

DATE OF MEETING [June 1, 2020]

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**SUBJECT [DEVELOPMENT PERMIT APPLICATION NO. DP1128 –
576 AND 580 ROSEHILL STREET]**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a proposed multi-family development at 576 and 580 Rosehill Street.

Recommendation

That Council issue Development Permit No. DP1128 at 576 and 580 Rosehill Street with the following variances to:

- reduce the front yard setback from 6.0m to 4.58m;
- increase the lot coverage from 40% to 47%;
- increase the building height from 14m to 14.31m;
- reduce the minimum setback for a refuse receptacle adjacent to a property zoned for residential use from 3.0m to 0m; and
- reduce the required off-street parking spaces from 17 spaces to 16 spaces.

BACKGROUND

A development permit application, DP1128, was received from Raymond de Beeld Architect Ltd., on behalf of Anayk Homebuilders Ltd., in order to permit a multi-family development at 576 and 580 Rosehill Street.

Subject Property and Site Context

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject properties are located on the north side of Rosehill Street between Holly Avenue and Millstone Avenue.
<i>Lot Area</i>	576 Rosehill- 558m ² 580 Rosehill- 558m ² Total area- 1,116m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development

The subject properties are two adjacent lots in the Townsite neighbourhood. 580 Rosehill Street is currently occupied by an older single residential dwelling. The single residential dwelling at 576 Rosehill Street has recently been demolished. The area between Townsite Road and Bradley Street, inclusive of the subject properties, includes a number of small narrow

lots that are zoned Medium Density Residential (R8). A number of these lots have been consolidated in order to construct multiple-family housing developments; as such, the area includes a range of residential densities and lot sizes. A small commercial plaza located at the corner of Townsite Road and Millstone Avenue provides local services within the neighbourhood. Bowen Park and the Millstream River are approximately 200m directly south of the subject properties. Brechin Elementary School, on Millstone Avenue, is approximately 235m walking distance from the subject properties.

DISCUSSION

Proposed Development

The applicant is proposing an infill development consisting of a single four-storey residential building on the subject properties (to be consolidated). Thirteen residential units are proposed, comprised of 10 one-bedroom units and 3 two-bedroom units ranging in size from approximately 88m² to 111m². A rooftop amenity space, including a patio and elevator access, is proposed.

The R8 zone permits a base floor area ratio (FAR) of 1.25, with an additional 0.1 FAR available by achieving Tier 1 of the Schedule 'D' Amenity Requirements for Additional Density in "City of Nanaimo Zoning Bylaw 2011 No. 4500", for a total allowable FAR of 1.35. The proposed FAR is 1.33. The proposed development will include the following amenities:

- the building will exceed ASHRAE 90.1 2010 Energy Standards by 5% or more;
- public art;
- plumbing features that use 35% less water than the BC Building Code standard;
- a water-efficient irrigation system;
- a green roof; and
- at least 50% of the site will be covered with a permeable surface area.

The proposal has obtained the points required to achieve Tier 1.

Site Design

The applicant first acquired one lot, then later the adjacent lot, in order to make a developable parcel; however, the site size still imposes development constraints. The site has rear lane access. The existing grade drops diagonally 3.25m from northwest to southeast. To address the grade and avoid basement units, the pedestrian access to the front entrance of the apartment building will be via a set of stairs from Rosehill Street. An accessible ramp/walkway is provided to the rear entry of the building and also gives access to the bicycle and scooter storage areas, utility areas, and the parking area.

Short-term bicycle parking is available adjacent to the front stairway and long-term bicycle parking is provided in a storage area in the lower floor of the building. Vehicle access to the site will be from the rear lane. Surface and under-the-building parking is provided at-grade. 50% of the parking provided is located under the building, with the remaining 50% located behind the building. Two refuse receptacles located on either side of the vehicle access are proposed. The rear of the site will be secured by a gate at night.

The proposed site configuration requires variances to the front yard setback, lot coverage, refuse receptacle setback, and off-street parking requirement.

Building Design

The proposed building is four storeys, with the fourth floor stepped back from the lower wall faces on all sides. A green roof and rooftop deck space are provided. Stepping back the upper storey allows for additional amenity space, reduces the scale of the building, and increases the availability of daylight to adjacent properties. Corner balconies strengthen the building edges and relate to the neighbouring building heights.

The front façade of the building is symmetrical with a recessed centre portion providing a main entrance with large windows and a broad canopy covering. The central entrance, combined with the integrated stairs and terraced retaining walls, creates a strong connection to the street. Elements of the sides and rear façades are distinguished by projections and changes in cladding colour that help break up the building's mass. A mixture of colours and building materials, predominately Hardi-plank and travertine tile, are proposed for the building.

Landscape Design

The landscape plan is coordinated with the onsite storm water management plan. A rain garden along the eastern property side lot line and the green roof both provide storm water retention. Landscaping along either side of the paved parking area is also designed to accommodate surface flow of water. A low-height wooden fence, trees, and hedge will screen the parking area from the side property lines. The refuse receptacle walls will be designed to coordinate with the retaining walls in the front yard.

A public art water feature in the front yard takes advantage of the grade by allowing water to cascade down a series of decorative retaining walls (tiled mosaic with sculptural metal salmon silhouettes). The two tiers of retaining walls will include landscaping on both levels with trees (red Japanese maple) and patio paving on the upper level.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2019-MAR-06, accepted DP001128 as presented with support for the proposed variances and provided the following recommendations:

- Consider ways to improve the composition of the penthouse (i.e., window placement).
- If rooftop equipment is proposed, consider ways to screen it.
- Carry the same materials from top to bottom on the side elevation bump outs.
- Look at reducing the number of materials and colours on the building.

The applicant provided revised plans and responded to the DAP recommendations by regularizing the window placements, screening the rooftop mechanicals, revising the cladding on the side elevations, and reducing the variety of materials and colours on the building.

Proposed Variances

Front Yard Setback

The minimum front yard setback in the R8 zone is 6m. The proposed front yard setback is 4.58m; a proposed variance of 1.42m. The front yard landscape design and the front façade design support the variance request by integrating the building with the street and creating a sense of openness and relationship to the neighbourhood. Placing the building closer to the front lot line maximizes the opportunity to obtain parking at the rear of the building.

Lot Coverage

The maximum lot coverage requirement in the R8 zone is 40%. The proposed lot coverage is 47%. The top storey amenity space and roof deck and gardens provide an alternative to ground-oriented amenity space and support the variance request. The open-air parking space beneath the building mitigates the impact of the building's footprint on neighbouring properties.

Maximum Building Height

The maximum building height in the R8 zone is 14m. The proposed building height is 14.31m; a proposed variance of 0.31m. The additional height is requested in order to accommodate the sloped lot conditions and the preferred 2.74m (9 ft.) ceiling height in the units. The upper storey of the building is stepped back on all sides from the building walls (at varying distances of approximately 3m to 7m), which mitigates the impact of the building's height on neighbouring properties. The building height meets the expectations set out in the General Development Permit Area Design Guidelines.

Refuse Receptacles

The minimum side setback for a refuse receptacle adjacent to a property zoned for residential use is 3m. The proposed setback is 0m; a proposed variance of 3m. Given the constrained lot size, there is limited space for a refuse receptacle on the subject property that avoids impacting parking supply and the drive aisle. The proposed refuse receptacles will be designed to coordinate with the retaining walls in the front yard.

Parking Spaces

The subject properties are located in Area 2 of the "Off-Street Parking Regulations Bylaw 2018 No. 7266", and 17 off-street parking spaces are required for the proposed development. Sixteen spaces are proposed; a one-space variance is requested. Opportunities for alternative modes of transportation: ten additional long-term bicycle spaces and three scooter spaces are proposed in support of the requested variance. Shopping amenities, an elementary school, a daycare, and bus stops are within walking distance. Transportation Staff reviewed the variance request and advised the proposed one-space variance will have a negligible effect on the surrounding on-street parking supply.

SUMMARY POINTS

- Development Permit Application No. DP1128 is for a four-storey multi-family building with 13 residential units at 576 and 580 Rosehill Street.
- Variances are requested to reduce the front yard setback, increase the lot coverage, increase the maximum building height, reduce the refuse receptacle setback, and reduce the off-street parking requirement.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Building Cross Section
ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plan
ATTACHMENT H: Schedule D – Amenity Requirements for Additional Density
ATTACHMENT I: Aerial Photo

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