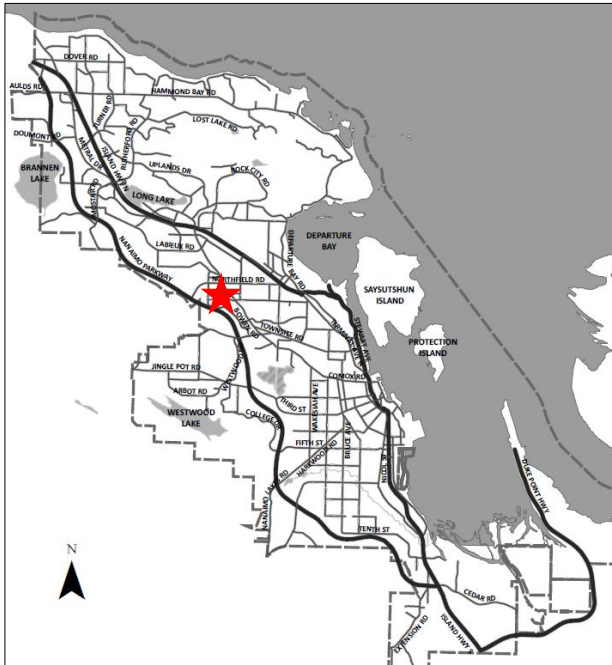


DATE OF MEETING | December 2, 2024 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1337 – 2126 MEREDITH ROAD**



Proposal:
21-unit multi-family development

Zoning:
COR1 – Residential Corridor

City Plan Land Use Designation:
Neighbourhood

Development Permit Areas:
DPA8 – Form and Character

Lot Area:
1,083m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family residential infill development at 2126 Meredith Road.

Recommendation

That Council issue Development Permit No. DP1337 for a multi-family residential infill development at 2126 Meredith Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-DEC-02.

BACKGROUND

A development permit application, DP1337, was received from Sam Saxena on behalf of Brian and Johanna McCullough to permit a 21-unit multi-family residential development at 2126 Meredith Road.

A previous Development Permit (DP1158) was issued in 2019 for the development, however, the permit lapsed, and the owner would like to proceed with the development plans that were previously approved.

Subject Property and Site Context

The subject property is a corner lot located in the Northfield area and is primarily flat. The property currently contains a single residential dwelling, which is listed on the City's Heritage Register, although it is not a designated heritage building and does not have protected status.

The surrounding neighbourhood includes a mix of single family dwellings and multi-family developments, a religious institution to the east, and light industrial and commercial developments nearby. Beban Park, recreation facilities, and an elementary school are also located less than 500m from the proposed development.

DISCUSSION

Proposed Development

The applicant is proposing to relocate or demolish the existing house and construct a three-storey apartment building with 21 units and under-building parking. The units will include nine studio units, and 12 one-bedroom units, some with dens. The units will range in size from 42m² to 70m².

The COR1 zone permits a base Floor Area Ratio (FAR) of 1.00 with an additional 0.25 FAR available by achieving Tier 1 of the Schedule 'D' Amenity Requirements for Additional Density in "Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") for a total allowable FAR of 1.25. The proposed FAR is 1.25 and the following amenities will be provided:

- Retention of at least 50% of the site's pervious surface;

- Provision of a bioswale, a living wall, street trees, and a water-efficient irrigation system;
- Provision of educational signage identifying the plant and animal habitat installed and the sustainable energy and water management measures employed;
- Plumbing features that use 35% less water than the BC Building Code standard; and,
- The proposed development will meet at least Step Three of the BC Energy Step Code, which exceeds the requirement specified in the “Building Bylaw 2016 No. 7224” by one step.

Site Design

The proposed building is fronting Meredith Road, with vehicle access from Tulsa Road and parking located predominantly under the building. The main pedestrian access to the building is located at the southwest corner of the lot to address both Meredith Road and Tulsa Road. A cobble channel bioswale is located along the southern portion of the site and secured long-term bicycle parking is provided on the ground floor along with a refuse storage area. Short-term bicycle parking is provided near the front entrance. Along Meredith Road, a 2.5m wide Statutory Right-of-Way (SRW) will be secured to accommodate future road widening.

Building Design

The proposed building is well articulated and includes recessed areas and projections to break up the building mass. The roofline is broken into several angled forms and contrasting colours to further reduce apparent building mass. Exterior materials include cementitious siding in various shades, as well as wood trim and aluminum railing for the balconies. Cladding materials are applied to emphasize the building recesses and weather-protected balconies. The west façade is clad in an abstract pattern of multi-coloured squares to provide building interest and screening is provided at-grade on the Meredith Road frontage to secure the bike storage and screen views of the parking area.

Landscape Design

Landscape buffers are proposed along the north, south, and west property lines, complete with trees, shrubs, groundcover plantings, and perennials. A row of Sweetgum trees and a cedar wood fence are proposed along the north property line to screen vehicles from neighbouring properties. The pedestrian building entrance is emphasized using scored concrete and outdoor bench seating, plantings, and bicycle racks. A living wall is provided with cascading vegetation over lattice panels along the south elevation. The landscape plan is coordinated with the onsite stormwater management plan with a large bioswale along the Meredith Road frontage and a grassed bioswale at the rear of the site.

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 establishing pedestrian connections from the site to the public sidewalk.

Design Advisory Panel

The application was not referred to the Design Advisory Panel (DAP) as the design is in substantial compliance with the design of the previously reviewed and approved Development Permit, DP1158.

Proposed Variances

Rear Yard Setback

The minimum required rear yard setback in the COR1 zone is 7.5m. The proposed rear yard setback is 3.25m, a requested variance of 4.25m. Staff support the proposed variance to accommodate under-building parking and facilitate a grassed bioswale for stormwater management purposes. The variance applies to the rear stairwell portion of the building. The rear face of the remainder of the building is set back 7.18m.

Landscape Buffer

The minimum required landscape buffer width along the east property line is 1.8m. The proposed buffer width is 0.0m, a requested variance of 1.8m. Staff support the proposed variance to accommodate the required parking spaces that abut the east property line. A cedar fence will be erected to screen the headlights of vehicles from the adjacent property.

Required Parking

The maximum permitted percentage of small car parking is 40%. A total of 48% of the parking is proposed to be small car parking, a requested variance of 8% (one space). Staff support the proposed variance, which meets the “City of Nanaimo Policy for Consideration of a Parking Variance” as various amenities, including parks, community services, and schools are located within walking distance to the site or accessible via nearby transit services on Bowen Road and the required number of off-street parking spaces are provided.

SUMMARY POINTS

- Development Permit Application No. DP1337 is for a 21-unit multi-family residential development.
- The proposed development substantially meets the intent of the General Development Permit Area Design Guidelines.
- Variances are requested to reduce the rear yard setback and landscape buffer, as well as increase the allowable percentage of small car parking.
- 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 Renderings
ATTACHMENT F:	Landscape Plan and Details
ATTACHMENT G:	Schedule D – Amenity Requirements for Additional Density

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development