

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001340 – 350 & 398 FRANKLYN STREET

Applicant/Architect: ACE ARCHITECTURE INC.

Owner: CITY OF NANAIMO

Landscape Architect: MACDONALD GRAY

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Fitzwilliam (DT2)
<i>Location</i>	The subject property is located on the north side of Franklyn Street between Robson Street and Wesley Street
<i>Total Area</i>	1,734m ² (combined)
<i>City Plan (OCP)</i>	Future Land Use Designation: Primary Urban Centre Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines & <i>Downtown Urban Design Plan and Guidelines</i>

The subject properties (to be consolidated) are located in the City Centre Neighbourhood, a short distance from the Old City Quarter. The vacant lots form an 'L' shape with street frontages along Robson Street, Franklyn Street and Wesley Street and slope downward 4m from west to the east. Established multi-family and single-family dwellings, commercial developments, and institutional buildings characterize the surrounding area. The subject properties located within the Downtown Core and are within walking distance to active transportation routes and commercial services.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a five-storey, 53-unit multi-family rental tenure residential apartment building with a 96m² ground floor commercial unit. The proposed total gross floor area is 3,998m² and the proposed total Floor Area Ratio (FAR) is 2.3.

The proposed unit composition is as follows:

Unit Type	No. of Units	Floor Area
Studio	7	32 m ² – 37m ²
1-Bedroom	22	47m ² – 57m ²
2-Bedroom	24	65m ² – 77m ²
<i>Total:</i>	53	

Site Design

The proposed building is 'L' shaped with the main entrance to the residential units to the east, at the corner of Franklyn Street and Robson Street. The commercial unit is oriented to front Wesley Street. Vehicle access is from Robson Street to the partially underground parking level along the northeast elevation of the site. Vehicle parking consists of one level of partially underground parking with 44 spaces. Long-term bicycle storage (59 spaces) will be located within a secure room in the underground parking garage and short-term bicycle racks (8 spaces) are located at both the residential and commercial entrances. Three-stream waste management containers are located in a room in the underground parking garage.

Staff Comments:

- An urban plaza provided in front of the commercial unit in accordance with the General Development Permit Area Design Guidelines.

- Consider Crime Prevention Through Environmental Design (CPTED) principles to address recesses under stairs and balconies and lighting respective of dark sky and principles.
- Consider weather protection for short-term bicycle rack.
- Consider provision of public art.

Building Design

The building is contemporary in design with a flat roof. The exterior finishes of the buildings include a mix of brick-look fibre cement panel, corrugated and wood look metal panel, Hardie panel, wood picket, and windows with black frames. Connections to the street are provided for ground floor units facing Franklyn and Robson Streets.

Staff Comments:

- Generous glazing for the commercial unit and connections to the street for ground floor commercial and residential units proposed in accordance with the General Development Permit Area Design Guidelines and Downtown Urban Design Plan and Guidelines.
- Consider ways to strengthen the building corners as they relate to the street.
- Consider weather protection for uppermost balconies and for the commercial unit.
- Emphasize the building roofline (ie. parapet with contrasting material), window frames or incorporate other features to reinforce the residential character.
- Consider adding long-term employee bike parking in the commercial unit.

Landscape Design

The proposed development includes clearing all existing vegetation including two offsite trees along Wesley Street and planting various deciduous trees, shrubs, groundcover, vines, and perennials. Conifer hedges are proposed for screening. Private balconies are provided for the majority of the units and common amenities include two common patios oriented toward the Franklyn frontage and to the rear, as well as common amenity rooms on each floor. Solar panels are proposed along the southwest elevation.

Staff Comments:

- Consider opportunities to maximize landscaping and trees onsite.
- Consider replacing the stonescape and pea gravel border with landscaping along the perimeter of the building.
- Consider incorporating trellises and vines for vertical plantings.
- Incorporate a green roof or light coloured roof to reduce solar heat gain as per the Downtown Urban Design Plan and Guidelines.

Proposed Variances

Maximum Building Height

The maximum height of a principal building in the DT2 zone is 12m. The applicant is proposing height of approximately 17.85m, a requested variance of 5.85m (if the mechanical penthouse is exempt).

Off-Street Parking

The required number of parking spaces 36. The applicant is proposing 44 parking spaces. The applicant is proposing an increased percentage of small spaces of the required 36 parking spaces from a maximum of 40% to a maximum of 70%.