

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001136 – 470 FRANKLYN STREET

**Owner:** FREEDOM 56 INVESTMENTS LTD.

**Applicant / Architect:** RAYMOND DE BEELD ARCHITECT LTD.

**Landscape Architect:** FRED BROOKS

**Subject Property:**

<i>Zoning</i>	DT2 - Fitzwilliam
<i>Location</i>	The subject property is located on the north side of Franklyn Street between Selby Street and Wesley Street.
<i>Total Area</i>	419m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Node Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Neighbourhood or Area Plan</i>	Nanaimo Downtown Plan
<i>Relevant Design Guidelines</i>	Downtown Urban Design Plan and Guidelines General Development Permit Area Design Guidelines

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Site Context

The subject property is a small lot in the Old City Neighbourhood currently occupied by an older single residential dwelling. The surrounding neighbourhood is a mix of commercial and residential uses.

### PROPOSED DEVELOPMENT

The applicant is proposing to construct a four-storey residential building with under-the-building parking at ground level. A total of nine residential units are proposed, including six 1-bedroom units and three 2-bedroom units. A rooftop amenity space including a patio, gardens, and elevator and staircase access is proposed.

The proposed building's gross floor area is 331m<sup>2</sup> and the floor area ratio (FAR) is equal to 0.79, within the maximum permitted FAR of 2.3.

Site Design

The proposed building is sited adjacent to the west property line, taking advantage of the 0m side lot lines in the DT2 zone and providing an adequate drive aisle on the east side of the property. All six required parking spaces are provided below the building with access at ground level. Pedestrian access will be adjacent to the drive aisle entrance on Franklyn Street. A garbage enclosure is proposed at the north end of the drive aisle and the parking area and will be gated at night for security reasons.

Staff comments:

- Provide details on the gate proposed at the drive aisle entrance.

*Building Design:*

The building design is emphasized vertically with a reduced building footprint on the small lot. The building is oriented towards the east with no units on the west side of the building. No balconies are provided due to the constrained nature of the lot, but the building maintains a residential character. Large windows and projecting features provide articulation along the east elevation, as well as portions of the north and south elevations. Building materials generally consist of concrete blocks, fiber cement panels, and horizontal wood cladding. The west elevation will include coloured glass fins and metal shadow castings to provide visual interest.

The ground floor of the building will contain a common lobby, a utility room, and bicycle storage. The residential units will be on the upper floors. A flat roof allows for a rooftop amenity space including green roof features. The elevator and stair access to the rooftop accentuate the southwest corner of the building.

Staff comments:

- Consider continuing the articulation present on the east elevation to the street-facing south elevation.
- Consider design options to break up the vertical wall on the south exterior of the elevator shaft.

*Landscape Design*

Landscaping on the site is limited to within the front yard and the green roof. The ground level landscaping will include rows of evergreen shrubs and a tulip tree. The green roof will include different ground cover vegetation with shallow soil.

Staff Comments:

- Provide landscaping adjacent to the garbage enclosure at the rear of the site.

**PROPOSED VARIANCES**

*Maximum Building Height*

A variance is requested to increase the maximum building height from 12m to 15.2m. The additional height is requested in order to accommodate the elevator and stair access to the rooftop amenity space.