

DATE OF MEETING May 7, 2018

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1064 – 1400 WINGROVE STREET

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a three-storey, mixed-use building at 1400 Wingrove Street.

Recommendation

That Council issue Development Permit No. DP1064 at 1400 Wingrove Street with the following variances:

- reduce the minimum required front yard setback from 7m to 4.7m for the front canopy;
- reduce the minimum required side yard setback from 2.25m to 0.73m for an entry portico;
- reduce the minimum required rear yard setback from 4.5m to 0.22m;
- reduce the Minimum Landscape Treatment Level 1d (Wingrove Street) from 1.8m to 0m;
- reduce the minimum required number of parking spaces from 54 to 13 spaces; and,
- reduce the minimum required number of loading spaces from 1 to 0.

BACKGROUND

The existing two-storey, mixed-use building was damaged by fire in October 2014. Due to the extent of the damage, the owners propose to demolish the building and redevelop the site using the existing foundation.

Subject Property

<i>Zoning</i>	CC2 – Neighbourhood Centre
<i>Location</i>	The subject property is located on the southwest corner of the Departure Bay Road and Wingrove Street intersection
<i>Total Area</i>	1,332m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Neighbourhood Commercial Centre; 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 Departure Bay Design Guidelines for Village Core

The subject property is located within the Departure Bay Village Core of the Departure Bay Neighbourhood Plan. The surrounding neighbourhood includes:

- An existing three-storey condo building, a three-storey mixed-use development (Legasea) under construction, the Departure Bay Activity Centre and Centennial Park to the north;
- Departure Bay beach and Kinsman Park to the east;
- A vacant Neighbourhood Centre (CC2) zoned property immediately to the south; and
- An older two-storey commercial building and a multi-family building to the west.

DISCUSSION

Proposed Development

The proposed development is a three-story, mixed-use building with four ground-floor commercial units and twelve multi-family rental units (29m² to 69m² in size). The proposed building will have approximately the same amount of commercial gross floor area as the existing building with eight additional dwelling units.

The Departure Bay Design Guidelines for Village Core encourage a mixed-use development at this location and support a building height up to three storeys. The proposed development would contribute to the commercial services available in the Village Core and provide additional rental housing in the Departure Bay neighbourhood.

Site Design

The site configuration is dictated by the subject property being a known archaeological site. To avoid subsurface disturbance, the applicant proposes to locate the new building on the existing foundation. As a result, the proposed building footprint and access arrangement is largely the same as what is existing.

In addition, the building siting will not preclude any future road widening of Departure Bay Road (a major road) by the City.

Building Design

The proposed building design works with a basic three-storey rectilinear mass with commercial uses on the ground floor and residential uses on the second and third floors. The ground floor is defined by a rhythm of glazed storefronts with canopies for weather protection. The upper storeys are articulated by angled bays oriented towards the ocean with French doors and Juliette balconies that express the residential use. Two corner features with stone fascia and glazing frame the front façade and a glass canopy with flag poles spans the front elevation.

The proposed building meets the design guidelines in the Departure Bay Neighbourhood Plan and General Development Permit Area Design Guidelines.

Landscape Design

The proposed landscape plan includes a mixture of hard and soft landscaping features including:

- Outdoor restaurant patio;
- Pedestrian pathways with decorative pavers allowing multiple site access points;
- Large seat rocks, street trees, and mass plantings that provide an edge to the site and screen the parking area; and
- Living wall on the south elevation.

Indigenous plant species are integrated into the plant palette per the Departure Bay Design Guidelines for Village Core.

Schedule D – Amenity Requirements for Additional Density

To obtain the required Floor Area Ratio to allow the proposed building, the development will achieve Tier 1 and 2 of Schedule D – Amenity Requirements for Additional Density. Examples of the amenities to be provided include:

- On-site amenities such as public art, a living wall, dedicated tenant garden space, an electric vehicle charging station, and an electric scooter/bicycle charging station.
- Sustainable building features such as the use of at least 50% Forest Stewardship Council Canada-certified wood, use of salvaged/refurbished materials, and building energy standards exceeding BC Building Code requirements.
- Housing affordability features such as provision of micro-units and proposed registration of a Housing Agreement to ensure at least 50% of all dwelling units are not stratified or sold independently for at least ten years after occupancy. A Housing Agreement will require Council approval and registration on title prior to building occupancy.

See Attachments for more information.

Design Advisory Panel Recommendations

The Design Advisory Panel, at its meeting held on 2017-SEP-14, accepted DP001064 as presented, providing support for the proposed variances. No comments were provided for the proposed parking variance.

Community Consultation

The proposed development was referred to the Departure Bay Neighbourhood Association who advised that they support the proposed development as presented and encourage exploring additional parking adjacent to the property with angled street parking.

Proposed Variances

Minimum Required Front Yard Setback

The required front yard setback is 7m. The proposed setback for the front canopy is 4.7m, a proposed variance of 2.3m.

The majority of the glass canopy is located well within the required front yard setback; however, due to the angle of the front property line and the orientation of the building, a corner of the glass canopy projects into the front yard setback. The glass canopy provides weather protection to the restaurant patio and is an important architectural detail to the front façade on Departure Bay Road.

Minimum Required Side Yard Setback

The required side yard setback for an entry portico is 2.25m. The proposed setback is 0.73m for a glass canopy entrance feature (entry portico), a proposed variance of 1.52m.

The entry portico provides weather protection and defines the entrance to the multiple family units on the south elevation.

Minimum Required Rear Yard Setback

The required rear yard setback is 4.5m. The proposed setback is 0.22m, a proposed variance of 4.28m.

Due to the subject property's archaeological significance, the applicant proposes to site the building on the existing foundation. The rear yard setback was historically non-conforming and the new building is proposed to remain in the same location.

Minimum Landscape Treatment Level 1d – Wingrove Street

The required landscape buffer for Wingrove Street is Minimum Landscape Treatment Level 1d, requiring a 1.8m-wide landscaped buffer with trees located every 6m and understory plantings. The proposed landscape buffer width is 0m, a proposed variance of 1.8m.

The building footprint and site configuration is based on the existing building foundation. While there is no room to provide a landscape buffer within the property on the Wingrove Street side, the applicant has provided a landscape buffer (variable width 2m-4m) consisting of street trees and understory plantings within the city boulevard.

Required Number of Parking Spaces

Under the current Parking Bylaw, the proposed development requires 54 parking spaces. The proposed number of spaces provided is 13, a proposed variance of 41 spaces. Twelve of the on-site parking spaces would be assigned to the rental units (1 space per unit) and the accessible space would be available for the commercial units.

The previous development had non-conforming parking with 41 spaces required and approximately 14 spaces provided. The proposed development's commercial gross floor area is similar to that of the previous development, but the number of multi-family units has increased by

eight with 1 less parking space available on-site. The resulting increase in required parking compared with the previous development is 13 spaces.

A comparison of the parking requirements of the existing and proposed buildings is provided in the table below:

Use	Required Parking Spaces (Existing Building)	Required Parking Spaces (Proposed Building)
Restaurant	26	26
Commercial Units	8	8
Multiple Family	7	20 (13 space net difference)
Total Spaces Required	41	54
Available On-Site Spaces	14	13

The Departure Bay Village Core is a relatively compact node of activity, with many destinations such as Departure Bay beach, Kinsman Park, Centennial Park, Departure Bay Activity Centre, and other commercial uses within walking distance of the surrounding neighbourhood. The Departure Bay Neighbourhood Plan encourages small-scale, mixed-use development that will provide locally-appropriate retail and basic community services. The proposed development achieves this vision.

There are 76 public parking spaces available in the immediate area surrounding the subject property, excluding existing on-street parking. It is typical for visitors to the Village Core to visit commercial uses, the beach and neighbouring parks in the same outing, resulting in sharing of parking facilities. This is common in other communities with village centres or high streets, including Nanaimo's downtown, downtown Duncan, Cowichan Bay Road in Cowichan Bay, Campbell Street in Tofino, and the Kitsilano neighbourhood in Vancouver.

The applicant submitted a parking study in support of their development permit application. The parking study identified that the peak parking demand occurs in the summer and on weekends around midday (10am to 2pm). The study identified there are typically at least 30 public spaces available between the Departure Bay Activity Centre parking lot (across Wingrove Street) and the waterfront parking area during peak periods.

The parking study also compared the City of Nanaimo's parking rates with those of Parksville and Ladysmith and determined that Nanaimo's rates are 25-30% higher. Reductions to commercial parking rates are being considered through the City's Parking Bylaw review. The parking study concluded that the proposed development could expect to need 13 parking spaces more than the previous building, based on the additional eight rental units.

In addition to the 13 spaces provide on site, the applicant has agreed to provide the following:

- To construct 3 on-street spaces and new sidewalk immediately adjacent the property as part of required works and services;
- To construct 10 new on-street spaces, at the owner's expense, adjacent to the Departure Bay Activity Centre (1413/1415 Wingrove Street);

- To construct, at the owner's expense, approximately 125m of concrete curb, gutter, and sidewalk connecting to existing sidewalk on the north side of Wingrove Street to provide complete connection from the Activity Centre to the waterfront walkway; and
- To reconfigure the existing Departure Bay Activity Centre parking lot by formalizing the accesses and repainting the parking space lines to improve pedestrian safety.

The result is 13 new, publicly available on-street parking spaces to off-set the 13-space parking demand created by the additional eight rental units in the proposed development. Additionally, the new sidewalk (125m minimum length) would increase pedestrian connectivity in the neighbourhood, supporting an objective of the Departure Bay Neighbourhood Plan. Attachment I shows the location of the new parking spaces and the reconfigured parking lot at the Departure Bay Activity Centre. Transportation Engineering and Parks Staff have reviewed and support this proposal.

Number of Loading Spaces

The proposed development requires 1 loading space. No loading spaces are proposed, a variance of 1 loading space.

The size of delivery vehicle for a development of this scale is relatively small and deliveries are infrequent. Loading will be accommodated within the on-street parking spaces adjacent to the site.

SUMMARY POINTS

- Development Permit Application No. DP1064 is a three-storey, mixed-use development with 4 commercial units and 12 rental units to replace the existing vacant building.
- Due to the archaeological sensitivity of the site, the proposed building will be rebuilt on the existing building foundation.
- The proposed development achieves the required floor area ratio by meeting the Tier 1 and Tier 2 requirements of Schedule D – Amenity Requirements for Additional Density.
- The proposed development meets the design guidelines in the Departure Bay Neighbourhood Plan and General Development Permit Area Design Guidelines and achieves the vision for development in the Departure Bay village core.
- The proposed building footprint will be the same as the existing building, with the addition of a third storey. The commercial gross floor area will remain the same, but the development proposes eight multi-family units more than the existing two-storey development, resulting in an increased parking demand of 13 parking spaces.
- The proposed off-site improvements will result in 13 new, publicly available on-street parking spaces to off-set the 13-space parking demand created by the additional eight rental units in the proposed development. Additionally, the applicant proposes to reconfigure and formalize the existing Departure Bay Activity Centre parking lot and build approximately 125m of new sidewalk to increase pedestrian connectivity in the neighbourhood, supporting an objective of the Departure Bay Neighbourhood Plan.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Building Perspectives
ATTACHMENT F: Landscape Plan & Details
ATTACHMENT G: Schedule D – Amenity Requirements for Additional Density
ATTACHMENT H: Public Art Detail
ATTACHMENT I: On-street Parking Plan
ATTACHMENT J: 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 “ZONING BYLAW 2011 NO. 4500” is varied as follows:

1. *Section 10.5.1 Siting of Buildings* – to reduce the minimum front yard setback for the front canopy on the east elevation from 7m to 4.7m.
2. *Section 10.5.1 Siting of Buildings and Section 6.5.1 Projections in Yards* – to reduce the minimum side yard setback for an entry portico on the south elevation from 2.25m to 0.73m.
3. *Section 10.5.1 Siting of Buildings* – to reduce the minimum rear yard setback for a principal building from 4.5m to 0.22m.
4. *Section 17.2.1 General Regulations and Section 17.11 Minimum Landscape Treatment Levels* – to reduce the required Minimum Landscape Treatment Level 1d (Wingrove Street) from 1.8m to 0m.

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

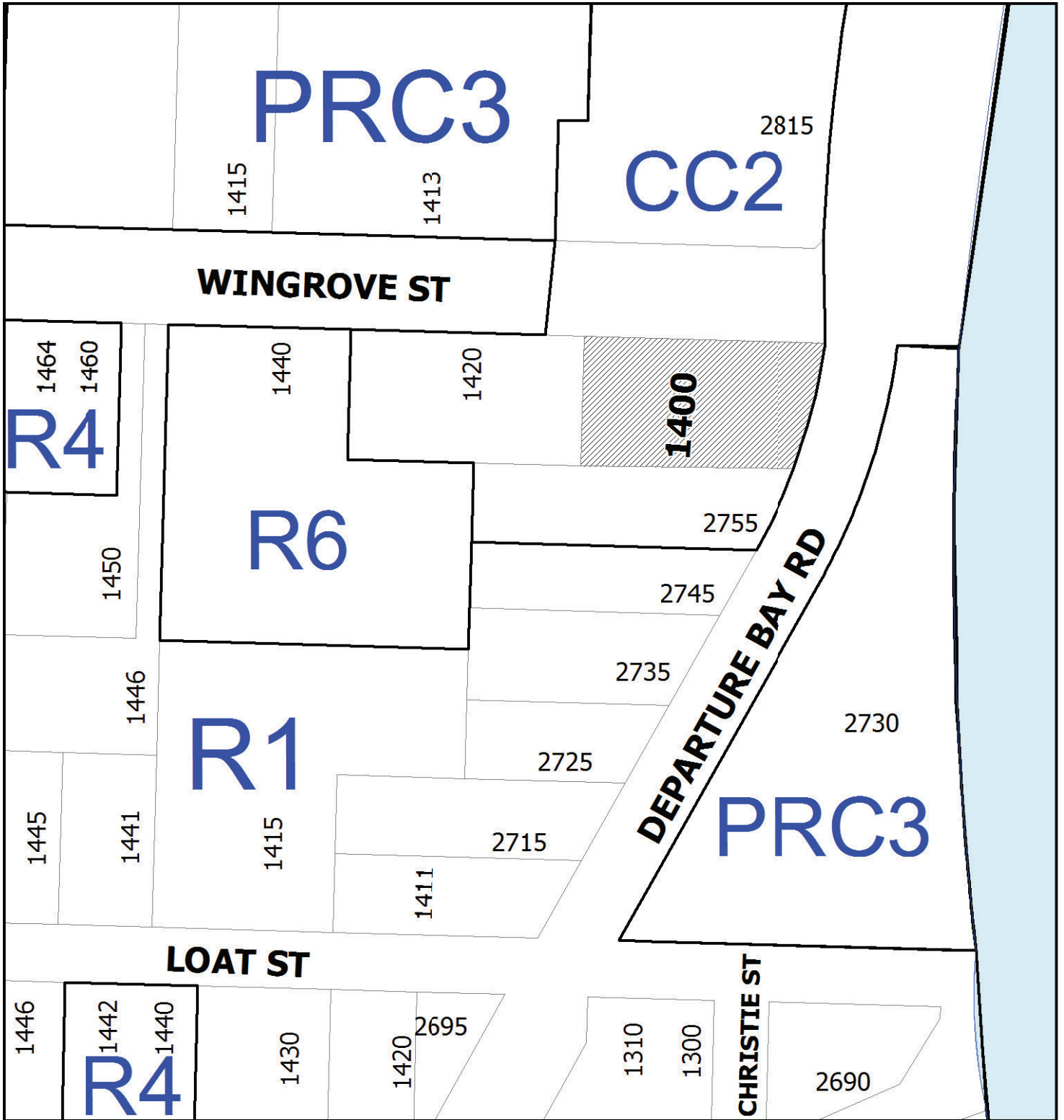
1. *Schedule ‘A’* – to reduce the required number of off-street parking spaces from 54 to 13.
2. *Section 14.8* – to reduce the required number of off-street loading spaces from 1 to 0.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Ian A. Niamath Architect received 2018-APR-12 as shown on Attachment C.
2. The subject property is developed in general accordance with the Building Elevations prepared by Ian A. Niamath Architect dated 2018-JAN-19 as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plan & Details prepared by Fred Brooks Landscape Architect dated 2018-APR-17 as shown on Attachment F.
4. The subject property is developed in accordance with Schedule D – Amenity Requirements for Additional Density dated 2018-APR-03 as outlined in Attachment G. A letter from the coordinating professional (architect) is required prior to the issuance of the building permit, outlining in detail how all 60 points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all 60 required points have been achieved.
5. The provision of public art is in general accordance with the site location shown on the Site Plan in Attachment C and the Public Art Detail shown on Attachment H. The public art must be installed prior to building occupancy.

6. The provision of concrete curb, gutter and sidewalk adjacent to the City-owned property at 1413/1415 Wingrove Street as well as re-painting of the parking lot lines of the Departure Bay Activity Centre parking lot is required to be completed substantially in accordance with the Off-Street Parking Plan shown on Attachment I prior to the issuance of building occupancy. The design is to be confirmed through Design Stage Acceptance.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001064

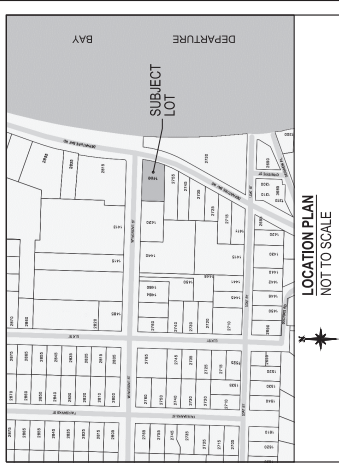
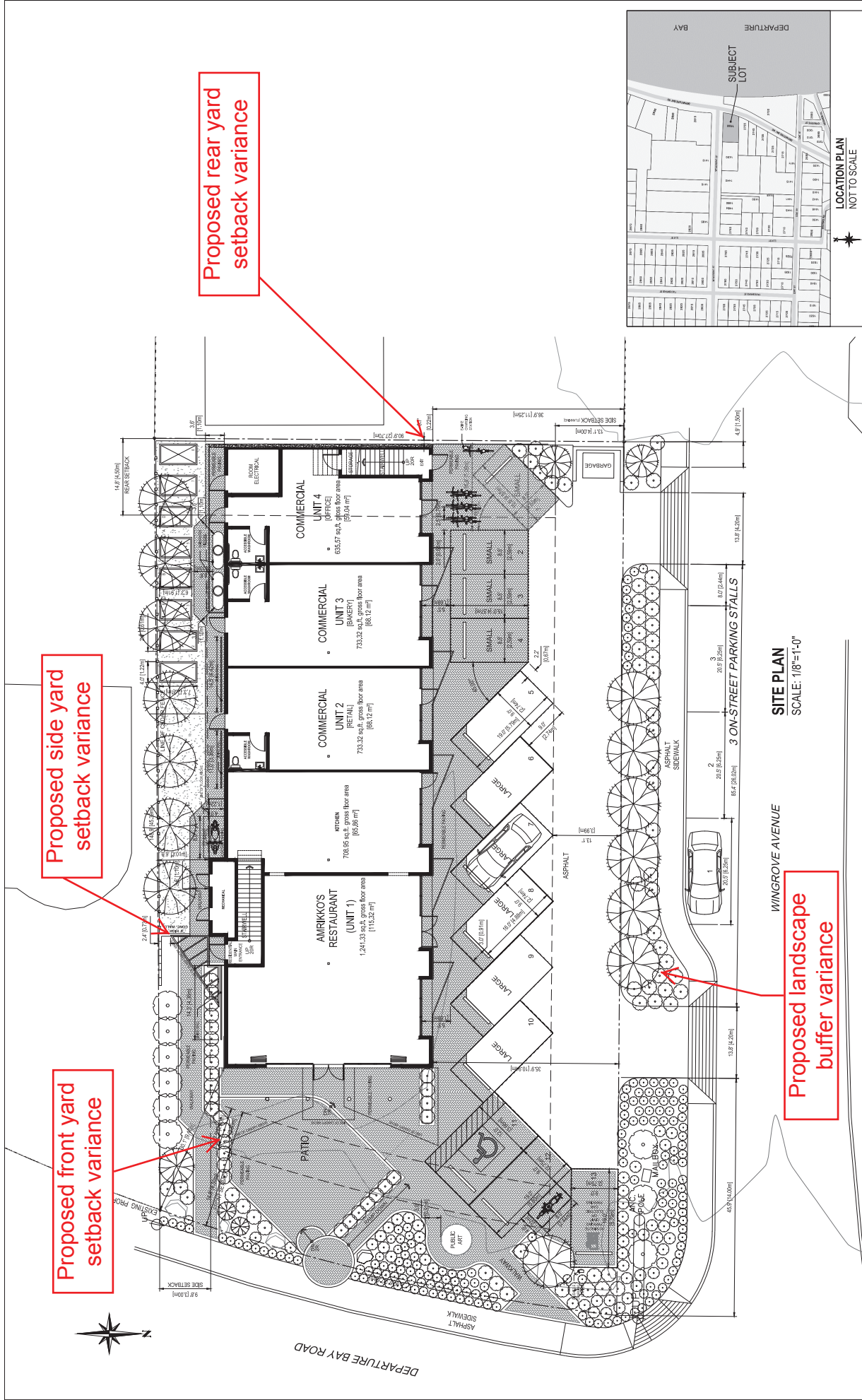


LOCATION PLAN

 **Subject Property**

Civic: 1400 Wingrove Street
Strata Lot 1, Section 1, Wellington District, Strata Plan 1313
Together with an interest in the Common Property in proportion
to the Unit Entitlement of the Strata Lot as shown on Form 1

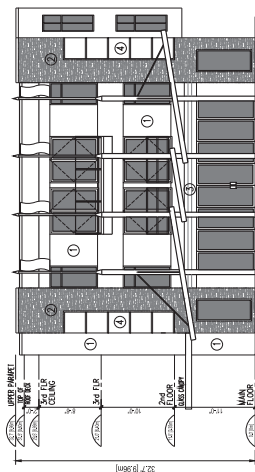
ATTACHMENT C SITE PLAN



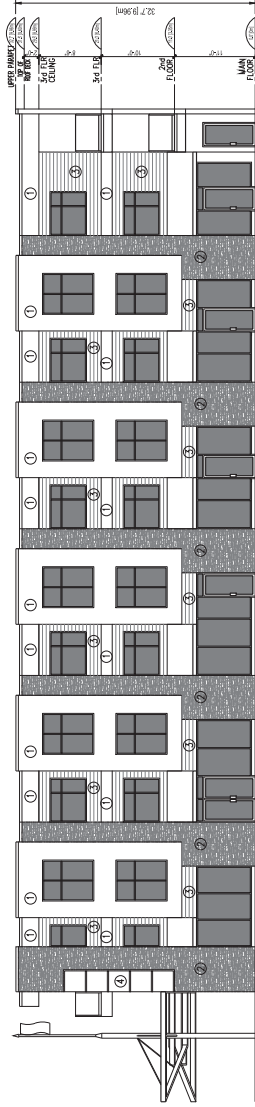
SITE PLAN
SCALE: 1/8"=1'-0"

NOTES 1. THE ARCHITECT HAS CONDUCTED VISUAL LANDSCAPE ANALYSIS ON THE PROPOSED DEVELOPMENT AND HAS IDENTIFIED AREAS WHERE VISUAL IMPACTS MAY OCCUR. THE ARCHITECT HAS IDENTIFIED VISUAL IMPACTS AND HAS PROVIDED RECOMMENDATIONS TO MITIGATE VISUAL IMPACTS. THE ARCHITECT HAS IDENTIFIED VISUAL IMPACTS AND HAS PROVIDED RECOMMENDATIONS TO MITIGATE VISUAL IMPACTS. THE ARCHITECT HAS IDENTIFIED VISUAL IMPACTS AND HAS PROVIDED RECOMMENDATIONS TO MITIGATE VISUAL IMPACTS.		NO. 1 REVISION: SHARP TURN FOR VISIBILITY IMPROVEMENT DATE: AUG 19, 2017	NO. 1 REVISION: SHARP TURN FOR VISIBILITY IMPROVEMENT DATE: APR 03, 2018
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PROJECT COMMERCIAL/RESIDENTIAL BUILDING 1400 WINGROVE STREET NANAIMO, BC		ARCHITECT ian a. niamaath A.S.C., P.L.C.S.C. 155 GARDNER STREET NANAIMO, BC CELL: 250 758 7878 EMAIL: ian@niamaath.com	
SHEET TITLE SITE PLAN SITE PARTICULARS		SCALE AS SHOWN DRAWING NO.	
RECEIVED 2018-APR-12 <small>City of Nanaimo Planning Department</small>		A1.0	

ATTACHMENT D BUILDING ELEVATIONS

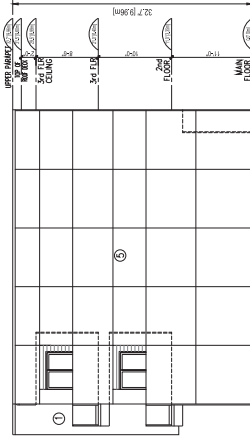


1 EAST ELEVATION
SCALE: 1/8"=1'-0"

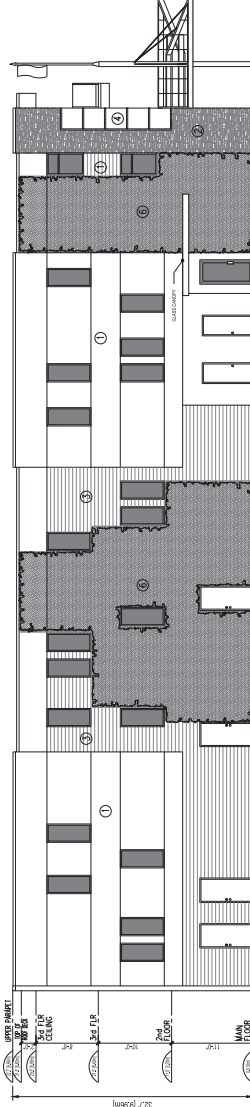


2 NORTH ELEVATION
SCALE: 1/8"=1'-0"

- LEGEND
- 1 STUCCO
 - 2 STONE/FASCIA
 - 3 CEDAR SHINGLES
 - 4 CERAMIC TILE
 - 5 PAINTED CAST CONC.
 - 6 LIVING WALL



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



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

<p>NOTES</p> <p>CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.</p> <p>THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.</p> <p>DO NOT SCALE FROM THESE DRAWINGS.</p>		NO.	REVISION	DATE	NO.	ISSUED FOR	DATE
1	START PREP FOR EXISTING PERMIT	AUG 18 2017					
<p>PROJECT</p> <p>COMMERCIAL/RESIDENTIAL BUILDING 1400 WINGROVE STREET NANAIMO, BC</p>		<p>ARCHITECT</p> <p>ian a. niamaath A.S.C. M.C.A.S.T. 155 GARDNER STREET NANAIMO, B.C. CELL: 250 758 0706 EMAIL: ian@niamaath.com</p>		<p>SHEET TITLE</p> <p>BUILDING ELEVATIONS</p>		<p>SCALE</p> <p>AS SHOWN DATE CHECKED DRAWING NO.</p>	
						<p>A4.0</p>	
						<p>DATE</p> <p>JAN 19 2018</p>	

ATTACHMENT E
BUILDING PERSPECTIVES

PERSPECTIVES



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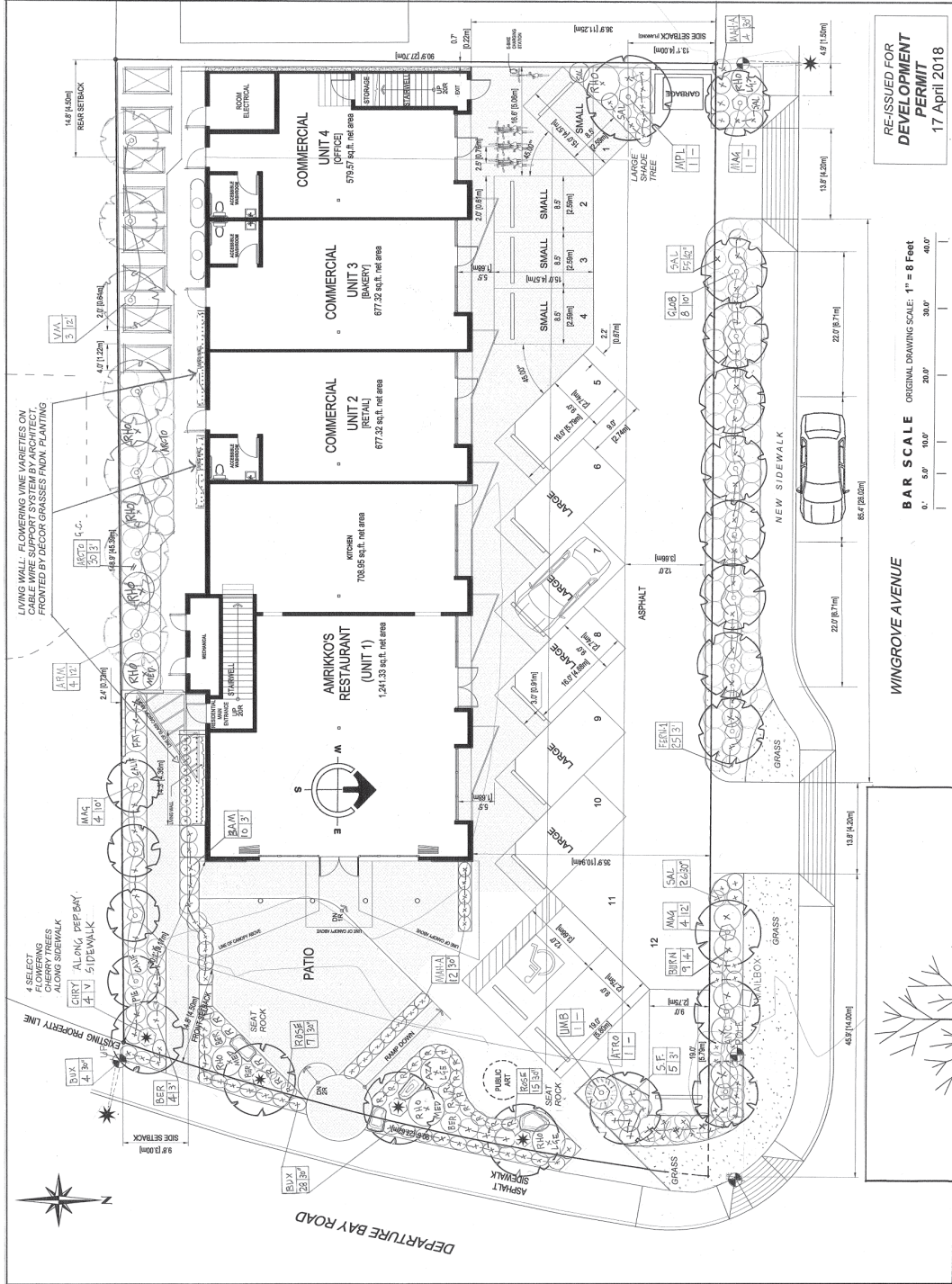


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ATTACHMENT F LANDSCAPE PLAN & DETAILS

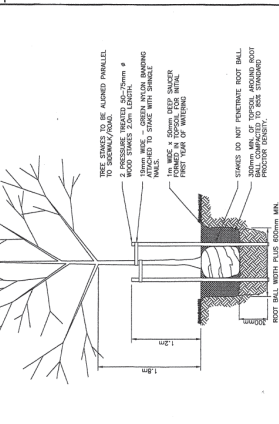


RE-ISSUED FOR
DEVELOPMENT
PERMIT
17 April 2018

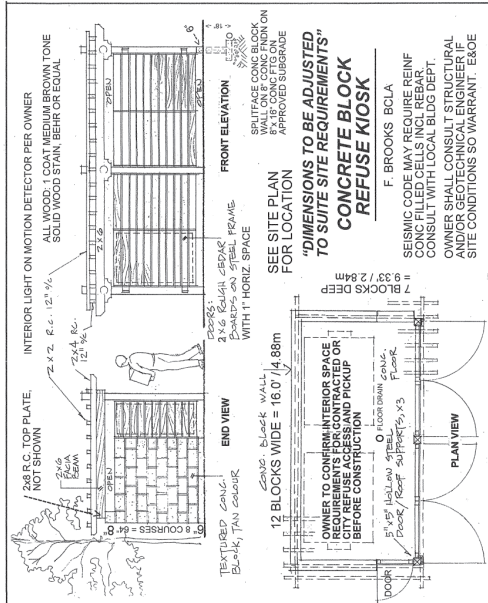
BAR SCALE ORIGINAL DRAWING SCALE: 1" = 8 FEET
0' 5.0' 10.0' 20.0' 30.0' 40.0'

WINGROVE AVENUE
NEW SIDEWALK
ASPHALT
GRASS

- GENERAL LANDSCAPE NOTES ...**
- LANDSCAPE IRRIGATION GUIDELINES:
 - GRASS / TURF = 6" SUB GRADE BELOW FINISHED GRADES
 - AS BURRED SHRUBS SOAKER / EMITTER TUBING
 - TREES TO BE ON SEPARATE ZONE WITH BURRED LOW-FLOW 40' / 1m dia. SOAKER RINGS.
 - GENERAL CONTRACTOR SHALL INITIATE COORDINATION WITH IRRIGATION INSTALLER FOR IRRIGATION DUCTS PRIOR TO SITE WORKS. IRRIGATION DUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DUCTS PER A COLOURED MARKED UP PLAN SUPPLIED BY THE IRRIGATION INSTALLER. MARK EACH DAYLIGHT END WITH COLOURED WOOD STAKES.
 - GENERAL CONTRACTOR SHALL PROVIDE APPROVED LANDSCAPE SUBGRADES ACCORDING TO THE FOLLOWING:
 - GRASS / TURF = 6" SUB GRADE BELOW FINISHED GRADES
 - AS BURRED SHRUBS SOAKER / EMITTER TUBING
 - TREES PITS = 36" dia. X 24" DEPTH BELOW FINISHED GRADES.
 - ALL LANDSCAPE MATERIALS, i.e. SOIL, PLANTS, STAKES, MULCH ETC., SHALL BE SUPPLIED & INSTALLED IN ACCORDANCE WITH CURRENT EDITION OF BCSLA / ICNTA STANDARDS, AND ACCORDING TO SUPPLIED SEPARATE SPECIFICATIONS ATTACHED TO THESE LANDSCAPE DWGS.
 - ALL WORK INCLUDES BC LANDSCAPE STANDARDS 60 DAY ESTABLISHMENT MAINTENANCE & 1 YEAR WARRANTY PERIOD.
 - LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT 1 WEEK PRIOR TO EXPECTED PLANT INSTALLATION STARTING DATE FOR ON-SITE PLANTING COORDINATION.

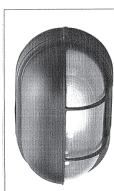


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2018-APR-17



SITE LIGHTING ...

- There are 2 existing off-site street lights on utility poles, one over Departure Bay Road at the southeast corner, and one over Wingrove Avenue at the north-east corner. The existing lighting on the building is to be retained for exterior architectural lighting on the building in the form of soffit lighting at doorways, signage and incorporated architectural exterior accent lighting for the front patio.
- Landscaping lighting comprised of electrical outlets at the base of four cherry trees along Departure Bay Road for installation of LED "fibre dust" light strings. The trees are 40' x 8" x 38" (H x D) with native style fixtures will be coordinated with the architect at steps and other pedestrian safety locations.



"Amrikko's" 1400 Wingrove Avenue

PLANT LIST	LINE KEY	QTY.	PLANT	BOTANICAL NAME	SIZE	gal.
1	UMB	1	TREES & SHRUBS - CONIFEROUS	Juniperus procumbens	15	
2	UMB	1	TREES & SHRUBS - CONIFEROUS	Juniperus procumbens	15	
3	RHO	6	Rhodod. - standard, selected	"Medium grow size"	3	
4	RHO	2	Rhodod. - standard, selected	"Large grow size"	3	
5	BUX	42	Buxus semp. - Suffrutt.	"true bonwood hedge"	3	
6	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
7	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
8	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
9	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
10	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
11	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
12	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
13	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
14	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
15	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
16	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
17	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
18	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
19	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
20	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
21	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
22	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
23	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
24	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
25	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
26	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
27	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
28	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
29	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
30	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
31	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
32	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
33	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
34	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
35	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
36	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
37	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
38	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
39	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
40	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
41	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
42	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
43	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
44	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
45	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
46	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
47	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
48	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
49	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	
50	MAIA	18	Mahonia aquifolium	"true bonwood hedge"	2	

FRED BROOKS BCMA CMA
Landscape Architect
4845 Laguna Way
Nanaimo, B.C. V9X 3C3
Tel/Fax: 250.751.0950
cell: 250.751.0950

Project: **COMMERCIAL / RESIDENTIAL BUILDING**

Address: **1400 Wingrove Street NANAIMO, B.C.**

Architect: **Ian Niamath Nanaimo, B.C.**

SCALE: **1/8" = 1'**

DWG DATE: **2 April 2018**

ISSUE DATE: **17 April 2018**

Drawing title: **LANDSCAPE CONCEPT PLAN**

Sheet number: **L-1 OF 1**

ATTACHMENT G
SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY



SCHEDULE D
 April 3, 2018
 AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY
CATEGORY 1 SITE SELECTION (10 POINTS REQUIRED)

	Amenity	POINTS ALLOWED	PROPOSED POINTS
A	The proposed development is located on a brownfield site.	5	
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3	3
C	The proposed development is located within 200m of a park or trail network.	1	1
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none"> • retail store;..... 1 • daycare facility; 1 <i>(2725 Departure Bay Rd. Departure Bay Children’s Centre 1 min-150.0m)</i> • Nanaimo Regional District transit bus stop; 1 • any PRC (Parks, Recreation and Culture) Zoned property; and /or ...1 • a CS-1 (Community Service One) zoned Property..... 1 	1 point each	5
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: <ul style="list-style-type: none"> • retail store or public market; 1 • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; • a CS-1 (Community Service One) zoned property; and / or • public art..... 1 <i>(Public Art design concept commissioned and will be provided pre Building Permit)</i> 	1 point each	2
	TOTAL	20	11

Category 2: Retention and Restoration of Natural Features (8 points required)

	AMENITY	POINTS	PROPOSED POINTS
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2	0
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3	0
C	The proposed development includes at least 50% retention of natural soils. <i>(Soils must be maintained, site is a listed Archeological Site)</i>	1	1
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2	0
E	The proposed development includes street trees <i>(Street trees proposed on city right of way, variance requested)</i>	1	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm <i>(There are no trees on the site presently, trees proposed in the landscape plan will result in a net gain)</i>	1	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development. <i>(There are no existing trees on the city right-of-way currently)</i>	2	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces <i>Site Area: 1332.59m² Site Area less building area: 1332.59 – 436.83 = 895.76m² Permeable Site area: 859.76 – 282.69m²(asphalt paving) = 613.07m² 613.07m² = 68.44% permeable site area (greater than 50%)</i>	3	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site	1	1
	TOTAL	16	9

Category 3: Parking and Sustainable Transportation (10 points required)

	AMENITY	POINTS	PROPOSED POINTS
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3	0
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op	1	0
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4	0
D	The parking area within the proposed development includes at least one electric vehicle charging station <i>(One car space is a designated electric charging station, see site plan)</i>	1	1
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building	4	0
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug-in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter or motorcycle space per 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² of additional Gross Floor Area.; and a) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle. <i>(See site plan. One scooter space for residential secured, 1 motor cycle space provided, 1 electric plug in for electronic cycle) Refer to Parking Impact Study from Bunt and Associates which forms part of this application.</i>	2	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2	0
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2	0
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1	1
	TOTAL	20	4

Category 4: Building Materials (8 points required)

	AMENITY	POINTS	PROPOSED POINTS
A	Wood is the primary building material. <i>(the building will be constructed primarily as a wood frame building except for the first floor commercial space)</i>	1	1
B	The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 10% of the total value of materials on the project. <i>(it is proposed to salvage more than 10% of the existing wood material in the building to be reused for construction)</i>	2	2
C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada. <i>(wood used in the project will be specified as FSC material)</i>	3	3
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project. <i>(All materials used on the project will be specified to have more than 25% recycled content)</i>	2	2
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled. <i>(The developer will submit a construction and waste management plan to identify materials to be diverted from waste disposal and will be sorted on site)</i>	2	2
F	At least 75% of the materials used in construction are renewable resources. <i>(75% of materials used in construction will be from renewable resources)</i>	2	2
G	The property includes an existing building and at least 75% of existing building structure or shell is retained.	3	0
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project. <i>(permanent educational signage will be installed to illustrate the use of sustainable building materials for the building construction)</i>	1	1
	TOTAL	16	13

Category 5: Energy Management (6 points required)

	AMENITY	POINTS	PROPOSED POINTS
A	The project developer has provided all of the following: a) letter from an mechanical engineer or equivalent consultant stating that the project exceeds the ASHRAE 90.1 2010 Energy Standard by 5% or more; and b) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above to the satisfaction of the Manager of Building Inspections or designate. <i>(Developer to provide a letter from the Mechanical Consultant stating that the project exceeds ASHRAE 90.1 2010 energy standard by 5%)</i>	5	5
B	The proposed developed is certified as a PassiveHouse by the Passive House Institute and meets the following standards: • yearly heating demand ≤ 15 kWh or peak heat demand ≤ 10 W/m ² • yearly cooling demand ≤ 15 kWh • building air tightness ≤ 0.6 ACH @50 • excess temp frequency ≤ 10% • primary energy demand ≤ 120 kWh	10	0
C	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site. <i>(Permanent educational signage will be installed to indicate the sustainable energy practices are used on the site)</i>	1	1
	TOTAL	16	6

Category 6: Water Management (8 points required)

	AMENITY	POINTS	PROPOSED POINTS
A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2	0
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard. (<i>Plumbing fixtures will be specified on the project to meet this criteria</i>)	2	2
C	A green roof is installed to a minimum 30% of the roof area	3	0
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project. <i>(See elevations, living wall to be installed on the south elevation)</i> <i>Total wall area of project= 966.83m²</i> <i>Living Wall area: 101.15m² = 10.46%</i>	2	2
E	A non-potable irrigation system is installed and used for all on-site irrigation. <i>(non –potable irrigation to be designed and installed for use of irrigation)</i>	3	3
F	A water efficient irrigation system (such as drip) is installed. <i>(A drip irrigation system will be installed for the landscaping)</i>	1	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property. <i>(As a part of the development, a cistern will be incorporated and used for collection of rainwater from the roof and will be used for the irrigation of the landscaping) See location on site plan.</i>	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site <i>(permanent educational signage will be installed regarding the water management usage on the site)</i>	1	1
	TOTAL	16	11

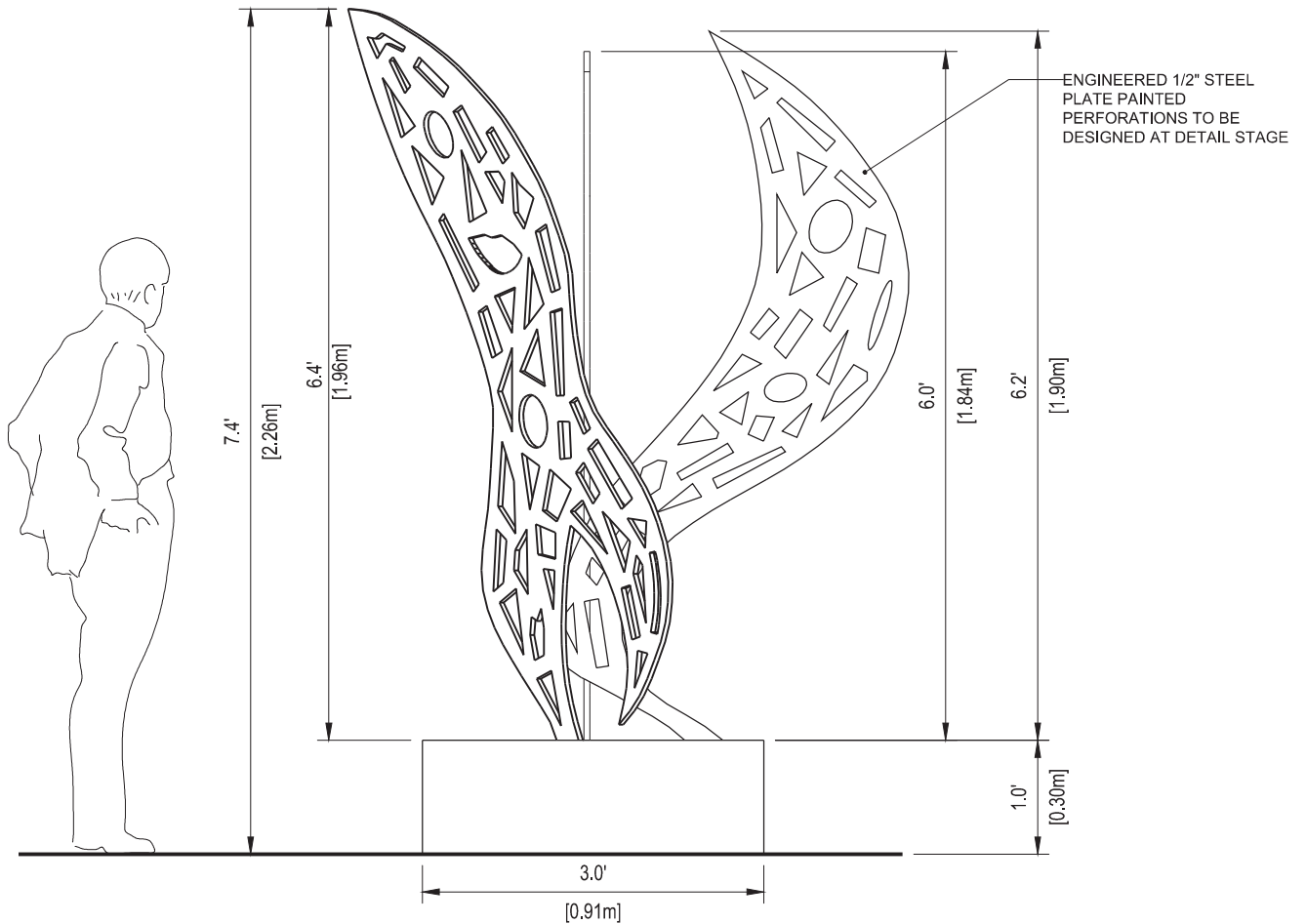
Category 7: Social and Cultural Sustainability (10 points required)

	AMENITY	POINTS	PROPOSED POINTS
A	At least 10% of the residential dwelling units within a building are no greater than 29m ² in area. <i>(2 units have been designed under 29.0 sq.m.as a part of the 12 residential units in the project)</i>	1	1
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the British Columbia Building Code 2012 (BCBC) or any subsequent Act or Acts which may be enacted in substitution therefore.	3	0
C	The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives final occupancy. <i>(the developer will enter into A Housing Agreement to ensure that 50% of the units will not be stratified)</i>	3	3
D	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of residential units sold will be sold for at least 20% less than the medium sell price for condos (apartment), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the units provided for within the Housing Agreement must be greater than 29m ² in area.	4	0
E	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the Strata Property Act or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2	0
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art. <i>(Public Art is to be installed on the site)</i>	2	2
G	A children's play area is provided.	1	0
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden. <i>(Refer to site plan, a dedicated space will be provided on the south side of the site for use by the residents for gardening)</i>	1	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant. <i>(Interpretive signage will be installed to illustrate the archeological relevance of the site)</i>	1	0

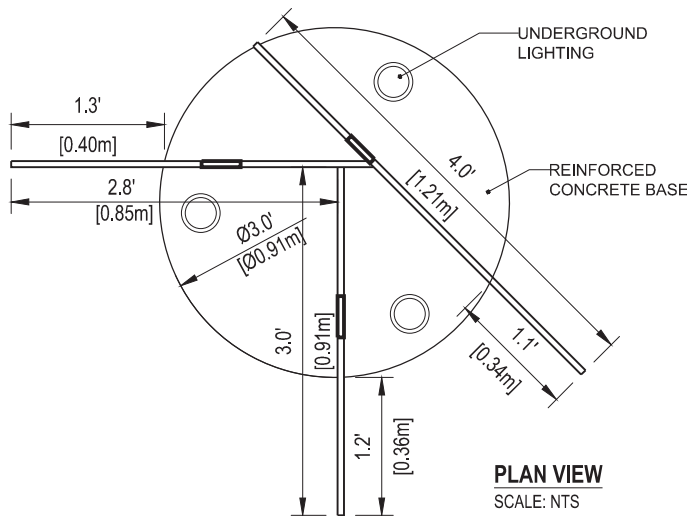
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City. <i>(The development will protect the archeological /cultural heritage of the site as specified by the site alteration permit issued by the Archeological Branch of the Province of BC)</i>	3	0
	TOTAL	21	7

SCHEDULE D AMENITY REQUIREMENTS SUMMARY

CATEGORY	AMENITY	POINTS REQUIRED	PROPOSED POINTS
1	Site Selection (10 points required)	10	11
2	Retention and Restoration of Natural Features (8 points required)	8	9
3	Parking and Sustainable Transportation (10 points required)	10	4
4	Building Materials (8 points required)	8	13
5	Energy Management (6 points required)	6	6
6	Water Management (8 points required)	8	11
7	Social and Cultural Sustainability (10 points required)	10	7
	TOTAL POINTS REQUIRED	60	61



ELEVATION
SCALE: NTS



PLAN VIEW
SCALE: NTS



PERSPECTIVE VIEW
SCALE: NTS

RECEIVED
DP 1064
2018-APR-12
Current Planning & Subdivision

NOTES

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.

ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

DO NOT SCALE FROM THESE DRAWINGS.

A detail no.
C drawing no.
B location drawing no.

ARCHITECT

ian a. niamath

a.j.b.c. m.r.a.i.c.

151 SKINNER STREET, NANAIMO, B.C.
CELL: 250 756 8786 EMAIL: iniamath@shaw.ca

PROJECT

COMMERCIAL/RESIDENTIAL BUILDING
1400 WINGROVE STREET, NANAIMO, BC

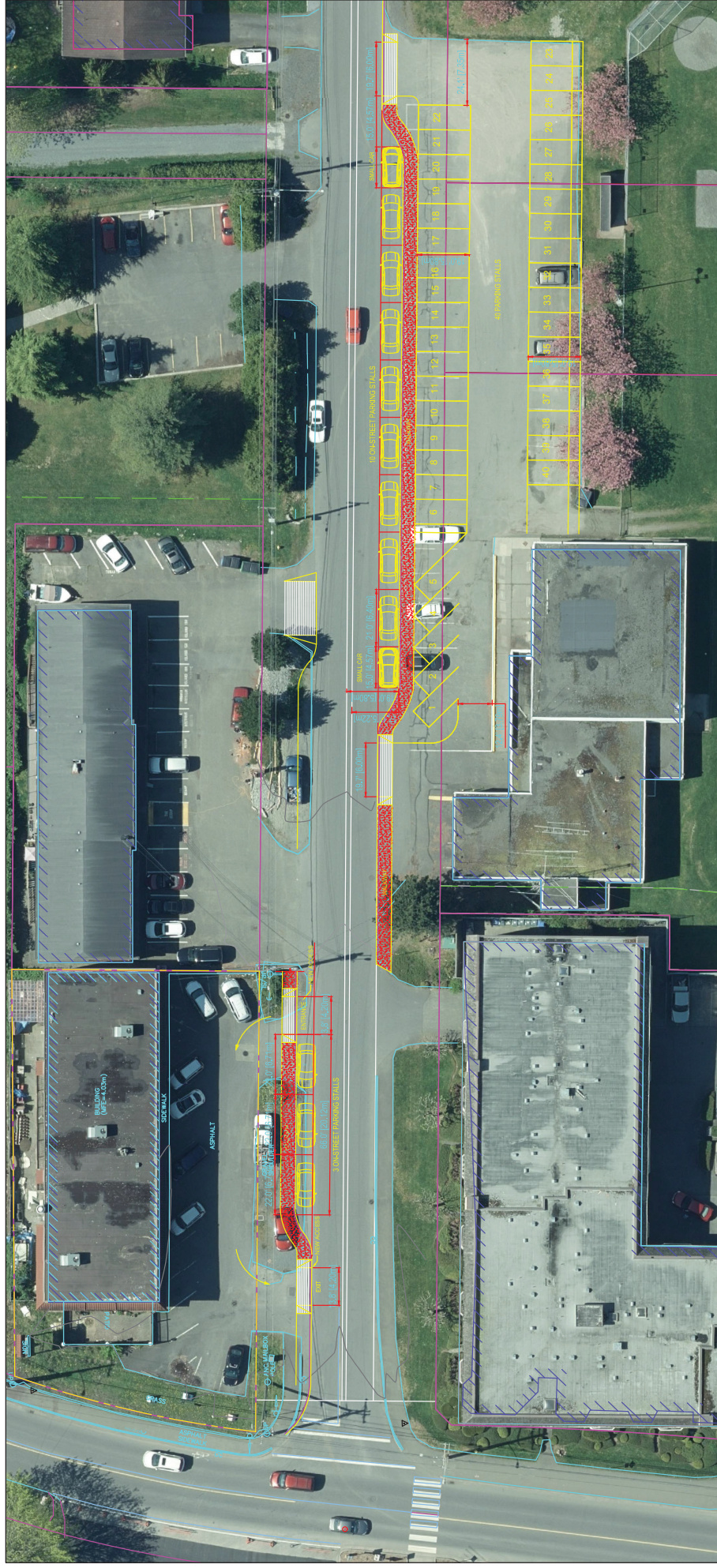
SHEET TITLE

PUBLIC ART DETAIL

SCALE	DATE
AS SHOWN	APR 11, 2018
DRAWN	CHECKED
NR	
DRAWING NO.	
A0.0	



ATTACHMENT I ON-STREET PARKING PLAN



NOTES	NO.	REVISION	DATE	DATE	ISSUED FOR	NO.	ISSUED FOR	DATE	DATE
CONSULT LOCAL MUNICIPAL REGULATIONS. 1. ALL DIMENSIONS SHOWN ARE TO FACE UNLESS OTHERWISE NOTED. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.	1								

ARCHITECT ian a. niamath 813422. 1/24/2018 151 SPINNER STREET, NANAIMO, B.C. CELL: 250 756 8786 EMAIL: ian@niamath.com.ca	PROJECT COMMERCIAL/RESIDENTIAL BUILDING 1400 WINGROVE STREET NANAIMO, BC	SHEET TITLE SITE PLAN ON-STREET PARKING	SCALE AS SHOWN DATE APR 12, 2018 DRAWN NR CHECKED NR DRAWING NO. A1.1
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ATTACHMENT J
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP0001064



Delegation Request

Matthew Roberts and Hilary Harlow have requested an appearance before Council.

The requested date is May 7, 2018.

The requested meeting is:
Council

Presenter's Information:

City: Nanaimo
Province: BC
Bringing a presentation: No

Details of Presentation:

Requesting action regarding adjacent property Amrikkos.