

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2015-APR-20

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

RE: DEVELOPMENT PERMIT NO. DP852 - 440 SELBY STREET

STAFF RECOMMENDATION:

That Council:

1. provide direction with respect to the requested parking variance to reduce the required parking to 35 stalls, and
2. issue Development Permit No. DP852 at 440 SELBY STREET with the following variances:
 - to reduce the required front yard setback to 0m;
 - to reduce the required rear yard setback to 3.24m;
 - to increase the building height to 16m; and
 - to reduce the required number of loading zones to 0.

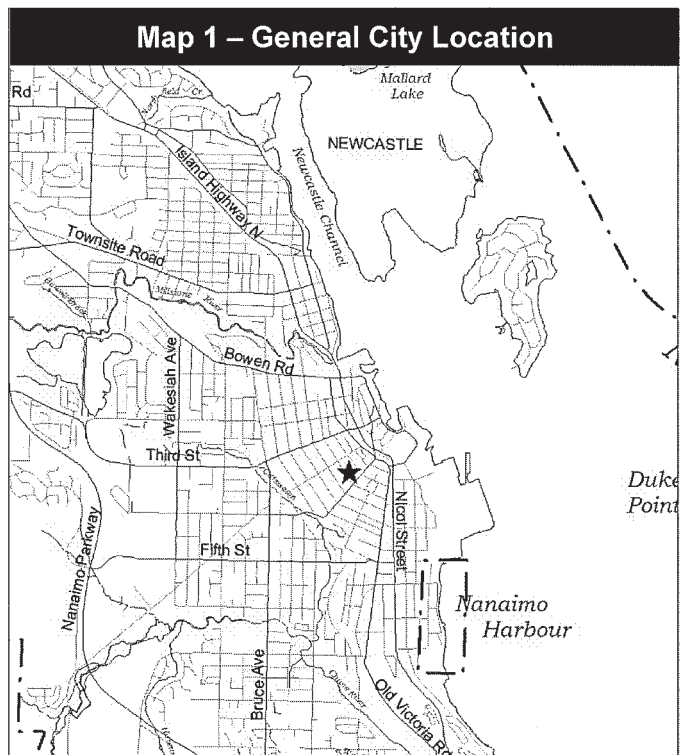
PURPOSE:

The purpose of this report is to seek Council authorization to issue a development permit to construct a 3-storey, 45-room hotel.

BACKGROUND:

A development permit application was received from IAN NIAMATH ARCHITECT on behalf of JASBIR and JASPAL SAROYA.

Staff and the Design Advisory Panel (DAP) support the application including the variances with respect to building siting and scale. Staff recommends that Council approve the development permit and provide direction with respect to the proposed parking variance.



Council
 Committee.....
 Open Meeting
 In-Camera Meeting
 Meeting Date: 2015. APR. 20

Subject Property

Zoning	DT7 – Downtown, Quennell Square
Location	The subject property is located on the east side of Selby Street, one lot north of the intersection of Selby and Albert Streets. The subject property is on the western edge of the Downtown Urban Node. The Old City Neighbourhood (Development Permit Area DPA No. 8) starts on the west side of Selby Street.
Total Area	1,258.19m ²
Official Community Plan (OCP)	Map 1 – Future Land Use – Downtown Urban Node; Map 3 – Heritage Conservation Area 1 – Applications for new projects are subject to the requirements of Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.

DISCUSSION:

Proposed Development

The proposed 3-storey hotel has 45 rooms and a total floor area of 2,391.6m². The proposed hotel will include ancillary meeting rooms, a spa/salon and a 36-seat restaurant.

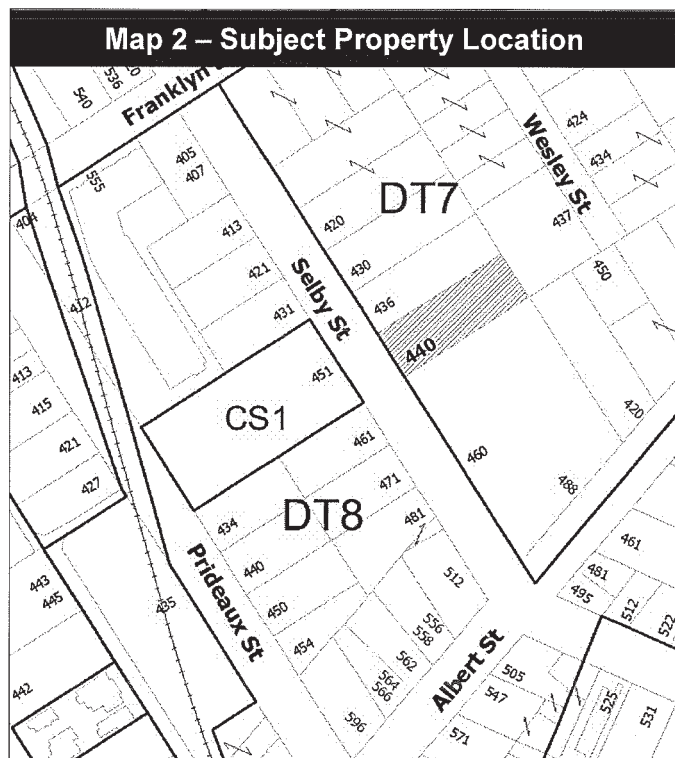
A vehicle access on the south side of the subject property provides access to 25 parking spaces under the building.

The main entrance to the hotel is announced and weather protected by a second storey deck which reaches out to the street edge. A flagpole with a roof detail for the second floor deck provides verticality to the architecture of the main entry feature.

The front façade of the hotel is sited 6m from the front property line. The siting allows for an accessible ramp adjacent to the hotel entrance. The building siting also allows for a reasonable building relationship so that the building mass does not overwhelm the Selby Street streetscape. The Selby Street streetscape on the east side is very fragmented with three old School District buildings and a large gravel parking area at the corner of Selby and Franklyn Streets.

The subject property has a narrow frontage of 17m. To maximize the number of hotel suite units, the units are double loaded and accessed by a common corridor spine on all three floors.

Hotel amenities, such as; spa, conference room and restaurant are to be limited for use by hotel patrons.



Landscape Plan

The proposed plantings for the front yard soften and add texture to the hotel entrance.

The landscape plan along the side and rear yards is designed to provide screening for the under-the-building parking and privacy to the backyard of the neighbouring property to the east (437 Wesley Street).

Proposed Variances

- *Required Front Yard Setback*

The required minimum front yard setback is 4.6m. The hotel entry feature is sited 0m from the front property line, a proposed variance of 4.6m.

BC Hydro has confirmed the siting of the architectural feature for the entry is okay and will not interfere with the hydro lines fronting the subject property.

- *Required Rear Yard Setback*

The required rear yard setback is 7.5m. The building is sited 3.24m from the rear property line, a proposed variance of 4.26m.

In order to maximize the number of hotel units on the small lot, the hotel requires a linear building footprint. The building encroachment into the rear yard has a limited impact as the neighbouring property located at 437 Wesley Street (the social housing building which abuts Wesley Street) has a physical separation between the buildings of 17.5m.

- *Maximum Allowable Building Height*

The maximum allowable building height is 14m. The building, with the exception of the two peaked-roof architectural features, is below the maximum allowable building height of 14m by 0.7m. The main building height is 13.39m.

The two peaked-roof architectural features complete the vertical articulations of the front hotel façade and have a height of 16m. The two architectural features cover only 7% of the total flat roof area. The proposed height variance is 2m.

- *Required On-site Parking*

The on-site parking requirement for a hotel is 1 parking space per hotel room, or 45 spaces. The site can only accommodate 25 parking spaces; leaving a deficit of 20 parking spaces.

The subject property is within the cash-in-lieu parking area (Bylaw 7013). This allows for a cash-in-lieu of parking contribution in the amount of \$3,000 per parking space that is not provided on-site. If an applicant cannot provide on-site parking, the intent of the bylaw is to ensure the applicant contributes financially to shared City-owned facilities within the vicinity of the respective subject property.

The required contribution is \$3,000/parking space. The subject property has an on-site parking deficiency of 20 parking spaces. The deficiency would be addressed by a cash-in-lieu contribution of \$60,000.

The applicant commissioned a traffic impact study (MMM Group Limited) which recommended that the required parking be reduced to 31 spaces. As such, the cash-in-lieu contribution would be reduced to 6 parking stalls.

- *Parking Demand for Restaurant and Conference Room*

The traffic study concluded that the restaurant and conference room in the hotel would largely service the hotel patrons. Staff's position supports the study's conclusion regarding this item. The restaurant and conference room components are considered to be included in the hotel parking ratio; a requirement of 1 parking space/hotel room. The parking calculation would be limited to the hotel rooms (45 parking spaces).

- *Peak Parking Demand*

The traffic consultant used the *Peak Parking Demand Evaluation* to conclude that the hotel parking demand is 31 parking spaces. The key findings of the study are based on assumptions regarding seasonal demand for parking, and the availability of on-street and off-street parking facilities in Nanaimo.

Staff's review of the parking ratios for hotels identified that hotel parking rates already include adjustments for seasonality. The rate of 1 parking space per hotel room is consistent with urban hotel parking rates (ITE Parking Generation – 4th Edition 2010). In addition, many of the adjacent parking facilities identified within the traffic study are supported by the cash-in-lieu system. Contributions made toward these parking facilities from benefiting developments, such as the hotel, is the basis of this system.

Staff (Transportation and Planning & Design) does not agree with the peak parking demand conclusion, which reduces the hotel parking calculation from 45 parking spaces (1 parking space/room) to 31 parking spaces (0.69 parking spaces/room), and reduces the cash-in-lieu contribution to 6 parking spaces (\$18,000) from 20 parking spaces (\$60,000).

Staff does not support the rationale of the traffic impact study to vary the parking to 31 spaces. Within a cash-in-lieu area, the method to provide for parking is through on-site parking and cash-in-lieu contributions. A parking variance of 14 spaces, to support the applicant's proposal for a 6 space cash-in-lieu contribution, would not be recommended by Staff as it does not provide for the necessary parking for the hotel nor does it meet the intent of the parking bylaw.

Staff recommendation respecting parking is for a 20 parking space (20 x \$3,000) cash-in-lieu contribution in order to satisfy the parking requirements for the proposed hotel development.

Subsequent to Staff's technical review of the requested variance, the applicant has proposed to reduce the parking variance by increasing the required parking from 31 (as supported in their traffic impact study, to 35). If supported, this would represent a 10-stall parking variance.

Based on this revised proposal, the options available to Council are as follows:

	Variance	Required Parking With Variance	Parking On Site	Cash-In-Lieu Of Onsite Parking
Option 1 No variance; 45 stalls required.	0	45	25	\$60,000 (20x\$3000)
Option 2 Variance as per applicant's traffic impact study.	14	31	25	\$18,000 (6X\$3000)
Option 3 Alternate variance proposed by applicant.	10	35	25	\$30,000 (10x\$3000)

DAP Recommendation

The Design Advisory Panel, at its meeting held on 2013-AUG-29, accepted DP000852 as presented and provided the following recommendation:

- Consider refining the plaza/canopy to incorporate weather protection; and,
- Consider improving the integration of the wheelchair ramp into the plaza,

with support for the requested variances.

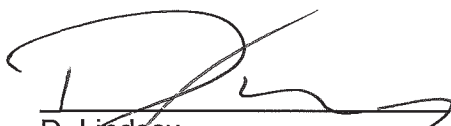
The applicant has redesigned the entrance canopy and front plaza to provide weather protection and accessible access.

Respectfully submitted,

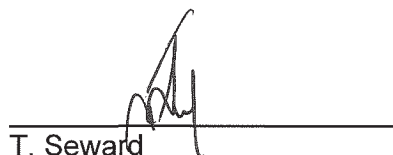


B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT

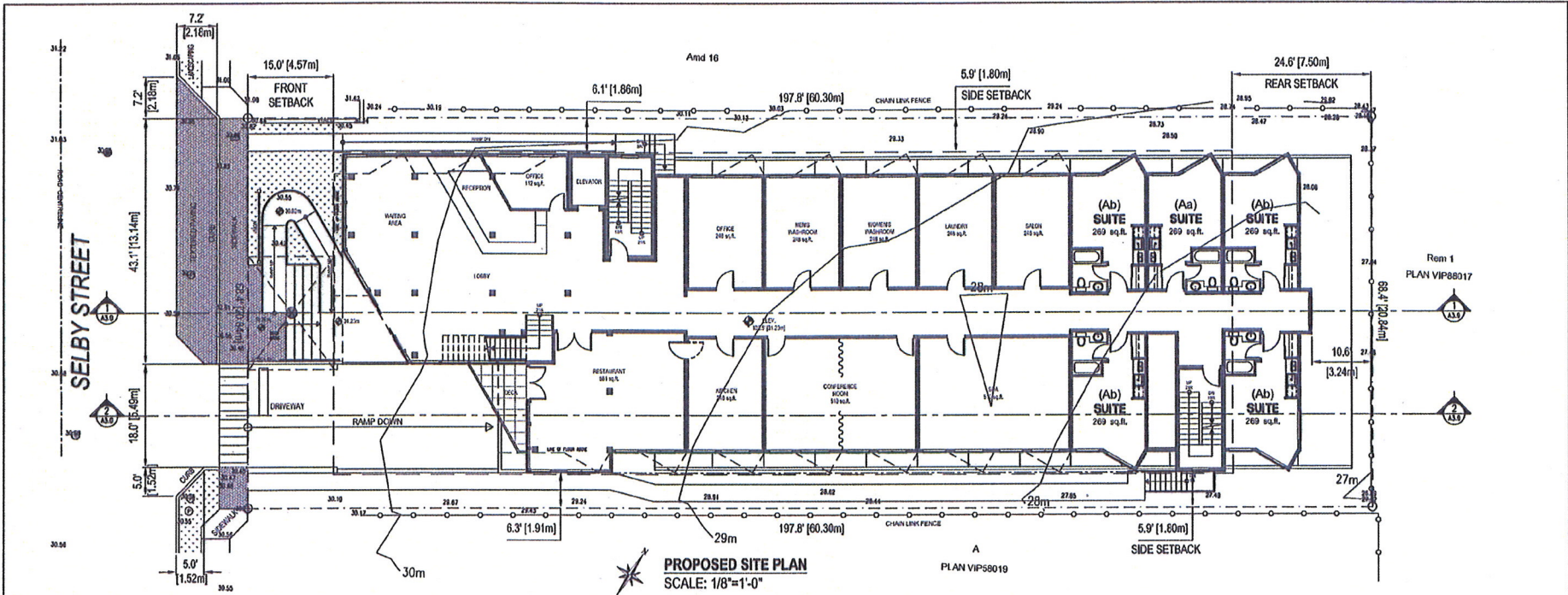


T. Seward
ACTING GENERAL MANAGER
COMMUNITY DEVELOPMENT &
PROTECTIVE SERVICES

CITY MANAGER COMMENT:

Given the findings of the applicant's traffic impact study, the proximity of the property to the downtown core and as the variance will not result in a change to the number of parking stalls provided on the site, I am recommending that Council support the applicant's revised request to vary the required parking by 10 from 45 to 35 stalls (Option 3).

*Drafted: 2015-APR-14
Prospero attachment: DP000852
GN/lb/DL/hd*



SITE PARTICULARS	
CIVIC ADDRESS:	440 Selby Street, Nanaimo, BC
LEGAL ADDRESS:	Amended Lot 15 (DO 77744-N), Block 22, Section 1, Nanaimo District, Plan 584
SITE AREA:	0.3109 Acres (0.1258 Ha) 13,543 sq.ft. (1,258.19 m ²)
ZONING:	D17 Quennell Square

PROJECT DATA		
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	HOTEL	
LOT AREA	3,983 sq.ft. (370.00 m ²) Min.	13,543 sq.ft. (1,258.19 m ²)
LOT COVERAGE	100% = 13,543 sq.ft. (1,258.19 m ²)	61.6% = 8,248 sq.ft. (812.63 m ²)
BUILDING GROSS FLOOR AREA		3RD FLR 6,155 sq.ft. (571.62 m ²) 2ND FLR 6,155 sq.ft. (571.62 m ²) 100% FLR 6,007 sq.ft. (557.82 m ²) BASEMENT 1,429 sq.ft. (132.78 m ²) TOTAL 26,743 sq.ft. (2,391.68 m ²)
DENSITY	2.3 = 31,119 sq.ft. (2,893.63 m ²) If Tier 1* req. met, 4162.2 = 2,705.6 sq.ft. (251.64 m ²) If Tier 2* req. met, 4882.2 = 3,356.1 sq.ft. (311.55 m ²) ** See "Schedule D" of zoning bylaw 4500 If all above req. met, the max total allowed is 2,75 = 37,243 sq.ft. (3,460 m ²) Max.	1.79 = 24,241 sq.ft. (2,232.34 m ²) *** *** Excludes 1,502 sq.ft. (139.54 m ²) main floor lobby area.
SETBACKS	FRONT: 15' (4.6 m) Min. SIDE: 5.9' (1.8 m) Min. SIDE (Blanking): 15' (4.6 m) Min. REAR: 24.6' (7.5 m) Min.	FRONT: 6.6' (2.02 m) SIDE: 6.1' (1.86 m) SIDE: 10.0' (3.0 m) SIDE: 6.3' (1.91 m)

HEIGHT OF BUILDINGS	45.92' (14.00 m) Max	43.92' (13.39 m)
OFF-STREET PARKING	Holds 1 space per sleeping unit 45 units x 1 = 45 spaces	24 Large spaces (22 reg + 2 HC) 1 Small space TOTAL 25 spaces
LOADING	2 of the required spaces must be for Handicapped use If building gross area is less than 30,140 sq.ft. (2,800 m ²) then 1 space is required	1 Small space = 4% of Total

HOTEL SUITE SUMMARY					
SUITE	NET AREA	QTY. BY FLOOR			SUB TOTALS
		1ST	2ND	3RD	
Aa	209 sq.ft. (23.00 m ²)	1	8	8	17
Ab	269 sq.ft. (28.00 m ²)	4	10	10	24
Ac	269 sq.ft. (28.00 m ²)	1	1	1	2
B	356 sq.ft. (35.07 m ²)	1	1	1	1
C	379 sq.ft. (35.21 m ²)	1	1	1	1
SUBTOTALS		5	20	20	45
TOTAL					

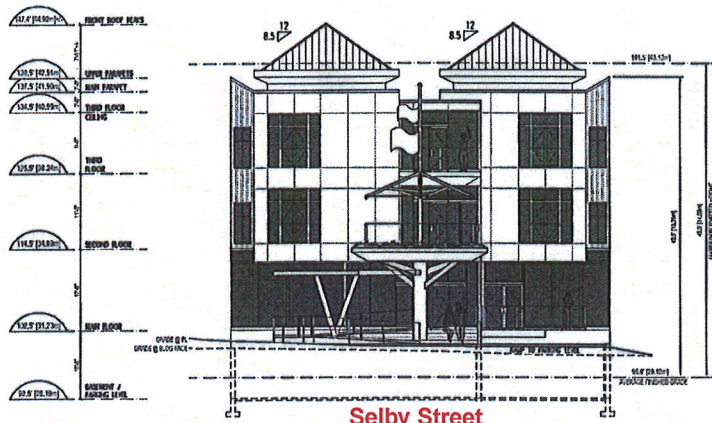


PRELIMINARY

RECEIVED
By Lianne Mieland at 1:17 pm, Feb 27, 2015

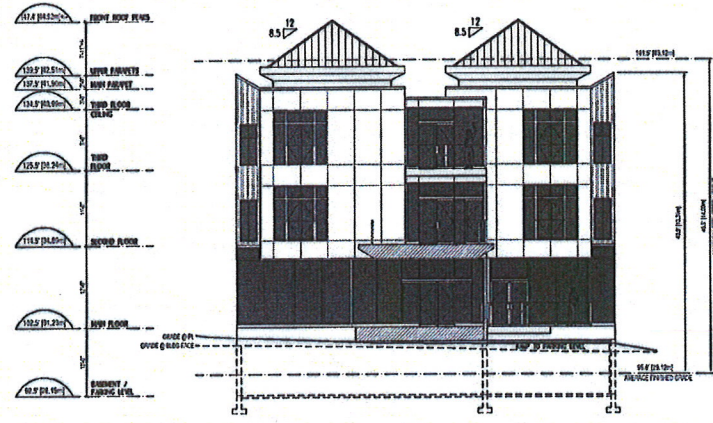
ARCHITECT ian a. niemath 416.800.9696 ian@iain.com	PROJECT 440 SELBY STREET, NANAIMO, BC	SHEET TITLE PROPOSED SITE PLAN SITE PARTICULARS, PROJECT DATA	SCALE AS SHOWN DRAWN EK	DATE FEB 27, 2015 CHECKED	DRAWING NO. A1.1
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BUILDING ELEVATIONS

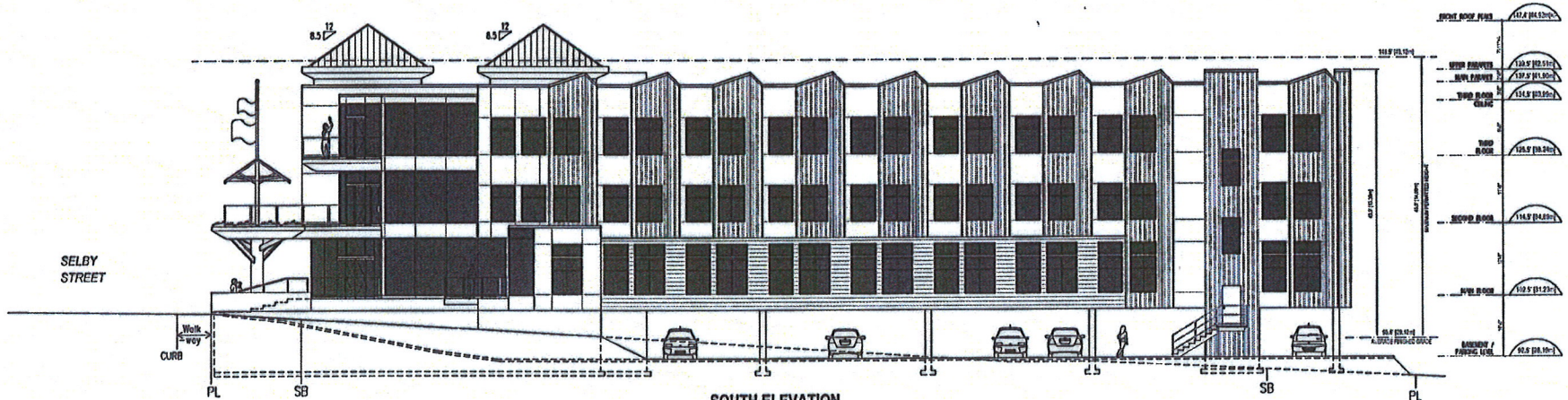


Selby Street

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



WEST ELEVATION w/ FRONT DECK CUTAWAY
SCALE: 1/8"=1'-0"



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

RECEIVED
By Laurie Nulsen at 8:55 am, Mar 27, 2015

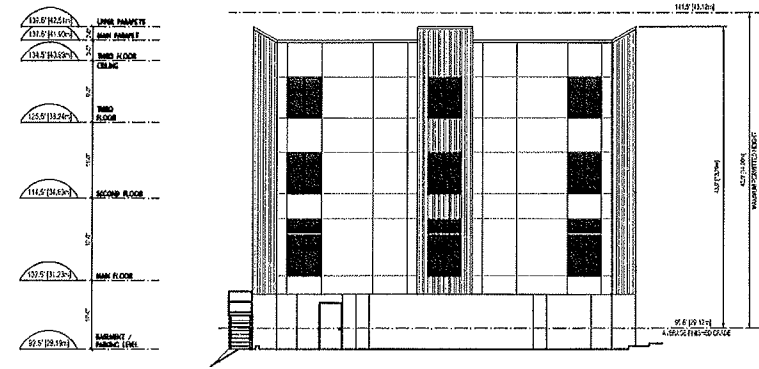
ARCHITECT
ian a. niamath
40 sec. pdc. r.a.l.t.s.

PROJECT
440 SELBY STREET, NANAIMO, BC

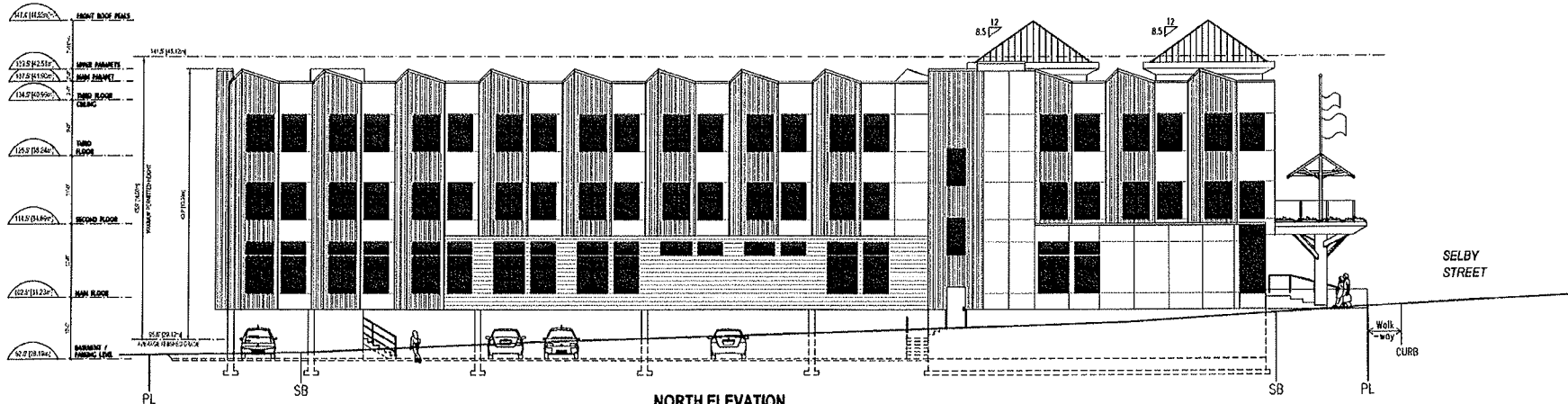
SHEET TITLE
BUILDING ELEVATIONS

SCALE AS SHOWN
DATE FEB 27, 2015
DRAWN CHECKED
EK

DRAWING NO.
A4.0



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



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

RECEIVED
By Laurie Nielson at 8:55 am, Mar 27, 2015
DRAWING NO.

ARCHITECT
ian a. niamath
i.a.n. ARCHITECTURE
8-1400 VICTORIA STREET
NANAIMO, B.C. V1P 1J7
TEL. 250.759.7311, FAX 250.721.1311

PROJECT
440 SELBY STREET, NANAIMO, BC

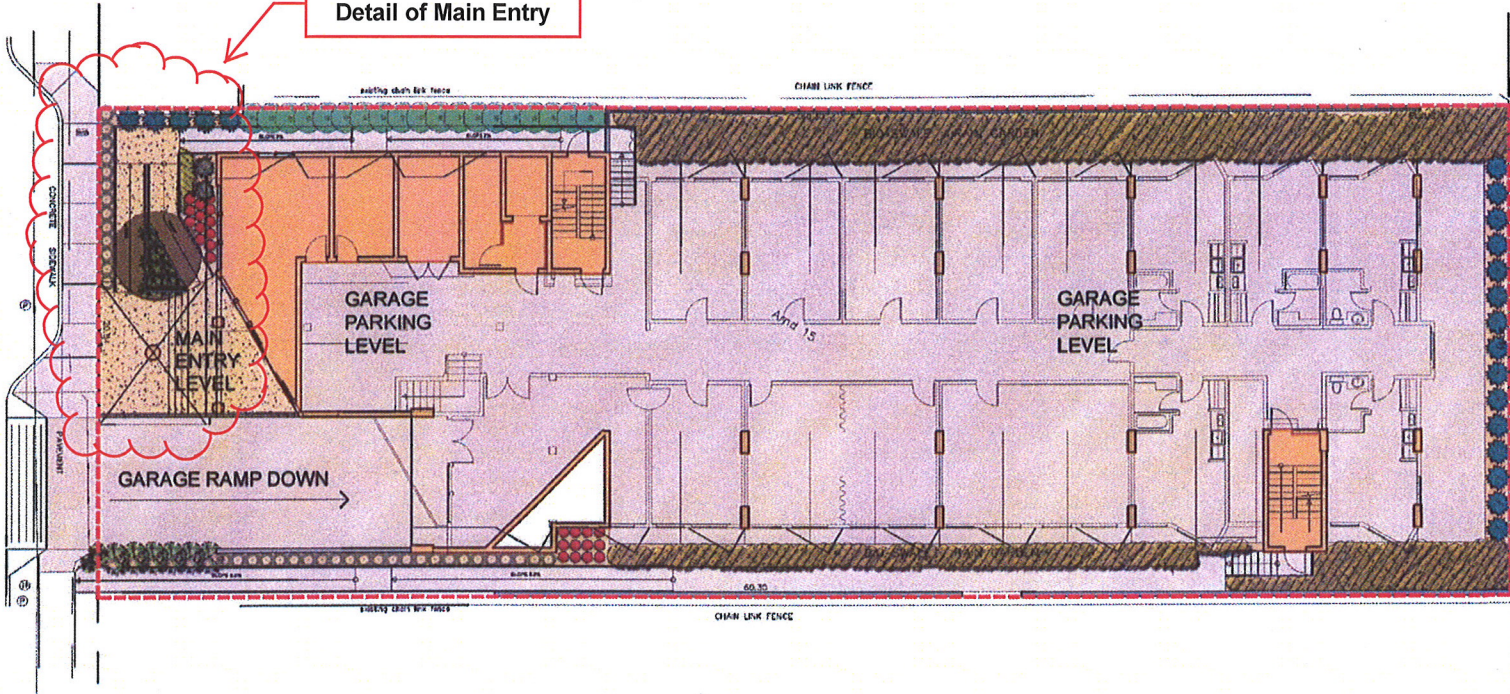
SHEET TITLE
BUILDING ELEVATIONS

SCALE
AS SHOWN
DATE
FEB 27, 2015
DRAWN
EK
CHECKED

A4.1

Arnd 16

See Schedule D for
Detail of Main Entry



CANDIDATE PLANT LIST

- LARGE TREES 6 CM CAL.
 - OSYRIS SPICATA WHITE WOOD
 - QUERCUS BICOLOR WHITE OAK
 - FRAXINUS AMERICANA WHITE BIRCH
 - PAULOWNIA TOBIROVITZ
- SMALL TREES 4M High
 - CORNUS FLORIDA SPICEBERRY
 - MALES FEROCIS
- BROADLEAF EVERGREEN 1 AND 2 GAL.
 - WAXY LEAF
 - CHERRY LAUREL
 - SPRING DOGWOOD
 - RED TILED WING
 - RED BELLIED WOODPECKER
 - WOODPECKER VARIETY
- ORNAMENTAL SHRUBS 2 GAL.
 - ORNAMENTAL SHRUB
 - SPRING DOGWOOD
 - RED TILED WING
 - RED BELLIED WOODPECKER
- ORNAMENTAL GRASSES 1 GAL.
 - GRASS
 - ORNAMENTAL GRASS
- GROUND COVER HERBACEOUS 1 GAL AND 10 CM POT
 - ORNAMENTAL GRASS
 - ORNAMENTAL SHRUB
 - ORNAMENTAL GRASS
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 - ORNAMENTAL GRASS
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 - ORNAMENTAL SHRUB
- BIOSWALE PLANTINGS 10 CM POT AND STYRO-PLUG
 - ORNAMENTAL GRASS
 - ORNAMENTAL SHRUB
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A
PLAN WP58019



Key Plan

General Notes
 BASE INFORMATION - TOPOGRAPHIC PLAN 9168/02
 SITE PLAN OF AMENDED LOT 16 (DD 77744-N),
 BLOCK 22, SECTION 1,
 HANNOY DISTRICT, PLAN 664

PREPARED BY:
 FRANK BASCIANO
 1100-1200
 1100-1200

BASE SITE LAYOUT AND ARCHITECTURAL INFORMATION
 RECEIVED FROM:
 HANNOY AT/L, A/L, A2/B, A2/L, A3/O, A1/G AND A1/L,
 DATED JUNE 14, 2013, AND AUGUST 13, 2013.

PREPARED BY:
 MR. A. BACIANO, 5-1600 Kingsway Street, Kelowna,
 B.C., V0S 1K7, Tel: 250 729 7311.

2	2013-09-15	UPDATED AND DEVELOPMENT REVIEW	FB
1	2013-07-18	DISCUSSION	FB
Pre	2013	Design	FB

frank basciano landscape architect
 LANDSCAPE ARCHITECTURE - PARK PLANNING & DESIGN
 URBAN DESIGN - ARCHITECTURE
 Phone: (250) 729-7311 • Fax: (250) 913-1562









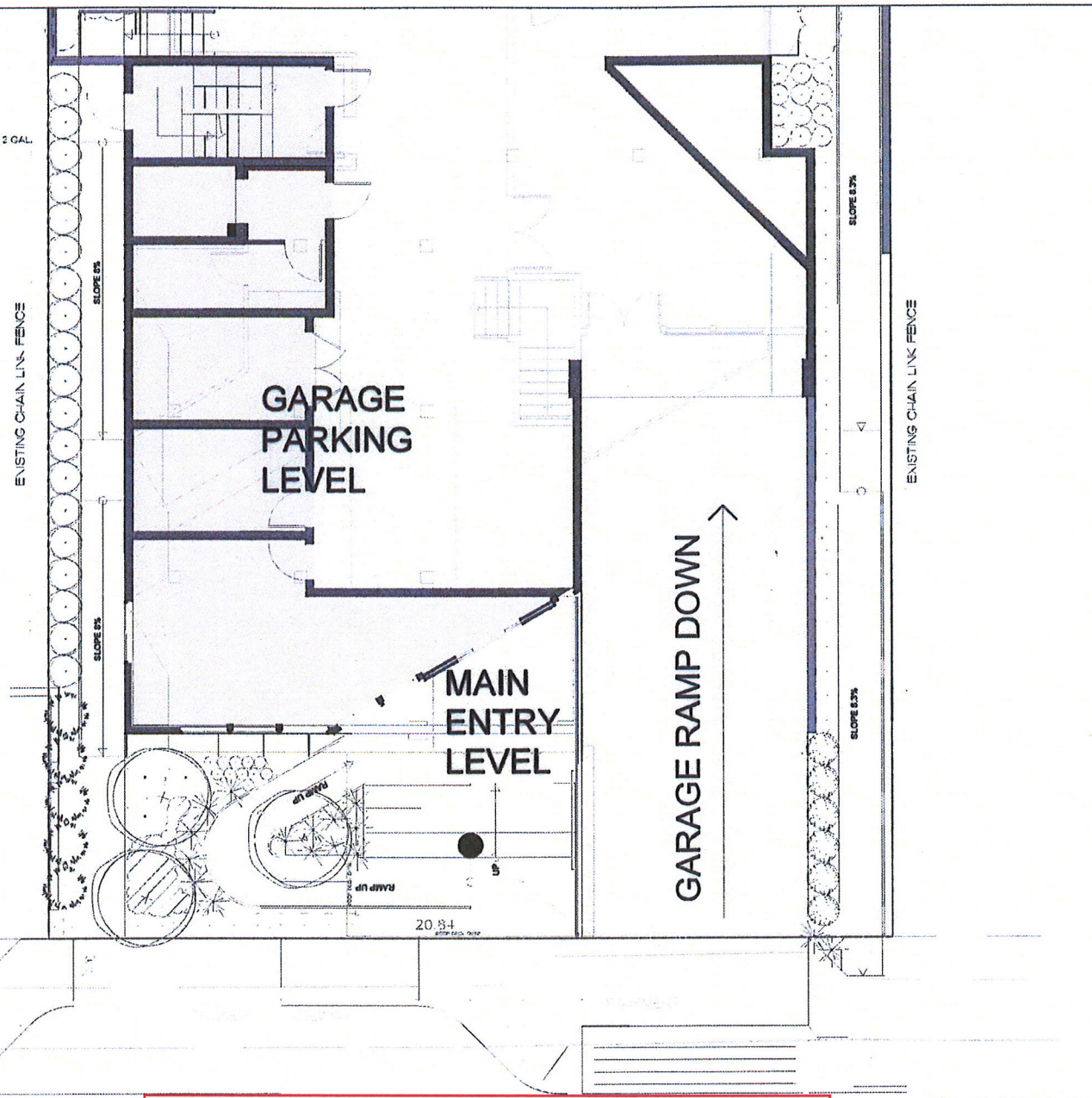
Development Permit	
Issued:	August 15, 2013
Scale:	1:100
Sheet:	FB
440 Selby Street	

Kelowna, British Columbia
 Frank Basciano
 Landscape
 Concept Plan
 Sheet:
LC1.1

Development Permit DP000852 Schedule C
 440 Selby Street
LANDSCAPE PLAN

CANDIDATE PLANT LIST

-  **LARGE TREES 6 CM GAL**
 QUERCUS ROBUR (100%)
 QUERCUS ALBA (100%)
 QUERCUS PRINCEPIS (100%)
 QUERCUS FLEXILIS (100%)
 QUERCUS LAEVIS (100%)
 QUERCUS BICOLOR (100%)
 QUERCUS LAEVOLEVIS (100%)
 QUERCUS LAEVOLEVIS (100%)
 QUERCUS LAEVOLEVIS (100%)
-  **BROAD LEAF EVERGREEN 1 AND 2 GAL**
 TAXUS CANADENSIS (100%)
 TAXUS VIRGINICA (100%)
 TAXUS CANADENSIS (100%)
 TAXUS VIRGINICA (100%)
 TAXUS CANADENSIS (100%)
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 TAXUS CANADENSIS (100%)
 TAXUS VIRGINICA (100%)
-  **ORNAMENTAL SHRUBS 2 GAL**
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-  **ORNAMENTAL GRASSES 1 GAL**
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-  **GROUND COVER HERBACEOUS 1 GAL AND 10 CM POT**
 VERBENA SP. (100%)
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-  **BIOSWALE PLANTINGS 10 CM POT AND STYRO-PLUS**
 VERBENA SP. (100%)
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Key Plan

General Notes

BASE INFORMATION - TOPOGRAPHIC PLAN SHOWING SITE PLAN OF AMENDED LOT 15 (20 774444), BLOCK 22, SECTION 1, HANNOY DISTRICT, PLAN 554

PREPARED BY:
 NAME: [Redacted]
 ADDRESS: [Redacted]
 PHONE: [Redacted]
 EMAIL: [Redacted]

BASE SITE LAYOUT AND ARCHITECTURAL INFORMATION ON DEVELOPER'S PLAN 554

DATE: APR 21, 2015, 2:15:00 AM, 4:30, 4:40 AND 4:41, DATED FEBRUARY 27, 2015

PREPARED BY:
 NAME: FRANK BOSCIANO
 ADDRESS: 6400 WINDSOR STREET, HANNOY, BC, V1V 3J1, TEL: 604 299 7228

2	2015-04-02	Development Permit	FB
1	2015-04-01	REVISIONS	FB
1	2015-04-01	REVISIONS	FB

frank bosciano landscape architect
 LANDSCAPE ARCHITECTURE - PLANNING & DESIGN
 6400 WINDSOR STREET - HANNOY, BC V1V 3J1
 P.O. BOX 200, 153 140 - FAX (604) 299 7228

440 Selby Street

Development Permit
 Date: April 02, 2015
 Scale: 1:50
 Plan: 15-202
 Date: FB
 Date: FB

440 Selby Street

Hannoy, British Columbia

Landscape
 Concept Plan - Enlargement

LC1.2

RECEIVED
 By L. Nielsen at 1:51 pm, Apr 02, 2015

Development Permit DP000852
 440 Selby Street

Schedule D

**LANDSCAPE PLAN
 (Detail for Main Entry)**

ARCHITECTURAL RENDERINGS

