

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001271 – 505 KENNEDY STREET

**Applicant:** PACIFIC DEVELOPMENT SERVICES

**Owner:** KIMBERLEY GARLAND

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### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Old City Medium Density Residential (R15)
<i>Location</i>	The subject property is located on the west side of Kennedy Street near the intersection of Kennedy Street and Albert Street
<i>Total Area</i>	405m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area (DPA) 8 – Old City Neighbourhood; Development Permit Area (DPA) 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Neighbourhood Plan</i>	Old City Plan
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Old City Multiple Family Residential Design Guidelines

The subject property encompasses two parcels with separate titles. The development is proposed to occur on the R15 zoned square shaped 405m<sup>2</sup> lot adjacent to a laneway (no frontage on Kennedy Street) which currently encompasses an accessory building, several trees and slopes downward to the southwest (the adjacent lot contains a 1920's Craftsman style dwelling). The surrounding area is primarily zoned Old City Medium Density Residential (R15) and consists of older heritage dwellings, newer strata developments, and a few vacant lots.

### PROPOSED DEVELOPMENT

The applicant is proposing a 4-unit ground-oriented multi-family residential building comprising of 2 one-bedroom dwelling units (70m<sup>2</sup> in area) and 2 two-bedroom dwelling units (140m<sup>2</sup> in area).

The proposed total gross floor area is 419m<sup>2</sup> and the proposed total Floor Area Ratio (FAR) is 1.03. The maximum permitted base FAR of 0.85 with the R15 zone permitting a potential FAR increase up to 0.25 based on the percentage of total underground parking spaces provided. The proposed site coverage is 39.7% which is slightly below the maximum permitted lot coverage of 40%. The proposed height of the building is 9.48m, slightly below the maximum permitted height of 9.5m.

#### Site Design

The proposed 2-1/2 storey building is rectangular shaped, oriented to the southwest and set into the existing slope. One vehicle access will be via a laneway connecting to Albert Street. Vehicle parking includes 4 spaces (2 standard and 2 small) and 4 bicycle spaces in private garages located under the principal building (with space for 2 refuse bins – recycling and garbage). Each garage proposes to have an electric vehicle charging station.

#### Staff Comments:

- Consider increasing area allocated to refuse bins (compost bin is missing).
- Consider increasing usable private and common outdoor/open space.

### Building Design

The proposed Craftsman design of the building draws on the form and character of surrounding heritage homes. The exterior finishes of the buildings are comprised of a mix of materials including a laminated asphalt shingle roof, wood-look Hardie plank siding and thatch, white trimmed windows (wide), stone veneer lower level and retaining walls and grey garage doors. The top units have small private exterior decks with the lower units encompassing small covered entries.

#### Staff Comments:

- Staff note the proposed residential infill is a new small scale multi-family development which is compatible with the Sub-Area 4 (multi-family medium density residential) designation of the neighbourhood, as well as form and character of existing buildings in the area in accordance with the Old City Neighbourhood Plan.
- Staff note the applicant has used elements such as pitched roofs with dormers (responding to neighbouring roof forms), recessed balconies, wood-like detailing around windows, lower floor of veneer stone and siding above, asphalt shingle roof, and parking accessed via a rear laneway in accordance with Nanaimo's Old City Multiple Family Residential Design Guidelines.
- Consider window symmetry (and window size).
- Applicant to confirm FAR calculations (proposal exceeds permitted FAR).
- Applicant to confirm the building does not exceed the maximum 3-storeys recommended to keep new buildings in scale with historic development and preserve public views in accordance with the Old City Neighbourhood Plan.

### Landscape Design

Facilitation of the development proposes clearing all existing vegetation. Following construction, landscaping is proposed along the perimeter of the lot in planters and stepped beds. The applicant is proposing to plant red Armstrong maples; Oregon grape; golden ninebark; sword ferns; and kinnikinnik (red bearberry). Two planters adjacent to the lower one-bedroom units will be available for owners to plant annuals. Common amenity space includes a paver pathway with 3 benches on three sides of the first floor, which will be surrounded by a 4-foot fence (retaining walls on two sides) and 3 pergolas with lattice guardrails. The driveway is proposed to be constructed with permeable pavers.

#### Staff Comments:

- Staff note the amenity area of the proposed development provides seating and pavers in accordance with Nanaimo's Old City Multiple Family Residential Design Guidelines.
- Consider lit entrances and illuminated dwelling unit addresses.
- Consider the retention of existing trees where possible.
- Consider additional opportunities for planting such as window boxes and planters on balconies.
- Consider vegetation screening for retaining walls.
- Consider climbing plants adjacent to pergolas (and lattice).
- Consider a highly ornamental fence keeping with traditional character (e.g. picket fence, decorative wood and/or lattice).

## **PROPOSED VARIANCES**

### *Parking*

The required number of parking spaces for the proposed development is 6. The applicant is proposing 4 parking spaces (2 standard and 2 small spaces), a requested variance of 2 spaces; and, an increased percentage of small spaces from a maximum of 40% to a maximum of 50%.