

DATE OF MEETING July 6, 2020

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**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1170 –
1615 NORTHFIELD ROAD**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a multi-family development with 11 townhouse units.

Recommendation

That Council issue Development Permit No.1170 at 1615 Northfield Road with the following variances:

- reduce the minimum front yard setback from 3.5m to 1.2m;
- reduce the minimum side yard setback from 3m to 1.5m (for Unit 6);
- reduce the minimum rear yard setback from 7.5m to 6m; and
- reduce the minimum landscape buffer width from 1.8m to 1.5m along the west side property line, and from 1.8m to 0m along the east side property line.

BACKGROUND

A development permit application, DP1170, was received from Anayk Home Builders for a proposed development consisting of 11 townhouse residential units. The subject property is a relatively level site, and is surrounded by single family residential use on the south side of Northfield Road, and commercial and light industrial uses on the north side of Northfield Road. A dwelling currently exists on the property that will be removed for the proposed development.

Subject Property and Site Context:

<i>Zoning</i>	COR1 Residential Corridor
<i>Location</i>	The subject property is located on Northfield Road, within 150m of the Island Highway and E&N trail.
<i>Total Area</i>	1,700m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

DISCUSSION

Proposed Development

The applicant is proposing 11 townhouse units be located on the property. The subject property is designated as Corridor in the Official Community Plan. The Corridor designation supports a density of 50-150 units per hectare, and the proposed development is 65 units per hectare. The COR1 zone allows for a Floor Area Ratio (FAR) of 1.0 and an FAR of 0.9 is proposed. Each townhouse unit is three storeys in height, approximately 144m² in size, and contains two bedrooms. The units would be accessed by one driveway from Northfield Road.

Site Design

The site is designed such that a triplex and duplex townhouse building front onto Northfield Road, with landscaped patio areas to create an attractive street frontage. A pedestrian path is provided from the Northfield sidewalk between the buildings to the interior of the site. Two sets of triplex townhouse buildings are located along the rear parcel line, with patios and landscaping along the rear. The townhouse units are accessed by an internal driveway. Two parking spaces are provided for each unit, one space in the garage and one space in front of the garage.

Building Design

Each townhouse unit is proposed to be approximately 4.5m in width and 10m in height (three storeys), with a butterfly roof. The building is a contemporary design with generous glazing, decks, and articulation to reduce the massing. The exterior façade materials are proposed to be vinyl siding, with vinyl windows and deck railings. The ground floor contains a family room and a garage for a vehicle, bicycle, and garbage/recycling storage. The second floor contains the kitchen and living room, and the third floor contains two bedrooms. The units facing Northfield Road have a second-storey deck, 1.8m x 4.5m in size, with a roof structure for weather protection and wall for privacy. The proposed building design complies with the General Development Permit Area Design Guidelines.

Landscape Design

The landscape design is organized to frame the view of each unit from the street with a low, all-season garden for residents. Plantings and pathways are arranged to provide a gradual transition from the street to the dwelling units along Northfield Road, creating a comfortable entry to each unit. The plantings include a selection of hardy, native and adapted shrubs, ornamental grasses, and trees selected to provide colour and texture throughout the year. A pedestrian path is provided from the Northfield Road sidewalk to each patio in the front yard, and a path is provided from the sidewalk to the internal area of the site. A cedar fence, English Laurel hedge, and various deciduous trees are proposed along the side and rear property lines as a landscape buffer. The internal unit entries and internal driveway areas are also accented with trees and shrubs. The sides of the drive aisle are treated with a contrasting paver colour to demarcate the pedestrian route.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2020-MAR-12, accepted DP001170 for form and character and siting as presented, with support for the proposed variances. The

applicant responded to DAP recommendations by providing a professionally-prepared landscape plan and by enhancing the entries along Northfield Road with a pedestrian path to each unit and landscaping around each patio.

Proposed Variances

Front Yard Setback

The minimum required front yard setback is 3.5m. The proposed front yard setback is 1.2m; a proposed variance of 2.3m.

The building face of each unit along Northfield Road will be set back 3m from the front property line. The setback to the second-storey deck and the architectural features that provide a deck roof and wall for privacy is proposed to be set back 1.2m from the front property line. The proposed variance allows for covered outdoor space (ground-level patio and second-storey deck) for the townhouse units facing Northfield Road.

Side Yard Setback

The minimum required side yard setback is 3m on the east side. The proposed east side yard setback for Unit 6 is 1.5m; a proposed variance of 1.5m.

The variance is only needed for Unit 6, and the 1.5m set back meets the typical side yard setback for residential use. Minimal windows are proposed on the east elevation of Unit 6. The 3m sideyard setback in the residential zones is intended to allow for vehicle access to the interior or rear of a property, which for this development is provided by the drive aisle.

Rear Yard Setback

The minimum required rear yard setback is 7.5m. The proposed rear yard setback is 6m; a proposed variance of 1.5m.

To reduce the perceived massing, the rear building elevation has articulation and material changes at the third storey. The proposed 6m setback allows for the required landscape buffer and a patio area for each unit along the rear yard.

Minimum Landscape Treatment Level

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires a minimum landscape buffer width of 1.8m along the side property lines. A landscape buffer width of 1.5m is proposed along the east and west side property lines; a variance of 0.3m. A landscape buffer of 0m is proposed along a portion of the east side property line; a variance of 1.8m.

The combination of the cedar fence and English Laurel hedge along the side property lines will provide a continuous landscape screen. Where a 0m landscape buffer is proposed along the driveway, a cedar fence will be provided for screening. Due to a shared access easement with 1617 Northfield Road, a fence and landscape buffer cannot be located on the north end of the driveway.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1170 is for a multi-family development with 11 townhouse residential units at 1615 Northfield Road.
- Variances are requested for front, side, and rear yard setbacks; and for the landscape buffer width.
- The proposed development addresses the City's design guidelines.
- 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 Renderings
ATTACHMENT F: Building Finishes
ATTACHMENT G: Landscape Plan & Details
ATTACHMENT H: Aerial Photo

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