

DATE OF MEETING | December 16, 2019 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1136 –
470 FRANKLYN STREET |**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a four-storey multi-family building with nine residential units.

Recommendation

That Council issue Development Permit No. DP1136 at 470 Franklyn Street with the following variances to:

- increase the building height from 12.0m to 15.3m; and
- reduce the minimum setback for a garbage enclosure adjacent to a property zoned for residential use from 3m to 0m.

BACKGROUND

A development permit application, DP1136, was received from Raymond deBeeld Architect Ltd., on behalf of Freedom 56 Investments Ltd., in order to permit a multi-family development at 470 Franklyn Street.

Subject Property and Site Context

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| <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>Lot Area</i> | 419m ² |
| <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 |

The subject property is a small lot in the Old City Neighbourhood currently occupied by an older single residential dwelling. The property owners are exploring opportunities to relocate the existing house to another site. The surrounding neighbourhood is a mix of commercial and residential uses with retail stores to the southwest, the Selby Street Mission to the northwest, a dental clinic to the east, and a parking lot across Franklyn Street to the south.

DISCUSSION

Proposed Development

The applicant is proposing an infill development consisting of a four-storey residential building with under-the-building parking at ground level. Nine residential units are proposed, including six one-bedroom units and three two-bedroom units. A rooftop amenity space, including a patio, gardens, and elevator / stair access is proposed.

The proposed building's gross floor area is 822m², and the Floor Area Ratio (FAR) is equal to 1.96, below 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 will be provided below the building with access at ground level. Pedestrian access will be adjacent to the drive aisle entrance on Franklyn Street and will be demarcated with stamped concrete. A garbage enclosure is proposed at the north end of the drive aisle and the parking area will be gated at night for security.

Building Design

As an infill project, the building design is emphasized vertically with a reduced building footprint on the small lot. The units are oriented towards the east with no openings 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 three floors, with three units per floor. 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.

Landscape Design

Landscaping on the site is limited to within the front yard, on the green roof, and adjacent to the garbage enclosure. 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.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2019-MAY-23, accepted DP001136 as presented with support for the proposed variances, and provided the following recommendations:

- Consider ways to strengthen the verticality, volume, and massing of the elevator tower.
- Consider ways to simplify the bands and fins of the east elevation.

- Reconsider the reflective nature of the materials proposed for the rooftop patio and/or replace them with plants.
- Consider enhancing the garbage enclosure with landscape screening material.

The applicant has subsequently submitted revised plans to address the DAP recommendations, including the following revisions:

- The verticality of the elevator core has been strengthened by removing a horizontal fascia strip and adding coloured glass fins on the south elevation.
- White horizontal bands have been removed and the roofline has been capped with flashing.
- Landscaping added around the garbage enclosure.

Proposed Variances

Maximum Building Height

The maximum building height in the DT2 zone is 12m. The proposed building height is 15.3m; a proposed variance of 3.3m.

The additional height is requested in order to accommodate the elevator and stair access to the rooftop amenity space. The “City of Nanaimo Zoning Bylaw 2011 No. 4500” exempts green roofs and infrastructure needed to access and maintain a green roof from building height calculations, but the proposed rooftop amenity space does not meet the definition of green roof in the bylaw under ‘sustainable building technologies’. The mechanical portion of the elevator shaft above the access, however, is exempt from height calculations.

As the proposed development will occupy a constrained narrow lot, the only practical opportunity for outdoor amenity space is on the rooftop. The requested height variance will allow for access to the rooftop and is not anticipated to have a significant impact on views. The subject property is down-slope from much of the Old City Neighbourhood, and the outdoor amenity area is located to maximize views for residents and privacy for up-slope residences. Neighbouring properties are also zoned DT2 and may redevelop in the future to higher densities. The rooftop amenity space with green roof will have the added benefit of reducing the heat island effect, providing additional insulation and improving stormwater management on-site.

Garbage Enclosure Landscape Buffer

The minimum setback for a garbage enclosure adjacent to a property zoned for residential use is 3m, and the applicant is proposing a garbage enclosure setback of 0m; a proposed variance of 3m.

Given the constrained lot size, there is limited space for a garbage enclosure on the subject property that avoids impacting parking supply and the drive aisle. The proposed garbage enclosure will be adequately screened from neighbouring properties and is not anticipated to have a negative impact.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1136 is for a four-storey multi-family building with nine residential units at 470 Franklyn Street.
- Variances are requested to increase building height and reduce the setback for a garbage enclosure.
- Staff support the proposed variances.

ATTACHMENTS

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

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