

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. DP857 - 2230 MCGARRIGLE ROAD

STAFF RECOMMENDATION:

That Council issue Development Permit No. DP857 at 2230 MCGARRIGLE ROAD to renew DP679 including the following variances:

- *Side Yard Setback*
The required side yard setback is 3 m, the proposed setback is 1.43 m, a proposed variance of 1.57 m – no change from the previous application.
- *Rear Yard Setback*
The required rear yard setback is 4.5 m, the proposed setback is 0 m, a proposed variance of 4.5 m.

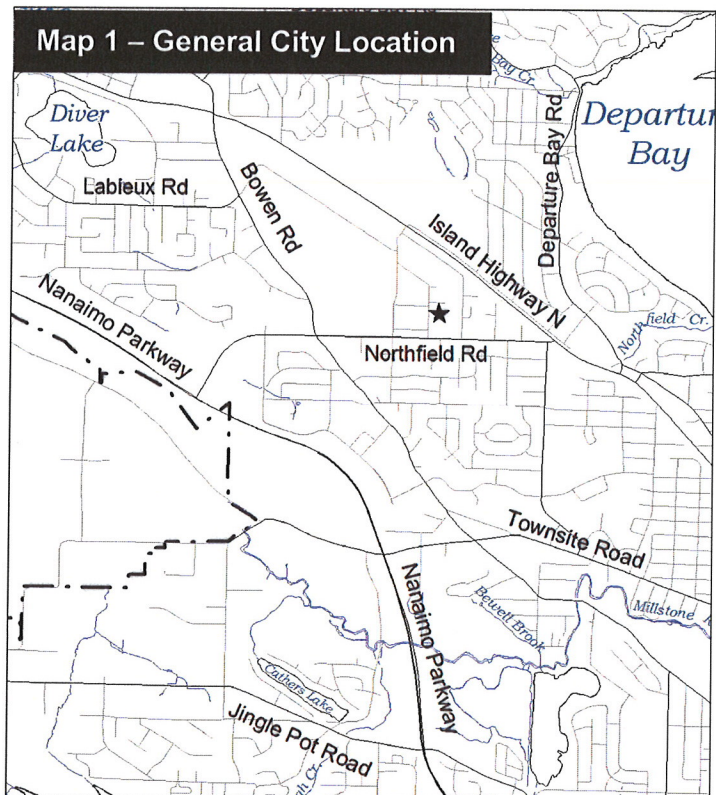
PURPOSE:

The purpose of this report is to seek Council authorization to renew Development Permit No. DP679 for a two-storey industrial building located at 2230 McGarrigle Road, with two variances.

BACKGROUND:

A renewal application was received from Mr. Norm Gardner, on behalf of CATALINA VENTURES 2000 LTD, to permit the construction of a two-storey industrial building.

Council issued the original Development Permit No. DP679 (2011-OCT-03). This is the first renewal.



Subject Property

The subject property is currently occupied by a one-storey building which has a floor area of 554.1 m². The existing building siting does not conform to the current setback requirements, therefore two variances are requested.

The subject property is located along the south side of Northfield Road, and the west side of McGarrigle Road (see 'Map 1 – General City Location' and 'Map 2 – Subject Property Location').

The subject property is zoned I-1 – Highway Industrial and has a total site area of 2,857.5 m².

According to Map 1 of the Official Community Plan (OCP), the subject property is designated Light Industrial. According to Map 3 of the OCP, the subject property is within Development Permit Area No. 9 (Form and Character) and, as such, a development permit is required before a building permit can be issued.

DISCUSSION

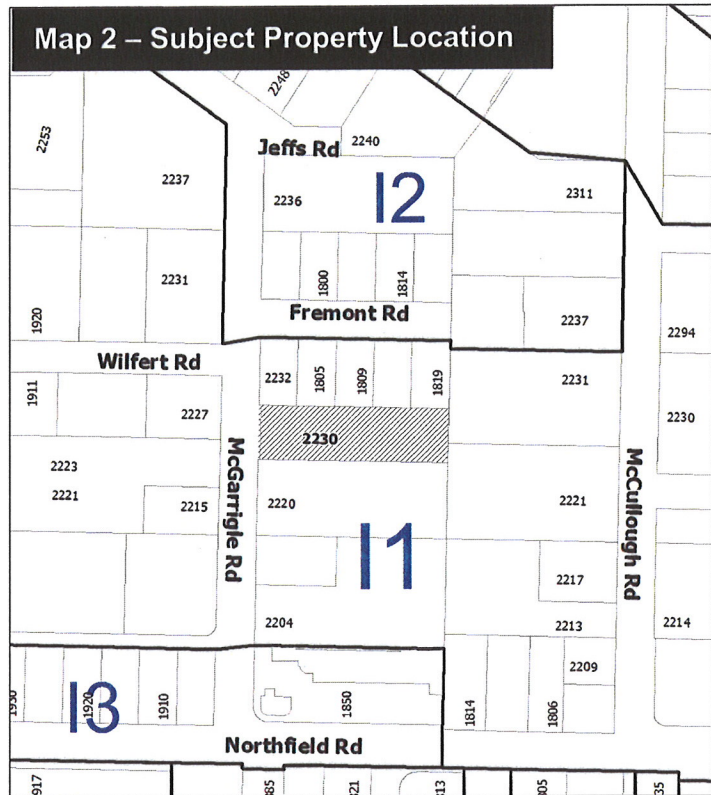
Proposed Development

A two-storey industrial building is to be constructed at the front of the subject property. The proposed building has 455.2 m² on each floor, for a total area of 911.4 m².

The proposed site design has the required parking in the centre of the site and hidden from the street. The proposed parking layout allows for onsite truck movement to easily access the required three loading bays (one for the existing building and two for the proposed building).

The proposed building siting provides a strong street presence and is contemporary in design. The west, south and east elevations are punctuated with a regular rhythm of glazing. The second storey balcony allows for further articulation and animation of the west building elevation. The north elevation, which is a fire wall, has vertical and horizontal details that reduces the massing.

The proposed landscape plan integrates the building into the streetscape.



Required Variances

- *Required Side Yard Setback*
The required side yard setback is 3 m. The existing building is sited at 1.43 m; a proposed variance of 1.57 m.
- *Required Rear Yard Setback*
The required rear yard setback is 4.5 m. The existing building is sited at 0 m; a proposed variance of 4.5 m.

The proposed variances will allow the building to remain in its current location and to legalize the siting. In the event of fire damage exceeding 75% of the value of the building, the building could be rebuilt with its current siting.

Design Advisory Panel Recommendation

The Design Advisory Panel (DAP), at its meeting held on 2010-SEP-23 accepted DP000679 as presented with the following recommendations:

- change parking ratio in order to provide more opportunities for future tenants;
- screen roof top equipment;
- evaluate how tight the access is to the loading bay on the north-east corner of the building;
- extend landscaping to curb and incorporate street trees; and
- cantilever the roof over the second storey balcony.

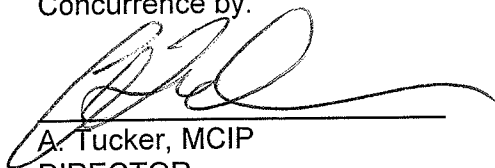
The applicant has reviewed the DAP recommendations and changed the proposed site design and building design to respond to all the recommendations.

Respectfully submitted,



B. Anderson, MCIP
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



A. Tucker, MCIP
DIRECTOR
PLANNING



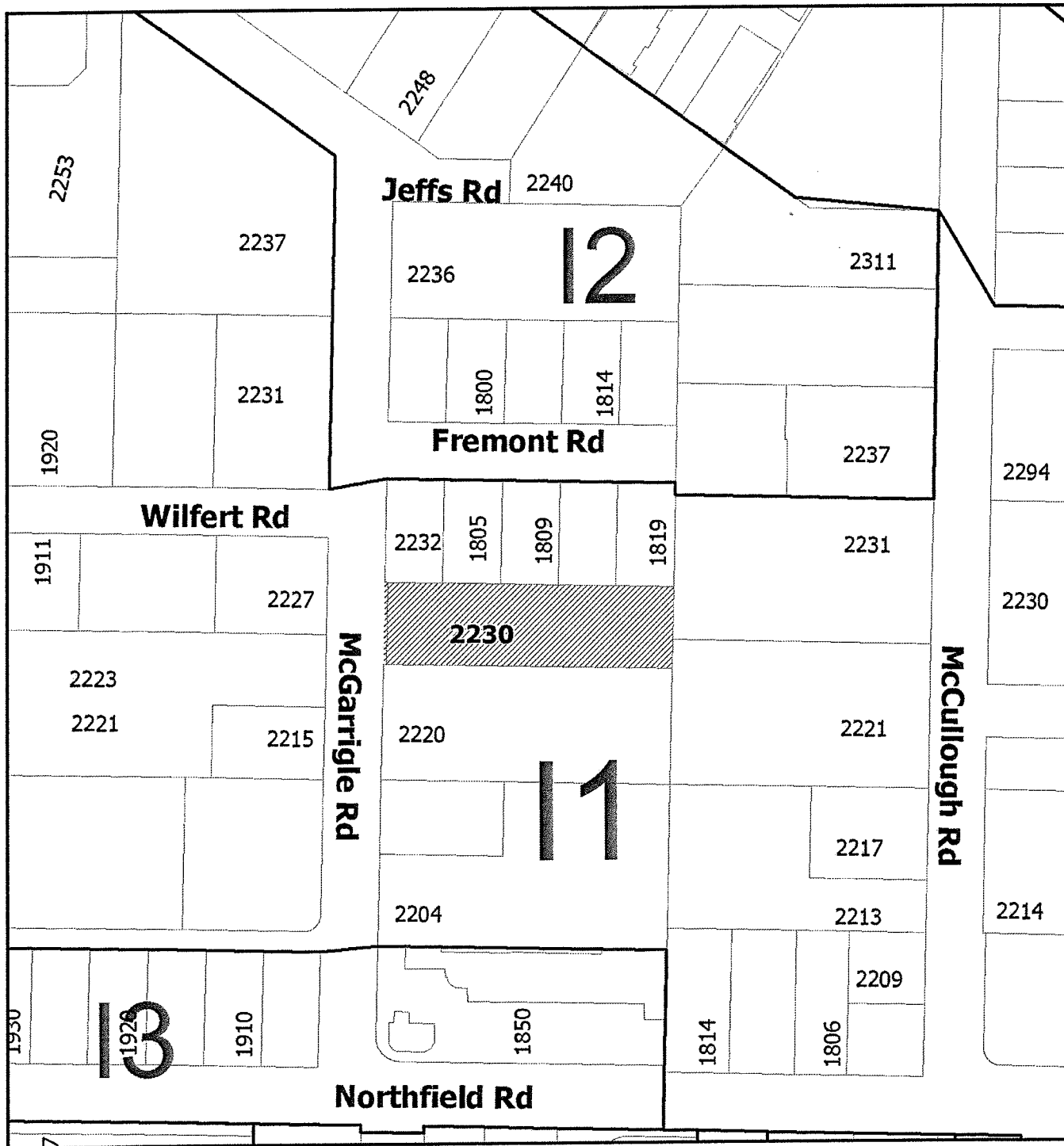
T. Seward
ACTING GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

Drafted: 2013-OCT-10 (GN/ib)
Prospero attachment: DP000857

SCHEDULE A



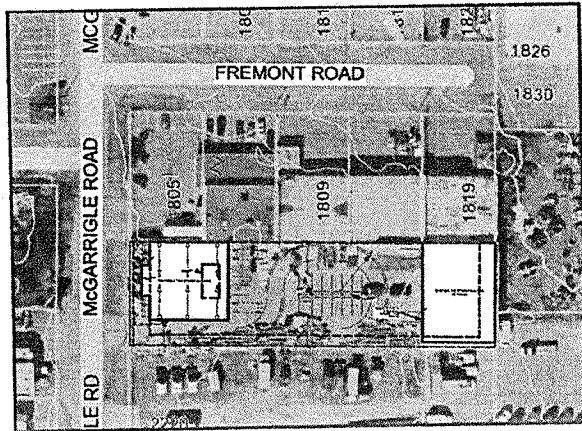
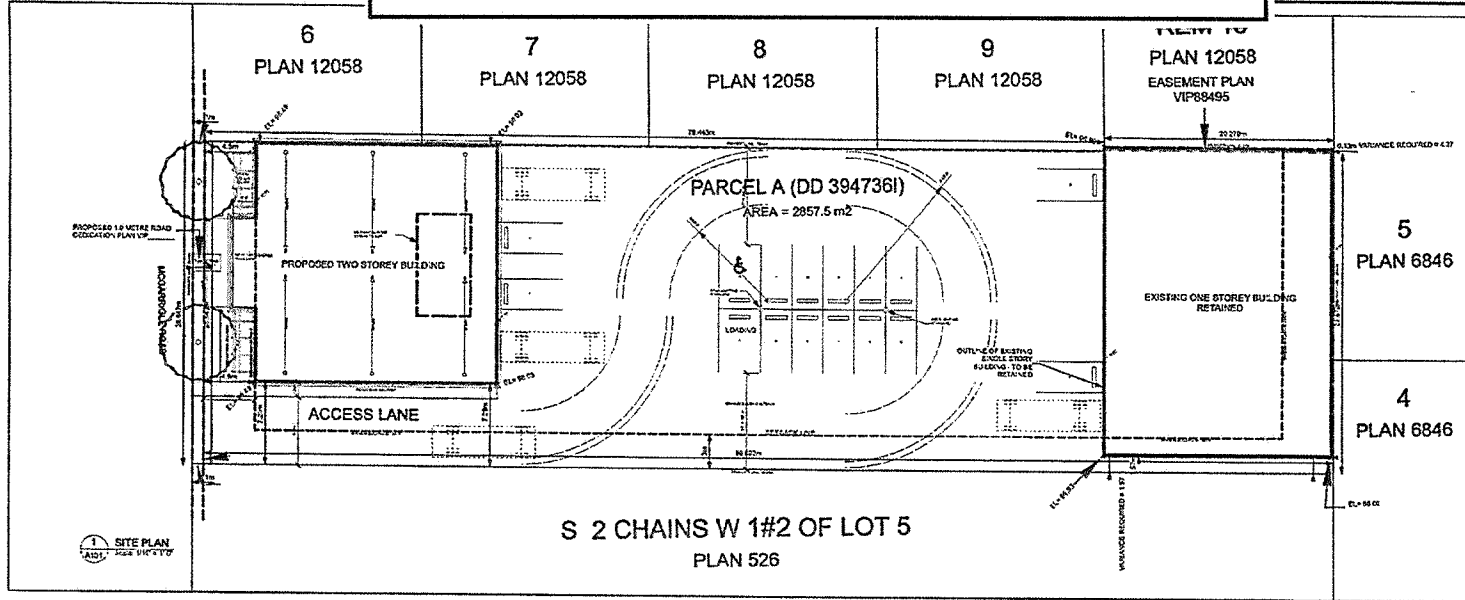
DEVELOPMENT PERMIT NO. DP000857

LOCATION PLAN

Civic: 2230 McGarrigle Road
Parcel A (DD 394736I) of Lot 5, Block 14,
Section 18, Range 8, Mountain District,
Plan 526, Except Part in Plan EPP15349



 **Subject Property**

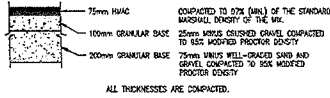


DEVELOPMENT DATA			
CIVIC ADDRESS	2230 MCGARRIGLE ROAD, NAWAHO		
LEGAL DESCRIPTION	PARCEL A (DD 3947361) OF LOT 5, BLOCK 14, SECTION 14, RANGE 8, MOUNTAIN DISTRICT, PLAN 120		
PROJECT DATA	PERMITTED	PROPOSED	PROPOSED %
JOINTING	3/1	1/1	
LOT AREA	9779.1000 m ²	2557.3 m ²	
SITE COVERAGE (m ²)	1143.00 m ²	1000.3 m ²	
- EXISTING		854.1 m ²	18.4 %
- PROPOSED		146.2 m ²	1.8 %
- TOTAL COVERAGE		1000.3 m ²	35.2 %
SITE COVERAGE (R)	43.00 %		
	LIGHT INDUSTRIAL		
NUMBER OF STOREYS		2	
FLOOR AREA (excluding Balcony) - UNITS E101 & E102		554.1 m ²	
FLOOR AREA - UNITS E101 & E102 - 1/1		455.2 m ²	
FLOOR AREA - UNITS E101 & E102 - 2/1		455.2 m ²	
TOTAL FLOOR AREA		1462.5 m ²	
FLOOR AREA (GROSS FLOOR)		911.3	
BUILDING GRADE (AS SHOWN)		55.20 m	
BUILDING HEIGHT	(MAX) 12.00 m	6.50 m	
STAIRS		14	
PARKING HC	1 PER 100 m ²	1	
GENERAL LOADINGS		1	
TOTAL		10	
SETBACKS (M)			
- FRONT	7.5 m (4.5 m)	4.50 m	
- SIDE (NORTH)	0.00 m	0.03 m	
- SIDE (SOUTH)	3.00 m	2.23 & 1.43 m	
- REAR	4.80 m	0.13 m	

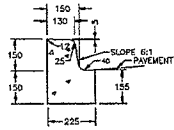
Re-issued for Development Permit 12 SEPT 2011
Issued for Development Permit 10 SEPT 2010



AS SHOWN
AUGUST 2010
A101

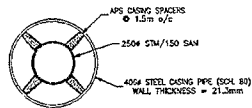
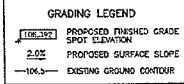


TYPICAL ON-SITE PAVEMENT STRUCTURE
N.T.S.

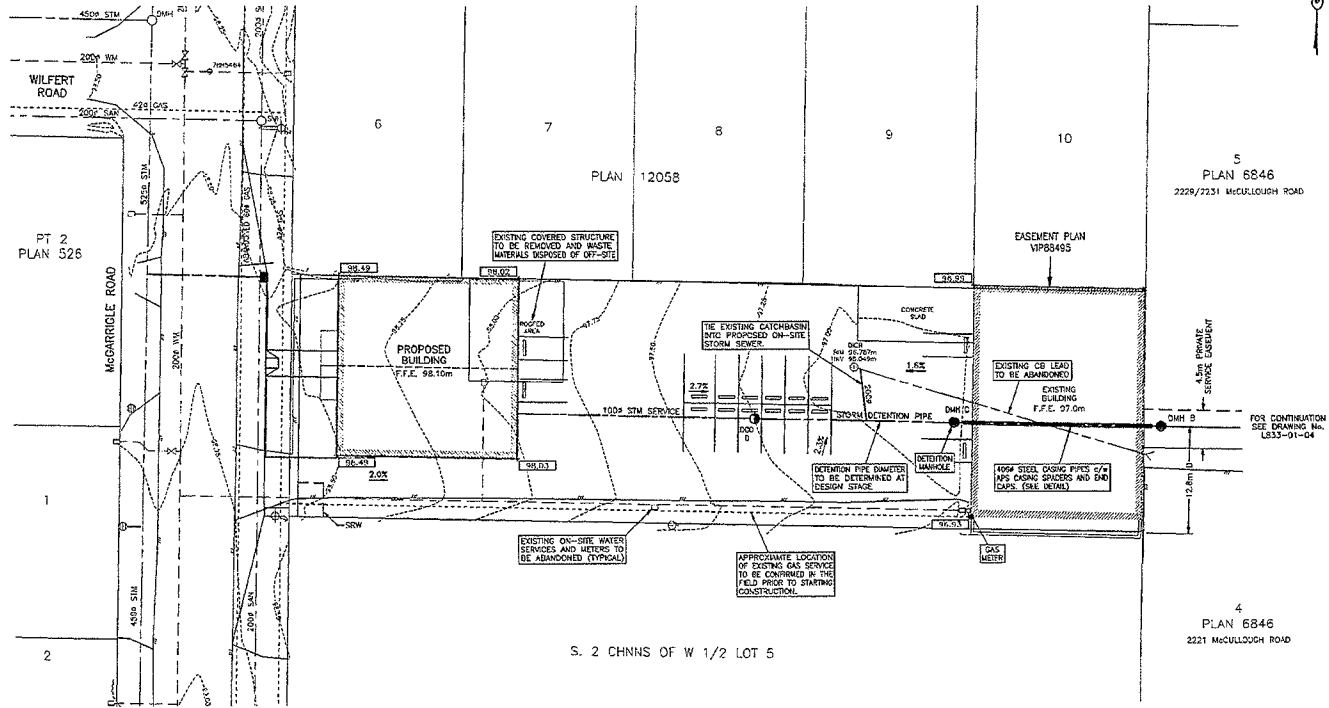


- NOTES:
1. DIMENSIONS SHOWN IN MILLIMETERS
 2. ALL CURBS TO BE NON-MOUNTABLE UNLESS OTHERWISE NOTED.
 3. BASE - 50mm GRANULAR 20mm 19mm CRUSHED GRAVEL COMPACTED TO 95% MODIFIED PROCTOR DENSITY
 4. SUB-BASE - 150mm 75mm WELLS-SIZED SAND AND GRAVEL COMPACTED TO 95% MODIFIED PROCTOR DENSITY

ON-SITE NON-MOUNTABLE CURB WITH INTEGRAL GUTTER
N.T.S.



CASING PIPE SPACER DETAIL
N.T.S.



- NOTES:
1. SEE DRAWING L833-01-01 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.



ENG000 /BP#

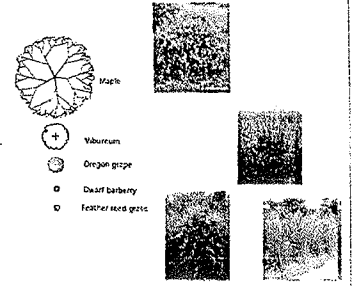
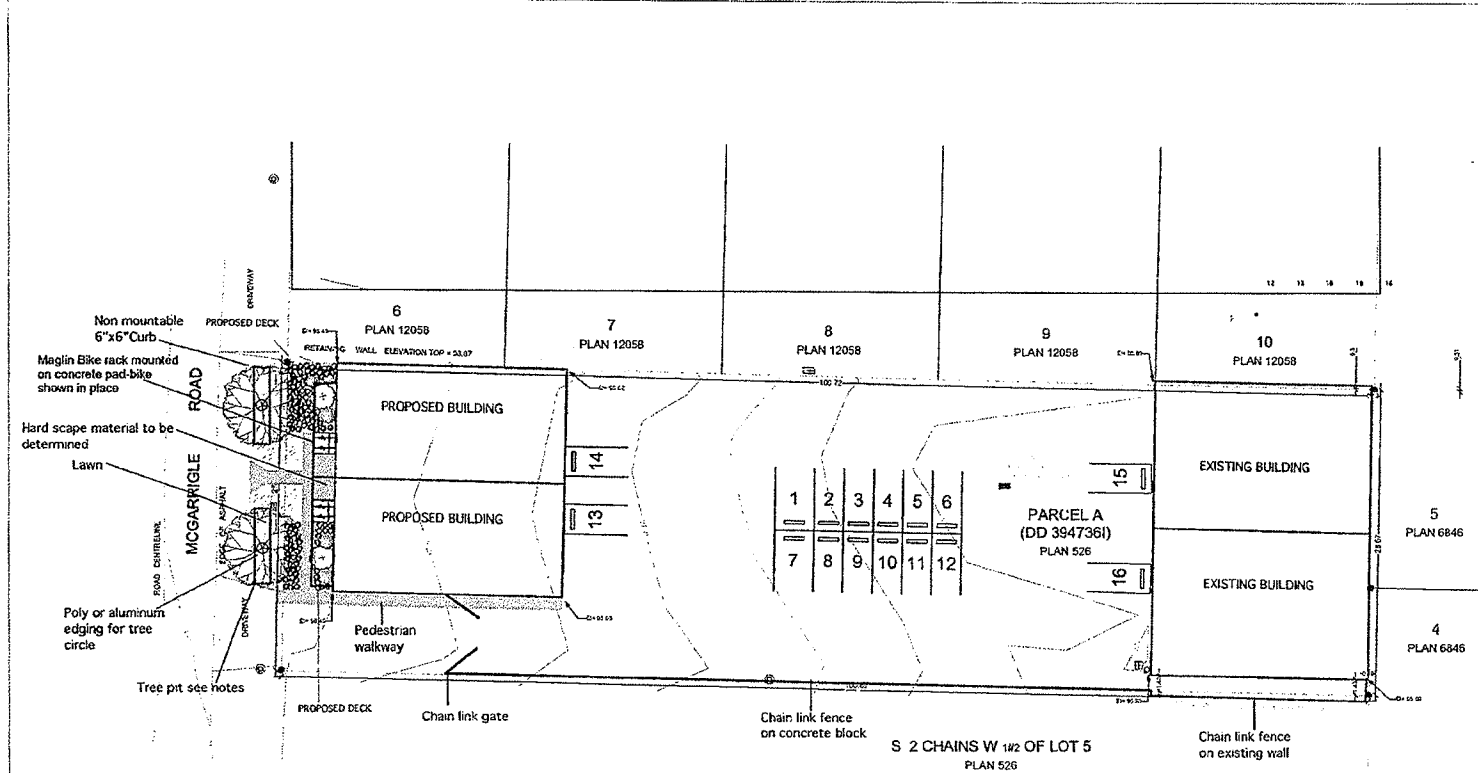
REV. NO.	DATE	BY	REVISION DESCRIPTION	DNCR	LEGEND	SITE LEGAL DESCRIPTION	DNCR																								
					<table border="0"> <tr> <td>--- WATERSHED</td> <td>--- HYDRAULIC</td> </tr> <tr> <td>--- STORM SEWER</td> <td>--- ADJUSTED GROUND</td> </tr> <tr> <td>--- SANITARY SEWER</td> <td>--- EXISTING GROUND</td> </tr> <tr> <td>--- GAS MAIN</td> <td>--- ELEVATION</td> </tr> <tr> <td>--- ELECTRICAL DUCT</td> <td>--- CATCHBASIN</td> </tr> <tr> <td>--- DRAINAGE & OTHER</td> <td>--- MANHOLE</td> </tr> <tr> <td>--- OTHER INLET/OUTLET</td> <td>--- CLOSURE</td> </tr> <tr> <td>--- SINGLE</td> <td>--- METER POLE</td> </tr> <tr> <td>--- END OF PAVEMENT</td> <td>--- CURB</td> </tr> <tr> <td>--- MAIN PIPE</td> <td>--- PAVE</td> </tr> <tr> <td>--- LAST OF CONSTRUCTION</td> <td>--- STREETLIGHT</td> </tr> <tr> <td></td> <td>--- FENCE</td> </tr> </table>	--- WATERSHED	--- HYDRAULIC	--- STORM SEWER	--- ADJUSTED GROUND	--- SANITARY SEWER	--- EXISTING GROUND	--- GAS MAIN	--- ELEVATION	--- ELECTRICAL DUCT	--- CATCHBASIN	--- DRAINAGE & OTHER	--- MANHOLE	--- OTHER INLET/OUTLET	--- CLOSURE	--- SINGLE	--- METER POLE	--- END OF PAVEMENT	--- CURB	--- MAIN PIPE	--- PAVE	--- LAST OF CONSTRUCTION	--- STREETLIGHT		--- FENCE	<p>PARCEL A (DD 3947361) OF LOT 5, BLOCK 14, SECTION 18, RANGE 6, PLAN 526</p> <p>BENCHMARK DESCRIPTION</p> <p>ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 7845464 LOCATED AT THE INTERSECTION OF WILFERT ROAD AND MCGARRIGLE ROAD, ELEVATION 97.963m</p>	
--- WATERSHED	--- HYDRAULIC																														
--- STORM SEWER	--- ADJUSTED GROUND																														
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	--- FENCE																														

TYPE	CLIENT NO.	PROJECT NO.	DRAWING NO.	REVISION NO.	CITY PLAN FILE NO.
	242	02	100	00	

PRELIMINARY
DRAINAGE MANAGEMENT AND
AND GRADING PLAN

ENG000 /BP#

NE
NEWCASTLE
ENGINEERING LTD.



No.	Date	Revisions Here
1	2/19/10	Submitted for DP
2	7/22/11	Revised for DP re submission
3	5/10/11	Revisions for DP

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Jean Designs
Landscape design / Project management

6557 Stone Rd
Langley, BC
V0R 2R0
P: 226-833-0335
E: info@jeandesigns.ca

McGarrigle Road

Layout plan

Project No.	MOH
Client	A. Wallace
Scale	1/8" = 1'
Date	July 22 2011
Sheet No.	L-1

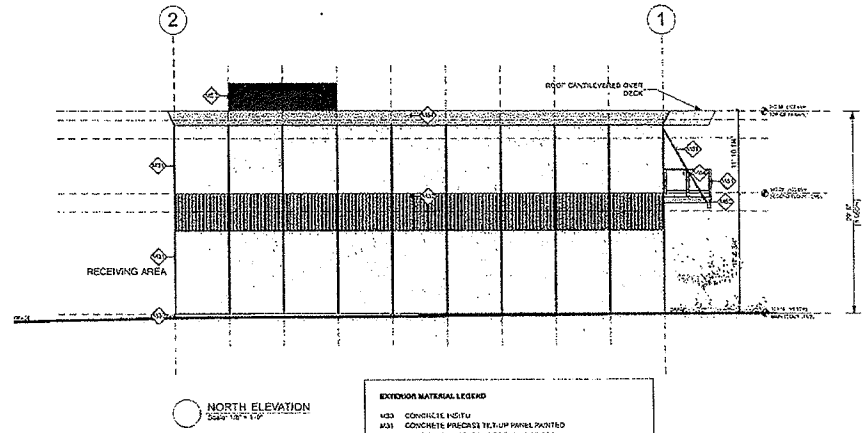
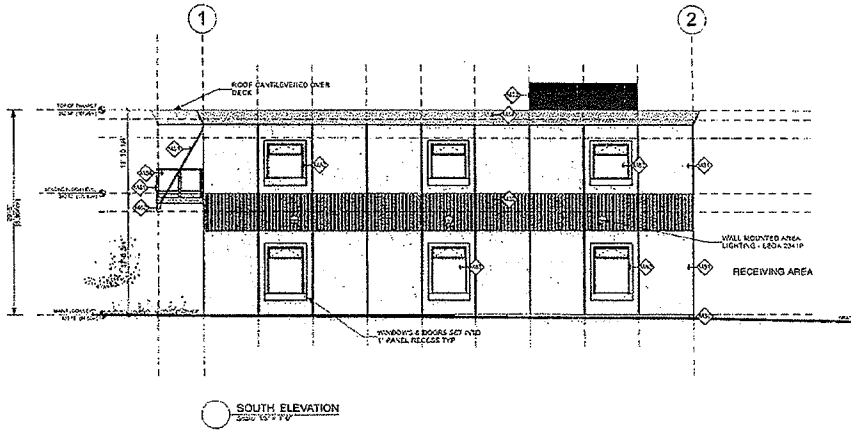
GENERAL PLANTING AND MAINTENANCE NOTES

1. Growing medium is the mixture of screened topsoil and those structures by a soil lab to achieve the properties for a BCMA Landscape Scenario - Moderate Level 3 landscape.
2. Submit a 2 liter sample of the proposed soil to a geotechnical lab for a physical/chemical analysis for the purpose of assessing its suitability for plants and trees. Testing is at the cost of the Contractor.
3. Provide notification of the intended source pit's location and site (soil) permit without using the new source materials.
4. Amend the soils as specified by the soil lab to provide growing medium and fertiles through the 1 year maintenance period.
5. Growing medium depth: 450mm plus 50mm compost each in shade beds. 150mm for lawn areas.
6. Ensure subgrade is not compacted and secure subgrade surface to a depth of no less than 200mm to accept growing medium.
7. Soilward tree planting: Provide 1.5m wide x 7.0m long x .6m deep excavations for tree pits to allow 5.25 cu. m. of soil mix per tree.
8. Bare root to be Maple #22 102 colour block.

IRRIGATION REQUIREMENTS, PIPES AND VALVES

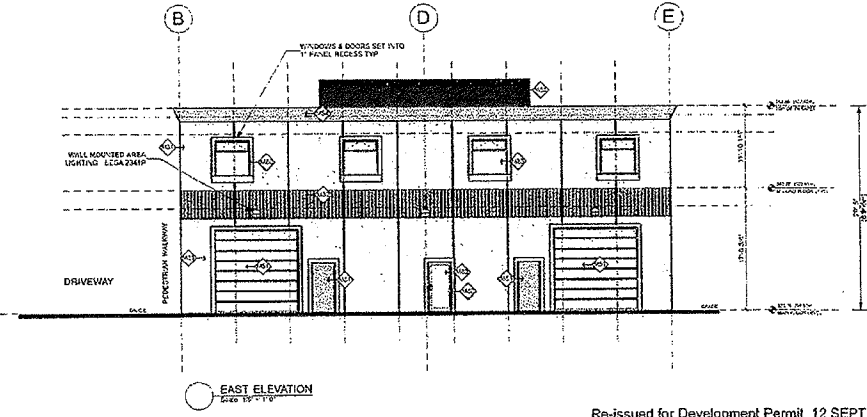
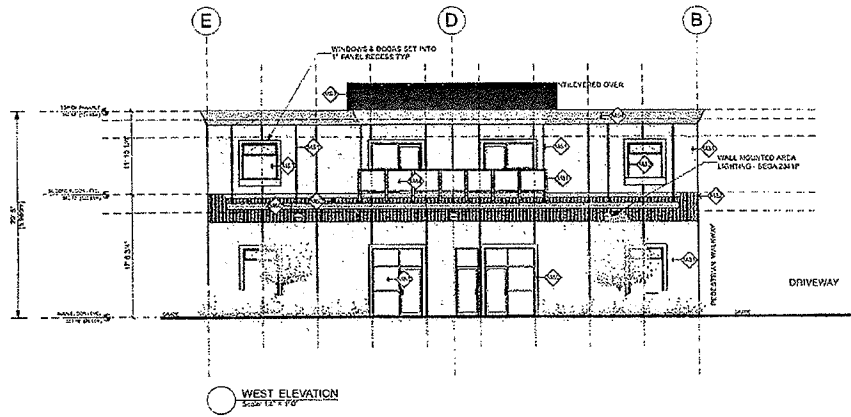
1. Ensure 15% (minimum) head-to-head coverage
2. Do all work to standards of Irrigation Industry Association, product specifications and the City of Langley Engineering Standard, Section 74 The City Of Langley reference table precedes.
3. Ensure installation of pre-fabricated (flexible) and services from area prior to site paving works.
4. Maximum system hydraulic pressure downstream of water service DP 35. Flow not to exceed 5 l/s.
5. All pipe to be bedded in sand or sorted topsoil free of rocks. Do not bed on coarse construction rubble. Min. pipe depth 30cm.
6. All lateral pipe to be class 500; maximum to be scheduled 40. All fittings to be schedule 40.
7. Maximum allowable velocity in any circle: 1.725. Maximum velocity: 1.0 m/s.
8. Balance lateral flow from each circuit and point to minimum low pressure at lateral end.
9. Pressure air built drawings of pipe and other equipment including a soil and/or 7 copies to Owner.
10. Install 1.25" double check back flow preventer 2" or isolation valves and blow out for backflow prevention in rectangular valve box.
11. Valves to be commercial grade 1.25" max. electric remote in valve boxes in manholes where feasible.
12. Lowest light commercial grade electric meter for existing wall or mechanical room. Coordinate provision of electrical service.
13. Check and adjust pressure for proper operation and coverage prior to final inspection and hand over.
14. Schedule/acceptable maintenance no later than October 21 and start-up on/after April 21 dependent on weather.
15. Provide a separate zone of irrigation for trees.

Item	Description	Common Name	Spacing	Size	Qty
AP	Acacia retusa 'Dwarf Cory'	Maple	as shown	6cm dia.	2
Shrub					
VB	Yuccum	Yuccum	as shown	#5	2
OG	Oregon grape	Oregon grape	as shown	#5	2
DB	Dwarf barberry	Dwarf barberry	as shown	#2	52
Grasses					
C	Feather seed grass	Feather seed grass	as shown	#1	54



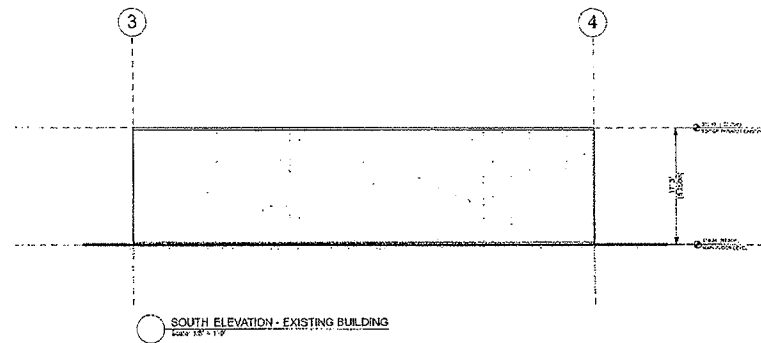
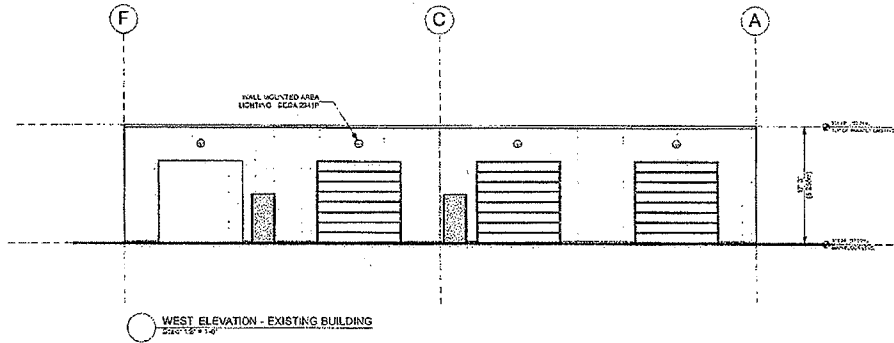
EXTERIOR MATERIAL LEGEND

- M03 CONCRETE FINISH
- M01 CONCRETE FINISHED TILT UP PANEL PAINTED
- M02 CONCRETE POCOCAST DECORATIVE FINISH
- M13 CONCRETE BLOCK PAINTED
- M09 METAL REFINISHED FLASHING
- M04 STEEL PAINTED
- M12 METAL FINISHED PANEL & GUTTER
- M05 GLASS WITH METAL FRAME MECHANICAL SCREEN
- M04 METAL FINISHED AREA
- M00 WOOD HEAVY TIMBER BIRCH STAINED
- M10 PREFERRED ALUMINUM STOREFRONT WINDOW/DOOR FRAME
- M01 ALUMINUM FINISHED GUARDRAIL & HANDRAIL
- M02 GLASS DOUBLE INSULATING LOW E CLEAR
- M03 GLASS DOUBLE INSULATING CLEAR
- M04 GLASS GUARD TEMPERED CLEAR

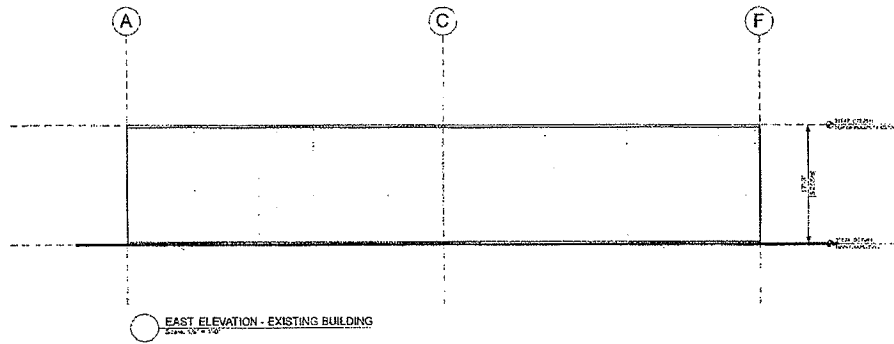


Re-issued for Development Permit 12 SEPT 2011
Issued for Development Permit 10 SEPT 2010

Client	Catalina Ventures 2000 Ltd.	Project No.	2230 MCGARRIGLE ROAD NANAIMO, BC	Scale	1/8" = 1'-0"
Contractor	Vertex Land Solutions Inc.	Issue No.	BUILDING ELEVATIONS PROPOSED 2 STOREY BUILDING	Issue Date	AUGUST 2010
					A601



BUILDING AS EXISTING - EXTERIOR BLOCK WALLS PAINTED



Re-issued for Development Permit 12 SEPT 2011
 Issued for Development Permit 10 SEPT 2010

Client Name Catalina Venturos 2000 Ltd.	Project Site 2230 MCGARRIGLE ROAD NANAIMO, BC	Project Number	Scale 1/8" = 1'-0"
Design Firm Vertex Land Solutions Inc	Project Title BUILDING ELEVATIONS EXISTING 1 STOREY BUILDING	Date AUGUST 2010	Project No. A602