

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT NO. DP001148 – 602 Franklyn Street

**Applicant Architect:** RAYMOND DE BEELD ARCHITECT

**Owner:** RHIZOMA VENTURES

**Landscape Architect:** MACDONALD GRAY

**Subject Property:**

<i>Zoning</i>	DT8 (Old City Mixed Use)
<i>Location</i>	The subject property is located at the northeast corner of the Prideaux Street and Franklin Street intersection.
<i>Total Area</i>	808.23m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Neighbourhood; Map 3 – Development Permit Area No. 8 – Old City Neighbourhood; Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.
<i>Relevant Design Guidelines</i>	Old City Multiple Family Residential Design Guidelines General Development Permit Design Guidelines

### CONTEXT

The subject property is situated near the Old City Quarter. The property is relatively flat and contains a single residential dwelling situated at the southeast corner of the property. There is no rear lane access. The adjacent property to the west is a single residential dwelling. The adjacent property to the north is a single residential dwelling operating as a rooming house. Across Prideaux Street, to the east, is a three-storey apartment building. Across Franklin Street, to the south are single residential dwellings. To the southeast, across the intersection, is a small commercial building. The surrounding neighbourhood is a mix of low and medium density housing forms.

### PROPOSED DEVELOPMENT

The applicant proposes to construct a four-storey 6-unit townhouse complex. Each unit is 115m<sup>2</sup>, has 3 bedrooms and dedicated below grade parking. The building's gross floor area is 687.29m<sup>2</sup>. The FAR is 0.85 which complies with DT8 requirements.

#### Site Design

The building is aligned with the Prideaux Street frontage. A front setback variance is requested for the front porches and landscaping planters. A small accessory building is proposed for the southwest corner of the site and a flanking side setback variance is requested.

Parking for vehicles and bicycles is provided in individual below grade garages. A parking variance for 1 vehicle space is requested. The garages are accessed from a driveway that enters the north end of the site from Prideaux Street and runs along the west property line. The driveway necessitates a 1.5m high retaining wall along the west property line. The retaining wall will be topped by a 1.2m fence and so a fence height variance is requested. The driveway creates a 6m building setback from the adjacent properties.

Pedestrian access is provided directly to the front door of each unit. Communal ground level amenity space is provided in the flanking side yard on the Franklin Street frontage.

Staff Comments:

- The site is well utilized.

### Building Design

The building presents as four-storeys at the rear, due to the below grade garages, and three-storeys at the front. Each unit has an individual sloped roof with a steep pitch. The roof form echoes the gable end roofs, common to older houses in the area, including the house currently existing onsite. A building height variance is requested.

Each unit is provided with amenity space – 2 rear balconies, 2 front balconies and 1 front porch.

Proposed building finishes are smooth HardiPanel on the outer building envelope and Hardiplank lap siding on the recessed areas of the envelope.

Staff Comments:

- The roof forms, with openings to give each of the deep upper balconies light and air, create a sense of unit individuality. Collectively, the uniform composition of the units and their repetition give cohesion to the building.
- The building's porches, planters, unit signage, stairs, and sidewalks interface with the city sidewalk and contribute to a lively street environment on the Prideaux Street.
- Consider ways to enhance the building's interface with the Franklyn Street frontage, perhaps by wrapping the first unit's front porch around the corner.

### Landscape Design

The subject property is located in the "Old Nanaimo Landscape Character Area" which is described as "historical city with formal streetscapes" and specifies the design layout should be formal.

The proposed landscape plan has a formal layout with identical trees and planting beds for each unit arranged rhythmically along the Prideaux Street frontage. The communal garden along the Franklyn Street frontage also has a regular arrangement of trees and planting beds. Benches and a lawn area provide a place from which to enjoy views of the garden. A green roof is proposed for the accessory building. The Sweetgum trees along the Prideaux Street will provide screening in the summer and a colourful focal point in the fall.

Staff Comments:

- Traditional trees and shrub species contribute to a historical garden theme.
- The lattice fence also follows a historical theme but is modern in style.
- Provide details on refuse receptacles and short-term bicycle parking.

### **PROPOSED VARIANCES**

Front Yard Setback

The minimum front yard setback is 3.0m, the proposed setback for the planter wall extension is 0.05m. The applicant is requesting a 2.95m front yard setback variance.

Flanking Side Setback

The minimum flanking side setback is 3.0m, the proposed setback for the accessory building is 1.49m. The applicant is requesting a 1.51m flanking side setback variance.

Parking Requirement

The requirement for the site is 7 spaces, 6 spaces are supplied. The applicant is requesting a 1 space parking variance.

Fence Height

The maximum fence height is 2.4m, the proposed fence height (which includes the retaining wall) is 2.74m. The applicant is requesting a 0.34m fence height variance.

Building Height

The maximum building height is 10.5m, the proposed building height is 10.58m. The applicant is requesting a 0.08.m building height variance.