

DATE OF MEETING 7/20/2020

AUTHORED BY GEPKE STEVENSON, PLANNER, CURRENT PLANNING

**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1148 –  
602 FRANKLYN STREET**

## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration, a development permit application for a proposed multi-family development at 602 Franklyn Street.

### **Recommendation**

That Council issue Development Permit No. DP1148 at 602 Franklyn Street with the following variances to:

- reduce the minimum front yard setback for the first floor from 3.0m to 2.92m;
- reduce the minimum front yard setback for the second and third floors from 4.0m to 2.92m;
- reduce the minimum flanking side yard setback from 3.0m to 1.49m and reduce the minimum rear yard setback from 3.0m to 0.0m for an accessory building;
- increase the maximum fence height from 1.8m to 2.74m; and
- reduce the minimum number of required parking spaces from seven spaces to six spaces.

## **BACKGROUND**

A development permit application, DP1148, was received from Raymond de Beeld Architecture Inc., on behalf of Rhizoma Ventures Inc., in order to permit a multi-family development at 602 Franklyn Street.

### **Subject Property and Site Context**

<i>Zoning</i>	DT8 – Old City Mixed Use
<i>Location</i>	The subject property is located at the northwest corner of the intersection of Franklyn Street and Prideaux Street.
<i>Lot Area</i>	808.2m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Neighbourhood; Map 3 – Development Permit Area No. 8 – Old City Neighbourhood; Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.

The subject property is located near the Old City Quarter and is currently occupied by an older single residential dwelling situated at the southeast corner of the site. The adjacent property to the west is a single residential dwelling. The adjacent property to the north is a single residential dwelling operating as a rooming house. Across Prideaux Street to the east is a

three-storey apartment building. Across Franklin Street to the south are single residential dwellings. To the southeast, across the intersection, is a small commercial building. The surrounding neighbourhood is a mix of low- and medium-density housing forms.

## **DISCUSSION**

### **Proposed Development**

The applicant proposes to remove the existing house and construct a four-storey six-unit townhouse building. Each unit is 115m<sup>2</sup>, has three bedrooms, and a dedicated below-grade parking garage. The DT8 zone permits a Floor Area Ratio (FAR) of 0.85. The building's gross floor area is 687.3m<sup>2</sup> and the proposed FAR is 0.85

#### *Site Design*

The site is a corner lot, relatively flat, rectangular in shape, and has no lane access. The building fronts onto Prideaux Street. Vehicular access is from Prideaux Street at the northeast corner of the site. A driveway descends below grade level to the rear of the property and then to individual unit garages. A driveway gate, set back from the front lot line and below grade, is proposed to secure the rear of the site. A retaining wall supports the below-grade elevation at the rear lot line. A fence at the top of the retaining wall separates the subject property from the property to the west. Fences also enclose the side and flanking side yards. Pedestrian access is provided from Prideaux Street to the front decks/doors of each unit. A communal garden amenity space is provided in the flanking side yard on Franklyn Street. The flanking side yard also contains an accessory (utility) building that is partially below grade and accessible from the driveway. A pedestrian connection from Franklyn Street to the rear garages is provided adjacent to the accessory building. Long-term bicycle storage is provided in each unit's garage. Refuse container storage is provided in each unit's garage.

The proposed site configuration requires variances for the front yard setback, flanking side yard, and minimum rear yard setback for the accessory building, the maximum allowable fence height, and the minimum number of required parking spaces.

#### *Building Design*

The building is comprised of six townhouse units arranged along the Prideaux Street frontage. The building presents as four storeys at the rear due to the below-grade garages, and three storeys at the front. The individual steeply pitched gable roof forms and the arrangement of wing walls and balcony voids creates a strong rhythm along the front and rear of the building. On the second and third stories, the line of the front decks are carried around to the south side of the building. This breaks up the verticality of the side of the building and enlivens the Franklyn Street frontage. The line of the decks continues around from the south side of the building to the west side of the building, providing weather protection to the rear decks and mitigating the rear façade's verticality.

Each unit has a patio on the lowest level that is integrated with steps and a retaining wall/planter, creating a unified relationship with the street. Balconies on the front and rear elevations provide additional private amenity space to each unit. Proposed building finishes are smooth HardiPanel on the outer building envelope and contrasting Hardiplank lap siding on the recessed portions of

the building. The roof has large openings, allowing light penetration to the third-storey decks, which reduces the visual mass of the roofline. The gable roof forms echo those of houses in the Old City neighbourhood, including the house currently on the site. Other architectural features, such as ground floor private entrances, projections and recesses, porches and decks, and the use of wood siding, offer a modern interpretation of the Old City Multiple Family Design Guidelines. As a result, the building composition is well-articulated and meets the intent of the City's design guidelines.

### *Landscape Design*

The subject property is located in the "Old Nanaimo Landscape Character Area", which the "City of Nanaimo Zoning Bylaw 2011 No. 4500" describes as "historical city with formal streetscapes" and specifies the design layout should be formal. The proposed landscape plan has an orderly arrangement of Sweetgum trees and planter beds repeated along the Prideaux Street frontage. The trees will provide screening for the units in the summer and a colourful focal point in the fall. The communal garden along the Franklyn Street frontage also has an orderly layout of trees and planting beds. The tree and shrub species selection (e.g., roses, honeysuckle, barberry, snowbell, English yew) reinforces the traditional theme. Benches and a lawn area provide a place from which to enjoy views of the garden. A modern interpretation of the traditional lattice fence is proposed. A green roof is proposed for the accessory building. Low-voltage lighting is proposed for the amenity area, wall sconces for the units and retaining walls, and backlit lighting to illuminate unit numbers on the planters.

### **Design Advisory Panel**

The Design Advisory Panel, at its meeting held on 2019-SEP-26, accepted DP001148 as presented and provided the following recommendations:

- Look at ways to improve privacy between the amenity area and the corner unit;
- Consider material choices and colours regarding future maintenance needs;
- Look at carrying the street trees along Franklyn Street into the amenity area;
- Consider wrapping the fin around to the west side of the second storey; and
- Consider how the horizontal element on the end returns along the back of the building, so the back of the building reads less vertical.

The applicant responded by suggesting measures the occupant of the corner unit could take to ensure privacy, providing details regarding weather resistance of cladding materials, and redesigning the south and west façades by wrapping the horizontal fin elements from the side of the building around to the back of the building to mitigate the façades' verticality.

### **Proposed Variances**

#### *Front Yard Setback*

The minimum front yard setback in the DT8 zone is 3m for the first storey and 4m for the second and third storeys. The proposed setback is 2.92m on all storeys; a variance of 0.8m and 1.08m respectively. As the second- and third-storey decks are covered decks, the setback is measured to the exterior fin walls requiring the variance, while portions of the wall face recede, providing a greater setback. The articulation of the decks, transparent railings, and openings in

the wing walls and roofs mitigate the effect of the reduced setback on the street. The setback variance also supports provision of parking at the rear of the property.

### *Accessory Building*

In the DT8 zone, accessory buildings are not permitted in a flanking side yard and must have a rear yard setback of 3m. The proposed accessory building is located with a flanking side yard setback of 1.49m and 0m rear yard setback. The utility building is partially below grade with only 1.22m above grade, which is designed with a green roof and will be integrated with the landscaping and screened by a fence to the neighbouring property.

### *Fence Height*

The maximum height for a fence in a rear or side yard in the DT8 zone is 1.8m. The proposed fence height is 2.74m; a variance of 0.94m. The fence height includes a 1.52m concrete retaining wall and 1.22m lattice fence on top. The height variance addresses the grade change from the street level to the rear garages below grade. The lattice fence design presents a suitable residential character.

### *Parking Spaces*

The subject property is in Area 5 of the “Off-Street Parking Regulations Bylaw 2018 No. 7266” and seven off-street parking spaces are required for the proposed development. Six parking spaces are proposed, a variance of one space. City Staff have reviewed the variance request using the criteria outlined in the City of Nanaimo Policy for Consideration of a Parking Variance. There is sufficient on-street parking supply to absorb the one space variance. Alternative modes of transportation and parking opportunities are available. The subject property is within the Downtown Mobility Hub and no negative impacts are anticipated.

### **SUMMARY POINTS**

- Development Permit Application No. DP1158 is for a four-storey multi-family building with six townhouse residential units at 602 Franklyn Street.
- The proposed development meets the intent of the City’s design guidelines.
- Variances are requested to reduce setbacks, increase fence height, and reduce the required number of parking spaces.
- 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 Sections  
ATTACHMENT F: Building Renderings  
ATTACHMENT G: Landscape Plan and Details  
ATTACHMENT H: Aerial Photo

### **Submitted by:**

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### **Concurrence by:**

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