

City of Nanaimo  
REPORT TO COUNCIL

DATE OF MEETING: 2013-MAY-13

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

RE: DEVELOPMENT PERMIT NO. DP000837 – 1871/1881 DUFFERIN CRESCENT

---

STAFF RECOMMENDATION:

That Council issue Development Permit No. DP000837 at 1871/1881 DUFFERIN CRESCENT with the following variances:

- The required front yard setback abutting Dufferin Crescent (a major roadway) is 7.5 m. The proposed front yard setback is 3 m, a proposed variance of 4.5 m.

PURPOSE:

The purpose of this report is to seek Council authorization to issue a Development Permit for a Light Industrial development with one variance and subject to lot consolidation.

BACKGROUND:

A development permit application was received from Jeff Windley of Windley Contracting Ltd., on behalf of Optimal Jakk Holdings Inc., to construct a 2-storey recreational facility.

Staff and the Design Advisory Panel (DAP) support the application, including the proposed variance and recommend Council approve the development permit.

*Subject Property*

The two (2) subject properties are vacant and have a combined lot area of 1,926 m<sup>2</sup>. The subject properties are zoned I3 – High Tech Industrial, and the recreational facility is a permitted use. According to the Official Community Plan (OCP) - Future Land Use Plan, the subject property is designated Light Industrial. According to Map 3 of the OCP Development Permit Area (DPA)s, the subject properties are within DPA No. 4 – Nanaimo Parkway Design and DPA No. 9 (Commercial, Industrial, Institutional, Multi-Family and Mixed Commercial/Residential development). As such, a development permit is required before a building permit can be issued.

All issues related to DPA No. 4 – Nanaimo Parkway, were resolved in DP000710 which allowed the development of Green Rock Industrial Subdivision.

## DISCUSSION:

### *Proposed Development*

The proposed 2-storey recreational facility is for Island Optimal Health and Performance and Moksha Yoga. The proposed 520 m<sup>2</sup> facility is configured as follows:

#### *Main floor level (310.6 m<sup>2</sup>):*

- Multi-purpose exercise room
- Entry foyer
- Treatment rooms

#### *Second floor level (209.4 m<sup>2</sup>):*

- Yoga studio
- Change rooms
- Meeting room

There are two designated outdoor activity areas:

- An exterior recreational space next to the multi-purpose exercise room.
- A roof deck adjoining the second level meeting room.

The landscape plan continues the landscape theme of the Green Rock Industrial Subdivision; natural plant palette; bio-swales; rain gardens.

### *Building Design*

The building massing is characterized by an assembly of building elements that both reflect the internal functions and create an animated relationship to the street.

The main building entry is emphasized by a vertical 2-storey building element. The main building entrance reinforces the building's connection to the street, as well as identifying the pedestrian access point.

The building uses exterior material finishes of wood and metal siding. The wood finish is a refined expression which reflects the building's use as a yoga studio, whereas the metal siding reflects the industrial context of the subdivision. Roof drainage will direct rainwater to landscaped bio-swales and rain gardens.

### *Proposed Variances*

The required front yard setback abutting Dufferin Crescent (a major roadway) is 7.5 m. The proposed front yard setback is 3 m, a proposed variance of 4.5 m.

The proposed siting creates a preferred street edge to the alternative of locating the parking out front, which is a feature of The Buzz Coffee House neighbouring the subject properties to the east. The building siting up front, also ensures parking is sited to the side and the rear of the building; a necessary consideration of the General Development Permit Design Guideline objectives.

DAP RECOMMENDATION

The Design Advisory Panel, at its meeting held on 2013-APR-11, accepted DP000837 as presented and provided the following recommendations:

- Consider adding a landscape component to add character to the designated outdoor recreational space.

The applicant has provided an alternative solution which staff supports. The outdoor recreational space will have a concrete surface instead of an asphalt surface, and moveable fixtures will define the edges.

Respectfully submitted,



B. Anderson, MCIP  
MANAGER  
PLANNING & DESIGN SECTION

Concurrence by:



A. Tucker, MCIP  
DIRECTOR  
PLANNING

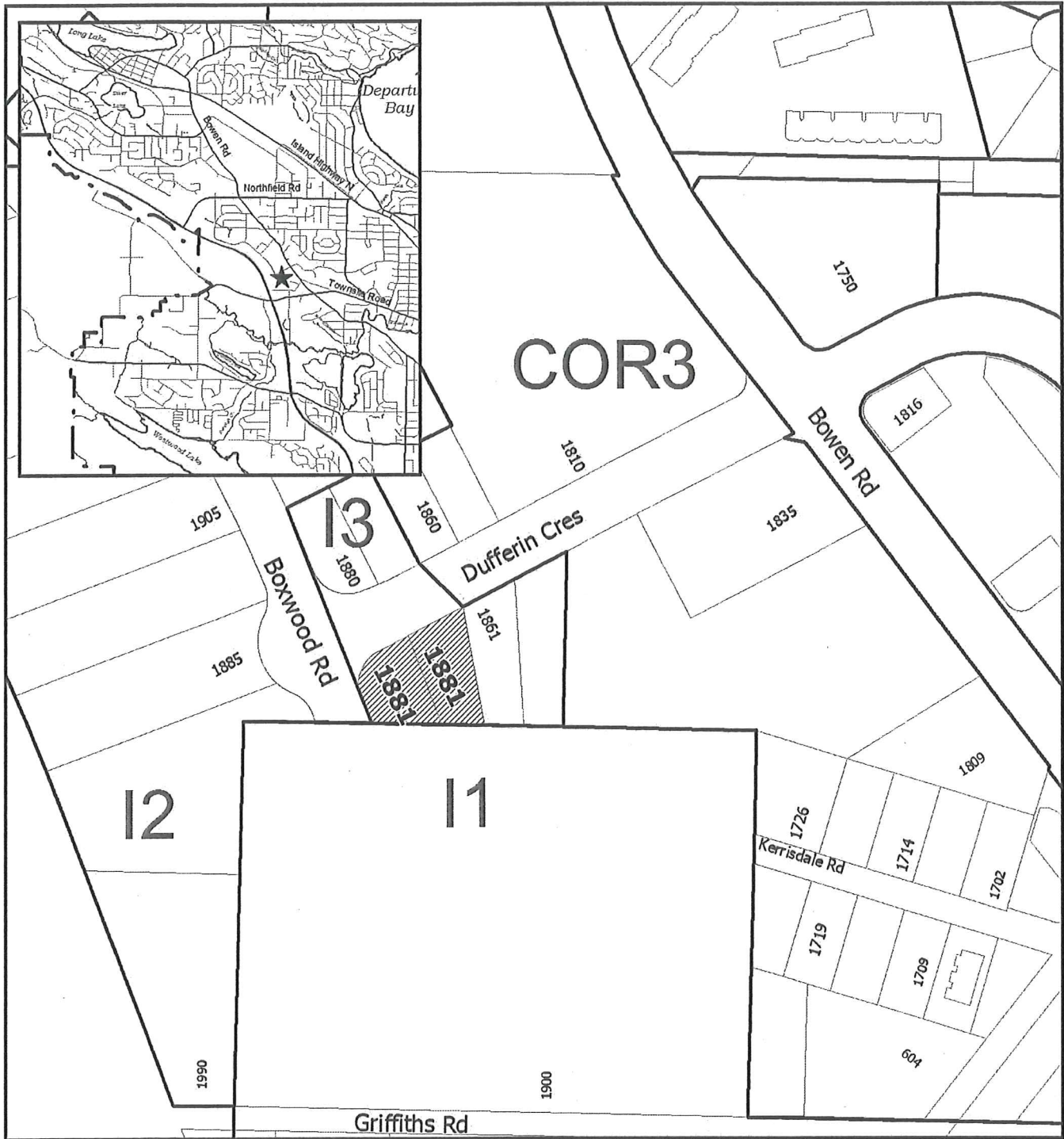


E.C. Swabey  
GENERAL MANAGER  
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000837

### LOCATION PLAN

Civic: 1871 & 1881 Dufferin Crescent  
Lot 4 and 5, Section 15, Range 8,  
Mountain District, Plan EPP15172

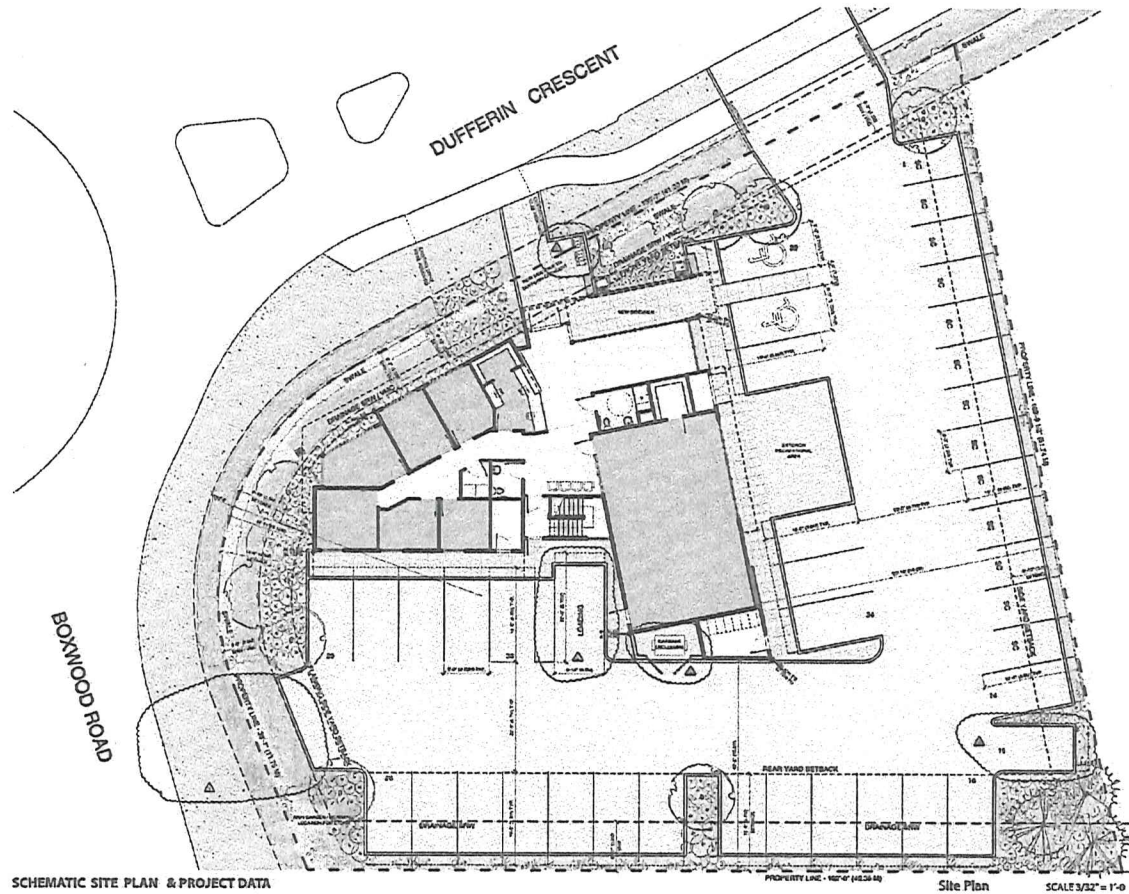


 **Subject Property**



Island Optimal Health & Performance // Moksha Yoga Nanaimo

1 8 8 1 D U F F E R I N C R E S C E N T , N a n a i m o , B C



PROJECT DATA

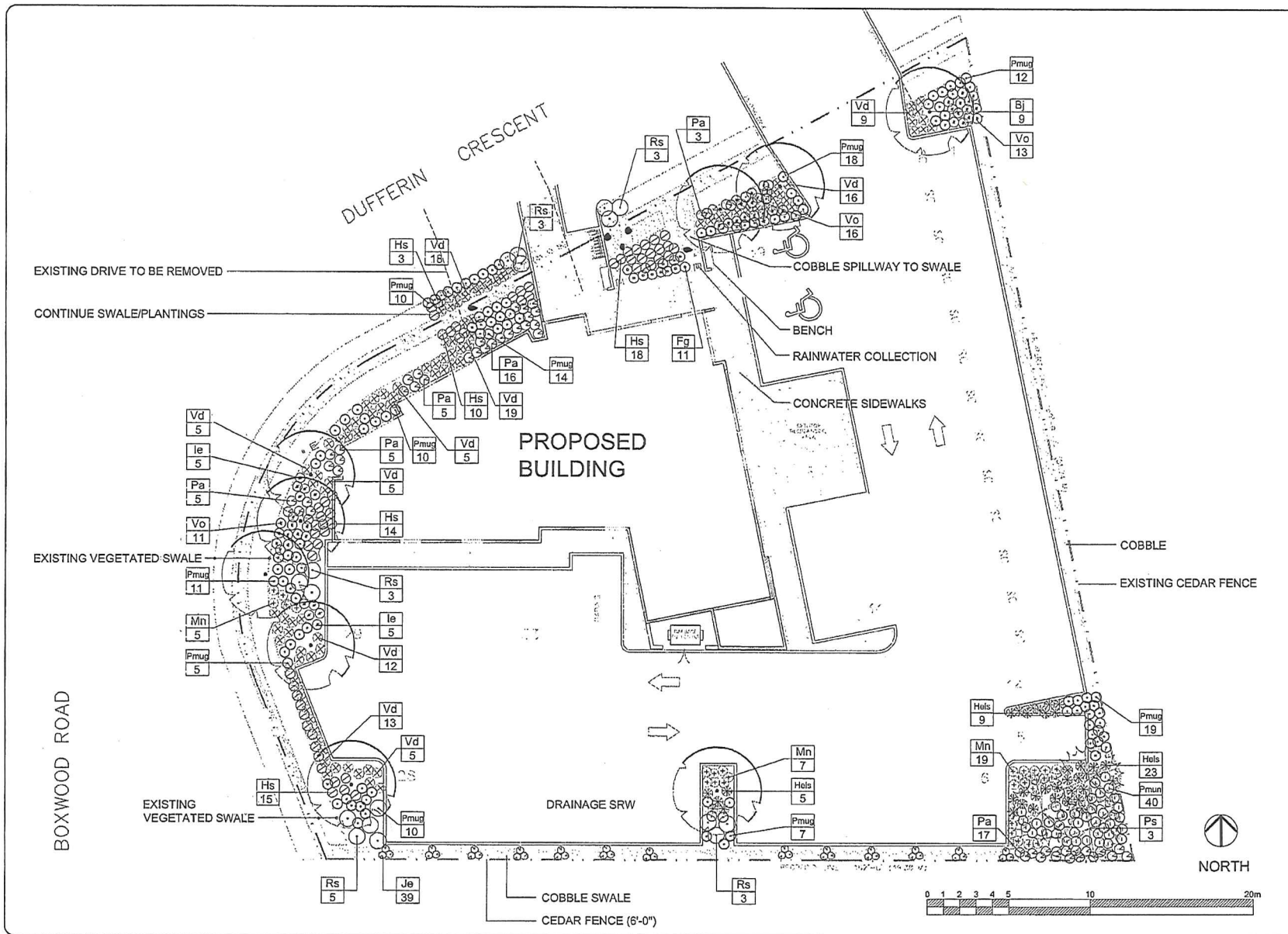
Project Civic Address: 1871 & 1881 Dufferin Crescent, Nanaimo, BC  
 Project Legal Address: Lot 4 and Lot 5, Section 15, Ranges 7 and 8, Mountain District, PLAN EPP15172  
 Name of Institution: Island Optimal Health & Performance // Moksha Yoga Nanaimo  
 Project Description: Dufferin Crescent Recreation Facility  
 Number of Floors: 2  
 Zoning: I3 High Tech Industrial (Recreation facility with ancillary office use < 20% GFA)  
 Site Area: 1826.1 m<sup>2</sup> (20732sq ft)  
 Floor Area:  
 Gross Area = Total Area 550.7 m<sup>2</sup> (5927.7sf)  
 - [Excluding Entrance Lobby: 18.05m<sup>2</sup> (204sf)]  
 - [Excluding Dedicated Bicycle Storage: 11.75m<sup>2</sup> (126.5sf)]  
 = 520m<sup>2</sup> (5597sf)  
 Level 1: 310.6m<sup>2</sup> (3343 sf)  
 Level 2: 209.4m<sup>2</sup> (2254 sf)  
 Total Gross Floor Area: 520m<sup>2</sup> (5597sf)  
 Net Floor Area (80% GFA): 460m<sup>2</sup> (5037sf)  
 Gross Floor Area Office Space: 101.4m<sup>2</sup> (1091.5sf)  
 (max. 20% GFA permitted) 18.5% of total Gross Floor Area  
 Floor Area Ratio: Permitted 0.27 Proposed 0.27  
 Building Height: Permitted 14m Proposed +/-10m  
 Building Setbacks: Permitted Proposed  
 Front (North) 3.0 m 3 m  
 Side (East) 3.0 m 16.2 m  
 Flanking Side (West) 4.5 m 5.12 m  
 Rear (South) 6.0 m 13 m  
 Lot Coverage: Permitted 50% Proposed 20%  
 Vehicle Parking: Required: 39  
 (1 per 12m<sup>2</sup> Gross Floor Area Recreation) = 410.6 / 12 = 34.88  
 (1 per 18m<sup>2</sup> Net Floor Area Offices) = (101.4 x .9) / 18 = 5.07  
 Proposed: 39  
 24 standard, 2 accessible, 13 small car (33%)  
 Loading: Required: 1 Stall Proposed: 1 Stall  
 Bike Stalls: Proposed: 15 (7 Class I, 8 Class II)

SCHEMATIC SITE PLAN & PROJECT DATA

Site Plan

SCALE 3/32" = 1'-0"

(Revised: April 30, 2013)



**NOTES:**  
For grading information, see Newcastle Engineering Ltd. drawings.  
See L2 for Plant List

**REVISIONS:**  
Issued for Review - 2013Apr20  
Panel Comments - 2013May2

**CONSULTANT:**  
NEWCASTLE ENGINEERING LTD.

**PROJECT:**  
ISLAND  
OPTIMAL HEALTH  
&  
PERFORMANCE  
MOKSHA YOGA  
NANAIMO

**SITE LEGAL DESCRIPTION:**  
1881/1871 DUFFERIN CRESCENT  
NANAIMO, BC

**SHEET TITLE:**  
LANDSCAPE  
PLANTING  
PLAN

**SCALE:** 1:100      **DATE:** Apr. 10, 2013  
**DRAWN:** DR      **CHECKED:** VJD  
**PROJECT NUMBER:** MYN 2013  
**DRAWING NUMBER:**

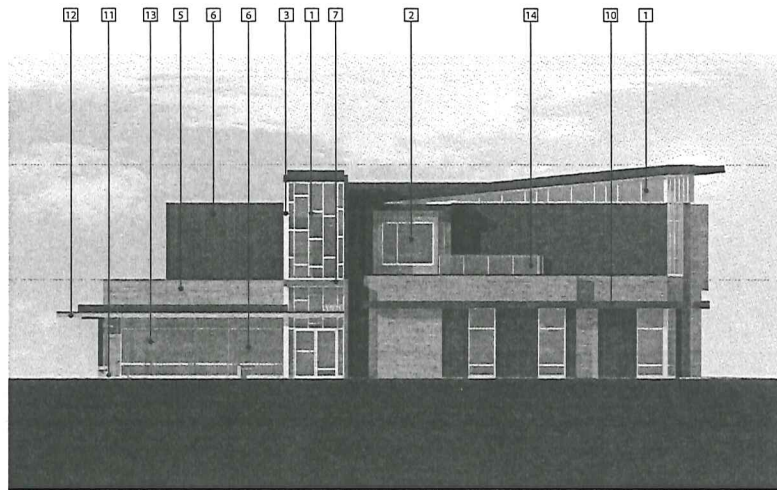
L1 of 2

Island Optimal Health & Performance // Moksha Yoga Nanaimo

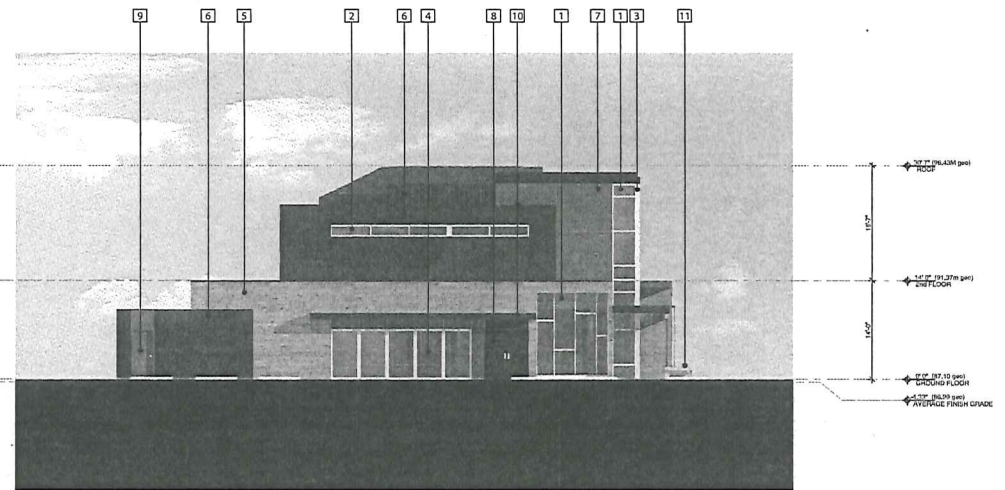
1 8 8 1 D U F F E R I N C R E S C E N T , N a n a i m o , B C

Material Schedule:

- |  |  |
|--|--|
| 1 Anodized Aluminum Glazing System           | 8 Painted Metal Door (Charcoal Grey)     |
| 2 Anodized Aluminum Windows                  | 9 Painted Metal Door (Grey)              |
| 3 Anodized Aluminum Panel                    | 10 Metal Siding/Flashing (Charcoal Grey) |
| 4 Anodized Aluminum Sliding Door/Wall Panels | 11 Exposed Architectural Concrete        |
| 5 Treated Wood Siding                        | 12 Exposed Wood Beam                     |
| 6 Corrugated Metal Siding (Charcoal Grey)    | 13 Painted Steel Posts (Grey)            |
| 7 Cement Fibre Panel (Grey)                  | 14 Aluminum and Glass Railing            |



North Elevation (Dufferin Crescent) SCALE 1/8"=1'-0"



East Elevation SCALE 1/8"=1'-0"

ELEVATIONS

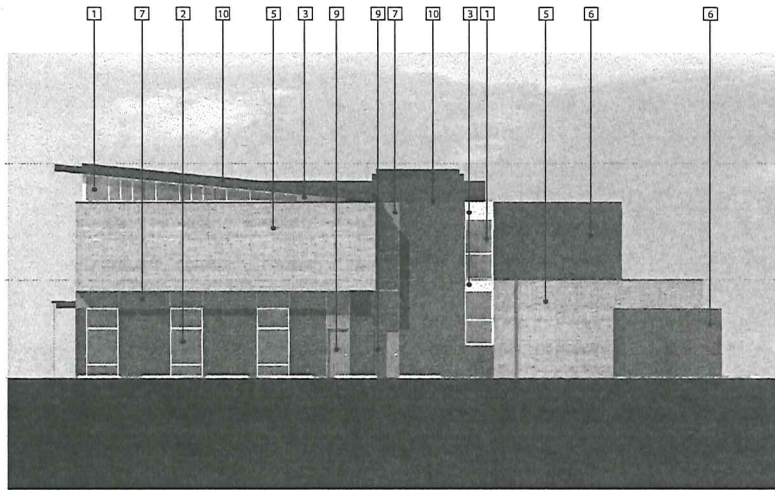


Island Optimal Health & Performance // Moksha Yoga Nanaimo

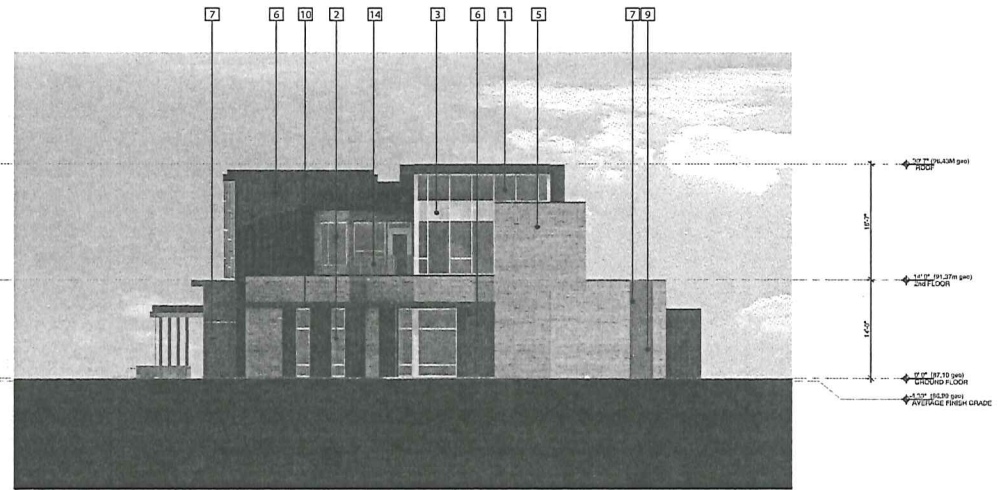
1 8 8 1 D U F F E R I N C R E S C E N T , N a n a i m o , B C

Material Schedule:

- |  |  |
|--|--|
| 1 Anodized Aluminum Glazing System           | 8 Painted Metal Door (Charcoal Grey)     |
| 2 Anodized Aluminum Windows                  | 9 Painted Metal Door (Grey)              |
| 3 Anodized Aluminum Panel                    | 10 Metal Siding/Flashing (Charcoal Grey) |
| 4 Anodized Aluminum Sliding Door/Wall Panels | 11 Exposed Architectural Concrete        |
| 5 Treated Wood Siding                        | 12 Exposed Wood Beam                     |
| 6 Corrugated Metal Siding (Charcoal Grey)    | 13 Painted Steel Posts (Grey)            |
| 7 Cement Fibre Panel (Grey)                  | 14 Aluminum and Glass Railing            |



South Elevation      SCALE 1/8"=1'-0"



West Elevation      SCALE 1/8"=1'-0"

ELEVATIONS