

DATE OF MEETING October 24, 2022

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SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1253 – 2103 BOWEN ROAD

OVERVIEW

Purpose of Report

To present for Council’s consideration a development permit application for a multi-family rental residential development at 2103 Bowen Road.

Recommendation

That Council issue Development Permit No. DP1253 for a multi-family residential development at 2103 Bowen Road with variances to building height setbacks; fence height; refuse receptacle enclosure setbacks; landscaping requirements; and parking requirements as outlined in the “Proposed Variances” section of the Staff Report dated 2022-OCT-24.

BACKGROUND

A development permit application, DP1253, was received from Camargue Properties Inc. to permit a 3-storey multi-family rental residential building at 2103 Bowen Road with 41 dwelling units.

Subject Property and Site Context

<i>Zoning</i>	Residential Corridor (COR1)
<i>Location</i>	The subject property is located on the northwest corner of the intersection of Bowen Road and Meredith Road. A public lane abuts the property to the west.
<i>Total Area</i>	1,901m ²
<i>City Plan</i>	Schedule 2 – Future Land Use Designations – Residential Corridor Schedule 13 – Development Permit Area No. 8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located along the Bowen Road corridor, just north of the Hospital Area. The property was created in 2012 by consolidating a former single residential dwelling lot and a closed portion of road right-of-way. The lot is presently vacant and slopes approximately 4m downhill from north to south.

Surrounding properties abutting Bowen Road are designated Residential Corridor in the City Plan which supports apartment and townhouse forms of three to six storeys. Adjacent land uses include single dwelling residential to the west and north, a 20-unit affordable housing development across Bowen Road to the east, a mixed-use commercial and residential building across Meredith

Road to the south, and a 78-unit multi-family residential development across Meredith Road to the southwest. Nearby amenities include a place of worship 60m to the west, an elementary school 120m to the north, and a commercial shopping centre approximately 300m to the south. Transit service and parks are also located within walking distance.

DISCUSSION

Proposed Development

The applicant is proposing to construct a three-storey multi-family rental residential building with 41 dwelling units. The proposed building will be primarily small studio units and the unit composition will consist of 36 studio units (between 43m² and 51m² in area) and five 2-bedroom units (between 88m² and 89m² in area).

The proposed gross floor area is 2,589m² and the total Floor Area Ratio (FAR) is 1.36. The base maximum FAR in the COR1 zone is 1.00 and the applicant is proposing to achieve an additional 0.25 FAR through the provision of amenities as outlined in 'Schedule D – Amenity Requirements for Additional Density' of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") and an additional 0.11 FAR for the portion of required parking that is fully underground (44%) for a total maximum permitted FAR of 1.36.

The applicant is proposing to meet Tier 1 in 'Schedule D' by providing amenities including the following:

- no net loss of trees;
- maintaining pervious surfaces;
- the use of sustainable wood building materials;
- exceeding the BC Energy Step Code requirement by one step;
- the installation of educational signage regarding natural features, sustainable building materials, and sustainable energy management practices.

Site Design

The proposed building will be situated close to Bowen Road, with vehicle access at the rear from the adjacent lane. Of the 39 parking stalls proposed, 27 will be under-the-building and the remaining 12 stalls and loading space will be at-grade in the rear. The principal building entry will face an expanded plaza at the corner of Bowen Road and Meredith Road connected by staircase and accessible ramp. Secondary exits from the building will be connected by walkways to both streets, and ground-level units will have individual connections to Bowen Road. All required bicycle parking is proposed, with long-term bicycle storage on the first storey above the under-the building parking level. An outdoor solid waste receptacle enclosure is proposed on the west side of the site facing the adjacent lane.

Building Design

The proposed building design and massing meets the intent of General Development Permit Area Design Guidelines. The building is contemporary in design and will feature a prominent visual element at the corner facing the Bowen Road and Meredith Road intersection, highlighting the internal staircase and elevator shaft. The building will present a three-storey elevation facing

Bowen Road to the east, and a four-storey elevation to the west where the under-the-building parking is exposed above grade. All units will include a private outdoor patio or balcony reflecting the building's residential character. A rooftop outdoor amenity space is proposed, with access from the staircase and elevator.

The exterior building materials will include a rhythm of different shades and colours of cementitious panel siding, highlighting individual units and providing visual interest along the Bowen Road corridor. Corrugated metal sheet siding at ground level will highlight the main lobby entry.

Landscape Design

Landscaping is proposed along both street frontages, and along the adjacent property to the north. Both coniferous and deciduous trees are proposed along the street frontages, and a bioswale will separate the building from Meredith Road. A landscape buffer and 1.8m-high wood panel fence will screen the development from the property to the north. Ground-level patios will include 1.2m-high metal fences for privacy. Site lighting is proposed along walkways and patios with ground-facing bollard lighting and gate lights.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-JAN-27, accepted DP1253 as presented with support for the proposed variances and provided the following recommendation:

- Consider expanding the roof deck and the addition of the green roof components.

The applicant subsequently revised the development plans in response to the DAP recommendation by expanding the size of the proposed rooftop amenity space.

Proposed Variances

Maximum Building Height

The maximum permitted building height in the COR1 zone is 14.00m. A building height of 14.95m is proposed, a requested variance of 0.95m. The variance is requested for only a portion of the building to accommodate the rooftop access staircase. Where at least 75% of the required parking is located below or beneath a building, an additional 4m of height would be permitted; however, only 69% of the required parking is proposed below the building.

Minimum Required Setbacks

The minimum required front yard setback facing Bowen Road for the subject property is 6.0m. This consists of the minimum front yard setback of 3.5m in the COR1 zone with an additional 2.5m setback required as the property abuts a major road where road dedication has not yet occurred. A front yard setback of 3.0m is proposed for a portion of the building facing Bowen Road, a requested variance of 3.0m.

The minimum required flanking side yard setback in the COR1 zone is 4.5m. A flanking side yard setback of 4.0m is proposed for one corner of the building facing Meredith Road, a requested variance of 0.5m.

The setback variances are requested in order to accommodate the building siting on an irregularly-shaped lot while providing appropriate street presence with street-facing balconies. The proposed setback along Bowen Road would not preclude the additional width required for cross-sectional elements if requested by the City, and a statutory right-of-way will be secured as a condition of this development permit to accommodate frontage works to be determined at detailed design stage.

Maximum Fence Height

The maximum permitted combined height of a fence and retaining wall in the side yard in the COR1 zone is 1.80m. A portion of the proposed retaining wall with fence along the north side lot line will have a height of up to 2.45m, a requested variance of 0.65m.

The proposed concrete retaining wall will separate the subject property from the adjacent property at 2105 Bowen Road and will face internally towards the surface parking lot which is lower than elevation than the adjacent property. A 1.8m-high fence is proposed on top of the retaining wall. No visual impacts of the retaining wall on the adjacent property are anticipated as the wall will not be visible from the north.

Minimum Refuse Receptacle Enclosure Setbacks

The minimum required setback for a refuse receptacle enclosure from an adjacent lot for residential use is 3.0m. The proposed refuse receptacle enclosure is 1.5m from the north property line, a requested variance of 1.5m.

The minimum required landscape buffer width for a refuse receptacle enclosure in the COR1 zone is 1.8m. No landscape buffer is proposed along two sides of the refuse receptacle enclosure facing the parking area, a requested variance of 1.8m. A landscape buffer width of 1.5m is proposed along the third side of the enclosure, abutting the adjacent property to the north.

The refuse receptacle enclosure variances are requested in order to site the enclosure close to the lane in the rear where waste collection will be most efficient. The enclosure will be made of decorative wood screening and will be buffered from the adjacent property to the north by the 1.5m landscape buffer. The enclosure will be approximately 20m away from the nearest existing residence.

Minimum Required Parking

The minimum required parking for the proposed development is 40 parking stalls. A total of 39 parking stalls are proposed, a requested variance of 1 parking stall.

The maximum permitted percentage of small car parking is 40% (16 stalls). A total of 48% (19 stalls) of the parking is proposed for small car parking, a requested variance of 8% (three parking stalls).

The applicant has provided rationale as per Council's Policy for Consideration of a Parking Variance. The parking variance for one parking space is requested in order to accommodate parking on the irregular site layout. The subject site is immediately adjacent to a Frequent Transit Route (Bowen Road) as identified in the City Plan, and is in close proximity to Active Transportation Corridors identified in the City Plan (Boxwood Road, Meredith Road, and Bowen

Road). The small car parking variance is appropriate given the higher proportion of smaller studio units geared towards single-occupant renters.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1253 is for a three-storey multi-family rental residential building with 41 dwelling units at 2103 Bowen Road.
- Variances are requested to the building height, setbacks, fence height, refuse receptacle enclosure setbacks and landscaping requirements, and parking requirements.
- 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 Plans
ATTACHMENT E: Building Elevations and Details
ATTACHMENT F: Building Perspective Views and Street Views
ATTACHMENT G: Site Sections
ATTACHMENT H: Landscape Plan and Details
ATTACHMENT I: Schedule D – Amenity Requirements for Additional Density
ATTACHMENT J: Aerial Photo

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