

# City of Nanaimo

## REPORT TO COUNCIL

**DATE OF MEETING:** 2014-NOV-24

**AUTHORED BY:** GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, PLANNING & DESIGN SECTION

**RE:** DEVELOPMENT PERMIT NO. DP905 – 200, 238, 290 FRANKLYN STREET

**STAFF RECOMMENDATION:**

That Council issue Development Permit No. DP905 at 200, 238, 290 FRANKLYN STREET subject to lot consolidation with the following variance:

- To increase the maximum allowable building height to 15.83m.

**PURPOSE:**

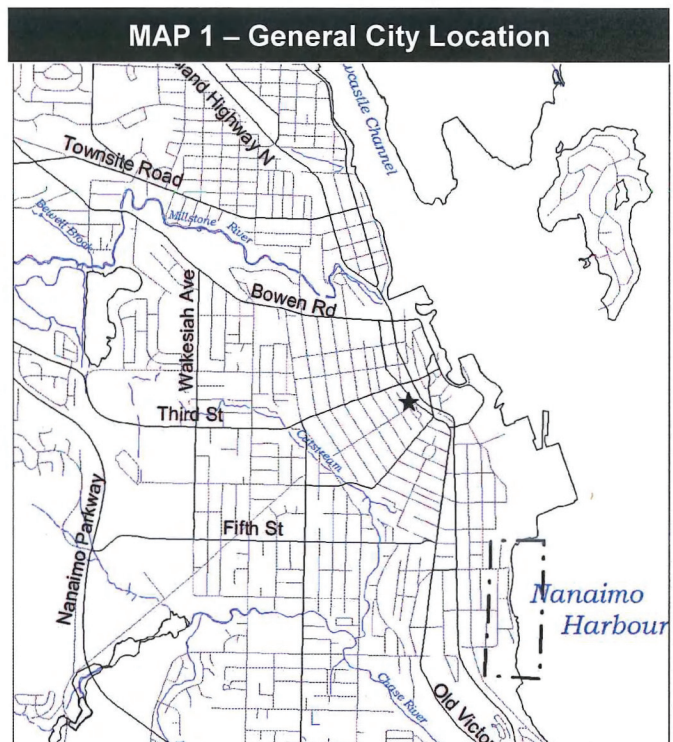
The purpose of this report is to seek Council authorization to issue a Development Permit for a 5-storey, mixed-use development with one variance.

**BACKGROUND:**

A development permit application was received from CRACEY HOLDING INC. (Mr. Bil Derby).

Staff and the Design Advisory Panel (DAP) support the application, including the proposed variance and recommend Council approve the development permit.

*Subject Property*



Zoning	DT2 - Fitzwilliam
Location	The subject property (former City Hall annex building) is located on the northwest corner of Franklyn Street and Wallace Street.
Total Area	2,613m <sup>2</sup>
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Downtown Urban Node Map 3 – Heritage Conservation Area No. 1 (this building is not a heritage resource) - Development Permit Area DPA No. 1 – Watercourses; Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development

- Council
- Committee.....
- Open Meeting
- In-Camera Meeting
- Meeting Date: 2014-NOV-24

The subject property is identified as Precinct H-City Hall/Core in the Nanaimo Downtown Urban Design Plan and Guidelines. The Guidelines include urban design strategies and considerations for the Precinct that have been followed by the applicant for the proposed re-development.

**DISCUSSION:**

**Proposed Development**

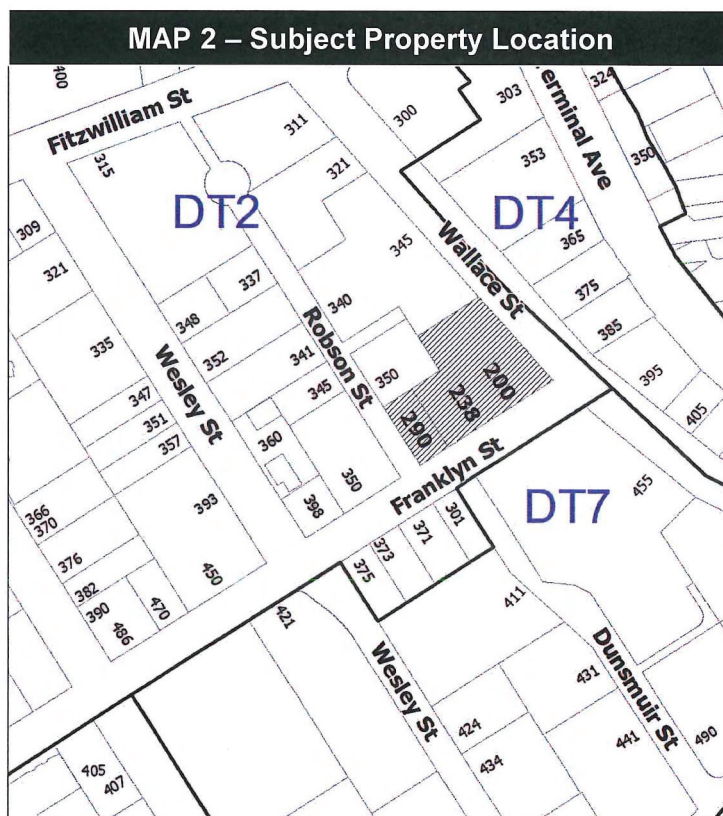
The proposed mixed-use development has a gross floor area (GFA) of 5,433m<sup>2</sup>. The existing building area (renovated) is 1,633m<sup>2</sup>. The new building area is 3,800m<sup>2</sup>. The building includes the following uses:

- 32 residential condominiums
- 5 commercial ground floor units
- 1 restaurant

The Parking Bylaw requires no onsite parking for the proposed commercial uses. The parking calculation is 1 parking space for a dwelling unit with two or more bedrooms and 0.5 parking spaces for a dwelling unit with 1 bedroom or less. Under the Bylaw, 28 onsite parking stalls are required.

A total of 39 onsite parking spaces are proposed as follows:

- At-grade – 19 parking spaces
- Underground – 20 parking spaces



**Site Design**

The existing building footprint has no setback (0m) along Wallace Street and Franklyn Street.

The development program will follow the Downtown Design Guidelines for siting the new portion of the building – set back 4.0m from the Franklyn Street property line, and 5.0m from the Robson Street property line. The siting allows for a street side landscape plan and urban plaza at the corner of Franklyn and Robson Streets.

The urban plaza provides both a pleasant seating area and a wall sculpture. The Robson Street planting provides a rain garden along Franklyn Street that flows into a stream that contains pebbles, rushes, and iris plantings.

The landscape plan frames the street entrances to the new commercial units.

The at-grade parking on the north side of the building has a landscape plan designed to create

a parking court which is compatible with the landscape planting in the front yard of the nearby Treesea Place office building. Access to the underground parking garage is from Robson Street, and the landscape plan has been used as a way of downplaying the visual impact of this vehicle access point.

### *Building Design*

The existing building, minus the third floor (which will be removed and reconstructed with a different configuration) plays two important design roles:

- Provides a connection for the new building program to the history of the site and the existing building; and,
- Anchors the proposed building style and articulation; both horizontally and vertically.

The addition of a corner accessed restaurant animates the Wallace/Franklyn Street corner. The projecting sign both defines the corner as a destination and reflects signage vocabulary on Commercial Street.

The introduction of street level commercial units reflects the scale and atmosphere of the Downtown precinct.

The character of the proposed addition is meant to be light and transparent, with an openness to the façade. The new structure rests lightly over the mass of the existing concrete warehouse base, and creates a contrast by way of different architectural vocabulary.

The proposed adaptive use of the existing building introduces a sustainability approach to the redevelopment.

- Diversion of waste, demolition materials from the landfill.
- Continued use of energy spent on initial construction.
- Continued carbon capture in wood structure.
- Saving of new materials and energy not required to construct an entirely new building in its place.
- The new building is designed using a number of passive energy management design techniques to benefit the local climate.

### *Required Variance*

- *Building Height*  
The maximum allowable building height is 12.0m. The proposed building height is 15.83m, a proposed variance of 3.83m.

Precinct H-City Hall/Core anticipates a 5-storey building with a height of 16.7m, which is 0.87m higher than the proposed building height.

The subject property slopes dramatically down from Robson Street to Wallace Street. The Robson Street elevation is 4 storeys, whereas the Wallace Street elevation is 5 storeys. The building height is measured from the average site grade which is established at a height of 3.4m above Wallace Street.

The new 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> storeys have setbacks ranging from 2.5m to 4.0m from Robson Street and Wallace Street to reduce the massing of the new building form.

*DAP Recommendation*

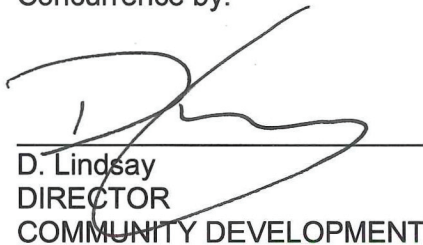
At its meeting held 2014-SEP-25, the Design Advisory Panel accepted DP000905 as presented with support for the proposed height variance.

Respectfully submitted,

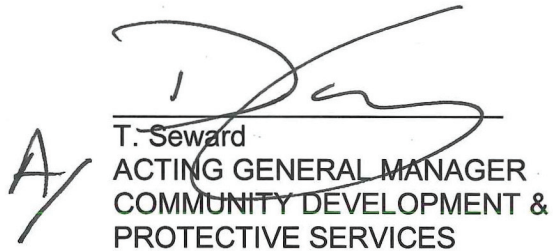


B. Anderson  
MANAGER  
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay  
DIRECTOR  
COMMUNITY DEVELOPMENT



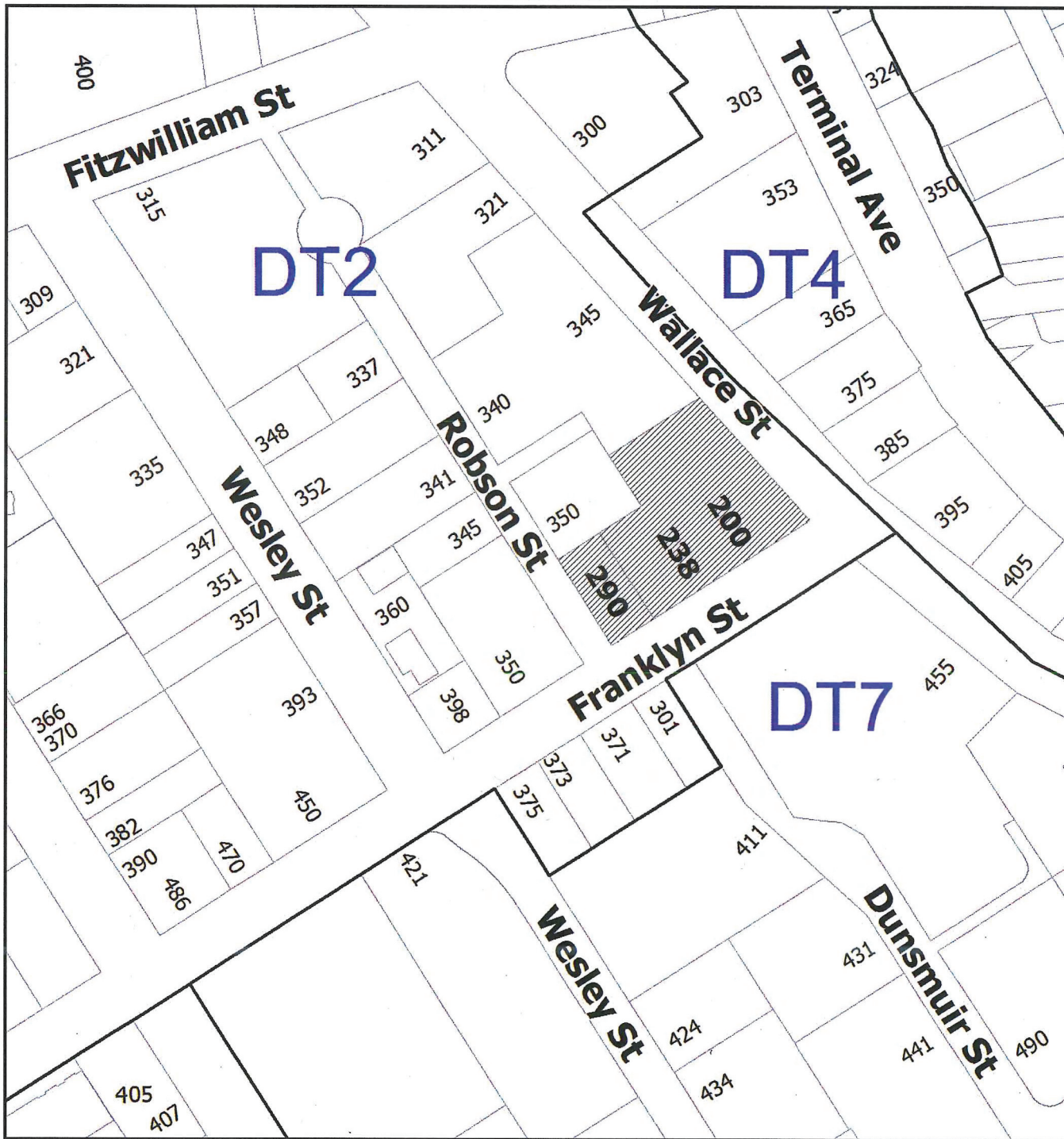
T. Seward  
ACTING GENERAL MANAGER  
COMMUNITY DEVELOPMENT &  
PROTECTIVE SERVICES

CITY MANAGER COMMENT:

I concur with the Staff recommendation.

*Drafted: 2014-NOV-07*  
*Prospero attachment: DP000905*  
*GN/lb*

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000905

### LOCATION PLAN



 **Subject Property**

Civic: 200, 238 and 290 Franklyn Street  
Lot 1, (DD F94704), Section 1, Nanaimo District, Plan 5108  
Lot C, Section 1, Nanaimo City, Plan 5108

**Development Permit DP000905**  
**Schedule B**  
**Site Plan**  
 200, 238, 290 Franklyn Street

KPL James  
 architecture

ARCHITECTURAL SERVICES & DESIGN  
 230 HANNO RD  
 WILLOWDALE, ONTARIO M2H 3L4

PROFESSIONAL ENGINEER  
 CIVIL  
 1000 SHEPPARD AVENUE EAST, SUITE 100  
 SCARBOROUGH, ONTARIO M1S 1T6  
 TEL: (416) 291-1111  
 FAX: (416) 291-1112

HANNO RD ANNEX

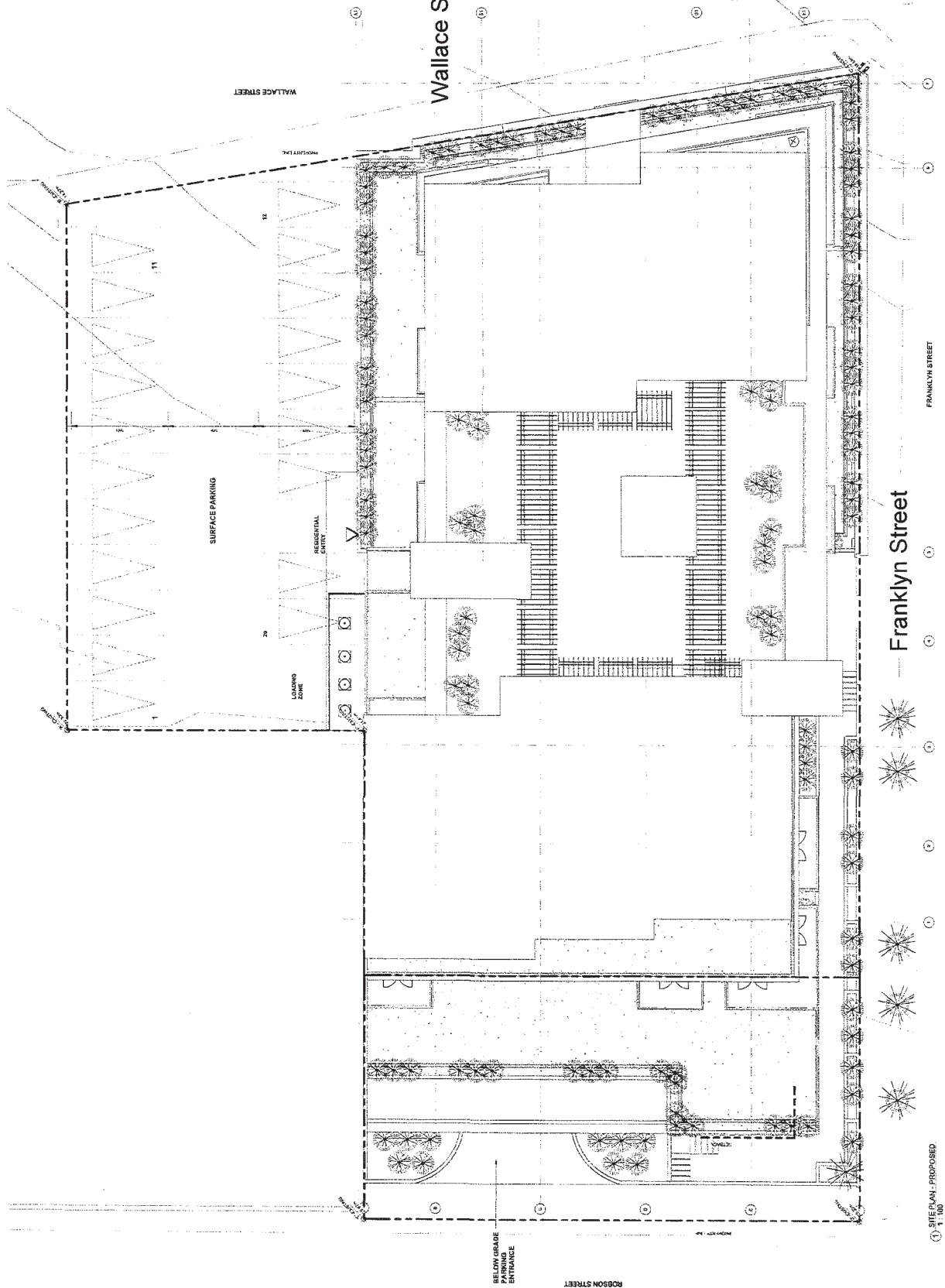
238 Franklyn Street  
 Newmarket, BC

SEAL

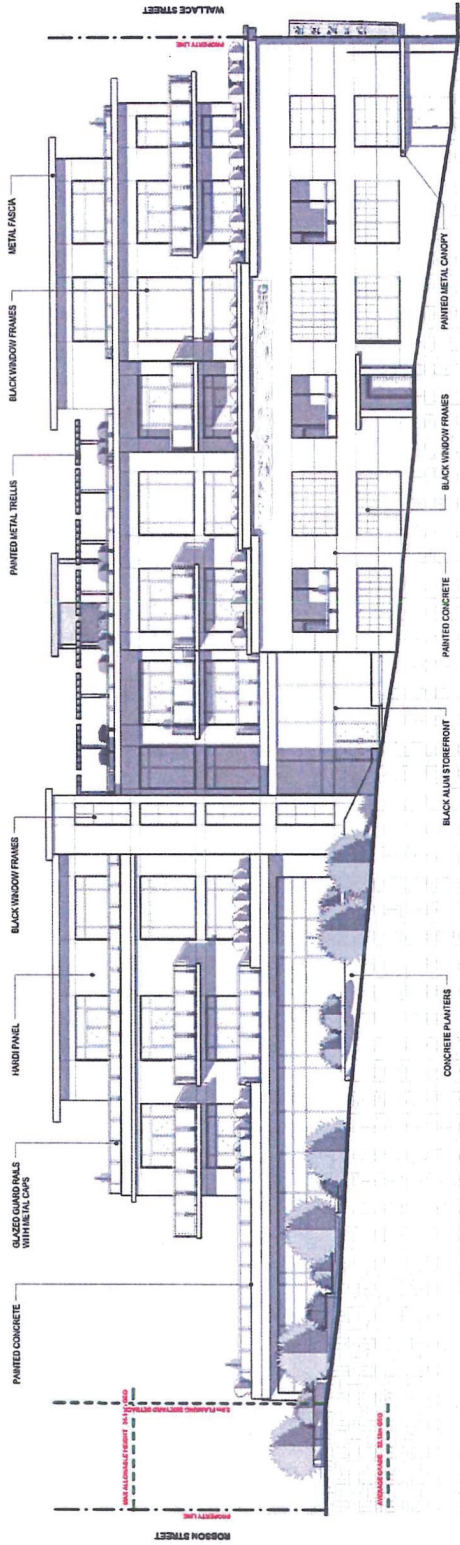
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 PROPOSED**

PROJECT NUMBER: 1311  
 DATE: 13 SEP 2014  
 CHECKED BY: 86  
 SCALE: 1:100

D1.01

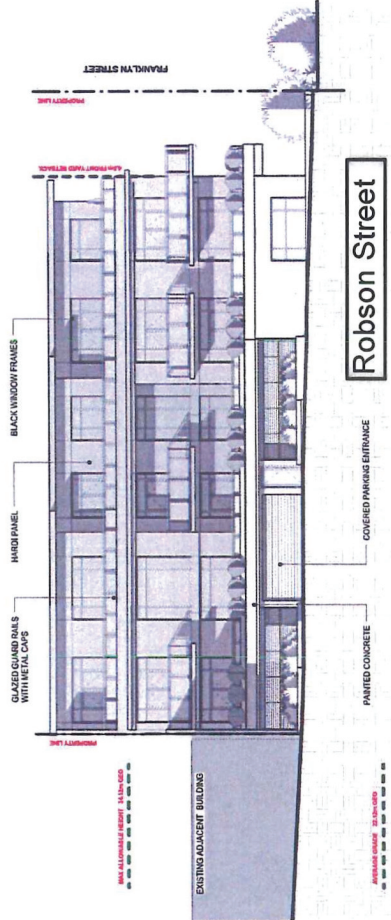


① SITE PLAN - PROPOSED  
 1:100



Franklyn Street

① SOUTH ELEVATION  
1:100



Robson Street

② WEST ELEVATION  
1:100

Development Permit DP0000905  
200, 238, 290 Franklyn Street  
1/2

Schedule C  
Building Elevations

NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT

IMMAMMO ANNEX

228 Franklin Street  
Pasadena, CA

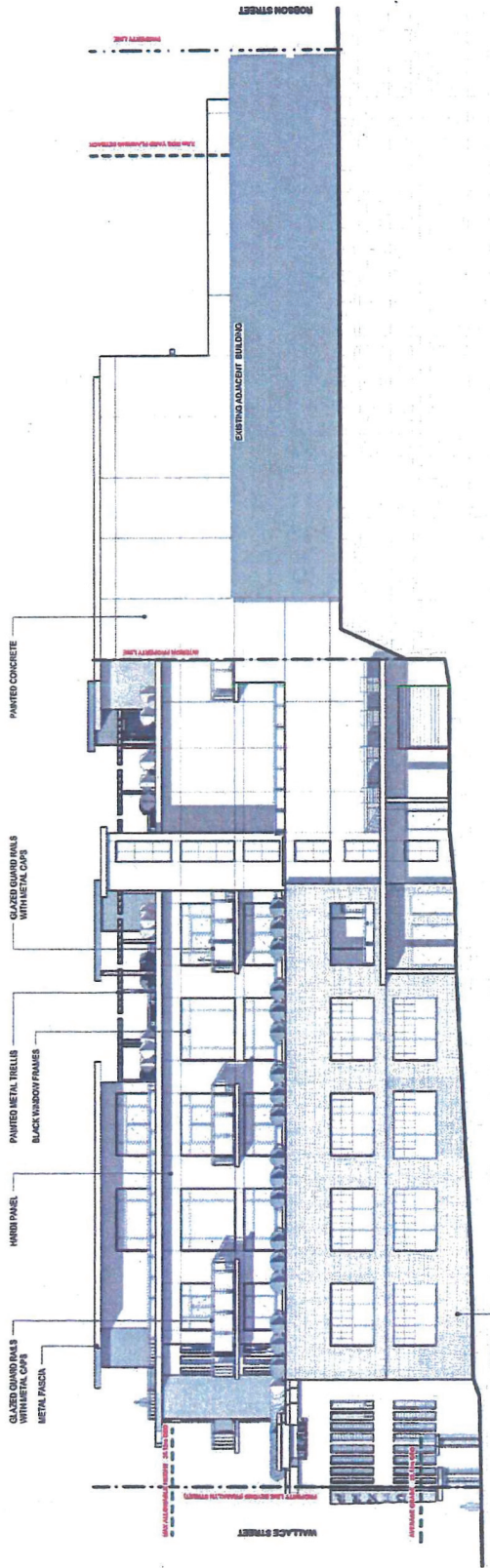
SEAL

DRAWING TITLE

ELEVATIONS

PROJECT NUMBER:	1311
DATE:	08
CHECKED BY:	1:100
SCALE:	15 SEP 2014
DATE:	

D3.01



At Grade Parking Side

① NORTH ELEVATION  
1:100

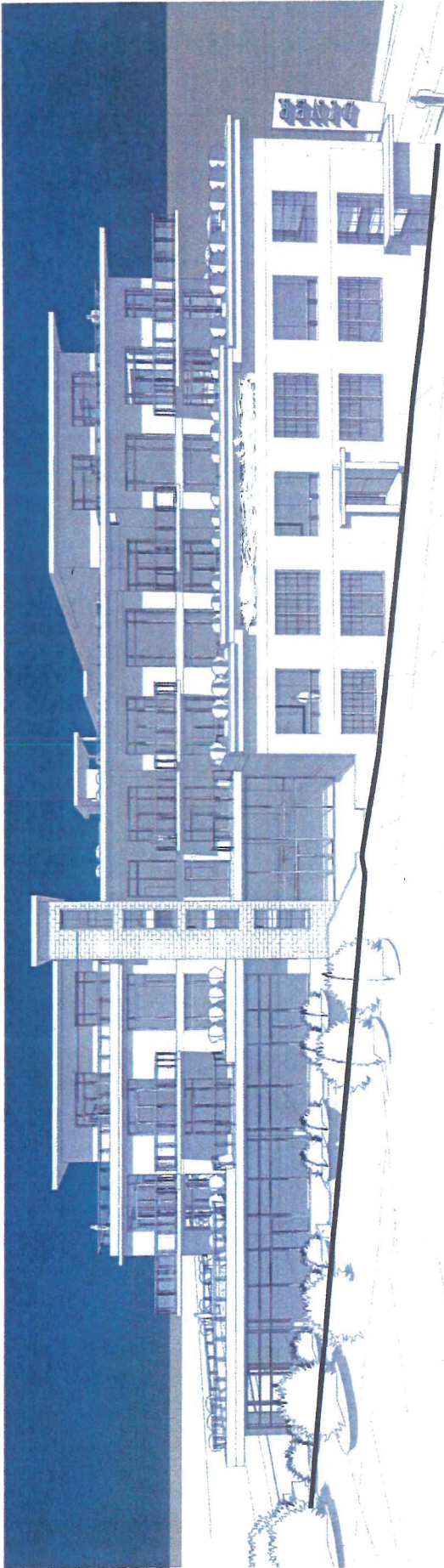


Wallace Street

② EAST ELEVATION  
1:100



**Development Permit DP000905      Schedule D**  
**200, 238, 290 Franklyn Street**  
**Material Board**



**Wood Features**

- Wall Cladding on upper floors
- Soffits

Trespa Meteon - MW06/ST

**Black Metal**

- Window Frames

Geniek - Black

Geniek - Slate

**Painted Concrete**

- Historic Warehouse Building

General Paint CL 2725D - Dissent

General Paint CL 1581W - Tolu

**Painted Hardi-panel**

- Wall cladding and painted concrete on addition

**Grey Metal**

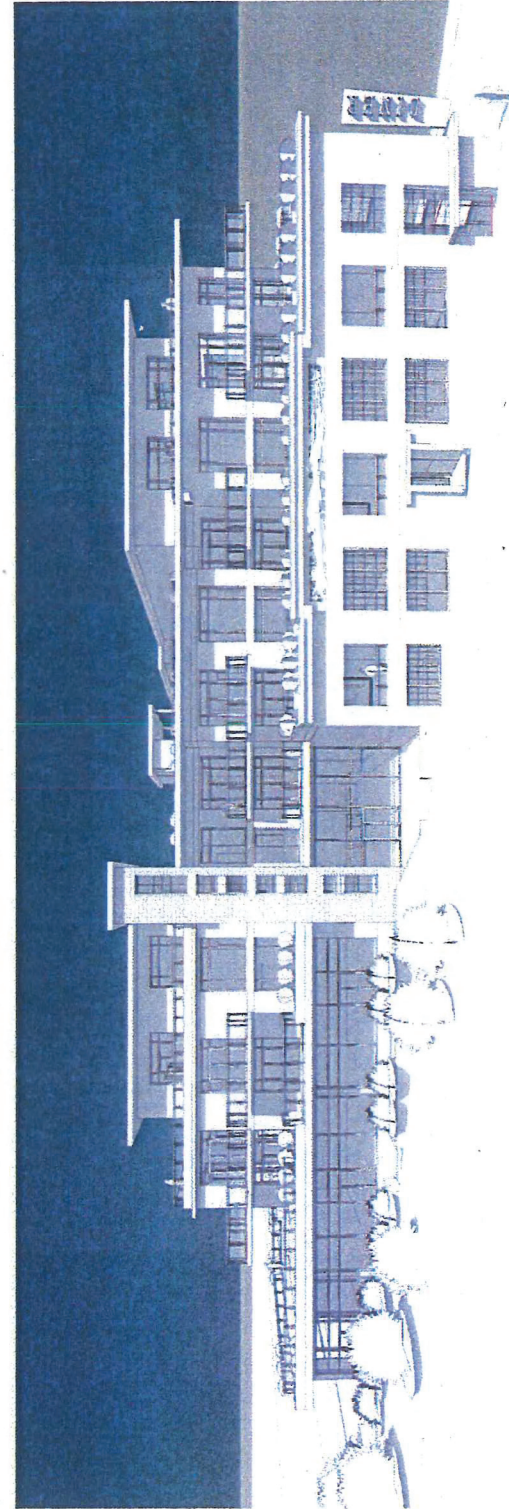
- Flashings
- Guardrails
- Accent Trim

2014-Sept-15

Development Permit DP000905 Schedule E  
 200, 238, 290 Franklyn Street  
 Building Renderings  
 1/3

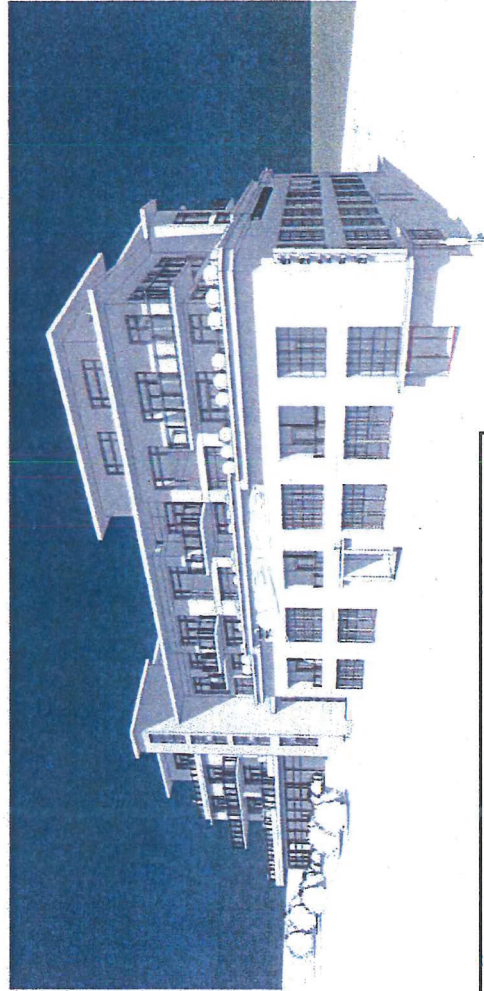
# THE NANAIMO ANNEX

238 FRANKLYN STREET  
 NANAIMO, BC



① VIEW FROM THE SOUTH

② VIEW FROM THE SOUTHEAST CORNER



Corner of Franklyn Street and Wallace Street

KPL James  
 architecture

111 FRANCISCO AVENUE, VICTORIA, B.C. V8W 1M4  
 (250) 383-2911

PROJECT NUMBER	1311
DRAWN BY	AG
CHECKED BY	BC
SCALE	1:1
DATE	18 SEP 2014

NANAIMO ANNEX

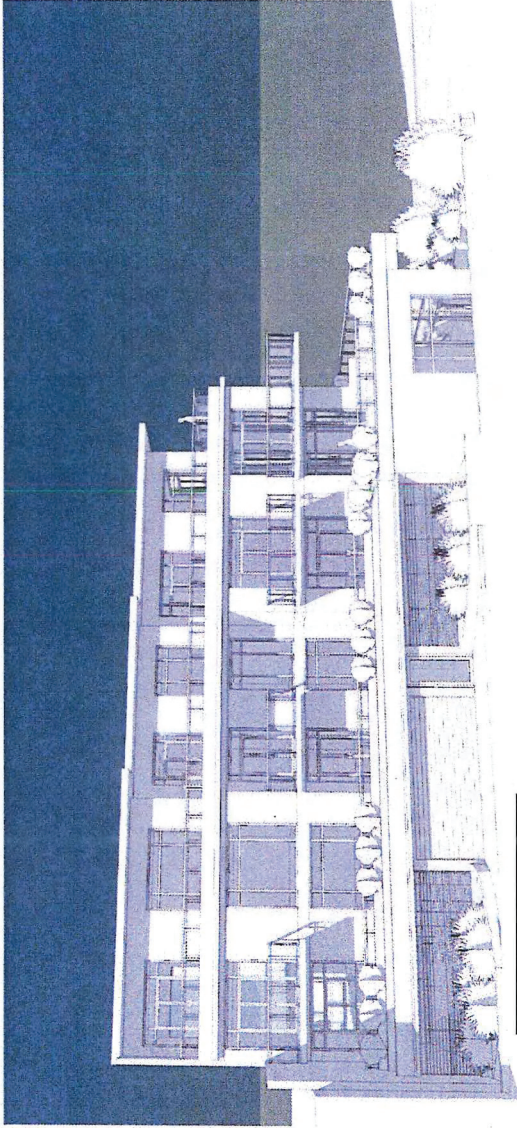
238 Franklyn Street  
 Nanaimo, BC

BBAL

DRAWING TITLE

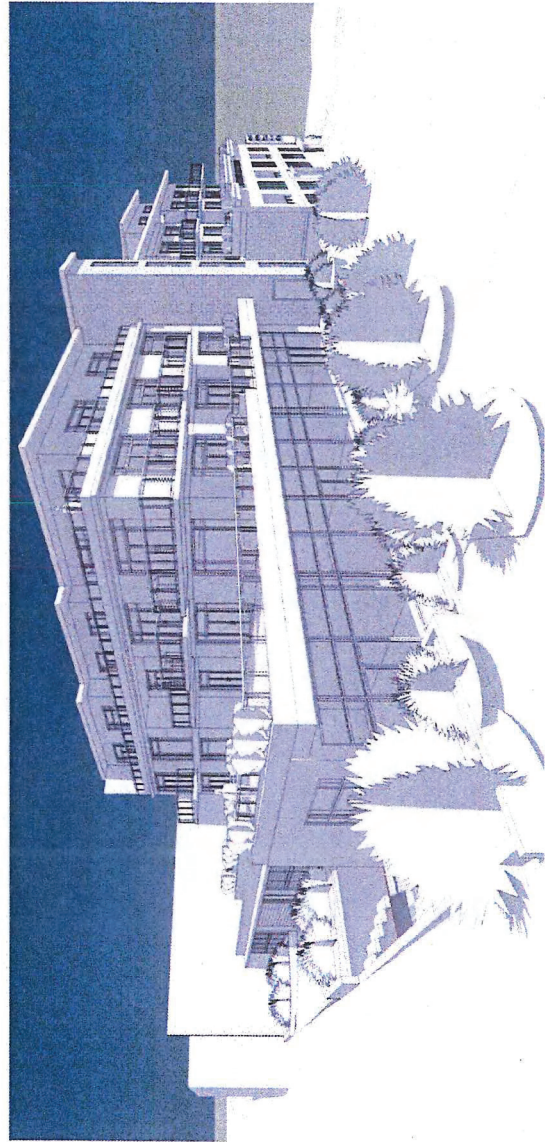
VIEWS

PROJECT NUMBER:	1311
DRAWN BY:	AG
CHECKED BY:	BC
SCALE:	1:1
DATE:	18 SEP 2014
	<b>D0.01</b>



**Robson Street**

① VIEW FROM THE STREET



② VIEW FROM THE SOUTHWEST

**Corner of Robson Street and Franklyn Street**

**KPL James**  
architecture

511 PRINCE ALBERT AVENUE, VICTORIA, B.C. V8P 1N2  
250-464-4411

REGISTERED ARCHITECT  
PROFESSIONAL SOCIETY OF ARCHITECTS  
No. 10000  
10000

MANUJO ANNEX

238 Franklyn Street  
Nanaimo, BC

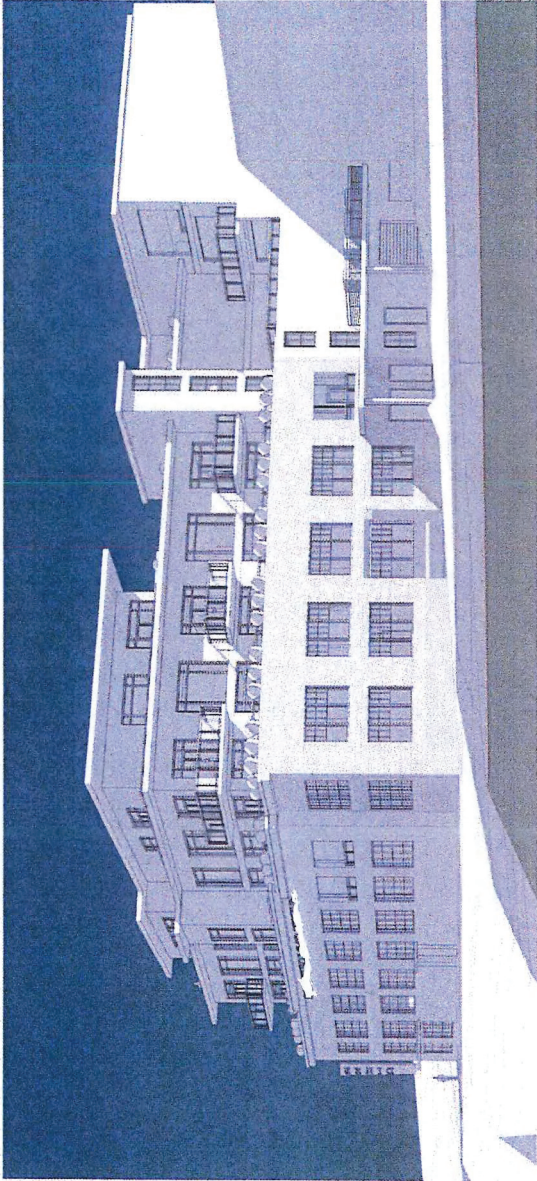
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VIEWS

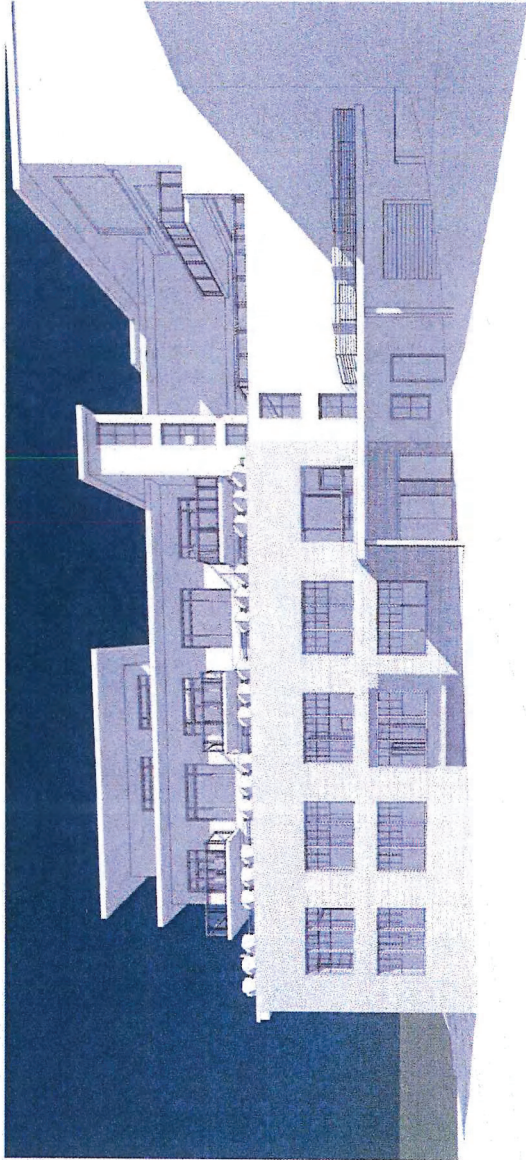
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CHECKED BY: BK  
SCALE:  
DATE 15 SEP 2014

**D0.02**



① VIEW FROM THE NORTHEAST

**Wallace Street and At-grade Parking Lot**



② VIEW FROM NORTH

**KPL James**  
architecture

31 PANGLOSS AVENUE, VICTORIA, B.C. V8W 1N1  
250.363.4411

PROJECT NO.	1111
DATE	15 SEP 2014
SCALE	1:50
CHECKED BY	CHKBY
DRAWN BY	DRWBY

MANUJO ANNEX

238 Fischohn Street  
Nanaimo, BC

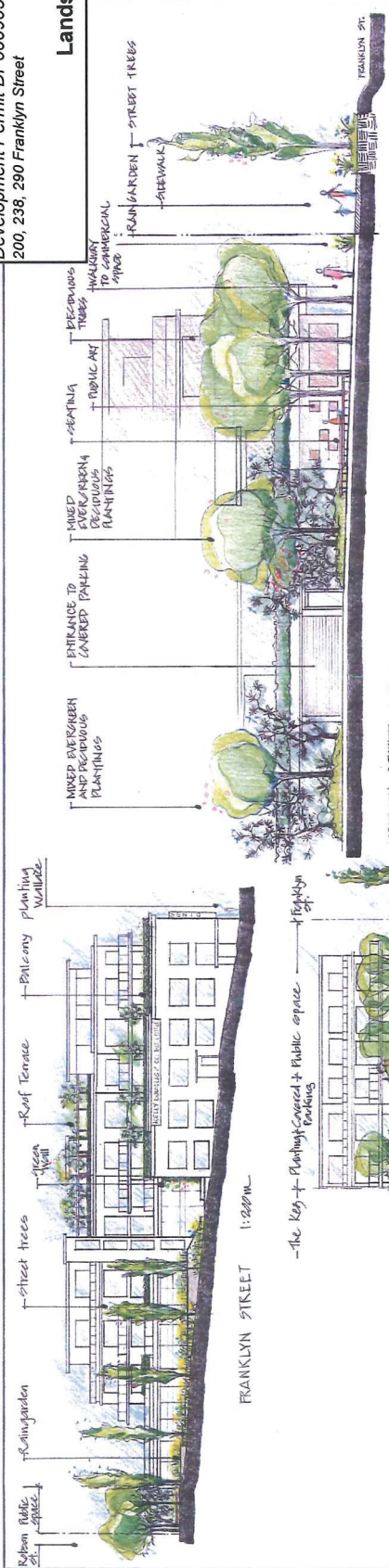
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DRAWING TITLE

VIEWS

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DATE 15 SEP 2014

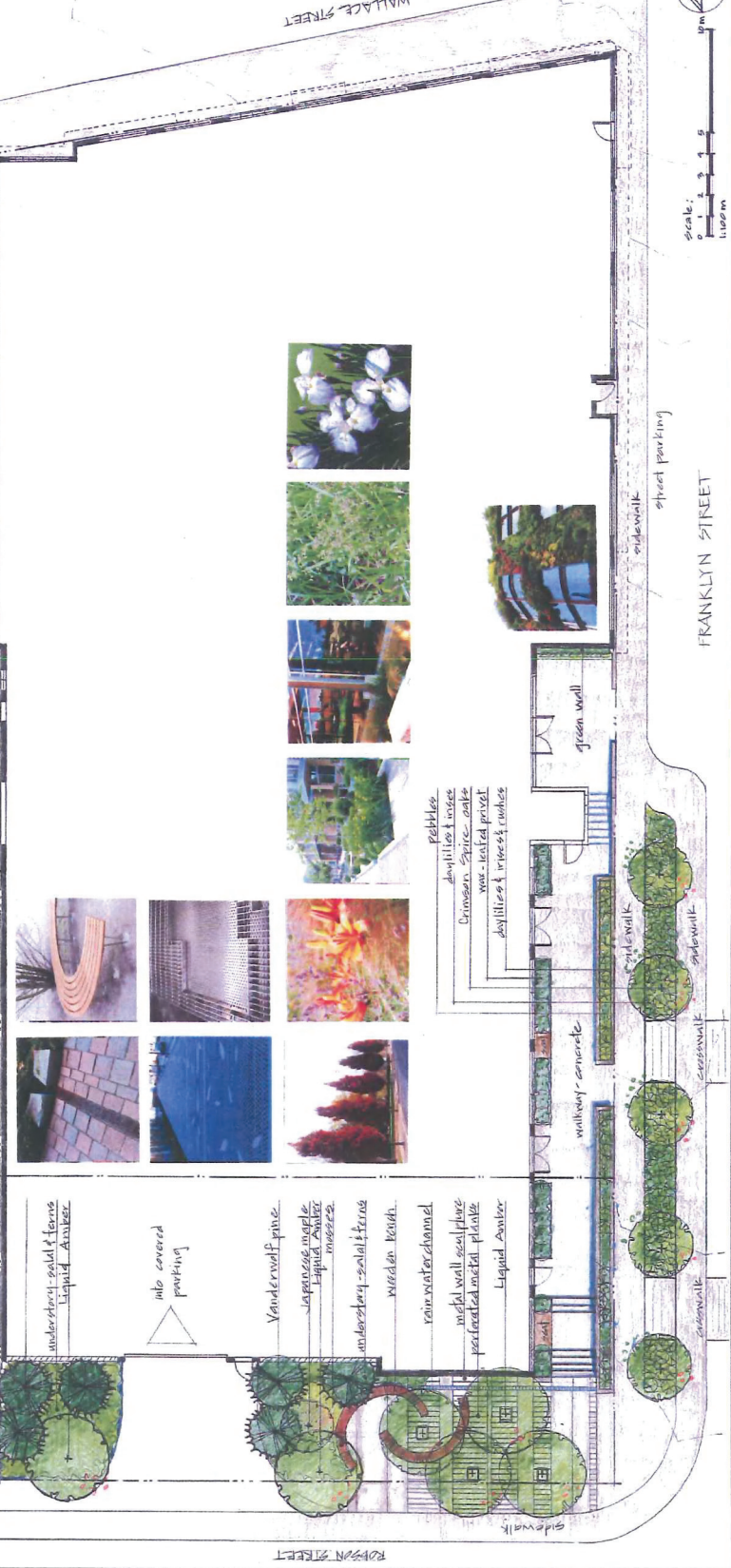
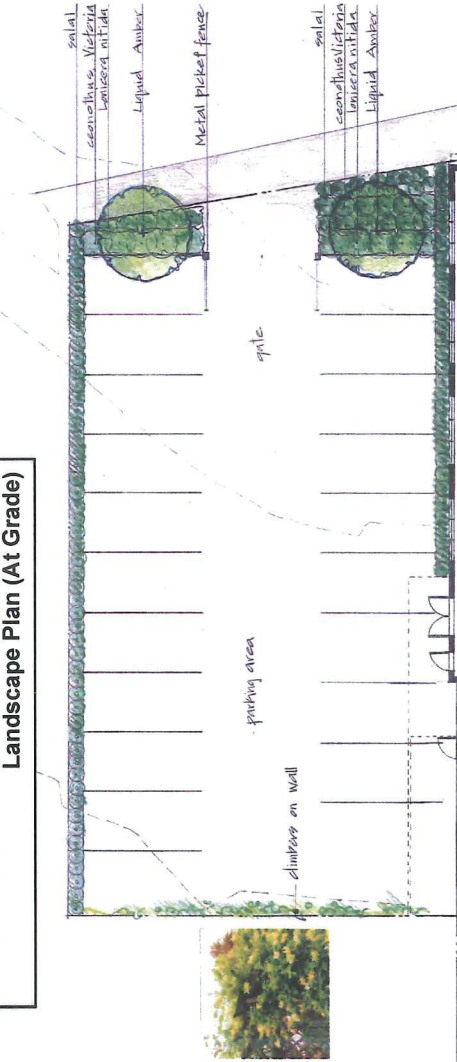
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4	01/24/2013	REVISIONS
5	04/11/2013	REVISIONS
6	06/12/2013	REVISIONS
7	08/14/2013	REVISIONS
8	10/16/2013	REVISIONS
9	12/18/2013	REVISIONS
10	02/14/2014	REVISIONS
11	04/10/2014	REVISIONS
12	06/05/2014	REVISIONS
13	08/27/2014	REVISIONS
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98	07/15/2029	REVISIONS
99	09/17/2029	REVISIONS
100	11/19/2029	REVISIONS

Development Permit DP0000905  
200, 238, 280 Franklin Street

**Schedule G**  
**Landscape Plan (At Grade)**



DATE	REV	DESCRIPTION

**LANDSCAPE ARCHITECT**  
NANAIMO  
228 FRANKLIN ST  
NANAIMO  
BC  
V8Y 1A4  
250.744.4326  
www.nanaimo.ca

**PROJECT**  
NANAIMO ANNEX  
228 FRANKLIN ST  
NANAIMO  
BC  
V8Y 1A4  
250.744.4326  
www.nanaimo.ca

**SHEET TITLE**  
CONCEPTUAL LANDSCAPE PLAN  
STREET LEVEL

**SCALE**  
1:100  
DATE: 2/12/2011

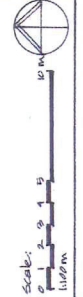
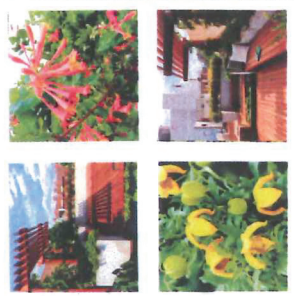
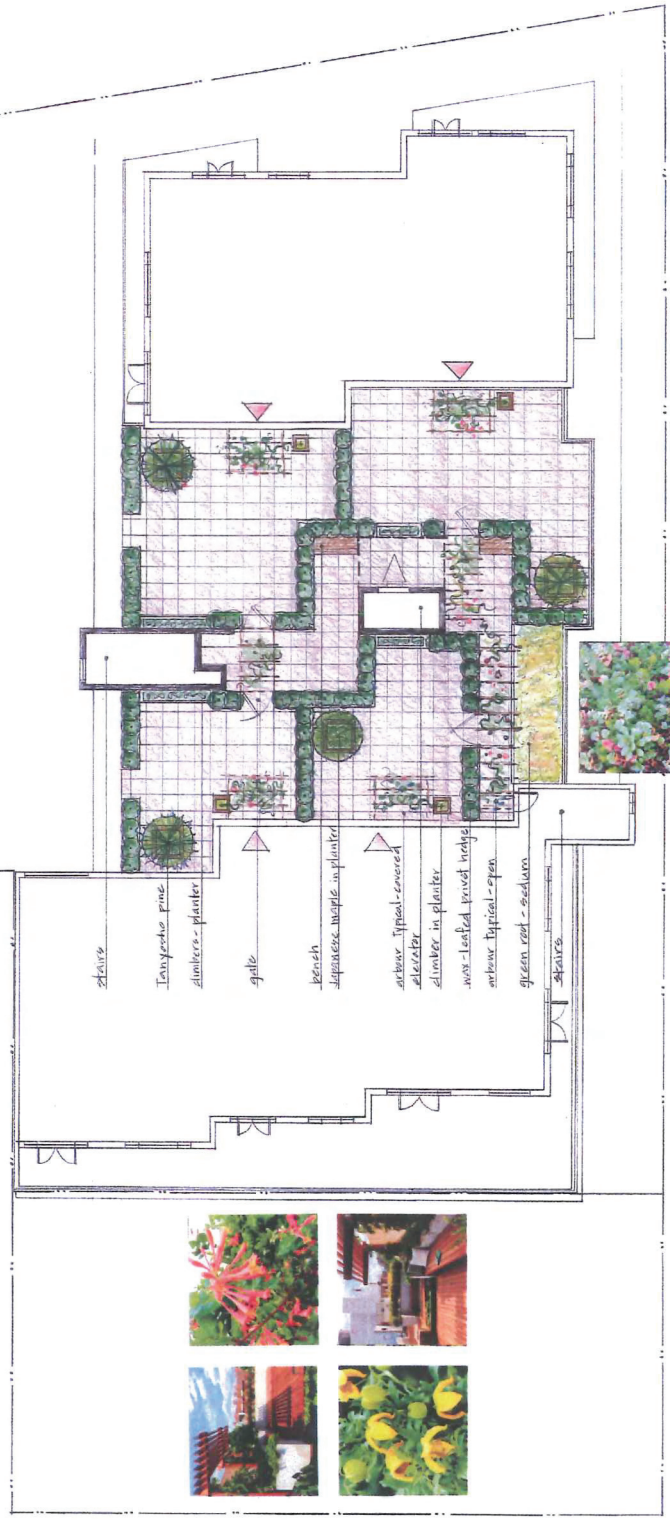
**DRAWN BY**  
DJ  
CHECKED  
AT/MEK-14

**DRAWING NUMBER**  
L1

Development Permit DP000905  
 200, 238, 290 Franklin Street  
 Schedule H  
 Rooftop Garden

Preliminary Plant List

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
01	1	<i>Davidsonia</i>	Tea Olive	200 mm	1.0 m
02	1	<i>Asplenium platyneuron</i>	Rock Fern	150 mm	0.5 m
03	1	<i>Chlorophytum complanatum</i>	Spider Plant	150 mm	0.5 m
04	1	<i>Polka Dot Plant</i>	Polka Dot Plant	150 mm	0.5 m
05	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
06	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
07	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
08	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
09	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
10	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
11	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
12	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
13	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
14	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
15	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
16	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
17	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
18	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
19	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
20	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
21	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
22	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
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25	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
26	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
27	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
28	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
29	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m
30	1	<i>Peperomia sp.</i>	Peperomia	150 mm	0.5 m



DATE	REV	DESCRIPTION

**LANDSCAPE ARCHITECT**  
 230 Park St. Newark, NJ  
 201-761-4338  
 www.nannimo.com

PROJECT: **NANAIMO ANNEX**  
 230 FRANKLYN ST  
 NANAIMO  
 SHEET TITLE: **CONCEPTUAL LANDSCAPE PLAN**  
 LEVEL: **5**

SCALE: 1:100  
 DRAWN BY: **egh/iz/201**  
 CHECKED: **ANNEX-14**  
 DRAWING NUMBER: **1.5**