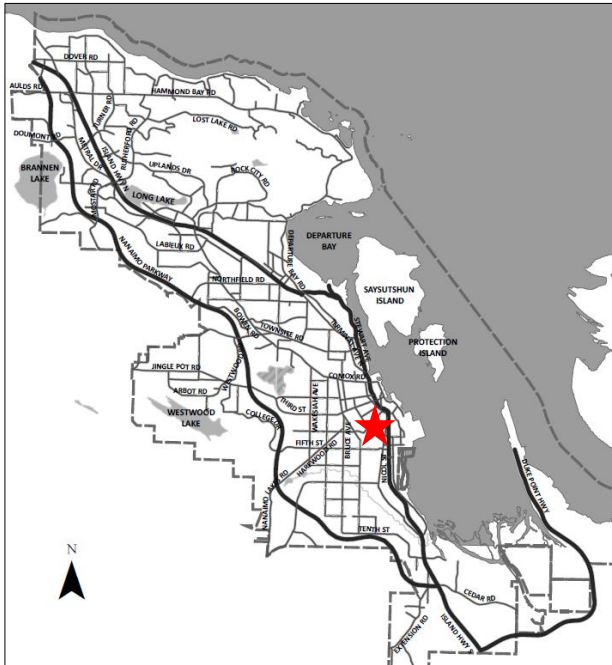


DATE OF MEETING | January 15, 2024 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1301 – 532**
PRIDEAUX STREET



Proposal:

A four-unit multi-family development

Zoning:

R15 – Old City Medium Density Residential

City Plan Land Use Designation:

Old City Neighbourhood

Development Permit Areas:

DPA8 – Form & Character

Lot Area:

816m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 532 Prideaux Street.]

Recommendation

That Council issue Development Permit No. DP1301 for a multi-family development at 532 Prideaux Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-JAN-15.]

BACKGROUND

A development permit application, DP1301, was received from Joyce Reid Troost Architecture, on behalf of Sun Porch Homes Ltd., to permit a four-unit multi-family development at 532 Prideaux Street.

Subject Property and Site Context

The subject property is located in the Nob Hill Neighbourhood, on the north side of Prideaux Street, between Hecate Street and Albert Street. The rectangular shaped lot slopes 6m downward to the northwest from Prideaux Street and contains several trees and an existing dwelling which will be removed to facilitate the proposed development.

The surrounding neighbourhood primarily consists of residential uses with established single-family dwellings, multi-family developments, and small-scale commercial developments. The subject property is within walking distance to active transportation routes, commercial services, and Downtown Nanaimo.]

DISCUSSION

Proposed Development

The applicant is proposing to construct a four-unit multi-family residential building. Each unit is approximately 130m² in area and contains three bedrooms. The total gross floor area of the development is 494m² and the Floor Area Ratio (FAR) is 0.6.

Site Design

The proposed building is rectangular shaped and oriented southwest to northeast. Vehicle access is from Prideaux Street with parking at the rear of the site accessed via a driveway along the west side of the site. Vehicle parking includes five spaces with one designated as visitor parking. Three long-term bicycle spaces are provided in a room accessed from the east side of the building. Pedestrian connections are provided from the street, around the building, and through the proposed parking area. Three-stream waste management containers are located in two rooms adjacent to the driveway.

Building Design

The building is three-storeys in height with pitched roofs and ground-oriented access for each unit. The entrances of Units 1 and 2 face Prideaux Street, and the entrances of Units 3 and 4 are oriented toward the rear parking area. All four units have private patios and balcony spaces which are accessed from within the units. The exterior finishes of the building include a mix of vinyl siding, vertical fibre cement board and batten, PVC shingle siding, cedar post and beam, and wood doors. The incorporation of covered unit entries, columns and railings, and wood detailing, and visual interest in accordance with the applicable design guidelines.

Landscape Design

Landscaping is provided along Prideaux Street, bordering the drive aisle, pathways, and within the common amenity area at the north corner of the lot with a variety of deciduous trees, shrubs, and ornamental grasses. Landscaped areas with a flowering tree and a mix of planting are provided between the units to delineate individual entrances. Portions of the drive aisle and walkways are defined by different types of permeable pavers. Lighting is provided along the walkways and beside the common amenity area. A perimeter wood fence is proposed and trellises with vines are incorporated for wayfinding. An arbour over the refuse storage room also provides support for vines. A sunken common amenity space is provided at the northwest corner of the site, with bench seating, and a garden.

The proposed development meets the intent of the General Development Permit Area Design Guidelines and Old City Multiple Family Residential Design Guidelines including well-articulated building design which complements existing adjacent buildings and creates visual interest; architectural elements, and pitched roofs consistent with the Old City character; parking behind the building in the rear yard; pedestrian circulation; and provision of amenity areas.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-APR-27, accepted DP1301 as presented and provided the following recommendations:

- Consider the walkways, parking area, and amenity space in relation to the building.

The applicant advised that changing the siting of the building would increase the requested retaining wall height variance due to the slope of the subject property. Additionally, as sited, the proposed development is located closer to the neighbouring apartment building to the east instead of the single-family dwelling to the west.

Proposed Variances

Fence Height & Number of Trellis Structures

The maximum permitted combined height of a fence and retaining wall in the R15 zone within a rear yard and west side yard setback is 2.4m. The proposed combination fence and retaining wall height is up to 4.85m, a requested variance of 2.45m. Staff support the proposed variance as it supports the required grade needed to service the proposed development; the wall is adjacent to a parking lot for the neighboring multi-family development; the stepped design visually reduces

the scale of the retaining wall; and as landscaping and wood fencing is proposed to mitigate overlook and headlight glare into the adjacent property.

Subsection 6.10.7 of the Zoning Bylaw permits one trellis structure in a front yard setback (at a maximum height of 2.4m). A variance is proposed to increase the number of trellis structures in the front yard from 1 to 3, a proposed variance of 2 trellis structures. Staff support the proposed variance as the trellises serve as both wayfinding and ornamental features keeping with the character of the Old City.

Siting of a Principal Building

The minimum required front yard setback for buildings in the R15 zone is 6m. The proposed front yard setback along Prideaux Street is 4.3m, a requested variance of 1.7m. Staff support the proposed variance as the siting of the building would be consistent with the existing streetscape, as the reduced setback accommodated a functional parking area at the rear of the building, and the applicant can accommodate landscaping, trellis features, pathways and lighting within the proposed setback.

Building Height

The maximum permitted height of a principal building in the R15 zone is 9.5m. The proposed building height as measured to the midpoint of the roof is 10.45m, a requested variance of 0.95m. Staff support the height variance which is only for the portion of the building encompassing a gable roof.

Landscape Buffer

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along the front lot line from 1.8m to 1.15m (to accommodate a continuous pathway in front of the units), a requested variance of 0.65m. Staff support the proposed variance as the pathway supports pedestrian circulation, as the applicant has demonstrated the required number of trees within the lot and as landscaping is provided between the building and public realm.

Parking Spaces

The minimum number of parking spaces required for the proposed four-unit development is six parking spaces. The proposed number of parking spaces is five, a variance of one parking space. Staff support the proposed variance as each unit will have one dedicated parking space, and as the development is in close proximity to amenities, public transportation and active transportation routes. |

SUMMARY POINTS

- Development Permit Application No. DP1301 proposes a new four-unit multi-family development at 532 Prideaux Street.
- Variances are requested to reduce the front yard setback, landscape buffer, and parking spaces; and to increase the permitted combined retaining wall and fence height, building height and number of permitted trellises.

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

Submitted by:

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Concurrence by:

Jeremy Holm
Director, Planning & Development