

DATE OF MEETING | October 19, 2020 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1138 –
600 NINTH STREET |**

OVERVIEW

Purpose of Report

To present for Council’s consideration a development permit application for 47-unit townhouse development at 600 Ninth Street.

Recommendation

That Council issue Development Permit No. DP1138 at 600 Ninth Street with the following variances:

- increase the maximum permitted building height from 9m to 11.07m; and
- increase the maximum permitted perimeter wall height from 7.32m to 8.23m.

BACKGROUND

A development permit renewal application, DP1138, was received from Straight Street Design Ltd., on behalf of Westprop Developments Ltd., for a proposed 47-unit townhouse development at 600 Ninth Street. Previous development permits were issued for the proposed development, most recently DP964 which was issued on 2016-JAN-18 and expired in 2018. A new development permit is required to allow the project to proceed to a building permit.

Subject Property and Site Context

<i>Zoning</i>	R10 – Steep Slope Residential
<i>Location</i>	The subject property is located at the west end of Ninth Street, between its intersection with Howard Avenue and the Nanaimo Parkway.
<i>Total Area</i>	1.36ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 2 – Environmentally Sensitive Areas; Development Permit Area DPA No. 4 – Nanaimo Parkway Design; and Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; Harewood Neighbourhood Plan Urban Design Guidelines; Environmentally Sensitive Areas Guidelines; and Nanaimo Parkway Development Permit Area Guidelines

The subject property is located in South Harewood on an undeveloped portion of Ninth Street. The property was created in 2012 when it was subdivided (SUB923) from a larger property on

the opposite side of the Nanaimo Parkway. The eastern portion of the property is cleared and the western portion is a 35m-wide forested buffer, as required when adjacent to the Nanaimo Parkway. The property slopes approximately 4m downhill generally from north to south.

The surrounding neighbourhood includes undeveloped lands to the northwest, single residential dwellings to the north and east, a portion of Lotus Pinnatus Park to the south, and the Nanaimo Parkway and Parkway Trail to the southwest.

DISCUSSION

Proposed Development

The applicant is proposing 14 three-storey townhouse buildings with a combined total of 47 two-bedroom dwelling units. The building composition will include 1 duplex, 7 triplexes, and 6 fourplexes.

The total gross floor area will be 6,815m², equal to a Floor Area Ratio (FAR) of 0.50. The maximum base FAR in the R10 zone is 0.45, and the applicant is proposing to achieve 'Tier 1' bonus density, which allows an additional 0.10 of FAR through the provision of amenities as outlined in 'Schedule D' of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw"). Some of the amenities proposed include:

- Retention of natural vegetation;
- Wood construction methods;
- Use of recycled materials;
- Restoration of a stormwater retention pond on-site; and
- Educational signage regarding natural habitat retention, sustainable building materials, and water management.

Site Design

The proposed development will occur on the eastern 8,950m² portion of the site, and the remaining 34% of the site is to remain undeveloped. By clustering development in the eastern portion of the site, the subject property will retain the required 15m character protection zone and 20m tree protection zone as required by the Nanaimo Parkway Development Permit Area Guidelines. The Environmentally Sensitive Areas Guidelines were addressed through the subdivision and creation of the property in 2012.

Vehicle access to the site will be provided by a looping internal drive aisle connecting to Ninth Street. All units will have a garage connected by driveway to the internal drive aisle. At the centre of the looping drive aisle will be visitor parking, bicycle parking, refuse receptacle storage, and a lawn with a covered seating area.

Of the 47 units, 19 will face Ninth Street and will have separate pedestrian walkways to the street. An additional pedestrian access path will connect Ninth Street to the site along the east property line. At the drive aisle entrance, a public walkway connection from Ninth Street to the Parkway Trail through Lotus Pinnatus Park will be secured by 3m-wide statutory right-of-way across the subject property as a condition of the Development Permit. The applicant has

voluntarily agreed to complete the trail through the park in lieu of constructing a walkway connection directly to the Parkway Trail on the subject property.

A wetland feature is proposed in the western portion of the site, adjacent to the tree protection zone, to assist with stormwater management goals on-site.

Building Design

Architectural features and details have been proposed to articulate building elevation and reduce the visual massing of each building. The organization of architectural features assist in defining each individual unit within the building clusters. Building materials will include cedar shakes and vinyl siding. The building form is complementary to the surrounding neighbourhood, and the ground-oriented units meet the intent of the Harewood Neighbourhood Plan Urban Design Guidelines.

Each unit will feature a garage and living space on the ground level, additional living space on the second level, and bedrooms on the third level.

Landscape Design

Individual front lawns are proposed for the units facing Ninth Street, providing a characteristic residential street edge. Street trees are to be provided along Ninth Street in addition to trees along the side of the internal drive aisle. A native plant raingarden will be installed to surround the wetland detention pond on site. A rose shrub buffer is proposed along the east property line, and a split rail cedar fence will be installed along the south property line as a buffer with the park.

Proposed Variance

Maximum Building Height

The maximum allowable building height for a building with a sloped roof in the R10 zone is 9m. The proposed building heights range from 10.55m to 11.07m, requiring a variance of 2.07m.

The attached building elevations (Attachment E) show the building heights from slab, but the height of each building will be measured independently due to the varying average finished grade at each location as shown on the Height Survey (Attachment G). The building height variances are requested in order to accommodate the slope of the land without excessive grade manipulation and to accommodate the pitched roof systems for each building that provide significant articulation and reduce the visual massing. No negative impacts from the proposed variances are anticipated.

Height variances were approved under the previous development permits for the same project, and Staff support the requested variance.

Maximum Perimeter Wall Height

The maximum allowable perimeter wall height for a building in the R10 zone is 7.32m. The proposed buildings will have perimeter wall heights up to 8.23m, requiring a variance of 0.91m.

Individual units will be well articulated and the proposed perimeter wall height variance will allow the buildings to present a three-storey residential form. No negative impacts are anticipated and Staff support the requested variance.

SUMMARY POINTS

- Development Permit application No. DP1138 is for a 47-unit townhouse development consisting of 14 three-storey buildings.
- Variances are requested to increase the maximum permitted building height from 9m to 11.07m and to increase the maximum permitted perimeter wall height from 7.32m to 8.23m.
- Staff support the requested variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Proposed Site Plan
ATTACHMENT E: Proposed Building Elevations
ATTACHMENT F: Proposed Exterior Materials
ATTACHMENT G: Proposed Height Survey
ATTACHMENT H: Proposed Landscape Plan
ATTACHMENT I: Schedule D 'Amenity Requirements for Additional Density'
ATTACHMENT J: Aerial Photo

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