

DATE OF MEETING February 4, 2019

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**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1102 –  
1228 MANZANITA PLACE**

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration, a development permit application for four residential units at 1228 Manzanita Place.

### **Recommendation**

That Council issue Development Permit No. DP1102 at 1228 Manzanita Place with the following variances:

- reduce the minimum front yard setback for proposed Building B from 6m to 5.4m;
- reduce the minimum front yard setback for proposed Building C from 6m to 4.5m;
- increase the maximum building heights for proposed Buildings A, C and D from 7m to 9m; and
- increase the maximum building height for proposed Building B from 7m to 8.2m.

## **BACKGROUND**

A development permit application, DP1102, was received from 1118886 BC Ltd., to construct four detached dwellings on a steep slope site.

The subject property was created through a phased 26-lot subdivision of 3500 Rock City Road, which included properties on Ocean Pearl Terrace, Manzanita Place, Barrington Road, and Amphion Terrace.

### **Subject Property**

Zoning	R6 – Townhouse Residential
Location	The subject property is located at the south end of Manzanita Place.
Total Area	701.85m <sup>2</sup>
Official Community Plan	Map 1 – Future Land Use Plans – Neighbourhood; Map 3 – Development Permit Areas- Development Permit Area No. 5 – Steep Slope Development; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Area Design Guidelines

### *Site Context*

The subject property is a steep slope site bisected by Manzanita Place with additional frontage on Amphion Terrace to the northeast. There is a notable grade difference (approximately 10m) between the portions of the property along Manzanita Place and the upslope neighbouring residential properties along Amphion Terrace and Ocean Pearl Terrace.

## **DISCUSSION**

### **Proposed Development**

The proposed development consists of four single detached residential units; two on each side of Manzanita Place. The allowed floor area ratio (FAR) is 0.45 and the proposed FAR is 0.40.

### *Site Design*

The siting of the proposed buildings is respectful of existing grades, natural features, and the character of the neighbourhood. Buildings A, B and C are oriented towards Manzanita Place and Building D, in the upper portion of the site, completes the streetscape along Amphion Terrace.

The building footprints are situated to minimize site disturbance and allow retention of mature trees and rocky knolls.

### *Building Design*

In keeping with the grade, both dwelling units (Buildings A and B) on the southern property and the northernmost unit (Building D) on the northeast half of the lot are two storeys on the front and three storeys on the rear elevation. The lower unit (Building C) appears as a three-storey building from the Manzanita Place frontage (west) and meets the grade with two storeys at the rear (east) elevation. The unit sizes range from 158m<sup>2</sup> to 200m<sup>2</sup>.

The buildings are well designed with flat roofs, wall articulations and exterior finishes of Hardie plank siding, trim and metal cladding to reduce building scale. Exposed stonework, window glazing, and covered porch entries are used to enhance the front façades.

Buildings A, C and D include two car garages, while Building B includes a single car garage and sufficient depth for vehicle parking in the driveway.

### *Landscape Design*

The landscape plan recognizes the rocky character of the site and includes native shrub species and street trees. The landscape plan includes the restoration of a bioswale on the southern portion frontage. No additional landscaping is necessary along the south and west property lines for the lower portion of the site, or along the north and west lot lines for the upper portion of the site, as these areas contain exposed bedrock that will be retained.

For more information, see the Attachments.

## **Proposed Variances**

### *Maximum Building Height*

The maximum allowable height of a flat-roofed building within the R6 zone is 7m. The proposed heights for Buildings A, C and D is 9m, a proposed variance of 2m. The proposed height of Building B is 8.2m, a proposed variance of 1.2m.

The rocky/sloped topography presents development constraints, so the increase in building height allows the design to best respond to the site characteristics. Using pitched roofs would eliminate the need for a variance (as they are permitted to be 9m high); however, this design would not be consistent with the surrounding neighbourhood character. In addition, the sloped topography mitigates any visual impact of the buildings for upslope neighbours.

### *Front Yard Setback*

The subject property includes three front yards. The minimum required front yard setback in the R6 zone is 6m. The proposed front yard setback on Building B from the Manzanita Place is 5.4m, a variance of 0.6m, and the proposed front yard setback for Building C is 4.5m, a proposed variance of 1.5m.

On Building B, the variance is required to allow a minor encroachment of exterior projections (corner of garage and entrance deck above). The development envelope of Building C is constrained by a cliff to the north and a City of Nanaimo statutory right-of-way to the south and east. The proposed setback variances enables functional building envelopes and minimizes excavation and land alterations.

Staff support the proposed variances to building height and setbacks given that the building and site design respond to and address the General Development Permit Area Design Guidelines and Steep Slope Development Permit Area Guidelines.

## **Design Advisory Panel Recommendations**

The Design Advisory Panel, at its meeting held on 2018-MAY-24, accepted DP1102 as presented with support for the proposed variances and provided the following recommendations:

- Add articulation to the west elevation of Building D to recognize this as a dual-front façade; and
- Look at improved finishing to the exposed concrete foundations for all buildings.

In response to these recommendations, the following changes were incorporated into the building designs:

- Added a covered entry to the porch on the rear side of Building D (oriented towards Manzanita Place) to increase building articulation; and
- Extended the material siding further down on concrete foundations and incorporated a reveal pattern in the concrete foundation where exposed.

### **SUMMARY POINTS**

- Development Permit Application No. 1102 is for a four-unit residential development at 1228 Manzanita Place.
- The applicant is proposing building height and setback variances to respond to the existing topography and site characteristics.
- The proposed development meets the General Development Permit Area Design Guidelines and Steep Slope Development Permit Area Guidelines.
- Staff support the proposed variances.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Building Elevations  
ATTACHMENT E: Landscape Plan  
ATTACHMENT F: Aerial Photo

#### **Submitted by:**

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#### **Concurrence by:**

D. Lindsay  
Director, Community Development