

DATE OF MEETING | December 21, 2020 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1150 –
2517 BOWEN ROAD |**

OVERVIEW

Purpose of Report

To present for Council’s consideration a development permit application for a proposed office building at 2517 Bowen Road. |

Recommendation

That Council issue Development Permit No. DP1150 at 2517 Bowen Road with the following variance:

- to increase the maximum building height from 14.0m to 17.7m. |

BACKGROUND

A development permit application, DP1150, was received from BJK Architecture Inc., on behalf of Mid-Island Consumer Services Co-operative Inc. (Mid-Island Co-op), in order to permit a new commercial building at 2517 Bowen Road.

Subject Property and Site Context

| | |
|--------------------------------------|--|
| <i>Zoning</i> | COR3 – Community Corridor |
| <i>Location</i> | The subject property is northwest of the Bowen Road and Labieux Road intersection. |
| <i>Total Area</i> | 2.4ha |
| <i>Official Community Plan (OCP)</i> | Map 1 – Future Land Use Plans – Corridor Map 3 – Development Permit Area – DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development. |
| <i>Relevant Design Guidelines</i> | General Development Permit Area Design Guidelines |

The subject property currently contains the Co-op Centre shopping centre, which consists of two existing commercial buildings. Adjacent to the subject property, at the corner of Bowen Road and Labieux Road, is the Co-op Gas Bar. Other surrounding uses include commercial uses to the north and east, Beban Park across Bowen Road to the southeast, and a mix of low-density multi-family and single residential dwellings to the west and south across Labieux Road.

The subject property slopes downhill from the northeast to the southwest, with the steepest section in the southwest corner. |

DISCUSSION

Proposed Development

The applicant is proposing to construct a four-storey office building in the southwest corner of the subject property with a gross floor area of 2,808m². The proposed building will contain offices for Mid-Island Co-op. In combination with the two other buildings on site, the total gross floor area on the subject property will be 8,299m². The total Floor Area Ratio (FAR) will be 0.35 and the maximum permitted base FAR in the COR3 zone is 0.75.

Site Design

The proposed building is sited close to Labieux Road, directly to the west of an existing standalone commercial building that contains a credit union. This portion of the lot is currently occupied by a 21-stall parking lot, accessed from a drive-aisle from Labieux Road. East of the credit union, adjacent to the Co-op Gas Bar, is another drive-aisle from Labieux Road that is intended to be the primary vehicle access to the site.

A pedestrian entrance to the site from Labieux Road is proposed between the new building and the existing credit union building, providing access to the entryways for both buildings. The sidewalk on Labieux Road continues around the southwest corner of the site, following the drive-aisle, and provides pedestrian access to the north side of the building. A re-aligned pedestrian crosswalk across the parking lot to the principal Co-op Centre building on site is proposed.

Parking for all buildings on site will be shared in the existing main parking lot. A total of 257 parking stalls is required, including 253 stalls for the shopping centre and 4 stalls retained for an existing non-conforming warehouse on site. There is currently an excess of parking on site (261 existing stalls), and the proposed development will result in a net loss of 4 parking stalls. The applicant proposes to improve the vehicular and pedestrian circulation throughout the site with the addition of new landscaping, pedestrian connections, and electric vehicle charging stations. A new refuse receptacle enclosure will be located to the northwest of the proposed building, to the rear of the site.

The required bicycle parking will be provided on site and there will be an increase from the 5 short-term bicycle spaces currently provided to a proposed total of 11 short-term bicycle spaces and 12 long-term bicycle spaces.

Building Design

The building is situated on a steep portion of the site where it slopes downhill towards Labieux Road. There is a grade difference of over 7m across the building site from northeast to southwest. The building will present a four-and-a-half-storey façade on the south elevation, facing Labieux Road, and a three-storey façade on the north elevation, facing the parking lot.

The primary entryway to the proposed building will be at the northeast corner of the building, with direct access to the parking lot and the pedestrian connection with Labieux Road.

All building elevations are treated equally and are well articulated with a variety of projections and recesses. A south-facing deck on the fourth floor will provide an outdoor amenity space for employees. Generous amounts of glazing help relieve the building massing. Angled pillars and canopies break up the building's rectilinear form, and the interplay of voids and solids add interest. Building cladding materials include brick, wood siding, Hardie panel, and metal panels.

Landscape Design

The proposed landscape design provides a buffer around the building and the refuse receptacle enclosure, and additional landscaping improvements are proposed along Bowen Road. A mature evergreen tree next to the pedestrian walkway from Labieux Road will be retained, and maple trees are proposed to line the walkway. A planter with seating is proposed next to the building entryway. Dogwood trees and Siberian spruce are proposed for the south yard adjacent to Labieux Road, and sweetgum trees would follow the line of the driveway to the west. Understorey and accent plantings will consist of a mixture of evergreen shrubs, grasses, and groundcovers. Boulders are provided as accents that emphasize a West Coast planting scheme. A proposed green roof and raingarden will assist with stormwater management on site.

New landscaped islands, including ornamental trees, are proposed to replace existing painted islands along the Bowen Road street frontage to improve the existing street-facing condition.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2019-SEP-26, accepted DP1150 as presented and provided the following recommendations:

- Look at ways to better signify the entryway; and
- Consider screening on the rooftop around the elevator shaft.

The applicant subsequently revised the application to address the DAP recommendations by proposing signage at the Labieux Road entrance and proposing rooftop screening.

Proposed Variances

Maximum Building Height

The maximum building height in the COR3 zone is 14.0m. The proposed building height is 17.7m; a requested variance of 3.7m.

The building height variance is required due to the grading of the site to allow a four-storey form. Where parking is provided below a building in the COR3 zone, the maximum permitted building height would be 18m. The proposed building does not include under-the-building parking; therefore, the additional height is not permitted without a variance.

The uppermost storey is stepped back and significant landscaping is provided on the south elevation in order to reduce the perceived height from Labieux Road. No negative impacts are anticipated and Staff support the proposed variance.

SUMMARY POINTS

- Development permit application No. DP1150 is for a 2,808m² office building at 2517 Bowen Road.
- A variance is requested to increase the maximum building height from 14.0m to 17.7m.
- Staff support the proposed variance.

ATTACHMENTS

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

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

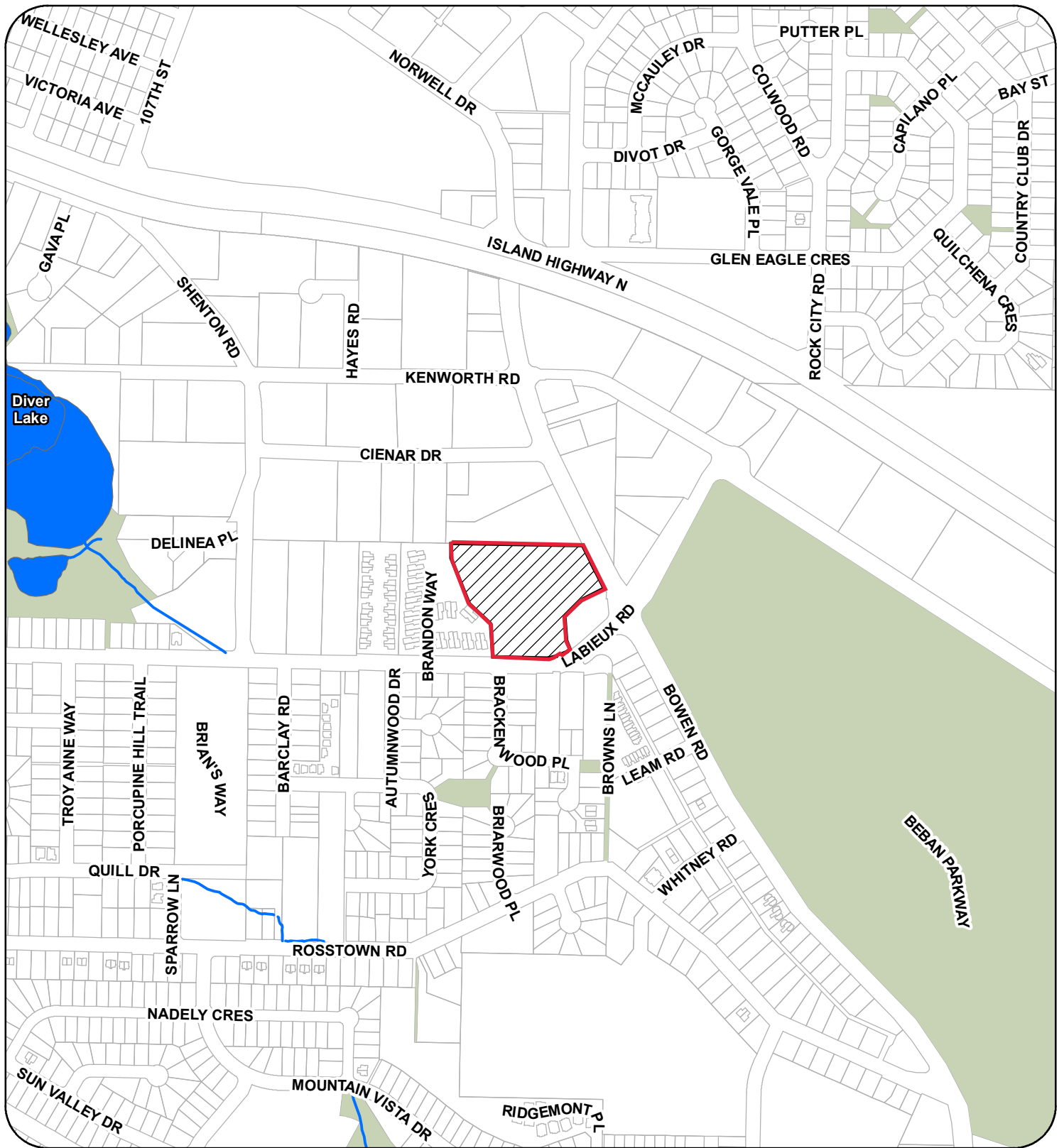
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 9.7.1 Size of Buildings* – to increase the maximum allowable building height from 14.0m to 17.7m.

CONDITIONS OF PERMIT

1. The subject property is developed generally in accordance with the Site Plan prepared by BJK Architecture Inc., dated 2020-OCT-30, as shown on Attachment D.
2. The development is in substantial compliance with the Building Elevations prepared by BJK Architecture Inc., dated 2019-JUL-15, as shown on Attachment E.
3. The subject property is in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2020-OCT-20, as shown on Attachment G.

ATTACHMENT B CONTEXT MAP



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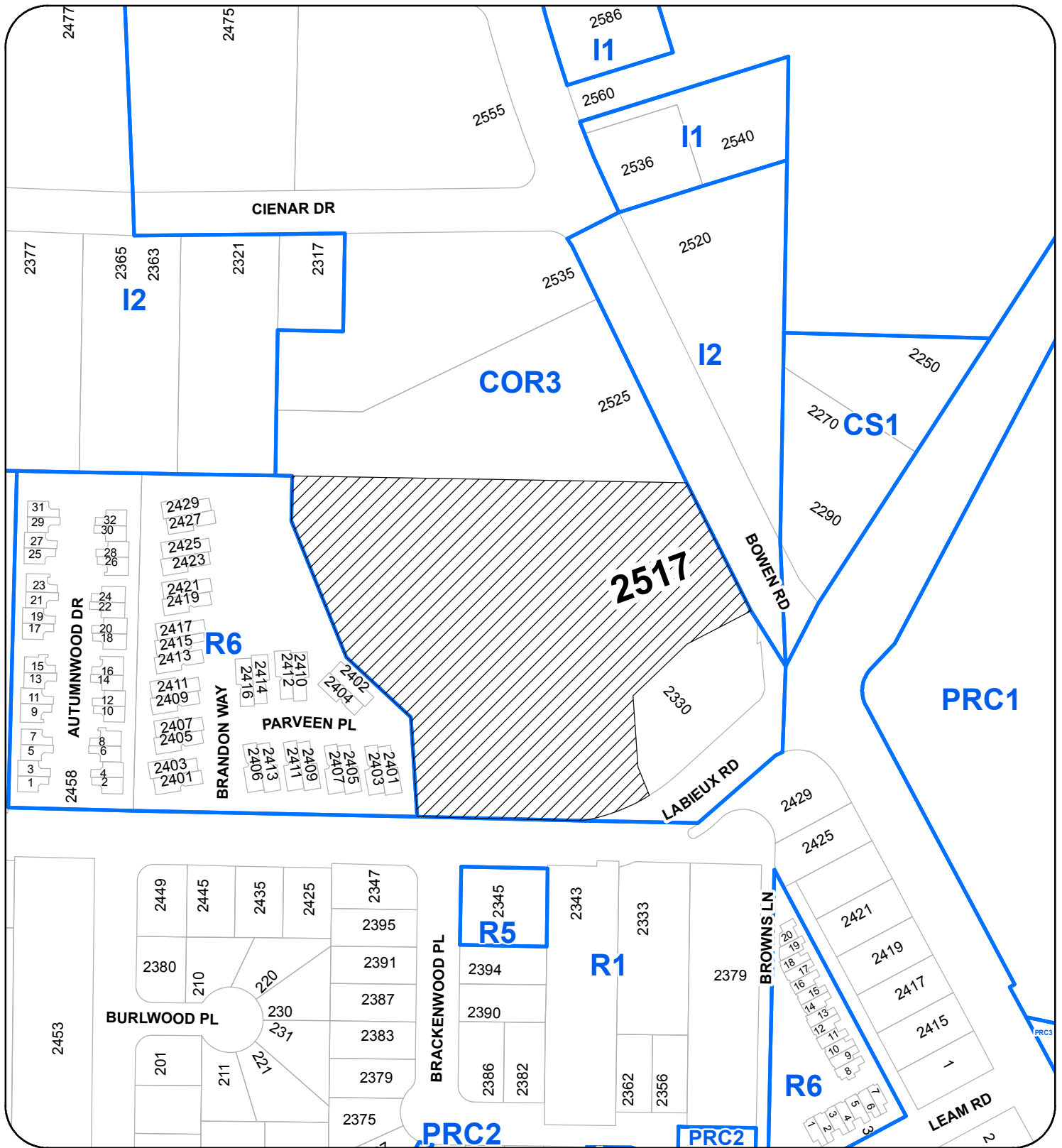


DEVELOPMENT PERMIT APPLICATION NO. DP001150



2517 BOWEN ROAD

ATTACHMENT C LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001150

LOCATION PLAN

Civic: 2517 BOWEN ROAD
 Legal: LOT B, SECTION 20, RANGE 6
 MOUNTAIN DISTRICT, PLAN VIP80661



Subject Property

ATTACHMENT E BUILDING ELEVATIONS



NORTH ELEVATION - FACING PARKING LOT



WEST ELEVATION



SOUTH ELEVATION - FACING LABIEUX ROAD



EAST ELEVATION

| PRELIMINARY EXTERIOR FINISHES & COLOURS | | | |
|---|-------------------------------------|--|---|
| | PREFINISHED METAL PANELS TAN | | WOOD LOOK SIDING NATURAL |
| | BRICK / TRCA OR SIMILAR | | HARDPANELS / FASCIAS IRON CAST |
| | SOFFIT'S / FLASHINGS METAL CHARCOAL | | WINDOW FRAMES / RAILINGS / SUNSHADES ANODIZED |
| | CANOPY FASCIAS BOARDWALK | | CANOPY FASCIAS BOARDWALK |

NOTE: COLOURS AND MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND ARE USED TO GRAPHICALLY DESCRIBE FORM AND CHARACTER. ACTUAL PRODUCTS MAY VARY.



proposed development
2517 BOWEN ROAD
nanaimo.b.c

bjk architecture Inc.
2122 Brandon Rd.
Shawigan Lake B.C.
V0R 2W3
Ph: 250-891-1602



PROJEC NO. d1315.27.13
ISSUED: 03 JAN. 2019
ISSUED: 11 JULY 2019
FOR DP: 15 JULY 2019

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DP1150
2019-JUL-16
Current Planning

PR3.1



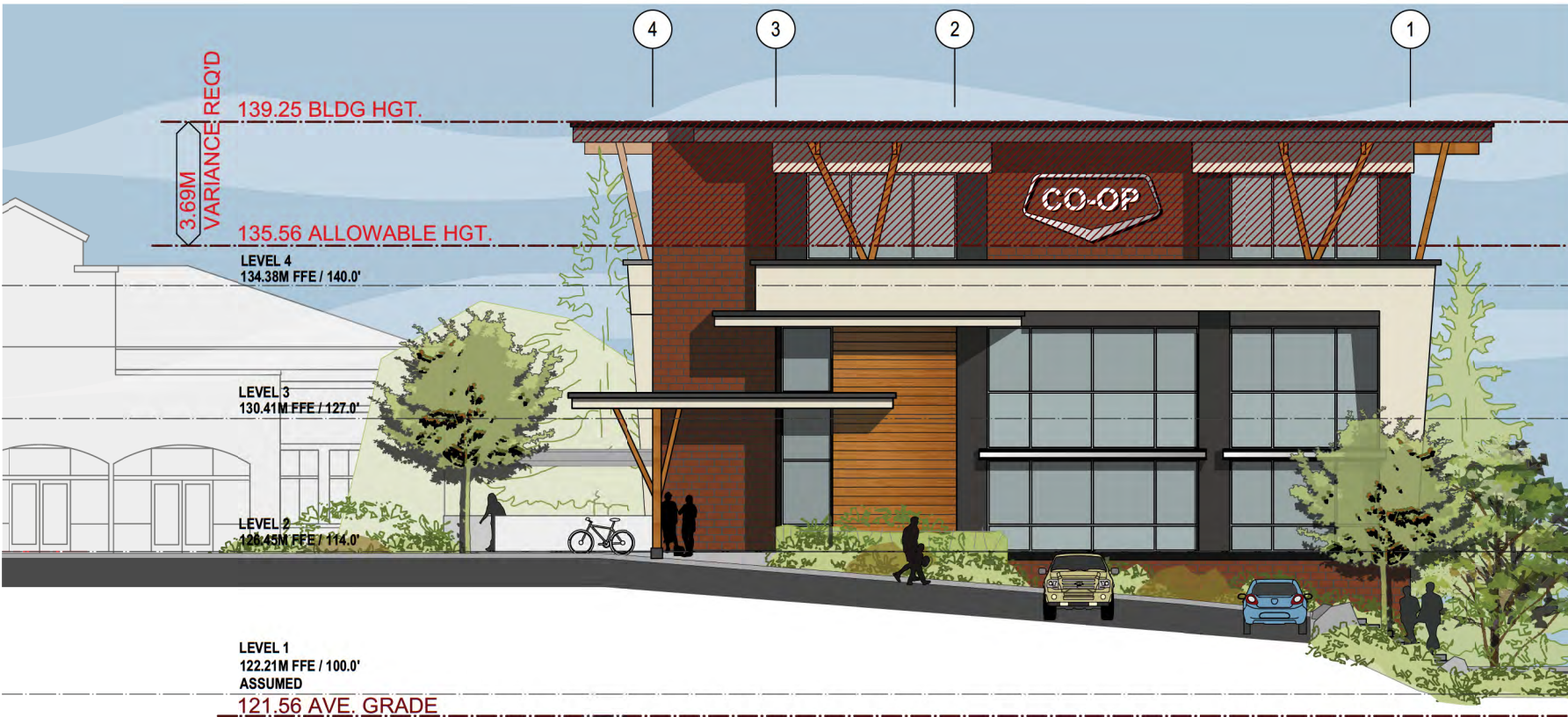
proposed development
2517 BOWEN ROAD
 nanaimo b.c

bjk architecture Inc.
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 V0R 2W3
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PROJECT NO. d1315.27.13
 ISSUED: 03 JAN. 2019
 ISSUED: 16 MAY. 2019
 FOR DP: 15 JULY 2019

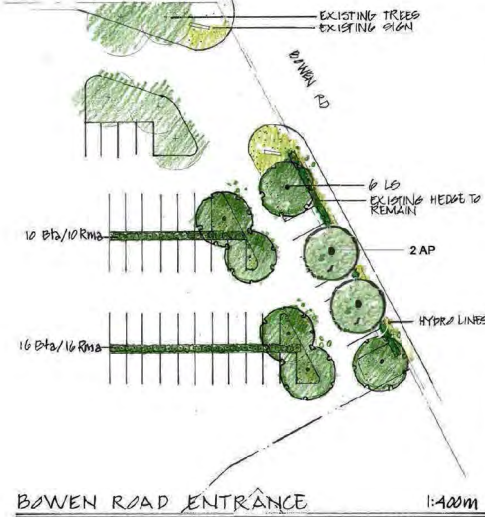
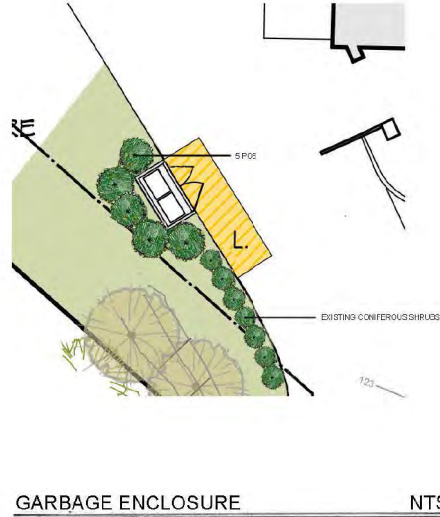
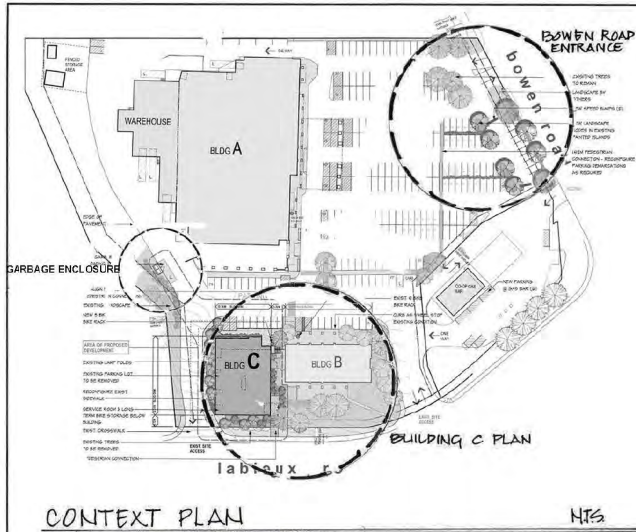
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NORTH ELEVATION - FACING PARKING LOT

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 Current Planning

ATTACHMENT F LANDSCAPE PLAN AND DETAILS



DESIGN RATIONALE

The landscape design consists of two areas: planting surrounding Building C and the Bowen Road entrance.

Building C
The planting scheme around Building C works with the existing site, using indigenous plants along with compatible exotics to reflect the character of our region. Plants have been selected for their hardiness, year-round attractiveness and wildlife value. Builders will be used to account the west coast planting palette.

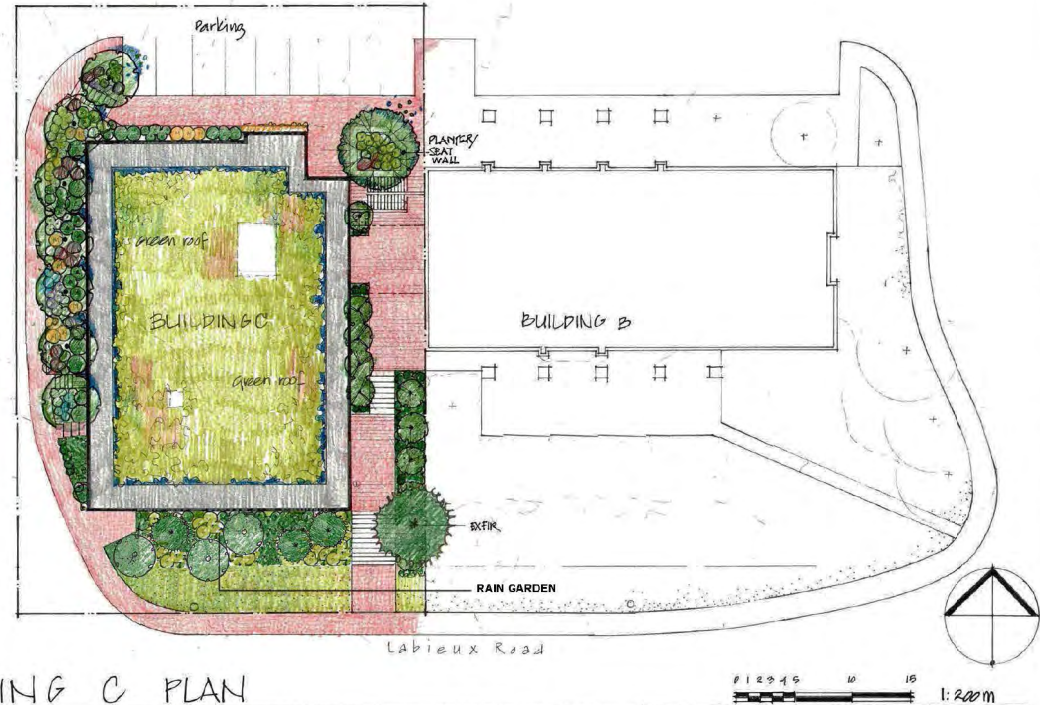
Green Roof:
A green roof provides stormwater catchment and wildlife value.

Hardscape/pedestrian connections:
The pedestrian paths throughout the site will be concrete, connecting all levels of the site with the City sidewalks and the adjacent existing building.

A raised planter with seat walls, a specimen tree and low plantings marks the entrance to the new building.

Bowen Road Entrance
The Bowen Road entrance has been redefined to encourage vehicles to drive down a driveway to the Gas Station rather than taking a short cut across the parking stalls. Trees have been planted to create a tree lined traffic table. In addition, these trees provide a stronger street edge to Bowen Road.

| Legend | Key | Qty | Botanical Name | Common Name | Pot Size | Remarks/spacing |
|------------------------------------|-----|--|------------------------|-------------|--------------------|-----------------|
| Deciduous / Evergreen Trees | | | | | | |
| Ac | 8 | Acer circinatum | Vine Maple | 2.5m ht. | multistem | |
| Ap | 2 | Acer palmatum | Japanese Maple | 2.5m ht. | single stem | |
| Ca | 3 | Cornus edulis white wonder | Flowering Dogwood | 5 cm cal | 1.8m branching ht. | |
| Ck | 1 | Cornus kousa | Chinese Dogwood | 2.5m ht. | multistem | |
| Ls | 13 | Liquidambar styraciflua | Sweetgum | 6 cm cal | | |
| Pob | 8 | Picea omorika bruns | Scotian spruce | 2m ht. | | |
| Evergreen Shrubs | | | | | | |
| Ag | 7 | Abelia grandiflora | Abelia | 1 gall | | |
| Au | 5 | Abutilon uredo | Strawberry Tree | 2 gall | | |
| Ct | 5 | Chiosya ternata | Mexican Orange Blossom | 1 gall | | |
| Gs | 51 | Gaultheria shallon | Santal | 1 gall | | |
| Mn | 15 | Mahonia nervosa | Dull Oregon Grape | 1 gall | | |
| Pmg | 11 | Pinus mugo mugo | Mugo Pine | 1 gall | | |
| Pmri | 20 | Polystichum munitum | Sword Fern | 1 gall | | |
| Vo | 24 | Vaccinium ovatum | Evergreen Huckleberry | 1 gall | | |
| Deciduous Shrubs | | | | | | |
| Bta | 26 | Berberis atropurpurea | Berberis | 1 gall | | |
| Rma | 26 | Rosa meidland alba | White Meidland Rose | 1 gall | | |
| Ornamental Grasses | | | | | | |
| Ca | 8 | Calamagrostis scutifolia Karl Foerster | Feather Reed Grass | 1 gall | | |
| Fs | 11 | Heliconia chlorostachya | Blue Out Grass | 1 gall | | |
| Fa | 13 | Festuca ovina | Fontinalis Grass | 1 gall | | |
| Ms | 9 | Miscanthus sinensis yaku jima | Maiclen Grass | 1 gall | | |
| Perennials/Groundcovers | | | | | | |
| Nd | 17 | Nepeta droppmore blue | Catmint | 1 gall | | |
| Green Roof Plants | | | | | | |
| Alu | 1 | Allium cernuum | Nodding Onion | bulbs | | |
| Sed | 1 | Sedum varieties | Stonecrop varieties | plugs | | |



NOTES

- All planted areas to be irrigated.
- The plants for this scheme will be chosen from the plant palette as appropriate. Not all plants will necessarily be used, and others may be substituted depending on availability and suitability in the final design.
- The green roof system will have the capacity to retain 37 l/sq.m. rainwater (Zinco Sedum Roof XD20).
- The minimum soil depths to be 322 mm to accommodate stormwater runoff (See Civil report).

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DP1150
2020-OCT-30
CONTACT PLANNING

| DATE | REV | DESCRIPTION |
|----------|-----|----------------------|
| 17/11/19 | 1 | TOP OF PROPOSED PLAN |

CONSULTANT: VICTORIA DRAKEFORD ARCHITECTS
LANDSCAPE ARCHITECT
235 Pine St, Nanaimo, B.C. V8R-2S6
250-764-4238
victoria@island.net

PROJECT: PROPOSED DEVELOPMENT 2517 Bowen Road Nanaimo BC.

SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN


SCALE: 1:200M DATE: 13.07.19
DRAWN: VID CHECKED: []
PROJECT NUMBER: 100P10
DRAWING NUMBER: L1

ATTACHMENT G AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001150

Legend

 Subject Property