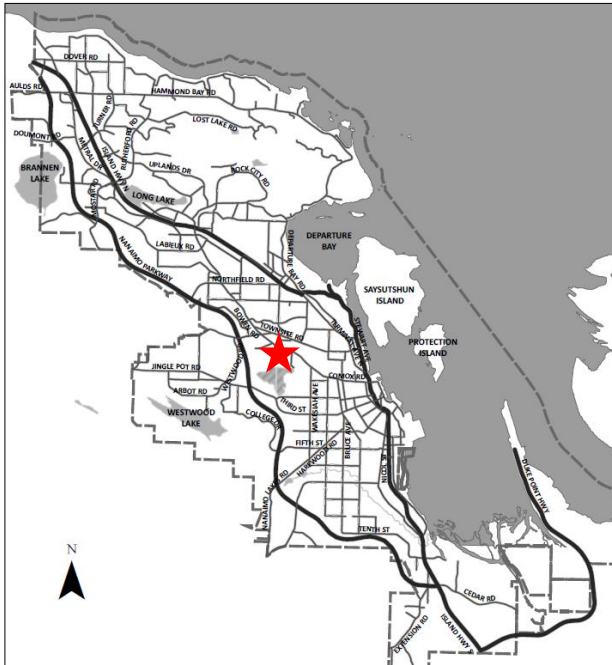


DATE OF MEETING | September 9, 2024

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1342 – 116 PRYDE AVENUE**



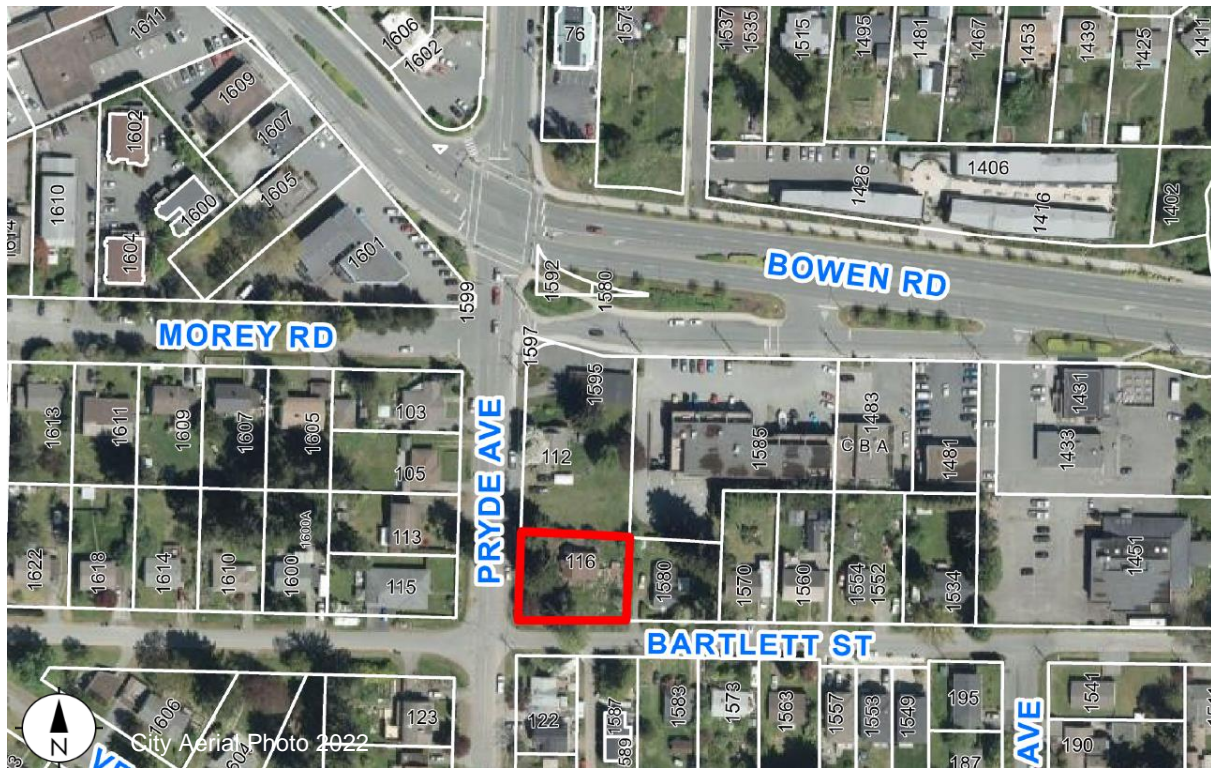
Proposal:
17-unit multi-family development

Zoning:
COR1 – Residential Corridor

City Plan Land Use Designation:
Neighbourhood

Development Permit Areas:
DPA8 – Form and Character

Lot Area:
1,014m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family residential infill development at 116 Pryde Avenue.

Recommendation

That Council issue Development Permit No. DP1342 for a multi-family residential infill development at 116 Pryde Avenue with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-SEP-09.

BACKGROUND

A development permit application, DP1342, was received from Joyce Reid Troost Architecture, on behalf of 1392056 BC Ltd., to permit a 17-unit multi-family residential development.

Subject Property and Site Context

The subject property is located in the Northfield area and is primarily flat. The property currently contains a single family dwelling and a number of large deciduous trees.

The surrounding area is zoned for increased density but currently includes low-density residential development including single family dwellings, duplexes, and secondary suites. Commercial uses located nearby along Bowen Road include retail spaces, offices, and restaurants. Nutsumut Lelum housing complex, Bowen Park, and the Millstone River are located to the east, approximately 200m from the proposed development.

DISCUSSION

Proposed Development

The applicant is proposing to construct a new multi-family residential development with 17 rental units. The proposed building will include three storeys of residential space with underbuilding parking. The units will include 11 studio units and six one-bedroom, two of which are accessible units and will range in size from 40m² to 55m². The total proposed Gross Floor Area (GFA) is 1,013m² and the proposed Floor Area Ratio (FAR) is 0.99, which is below the maximum allowable FAR of 1.00 in the COR1 zone.

Site Design

The proposed building is centrally located on the lot, with vehicle access from Bartlett Street and secured parking located under the building. Additional surface parking is proposed adjacent to the building and covered short-term bicycle parking is provided near the main pedestrian entrance fronting Pryde Avenue. Walkways are proposed throughout the site to facilitate pedestrian circulation to the amenity area and the underbuilding parking area. Along Pryde Avenue (west), a 2.5m Statutory Right-of-Way (SRW) will be secured to accommodate road widening and the required frontage works.

Building Design

The proposed building is four storeys, including the under-building parking for vehicles and bicycles and three levels dedicated to residential units. The residential storeys are accessible via elevator and stairs and the units will include a private weather-protected balcony with glass railings. A refuse room, which will accommodate a three-stream waste management system, is located within the building. Exterior building materials include cementitious panels; lap siding in horizontal and vertical orientations; and, board and batten. Wood elements are proposed to add visual interest to the building entrance and provide privacy for the balconies. The building is well-articulated with contrasting colours and recessed areas to reduce apparent building mass. All windows and doors have black trim and elements of the building project above the roofline to provide visual interest and differentiate between units. The proposed building height is 15m. An additional 4m (up to 18m) of height is permitted where at least 75% of the required parking area is located below or beneath a building.

Landscape Design

Landscape buffers are proposed along the north, south, and west property lines, complete with trees, shrubs, groundcover plantings, and perennials. Large shrubs are proposed along the east property line to screen the parking area from neighbouring properties. Outdoor amenity space is proposed adjacent to the main pedestrian entrance along Pryde Avenue, complete with outdoor seating, plants, and a bicycle rack. A planted raingarden is located along the north and south property lines and the proposed wood privacy fence will assist in screening the parking area from adjacent properties. Bollard lighting is proposed throughout the site, including along the landscape buffer and pedestrian walkways.

The proposed residential infill development substantially meets the intent of the General Development Permit Area Design Guidelines by utilizing projections and recesses to create building interest, providing screened parking areas and pedestrian connections, and integrating existing vegetation into the proposed landscape design.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2024-MAY-23, accepted DP1342 as presented with support for the proposed variances and provided the following recommendations:

1. Consider ways to provide weather protection over the top floor balconies;
2. Consider providing more amenity space inside or on the rooftop;
3. Consider increasing the length of parking stall #8 to match stall #9; and,
4. Consider adding columnar trees along the north property line to improve privacy.

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

- Addition of weather protection for all balconies;
- Creation of an additional amenity space at the corner of Pryde Avenue and Bartlett Street, complete with outdoor seating, plantings, and bicycle parking;
- Revised the parking layout; and,
- Incorporated additional trees into the landscape design.

Further revisions include the addition of weather protection to the short-term bicycle parking area, increased glazing to emphasize the building entrance, and improved site lighting for pedestrians.

Proposed Variances

Required Parking

The minimum required parking for the proposed development requires 19 off-street vehicle parking spaces. A total of 16 parking spaces are proposed, a requested variance of three spaces.

The maximum permitted percentage of small car parking is 40%. A total of 50% of the parking is proposed to be small car parking, a requested variance of 10% (two spaces).

Staff support the proposed variances, which meets the City of Nanaimo Policy for Consideration of a Parking Variance, as various amenities, including parks, community services (restaurants, recreation facilities, retail), and schools are within walking distance or accessible via nearby transit services on Bowen Road. Both primary and secondary active mobility routes are located throughout the area and bicycle lanes and multi-use pathways are located nearby. |

SUMMARY POINTS

- Development Permit Application No. DP1342 is for a 17-unit multi-family residential infill development.
- The proposed design substantially meets the intent of the General Development Permit Area Design Guidelines.
- Variances are requested to reduce the number of required parking spaces and increase the allowable small car parking.
- Staff support the proposed parking 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 Renderings
ATTACHMENT F: Landscape Plan and Details |

Submitted by:

Lainya Rowett
Manager, Current Planning |

Concurrence by:

Jeremy Holm
Director, Planning & Development |