

DATE OF MEETING November 1, 2021

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**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1206
– 1534 EXTENSION ROAD**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for an 11-unit multi-family development at 1534 Extension Road.

Recommendation

That Council issue Development Permit No. DP1206 at 1534 Extension Road to permit an 11-unit multi-family development with the following variances to:

- increase the maximum allowable fence height within the front yard setback from 1.2m to 2.8m for the proposed decorative arbour; and
- increase the maximum allowable percentage of small car parking spaces from 40% to 77%.

BACKGROUND

A development permit application, DP1206, was received from Kulwulton Developments Ltd. to permit an 11-unit multi-family townhouse development at 1534 Extension Road.

Subject Property and Site Context:

<i>Zoning</i>	Low Density Residential (R6)
<i>Location</i>	The subject property is located on the east side of Extension Road, across from McKeown Way, south of the E & N Railway Corridor.
<i>Total Area</i>	2901m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Neighbourhood 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
<i>Neighbourhood Plan</i>	Chase River Neighbourhood Plan - Neighbourhood

The subject property is a triangular-shaped lot and currently has a single-family dwelling sited on the property that will be removed prior to development of the site. The E & N Railway Corridor runs along the northeastern property line and the immediately adjacent properties are developed with single family dwellings. Chase River Elementary School is located to the north.

DISCUSSION

Proposed Development

The applicant is proposing an 11-unit multi-family development in four buildings with two to four townhouse units in each building. Each unit is roughly 150m² in size with three bedrooms in two to three storeys. The zoning permits a base floor area ratio (FAR) of 0.45; however, a site-specific rezoning application (RA399) was approved by Council on 2020-APR-06 to permit a FAR of 0.65 on the subject property. The proposed FAR is 0.56.

Site Design

Buildings 1, 2, and 3 are situated along the northeastern property line, adjacent to the railway corridor. The buildings are oriented toward an internal drive aisle that curves around Building 4, which is located at the site entrance. Parking is provided within single car garages for each unit, and in front of Buildings 1, 2, and 3. Additional parking is located on a permeable surface area in front of Building 1 and on asphalt in front of Building 3, for a total of 24 parking spaces. Refuse and recycling containers are proposed to be stored within the garages of each unit.

Building Design

The buildings are contemporary in design and reflect the Finnish Agrarian style as recommended by the Chase River Neighbourhood Plan. The façade of each unit consists of an inset entrance with cedar horizontal lap siding, a vinyl window, a small steel-framed balcony, and an insulated garage door. The roof of each unit is peaked, with asphalt roofing and combed face fascia.

Due to the slope of the lot, each building is two storeys in the front and three storeys in the rear. The rear elevations include balconies on the top floor and glazing on each storey. Side elevations for each building have vinyl windows and horizontal combed face trim to break up the vertical vinyl siding on each storey.

Landscape Design

The front yard landscape buffer, parallel to Extension Road, consists of varying tree species and shrubs. This landscape buffer also includes a natural play area with boulders and logs that create a path for play and movement through a swale. The robust landscaping on site embodies a “green” neighbourhood as envisioned by the Chase River Neighbourhood Plan.

A pedestrian entrance is located on Extension Road, and includes a wooden and steel decorative arbour, bollard lighting, and a wide walkway leading into the site, creating a pedestrian connection with the street. A community garden with raised planters and a long-term bicycle storage shed is provided in the north corner of the site. A gate is provided from the garden area to Extension Road to provide another pedestrian connection to the street. Due to the slope of the lot, concrete retaining walls are proposed along the front property line, with a low cedar fence on top.

Benches are placed throughout the site to provide places of rest and gathering for the residents. Fruit trees and plants are interspersed among other native planting species. A second play

swale with layered native plantings and a rain garden is located at the rear corner of the property, behind Building 1.

Parking strips are used for the parking spaces in front of each unit to minimize impervious surfaces and allow rainwater infiltration. Permeable paving in the form of a grass grid, planted with grass and flower seed mix, is also used to decrease the hardscaping within the site. Patios provide outdoor amenity space at the rear of each unit.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2020-NOV-26, accepted DP001206 as presented and provided the following recommendations:

- Look for ways to add windows on blank walls along the stairs on end units; and
- Consider ways to enhance the blank wall (facing Extension Road) on Building 4.

In response to the panel's recommendations, the applicant submitted revised elevations to show additional windows and a small balcony facing Extension Road for Buildings 3 and 4.

Proposed Variances

Maximum Fence Height

The "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") allows a maximum fence height of 1.2m within the front yard setback in the R6 zone. The applicant is proposing a fence height of 2.8m, a proposed variance of 1.6m, in order to add a decorative arbour along the front property line to add visual interest and reinforce pedestrian wayfinding.

Small Car Parking

The City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266" (the "Parking Bylaw") 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 77% (17 stalls) of the required parking (22 stalls) are proposed to be small car parking spaces in order to accommodate the parking spaces within the garages.

The proposed development is comprised of modestly sized townhouse units, and, as a result, the garages are smaller in order to maximize indoor living space. Despite the number of small parking spaces, the total number of parking spaces on site will exceed the minimum required by the Parking Bylaw. In addition, all of the units will have access to two parking spaces and 5 of the 11 units will have access to a standard car parking space.

Staff support the proposed variances.

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SUMMARY POINTS

- Development Permit No. DP1206 is for a proposed 11-unit multi-family townhouse development at 1534 Extension Road.
- Variances are requested for fence height and small car parking.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site Plan
ATTACHMENT E: Building Elevations
ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Aerial Photo

Submitted by:

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