

DATE OF MEETING November 6, 2017

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1076 – 100 GORDON STREET

OVERVIEW

Purpose of Report

To present for Council’s consideration a development permit application for a nine-storey, 155-room hotel at 100 Gordon Street.

Recommendation

That Council issue Development Permit No. DP1076 at 100 Gordon Street with the following variance:

- reduce the required number of off-street loading spaces from two to zero.

BACKGROUND

A development permit application (DP1076) was received from PEG Development Inc., on behalf of the City of Nanaimo, to permit the development of a nine-storey, 155-room hotel on the subject property. The City issued a Request for Proposal in January 2017 for the development of this City-owned land and PEG Development Inc. was selected to purchase and develop the land.

Subject Property:

Zoning	DT6 – Port Place
Location	The subject property is located to the east of the Conference Centre on the southeast corner of the Gordon Street/Museum Way intersection.
Total Area	1,695m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plans – Downtown Urban Node Map 3 – Heritage Conservation Area #1 – Infill – Non-Heritage developments are considered to be in Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	Downtown Urban Design Plan and Guidelines – Precinct J – Harbour Park. General Development Permit Area Design Guidelines.

DISCUSSION

Proposed Development

The proposed development is a nine-storey hotel with 155 rooms. The hotel has a total floor area of 8,533.3m², including the following amenities:

- Indoor pool
- Fitness area
- Meeting room
- Indoor/outdoor restaurant

The site and building designs meet the intent of the Urban Design Guidelines within the Nanaimo Downtown Urban Design Plan and the urban design considerations for Precinct J – Harbour Park.

Site Design

The building footprint abuts three road frontages and creates a pedestrian-friendly street wall along all three edges with the following organization:

- Drop-off area along Gordon Street;
- Back of house – delivery / garbage pick-up from Cameron Road;
- Outdoor patio area is aligned with Museum Way; and,
- Open space between the east elevation of the hotel and Pipers Park (rock bluff edge).

The 4.9m-wide separation between the hotel and the west cliff edge of Piper Park allows the distinctive knoll to remain a landmark and a backdrop for hard and soft landscape design on both the northeast and southeast corners of the site.

As part of the purchase of this property, a parking agreement will be in place to allow hotel patrons to use a portion of the existing parking area within Vancouver Island Conference Centre (VICC) at market rates. No off-street parking is required for this property which is located in the downtown-specified area.

Landscape Design

The landscape plan is conceptual. Further refinements will be necessary to respond to the VICC context. The VICC context includes street furniture and rock detailing for planted areas.

Building Design

The ground floor frontages adequately address the Urban Design Guidelines as follows:

- The street wall is largely continuous and very transparent with windows and/or entrance ways, which makes the streetscape visually interesting;
- The main building entrance is clearly visible from a principal frontage street; and,
- The outdoor patio assists in animating the street.

The overall building mass is well articulated and exploits the v-shaped building footprint by creating two wings, which are infilled with structural bays of different masses. The bays are emphasized with different material finishes.

The building height works well with the site context of existing buildings within the civic precinct, existing road widths, and the height of the Piper Park knoll.

For more information, see the Attachments.

Proposed Variance

Off-Street Loading Spaces

The scale of the hotel requires two off-street loading spaces. No off-street loading spaces are provided; a proposed variance of two off-street loading spaces.

The applicant initially proposed one off-street loading space to the rear of the hotel on the southeast corner of the site with access from Cameron Road; however, this location was not functional given the extreme slope of the loading space apron. Instead, a designated on-street loading zone will be located at the north side of Cameron Road adjacent to the south side of the hotel to allow service truck deliveries.

Design Advisory Panel Recommendations

At its meeting held 2017-OCT-12, the Design Advisory Panel accepted DP1076 as presented and provided the following recommendations:

- *Consider ways to improve and add strength to the entry porte cochere;*
- *Look at providing weather protection to the outdoor awning feature;*
- *Consider adding public art to the site;*
- *Consider ways to screen the 1st floor rooftop mechanical equipment for overlook purposes; and,*
- *Give consideration to re-siting the building to remove the space between the cliff and the building footprint.*

The Panel supports the proposed variance to remove the off-street loading space and supports the porte cochere encroaching into the City right-of-way.

The applicant and architect are supportive of the Design Advisory Panel recommendations and have completed the necessary site and building design upgrades.

SUMMARY POINTS

- Development Permit Application No. DP1076 is for the development of a hotel at 100 Gordon Street.

- The proposed development meets the intent of the Downtown Urban Design Plan and Guidelines.
- Staff supports the proposed variance for no off-street loading spaces.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plan
ATTACHMENT G: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

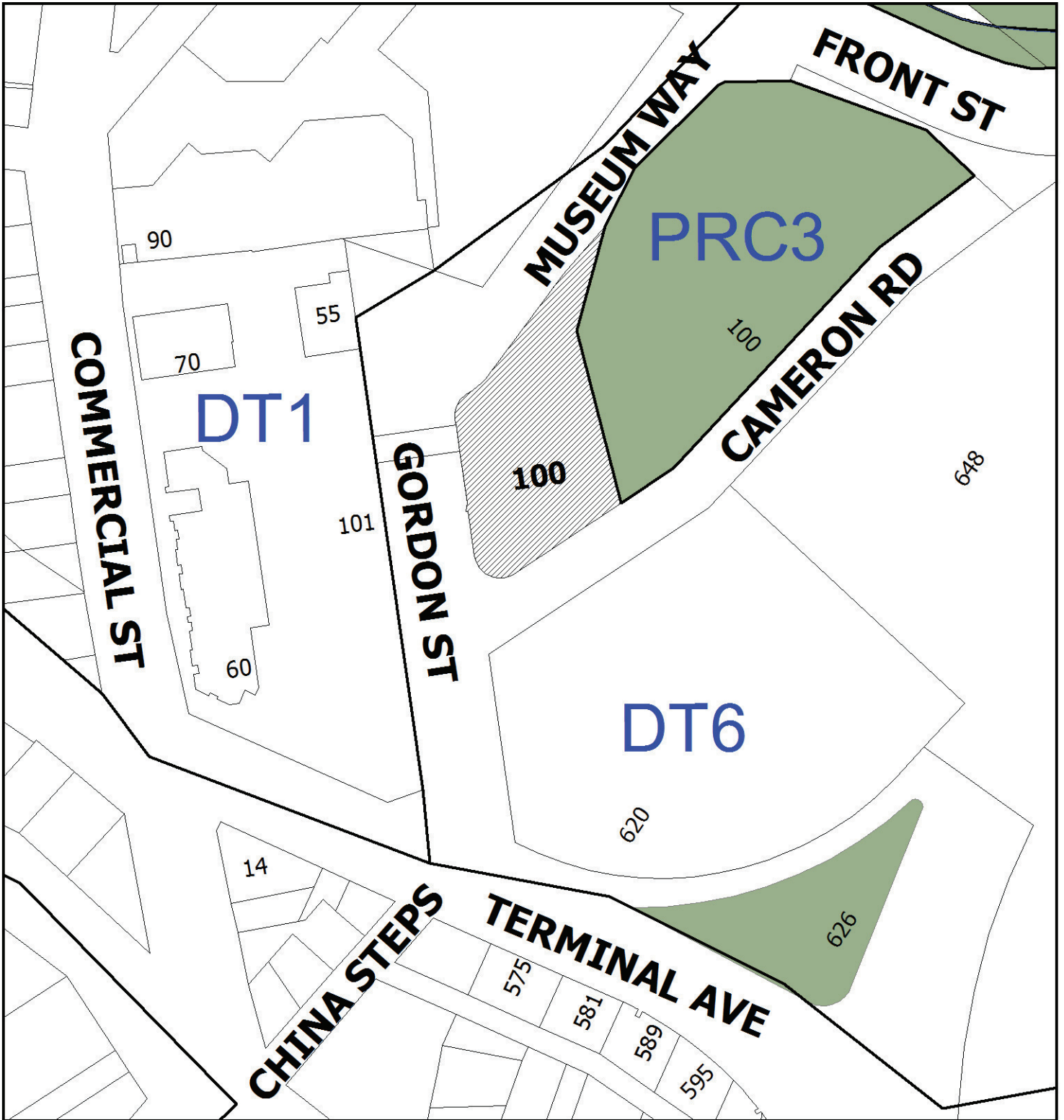
The City of Nanaimo “Development Parking Bylaw 2005 No. 7013” is varied as follows:

1. Section 14.9 – To reduce the minimum number of off-street loading spaces from two to zero loading spaces.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by Turner Fleischer Architects Inc., dated 2017-OCT-26, as shown on Attachment C.
2. The development is in general compliance with the building elevations prepared by Turner Fleischer Architects Inc., dated 2017-OCT-26, as shown on Attachment D.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001076

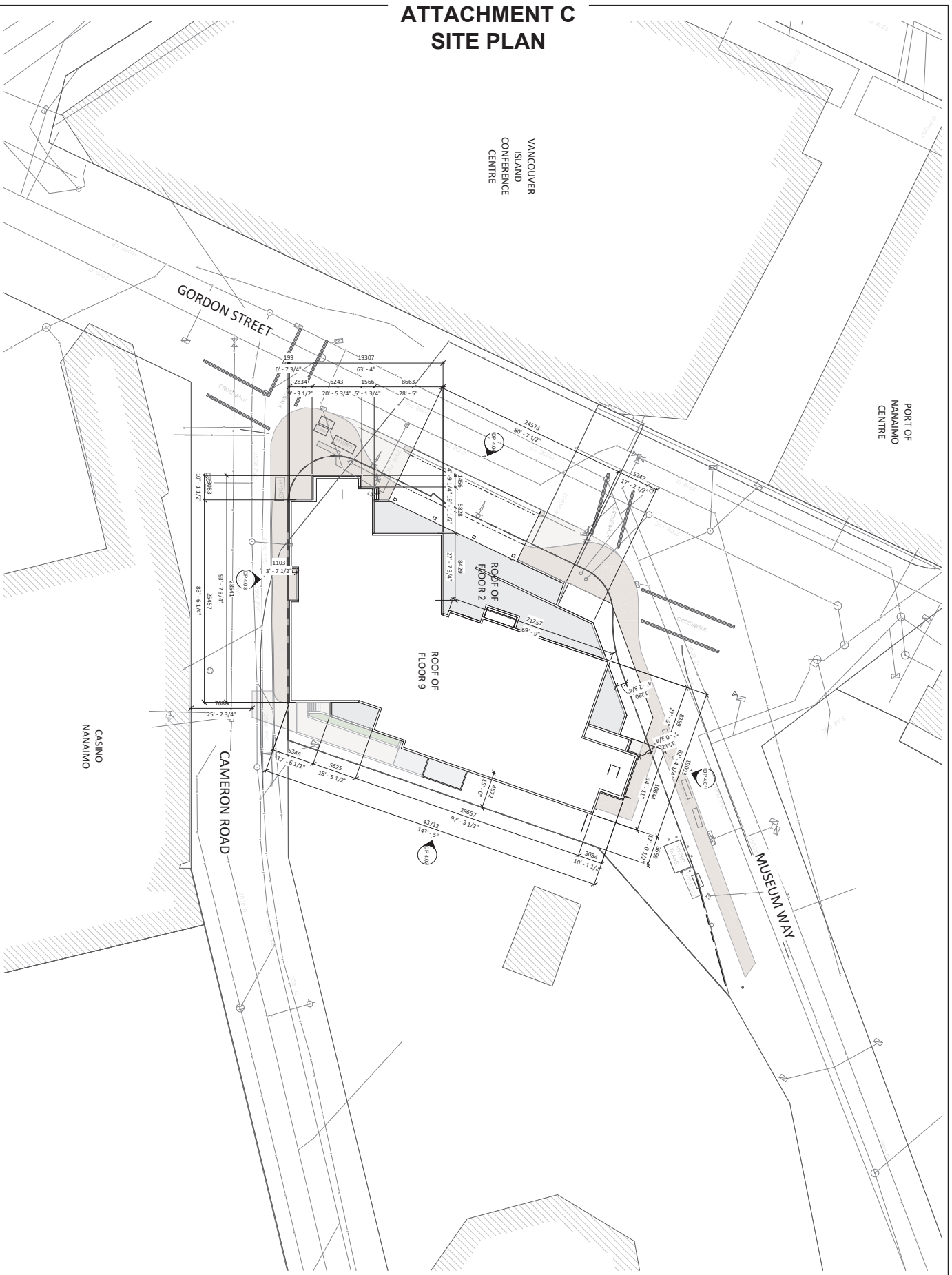


LOCATION PLAN

 **Subject Property**

Civic: 100 Gordon Street
Lot A, Section 1, Nanaimo District and the Bed of the Public Harbour
of Nanaimo, Plan EPP30518

ATTACHMENT C SITE PLAN



VANCOUVER
ISLAND
CONFERENCE
CENTRE

PORT OF
NANAIMO
CENTRE

CASINO
NANAIMO

GORDON STREET

CAMERON ROAD

MUSEUM WAY

ROOF OF
FLOOR 9

ROOF OF
FLOOR 2

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2017-08-28
2	ISSUED FOR PERMIT	2017-08-28
3	ISSUED FOR PERMIT	2017-08-28

PROJECT: NANAIMO COURTYARD MARRIOTT
3300 GORDON ST.
NANAIMO, BC

DATE: 2017-08-28

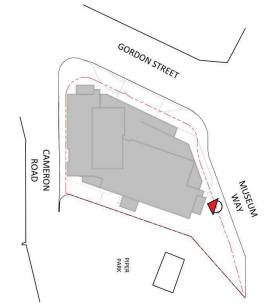
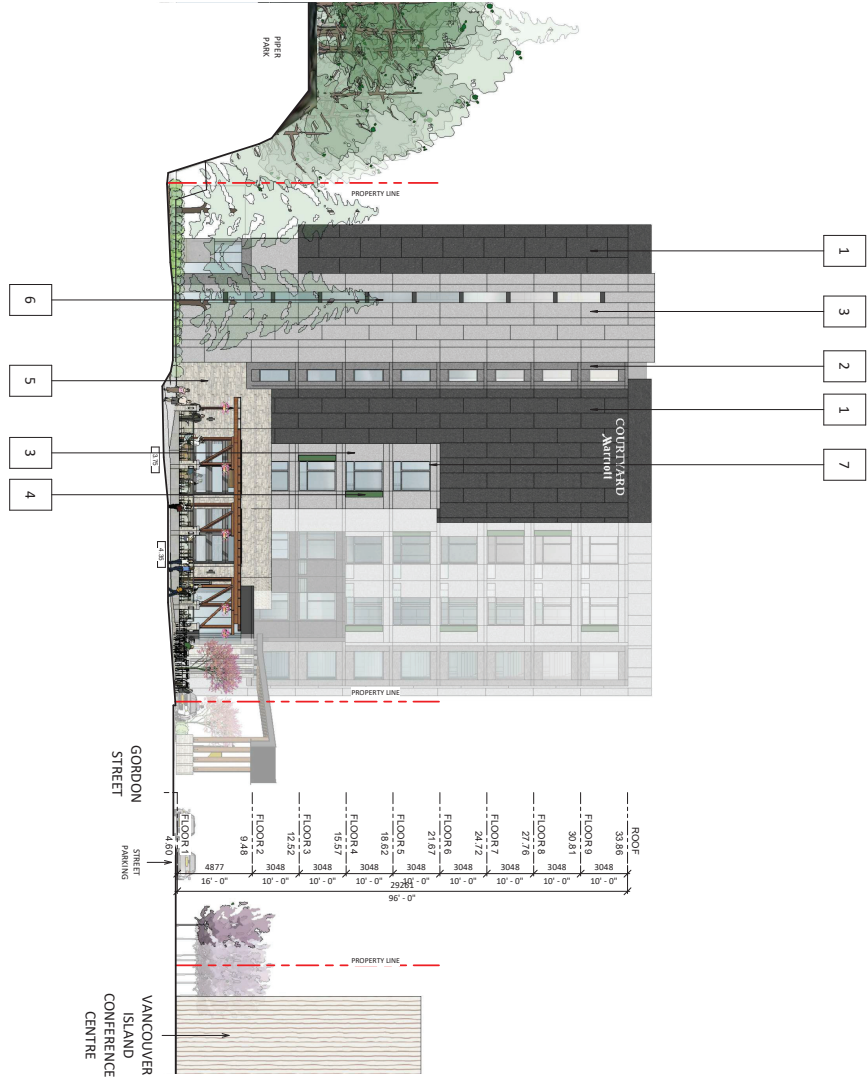
PROJECT NO.	2017-08-28
PROJECT NAME	NANAIMO COURTYARD MARRIOTT
OWNER	WATSON DEVELOPMENT CORP.
ARCHITECT	TURNER FLEISCHER ARCHITECTS INC.
SCALE	AS SHOWN
DATE	2017-08-28
BY	[Signature]


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DP1076
2017-OCT-26
City of Nanaimo Planning & Development

ATTACHMENT D BUILDING ELEVATIONS

MATERIAL LEGEND

- 1 FIBER CEMENT PANEL, DARK GREY SMOOTH & HONED
- 2 FIBER CEMENT PANEL - LIGHT GREY SMOOTH
- 3 EIFS FINISH - WHITE
- 4 EIFS FINISH - GREEN
- 5 STONE VENEER
- 6 VISION GLASS
- 7 WINDOW MULLIONS - DARK GREY




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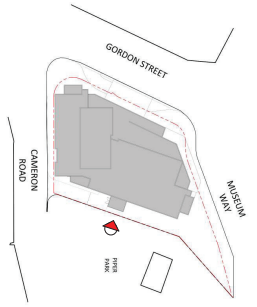
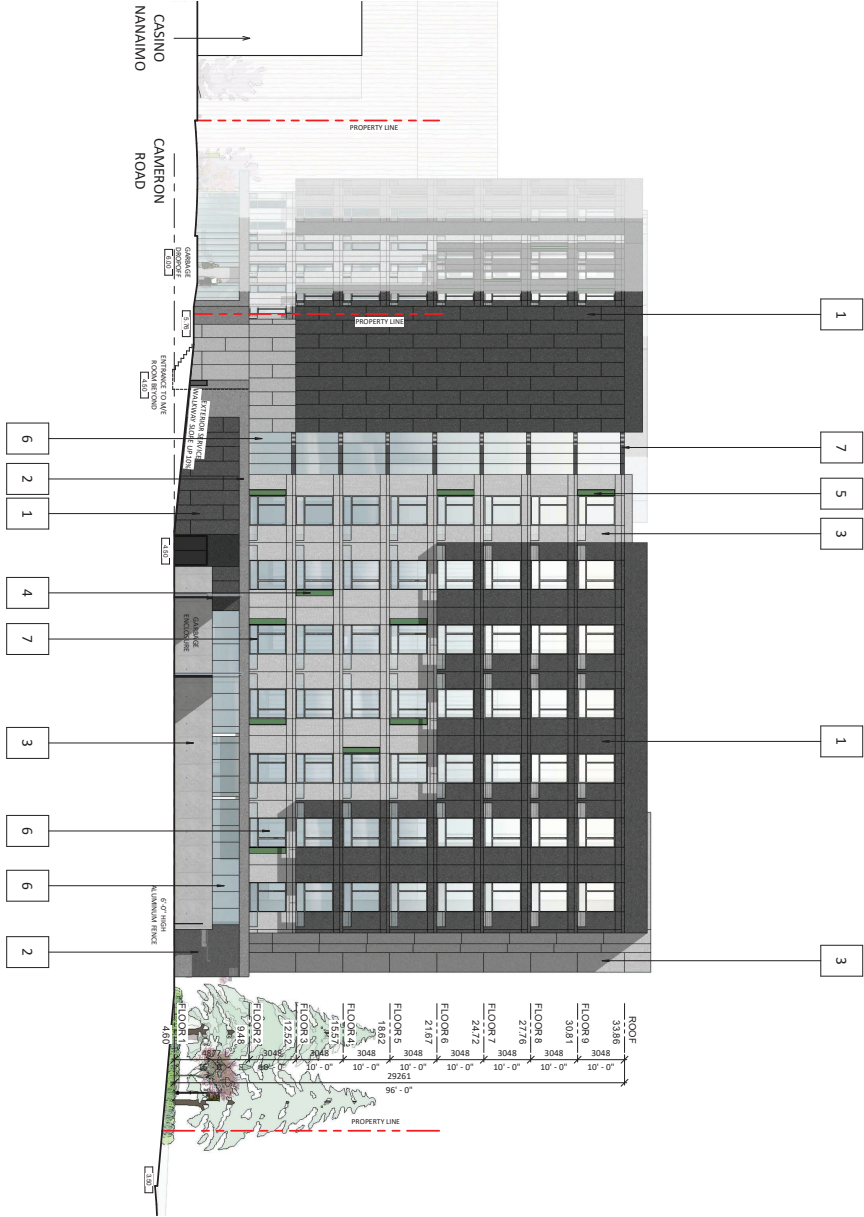
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DESIGNER TURNER FLEISCHER ARCHITECTS INC.	
PROJECT NO. 37-013	
PROJECTIONS: 1. NORTH 2. SOUTH 3. EAST 4. WEST	
SCALE 1/4" = 1'-0"	
DATE 2017-09-28	
PROJECT NO. 37-013	

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DP 4.01

MATERIAL LEGEND

1. FABRIC CEMENT PANEL - DARK GREY SMOOTH & HONED
2. FABRIC CEMENT PANEL - LIGHT GREY SMOOTH
3. EIFS FINISH - WHITE
4. EIFS FINISH - GREEN
5. STONE VENEER
6. VISION GLASS
7. WINDOW MULLIONS - DARK GREY



ROOF	33.948	10'-0"
FLOOR 9	30.948	10'-0"
FLOOR 8	27.948	10'-0"
FLOOR 7	24.948	10'-0"
FLOOR 6	21.948	10'-0"
FLOOR 5	18.948	10'-0"
FLOOR 4	15.948	10'-0"
FLOOR 3	12.948	10'-0"
FLOOR 2	9.948	10'-0"
FLOOR 1	6.948	10'-0"
GROUND	3.948	10'-0"
FINISH FLOOR	0.000	0'-0"

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PROJECT: NANAIMO COURTYARD MARRIOTT
100 GORDON ST. NANAIMO, BC

DATE: 2017-10-26

SCALE: 1/8" = 1'-0"

PROJECT NO: DP 1076

PROJECT NO: 2017-1076

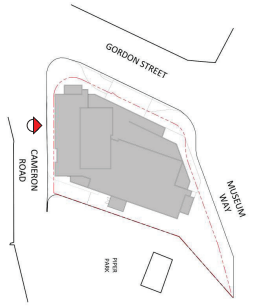
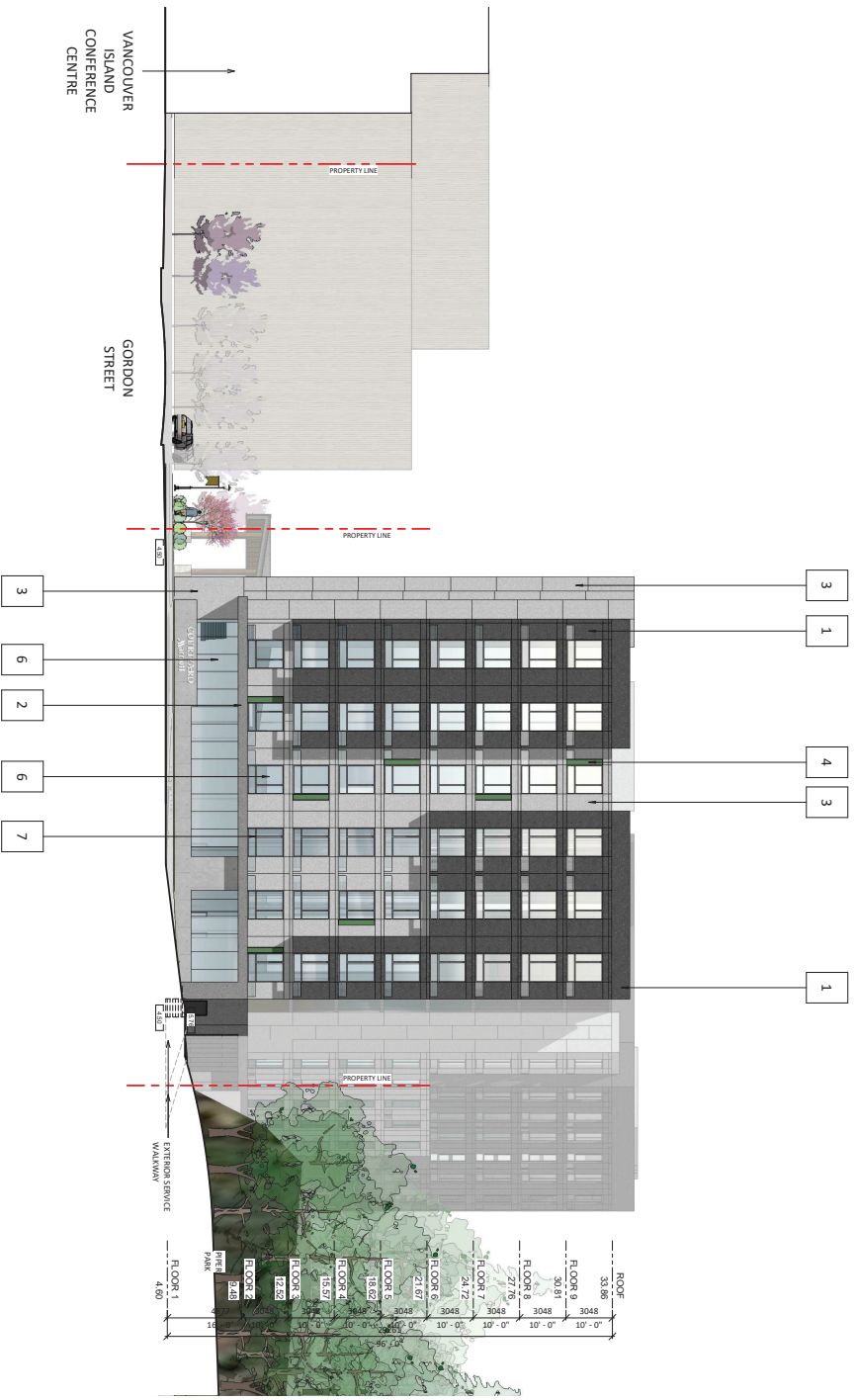
DATE: 2017-10-26

SCALE: 1/8" = 1'-0"

PROJECT NO: DP 1076

MATERIAL LEGEND

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2. FABRIC CEMENT PANEL - LIGHT GREY SMOOTH
3. EIFS FINISH - WHITE
4. EIFS FINISH - GREEN
5. STONE VENEER
6. VISION GLASS
7. WINDOW MULLIONS - DARK GREY



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OWNER
 SOUTHERN CROSS

DATE
 2017-01-28

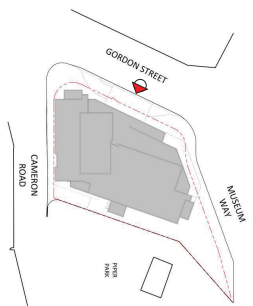
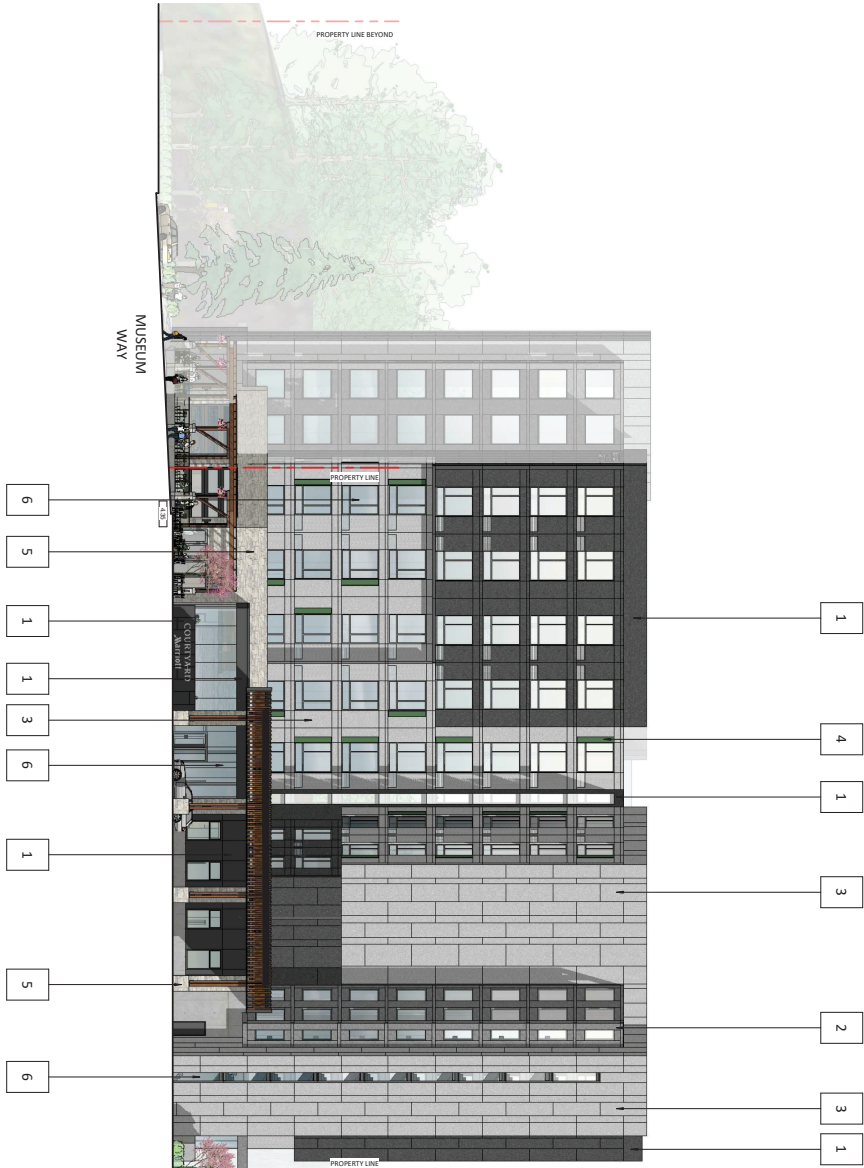
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REVISIONS
 DP 4.03

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 2017-01-28

MATERIAL LEGEND

1. FABRIC CEMENT PANEL - DARK GREY SMOOTH & HONED
2. FABRIC CEMENT PANEL - LIGHT GREY SMOOTH
3. EIFS FINISH - WHITE
4. EIFS FINISH - GREEN
5. STONE VINYL
6. VISION GLASS
7. WINDOW MULLIONS - DARK GREY



ROOF	33.66	10'-0"	3048
FLOOR 9	30.84	10'-0"	3048
FLOOR 8	27.76	10'-0"	3048
FLOOR 7	24.72	10'-0"	3048
FLOOR 6	21.67	10'-0"	3048
FLOOR 5	18.62	10'-0"	3048
FLOOR 4	15.57	10'-0"	3048
FLOOR 3	12.52	10'-0"	3048
FLOOR 2	9.48	10'-0"	3048
FLOOR 1	4.80	10'-0"	4877

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PROJECT NAME	NANAIMO COURTYARD MARRIOTT
OWNER	300 GORDON ST. NANAIMO, BC
DATE	2017-08-28
SCALE	AS SHOWN
DATE	2017-08-28
SCALE	AS SHOWN
DATE	2017-08-28

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NAPA VALLEY COURTYARD MARRIOTT
100 JACKSON ST.
NAPA, CALIFORNIA, CA

3D PERSPECTIVES

PROJECT NO.	17-1014
PROJECT DATE	2017-08-11
ARCHITECT	TURNER FLESCHER ARCHITECTS INC.
OWNER	MARRIOTT INTERNATIONAL
SCALE	AS SHOWN

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DATE	02.08.2010
BY	

PROJECT
NAAMANO COURTYARD MARRIOTT
 100 BUCKINGHAM ST.
 HAWAIIAN ISLANDS

DRAWN BY

3D PERSPECTIVES

PROJECT NO.	17.101.1
PROJECT DATE	10/10/10
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CHECKED BY	
SCALE	

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PROJECT
NANAIMO COURTYARD MARRIOTT
 100 GORDON ST.
 NANAIMO, BC

3D PERSPECTIVES

PROJECT NO.	2017-0011
PROJECT NAME	NANAIMO COURTYARD MARRIOTT
OWNER	MARRIOTT INTERNATIONAL
ARCHITECT	TURNER FLEISCHER ARCHITECTS INC.
SCALE	AS SHOWN

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Office of Planning & Economic Development



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NO.	DATE	DESCRIPTION
1	2017.06.08	ISSUE FOR PERMITS

PROJECT
 NANAIMO COURTYARD MARRIOTT
 1300 DENSON ST.
 NANAIMO, BC

OWNER

3D PERSPECTIVES

PROJECT NO.	37.014
PROJECT NAME	NANAIMO COURTYARD MARRIOTT
OWNER	1300 DENSON ST. NANAIMO, BC
DATE	2017.06.08
SCALE	

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 DP 4.076
 2017.06.11

DATE
 DP 4.06



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VIEW LOOKING SOUTH-EAST



VIEW LOOKING EAST



VIEW LOOKING NORTH-EAST

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NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	2017-08-28
2	ISSUED FOR PERMITTING	2017-08-28

PROJECT
 NANAIMO COURTYARD MARRIOTT
 1000 DENISON ST.
 NANAIMO, BC
 CANADA

DATE
 2017-08-28

3D PERSPECTIVES

PROJECT NO. 37-013
 PROJECT NAME: NANAIMO COURTYARD MARRIOTT
 DRAWING NO. DP1076
 DATE: 2017-08-28
 SCALE: AS SHOWN
 CLIENT: Marriott International, Inc.

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 DP1076
 2017-OCT-28
 Campbell & Associates Inc.

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VIEW LOOKING EAST AT PATIO

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	2017-08-28
2	REVISED FOR PERMIT	2017-09-15

PROJECT
NANAIMO COURTYARD MARRIOTT
 100 DOWNSIDE
 NANAIMO, BC

OWNER
3D PERSPECTIVES

PROJECT NO.
 37-018
 PROJECT DATE
 2017-08-28
 DRAWING NO.
 37-018-01
 DATE
 2017-08-28
 SCALE
 1/8" = 1'-0"

RECEIVED
DP1076
2017-OCT-26
 Client: Turner & Associates

DATE PLOTTED
 2017-10-26 10:51:00 AM
 PLOTTER
 HP DesignJet T1100e
 PLOTTING SCALE
 1/8" = 1'-0"

PROJECT NO.
DP 5.02

ATTACHMENT F LANDSCAPE PLAN

PLANT SCHEDULE E	COMMON NAME	PLANT SIZE / RESOURCES
1	ARCTIC PINE	10' POT, 10'00
2	ARCTIC PINE	10' POT, 10'00
3	ARCTIC PINE	10' POT, 10'00
4	ARCTIC PINE	10' POT, 10'00
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31	ARCTIC PINE	10' POT, 10'00
32	ARCTIC PINE	10' POT, 10'00
33	ARCTIC PINE	10' POT, 10'00
34	ARCTIC PINE	10' POT, 10'00
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97	ARCTIC PINE	10' POT, 10'00
98	ARCTIC PINE	10' POT, 10'00
99	ARCTIC PINE	10' POT, 10'00
100	ARCTIC PINE	10' POT, 10'00



DATE: 17-OCT-20 DRAWING NUMBER: **L1**

SCALE: 1/8"=1'-0" DRAWING NUMBER: **OF 2**

DESIGNER: PC

CHECKER: PC

PROJECT: COURTYARD MARRDOTT
GORDON STREET
NANAIMO, BC

PROJECT TITLE: LANDSCAPE PLAN

DATE: 17-OCT-20 DRAWING NUMBER: **L1**

SCALE: 1/8"=1'-0" DRAWING NUMBER: **OF 2**

DESIGNER: PC

CHECKER: PC

PROJECT: COURTYARD MARRDOTT
GORDON STREET
NANAIMO, BC

PROJECT TITLE: LANDSCAPE PLAN

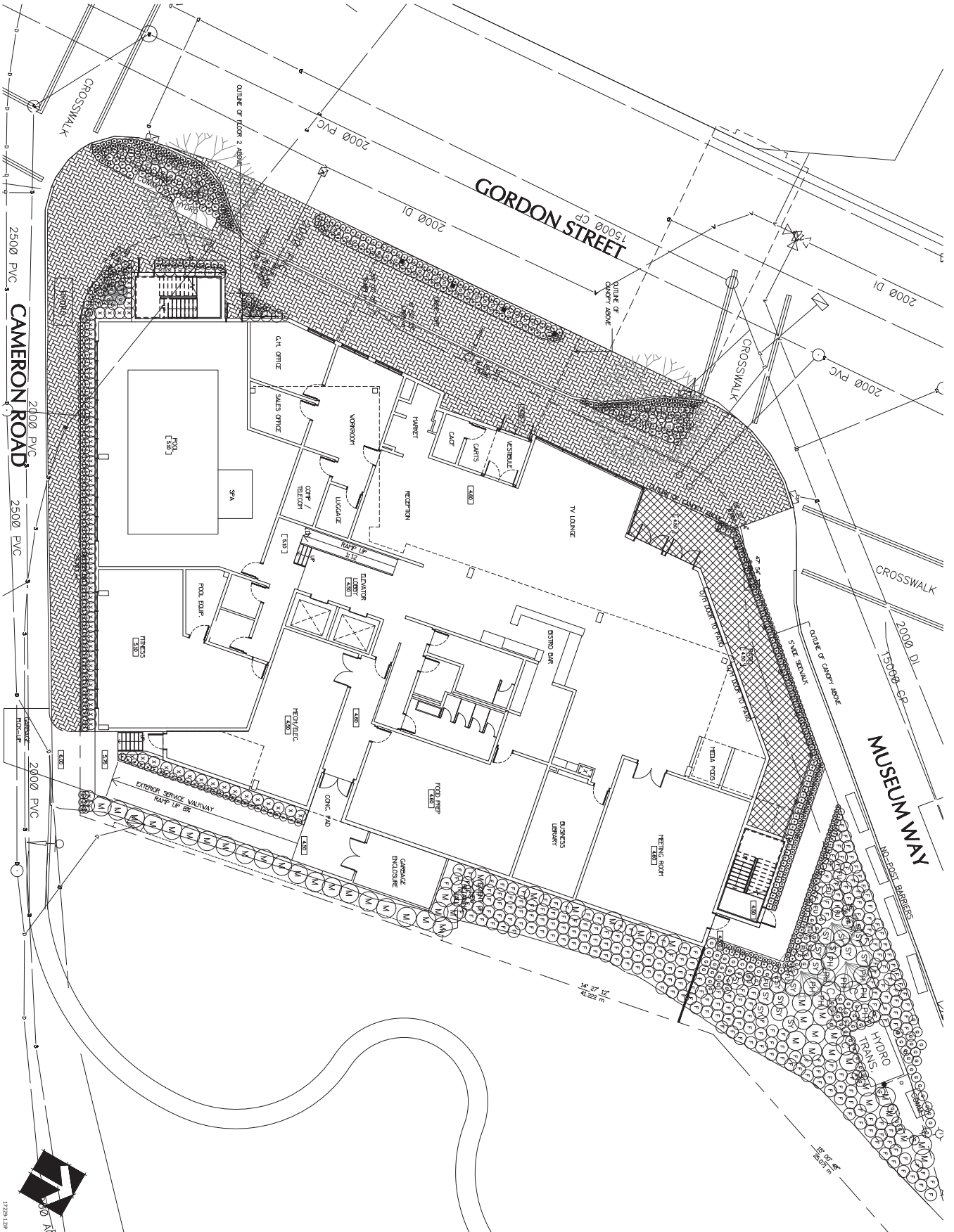
NO. DATE REVISION DESCRIPTION DR.

CLIENT:

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DP1076
2017-OCT-26
Central City Planning & Development

97

4188 Still Creek Drive
Nanaimo, BC V9T 1A1
Tel: 250.754.1111 Fax: 250.754.0022



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 2017-OCT-26
Client Meeting & Signature

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

COURTYARD MARRIOTT
 GORDON STREET
 NANAIMO, BC

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 17 OCT 20
 SCALE: 1/8" = 1'-0"
 DRAWN BY: RC
 DESIGN: RC
 CHECK: RC

DWG. NO. NUMBER:
L2
 OF 2

PWG PROJECT NUMBER:
 17-229

pmbs
 LANDSCAPE ARCHITECTS
 812-800-4473
 1000-10011 1000

SCALE:

17-229-129

ATTACHMENT G
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001076

