 - A pedestrian network is proposed throughout, with clear wayfinding
 - The trail network through the wildflower meadow will feature stairs and integrated seating areas
 - Front yards will incorporate a mix of indigenous and oriental plant species

- Black metal picket fences mounted on rock walls to delineate front yards
- Small-scale, dark sky-compliant streetlighting is proposed to minimize light pollution
- Proposing a central pocket park featuring an amphitheatre
- A total of 175 replacement trees are proposed for planting

Angie Boileau, Chair, opened the floor for questions to Staff.

Staff clarified that for Development Permit Area 5 (Wildfire Hazards), wildfire risk assessment reports are received and that those recommendations are incorporated into site and building designs. The applicant confirmed that the external building materials will be reviewed to ensure fire resistance.

Panel discussion took place. Highlights included:

- A comment regarding incorporating more colours into the exterior palette
- A suggestion regarding more fire-resistant roofing materials
- A comment regarding incorporating partial fencing or privacy screens in the rear yards for privacy between the units
- A comment regarding retaining more trees or the rocky outcrop at the north end of the site
- Concerns regarding privacy impacts from the B4 building cluster on neighbouring properties located upslope
- A suggestion regarding incorporating bird-friendly glass, particularly for glass railings
- A comment regarding using a bicycle rack with two points of contact and adding a children's play area
- Clarification that the roadway connection to Currie Place is not feasible
- Clarification regarding a path network to the nearby school

It was moved and seconded that Development Permit Application No. DP001384 – 4951 Denford Place be accepted as presented, with support for the proposed variances. The following recommendations were provided:

- Consider options to introduce more colours into the building façades
- Consider partial fencing between units in the backyards
- Consider options to retain more trees on-site and increase outdoor amenity space
- Consider options to retain the rocky outcrop in the northeast portion of the site
- Consider using bird-friendly glazing for patio spaces

- Consider using a style of bicycle rack with two points of contact
- Consider the potential future pathway to the school

The motion carried unanimously.

5. OTHER BUSINESS:

a. Appointment of Chair

It was moved and seconded that Angie Boileau be appointed as Chair of the Design Advisory Panel for the 2025-JUN-12 Design Advisory Panel Meeting. The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 6:25 p.m. that the meeting adjourn. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

STAFF DESIGN COMMENT

(Revised Landscape Submission)

DEVELOPMENT PERMIT APPLICATION NO. DP001377 – 415 PRIDEAUX STREET

Applicant/Architect: SAANICH DESIGNS LTD.

Owner: 1299787 BC LTD.

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Old City Mixed Use (DT8)
<i>Location</i>	The subject property is located on the west side of Prideaux Street, between Franklyn Street and Albert Street
<i>Total Area</i>	807m ²
<i>City Plan (OCP)</i>	Future Land Use Designation: Old City Neighbourhood Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Old City Multi-Family Residential Design Guidelines

The application was previously considered by the Design Advisory Panel (DAP) on [2025-MAR-27](#). DAP accepted DP1377 as presented with the condition that the applicant return with a revised landscape plan:

It was moved and seconded that Development Permit Application No. DP001377 – 415 Prideaux Street be accepted as presented, with the condition that the applicant returns with a revised landscape plan.

The following recommendations were provided:

- *Consider adding Hardie shingles to add texture and variety to the exterior*
- *Consider adding windows or textured materials to create visual interest along the sides of all units*
- *Consider re-routing the pedestrian circulation around the parking lot*
- *Return to the Design Advisory Panel with a detailed landscape plan that provides information on the type and location of plantings, fences, paving, parking, sidewalks, and location of the garbage enclosure*

The applicant has subsequently submitted a revised landscape plan with proposed changes including additional plantings and landscaping details.

PROPOSED DEVELOPMENT

The applicant is proposing to construct two 3-storey ground-oriented multi-family residential buildings, comprising a total of five townhouse units (three 2-bedroom and two 3-bedroom). The proposed total gross floor area is 581m², and the proposed FAR is 0.72.

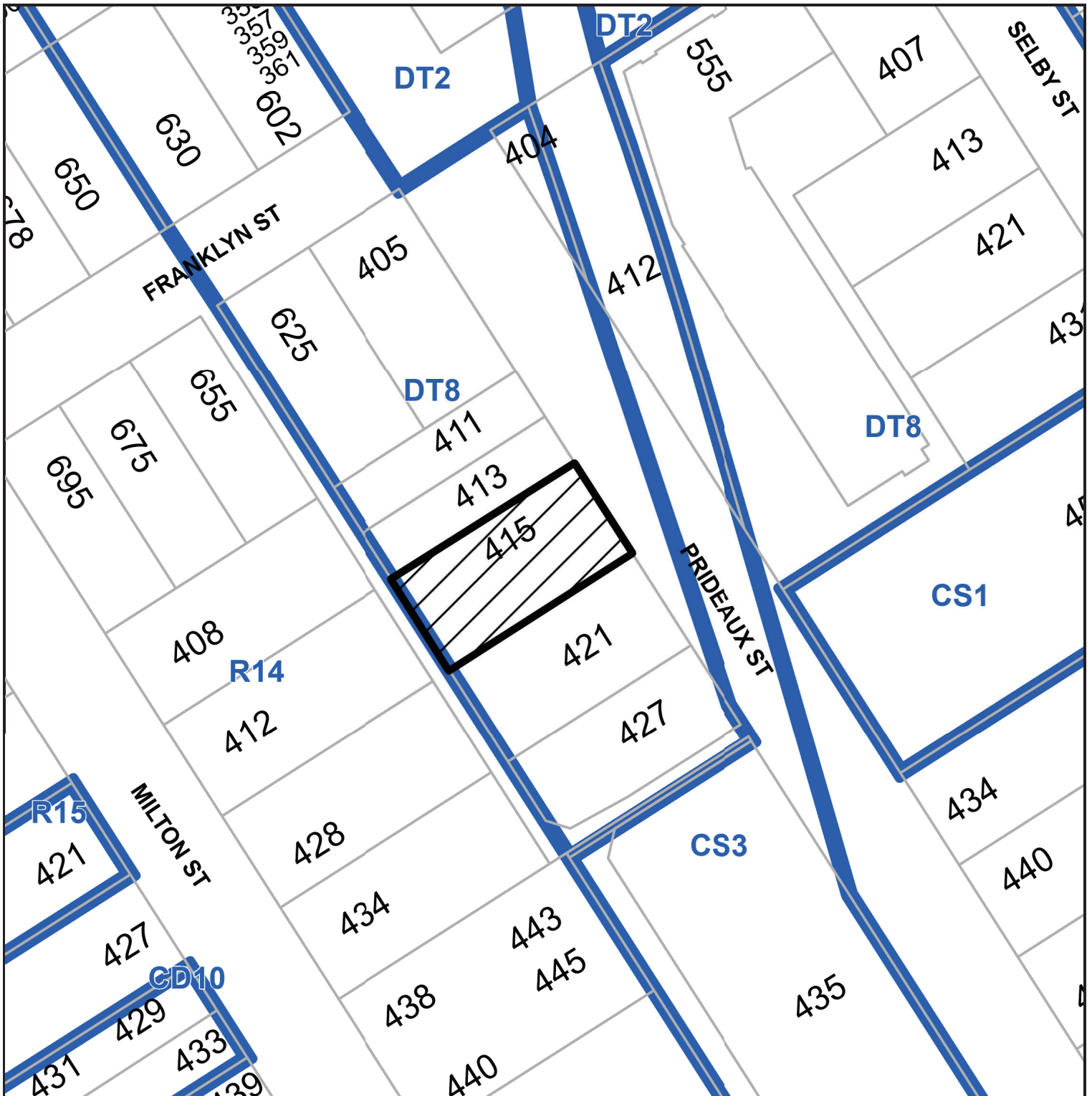
Landscape Design

The proposed development includes clearing the existing vegetation (retaining a shared Oak tree along the south side yard) and planting various deciduous and coniferous trees, shrubs, hedging, and flowers. Each unit has a private patio surrounded by low wood board fencing.

Staff Comments:

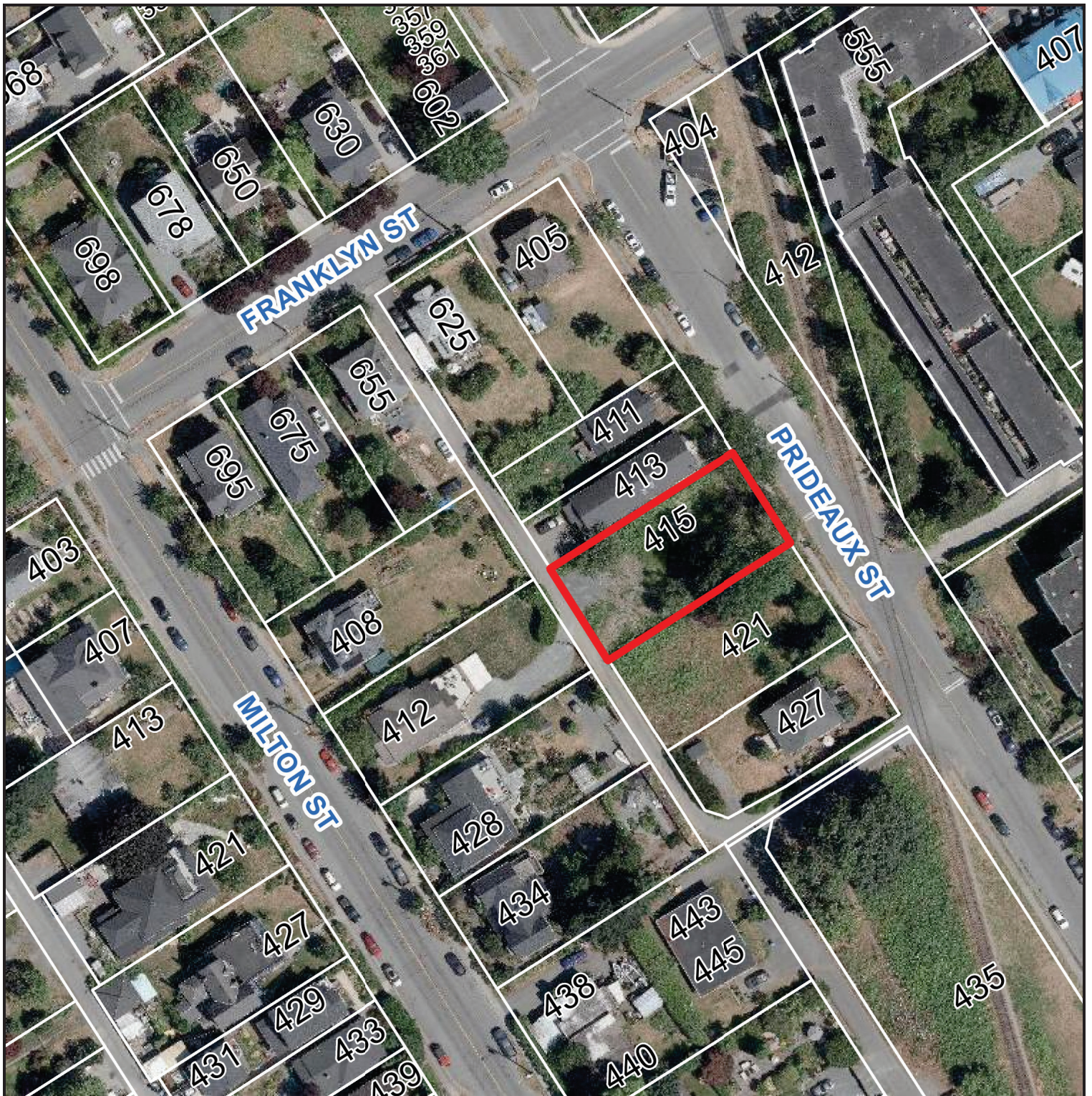
- Consider incorporating an arbor or other feature to accentuate pedestrian entries for wayfinding.
- Consider incorporating traditional heritage planting in accordance with the Old City Multi-Family Residential Design Guidelines between the patio and street to complement the deciduous trees.

SUBJECT PROPERTY MAP

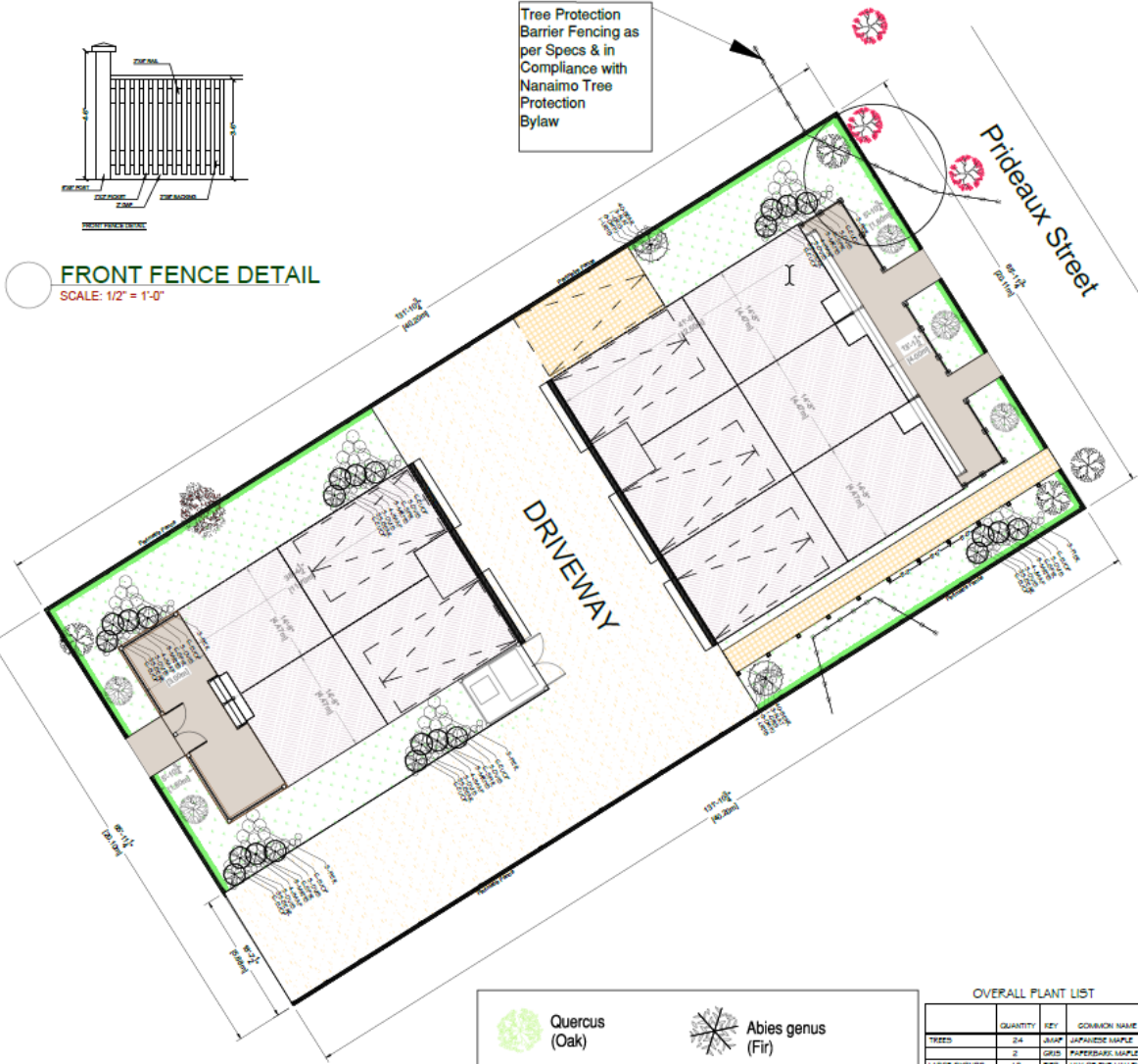


 415 PRIDEAUX STREET

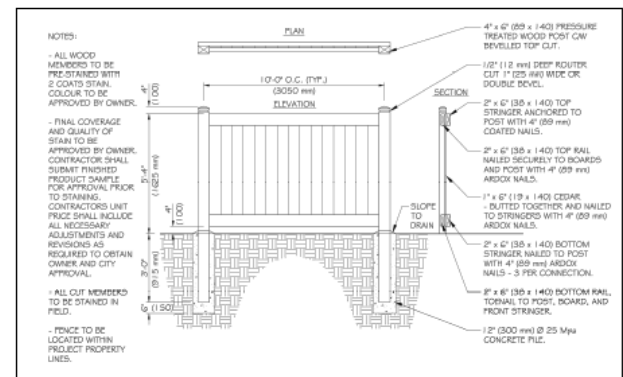
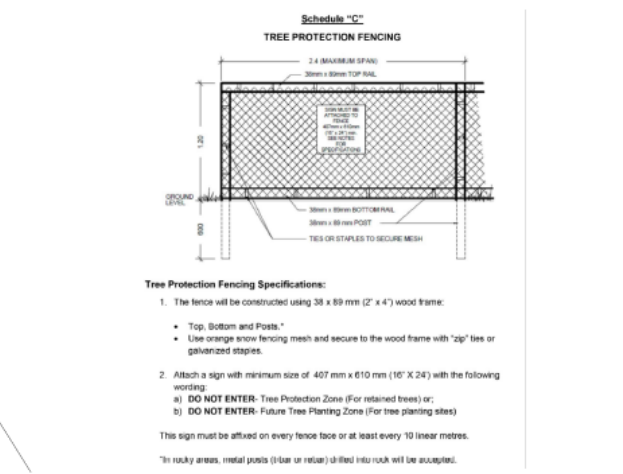
AERIAL PHOTO




 415 PRIDEAUX STREET




FRONT FENCE DETAIL
SCALE: 1/2" = 1'-0"







Quercus
(Oak)




Abies genus
(Fir)




Malus domestica
(Apple)




Prunus avium
(Cherry)



Acer palmatum
(Japanese Maple)



Prunus subhirtella
(Autumn Flowering Cherry)

 **SAEPE (HEDGE)**

RECEIVED
DP1377
2025-MAY-01
Current Planning

DO NOT ENTER
Tree Protection Zone

NO DRIVING
NO PULL

NO STORAGE

NO DRIVING
NO EXCAVATING

Client: 415 PRIDEAUX

Drawn By: NS

Checked By: RS

Drawing Title: LANDSCAPE PLAN

Scale: AS MENTIONED

Date: 18-03-2025

Page No: 9

CS

306-807-1982

415 PRIDEAUX

CLIENT:

DRAWN BY: NS

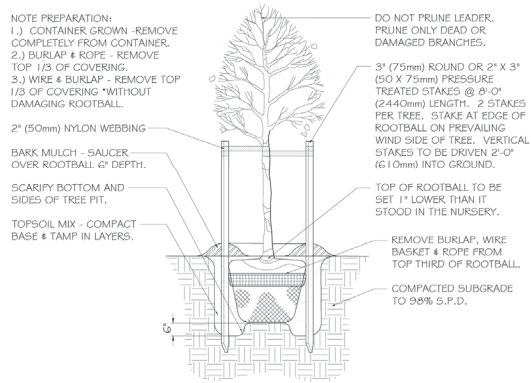
CHECKED BY: RS

DRAWING TITLE: LANDSCAPE PLAN

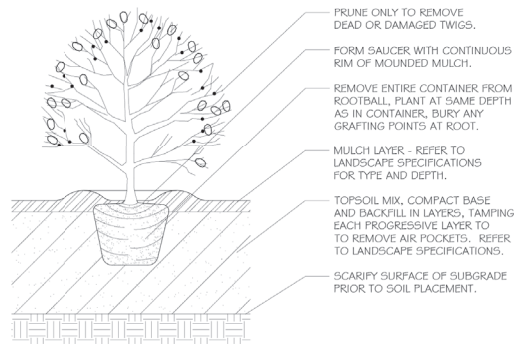
SCALE: AS MENTIONED

DATE: 18-03-2025

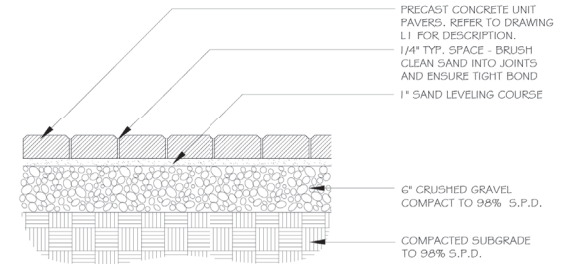
Page No: 9



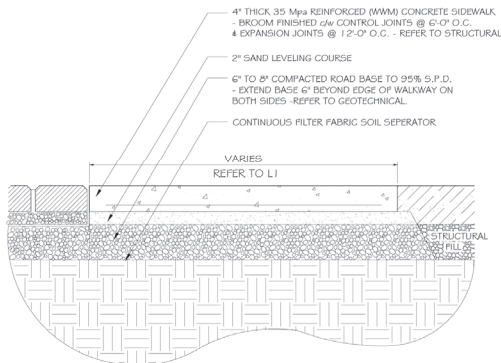
1 TREE PLANTING
L4 SCALE: N.T.S.



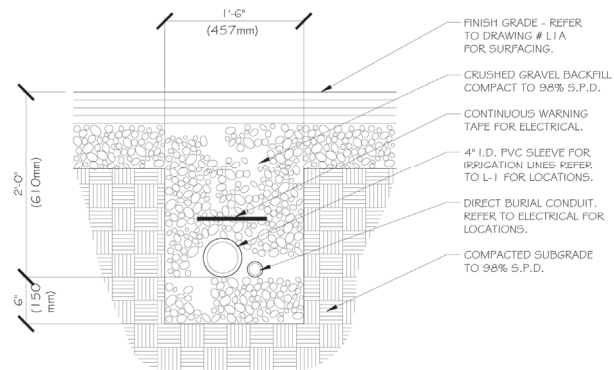
2 SHRUB PLANTING
L4 SCALE N.T.S.



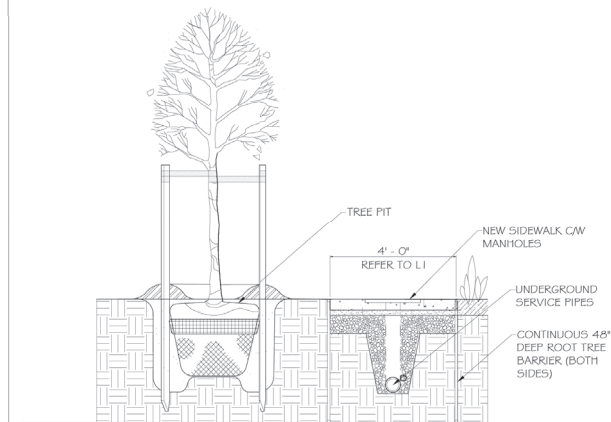
3 UNIT PAVING
L4 SCALE 1-1/2" = 1' - 0"



4 BROOM FINISHED CONCRETE SIDEWALK
L4 SCALE 1/2" = 1' - 0"



5 IRRIGATION SLEEVE
14 SCALE 1-1/2" = 1'-0"



6 DEEP ROOT TREE BARRIER
1/4" SCALE 1/2" = 1' - 0"

RECEIVED
DP1377
2025-MAY-01
Current Planning

4		
3		
2		
1	20-06-2024	ISSUED FOR DEVELOPMENT PERMIT
NO:	Date	Revisions

CLIENT:

DRAWN BY: NS

CHECKED BY: RS

DRAWING TITLE:

LANDSCAPE DETAIL

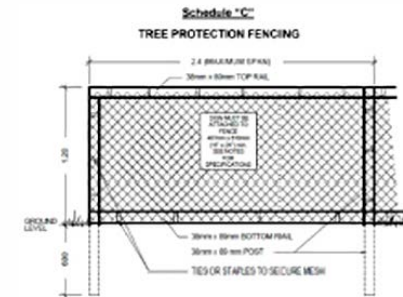
SCALE: AS MENTIONED

DATE: 18-03-2025

Page No:

10

Previously Presented



Tree Protection Fencing Specifications:

- The fence will be constructed using 30 x 60 mm (2" x 4") wood frame.
 - Top, Bottom and Posts
 - Use orange safety fencing mesh and secure to the wood frame with "ad" tie or safety mesh staples
- Attach a sign with minimum size of 407 mm x 610 mm (16" x 24") with the following wording:
 - DO NOT ENTER:** Tree Protection Zone (For reference trees) or;
 - DO NOT ENTER:** Future Tree Planting Zone (For tree planting stock)

This sign must be affixed on every fence face or at least every 10 linear metres.

*In rocky areas, metal posts (3-bar or rebar) drilled into rock will be accepted.



RECEIVED
DP1377
2312-MAR-16
Dated: February 9

4	
3	
2	
1	
NO	DATE

415 PRIDEAUX

CLIENT:

DRAWN BY: NS

CHECKED BY: NS

DRAWING TITLE:

LANDSCAPE PLAN

SCALE: AS SHOWN

DATE: 18-03-2025

Page No:

8

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001385 – 952 WENTWORTH STREET

Applicant / Designer: ANDERSON GREENPLAN LTD.

Owner: SHELL BEACH HOLDINGS INC.

Landscape Architect: TERRA LUMA DESIGN

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Old City Low Density (Fourplex) Residential (R14)
<i>Location</i>	The subject property is located on the north side of Wentworth Street, between Pine Street and Machleary Street
<i>Lot Area</i>	975m ²
<i>City Plan (OCP)</i>	Future Land Use Designation – Old City Neighbourhood Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Old City Multi-Family Residential Design Guidelines (“the Old City Guidelines”)

The subject property is located in the Old City Neighbourhood and is presently vacant. 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, and subsequently a privately managed garden on the site until 2023. The property 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, approximately 500m to the southeast.

PROPOSED DEVELOPMENT

The applicant is proposing a two-storey multi-family fourplex building with four 3-bedroom units. The proposed gross floor area is 589m² and the total Floor Area Ratio (FAR) is 0.60. There is no maximum FAR in the R14 zone.

Site Design

The site is arranged with all vehicle access coming directly from the lane. The four units will be aligned side-by-side with one unit facing Wentworth Street, and three units facing the lane. Required vehicle parking will be provided on-site with all units containing a single-car garage, two spaces available on the driveways in front of the middle two units, and two additional spaces accessed from the lane to the north of the building.

Staff Comments:

- Consider incorporating a walkway onsite parallel to the lane to provide pedestrian access to the lane-facing units.
- Ensure that required long-term bicycle storage spaces are provided, either in a secure shared space or in individual units.

Building Design

The proposed building design presents a residential character with gables, ground-level patios, and a mix of board-and-pattern 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 white vinyl board-and-batten siding, darker shades of vinyl lap siding, and cedar shingle gable ends.

Staff Comments:

- Consider ways to individualize the units in the building form and exterior design, particularly the middle two units facing the lane.
- Consider a larger entry porch or veranda and more detailing to strengthen the front elevation facing Wentworth Street, for example, with ornamentation in the gable ends.
- Consider wider window trims in keeping with the Old City neighbourhood character.
- Consider stronger traditional cladding materials, particularly for the front elevation facing Wentworth Street.
- Look at providing wall-mounted exterior lighting on the south and east elevations.

Landscape Design

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

Staff Comments:

- Look at incorporating additional planting areas, particularly along the west and north property lines, and in front of the unit entries on the east side of the building.
- Consider retaining or replicating the existing low hedge along a portion of the Wentworth Street frontage in keeping with the character of the neighbourhood.

PROPOSED VARIANCES

No variances have been requested.

Urbanization has increasingly led to the overlapping of old and new spaces in historic city areas, creating challenges in preserving valuable urban heritage. Development Permits with Form and Character requirements help to ensure new developments meet the standards of the effective protection, utilization, and sustainable development of these historical spaces.

The following will demonstrate how the proposed design relates to the requirements set out in the *NANAIMO'S OLD CITY Multiple Family Residential Design Guidelines*.

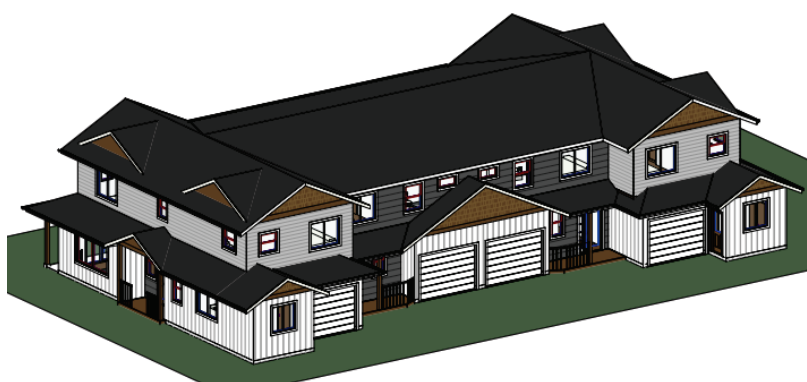
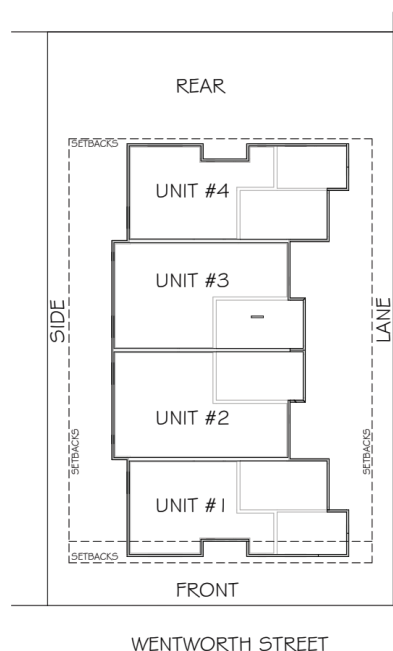
(<https://www.nanaimo.ca/docs/property-development/development-applications/old-city-multiple-family-residential-design-guidelines.pdf>)

Text imported from the Design Guidelines will be shown in *italics*

1. LOT SIZE AND ASSEMBLY

In order to reduce the impact of the introduction of larger scale development to an established single-family neighbourhood and to respect views, the scale of new development should be restricted. Long, unbroken new development would be incompatible with the existing street rhythm and would not respect neighbours' access to views.

The proposed development is contained on one City lot (measuring 132'x79'-6") and is designed to meet all the relevant setbacks of an R14 zoned lot. As per 1.a) no lots will need to be amalgamated to create a lot suitable in size for our proposed development. There are no variances to City of Nanaimo Bylaws proposed within this design and Development Permit. For this document, the Front, Side, Rear and Lane sides will be referenced in relation to their applicable setbacks. e.g. Front of building – side of building facing lot line with the Front Setbacks as per the Bylaw definition. (see image below). Access to views for neighbours won't be negatively impacted due to the surrounding topography and proposed building height.



3D Perspective view

2. YARDS

The depth and landscape treatment of front, rear, and side yards are important elements in the establishment of a consistent street rhythm and an overall residential neighbourhood Identity. Open space should be designed with the same high quality and standards as built space.

The proposed development meets the existing R-14 zoning setbacks which are sufficient to support the design for a building housing 4 dwelling units. Some of the homes in the adjacent streetscape may have the front of the home further from the street than our proposal but we recognize that the majority of these homes are about century old and expectations are that future housing stock upgrades and redevelopment of these properties will likely conform to the R14 front yard setbacks that support greater social interaction opportunities between residents on their front porches and passing neighbours. The recessed front entry and upper floor also help to mitigate any differences in front yard setback between neighbouring buildings.

As previously noted, the proposed development meets the zoning height allowance of 7.75m as well as all the applicable front, side and rear setbacks and no variances are required for this design. Pursuant to item 2 b), the actual distance between the building and Side Yard property lines are 4.5m, (lane setback) and 3.13m. (west side yard) exceeding zoning setback allowances. Furthermore, the proposed distance from the rear of the building to the rear yard property line is 7.84 m again exceeding the setback requirement. is provided between the rear of the building and the rear yard setback.

Respecting the 2nd bullet of item 2 c), the building design features stepped roof lines between floors and roof slopes that minimize shading of the neighbours' properties.

Each of the 4 dwelling Units includes a 1 bay garage enclosure and all parking is accessed off the lane. After lane dedication, the parking enclosures are in excess of 4.5 M from the property line for the outer units and 6 m for the inner units. Parking standards require 7 spots for the number of bedrooms in this Multi-family Parking Area (Area 3). We have proposed to have 8 which will require permeable surfaces for at least one of those spaces.

In the Design Guidelines, it is noted that “*where garages are connected to a dwelling unit, development of the roof area as an outdoor living space is encouraged*”. We explored this idea but the resulting deck areas ended up being small spaces with limited function.

3. BUILDING MASSING

Appropriate building massing which refers to the height, width, extent of articulation, and roof profile of a building is critical in establishing and maintaining the rhythm of a street.

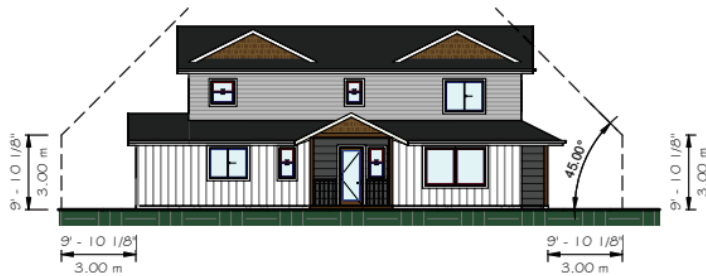
The 3D Perspective view shown above helps to show the extent of building recesses, articulation, the mix of gable and hip roof profiles as well as the relative height and width of the building.

The proposed development meets the R-14 zoning height maximum allowance of 7.75m which appears less than the height restrictions encouraged in the Design Guidelines, (3 c).

Whereas item 3 d) is not directly applicable to our development, (we are not a single entry multi-family development), efforts were applied to respect the 15m max unbroken wall face,

stepping the building back at 45 degree angles to minimize shading of neighbouring properties, (see elevations below).

Rear View Shade lines



Lane View Shade lines



Our building design is in the form of row housing and intention was provided to create isolated entries for each unit in respect to Guideline 3 e) and to further our interest in providing tenant privacy with recessed porches and entry doors. We also acknowledge that our building design and the R14 height restriction ensure respect for items 3 f) and g).

Guideline 3 h) encourages roof design that has “*pitched roofs, commonly gable or hipped, typical in traditional residential neighbourhoods are encouraged*” and provided key direction in our building design. One bullet referencing that roof slopes less than 8:12 are not acceptable however we must advise that the maximum building height of 7.75m per R14, does not provide sufficient height for us to exceed 6:12 roof pitch without significant variances. We also note that the majority of homes in the immediate streetscape also do not meet this 8:12 preferred roof pitch, exceptions being 936 and 960 Wentworth which have some steeper gables facing Wentworth Street. Dormers were added and although they weren’t required to add living space, they were utilized to add character to the main roof. Even though this isn’t necessarily considered a ‘corner lot’ the facades that face Wentworth and the Lane have been designed to appeal to both views.

Previously noted and visible in the 3D image above, our design includes “*projections and recesses*”, (porches, dormers, etc.) that conform to the encouraged direction expressed in Guideline 3 i).

4. ARCHITECTURAL ELEMENTS

Appropriate architectural elements complete the expression of residential character which began with articulated massing.

The entries created in the building design would appear to comply with the guideline statements of Section 4.1. with emphasis in being “*attractive and easily identifiable*” from Wentworth Street and the lane. An identified walkway to the front entry of Unit 4, (separated for privacy to the rear yard) will assist guests and visitors in located this unit access. Each entry is also highlighted by roof line articulation and porches. Having a raised porch “accessible via a generous stair with substantial wood balustrades” is an ideal again limited by the maximum building height of the R14 zoning and the encouragement for steeper roof lines. Architectural railings and pickets will contribute to defining the porch at each entry. Entrances will be well lit with illumination highlighting the dwelling unit.

Our design has focused on ensuring identifiable but isolated front porches that provide access and “*traditional socializing spaces ...*”. Despite being a row housing format where entries are often visible between dwelling units, we have provided recessed spaces for the porches such that tenants can have a small outdoor sitting space private to neighbouring views where they can interact with passing pedestrians in the lane or in particular for Unit 1 facing Wentworth Street.

In respect to Guideline 4.3, addressing the importance of windows in the design of the building, we have utilized a mix of horizontal and vertical rectangles designed to meet the functional needs of the interior space for natural lighting and code compliance emergency access, (bedrooms). The functionality of the interior spaces do limit our ability to create perfect symmetry for the external elevations but these would appear to meet the standard existing in the adjacent streetscape while meeting Guideline references to window to wall ratios. We have also endeavoured to have windows and doors centered in gables and dormers wherever possible without compromising the functionality of the interior spaces.

The owners of this project, concerned about both energy efficiency and ensuring affordability for future tenants, are proposing vinyl windows which are less expensive and generally more energy efficient. The material board provides greater detail on the size of trim boards that will accent and surround the rectangular windows.

We refer you to the Material Board that accompanies this document for much greater detail on the materials and details encouraged via Guideline 4.4. Generally, we have attempted to replicate the look of the adjacent streetscape with mix integration of board and batten, horizontal lapped siding and cedar shake, (gable ends). Reduced maintenance costs have us planning the use Kaycan vinyl siding materials that also replicate the older look of these siding styles. In keeping with the direction of 4.4 b) we will be using asphalt shingles for our roofs.

The proposed color scheme (please see the Material Board) has a light and dark grey lap siding as well as white board and batten for the wall faces. Cedar colored shakes in the gable ends compliment the other natural colors. Trim, gutters and barge boards will be painted white. The railings and pickets will be black.

We trust this document and the Material Board will highlight how this design has been created with the intent of the City Design Guidelines in mind and that with the exception of a few instances where the zoning bylaw is restrictive, (i.e. max building height, etc.) we are in general conformance and this DP can be supported by staff and Council.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Keene Anderson', written on a light gray rectangular background.

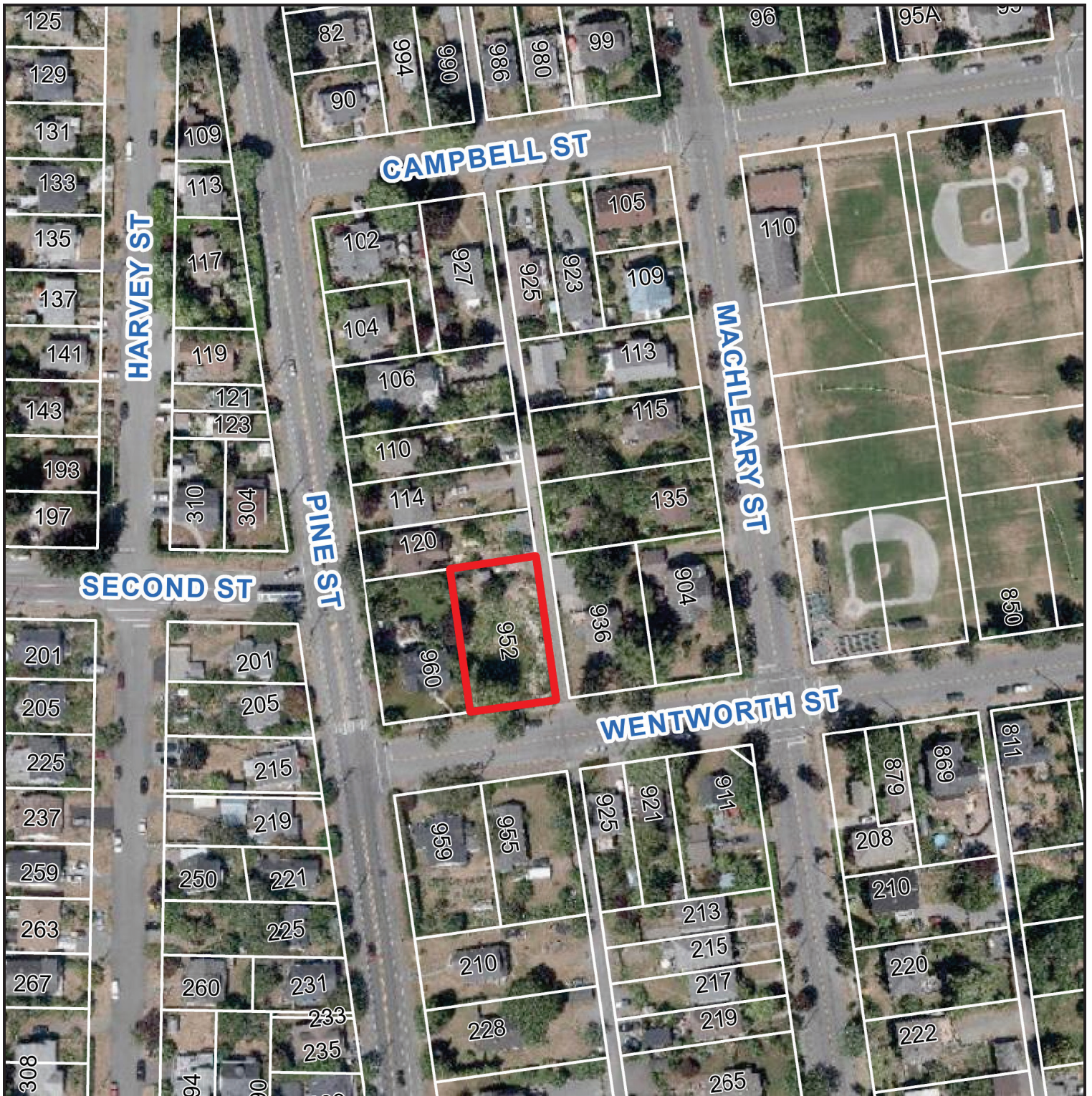
Keene Anderson
Agent for submission

SUBJECT PROPERTY MAP

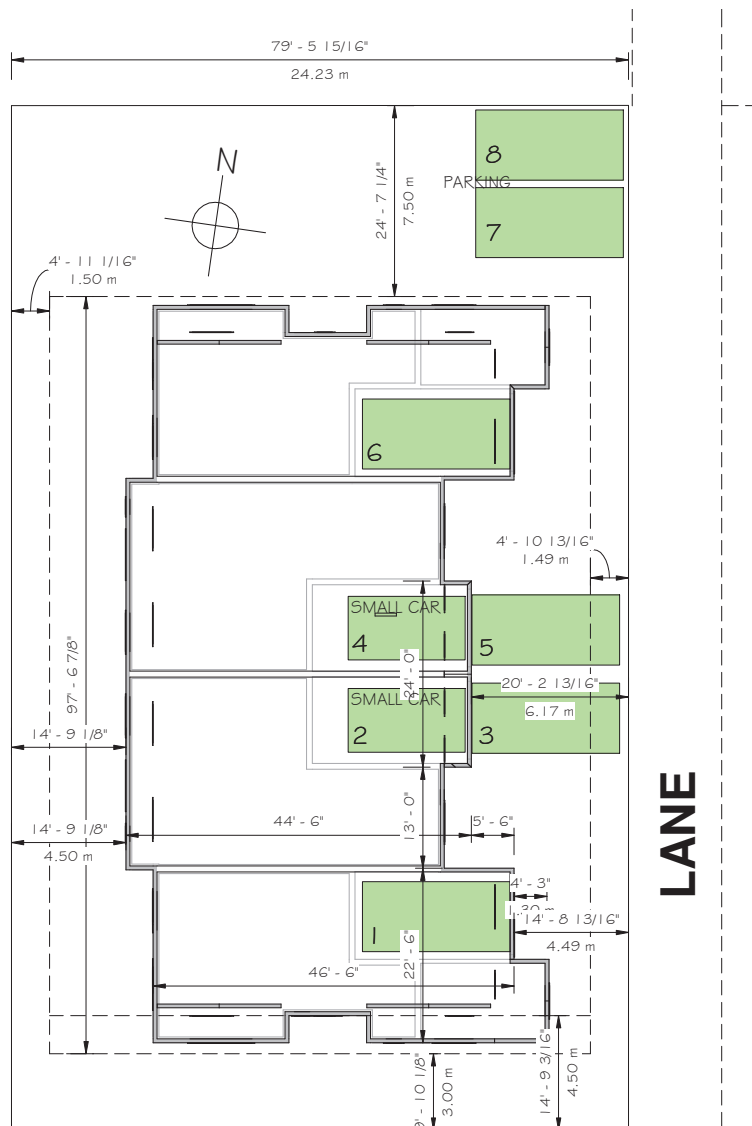


952 WENTWORTH STREET

AERIAL PHOTO



952 WENTWORTH STREET



WENTWORTH STREET

SITE AREA	-	975.27 M ² (10497.68 FT ²)
BUILDING FOOTPRINT	-	395.29 M ² (4254.85 FT ²)
SITE COVERAGE	-	40.53%
UNIT COUNT	-	4
GROSS FLOOR AREA		
- LOWER FLOOR	-	286.62 M ² (3085.13 FT ²)
- UPPER FLOOR	-	302.57 M ² (3256.87 FT ²)
TOTAL	-	589.19 M ² (6341.99 FT ²)
FLOOR AREA RATIO	-	0.604
BUILDING HEIGHT	-	7.75 M
AMENITY AREA	-	516.18 M ² (5556.12 FT ²)
PARKING REQUIREMENTS	-	SCHEDULE A SHOWS WE ARE AREA 3, 1.68 SPACES ARE REQUIRED FOR A 3+ BEDROOM BUILDING IN AREA 3. 1.68 X 4 = 6.72 TOTAL REQUIRED 7

[illegible]

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(250) 722-3456
www.greenplan.ca
info@greenplan.ca**

Designed Designer	Drawn Author	Checked Checker
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Date
02/24/2025

Project
24102

Drawing #
24102-0224-71

Scale
1/16" = 1'-0"

Sheet Title
PROPERTY DATA

Sheet #

A-D

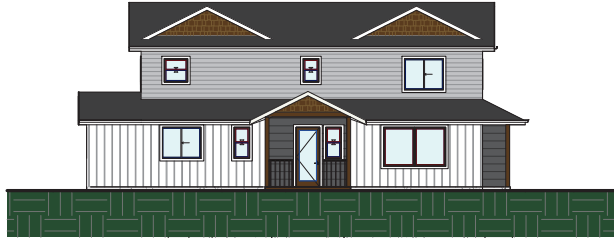
LANE VIEW

1/16" = 1'-0"



REAR VIEW

1/16" = 1'-0"



FRONT VIEW

1/16" = 1'-0"



SIDE VIEW

1/16" = 1'-0"

Revisions

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 DP - ELEVATIONS



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Designed	Drawn	Checked
	JL	

Date
02/14/2025

Project
24102

Drawing #
24102-0214-71

Scale
1/16" = 1'-0"

Sheet Title
ELEVATIONS

Sheet #

A-E



- 1. Board and Batten Siding - White
Kaycan – “White” - <https://www.kaycan.com/ideas-and-inspiration/all-colors/white/>
- 2. Horizontal lap style - Light grey
Kaycan - “Heritage Grey” - <https://www.kaycan.com/ideas-and-inspiration/all-colors/heritage-gray/>
- 3. Horizontal lap style - Dark grey
Kaycan – “Manor” - <https://www.kaycan.com/ideas-and-inspiration/all-colors/manor/>
- 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
Barge boards and gutters - White
- 7. Railings and Spindles - Black

EAST PERSPECTIVE - MATERIAL BOARD

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952 WENTWORTH
DP -
MATERIAL/SAMPLE
BOARD

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Designed Designer	Drawn Author	Checked Checker
Date 02/14/2025		
Project 24102		
Drawing # 24102-0214-71		
Scale		
Sheet Title MATERIAL/SAMPLE BOARD		
Sheet # A-MB		

SITE PLAN - STREETSCAPE
1/16" = 1'-0"

PINE STREET

PINE STREET



959
WENTWORTH



955
WENTWORTH



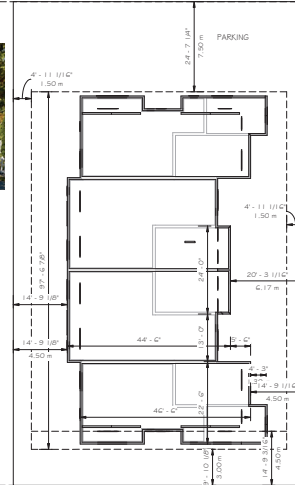
925
WENTWORTH



921
WENTWORTH



960 WENTWORTH STREET



LANE



936 WENTWORTH STREET

* ALL VIEWS ARE FROM WENTWORTH STREET

WENTWORTH STREET

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952 WENTWORTH
DP - STREETSCAPE

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Date: 10/14/2025

Project: 24102

Drawing #: 24102-0214-71

Scale: 1/16" = 1'-0"

Sheet Title: STREETSCAPE

Sheet #: A-55



Image	ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Ca	2	Clematis armandi	Evergreen Clematis	#5	
	BGS	39	Euonymus fortunei 'Green Spire'	Green Spire Euonymus	#2	
	GbF	5	Ginkgo biloba 'Fastigata'	Maidenhair Tree	5cm	
	LHd	46	Lavandula angustifolia 'Hidcote'	Hidcote Lavender	4"	
	Ma	6	Mahonia aquifolium	Oregon Grape	#3	
	MsG	12	Miscanthus sinensis 'Gracillimus'	Fountain Grass	#2	
	PL	21	Prunus laetianica 'Lolita'	Portuguese Laurel	#3	
	PLS	29	Perovskia 'Little Spire'	Russian Sage	#1	
	RKSG	11	Rudbeckia fulgida var. sulcata 'Goldst'	Black Eyed Susan	#1	
	ToC	2	Thuja occidentalis	Eastern Arborvitae	2m	

LANDSCAPE PLAN

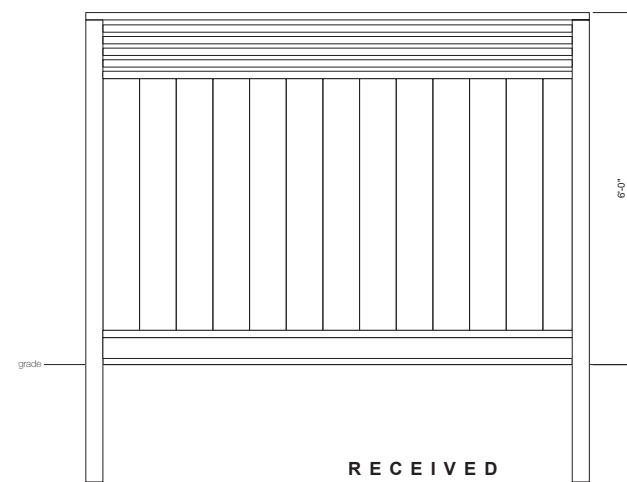
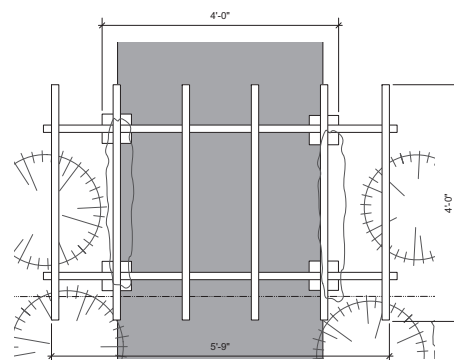
952 Wentworth Street
Nanaimo, BC

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

terra**luma**
d e s i g n

Date:
10 January 2025

Scale:
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