

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2013-OCT-28

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

RE: DEVELOPMENT PERMIT NO. DP851 - 326 WAKESIAH AVENUE

STAFF RECOMMENDATION:

That Council issue Development Permit No. DP851 at 326 WAKESIAH AVENUE with support for the following two variances and is subject to road dedication prior to the issuance of a building permit:

- *Required On-site Parking*
The required on-site parking is 59 parking spaces. 39 parking spaces are supplied on-site, a proposed variance of 20 parking spaces.
- *Required Rear Yard for an Accessory Building*
The required rear yard setback for an accessory building is 3.0 m. The proposed setback is 0 m, a proposed variance of 3.0 m.

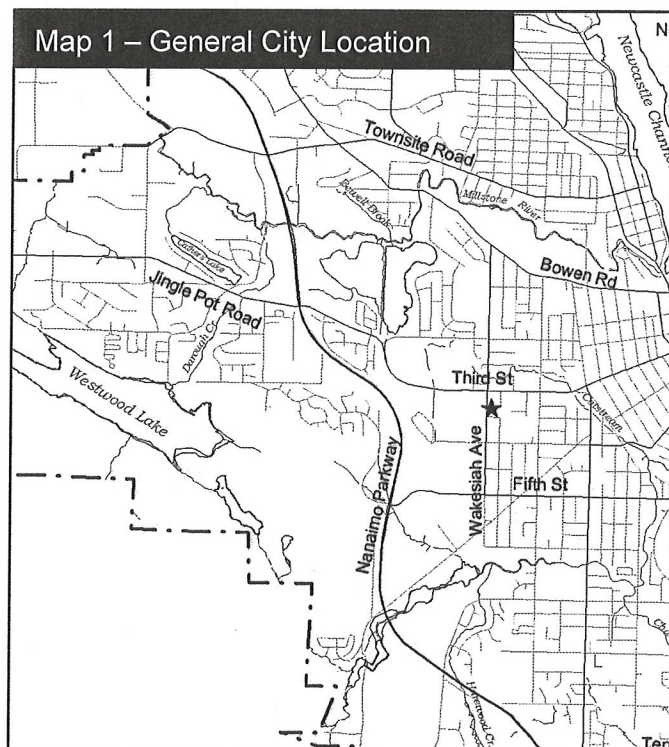
PURPOSE:

The purpose of this report is to seek Council authorization to issue a development permit for a four-storey 36 unit multi-family building.

BACKGROUND:

A development permit application was received from RAYMOND DE BEELD ARCHITECT INC (Mr. Raymond de Beeld), on behalf of WAKESIAH DEVELOPMENTS LTD (Mr. Jeff Boehm), to permit the construction of a 36 unit multi-family building and an accessory building.

Staff and the Design Advisory Panel (DAP) support the application, including the proposed two variances and recommend Council approve the development permit, which is subject to road dedication.



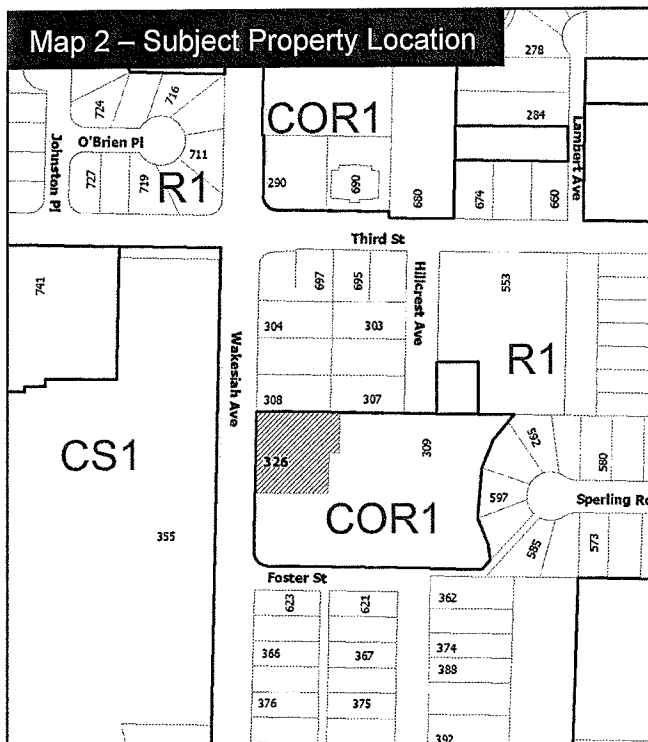
Subject Property

The subject property is occupied by an existing dwelling and a large deteriorated accessory building located at a 0 m rear yard setback, on the east property line. The subject property abuts a social housing development (309 Hillcrest Avenue) and is across the street from Nanaimo District Senior Secondary School, and the Nanaimo Aquatic Centre parking lot.

The subject property is located along the east side of Wakesiah Avenue, and the south side of Third Street (see 'Map 1 – General City Location' and 'Map 2 – Subject Property Location').

The subject property has a total area of 2,451 m² and is zoned Residential Corridor (COR1).

According to Map 1, Future Land Use Plan of the Official Community Plan (OCP), the subject property is designated Corridor and is within Mixed Use Corridor of the draft Harewood Neighbourhood Plan. According to Map 3 of the OCP, the subject property is within Development Permit Area 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.



DISCUSSION:

Proposed Development

The proposed four-storey 36 unit multi-family development has a siting with a strong street presence. The main lobby and 4 ground floor units have direct access to Wakesiah Avenue. Multi-family units are comprised of 4 unit types:

- 14 – Unit A (54.24 m²), 1 bedroom
- 12 – Unit B (50.7 m²), 1 bedroom
- 8 – Unit C (29 m²), studio
- 2 – Unit B (70 m²), 2 bedrooms

The total building floor area is 2,117.63 m² and has a floor area ratio of 0.86. The allowed floor area ratio is 1.0. The 8 Type C units, which have a floor area of 29 m², have been included to provide affordable accommodation. These 29 m² units are exempt from Development Cost Charges (DCCs) as per the *Local Government Act*.

The proposed development includes a new accessory building which has a floor area of 44.43 m² for bike storage. The accessory building's interior has been organized for the secure storage of 21 bikes and 4 motorized scooters.

Site Design and Landscape Plan

Vehicle access to the subject property is on the north side of the site. The vehicle access location is strategic, as this feature provides privacy and separation from the existing single family dwelling property directly to the north.

The landscape approach animates Wakesiah Avenue by providing direct ground floor unit access to individual landscaped patio areas which are defined by metal picket fencing and gates leading to the street.

A planter seat wall, which creates a formal edge along the street, defines the transition from the public realm to the private realm. The boulevard is landscaped to complete the landscape plan.

Building Design

The building design reflects the intent of the Urban Design Guidelines in the draft Harewood Neighbourhood Plan. The timber structure which announces the main building entrance is derived from structures which were part of Harewood's coal mining history. In addition, the vertical, rhythmic nature of the structure is a gesture to the military history of the site across the street.

The façade projections which incorporate balconies allow privacy between units and articulates the vertical façade. The simple roof form provides and emphasizes weather protection but also avoids the insignificant roofs of the older rental apartments in the neighbourhood.

The proposed accessory building replaces an existing deteriorated structure which abuts the rear property line. The two elevations facing the adjacent social housing development are finished in a quality material, architectural concrete block with a smooth aggregate type finish.

Required Variances

- *Required On-Site Parking*

On-site parking is required at the rate of 1.66 parking spaces per unit, or 59 parking spaces. The proposed on-site parking is 1.09 per unit or 39 parking spaces, a proposed variance of .57 per unit or 20 parking spaces.

The applicant sees the parking variance as appropriate due to the size of the units, 26 small 1 bedroom units (8 units are 29 m²). The applicant anticipates each unit to generate the need for 1 parking space. The subject property has a proximity to quality amenities (Vancouver Island University, Nanaimo District Senior Secondary School, Nanaimo Aquatic Centre, Nanaimo Ice Centre, and the sports fields,) and is directly on Transit Route #44, so the need for a vehicle is reduced.

A representative of Wakesiah Developments (Mark Koch) notes that parking pressures in the university area are a result of people being required to drive to campus because of the lack of suitable accommodation in the area.

In addition, the new accessory building provides secure storage for 21 bikes and 4 motorized scooters/bikes.

- *Required Rear Yard Setback for an Accessory Building*
An accessory building requires a 3.0 m rear yard setback. The proposed accessory building setback is 0 m, a proposed 3.0 m setback variance.

The applicant notes the proposed accessory building is designed to be aesthetically pleasing to the neighbours, and provide a screen to the on-site parking area.

Harewood Neighbourhood Association

A referral was forwarded for comment but the City did not receive a reply.

Design Advisory Panel Recommendation

At its meeting held on 2013-JUL-25, the Design Advisory Panel moved to accept DP000851 as presented with support for the accessory building setback (high quality design and materials proposed for the refuse container) and parking variances. It is recognized that many of the units will be used by students for reasons of proximity to recreational & educational amenities, and easy access to public transit. Please note the following recommendation:

- *Consider incorporating a storm water management strategy into the site.*

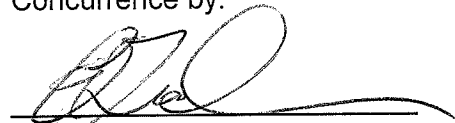
The civil consultant will consider alternative storm water management (rain water) should site conditions be deemed appropriate.

Respectfully submitted,



B. Anderson, MCIP
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



A. Tucker, MCIP
DIRECTOR
PLANNING



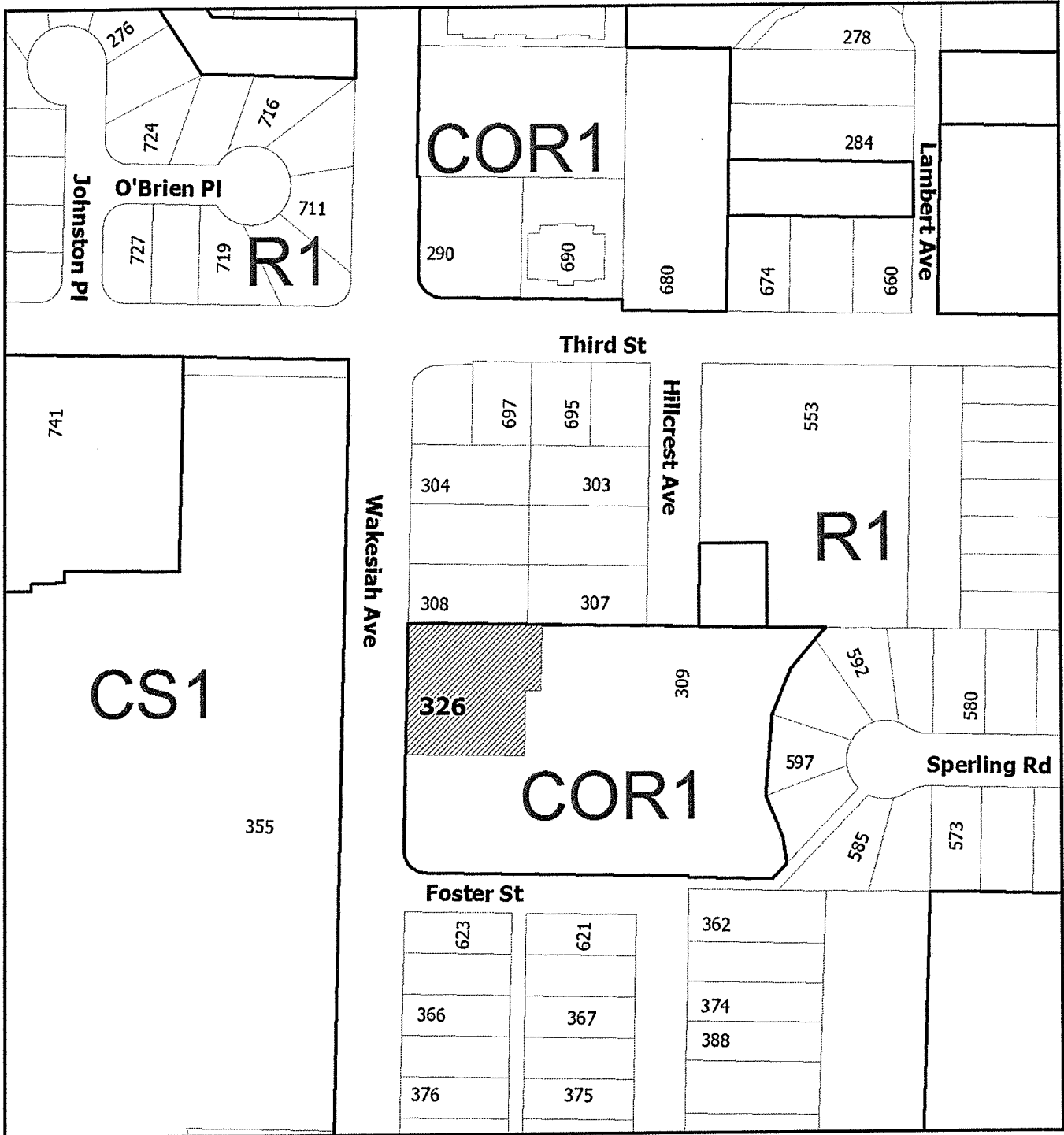
T. Seward
ACTING GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

Drafted: 2013-OCT-15
Prospero attachment: DP000851
GN/b

SCHEDULE A



DEVELOPMENT PERMIT NO. DP000851



LOCATION PLAN

Civic: 326 Wakesiah Avenue
Lot 1, Section 1, Nanaimo District,
Plan 28419

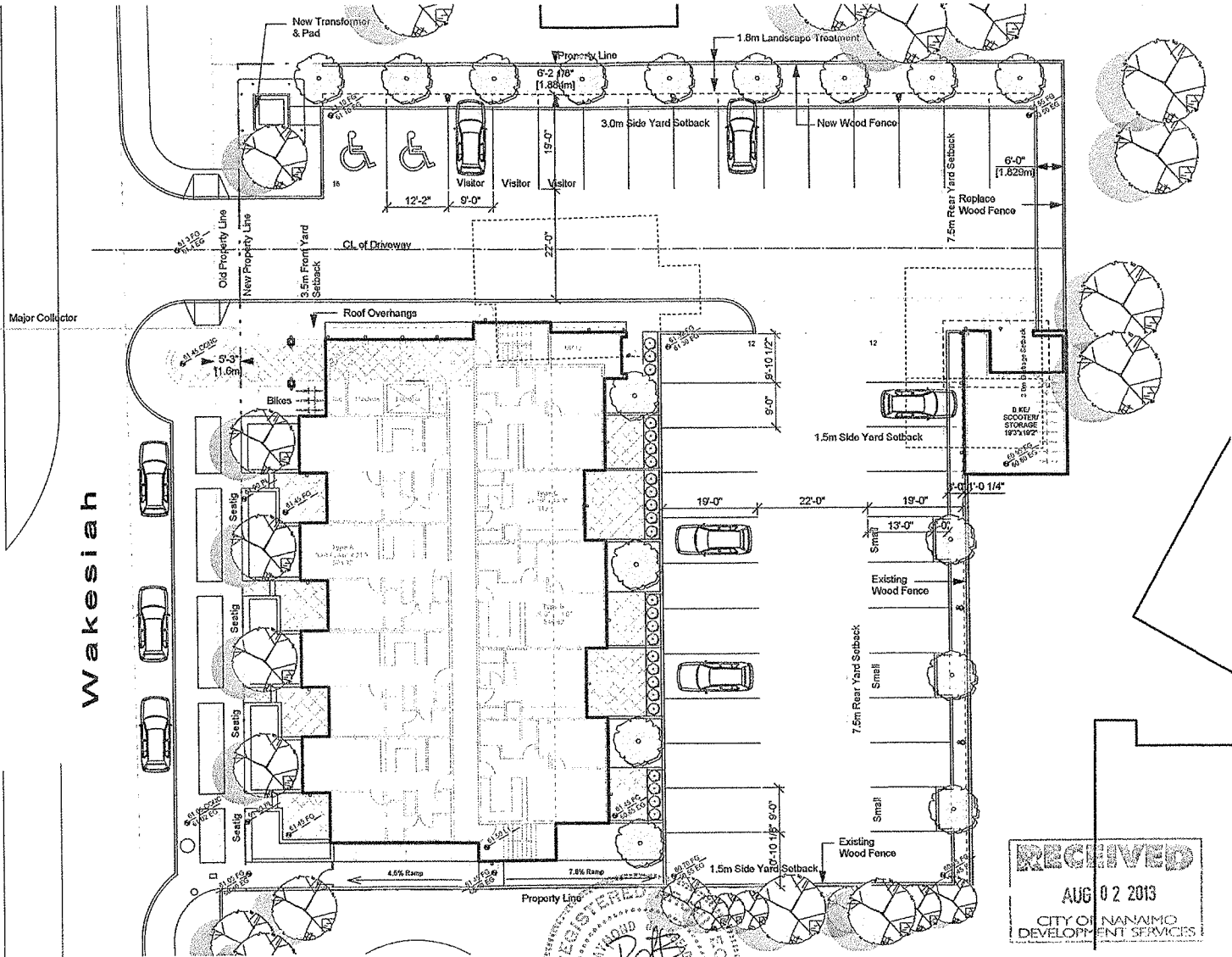
 **Subject Properties**

LEGEND:

- - - Property Line - New
- - - Property Line - Previous
- - - Landscape Setback
- - - Yard Setback



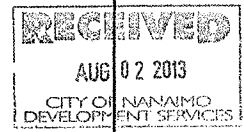
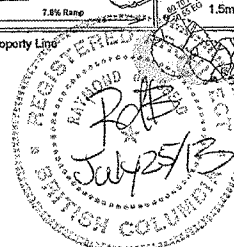
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BOKO Developments



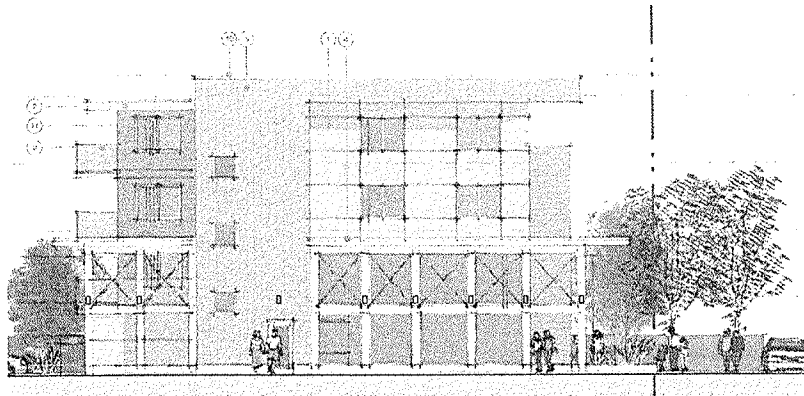
326 Wakesiah Ave., Nanaimo, B.C.



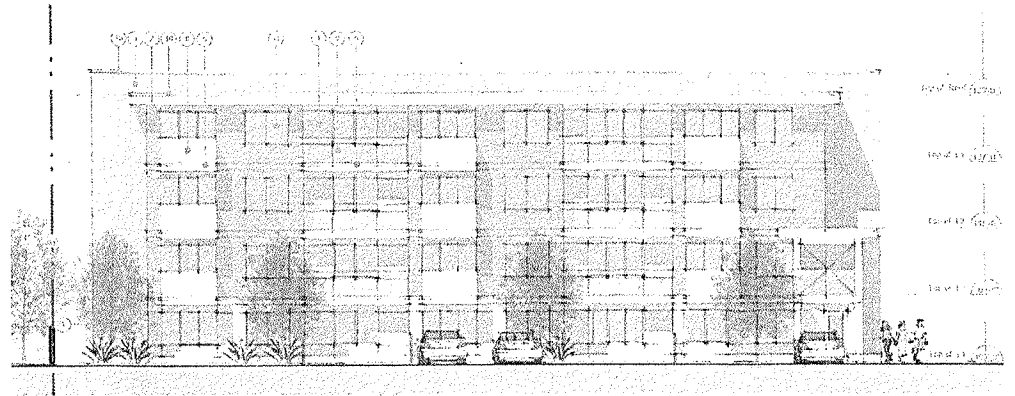
SITE PLAN July 19, 2013

A1.1

DP0851



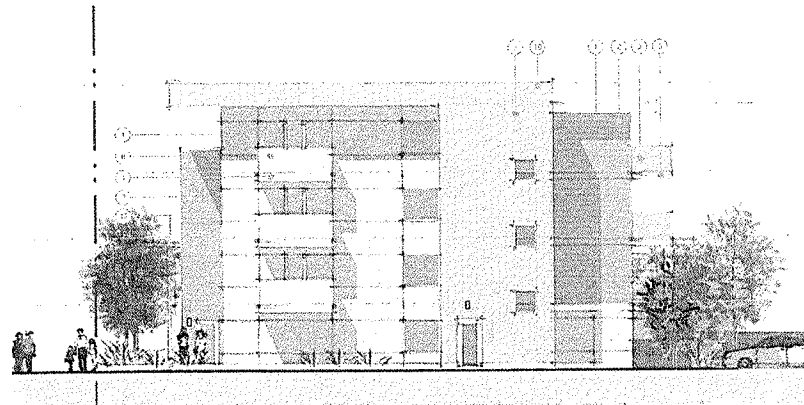
South Elevation



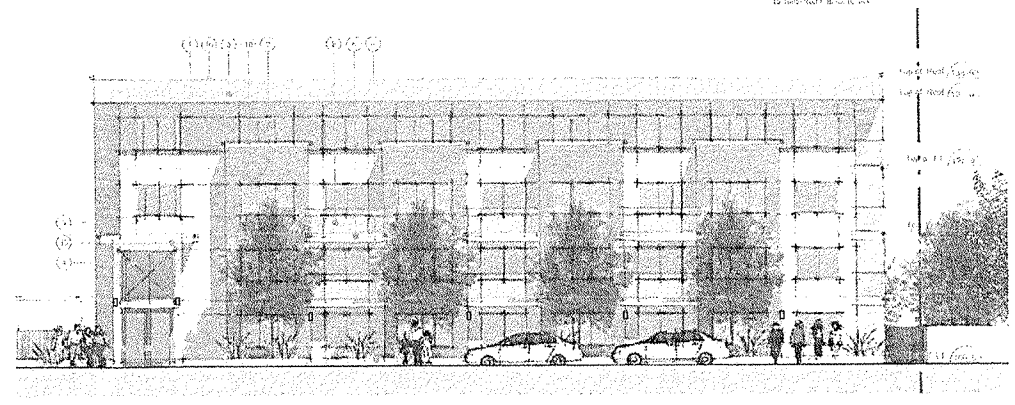
East Elevation

Materials Legend

1. Fair-faced concrete (B&P)
2. Polished concrete floor (B&P)
3. White, flat, low-gloss paint (B&P)
4. White, flat, low-gloss paint (B&P)
5. White, flat, low-gloss paint (B&P)
6. White, flat, low-gloss paint (B&P)
7. White, flat, low-gloss paint (B&P)
8. White, flat, low-gloss paint (B&P)
9. White, flat, low-gloss paint (B&P)
10. White, flat, low-gloss paint (B&P)
11. White, flat, low-gloss paint (B&P)
12. White, flat, low-gloss paint (B&P)



West Elevation

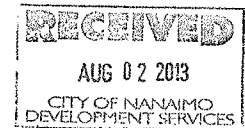
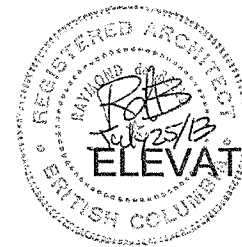


East Elevation

BOKO Developments



326 Wakesiah Ave., Nanaimo, B.C.



ELEVATIONS & SECTION July 19, 2013 A3.1

Development Permit No. DP000851
326 Wakesiah Avenue

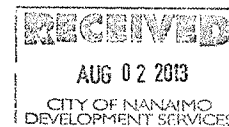
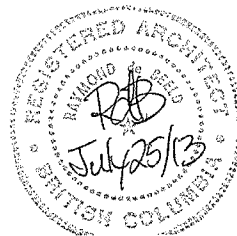
Schedule D
**RENDERINGS OF EAST
ELEVATIONS**



BOKO Developments

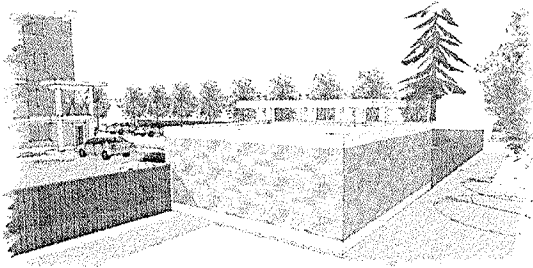


326 Wakesiah Ave. Nanaimo, B.C.

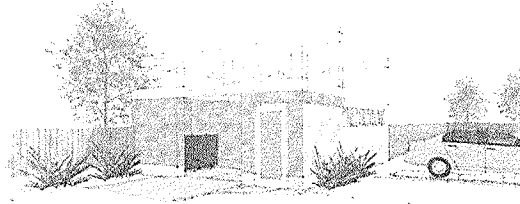


July 19, 2013

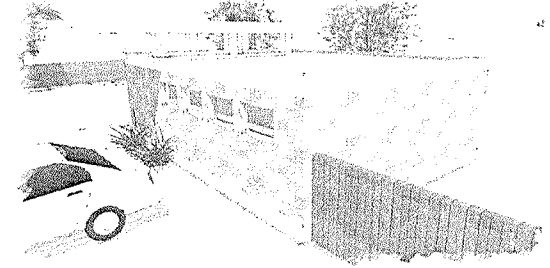
A3.2
24851



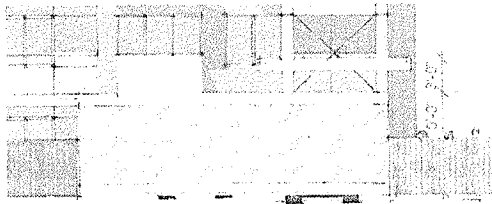
South East View



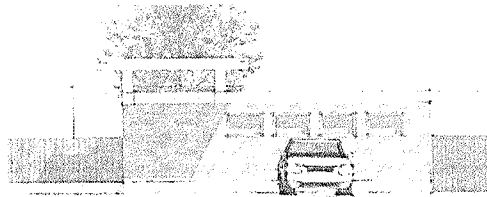
North West View



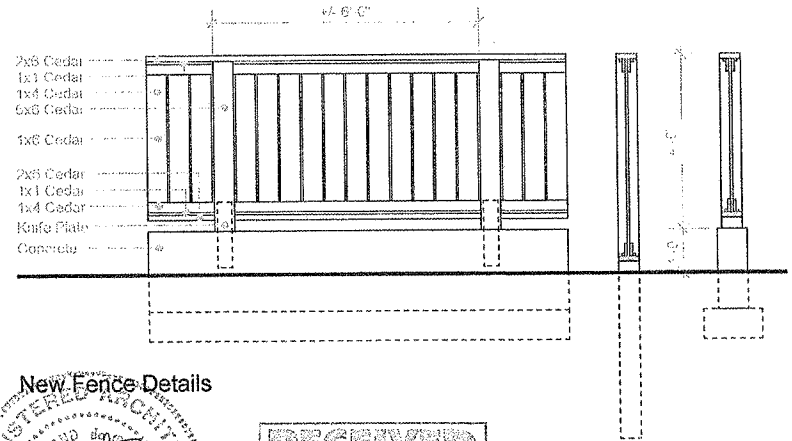
South West View



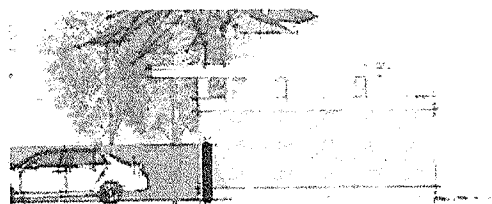
East Elevation



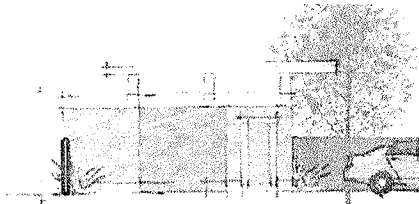
West Elevation



New Fence Details



South Elevation

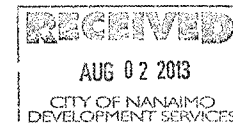
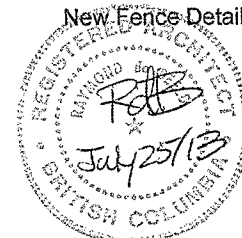


North Elevation

BOKO Developments



326 Wakesiah Ave., Nanaimo, B.C.

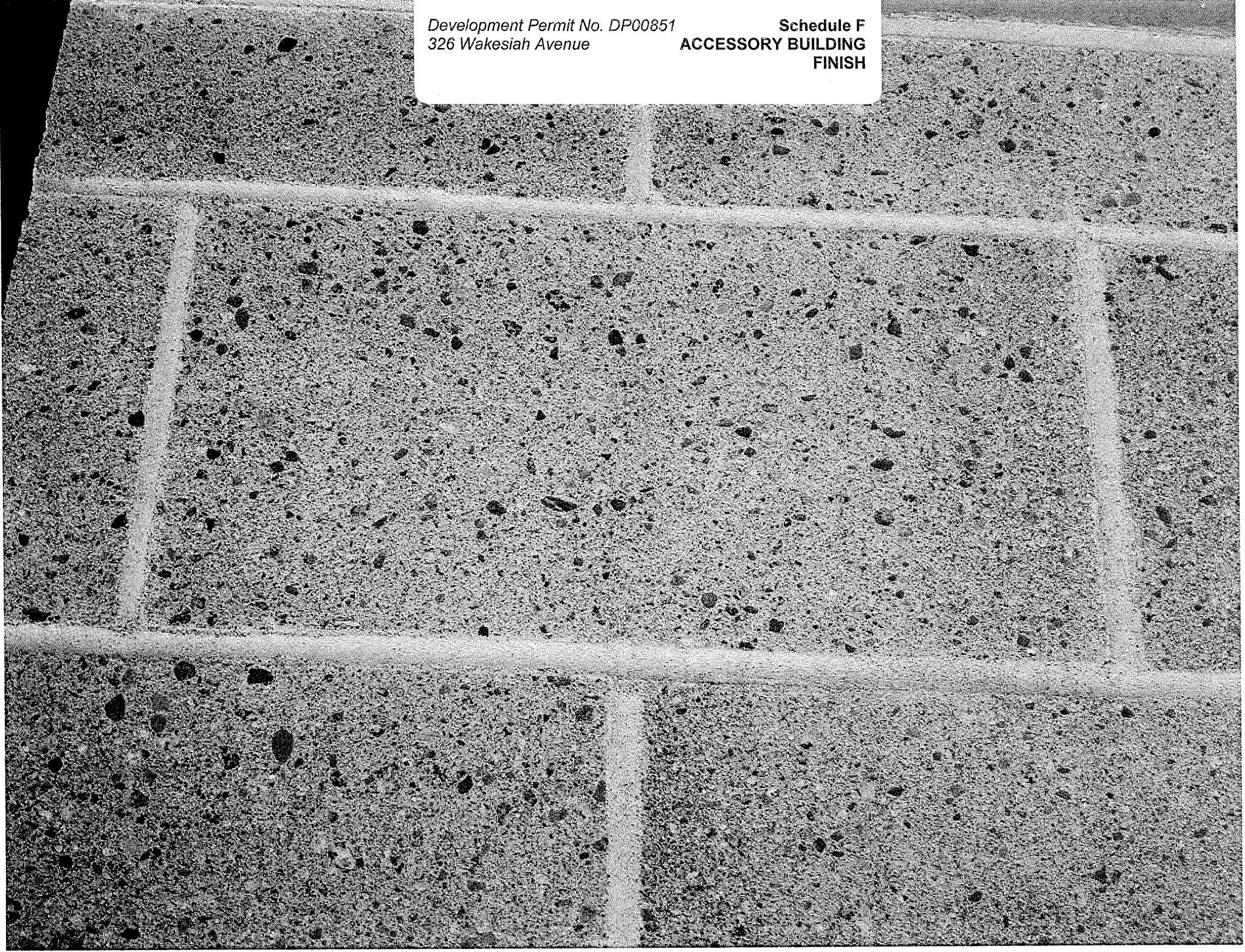


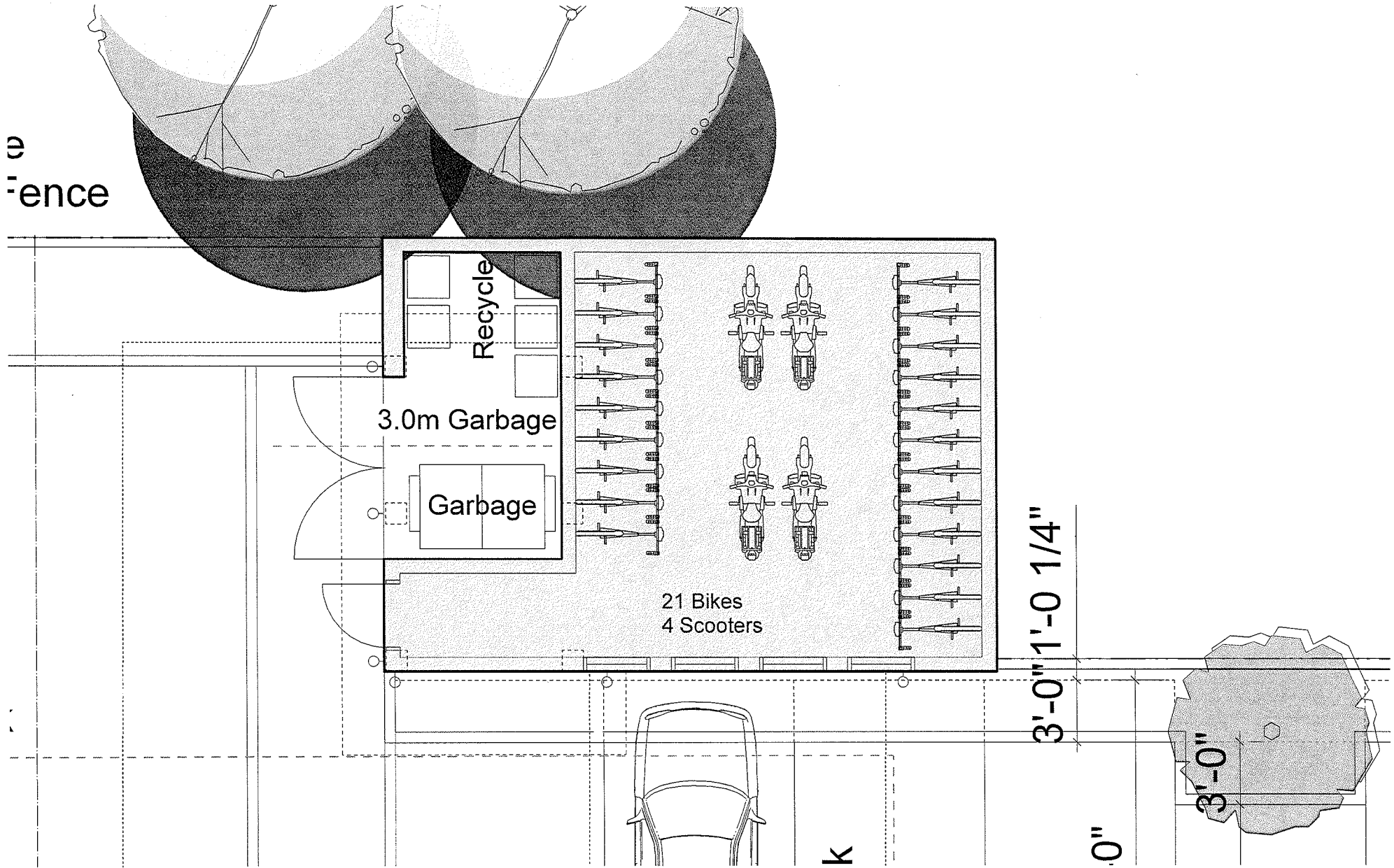
July 19, 2013

A3.3
2/851

Development Permit No. DP00851
326 Wakesiah Avenue

Schedule F
ACCESSORY BUILDING
FINISH



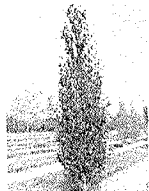




#15 Anemone virginiana 'Roy Kinn' BA juniper



45m cal. Liquidambar 'Slender Silhouette' - columnar sweet gum



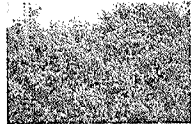
45m cal. Fagus sylvatica 'Red Emerald' - beech



2m cal. Acer ginnala - pyramidal maple



#2 Rock 'Tree Paradise' - Flamed rose @ 1.5m O.C.



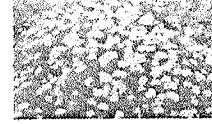
#1 Eric 'David Eason' - D.E. winter heather @ 1m O.C.



#2 Yucca stricta 'Dazzle' - Dazzle yucca @ 1m O.C.



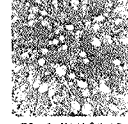
#2 Chrysanthemum 'Yellow Pearl' - Mexican mock orange @ 1.5m O.C.



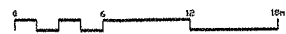
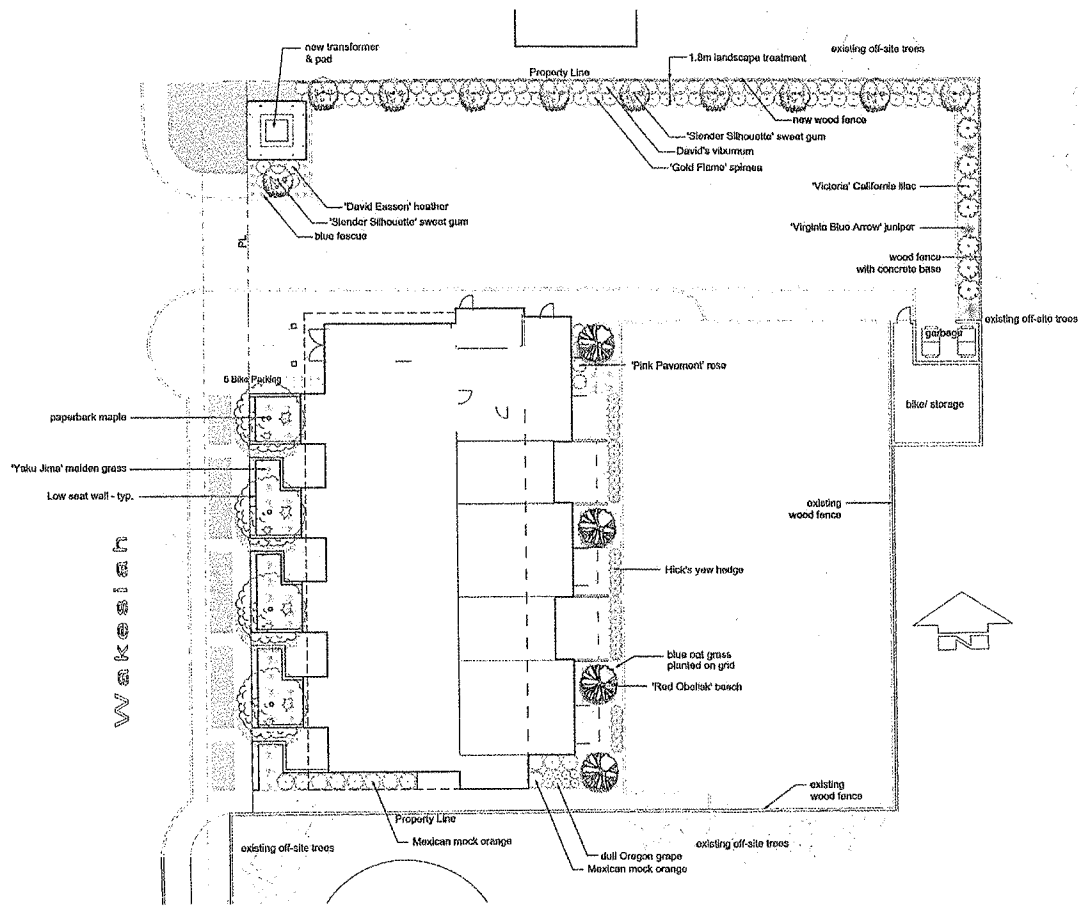
#2 Syneira x karwinska 'Gold Leaf' - Goldenseal spirea @ 1m O.C.



#2 Salix x purpurea - Red Osprey grape @ 1.5m O.C.

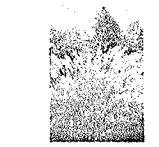


#2 Desmodium 'Violet' - Calceola Eric @ 1.5m O.C.

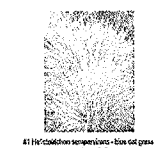


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Revisions		
Date	Details	By



#3 H. canadensis 'Vivid' - 72cm tall grass @ 1.5m O.C.



#1 H. canadensis 'Vivid' - 72cm tall grass @ 1m O.C.



#1 Fuchsia 'Alice's Blue' - blue flowers @ 1.0m O.C.



#2 Taxus 'moda' - 1.5m tall @ 1.0m O.C.

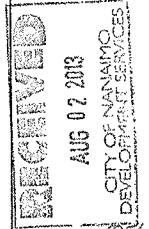
326 Wakesiah Ave
Development Permit Application
Landscape Plan



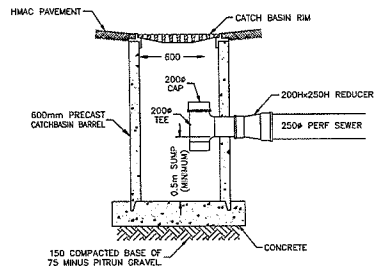
JPH Consultants, Inc.
414 22nd Street, Nanaimo BC V8Y 2L1
Phone: 250-254-3057 Cell: 250-714-2222

Project: 13-Wakesiah
Date: 21/06/13
Drawn: JPH Checked: xx
Scale: 1:150

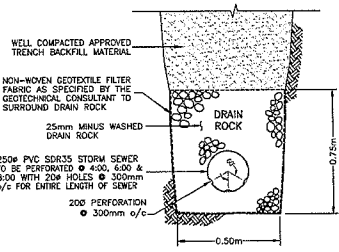
Sheet: L1 of 1



20851



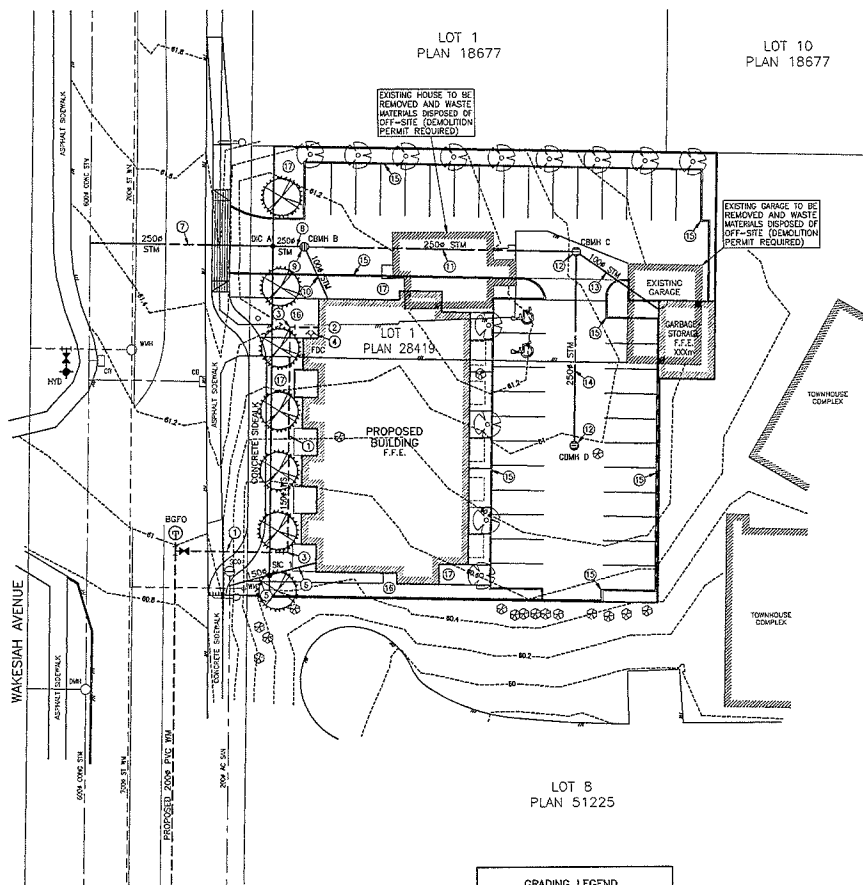
PARKING LOT OIL/WATER SEPARATOR CATCHBASIN DETAIL N.T.S.



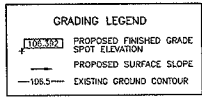
PERFORATED STORM DRAIN DETAIL N.T.S.

NOTES:
1. SEE DRAWING L706-04-01 FOR GENERAL NOTES.

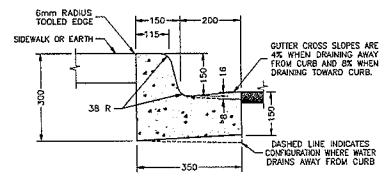
2. THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.



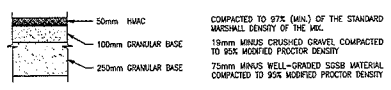
FOR CONTINUATION SEE DRAWING No. L706-04-01



- ① 150h PVC DR 10 COMBINED FIRE/DOMESTIC WATER SERVICE MANHOLE 1.2m COVER
- ② WATER METER INSIDE BUILDING (CITY OWNED) -SEE DRAWING No. L706-04-04 FOR DETAIL
- ③ 150 HxH 90h BEND c/w MECHANICAL JOINT RESTRAINTS
- ④ SHAMER FIRE DEPARTMENT CONNECTION (250h TO FIRE HYDRANT) SEE DRAWING L706-04-04 FOR DETAIL
- ⑤ 150h PVC SDR 35 SANITARY SEWER SERVICE BY CITY OF NANAIMO FORCES AT THE DEVELOPER'S COST c/w INSPECTION ASSEMBLY AS PER CITY OF NANAIMO STANDARD DRAWING No. S-5.
- ⑥ 150h PVC SDR 35 SANITARY SEWER SERVICE @ 2.0% INVERT AT BUILDING 300mm
- ⑦ 250h PVC SDR 35 STORM SEWER SERVICE BY CITY OF NANAIMO FORCES AT THE DEVELOPER'S COST c/w INSPECTION ASSEMBLY AS PER CITY OF NANAIMO STANDARD DRAWING No. ST-18
- ⑧ 3.3m-250h PVC SDR 35 STORM SEWER @ 0.5%
- ⑨ 1050h MANHOLE c/w CATCHBASIN GRATE.
- ⑩ 6.4m-100h PVC SDR 28 STORM SEWER SERVICE @ 2.0% INVERT AT BUILDING 300mm
- ⑪ PERFORATED 30.3m-250h PVC SDR 35 STORM SEWER @ 0.5% SEE DRAWING L706-04-03 TYPICAL SECTION.
- ⑫ OIL/WATER SEPARATING CATCHBASIN/MANHOLE. (SEE DETAIL)
- ⑬ 11.2m-100h PVC SDR 28 STORM SEWER SERVICE @ 2.0% INVERT AT BUILDING 300mm
- ⑭ PERFORATED 21.5m-250h PVC SDR 35 DB LEAD @ 0.5% SEE DRAWING L706-04-03 TYPICAL SECTION.
- ⑮ NON-MOUNTABLE MONOLITHIC CONCRETE CURBS (SEE DETAIL)
- ⑯ CONCRETE SIDEWALK. SEE LANDSCAPE DRAWINGS FOR DETAILS.
- ⑰ SEE LANDSCAPE DRAWINGS FOR GRADING AND FINISHING DETAILS.



ON-SITE CONCRETE CURB w/ INTEGRAL GUTTER N.T.S.



ALL THICKNESSES ARE COMPACTED ON-SITE PAVEMENT STRUCTURE N.T.S.

Row. No. DATE BY REVISION DESCRIPTION		ENG LEGEND PROPOSED EXIST. PROPOSED EXIST.		SITE LEGAL DESCRIPTION LOT 1, SECTION 1, RANGE 5, NANAIMO DISTRICT, PLAN 28419		ENGINEER'S SEAL DESIGN SAL DRAWN dp CHECKED PLOT DATE 09-17-13 PRINT DATE		CLIENT NAME WAKESIAH DEVELOPMENTS LTD. PROJECT NAME 326 WAKESIAH AVENUE		DRAWING TITLE SITE SERVICING AND GRADING PLAN		PROJECT TYPE L CLIENT NO. 706 PROJECT NO. 04 DRAWING NO. 03 REVISION NO. 00 CITY PLAN FILE NO.	
WATER MAIN STORM SEWER SANITARY SEWER GAS MAIN ELECTRICAL BUIT CULVERT & DITCH DITCH MULTI/OUTLET POLE EDGE OF PAVEMENT SHALE BOX LIMIT OF CONSTRUCTION		INTERIOR ABOVE GROUND FLUOROUR BELOW GROUND FLUOROUR CATCHBASIN MANHOLE CLEANER HYDRO POLE CA PLUS STREETLIGHT FENCE		ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 77H5239 LOCATED AT THE INTERSECTION OF 3RD STREET AND WAKESIAH AVENUE. ELEVATION 58.161m		HORIZONTAL SCALE 1:250		VERTICAL SCALE		ENG00 / DP000851/BP		 4-7775 BARRINGTON ROAD NANAIMO, BC V9T 5Z6 PHONE (250) 755-4553	