

DATE OF MEETING December 4, 2017

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

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1049 – 525 THIRD STREET

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a mixed-use development at 525 Third Street.

Recommendation

That Council issue Development Permit No. DP1049 at 525 Third Street with the following variance:

- reduce the required number of off-street parking spaces from 392 to 235.

BACKGROUND

A development permit application, DP1049, was received from D-Architecture on behalf of Hai Yang Estate Developments Limited to construct a mixed-use development that includes student housing on the subject property. This property was rezoned (RA363) on 2017-JUN-19 from Single Dwelling Residential (R1) and Duplex Residential (R4) to Mixed Use Corridor (COR2) with a site-specific use to allow student housing. As a condition of rezoning, the following items were secured prior to adoption:

- Road dedication on all three frontages;
- Lot consolidation of the parent parcels;
- Provision of a bus shelter along Third Street;
- Off-site roadworks along Third Street, including re-profiling of the road, left-turn bays, a pedestrian-controlled crosswalk, street trees and off-set sidewalks;
- Onsite covered bicycle storage facilities;
- A student housing agreement; and,
- Community contribution of \$221,000 to be applied towards: road re-profiling (\$50,000), green design features (\$81,000), and site amenities such as public space (\$90,000).

A housing agreement was adopted by Council on 2017-SEP-11 and registered on the property title to limit the student housing use to a maximum of 220 beds for rent to students only. The proposed mixed-use development is consistent with the uses and density envisioned at rezoning.

Subject Property

<i>Zoning</i>	COR 2 – Mixed Use Corridor
<i>Location</i>	The subject property is located on the south side of Third Street between Watfield Avenue (east property line) and Hillcrest Avenue (west property line).
<i>Total Area</i>	18,531m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Harewood Neighbourhood Plan – Urban Design Framework and Guidelines

The proposed development is an infill project within an established neighbourhood. The property is surrounded by a mix of single residential-zoned lots, a social housing development, and properties zoned for Corridor use that have redevelopment potential. A number of existing buildings within the subject property, including single residential dwellings and warehouse/accessory buildings, will be removed through redevelopment.

DISCUSSION

Proposed Development

The proposed development is a comprehensive mixed-use project to be constructed in six phases (see Attachment C Site Plan) with the following buildings:

- Three four-storey mixed-use buildings along Third Street containing
 - 22 multiple-family units (rental apartments) in each building, for a total of 66 multi-family units. These units include 36 one-bedroom units (65m²), 30 two-bedroom units (81.6m²), and 6 three-bedroom units (106.5m²); and,
 - 805m² of commercial gross floor area (GFA) in each building, for a combined commercial GFA of 2,415m².
- One four-storey student housing building that includes 206 beds within 96 units.
- Two three-storey townhouse buildings fronting Hillcrest Avenue with four units in each townhouse module (total 8 units).
 - Three two-storey townhouse buildings fronting Watfield Avenue, including one duplex and two four-plexes (total 10 units).

The allowable floor area ratio (FAR) is 1.25. The proposed FAR is 0.97.

Site Design

The siting of the three mixed-use buildings (Buildings C, E and F) creates a prominent Corridor street wall along Third Street. The building separation on either side of Building E allows two well defined pedestrian accesses to internal site activities, including access to the main residential entrances on the rear side of the mixed-use buildings, the student housing building, the formal outdoor amenity space, and the connection to the internal pedestrian network.

The corner building (Building C) sited at Hillcrest Avenue and Third Street allows for an entry plaza, which will be highlighted with public art. A proposed bus stop will also be located near this street corner in front of Building C. The corner plaza has good visibility from the Third Street / Wakesiah Avenue intersection.

In terms of onsite circulation, the internal lane located behind the mixed-use buildings that front Third Street is strategically designed to accommodate:

- two access/egress points for site users, residents, and patrons of commercial businesses and service vehicles;
- easy access to the under-the-building and underground parking areas beneath the mixed-use buildings, and the under-the-building student housing parking area;
- pedestrian connectivity to six building modules via a sidewalk along the north edge of the lane, and to the amenity area on the south side of the property and the three abutting public streets; and,
- access to the at-grade parking area behind the two Hillcrest Avenue townhouse buildings.

Landscape Plan

The proposed landscaping addresses a number of site elements including:

- **Streetscape**
The street tree program along all three street frontages conforms to the Harewood Neighbourhood Plan design guidelines.
- **South Property Line Screening**
A proposed evergreen hedge, 1.5m fence, and ten canopy trees along the pathway on the south property line will provide screening between the proposed development and existing single residential lots that back onto the subject property.
- **Pedestrian Access Points to Site**
An arbor detail located at the site access points uses a rhythm of coalmine tunnel wood framing to clearly identify and draw pedestrians into the site entrances. The hard surface under the arbors suggests a linear line of tracks.
- **Site Amenity Space**
The student housing building V-shaped footprint frames the common outdoor amenity space, which contains a formal fountain, hardscaping and seat walls. The building design provides a pedestrian causeway under the building to the programmed amenity space. Additional onsite amenity features include an outdoor workout area and a pedestrian connection between Watfield Avenue and Hillcrest Avenue along the south property line.

Building Design

- **Mixed-Use Buildings (Third Street)**
The three four-storey mixed-use building forms address the Harewood Neighbourhood Plan – Urban Design Guidelines. The architecture clearly defines the commercial uses

on the ground level with articulated frames, stone veneer and storefront glazing, while the residential units are distinguished with vertical structural bays.

- **Student Housing Building**

The four-storey student housing building is sited with limited street exposure and contains under-the-building parking within the first storey. The east and west building elevations (Buildings D1 and D3) open in a “V” which defines the edges of the outdoor amenity space (fountain plaza).

The central building elevation (Building D2) facing the internal lane connects the two building wings and creates a robust pedestrian entry to the outdoor amenity space and to the two main building entrances.

The building design is well integrated with the design of the mixed-use buildings and Hillcrest Avenue townhouses. The building design has a rhythm of vertical bays and fenestration that reflects the student residential use. The mix of shed and flat roofs in combination with different exterior cladding and colours effectively reduces massing of the two building wings and provides a residential signature.

- **Townhouses (Watfield Avenue & Hillcrest Avenue)**

The design of the four-plexes and duplex facing Watfield Avenue is intended to compliment the existing character of the homes across the street. The low pitch of the roof mass is intended to minimize potential impacts on views of Mount Benson for surrounding properties.

The townhouses facing Hillcrest Avenue use the architectural vocabulary of the mixed-use buildings and student housing, and incorporate individual ground-oriented unit entrances with front yards, which reflects the character of the existing neighbourhood on the west side of Hillcrest Avenue. Parking for these units is provided at-grade to the rear of the townhouses to maintain an uninterrupted streetscape along Hillcrest Avenue.

For more information, see the Attachments.

Proposed Variances

Required Parking

The proposed uses require 392 off-street parking spaces, as summarized in the table below. The proposed number of onsite parking spaces is 235, a variance of 157 parking spaces.

Land Use	Parking Rate	Parking Requirement
Townhouses (18 units) Apartments (66 units) Student Housing (206 beds/96 units)	1.66 spaces/unit	299
Commercial (2,173.5 m ² total net floor area)	4.3 spaces per 100m ² net floor area	93
Total		392 spaces

It is noted that the current City of Nanaimo parking bylaw does not have a specified parking rate for student housing use, so the multi-family rate of 1.66 spaces/unit is applied. However, a more relevant rate based on observed parking demand for other approved student housing projects is 0.4 spaces/bed, which in this case would amount to 82 spaces instead of 159 spaces.

The applicant's rationale for the proposed parking variance:

- Onsite parking has been maximized, including at-grade, underground, and under-the-building parking. Further underground parking is not feasible due to the water level table of the subject property;
- Additional at-grade parking would compromise the site design and significantly reduce the area of outdoor amenity space; and,
- The reduced parking demand for the site uses have been confirmed by a traffic consultant through a parking study.

The parking study considered the site's proximity to Vancouver Island University and alternate modes of transportation, such as cycling (internal bike storage for 268 bikes), transit (proposed bus stop on Third Street), walkability, and site observations conducted in comparable neighbourhoods. The study recommends a total parking supply of 225 parking spaces.

City Staff reviewed the parking study and conducted actual counts of parking demand for comparable uses in the neighbourhood. Based on the observed demand, Staff recommended a modification to the proposed number.

The applicant considered the findings of the parking study and City Staff and responded by reorganizing the site to provide additional spaces, and reducing the number of units to maximize the parking supply onsite. In Staff's opinion, the proposed parking supply of 235 spaces is not anticipated to negatively affect the use of the site or surrounding properties and can be supported given that:

- The parking supply is comparable to observed parking demands for similar uses in the neighbourhood;
- The onsite parking will not be assigned to a specific use and will allow a shared parking arrangement between commercial and residential uses that have different peak period demands;
- The proposed commercial units in the mixed-use buildings will likely be small scale to serve the onsite residents and drive-by traffic; and,
- An additional 27 on-street parking spaces will be provided along Hillcrest Avenue and Third Street, which will provide a safety factor if demand is marginally more.

Design Advisory Panel Recommendations

At its meeting held 2017-MAY-25, the Design Advisory Panel (DAP) accepted DP1049 as presented with support for the parking variance, and provided the following recommendations:

- Highlight entries to residential units in the three mixed use buildings;
- Add strength to columns under student housing units;
- Form and character of units on Watfield Avenue to relate to site design context;
- Increase landscape area at drop off drive aisle or reduce the size of the drop off area;

- Add more to feature patio area to use as amenity space, possibly site furniture; and
- Add more shade trees onsite.

The applicant responded the DAP recommendations as follows:

- The main rear entries to the residential units in the mixed use buildings are now highlighted with a distinct articulated red frame;
- The columns supporting the upper floors of the student housing building have been widened and faced in stone veneer to add mass and strength;
- The drop-off area in front of the student housing building has been reconfigured to accommodate 13 angled parking spaces. The addition of the parking spaces reduces the proposed parking variance;
- The patio areas have been upgraded to include seating; and
- Additional shade trees have been added along the southern edge of the formal outdoor amenity space.

SUMMARY POINTS

- Development Permit Application No. DP1049 is for a mixed-use development at 525 Third Street.
- The proposed development meets the intent of the General Design Permit Area Guidelines and the Harewood Neighbourhood Plan – Urban Design Guidelines.
- Staff support the proposed parking variance.

ATTACHMENTS

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

Submitted by:

L. Rowett, Manager
Current Planning and Subdivision

Concurrence by:

D. Lindsay, Director
Community Development

ATTACHMENT A PERMIT TERMS AND CONDITIONS

PERMIT TERMS

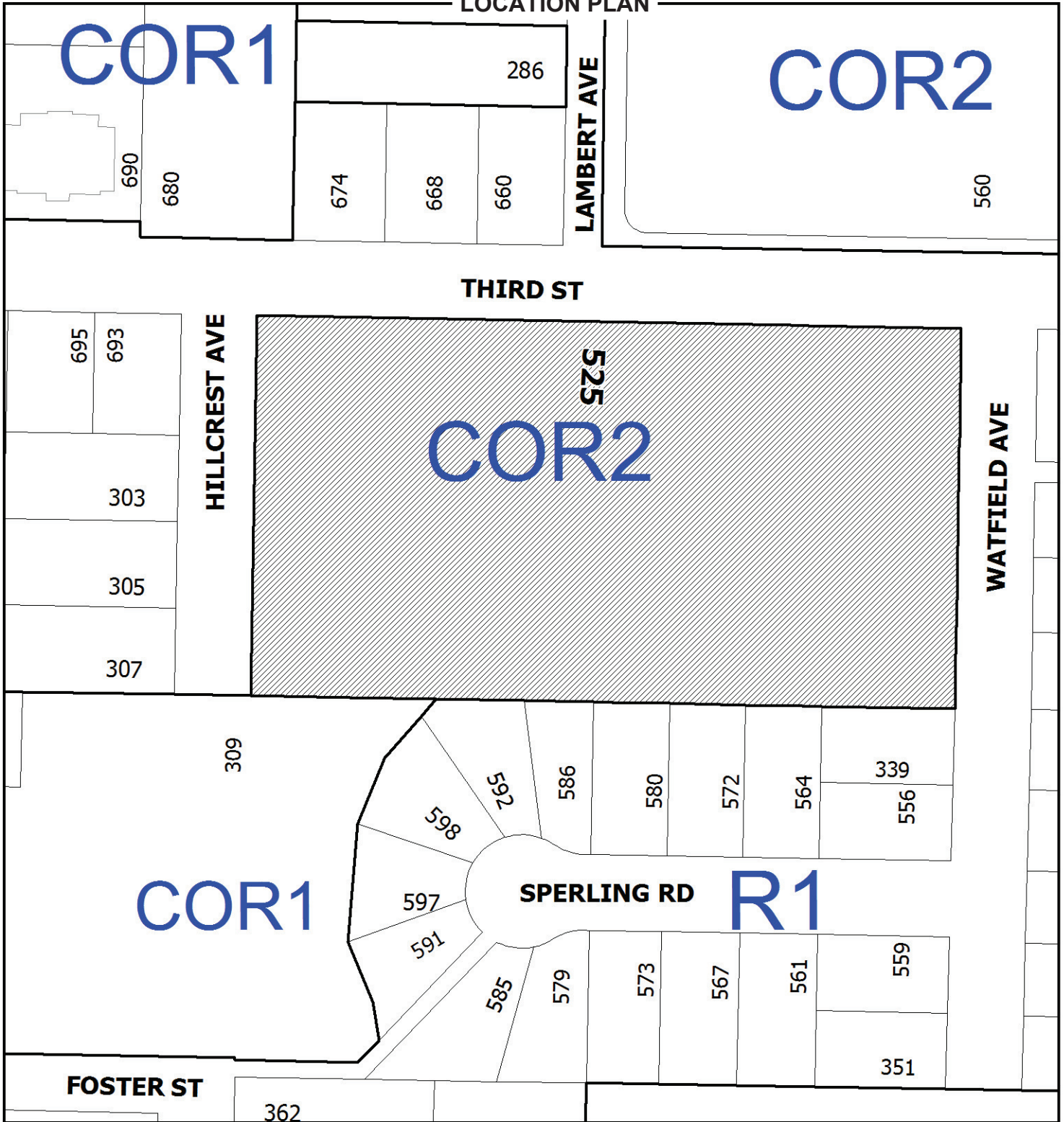
The City of Nanaimo “Development Parking Regulations Bylaw 2005 No. 7013” is varied as follows:

1. *Schedule ‘A’* – to reduce the required number of off-street parking spaces from 392 to 235 parking spaces.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by D-Architecture received 2017-NOV-16, as shown on Attachment C.
2. The development is in general compliance with the building elevations prepared by D-Architecture received 2017-NOV-16 and 2017-NOV-21, as shown on Attachment D.
3. The subject property is in general compliance with the landscape plan JPH Consultants Inc., dated 2017-OCT-17, as shown on Attachment E.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001049

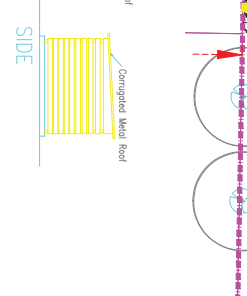
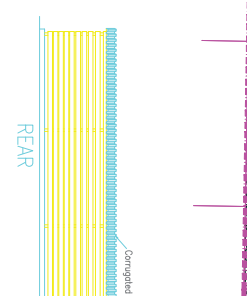
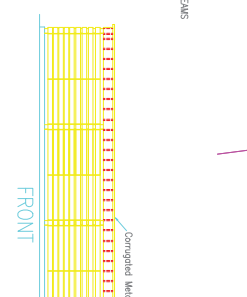
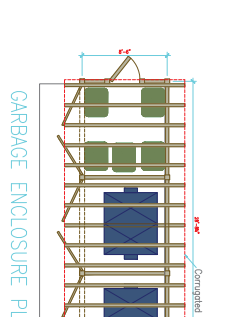
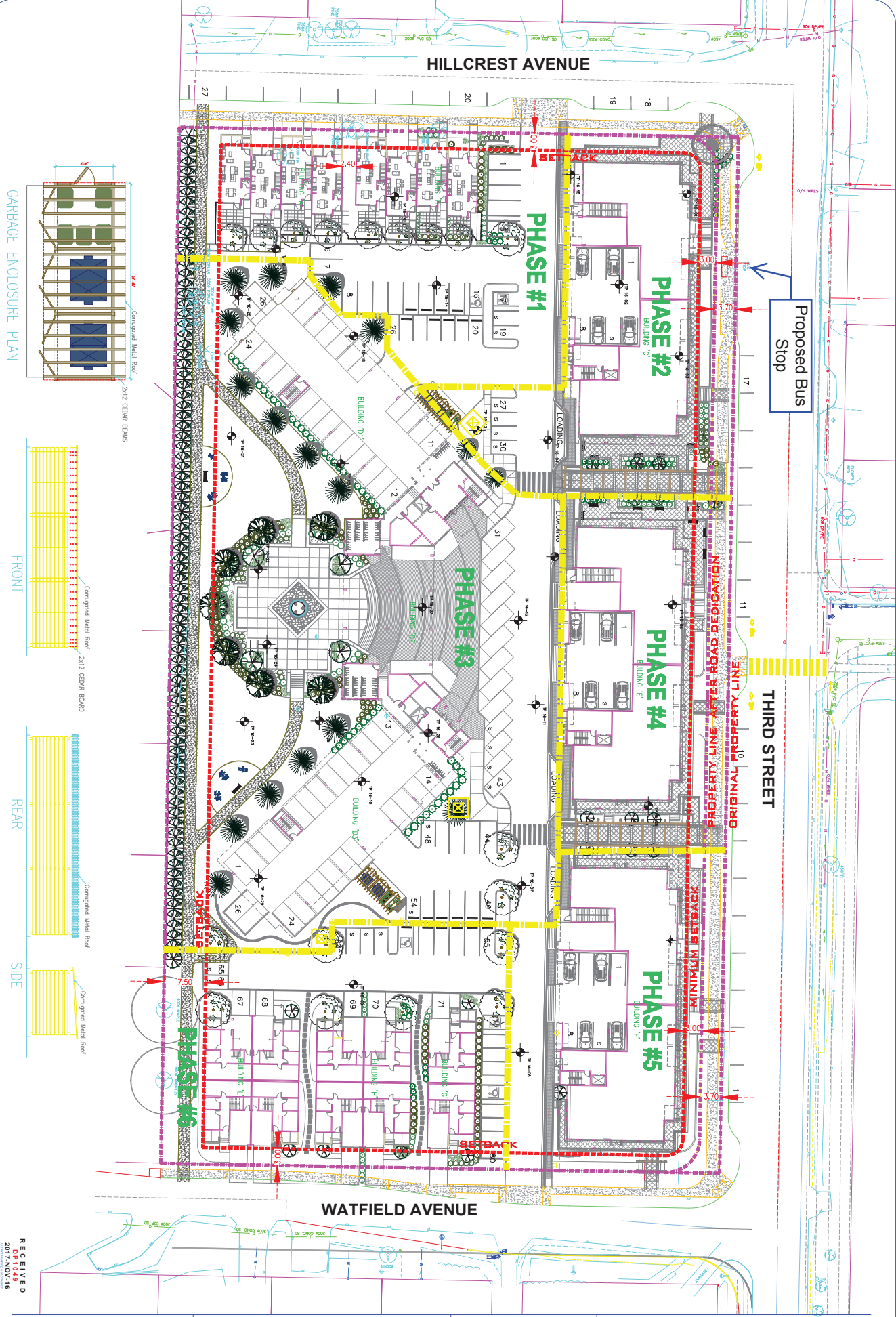


LOCATION PLAN

Civic: 525 Third Street
Lot A, Section 1, Nanaimo District,
Plan EPP70217

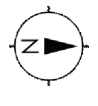
 **Subject Property**

ATTACHMENT C SITE PLAN



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8 VILLAGE ON THIRD
525 THIRD STREET, NANAIMO, BC

SITE PLAN &
PRELIMINARY PLANS

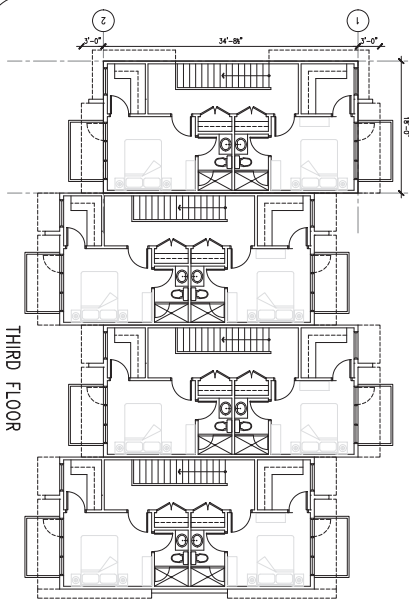
DATE: NOV 2017
PROJECT NO: 2420
HAI YANG ESTATE DEVELOPMENT LTD.

D-ARCHITECTURE
8377 ISLAND DRIVE, NANAIMO, BC V9Y 1Y4
TEL: 250-853-1581, E: INFO@D-ARCH.COM

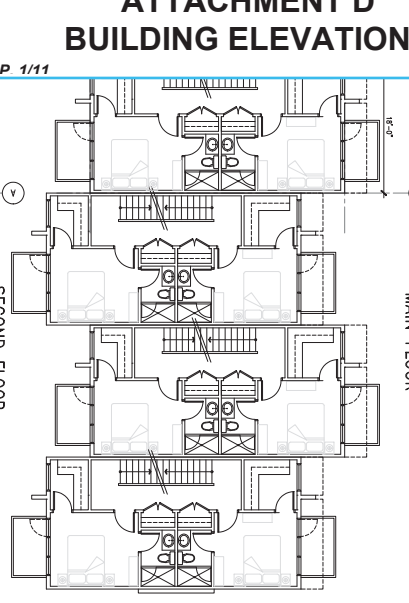
ATTACHMENT D BUILDING ELEVATIONS

Buildings A & B

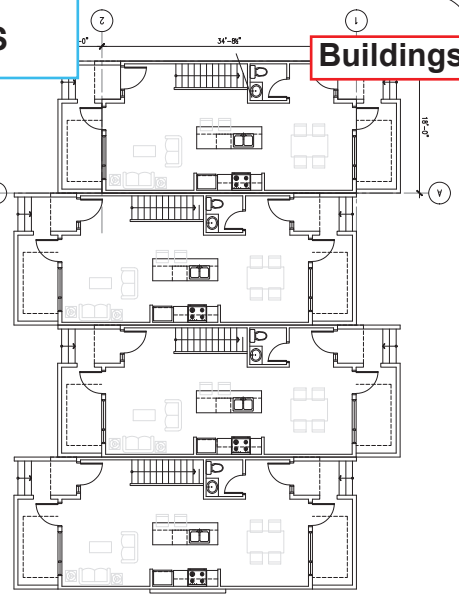
P 1/11



THIRD FLOOR



SECOND FLOOR



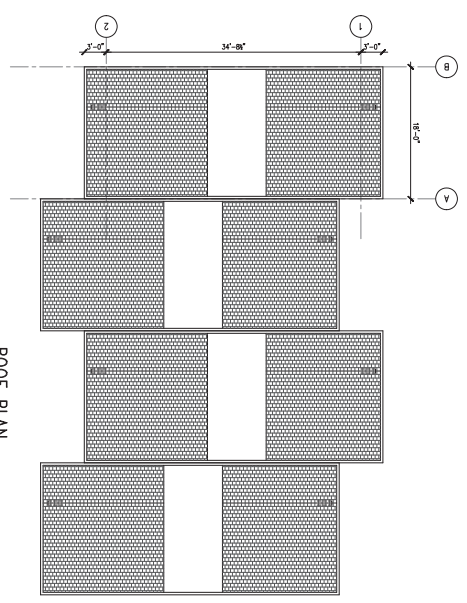
MAIN FLOOR



FRONT ELEVATION



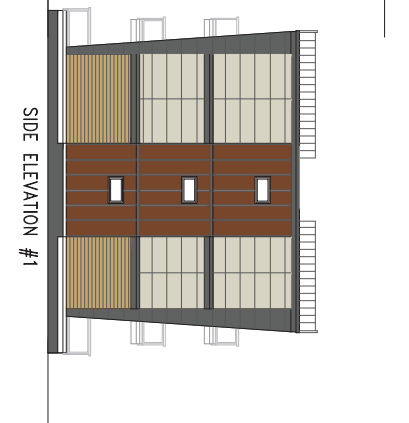
REAR ELEVATION



ROOF PLAN



SIDE ELEVATION #2



SIDE ELEVATION #1

A2.1



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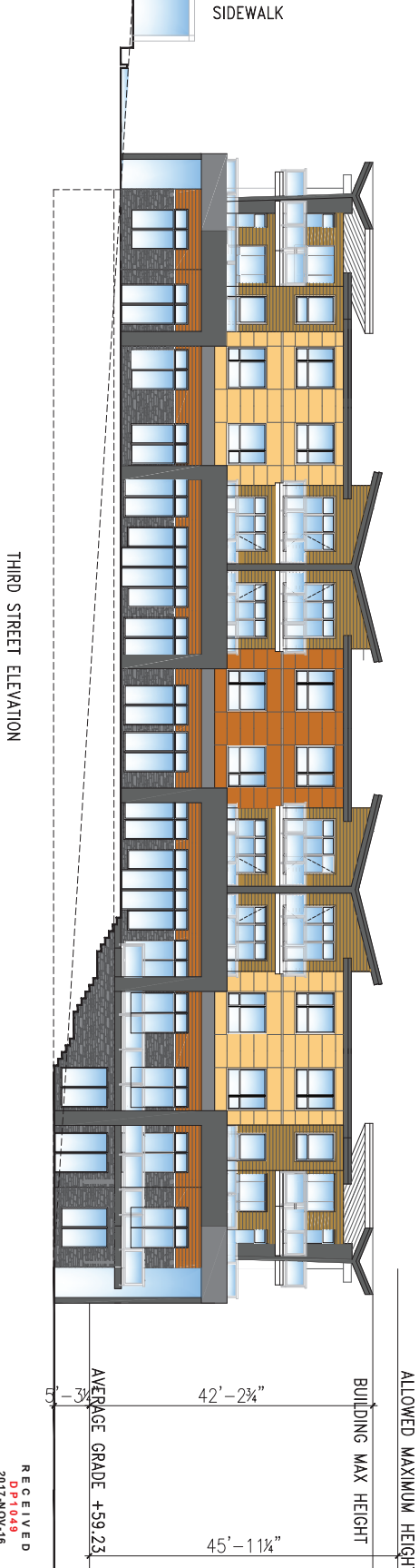
60 VILLAGE ON THIRD
525 THIRD STREET, NANAIMO, BC
HAI YANG ESTATE DEVELOPMENT LTD.

BUILDING A & B TOWNHOUSES AT HILLCREST AVE. PRELIMINARY PLANS
PROJECT NO: 2420
DATE: MARCH 2017
SCALE: 1/8"=1'-0"

D-ARCHITECTURE
6377 ISLAND DRIVE, NANAIMO, BC V8Y 1N4
71.830.933-1991, 25.PRI@DARCHITECTURE.COM



Building C



THIRD STREET ELEVATION

ALLOWED MAXIMUM HEIGHT
 BUILDING MAX HEIGHT
 45'-11 1/4"
 42'-2 3/4"
 AVERAGE GRADE +59.23
 5'-3 1/4"

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 2017-10-16
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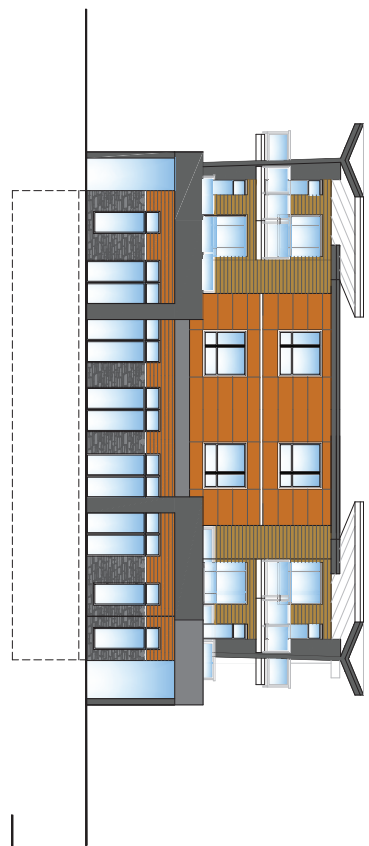
A3.2

HAI YANG ESTATE DEVELOPMENT LTD.
525 THIRD STREET, NANAIMO, BC

MIXED USE BUILDING
 BUILDING 'C'
 PRELIMINARY ELEV.
 110

D-ARCHITECTURE
 8377 KANAB DRIVE, NANAIMO, BC V9Y 1N4
 71 824-828-1981, 81 782-222-8888
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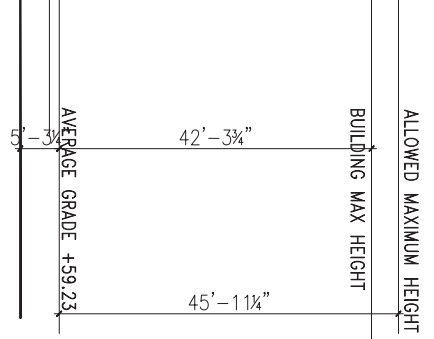




SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

SIDEWALK



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 8377 KENNEDY DRIVE, NANAIMO, BC V9Y 1K4
 250.755.1111 | INFO@D-ARCHITECTURE.COM

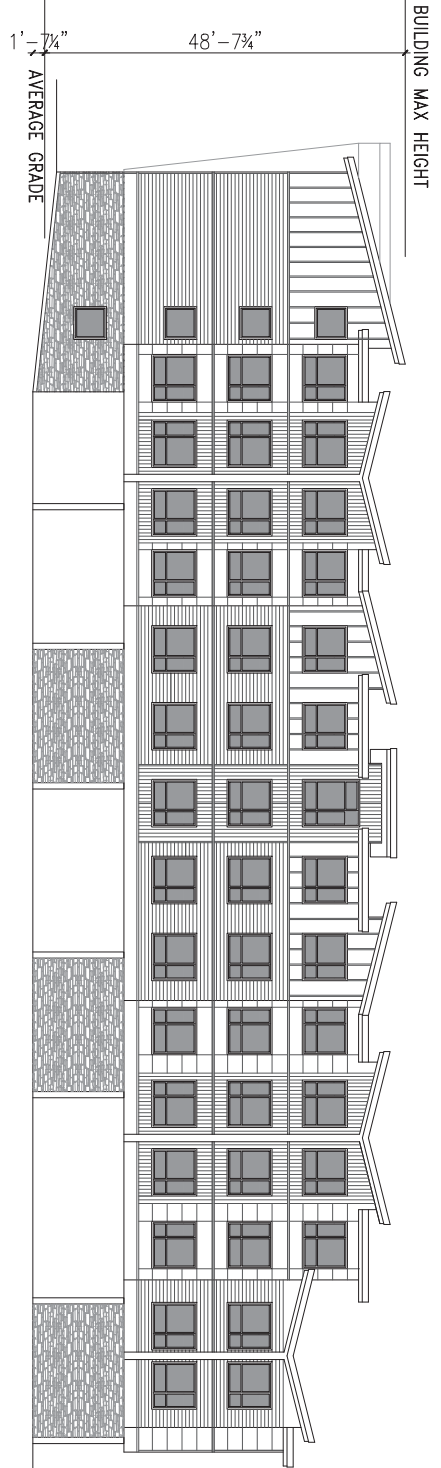
MIXED USE BUILDING
 BUILDING "C"
 PRELIMINARY ELEV.
 PROJECT NO. 200
 SHEET 18 OF 19
 DATE: NOV 11 2017

1 \$23 THIRD STREET, NANAIMO, BC
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 2017-NOV-16
 City of Nanaimo

A3.3

Building D



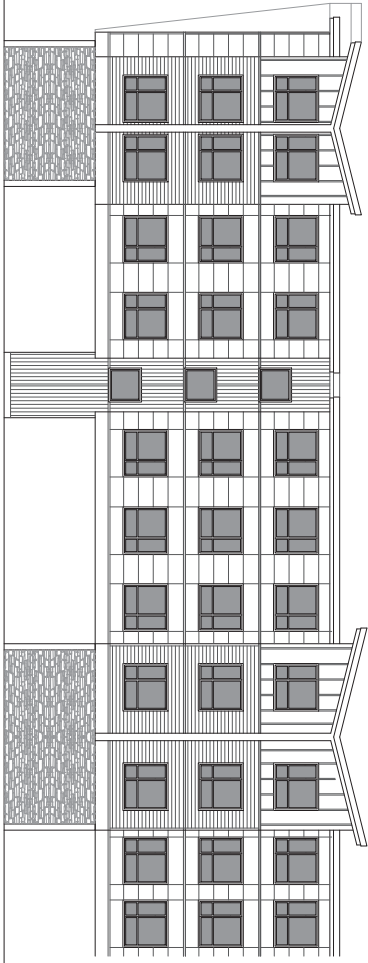
ELEVATION #1

WEST WING ELEVATIONS (BUILDING D1)

ELEVATION #2



ELEVATION #3



EXTERIOR MATERIALS		
CODE	COLOR	MATERIAL
1		8" HARDE PLANK SIDING
2		NATURAL/MITATION WOOD SIDING
3		HARDE PANELS CEMENTITIOUS PANEL SIDING
4		HARDE PANELS CEMENTITIOUS PANEL SIDING (VINS WALLS)
5		NATURAL/CULTURED VENER STONE
6		ALUMINIUM STOREFRONT WINDOWS/DOORS AT MAIN FLOOR
7		VINYL WINDOWS

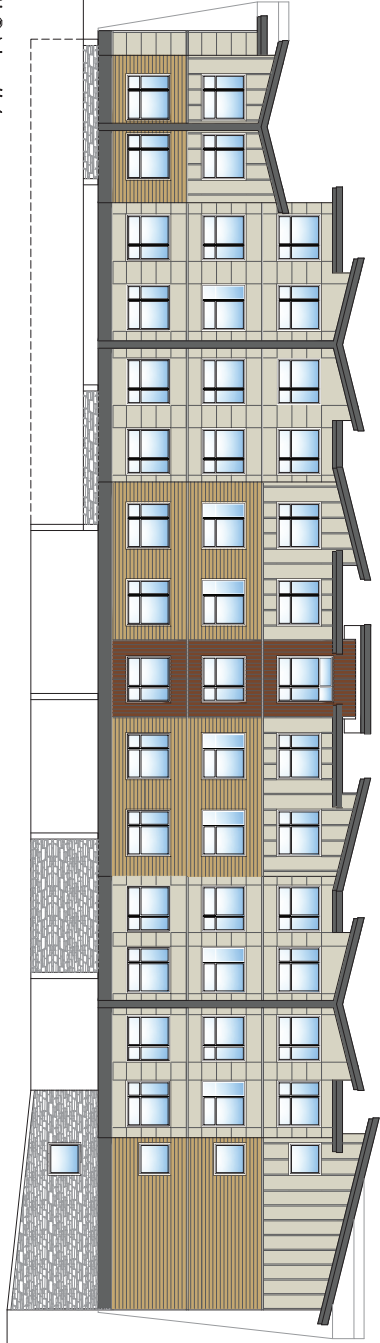
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A4.3



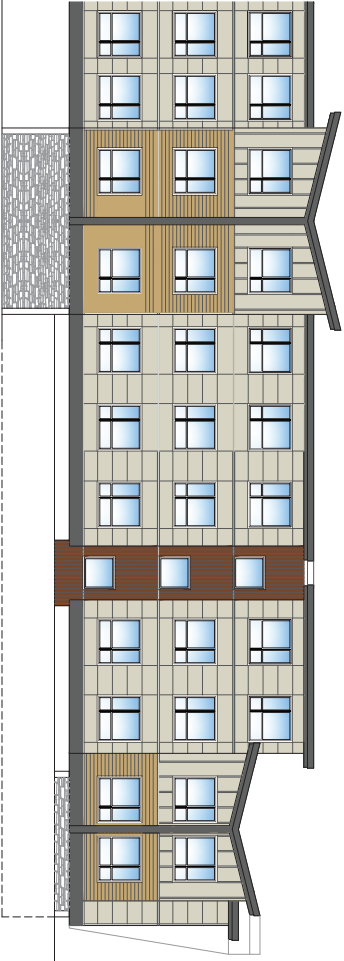
STUDENT HOUSING
 BUILDING "D"
 PRELIMINARY ELEVATIONS
 125 THIRD STREET, NANAIMO, BC
 HAI YANG ESTATE DEVELOPMENT LTD.
 PROJECT NO: 2020
 DATE: NOV 2017
 SCALE: 1/8"=1'-0"

D-ARCHITECTURE
 8577 LAUREN DRIVE, NANAIMO, BC V9Y 1W4
 78-880-838-1991, 25 HOUNSLOW@D-ARCHITECTURE INC.
 D-ARCHITECTURE INC.

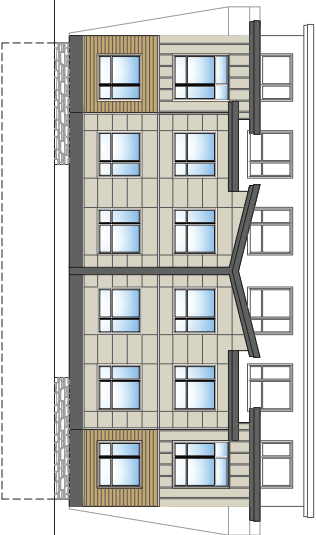


ELEVATION #1

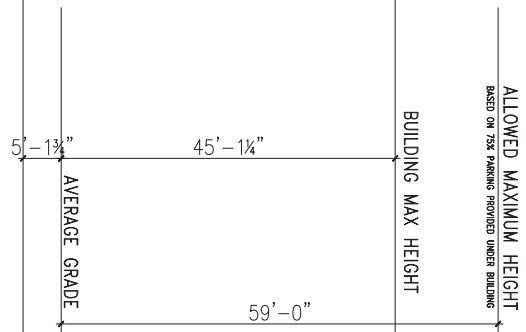
EAST WING ELEVATIONS (BUILDING D3)



ELEVATION #3



ELEVATION #2



D-ARCHITECTURE
8377 HANSON DRIVE, NANAIMO, BC V9Y 1M4
1-800-888-1981, 25 FRASER STREET, NANAIMO, BC V9Y 1M4
DANIELA BISH PRINCIPAL ARCHITECTURE INC.

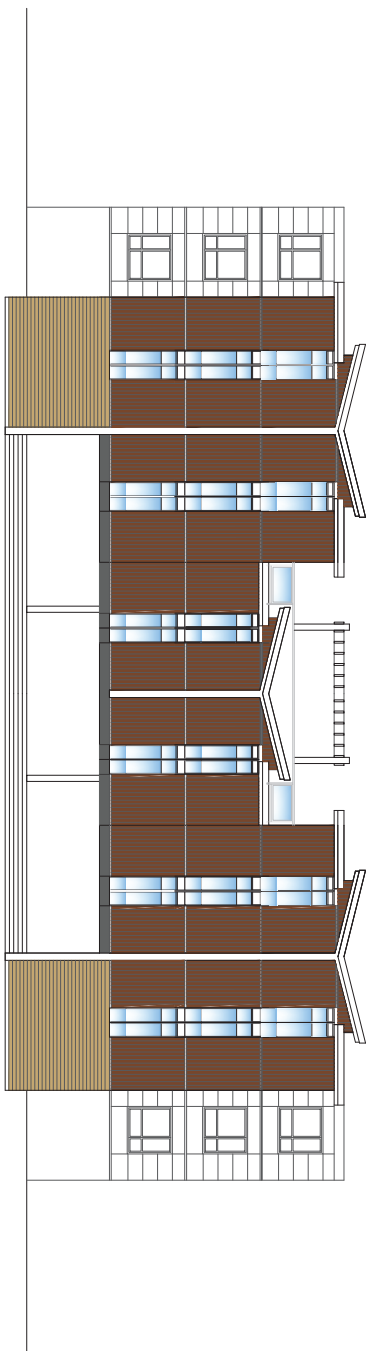
STUDENT HOUSING
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PRELIMINARY ELEVATIONS
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PROJECT NO: 2403

121 THIRD STREET, NANAIMO, BC
HAI YANG ESTATE DEVELOPMENT LTD.

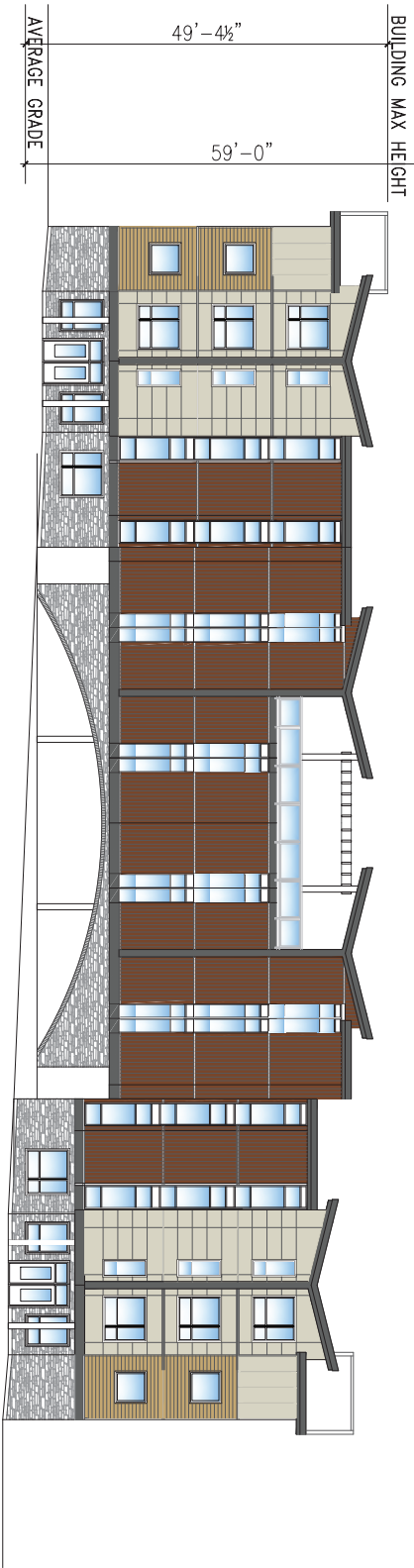


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2017 NOV 16
City of Nanaimo Planning & Development

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COURTYARD ELEVATION



ENTRY ELEVATION

CENTER WING ELEVATIONS (BUILDING D2)

ALLOWED MAXIMUM HEIGHT
BASED ON 75% PARKING PROVIDED UNDER BUILDING

BUILDING MAX HEIGHT

49'-4 1/2"

59'-0"

AVERAGE GRADE



D-ARCHITECTURE
 8377 JAMES DRIVE, NANAIMO, BC V9Y 1M4
 71 850-822-1881, 25 FRENCH@D-ARCH.COM

DATE: NOV 2017

SCALE: 1/4" = 1'-0"

STUDENT HOUSING
 BUILDING "D"

PRELIMINARY ELEVATIONS

421 THIRD STREET, NANAIMO, BC

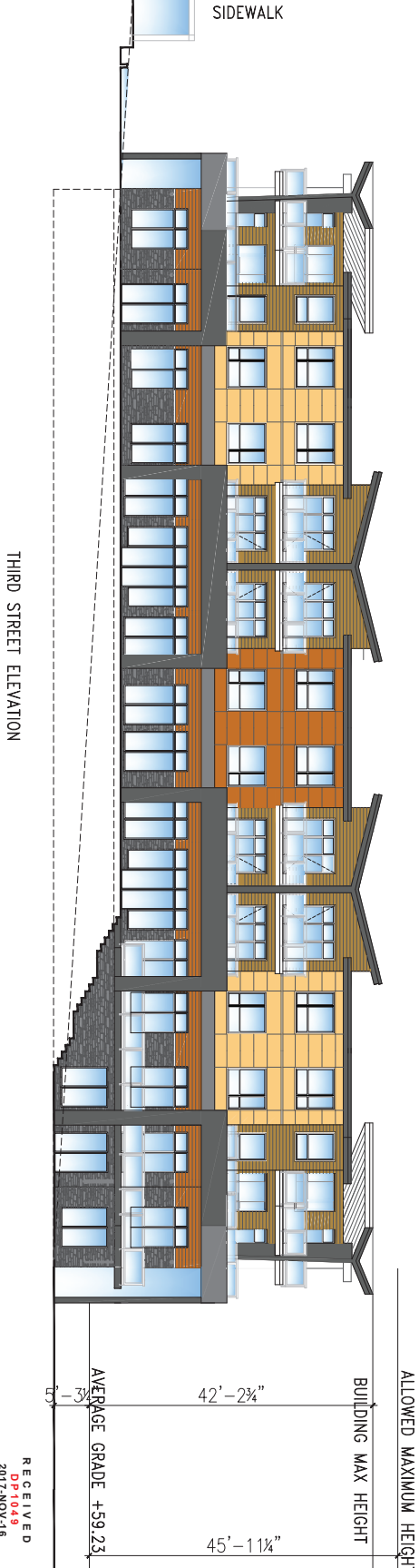
PROJECT NO: 200 HAI YANG ESTATE DEVELOPMENT LTD.



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A4.5

Building E



THIRD STREET ELEVATION

SIDEWALK

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14:54

A6.2

ALLOWED MAXIMUM HEIGHT

BUILDING MAX HEIGHT

42'-2 3/4"

45'-11 1/4"

AVERAGE GRADE +59.23

45'-3 3/4"

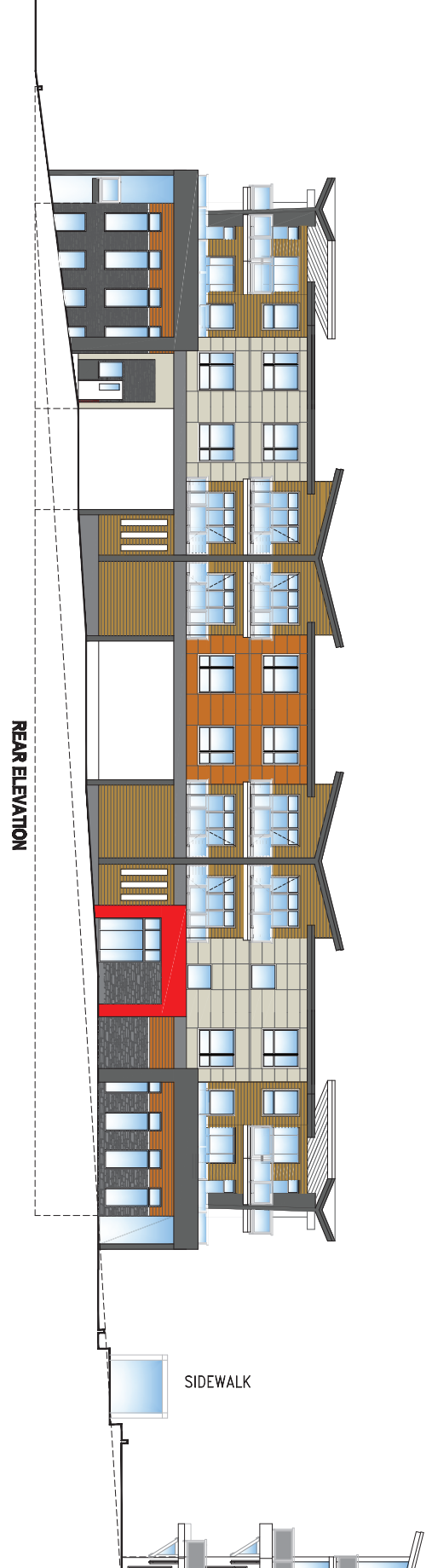
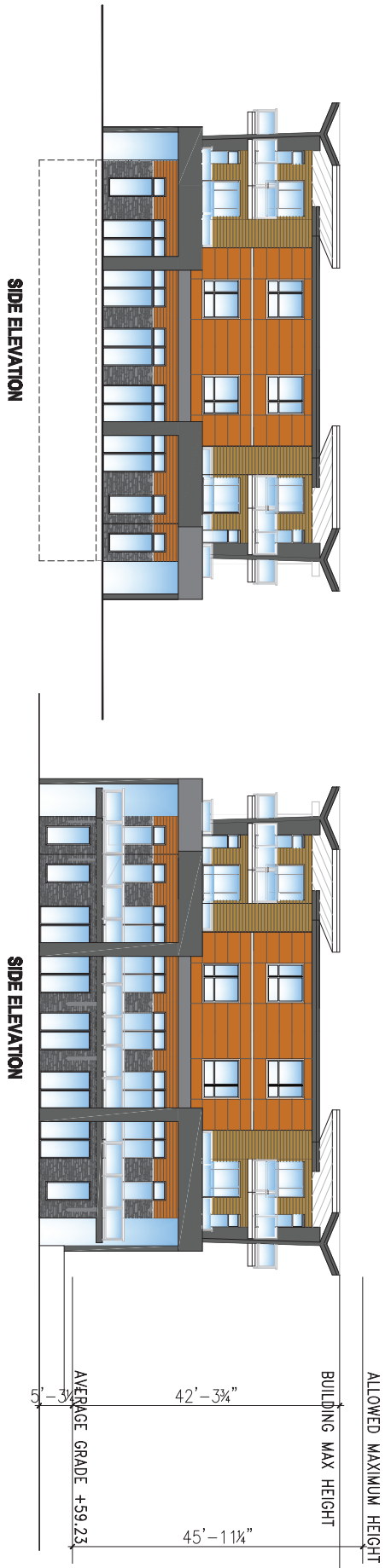
525 THIRD STREET, NANAIMO, BC

MIXED USE BUILDING
BUILDING "E"
PRELIMINARY ELEV.

115

D-ARCHITECTURE
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71.840-933-1991, 11.719.0000@DARCHITECTURE INC.
SCALE: 1/8"=1'-0"
DATE: NOV 11 2017
PROJECT NO: 2420
HAI YANG ESTATE DEVELOPMENT LTD.





D-ARCHITECTURE
 8377 JORDAN DRIVE, NANAIMO, BC V9Y 1M4
 1 800-933-1881, 250-752-2800
 DAN RYDHEIM PRINCIPAL ARCHITECTURE INC.

MIXED USE BUILDING "E"
 PRELIMINARY ELEV.
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 SHEET NO. 11 OF 17

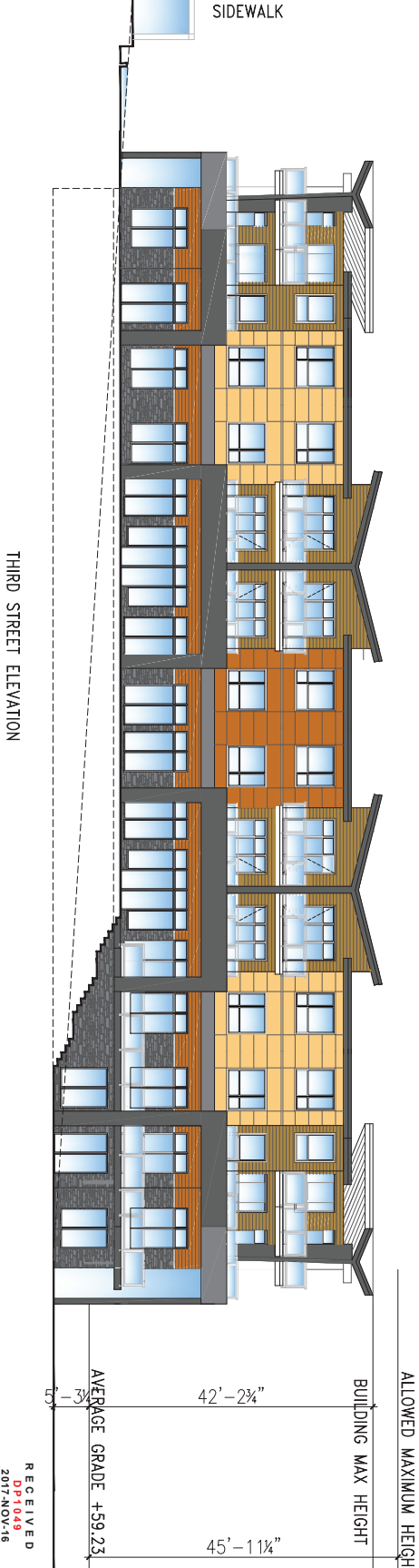
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 HAI YANG ESTATE DEVELOPMENT LTD.

921 THIRD STREET, NANAIMO, BC

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 DP1049
 2017-NOV-16

A6.3

Building F



THIRD STREET ELEVATION

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2017-NOV-16
City of Nanaimo

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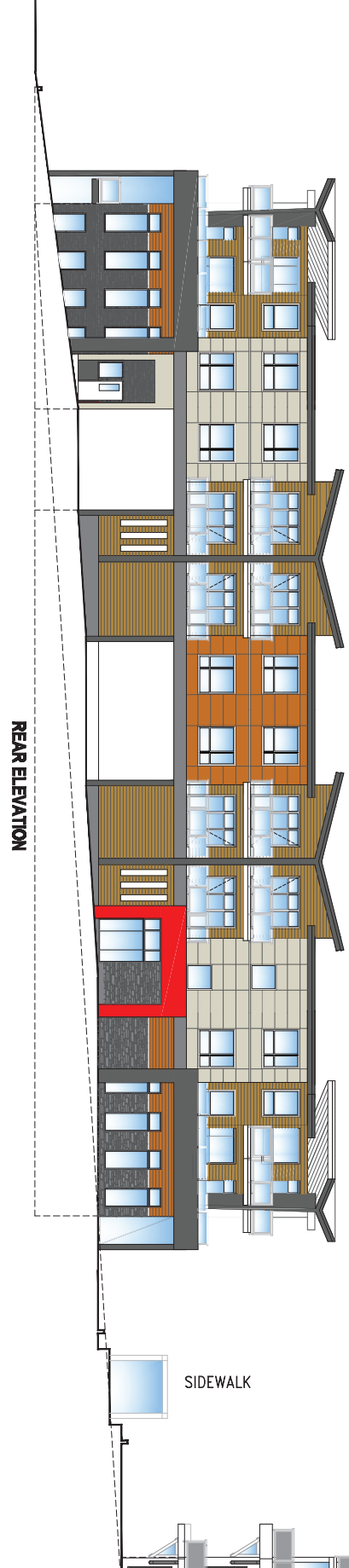
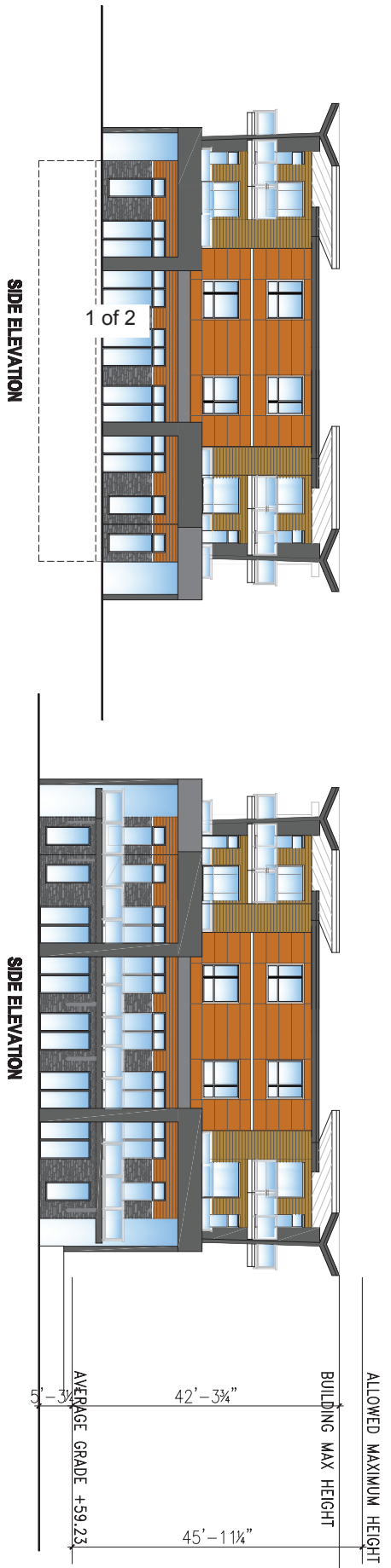
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525 THIRD STREET, NANAIMO, BC

117

MIXED USE BUILDING
BUILDING "F"
PRELIMINARY ELEV.
PROJECT No. 2420

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SCALE: 1/8"=1'-0"
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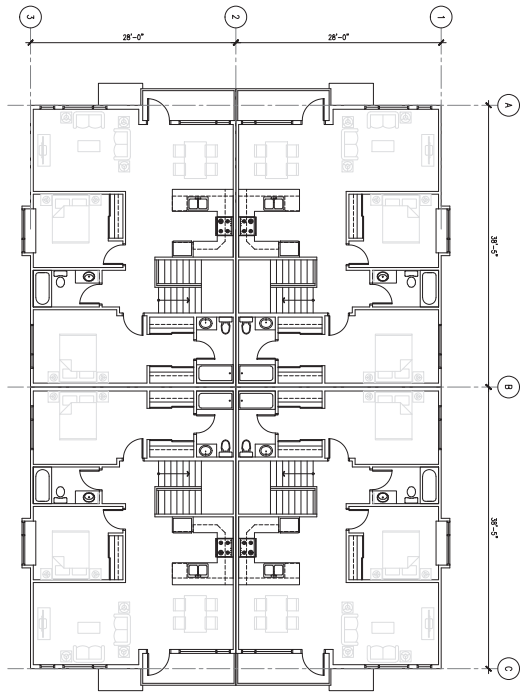
D-ARCHITECTURE
 8377 KENNEDY DRIVE, NANAIMO, BC V9Y 1M4
 1-800-888-1991, 250-754-2222
 CHANGLOUISH PROJECTS ARCHITECTURE INC.

MIXED USE BUILDING "F"
PRELIMINARY ELEV.
 DATE: 08-11-2017
 SCALE: 1/8"=1'-0"
 PROJECT NO: 200

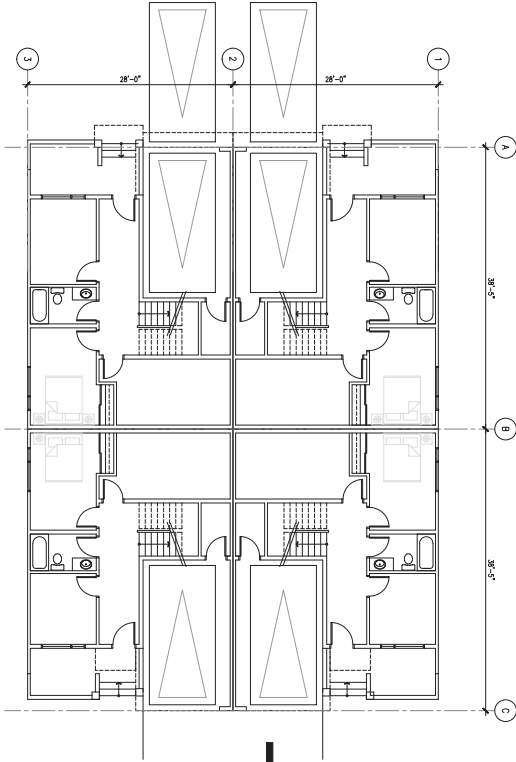
8321 THIRD STREET, NANAIMO, BC
 HAI YANG ESTATE DEVELOPMENT LTD.

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 COMMUNITY SERVICES DIVISION

A7.3

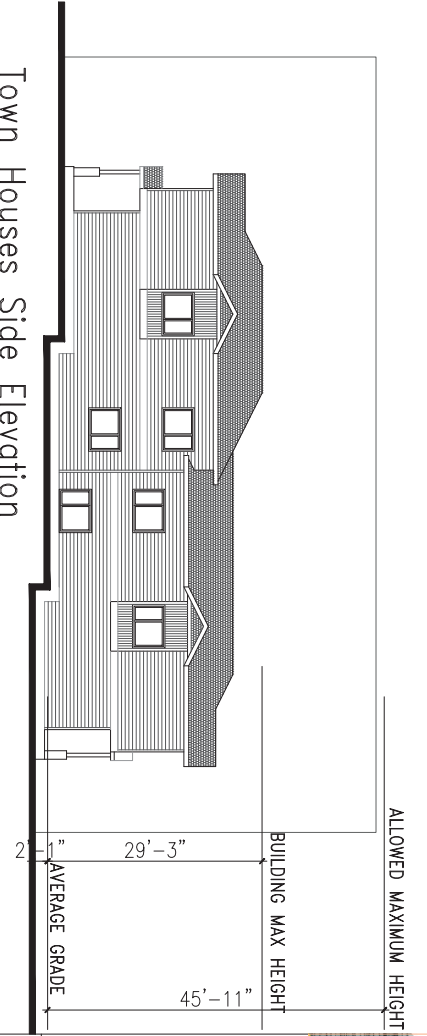


Town Houses Second Floor



Town Houses Main Floor

Town Houses Side Elevation



Town Houses Elevation



EXTERIOR MATERIALS		
CODE	COLOR	MATERIAL
1	[Horizontal Line Pattern]	8" HARDFE PLANK SIDING
2	[Vertical Line Pattern]	NATURAL/IMITATION WOOD SIDING
7	[Horizontal Line Pattern]	VINYL WINDOWS
8	[Horizontal Line Pattern]	ALUMINUM RAILING

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2017-NOV21

ATTACHMENT F
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001049

