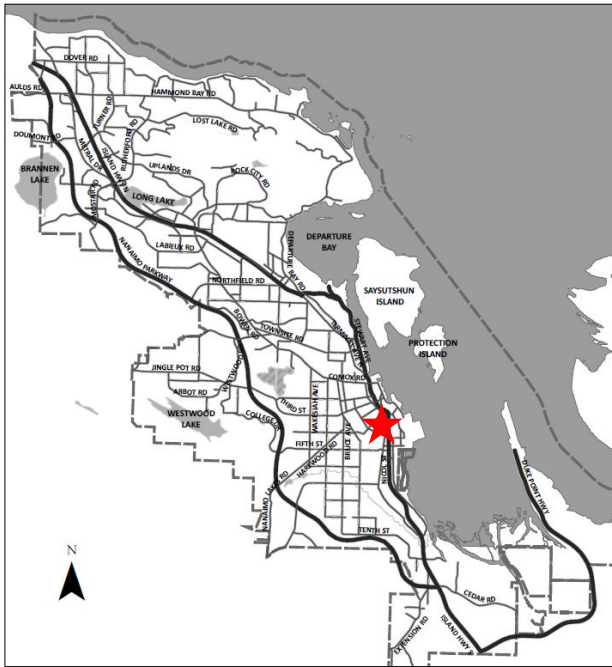


DATE OF MEETING | January 16, 2023

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1257 – 223 VICTORIA ROAD



Proposal:

A four-unit multi-family residential development.



Zoning:

DT12 – Gateway

City Plan Land Use Designation:

Neighbourhood

Development Permit Areas:

- DPA4 – Abandoned Mine Workings Hazard
- DPA8 – Form and Character

Lot Area:

442m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 223 Victoria Road.

Recommendation

That Council issue Development Permit No. DP1257 for a multi-family residential development at 223 Victoria Road with variances outlined in the "Proposed Variances" section of the staff report dated 2023-JAN-16.

BACKGROUND

A development permit application, DP1257, was received from Sun Porch Homes Ltd., for a multi-family residential development consisting of a building with four units.

Subject Property & Site Context

The subject property is located at the western edge of the South End Neighbourhood, on the east side of Victoria Road between Milton Street and Farquhar Street. Established single residential dwellings and multi-family dwellings (including two multi-storey buildings to the south) predominantly characterize the surrounding area with commercial uses located behind the subject property along Nicol Street. The long narrow lot abuts a lane to the east and there is a grade change of approximately 2m sloping down from Victoria Road to the lane.

DISCUSSION

The applicant proposes to construct a three-storey multi-family development, which includes three residential units and one live/work unit. The proposed site coverage is 40%, which is below the maximum permitted lot coverage of 100%. The proposed Floor Area Ratio (FAR) is 0.99, which is slightly below the maximum permitted FAR of 1.0 in the DT12 zone.

As the site falls in DPA 4 – Abandoned Mine Working Hazards, the applicant will be required to submit a geotechnical report at the time of building permit to satisfy the DPA 4 exemption requirements.

Site Design

Proposed Units 1 (live/work) and 3 will face Victoria Road, and Units 2 and 4 will face east, to take advantage of potential views towards the Nanaimo harbour. Common building entries are from Victoria Road and on both the south and north sides of the building. A partially covered parking area with four stalls is accessed from the rear lane and connects to Victoria Road by way of two internal pedestrian walkways on either side of the building. Long-term bicycle storage is provided in a room on the north side of the building and a short-term bicycle rack is located in front of the live/work unit. Three-stream waste management containers are located in a utility room adjacent to the common parking area.

Registration of a 0.75m statutory right-of-way for future widening of the lane will be required as condition of the development permit.

Building Design

The proposed building is three storeys with a height of 17m. The building has a central gable roof with a double stairwell and incorporates a stepped gable roof on the west elevation and a rooftop deck to the east to reduce the massing of the building. Unit 1, a 48m² commercial live/work unit is accessed directly from Victoria Road (with an internal stairway leading to the 72m² living area on the second floor). Units 2, 3 and 4 are located on the second and third floors. Each residential dwelling unit is composed of one bedroom and a den and are approximately 76m² in floor area. All units include a private deck. The exterior finishes of the buildings are comprised of a mix of materials including cementitious board and batten and panels, vinyl horizontal lap siding, PVC wood-look siding, and light coloured vinyl paneling with weather protection to emphasize the ground floor live/work unit. A mix of modern and traditional elements create a transition from historic architecture typical of the Old City Neighbourhood to a more contemporary expression found along Nicol Street, in conformance with the South End Neighbourhood Plan Guidelines.

Landscape Design

Landscaping is proposed throughout the site, incorporating a front yard landscape buffer with large deciduous shade trees. Small ornamental trees and evergreens are proposed along portions of the side lot lines. Wood lattice fencing (partly atop retaining walls) along the side yard lot lines and decorative gates enclose the residential spaces and screen the subject property from adjacent lots. A combination concrete walkway with stepping stones/concrete slabs and gravel infill connect the common parking area to Victoria Road on the north and south sides of the building. The live/work space includes a paved plaza with bench seating and a short-term bicycle rack. The common rooftop deck incorporates a mixture of pavers and wood decking with box planters and two arbour trellises with vines providing weather protection for a shared barbeque area. A storm water management rock pit is proposed under the permeable surfaced common parking area. Site lighting consists of bollard lighting along the pedestrian walkway through the site, exterior wall lights on the building and a light pole in the parking area.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-MAR-02 accepted DP1257 as presented, with support for the proposed variances. The following recommendations were provided:

- Consider adding a second electric car charging station;
- Consider ways to blend texture and colours on the front façade; and,
- Look at ways to increase the public realm in front of the building.

The applicant subsequently submitted revised plans to address the DAP recommendations, which include the following key design revisions:

- The addition of a second electric car charging station;
- Amending the exterior materials on the ground floor and incorporating wood-look PVC siding into the second and third storey insets; and,
- Incorporating direct pedestrian access to the small plaza fronting the live/work unit as well as expanding the glazing for the entrance to the business unit.

Proposed Variances

Fence Height

The maximum permitted combined height of a fence and retaining wall in the DT12 zone within a side yard setback is 1.8m. A variance is proposed to increase the maximum height of a combined fence and retaining wall in the side yard from 1.8m to up to 4.6m, a requested variance of 2.8m. The proposed variance will accommodate two tall gates on the north elevation and portions of fencing along the north and south elevations. Staff support the proposed variance as the fencing reduces overlook and functions as a safety barrier between the subject property and neighbouring properties and the decorative gates provide wayfinding for residents. Additionally, the applicant has incorporated a horizontal lattice design and low fence at the front of the property as recommended by the South End Neighbourhood Plan Guidelines.

Parking Stall Dimensions

Sections 4.1 and 4.3 of the City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the Parking Bylaw) set out parking stall dimensions for standard and small car parking spaces in off-street parking areas. The applicant has proposed angled off-street parking, which does not meet the City’s standard. A variance is requested given the narrow width of the lot and the inability to provide adequate 2-way access or turnaround on-site. The applicant had submitted vehicle turning radius plans for each parking space demonstrating it is feasible for vehicles to navigate, enter and exit the parking area from the lane. Staff support the proposed variance as the drive aisle functions similarly to a driveway and is accessed off a lane, servicing a limited number of units with landscaping that helps buffer the parking area from the neighbouring property.

Percentage of Small Car Parking Spaces & Percentage Cash-in-Lieu

The maximum percentage of parking spaces that may be reduced to accommodate small cars is 40% as outlined in Section 4.3 of the Parking Bylaw. A variance is proposed to increase the maximum percentage of small car parking spaces from 40% to 50%, a proposed variance of 10%. Staff support the proposed variance, which designates two of the four off-street parking spaces as small car parking spaces as the site constraints limits the number and size of parking spaces that can be accommodated on the subject property.

The total number of required parking spaces for four multi-family dwellings and a live/work unit is five parking spaces. Four parking spaces are proposed. However, the subject property is located within the cash-in-lieu parking area, which allows the substitution of no more than 10% of the required parking spaces in exchange for \$10,000 to be used toward local transportation improvements. A variance is proposed to increase this percentage to 20% to allow the reduction of one parking space as cash-in-lieu. Staff have included the payment of \$10,000 in lieu of provision of the fifth parking space as a condition of the permit.

SUMMARY POINTS

- Development Permit application No. DP1257 proposes a new four-unit multi-family development (one of which is a live/work unit) at 223 Victoria Road.
- Variances are requested to:
 - increase the maximum fence height in a side yard setback from 1.8m to 4.6m;
 - permit two-way vehicle ingress and egress in a one-way access aisle for angled parking; and,
 - increase the maximum percentage of small car parking spaces from 40% to 50%; and
 - increase the maximum percentage that required parking spaces may be substituted as cash-in-lieu from 10% to 20%.
- Staff support the proposed variances. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Perspectives
ATTACHMENT F: Landscape Plan and Details |

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