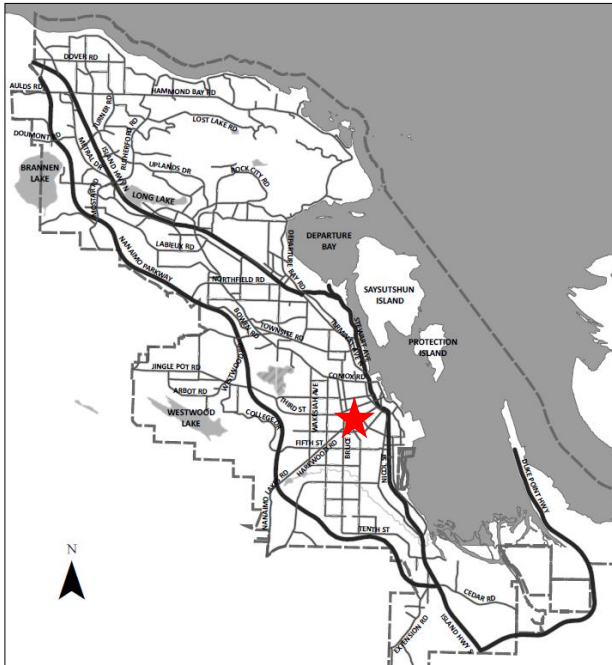


DATE OF MEETING | February 26, 2024 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1299 – 880**
HECATE STREET



Proposal:

An 8-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:

874m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 880 Hecate Street.

Recommendation

That Council issue Development Permit No. DP1299 for a multi-family development at 880 Hecate Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-FEB-26.

BACKGROUND

A development permit application, DP1299, was received from Joyce Reid Troost Architecture, on behalf of Sun Porch Homes Ltd., to permit an 8-unit multi-family development at 880 Hecate Street.

Subject Property and Site Context

The subject property is located in the Nob Hill neighbourhood, on the west side of Hecate Street, between Kennedy Street and Medea Way. The development is bordered by a lane on the east property line. The rectangular shaped lot is relatively flat (sloping up 1m to the north from Hecate Street) and contains an existing mixed-use building which will be removed to facilitate the proposed development.

The surrounding neighbourhood primarily consists of residential uses with established single-family dwellings and multi-family 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 an 8-unit multi-family residential building within a 3 ½-storey building with roof decks. The building will contain four 1-bedroom units (approximately 55m² in area), partially below grade, and four 2-level units on the second and third storeys, each with two bedrooms and a den (approximately 97m² to 99m² in area). The total gross floor area of the development is 595m² and the Floor Area Ratio (FAR) is 0.68.

Site Design

The proposed building is oriented southeast to northwest with vehicle access from the lane and permeable parking at the rear of the site. Vehicle parking includes twelve spaces with one designated accessible and one designated visitor parking. Four long-term bicycle parking spaces are provided in an accessory building at the rear of the property beside the drive aisle. Short-term bicycle parking is provided in front of the building, beneath an arbour trellis. Pedestrian connections are provided from the street, along the front of the building, and along the southwest side of the building via a stepping stone pathway to the parking area. Three stream waste

management containers are located in a refuse enclosure with an arbour located in the north corner of the lot.

A 1.67m statutory right-of-way for future lane widening will be secured along (adjacent to the east property line) as condition of the Development Permit.

Building Design

The building is 3 ½-storeys in height with traditional architectural design reflective of the Old City character including ground-oriented access for each unit. The design incorporates front porches, wood columns and railings, and gabled roofs as encouraged by the applicable design guidelines. The exterior finishes of the building include a mix of vinyl lap siding; PVC shingle siding, board and batten, and trim; and wood doors. The entrances for the two-bedroom units are oriented toward Hecate Street via a series of stairs, and the sunken entrances for the one-bedroom units are oriented toward the rear parking area.

Landscape Design

Landscaping is provided along Hecate Street, bordering the lane, pathways, and parking area with a variety of deciduous and coniferous trees, shrubs, fragrant plants, vines, ground covers, and ornamental grasses. The plantings between the building and Hecate Street incorporate four concrete box planters with flowering trees and grasses; three arbour trellises with vines; benches for seating; paver walkways; and, shrub plantings. The parking spaces are atop permeable pavers, and the pedestrian pathways incorporate a variety of pavers and stepping stones. Bollard lighting is provided along the walkways and adjacent to the parking area. Wall lighting is provided along the perimeter of the building; and, a pole light is located beside the accessory building. A 1.7m wood perimeter fence is proposed along the southwest side and northwest rear property lines.

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; traditional architectural elements consistent with the Old City character; parking at the rear of the building; and pedestrian circulation.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-APR-27, accepted DP1299 as presented, with support for the proposed variances, and provided the following recommendations:

- Consider a variation of exterior building materials, in particular to complement the landscape design;
- Consider changing the access to the bicycle locker;
- Consider adding more outdoor amenity space, where possible; and,
- Consider the lighting fixture selection for upper patios to minimize light pollution.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- The access to the bicycle storage and mechanical/electrical room has been changed to the northeast side of the accessory building;
- Respective of the remaining recommendations, the applicant noted:
 - Different materials and colours have been provided including multiple rooflines, balconies, projections, stairs, and railings;
 - Due to size constraints, provision of additional outdoor amenity areas would be difficult to accommodate; and,
 - Lighting for the upper balconies have not been conceptualized, however, it was noted that light spillage would be a consideration as the design progresses.

Proposed Variances

Projections into Front Yard Setback

The maximum permitted projection of steps and landings and an entry portico into a front yard setback is 2.0m. The proposed projection into the front yard setback for these features is 3.0m, a requested variance of 1.0m. Staff support the proposed variance as:

- the siting of the building would be consistent with the typical streetscape in the Old City neighbourhood;
- allows for a functional parking area at the rear of the building; and,
- as the reduced setback can accommodate landscaping, trellis features, pathways, and lighting within the proposed setback.

Number of Trellis Structures

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 one to three, a proposed variance of two 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 side yard setback for accessory buildings in the R15 zone is 1.5m. The proposed side yard setback along a portion of the south side lot line to accommodate a storage building is 1.2m, a requested variance of 0.3m. Staff support the proposed variance as the proposed storage building is one-storey and limited in floor area – containing a service room and a room for long-term bicycle parking.

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 0.82m (to accommodate a continuous

pathway in front of the units), a requested variance of 0.98m. Staff support the proposed variance as the pathway supports pedestrian circulation, and as the provided landscape buffer includes trees and plantings between the building and public realm.

Siting of a Refuse Enclosure

The minimum required minimum setback of waste management containers to a lot line adjoining a property zoned for residential use is 3.0m. A variance is proposed to reduce the setback of waste management containers to the adjacent residentially zoned property from 3.0m to 0.21m, a requested variance of 2.79m. Staff support the proposed variance as the refuse enclosure will incorporate ornamental features to screen the waste management containers and as the refuse enclosure will abut a parking area servicing the proposed development on the neighbouring property at 558 Medea Way (DP1184).

Percentage of Small Car Parking Spaces

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 six of the twelve off-street parking spaces as small car parking spaces as site constraints limit the number and size of parking spaces that can be provided, and as most standard sized vehicles can still be accommodated on the subject property. |

SUMMARY POINTS

- Development Permit Application No. DP1299 proposes a new 8-unit multi-family development at 880 Hecate Street.
- Variances are requested to reduce the side yard setback for a storage building, landscape buffer, and setback for waste management containers; and to increase the projection into a front yard setback for steps and landings as well as an entry portico, building height, number of permitted trellises, and percentage of small car parking spaces. |

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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Submitted by:

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