

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001240 – 680 PINE STREET

Owner & Applicant: SUN PORCH HOMES LTD.

Architect: JOYCE REID TROOST ARCHITECTURE

Landscape Architect: 4 SITE LANDSCAPE ARCHITECTURE

Subject Property and Site Context:

<i>Zoning</i>	R14 – Old City Low Density (Fourplex) Residential
<i>Location</i>	The subject property is located on the north side of Pine Street, in between the E & N railway corridor and Nicol Street.
<i>Total Area</i>	943m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Neighbourhood; Map 3 – Development Permit Area No. 8 – Old City Neighbourhood; and, Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development.
<i>Neighbourhood Plan</i>	Old City Neighbourhood Concept Plan
<i>Relevant Design Guidelines</i>	Old City Multiple Family Residential Design Guidelines; and, General Development Permit Area Design Guidelines.

The subject property is located at the southern edge of the Old City Neighbourhood, in front of the three-way intersection of Pine Street, Fifth Street, and View Street. It is south of the downtown area and east of the university district. Established single family homes and commercial/industrial properties predominantly characterize the surrounding area. The property has a gentle slope of approximately 3m from the low side to the high side on Pine Street, with views of the channel between Protection Island and Gabriola Island.

PROPOSED DEVELOPMENT

The applicant proposes to construct a four unit multi-family development in detached, two-storey buildings. The buildings are proposed to cover 28% of the lot with a total gross floor area (GFA) of approximately 500m² (125m² for each unit). The R14 zone allows for a floor area ratio (FAR) of 0.65 and the applicant is proposing an FAR of 0.53.

Site Design

Proposed Units 1 and 2 will face Pine Street, and Units 3 and 4 will face east, to take advantage of views. A parking area with five stalls will be accessed from the rear lane and each unit is connected by an internal pedestrian walkway along the eastern property line.

The refuse and recycling containers will be located along the north property line. Each unit has its own fenced-in private amenity space to the rear of each building, and a public amenity pavilion is provided to the rear of the subject property. Long-term bicycle storage is offered on the north elevation of Unit 4 and a short-term bicycle rack is provided in front of the public amenity space.

Staff Comments:

- Applicant to confirm that parking space dimensions meet bylaw requirements.

Building Design:

The proposed buildings are two storeys with a maximum height of approximately 7.5m. The buildings have varying sloped rooflines that are consistent with the massing of adjacent dwellings. Each dwelling unit has one bedroom and a den.

The front face of each building has a porch that provides a street connection at ground level , and is recommended by the Old City Multiple Family Residential Design Guidelines. Finishing materials include Hardie board and batten, vinyl horizontal lap and vertical shingle siding, as well as heavy trim around windows. Materials are varied throughout each unit to provide individual identity and interest.

Staff comments:

- Consider open decks on the second storeys to take advantage of views and outdoor amenity space.
- Consider adding articulation and more prominent ornamental heritage features within gable peaks to further align with the Old City Multiple Family Residential Design Guidelines.
- The Old City Multiple Family Residential Design Guidelines encourages the use of oversized square or round columns supporting porch roofs.

Landscape Design

The proposed landscape plan consists of a front yard landscape buffer which includes large deciduous shade trees and shrubs. There are three trellises along the front property line that provide pedestrian wayfinding from the street to Units 1 and 2, and to the walkway which connects Units 3 and 4. Shrubs and plantings are proposed along the sides of the property, and between each unit. A stormwater feature is proposed to be located at the rear of the property, adjacent to the lane.

Each unit has their own private outdoor amenity space finished with paved patios and artificial turf. Stepping stones within river rock pathways connect the front of each unit to the private amenity areas at the rear. The public amenity area is proposed to be finished with a timber framed pavilion and benches. The refuse enclosure is proposed to include a trellised roof system and solid walls. A wood grain vinyl fence is proposed along the property line.

Staff Comments:

- The Old City Multiple Family Residential Design Guidelines discourages the use of bark, stone or other mulch materials without plant materials as a permanent ground cover. Consider alternate materials, such grass, instead of the river rock.
- Consider an alternate surface rather than artificial turf for the private amenity spaces.
- Clarify paving materials for patios and walkways and provide details regarding the retaining walls.

- Provide details regarding the materials used for the refuse enclosure and public amenity pavilion.
- Instead of the vinyl fence, consider a highly decorative design, e.g. picket fence, decorative wood and lattice, to align with the Old City Multiple Family Residential Design Guidelines.

PROPOSED VARIANCES

Maximum Fence Height

In order to add three trellises along the front property line, a variance is required to increase the maximum permitted fence height within the front yard setback from 1.2m to 2.7m, a proposed variance of 1.5m.

Small Car Parking

The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” allows for a maximum of 40% of the required off-street parking spaces to be reduced in size to accommodate small cars. A total of 60% of the required parking is proposed to be small car parking spaces (3 of 5 required spaces).