

DATE OF MEETING | December 20, 2021 |

AUTHORED BY | LAINY STEVENSON , PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1226**
– 421 PRIDEAUX STREET |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a proposed 16-unit multi-family apartment building at 421 Prideaux Street |

Recommendation

That Council issue Development Permit No. DP1226 at 421 Prideaux Street to permit a 16-unit multi-family apartment building with the following variances:

- increase the maximum allowable building height from 10.5m to 11.4m;
- reduce the minimum required front yard setback from 3m to 2.13m;
- reduce the minimum required side yard setback from 3.0m to 1.9m from the north property line and 2.15m from the south property line;
- reduce the minimum required front yard landscape buffer from 1.8m to 0.74m and the rear yard landscape buffer from 1.8m to 0m; and
- increase the maximum allowable percentage of small car parking spaces from 40% to 50%.

BACKGROUND

A development permit application, DP1226, was received from Kenco Enterprises (1982) Ltd., to permit a 16-unit multi-family apartment building at 421 Prideaux Street.

Subject Property and Site Context

<i>Zoning</i>	DT8 – Old City Mixed Use
<i>Location</i>	The subject property is located on the west side of Prideaux Street between Franklyn Street and Albert Street.
<i>Total Area</i>	808m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Neighbourhood; Map 3 – Development Permit Area DPA No. 8 – Old City Neighbourhood; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development
<i>Neighbourhood Plan</i>	Old City Neighbourhood Plan Sub-Area 6 Mixed Multi-Family / Commercial
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Old City Multiple Family Residential Design Guidelines

The subject property is a vacant lot located within the Old City neighbourhood. The parcel slopes downward from west to east with a lane at the rear. The E & N Railway runs in front of the property, across Prideaux Street. The surrounding area is predominantly characterized by established single family and multi-family residential properties.

DISCUSSION

Proposed Development

The applicant proposes to construct a three-storey multi-family apartment building with 16 micro units and an underground storage area. The proposed building has a total gross floor area (GFA) of approximately 687m² and achieves a floor area ratio (FAR) of 0.85; the maximum permitted FAR is 0.85. Each unit is approximately 24m² to 26m² in size.

Site Design

The building is situated close to Prideaux Street, with eight surface parking spaces located at the rear of the lot, which will be accessed from the lane. A pedestrian connection from the parking area is provided by a walkway along the north side of the building, accessing side entrances and leading to the main entrance at the front of the building. The ground floor units will have their own outdoor amenity areas, which are separated from common areas by landscaping.

Secured, long-term bicycle storage is provided within an enclosure attached to the north side of the building. Garbage and recycling are contained within the building at the rear of the property, facing the parking area. Additional storage is located within the basement.

Building Design

The proposed building consists of three storeys, with a maximum height of 11.4m. The rooflines and pitches are varied in order to step the building's massing and blend it with adjacent residential uses. Finishing materials include board and batten, horizontal vinyl siding, and vinyl shingles. The main entrance of the building faces Prideaux Street and is emphasized by a covered porch.

Gable roofs, heavy trim, French doors, balconies, a front porch, and rectangular windows maintain an architectural style that is consistent with the residential character of the neighbourhood and the Old City Multiple Family Residential Design Guidelines. Southern-facing windows and projecting features provide articulation. A welcoming building face, oriented towards Prideaux Street, provides a visual connection with the street.

Landscape Design

The proposed landscape plan consists of outdoor amenity spaces on the ground level, which provide flowering trees, shrubs, and perennials. A small landscape buffer is provided on the north side yard and on either side of the parking area at the rear to screen it from adjacent properties. A more robust landscape buffer is provided along the south property line, which includes a flagstone path, a bike rack, and a bench. A small front yard landscape buffer is proposed in between the property line and the internal pedestrian walkway.

Trellises are used around the site to identify private areas and pedestrian connections from the rear parking area. Lighting is provided throughout the site for safety, as well as to direct people around the property and between the parking area and the main entrance.

Low retaining walls are proposed around the site to address the grade change. A perimeter picket fence is proposed along the property lines, with the exception of a portion of the lot line at the rear to provide access to the parking area. A double gate is proposed at the entrance to the site from the street, leading to the main entrance and walkway.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2021-MAY-27, accepted DP001226 as presented, with support for the proposed variances, and provided the following recommendations:

- Consider alternate building materials with a more wood-like finish and appearance for the horizontal siding;
- Consider adding detail and visual elements for the larger gable ends; and
- Consider additional trees in the front and rear areas on the site, including a significant tree.

The applicant addressed the panel's comments by adding additional detail within the gables and adding additional landscaping along the front property line.

Proposed Variances

Maximum Building Height

The maximum allowable building height in the DT8 zone is 10.5m. The proposed building height is 11.4m; a requested variance of 0.9m.

In order to encourage sloping roofs in the Old City Neighbourhood, building height in the DT8 zone is measured from average grade to the mean height level between the eaves and the ridge of a sloped roof. The applicant has requested the height variance to account for the sloping grade of the property and to accommodate varied pitched rooflines. No negative impacts on neighbouring properties are anticipated.

Minimum Front Yard Setback

A variance is requested to reduce the minimum required front yard setback for the first storey from 3m to 2.13m. This represents a proposed variance of 0.87m to accommodate trellises overhanging the private amenity spaces on the front façade of the building.

Minimum Side Yard Setback

The minimum permitted side yard setback in the DT8 zone is 3m. The proposed side yard setback on the south property line is 1.9m; a requested variance of 1.1m. The proposed side yard setback on the north property line is 2.15m; a requested variance of 0.85m. The variances are necessary to facilitate projections for portions of the building and balconies, which enhances articulation, consistent with the design guidelines.

Minimum Landscape Treatment Level

The minimum required landscape buffer is 1.8m along the front and rear yard property lines to screen adjacent zones and streets. A variance is requested to reduce the minimum required front yard landscape buffer from 1.8m to 0.74m and the rear yard landscape buffer from 1.8m to 0m; a proposed variance of 1.8m. The applicant intends to vary the rear yard landscape buffer in order to accommodate future lane widening.

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 50% (4 stalls) of the required parking (8 stalls) are proposed to be small car parking spaces. The proposal will meet the minimum number of required off-street parking spaces, and the property is close to transit and active transportation routes.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit No. DP1226 is for a proposed 16-unit multi-family apartment building at 421 Prideaux Street.
- Variances are requested for building height, yard setbacks, minimum landscape treatment, 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 and Parking Plan
ATTACHMENT E: Building Elevations and Details
ATTACHMENT F: Building Renderings
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Aerial Photo

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