

DATE OF MEETING | February 24, 2020 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1134 –
633 MILTON STREET |**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a 3-unit multi-family residential development. |

Recommendation

That Council issue Development Permit No. DP1134 at 633 Milton Street with the following variances to:

- increase the building height from 7.75m to 8.15m;
- reduce the front yard setback from 8.5m to 4.3m; and
- reduce the required number of parking spaces from 4 to 3. |

BACKGROUND

A development permit application, DP1134, was received from Joyce Reid Troost Architecture, on behalf of Red Hare Realty Development Ltd., in order to permit a multi-family residential development at 633 Milton Street.

Subject Property and Site Context

<i>Zoning</i>	R14 – Old City Low Density (Fourplex) Residential
<i>Location</i>	The subject property is located on the south side of Milton Street between Hecate Street and Victoria Road.
<i>Total Lot Area</i>	436m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 8 – Old City Neighbourhood

The subject property is located within the Old City Neighbourhood and is currently vacant. A derelict non-conforming house previously occupied the site and was demolished in 2018. The lot is small and narrow, approximately 10m wide and 43.5m deep. The property slopes slightly downhill from Sophia Lane in the rear to Milton Street in the front.

The surrounding neighbourhood is predominantly characterized by single residential dwellings, duplexes, and multi-family dwellings in established character houses. Most structures in the immediate area pre-date the City of Nanaimo’s zoning regulations and are non-conforming in terms of siting. The existing R14 zone provides for residential rehabilitation and the development of small-scale multi-family residential redevelopment that is consistent with the historical architectural forms in the area. |

DISCUSSION

Proposed Development

The applicant is proposing a 2½ storey infill triplex building. The proposed building will contain three two-bedroom dwelling units ranging between 81m² and 103m². The total gross floor area of the building will be 282m² and will have a Floor Area Ratio (FAR) of 0.65, equal to the maximum permitted FAR in the R14 zone.

Site Design

The development's siting is long and narrow due to the shape and size of the lot. Parking is located to the rear of the building with access from Sophia Lane, allowing the front of the building to maximize street presence. Internal walkways are proposed to connect each unit to the parking area and to Milton Street. The entrances of the proposed front and middle units will face Milton Street, and the rear unit's entrance will face Sophia Lane. Each unit will step down in elevation towards Milton Street due to the sloping nature of the lot.

Short-term bicycle parking is located at the rear of the building and long-term bicycle storage will be provided inside on the west side of the building. Waste collection will also be accommodated inside on the east side of the building.

Building Design:

The proposed building has been designed to address the Old City Multiple Family Residential Design Guidelines. The Guidelines encourage new multi-family developments to incorporate design features of character homes in the area and to preserve and enhance residential streetscapes. The design of the building reflects the historic character in the neighbourhood and mimics the form of the house that was previously on the property.

Due to the long and narrow nature of the building, the view from Milton Street gives the illusion of a single family dwelling. The building design includes Hardie siding, board and batten, and cedar shingles. A welcoming façade with covered porch oriented towards Milton Street provides a visual connection with the street. Gable and hip roofs, heavy trim, and rectangular windows maintain an architectural style that is consistent with the residential character of the Old City Neighbourhood.

Landscape Design

The proposed landscape plan is complete with functional outdoor spaces and ample plantings. A perimeter fence is located on the property line around each side of the lot, except the lot line facing the lane on the south side. Bamboo hedges in planters are also placed along the majority of the perimeter which will provide privacy and screening for residents and adjacent neighbours. Special paving, ornamental grasses, planting areas, and trellises with vines are located throughout the site. An amenity area with seating is located at the front of the property for resident use.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2019-JUN-13, accepted DP1134 as presented with support for the proposed variances.

Proposed Variances

Building Height

The maximum allowable building height in the R14 zone is 7.75m. The proposed building height is 8.15m; a requested variance of 0.4m.

In order to encourage sloping roofs in the Old City Neighbourhood, building height in the R14 zone is measured from average grade to the mean height level between the eaves and the ridge of a sloped roof. The applicant has requested the height variance to account for the sloping grade of the property and the desired pitch of the roof. No negative impacts on neighbouring properties are anticipated.

Staff support the requested building height variance.

Front Yard Setback

The minimum required front yard setback in the R14 zone where the property abuts a major road is 8.5m. The proposed front yard setback is 4.3m; a requested variance of 4.2m.

The combined front yard setback of 8.5m includes the R14 front yard setback of 6m and the major road setback of 2.5m (for future road widening). The proposed building will have front steps that project into the front yard setback as permitted by the “City of Nanaimo Zoning Bylaw 2011 No. 4500”, but the proposed steps will not encroach into the 2.5m major road setback along Milton Street.

The proposed building siting, being closer to Milton Street, will also accommodate future widening of the existing lane. The lane is approximately 3.5m wide and the proposed development would accommodate a widening of 1.66m in order to achieve an ultimate width of 7m, including future widening on both sides of the lane.

The requested variance will allow the development to accommodate three dwelling units on the narrow lot where longer units are necessary to maintain the required 1.5m side yard setbacks. The variance will align the proposed building with many of the existing building setbacks in the neighbourhood.

Staff support the requested front yard setback variance.

Off-Street Parking

The minimum required off-street parking for the proposed development is four parking spaces. The proposed number of parking spaces is three; a requested variance of one parking space. The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” requires a ratio of 1.44 parking spaces per two-bedroom unit in this area, which would equal four parking spaces for the proposed development. The applicant has proposed three standard-sized parking

spaces, one provided for each dwelling unit. In accordance with the City's Policy for Consideration of a Parking Variance, the following rationale has been provided:

- The 10m width of the subject property does not allow for additional parking spaces in either a parallel or perpendicular configuration.
- The proposed development is consistent with the City's development guidelines and Old City Neighbourhood Plan.
- Alternative modes of transportation will be available to residents. As identified by the Nanaimo Transportation Master Plan, the property is located within the Downtown Mobility Hub, where more pedestrian trips are anticipated; on a bicycle route in the Short Term Cycling Network Plan; and within 180m of Nicol Street, a future Rapid Bus Transit Corridor (Medium Term).

Staff support the requested parking variance.

SUMMARY POINTS

- Development Permit Application No. DP1134 is for a three-unit multi-family residential development.
- The design of the building reflects the historic character of the neighbourhood as encouraged by the Old City Multiple Family Residential Design Guidelines.
- Variances are requested to increase the building height, reduce the front yard setback, and reduce the required number of parking spaces. Staff support the requested variances.

ATTACHMENTS

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

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