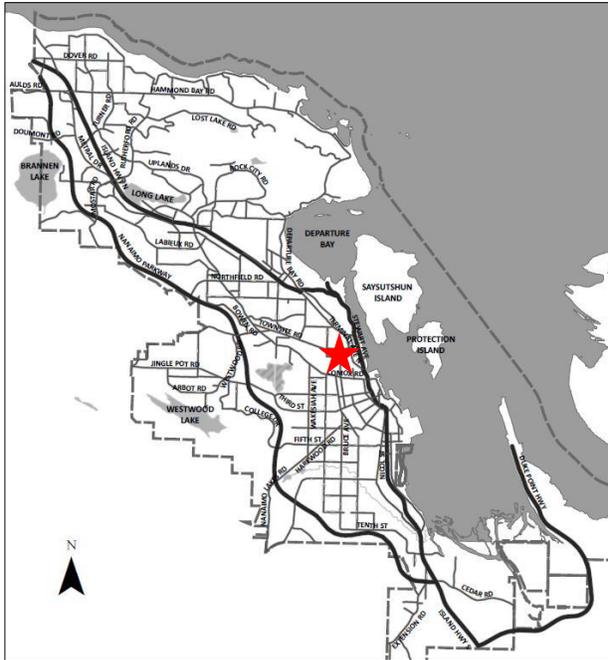


DATE OF MEETING | May 27, 2024 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1320 – 307, 311 & 315 HOLLY AVENUE**



**Proposal:**

47-unit multi-family development

**Zoning:**

R8 – Medium Density Residential

**City Plan Land Use Designation:**

Neighbourhood

**Development Permit Areas:**

DPA8 – Form & Character

**Lot Area:**

675m<sup>2</sup> – 307 Holly Avenue

675m<sup>2</sup> – 311 Holly Avenue

675m<sup>2</sup> – 315 Holly Avenue

2,025m<sup>2</sup> (total lot area)



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a multi-family residential development at 307, 311 and 315 Holly Avenue.

### **Recommendation**

That Council issue Development Permit No. DP1320 for a multi-family residential development at 307, 311 and 315 Holly Avenue with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-MAY-27.

## **BACKGROUND**

A development permit application, DP1320, was received from Matthew Cheng Architect Inc., on behalf of Kenmore Developers Ltd., to permit a 47-unit multi-family residential development at 307, 311 and 315 Holly Avenue.

### **Subject Property and Site Context**

The subject properties are located in the Townsite Neighbourhood, at the intersection of Rosehill Avenue and Holly Avenue. The lots (to be consolidated) subject to the proposed development are rectangular shaped and contain three dwelling units and several trees, which will be removed to facilitate the proposed development. The lots slope downward 4m from the northwest to the southeast.

The surrounding neighbourhood primarily consists of residential uses with established single-family dwellings, multi-family residential developments, commercial businesses, and parkland (Caledonia Park). The subject properties are within walking distance to active transportation routes and commercial services.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to construct a four-storey, 47-unit multi-family residential apartment building (including six adaptable units). The proposed total gross floor area is 3,037m<sup>2</sup> and the proposed total Floor Area Ratio (FAR) is 1.5 (including a base FAR 1.25 and an additional 0.25 FAR for underground parking).

The proposed unit composition is as follows:

<b>Unit Type</b>	<b>No. of Units</b>	<b>Floor Area</b>
Studio	3	41m <sup>2</sup>
1-Bedroom	32	48m <sup>2</sup> – 54m <sup>2</sup>
2-Bedroom	9	63m <sup>2</sup> – 76m <sup>2</sup>
3-Bedroom	3	88m <sup>2</sup>
<i>Total:</i>	47	

### *Site Design*

The proposed building is rectangular shaped and oriented north to south with a main entrance on the east elevation, adjacent to Holly Avenue. Vehicle access is from Rosehill Street via a ramp to the underground parking levels along the west side of the site. Onsite parking includes two levels of underground parking with 67 spaces (including eight accessible spaces and three visitor spaces). Long-term bicycle storage (31 spaces) will be located within two secure rooms in the underground parking garage and a short-term bicycle rack (five spaces) is located at the entrance to the building off Holly Avenue. New sidewalks will be provided adjacent to the road frontages with a statutory right-of-way to be secured as a condition of the Development Permit. An onsite walkway is proposed around the side and rear of the building to access a private amenity space (children's playground). Three-stream waste management containers are located in a room in the underground parking garage.

### *Building Design*

The proposed building is contemporary in design with a flat roof. The exterior finishes of the buildings include a mix of cementitious board and plank panel, brick veneer on the first two floors and windows with black frames. The ground floor units have private patios connecting to the sidewalk or onsite walkway with balconies for each upper storey unit. Projections, recesses and an emphasized building entrance provide visual interest. A step in the top floor of the building on the south elevation and reduced window fenestration on portions of the building have been incorporated to minimize overlook over adjacent dwellings.

### *Landscape Design*

Landscaping is provided along Holly Avenue and Rosehill Street, around the perimeter of the building and at the southwest corner of the site with a variety of deciduous and coniferous trees, shrubs, ground covers, perennials, vines and ornamental grasses. A conifer hedge is proposed along the south lot line. Arbour trellises with climbing vines are proposed for each ground level unit entry fronting the street and the walkway entrance between the parking ramp and building. Wood perimeter fencing is proposed along the south and west lot lines. Common amenities include a rooftop deck with artificial turf, river rock, flowering trees and seating areas with an outdoor kitchen; a corner plaza; and children's playground with bench seating. Lighting (bollard, wall and step) is provided along the perimeter of the building and along the street.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including the provision of a pedestrian network, plazas and common amenity areas; well-articulated design with an emphasized building entrance; and provision of underground parking.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2023-NOV-23, accepted DP1320 as presented and provided the following recommendations:

- consider weather protection for short-term bike parking;
- consider an alternate to bamboo in the planting palette;
- consider shading the artificial turf on the rooftop deck to reduce heat in the summer;
- consider an interior flex space for the use of residents;
- consider adding solar energy; and,

- consider extending the colour and finishes to the west and south elevations of the building in keeping with the appearance of the east and north elevations.

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

- weather protection provided over the short-term bicycle racks;
- adjusted the planting palette; and,
- adjusted the materials on the west and south elevations.

## **Proposed Variances**

### *Number of Trellis Structures*

The maximum permitted number of trellis structures permitted in a front yard or flanking side yard setback is one (at a maximum height of 2.4m). A variance is proposed to increase the number of trellis structures in the front yard (abutting Holly Avenue) from one to six, a proposed variance of five trellis structures. Additionally, a variance is proposed to increase the number of trellis structures in the flanking side yard (abutting Rosehill Street) from one to four, a proposed variance of three trellis structures. Staff support the proposed variance as the trellises serve as both wayfinding and ornamental features for the units fronting on Holly Avenue and Rosehill Street.

### *Siting of a Principal Building*

The minimum required front yard setback for principal buildings in the R8 zone is 6.0m. The proposed front yard setback abutting Holly Avenue is 5.7m, a requested variance of 0.3m. Staff support the proposed variance as the reduced setback will help in accommodating the parking ramp, walkway, and ground floor entrances (with patios and landscaping) at the rear of the building. Additionally, the reduced setback can accommodate a public sidewalk, landscaping (including a corner plaza at the intersection of Holly Avenue and Rosehill Street), and onsite lighting.

### *Building Height*

The maximum permitted height of a principal building in the R8 zone is 14.0m. The proposed building height is 14.7m, a requested variance of 0.7m. Staff support the height variance which seeks to address the impact of the site topography and as it is only for a portion of the building which encompasses the railings for the rooftop deck.

### *Landscape Buffer*

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along portions of the front and flanking side lot line from 1.8m to 0.0m (to accommodate continuous pathways and patios in front of the units) and reduce the Minimum Landscape Treatment Level along the flanking side lot line, a requested variance of up to 0.0m. Staff support the proposed variances which will accommodate a public sidewalk, and as landscaping is provided between the building (including private patios and unit entrances) and public realm which will include street trees.

Staff support the proposed variances. |

### **SUMMARY POINTS**

- Development Permit Application No. DP1320 proposes a new 47-unit multi-family residential development at 307, 311 and 315 Holly Avenue.
- Variances are requested to increase the number of trellises and height of a principal building; and reduce the front yard setbacks and landscape buffers.
- Staff support the proposed variances.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Subject Property Map  
ATTACHMENT C: Site and Parking Plans  
ATTACHMENT D: Building Elevations, Details, and Perspectives  
ATTACHMENT E: Landscape Plans and Details

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development

# **ATTACHMENT A PERMIT TERMS AND CONDITIONS**

## **PERMIT TERMS**

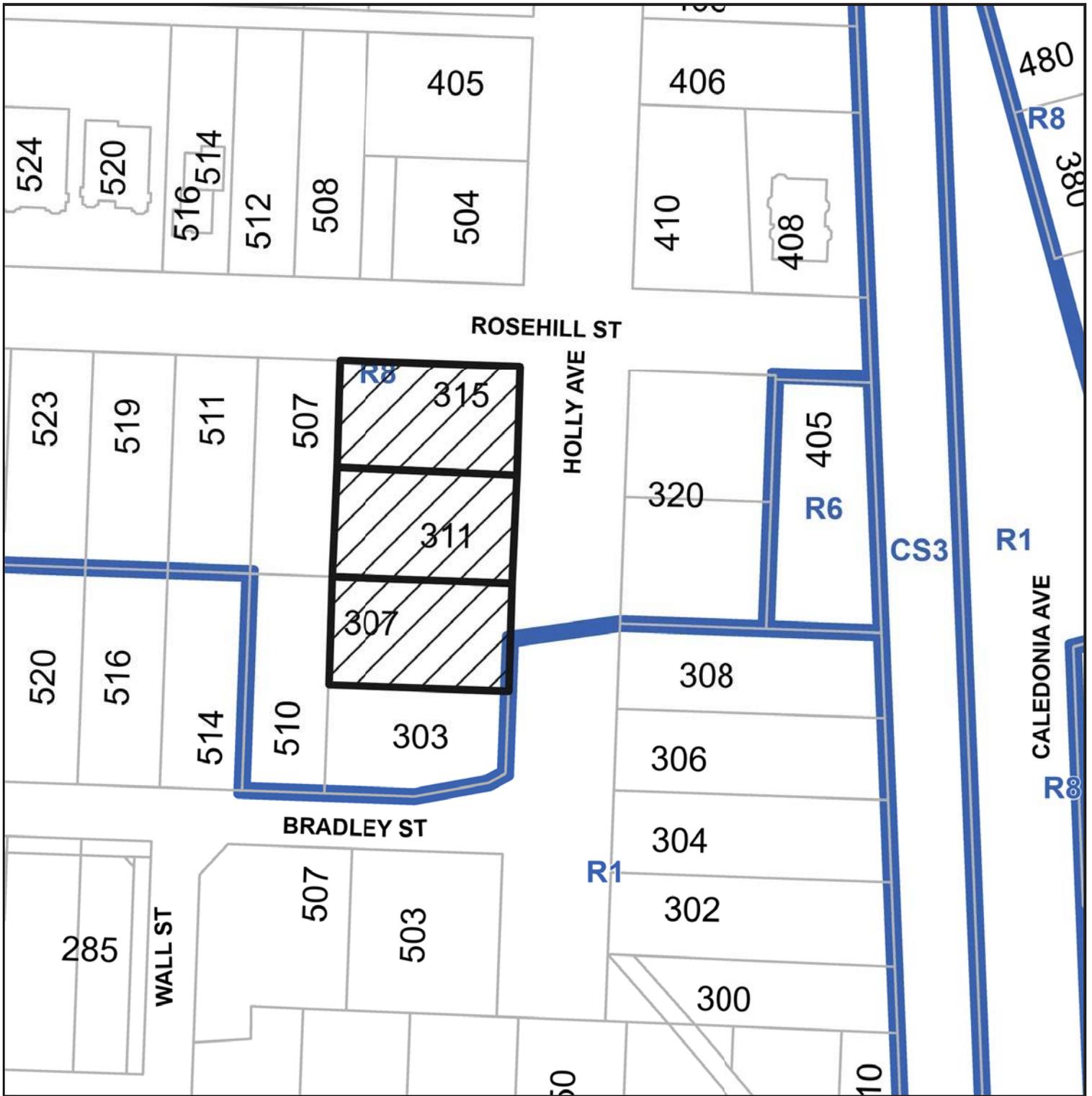
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 6.10.7 Fence Height* – to increase the maximum permitted number of trellis structures (up to 2.4m in height) in a front yard setback from 1 to 6, and from 1 to 4 in a flanking side yard setback, as shown on Attachment E.
2. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required front yard setback (abutting Holly Avenue) from 6.0m to 5.7m, as shown on Attachment C.
3. *Section 7.6.1 Size of Buildings* – to increase the maximum permitted height of a principal building from 14.0m to 14.7m as shown on Attachment D.
4. *Section 17.2.1 General Regulations* – to reduce the required minimum landscape buffer width from 1.8m down to 0.0m along portions of the front lot line (abutting Holly Street) and flanking side lot line (abutting Rosehill Street) and reduce the minimum landscape treatment level from 1 to 0 along the flanking side lot line (abutting Rosehill Street) as shown on Attachment E.

## **CONDITIONS OF PERMIT**

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Matthew Cheng Architect Inc., dated 2024-APR-15, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations, Details, and Perspectives, prepared by Matthew Cheng Architect Inc., dated 2024-APR-15, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plans and Details prepared by 4 Site Landscape Architecture and Site Planning, dated 2024-FEB-07, as shown on Attachment E.
4. Registration of a Statutory Right-of-Way (SRW) up to 2.5m wide along both the front lot line (abutting Holly Street) and flanking side lot line (abutting Rosehill Street) to accommodate a sidewalk as shown on Attachment C, prior to building permit issuance.
5. Registration of a Statutory Right-of-Way (SRW) for corner rounding with a radius of 6.0m at the intersection of Holly Avenue and Rosehill Street as shown on Attachment C, prior to building permit issuance.
6. Lot Consolidation of 307, 311 & 315 Holly Avenue, prior to building permit issuance.

ATTACHMENT B  
SUBJECT PROPERTY MAP



 307, 311 & 315 Holly Avenue

# ATTACHMENT C SITE AND PARKING PLANS



**MATTHEW CHENG  
ARCHITECT INC**

UNIT 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
M: 604 649 0669  
E: MATTHEW@MCA.CA

THIS DRAWING SHALL NOT BE SEEN AS THE  
GENERAL CONTRACTOR SHALL VERIFY ALL  
DIMENSIONS AND CONDITIONS OF WORK. ALL ERRORS AND  
OMISSIONS SHALL BE REPORTED IMMEDIATELY TO  
THE ARCHITECT. THE ARCHITECT SHALL REMAIN  
RESPONSIBLE FOR THE DESIGN AND ALL TIMES REMAIN  
THE PROPERTY OF THE ARCHITECT. THIS DRAWING IS THE  
PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR  
REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN  
CONSENT.

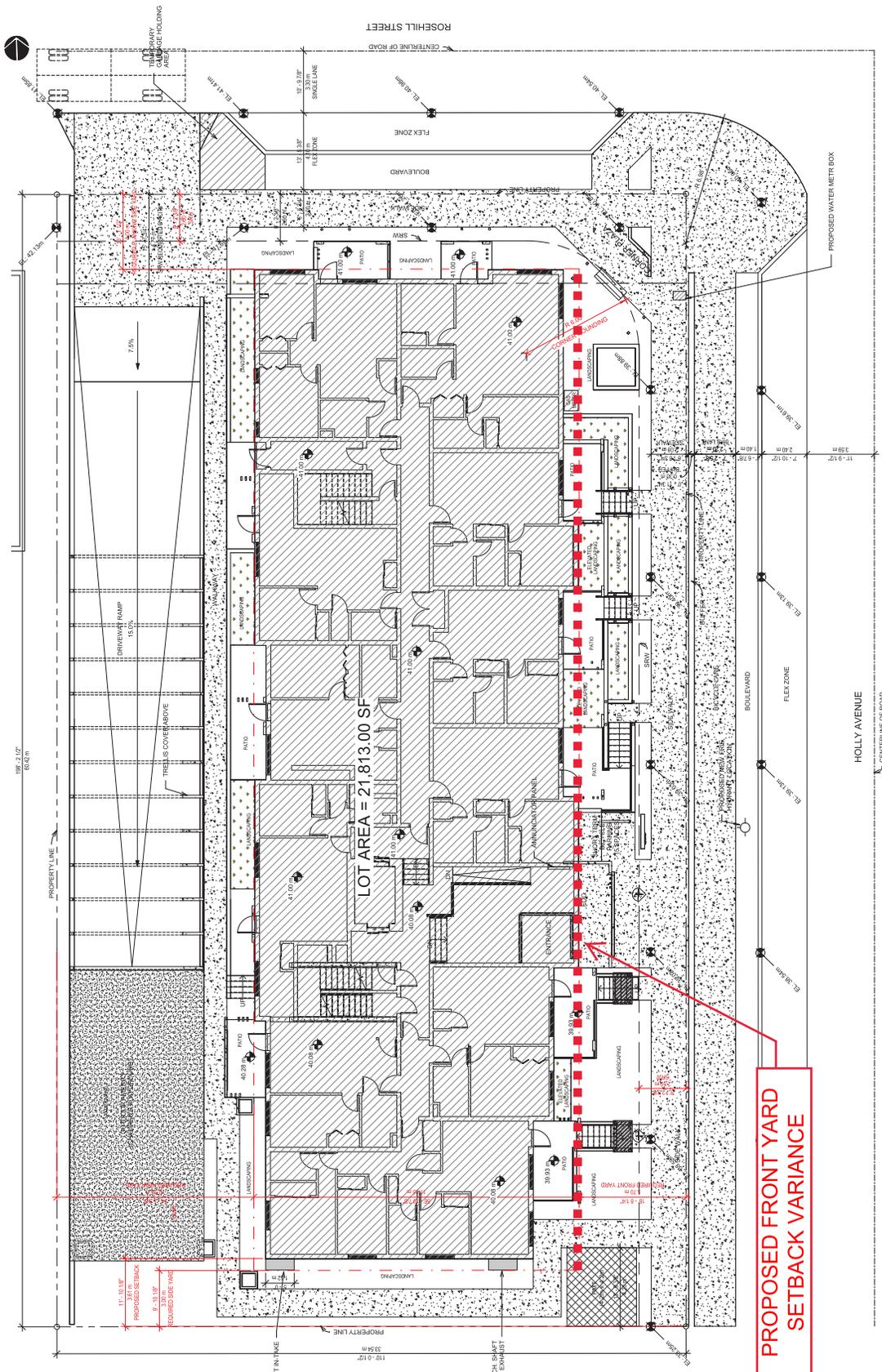
No.	Date	Revision
1	2023/09/07	Development Permit Application
2	2024/02/27	DP Re-submission
3	2024/02/27	DP Re-submission

PROPOSED 5-STORY APARTMENT WITH  
2-LEVEL BASEMENT PARKING  
305, 311, 315 HOLLY AVENUE, VANANMO,  
BC

## SITE PLAN

Project Number	Project Number
Date	Issue Date
Drawn by	RNO
Checked by	MC
<b>A101</b>	
Scale	1:100

RECEIVED  
DP 1520  
2024-APR-15



**PROPOSED FRONT YARD  
SETBACK VARIANCE**

PRELIMINARY SITE PLAN  
1:100



**MATTHEW CHENG  
ARCHITECT INC.**

UNIT 202 - 670 EVANS AVENUE  
VANCOUVER, BC V6A 2K9  
M: 604.649.0989  
E: MATTHEW@MCAICA

THIS DRAWING MUST NOT BE SEALD. THE  
GENERAL CONTRACTOR SHALL VERIFY ALL  
DIMENSIONS AND CONDITIONS PRIOR TO  
COMMENCEMENT OF WORK. ALL ERRORS AND  
OMISSIONS SHALL BE REPORTED IMMEDIATELY TO  
THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF  
MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR  
REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN  
CONSENT.

No.	Date	Revision
1	2023/09/07	Development Permit Application
2	2024/02/27	DP Re-submission
3	2024/02/21	DP Re-submission

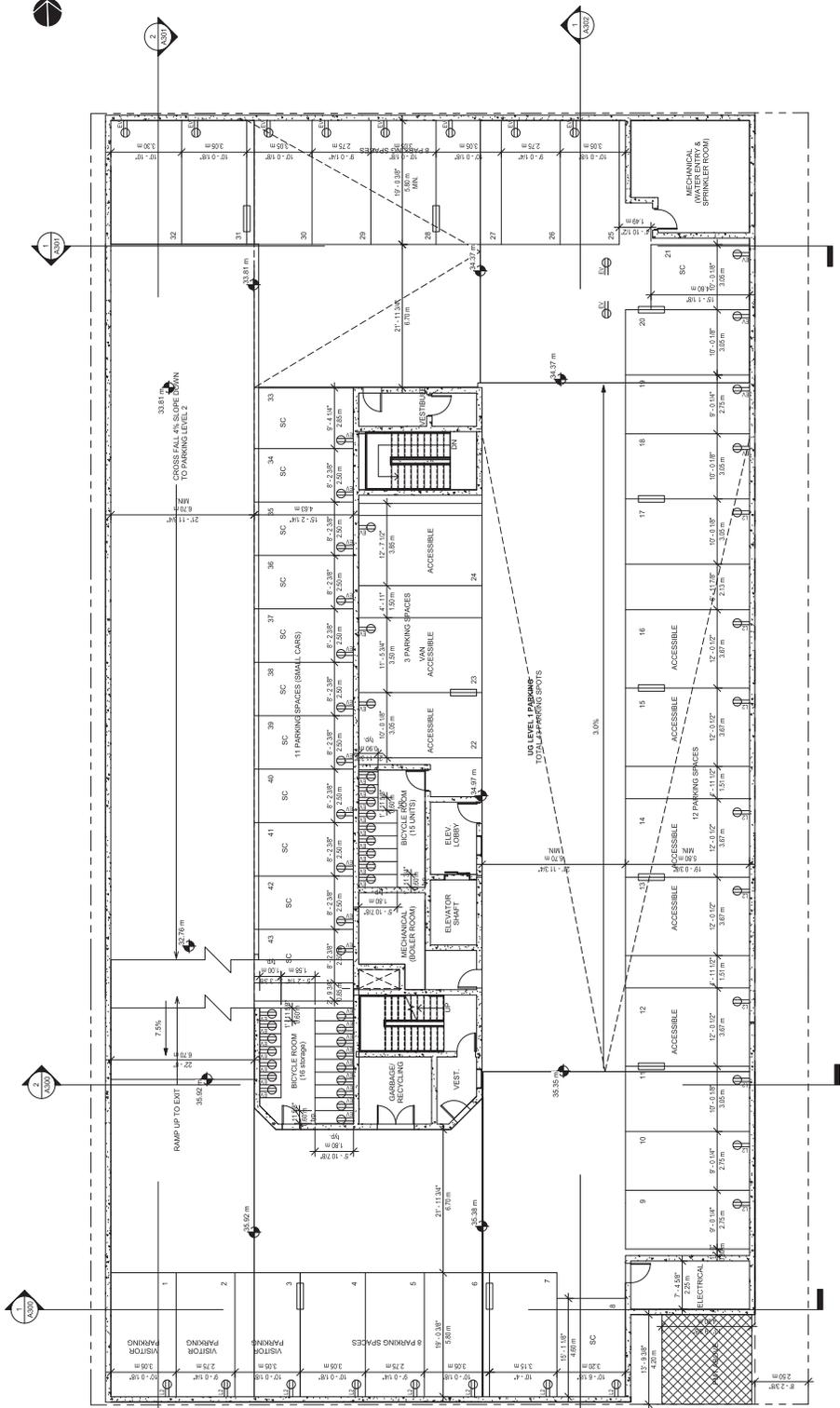
**PROPOSED 5-STORY APARTMENT WITH  
2-LEVEL BASEMENT PARKING**  
305, 311, 315 HOLLY AVENUE, NANANMO,  
BC

**PARKING LEVEL 1**

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

**A103**

Scale	1:100
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LEVEL PARKING:  
13 SMALL CAR PARKING SPACES (SMALL CARS)  
8 ACCESSIBLE PARKING SPACES (SMALL CARS)  
22 ACCESSIBLE PARKING SPACES (SMALL CARS)  
43 TOTAL PARKING SPACES

LEGEND:  
EV CHARGING OUTLETS (LEVEL 2)  
EV CHARGING STANDARD

1. PARKING LEVEL 1  
1:100

RECEIVED  
DP1200  
2024-APR-15

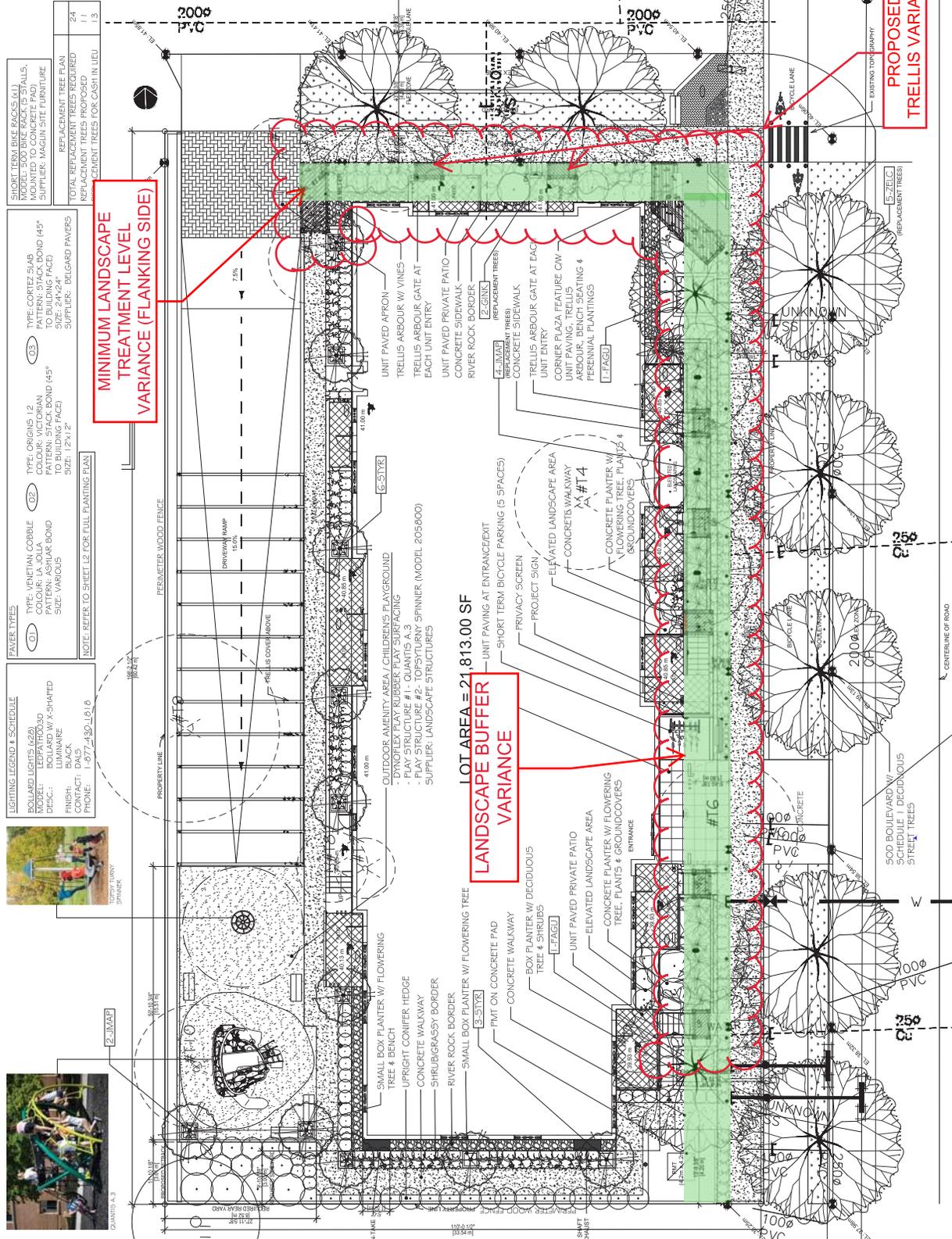








# ATTACHMENT E LANDSCAPE PLANS AND DETAILS



**FAVOR TYPES**

- 01 TYPE: VENEZIAN COBBLE  
COLOUR: LA LILIA  
PATTERN: STACK BOND 45°  
TO BUILDING FACE  
SIZE: 24x24"  
SUPPLIER: BELLARD PAVERS
- 02 TYPE: ORIGIN 1.0  
COLOUR: VICTORIAN  
PATTERN: STACK BOND 45°  
TO BUILDING FACE  
SIZE: 12x12"
- 03 TYPE: CORTEX SLAB  
PATTERN: STACK BOND 45°  
TO BUILDING FACE  
SIZE: 24x24"  
SUPPLIER: BELLARD PAVERS

**PAVER TYPES**

- 01 SOLARIS LIFES (6x6)  
MODE: EDITOR 300  
DESC: BOLLARD W/ X-SHAFFED  
LUMINAIRE  
FINISH: BLACK  
CONTACT: 1-877-430-1010  
PHONE: 1-877-430-1010
- 02 DYNOLEX PLAY RUBBER PLAY SURFACING  
- PLAY STRUCTURE #1 - QUANTIS A.3  
- PLAY STRUCTURE #2 - TOPSYTURVY SPINNER (MODEL 2056000)  
SUPPLIER: LANDSCAPE STRUCTURES
- 03 SHORT TERM BIKE RACKS (41)  
MODEL: 500 BIKE RACK (5 STALLS,  
MOUNTED TO CONCRETE PAD)  
SUPPLIER: MAGNUS SITE FURNITURE
- 04 REPLACEMENT TREE PLAN  
REPLACEMENT TREES PROPOSED  
REPLACEMENT TREES FOR CASH IN LIEU  
REPLACEMENT TREES PROPOSED  
REPLACEMENT TREES FOR CASH IN LIEU

**PLANT LIST**

Code	Common Name	Latin Name	Height	Spread	Notes
#1	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#2	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#3	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#4	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#5	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#6	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#7	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#8	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#9	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#10	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
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#95	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#96	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#97	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#98	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#99	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024
#100	Large Deciduous Shade Tree	Platanus xandersonii	15-20m	10-15m	Plant in 2024

**LEGEND**

- LARGE DECIDUOUS SHADE TREE
- LARGE SHRUB
- MEDIUM SHRUB
- SMALL SHRUB
- SMALL ORNAMENTAL DECIDUOUS TREES
- PERENNIALS
- ORNAMENTAL GRASSES

**SURFACE MATERIALS**

- CONCRETE WALKWAY
- UNIT PAVES (TYPE 1)
- UNIT PAVES (TYPE 43)
- 500 LAVA
- LETTINGS PLAN
- BOLLARD LIGHT
- STEP LIGHT
- ACCENT LIGHT
- TREES TO BE RETAINED
- TREES TO BE REMOVED

**ARCHITECT STAMP**

DATE: FEBRUARY 7, 2024  
SCALE: 1:100  
RECEIVED: 2024-FEB-23  
DP-1326  
2024-FEB-23  
DRAWN BY: BF/RF

**CLIENT**

Kemmore Developers  
305, 311, 315 HOLLY AVENUE  
NANAIMO, BC

**ARCHITECT STAMP**

DATE: FEBRUARY 7, 2024  
SCALE: 1:100  
RECEIVED: 2024-FEB-23  
DP-1326  
2024-FEB-23  
DRAWN BY: BF/RF

**REVISIONS**

REV. DATE	NUMBER	DESCRIPTION
02-25-23	1	PRELIM LANDSCAPE CONCEPT PLAN
03-05-24	2	REVISED FOR DEVELOPMENT PERMITS
02-07-24	3	REVISED FOR DEVELOPMENT PERMITS
02-07-24	4	REVISED FOR DEVELOPMENT PERMITS

**PROPOSED TRELLIS VARIANCE**

**LANDSCAPE BUFFER VARIANCE**

**MINIMUM LANDSCAPE TREATMENT LEVEL VARIANCE (FLANKING SIDE)**

**LOT AREA = 21,813.00 SF**

**LANDSCAPE BUFFER VARIANCE**

**MINIMUM LANDSCAPE TREATMENT LEVEL VARIANCE (FLANKING SIDE)**

**LANDSCAPE BUFFER VARIANCE**

**MINIMUM LANDSCAPE TREATMENT LEVEL VARIANCE (FLANKING SIDE)**

**LANDSCAPE BUFFER VARIANCE**

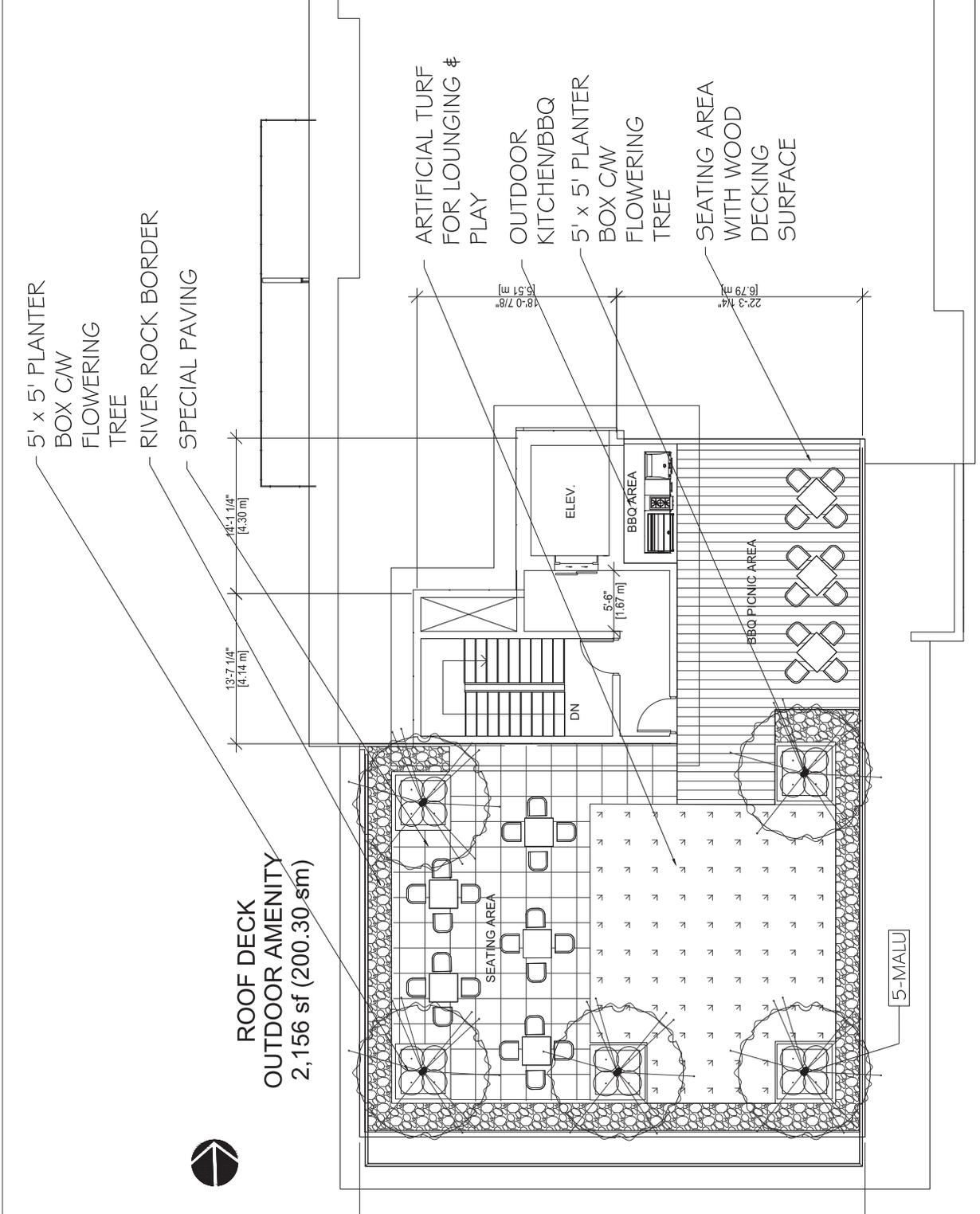
**MINIMUM LANDSCAPE TREATMENT LEVEL VARIANCE (FLANKING SIDE)**

**Note:**  
Off-site frontage layout to be determined through detailed design review.

**4★ SITE**  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING 250.508.7885

**4★ SITE**  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING 250.508.7885

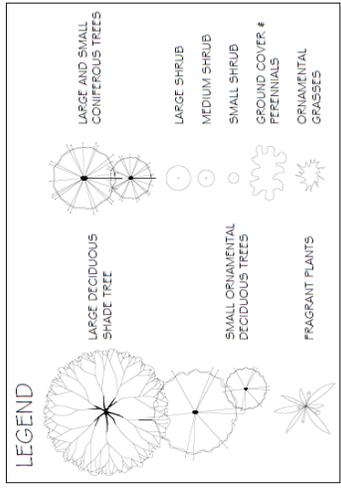




**Plant List**

Key	Quantity	Common Name	Latin Name	Size
Small Trees	5	Crabapple Tree	Malus var. 'Spring Snow'	Scm Cal.
Small Shrubs	20	Dwarf Pines	Pinus japonica var. 'Daijutan'	#1 Pot
Ground Covers	40	Trailing Cottoncandy	Cottoncandy dammen	#9/4 Pot

Notes: - All landscape work to conform with R.C.S.I.A. / B.C.M.T.A. standard specification.  
 - All areas to be irrigated with an automatic underground system.



REV. DATE	NUMBER	DESCRIPTION
09-25-23	1	PRELIM LANDSCAPE CONCEPT PLAN
03-05-24	2	REVISED FOR DEVELOPMENT PERMIT
03-05-24	3	REVISED FOR DEVELOPMENT PERMIT
02-07-24	4	REVISED FOR DEVELOPMENT PERMIT

DATE	FEBRUARY 7, 2024
SCALE	1:50

**RECEIVED**  
 2024-FEB-23  
 CITY OF VANCOUVER

CLIENT  
 Kemmore Developers  
 305, 311, 315 HOLLY AVENUE  
 NANAIMO, BC

ARCH. STAMP

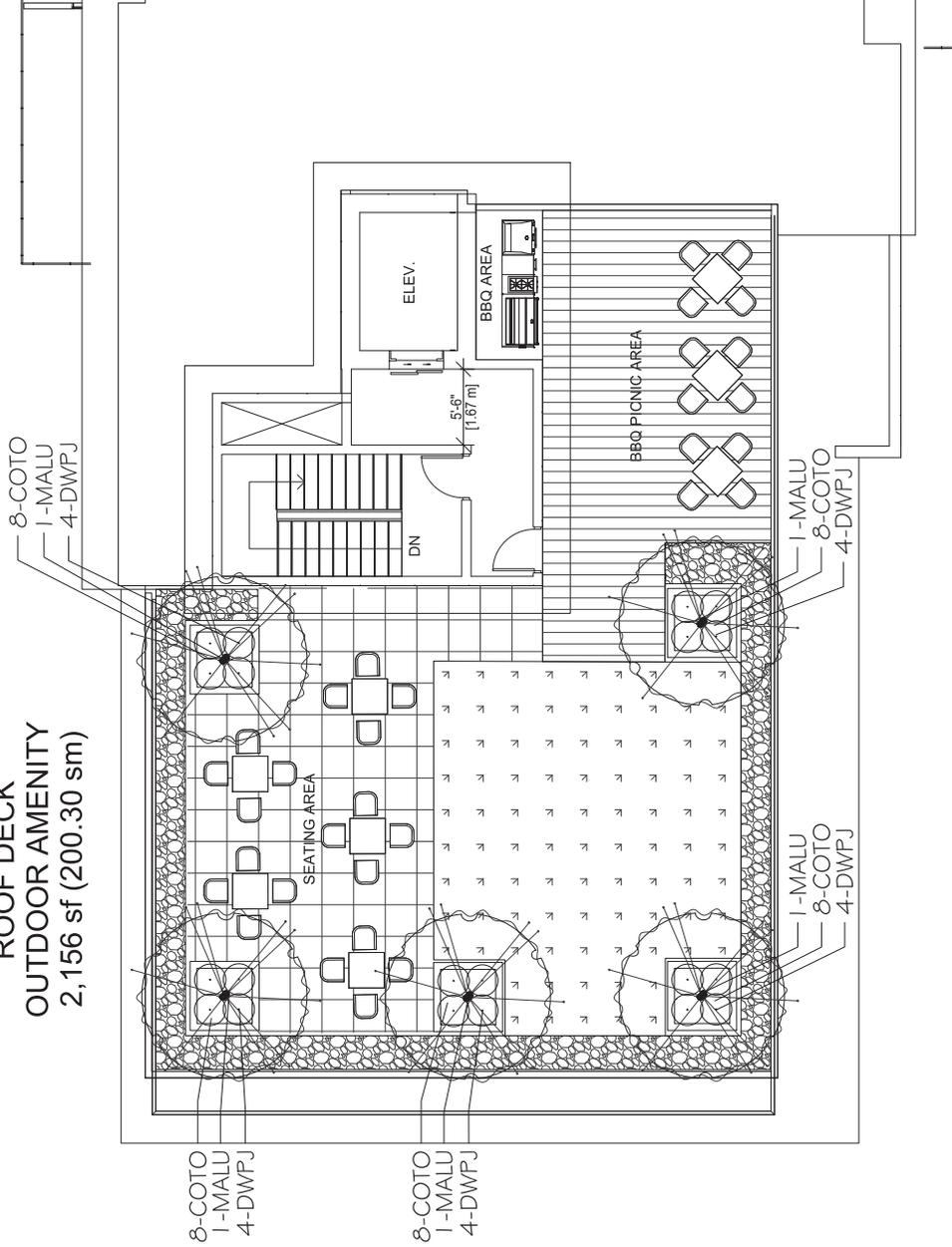
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LANDSCAPE CONCEPT PLAN (ROOF)  
 L1A  
 DRAWN BY: BF/RE



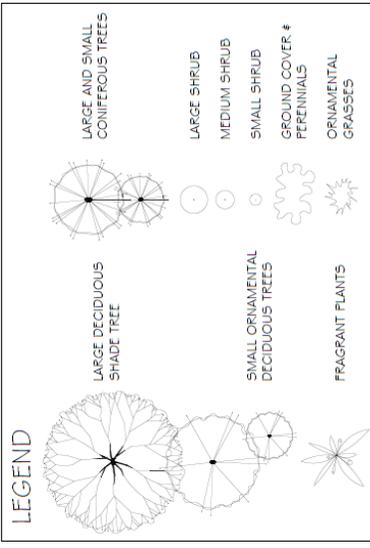
**ROOF DECK  
OUTDOOR AMENITY  
2,156 sf (200.30 sm)**



**Plant List**

Key	Quantity	Common Name	Latin Name	Size
<i>Small Trees</i>	5	Crabapple Tree	Malus var. 'Spring Snow'	5cm Cal.
<i>Small Shrubs</i>	20	Dwarf Pinks	Fern japonica var. 'Debutante'	#1 Pot
<i>Ground Covers</i>	40	Trailing Cotoneaster	Cotoneaster dammeri	#5/4 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.  
 - All areas to be irrigated with an automatic underground system.



REV. DATE	NUMBER	DESCRIPTION
09-25-23	1	PRELIM LANDSCAPE CONCEPT PLAN
01-07-24	2	REVISED FOR DEVELOPER COMMENT
02-07-24	3	REVISED FOR DEVELOPER COMMENT

DATE	FEBRUARY 7, 2024
SCALE	1:50

**RECEIVED**  
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ARCH. STAMP

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**4★ SITE**  
 LANDSCAPE ARCHITECTURE  
 AND SITE PLANNING 250.556.7865

LANDSCAPE PLANNING PLAN (ROOF)  
 L2A  
 DRAWN BY: BF/RE