

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001184 – 558 MEDEA WAY

Applicant/Owner: KENCO ENTERPRISES (1982) LTD.

Architect: ELLINS ARCHITECT INC.

Landscape Architect: MYSTIC WOODS LANDSCAPE DESIGN

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	R15 – Old City Medium Density Residential
<i>Location</i>	The subject property is located on the north side of Medea Way, west of Hecate Street.
<i>Total Area</i>	873m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 8 – Old City Neighborhood
<i>Old City Neighbourhood Plan</i>	Sub Area 4 – Multi-Family Medium Density Residential
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Old City Multiple Family Residential Design Guidelines

The subject property is located on Medea Way, a short dead-end street in the Nob Hill neighbourhood, connected to Hecate Street. The property also abuts a lane to the north and Asteria Place, a private road to the west. The site is largely flat but slopes slightly downhill from north to south.

Surrounding properties include a 3-unit multi-family residential development to the southeast, the Chinese Freemasons Centre on Hecate Street to the east, single residential dwellings across the lane to the north, a 15-unit townhouse development along Asteria Place to the west, and undeveloped City-owned lands surrounding Cat Stream across Medea Way to the south.

PROPOSED DEVELOPMENT

The applicant is proposing a 6-unit townhouse development comprised of two 2-storey buildings with three units in each building. Building 1 will face the parking area to the north and Building 2 will face Medea Way to the south, with a courtyard separating the two buildings. The four end units will be 2-bedroom units and the centre unit in each building will be 1-bedroom plus den.

The total gross floor area of 565m² equals a Floor Area Ratio (FAR) of 0.65, which is less than the maximum permitted FAR of 0.85 in the R15 zone.

Site Design

Vehicle access for the proposed development will be from the lane in the rear. Covered carports are proposed for 6 of the 8 parking stalls. The three units in Building 2 will have front doors with access directly to Medea Way. The three units in Building 1 will have front doors facing the parking area and will be connected by a 1.5m-wide concrete pedestrian walkway to Medea Way along the east side of the property. Each unit is designed to include an outdoor patio facing the

central courtyard to promote social interaction between residents. Utility rooms, bicycle parking, storage, and garbage/recycling rooms will be provided along the east side of each building, facing the pedestrian walkway. Bollard lighting is proposed along the pedestrian walkway.

Staff Comments:

- Consider opportunities for further programming within the central courtyard, perhaps with shared seating areas or a small play structure.
- Review location of access doors to storage rooms to avoid conflicts with the pedestrian walkway.

Building Design

The proposed building design reflects the City of Nanaimo's Old City Multiple Family Residential Design Guidelines (the "Old City Design Guidelines"). Each unit will have kitchen and living space on the ground floor and bedrooms on the second floor. The exterior elevations of the two buildings reflect their residential nature, with gable roofs, projecting second-floor windows, and covered front entryways.

An alternating material composition and colour scheme will create unique exteriors for each unit with a mix of vinyl shingles and siding.

Staff Comments:

- Review the use of vinyl siding which is discouraged by the Old City Design Guidelines.
- While the individual units are differentiated, the elevations may benefit from a more consistent rhythm in the use of materials.
- Focus stronger materials (e.g. shingles or stone accents) on the ground floors, as recommended by the Old City Design Guidelines.
- Consider opportunities for further detailing on gable ends or window trims, as recommended by the Old City Design Guidelines.

Landscape Design

A mix of vine maple trees and smaller shrubs are proposed along the Medea Way frontage. Rows of Oregon grape, holly and snowberry will be provided along the east and west property lines. Small individualized front and rear gardens are proposed for each unit. The central courtyard will be primarily lawn with landscape buffers between common lawn and private patios. A dogwood tree is proposed on each end of the courtyard. The carports will feature green roofs with a mix of small groundcover species.

Staff Comments:

- Ensure that the Minimum Landscape Treatment Level is met along the Medea Way frontage.
- Clarify fence details along the west property line.

PROPOSED VARIANCES

Front Yard Setback

A variance to reduce the front yard setback from 6m to 1.09m is requested, a proposed variance of 4.91m. The variance is proposed in order to site the buildings closer to the street, similar to the adjacent building, and to maximize the area of the courtyard between the two proposed buildings.

Lot Coverage

The maximum lot coverage in the R15 zone is 40%, and the applicant is proposing a lot coverage of 43.4%, a proposed variance of 3.4%. The additional lot coverage is for the purpose of providing covered carports which will feature green roofs and will increase the permeable surfaces on-site.

Minimum Landscape Treatment Level

The required front yard landscape buffer is 1.8m. In order to site Building 2, a reduction from 1.8m to 1.09m is requested, a proposed variance of 0.71m.

Off-Street Parking

A variance to reduce the required parking from 9 parking stalls to 8 parking stalls is requested, a proposed variance of 1 parking stall.

The applicant is also requesting to increase the maximum percentage of small car parking stalls from 40% to 50% to accommodate the parking stalls on-site, a proposed 10% variance.