

DATE OF MEETING | March 18, 2019 |

AUTHORED BY | MADELEINE KOCH, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1115 –
615 & 699 HAREWOOD ROAD** |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a multiple-dwelling residential development, located at 615 and 699 Harewood Road. |

Recommendation

That Council issue Development Permit No. DP1115 at 615 and 699 Harewood Road with the following variances:

- increase the maximum allowable height from 8m to 8.89m for Building A and 8.84m for Building B;
- reduce the minimum rear yard setback from 1.5m to 1.2m for proposed Lot A;
- reduce the required number of parking spaces for proposed Lot A from 8 spaces to 4;
- increase the maximum permitted percentage of small car spaces from 40% to 50% for proposed Lot B. |

BACKGROUND

A development permit application, DP1115, was received for 619 and 699 Harewood Road from Michele Hayden on behalf of 1035137 BC Ltd. The applicant proposes to construct a multiple-family development consisting of two fourplexes within the subject properties.

In 2016, an application was made to rezone the subject properties from R1 (Single Dwelling Residential) to R6 (Townhouse Residential) in order to permit construction of an 11-unit townhouse development. The application was denied at third reading. The applicant subsequently reduced the number of proposed units from 11 to 8 and submitted a new rezoning application (RA380) to rezone the properties from R1 to R5 (Three and Four Unit Residential). In 2017, the subject property was successfully rezoned in order to permit a fourplex on each lot, for a total of 8 units. The proposal is consistent with the density envisioned at the time of rezoning approval.

Subject Property

<i>Zoning</i>	R5 – Three and Four Unit Residential
<i>Location</i>	The southeast corner of the intersection at Harewood Road and Wakesiah Avenue.
<i>Total Combined Lot Area</i>	2,348.9 m ² (615 Wakesiah Avenue: 333m ²) (699 Wakesiah Avenue: 2,015m ²)

<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Areas- Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; Harewood Neighbourhood Plan – Urban Design Framework & Guidelines

Site Context

The subject properties are located directly across from Colliery Dam Park to the west and the Department of National Defence lands to the northwest. Vancouver Island University is located one block to the north and University Village Mall is approximately 700m to the northwest. The nearest bus stop is located 250m to the north on Fifth Street.

Single Dwelling Residential (R1) lots border the subject properties to the south and west with some townhouses and duplexes located nearby. The house on the adjacent lot to the south at 624 Wakesiah Avenue is included on the City of Nanaimo's heritage register.

Two houses are located on 699 Harewood Road, and 615 Harewood Road is a narrow undersized parcel that is currently vacant. The properties are located on a laneway, which provides site access. A number of mature trees are located within the lots and within the adjacent City road right-of-way.

DISCUSSION

Proposed Development

The proposed development is two fourplexes, with one on each of the two subject properties. A boundary adjustment is proposed to facilitate development on each lot, and will be required as a condition of development permit approval. Shared parking, access, and amenities will also be secured through the development permit.

Site Design

Each fourplex is located in close proximity to the road frontages and incorporates a strong street presence with individual unit patios and entrances from the street. Additional onsite walkways and a common greenspace are proposed between the two buildings at the corner of Wakesiah Avenue and Harewood Road, and a shared structure to accommodate bicycle and waste disposal bin storage is proposed to be located nearby. Site parking is accessible from the laneway at the rear of the site.

Building Design

Each building contains four two-storey townhouses, with each unit having three bedrooms. The front of each unit features a small balcony, a ground-level patio, and a slightly stepped back entrance. The rear of each unit features a porch and a back door with connections to the onsite walkways.

Landscape Design

The landscape plan features a common amenity space with an arbor entry, seating, and bollard lighting. The landscape plan features retention of one existing Douglas fir tree, two raingardens, and a planting mix of native and drought-tolerant species.

Design Advisory Panel Recommendations

At its meeting held on 2018-NOV-08, the Design Advisory Panel (DAP) accepted DP001115 as presented and provided the following recommendations:

- Look at ways to break the massing of Buildings A and B by adding windows to the upper portion of the walls facing the park area;
- Suggest that the tree protection area be maintained;
- Consider ways to bring Colliery Dam Park details into the overall design of the development;
- Consider opening up parking areas to avoid sharp corners;
- Reconsider use of Heavenly Bamboo in the planting material;
- Consider ways to improve the pedestrian connection to Colliery Dam trailway.

The applicant has made alterations to the building and landscape design plans to address the Design Panel's recommendations.

Proposed Variances

Building Height

The maximum permitted building height applicable to this development is 8m. A maximum height of 8.89m is proposed for Building A (a variance of 0.89m) and a maximum height of 0.84m is proposed for Building B (a variance of 0.84m).

Each unit in Building A and Building B steps down slightly with the slope of the site, which increases the overall height of the buildings. The variance is only necessary for the pitched portions of the shed roofs, which add architectural interest.

Rear Yard Setback

The minimum rear yard setback is 1.5 metres. A rear yard setback of 1.2m is proposed for Lot A; a variance of 0.3m.

This setback is proposed to accommodate a shared structure used to store bicycles and curbside waste disposal bins centrally located between the two buildings.

Required Parking

The required parking for Lot A is 8 spaces. The applicant proposes 4 spaces; a variance of 4 spaces.

Three of the required spaces will be provided within Lot B as small car spaces, for a total of 7 parking spaces allocated to Lot A. Functionally, the shared parking arrangement will support a unified site design across the two properties.

It should be noted that the total parking space requirement for this development is 16 spaces across the two lots, and a total of 15 are proposed. This application was received when the former parking bylaw was still in place and as such, the original parking plan was designed to comply with the former parking requirement of 12 spaces across the two lots. To accommodate the new “Off-Street Parking Regulations Bylaw 2018 No. 7266”, the applicants have reconfigured the site plan to maximize parking within the development while maintaining adequate space for outdoor amenities and stormwater management.

The applicant considered reducing the number of bedrooms per unit to reduce the parking requirement; however, this would limit the development’s ability to provide family-oriented housing, which is a known community need in this area.

In addition, on-street parking is available on both Harewood Road and Wakesiah Avenue.

Small Car Parking

The maximum permitted amount of small car parking spaces is 40% of all required parking spaces. 50% of the required parking spaces for Lot B are proposed to be small car parking spaces; a variance of 10%.

To accommodate 8 parking spaces for Lot B without compromising the proposed rain garden, an additional small car parking space is proposed for Lot B. The requested variance is for 50% small car parking spaces for Lot B. A total of 43.8% of the total required parking for the two lots is proposed as small car spaces.

Staff recommend approval of the development permit application and variances.

See Attachment for more information.

SUMMARY POINTS

- A development permit application has been received to allow construction of two fourplexes at 699 and 615 Harewood Road.
- A boundary adjustment will be needed to support the proposed development.
- The proposed variances are requested to support a unified site design across the two subject properties

ATTACHMENTS

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

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