

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2014-MAY-12

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

RE: DEVELOPMENT PERMIT NO. DP870 – 1960 BOXWOOD ROAD

STAFF RECOMMENDATION:

That Council issue Development Permit No. DP870 at 1960 Boxwood Road, subject to an access easement agreement with 1950 Boxwood Road including the following variance:

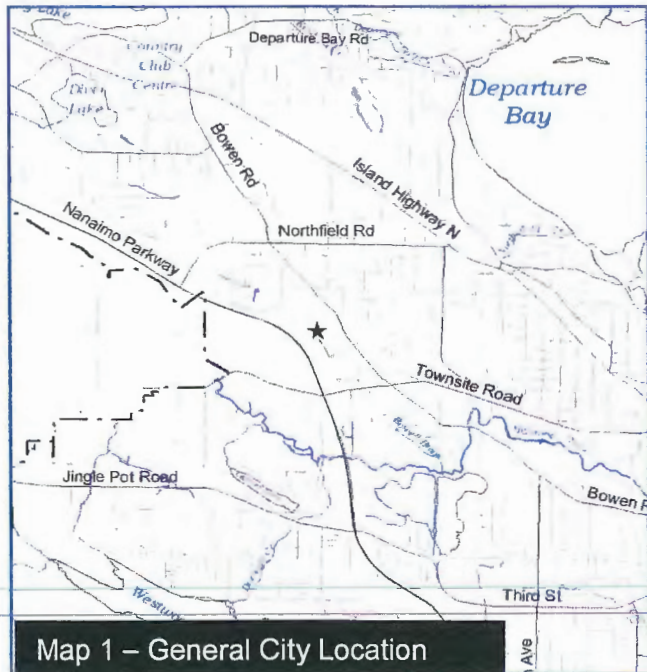
- Reduce the required rear yard setback to 0.77m.

PURPOSE:

The purpose of this report is to seek Council authorization to issue a development permit for a 2-storey warehouse facility which includes accessory office/showroom space, with one proposed variance.

BACKGROUND:

A development permit application was received from FLEET VENTURES LTD. (Mr. Lance McNabb). Staff and the Design Advisory Panel (DAP) support the application. Staff supports the proposed variance.



Map 1 – General City Location

Subject Property

Zoning:	I3 – High Tech Industrial
Location:	The vacant subject property is located in the Parkway Industrial Park on the east side of Boxwood Road, one property south of Island Diesel Way.
Total Area:	1,997m ²
OCP:	Map 1 – Future Land Use Plan – Light Industrial Map 3 – Development Permit Area No. 4 – Nanaimo Parkway Design (for the subject property, DPA-4 is not applicable); Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Use Commercial/Residential Development

Council
 Committee.....
 Open Meeting
 In-Camera Meeting
 Meeting Date: 2014-MAY-12

DISCUSSION:

Proposed Development

The proposed 2-storey building has a total Gross Floor Area of 857.01m². The development is broken down into a 601.83m² warehouse with 184.2m² of showroom/office space on the ground floor. There are 12 onsite parking spaces provided, 4 more than required by the Parking Bylaw.

Site & Landscape Plan

The site design has two objectives:

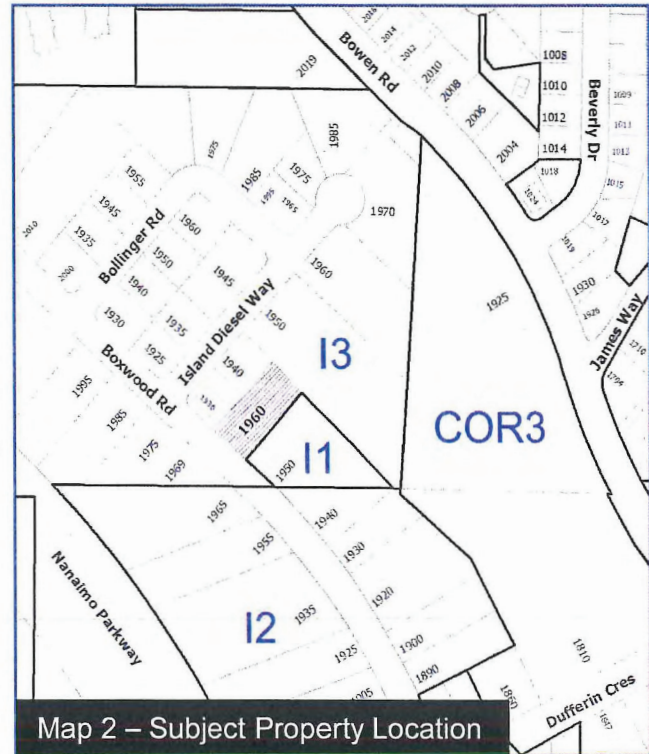
- To allow large service vehicles to access a loading bay.
 - A reciprocal easement agreement is required with the neighbouring property to the south to allow large service vehicle movements. The applicant will need to secure this agreement prior to the issuance of the development permit.
- To develop a transition between the building siting at 1930 Island Diesel Way and the building siting at 1950 Boxwood Road in order to improve the streetscape.

The landscape plan provides screening for the front parking area. Although the industrial road does not require the construction of a sidewalk, the decorative surface treatment on the parking lot invites pedestrians from the street to the front entrance, and reduces the amount of asphalt in the parking area.

Building Design

The proposed building is a combination of a 2-storey pre-engineered steel building and a 1-storey wood frame structure. The overall building form is articulated with a variety of architectural features:

- Two vertical structures clad in smooth finished hardi-panel - one predominate and the other subordinate.
- The eave detail on the two building forms is complimentary, and the finish is in vertical corrugated steel.
- The feature yellow steel columns reflect structural building elements of the pre-engineered steel building, and provide support for the building overhangs.



Required Variance

- *Rear Yard Setback:*

The required rear yard setback is 6.0m. The proposed rear yard setback is 0.77m, a proposed variance of 5.23m.

Staff supports the proposed variance for two reasons:

- The existing building sited on 1950 Boxwood Road is approximately 1.5m from the rear property line.
- Future building siting at 1950 Island Diesel Way could have a 0m setback along the property line which is the rear property line of the subject property.

Design Advisory Panel Recommendation

At its meeting of 2014-MAR-27, the Design Advisory Panel accepted DP000870 with support for the requested variance, and provided the following recommendation:

- *Consider enhancing the rear elevation.*

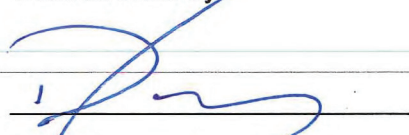
The applicant met with Staff and confirmed the rear elevation will have limited exposure when the adjacent site is fully developed, as the site is currently used for storage without a building. A siting of a future building on the adjacent site would hide the rear elevation of the proposed building.

Respectfully submitted,



B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT



I. Howat
GENERAL MANAGER
CORPORATE SERVICES

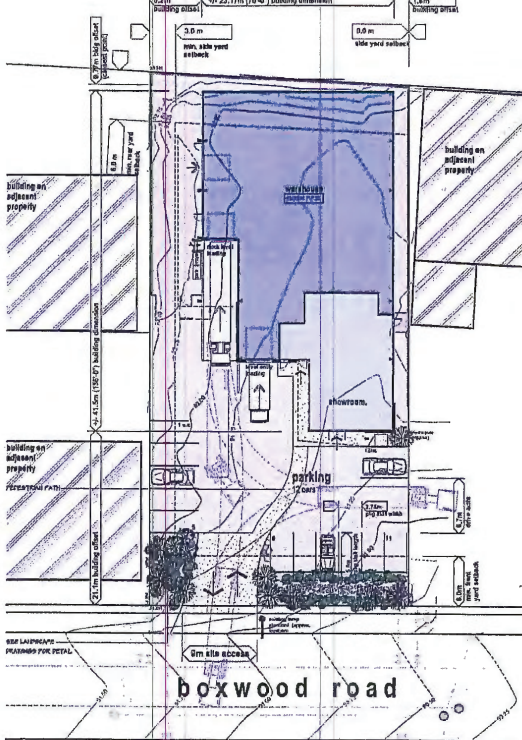
CITY MANAGER COMMENT:

I concur with the staff recommendation.

Drafted: 2014-APR-29
Prospero attachment: DP000870
TR/GN/lb

Development Permit DP000870
1960 Boxwood Road

Schedule A
SITE PLAN



site plan
Scale: 1:200
ALL DIMENSIONS / AREAS ARE APPROXIMATE

PROJECT DATA:

LEGAL DESCRIPTION:	LOT 6, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VP61143
DIVC ADDRESS:	1960 BOXWOOD ROAD, NANAIMO BC
LOT AREA:	±1,197 sq.ft. / 1,097 sq.m.
LAND USE:	INDUSTRIAL
ZONING:	IS - HIGH TECH-INDUSTRIAL
LOT COVERAGE (MAX 80%):	±1-26.2%
BUILDING AREA:	
WAREHOUSE	6,478 sq.ft. / 601.63 sq.m.
SHOWROOM	1,942 sq.ft. / 180.42 sq.m.
UPPER FLOOR	784 sq.ft. / 72.58 sq.m.
TOTAL	±9,204 sq.ft. / 854.63 sq.m.
BUILDING HEIGHT (MAX 14.2M):	±1-4.0M
PARKING:	
TOTAL REQUIRED @ 1/100 HOAL	8
TOTAL PROVIDED	12
LOADING	2



aerial
not to scale

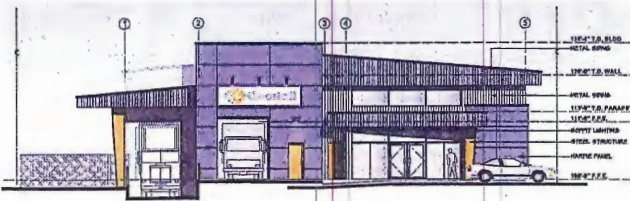
proposed facility for:
Goodall Rubber Company of Canada LP
1960 Boxwood Road, Nanaimo, BC

DELIVER
PR1

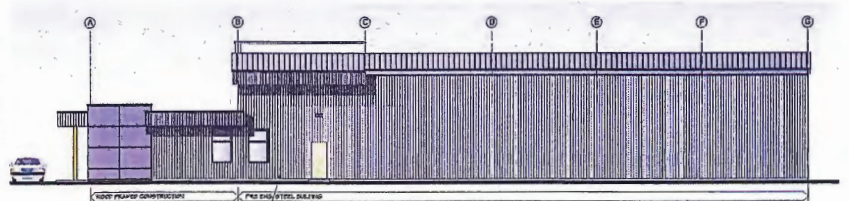
Development Permit DP000870
1960 Boxwood Road

Schedule B

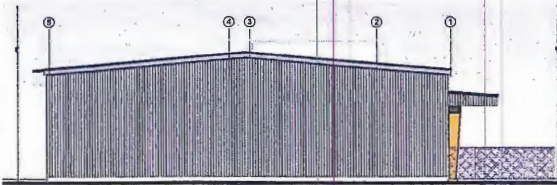
BUILDING ELEVATIONS



south elevation (street facing)
scale: 1/8" = 1'-0"



east elevation
scale: 1/8" = 1'-0"



north elevation
scale: 1/8" = 1'-0"



west elevation
scale: 1/8" = 1'-0"

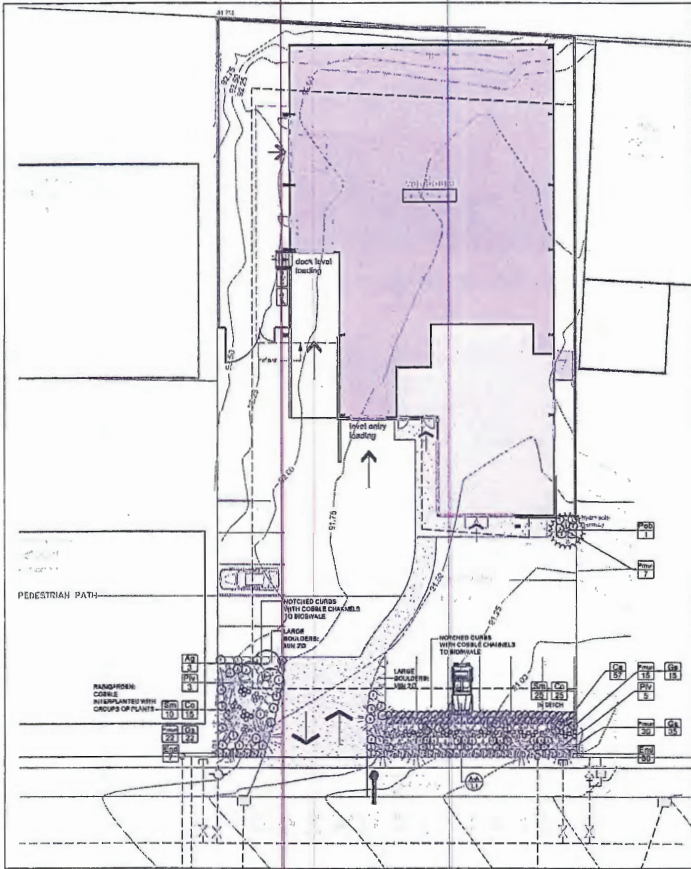
209

proposed facility for
Goodall Rubber Company of Canada LP
1960 Boxwood Road, Ingersoll, ON
Scale: 1/8" = 1'-0"

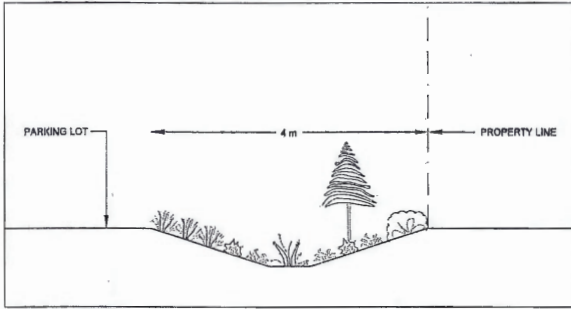
HEROLD
ARCHITECTURAL GROUP
Delinea
PR3

Development Permit DP000870
1960 Boxwood Road

Schedule C
LANDSCAPE PLAN



LANDSCAPE PLAN
Scale: 1:150



A-A SECTION DETAIL
Scale: 1:25

PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size
Deciduous Trees				
Ag	3	Amelanchier grandiflora	Serviceberry	#10 pot
Coniferous Trees				
Piv	8	Pinus flexilis vanderwolf	Vanderwolf Pine	2 m
Ppb	1	Picea omarika bruns	Serbian Spruce	2 m
Evergreen Shrubs				
End	37	Escallonia newport dwarf	Escallonia	1 gal
Ground Covers/Perennials				
Gs	72	Gaultheria shallon	Salal	1 gal
Ferns				
Pmum	74	Polystichum munium	Sword Fern	1 gal
Bioswale Grasses/Ruehes				
Ce	57	Carex evergoldi	Japanese Evergold Sedge	10 cm
Co	40	Carex obrupta	Slough Sedge	10 cm
Sm	35	Scirpus microcarpus	Small Flowered Bulrush	10 cm



NOTE:
NOT FOR
CONSTRUCTION

REVISIONS:
Issued for DP - 2014Mar18



PROJECT:
**1960 BOXWOOD
ROAD
NANAIMO, BC**
**GOODALL
RUBBER CO.**

SITE LEGAL DESCRIPTION:
LOT & SECTION 16, RANGE 7,
MOUNTAIN DISTRICT,
PLAN V8191143

DRAWING TITLE:
**LANDSCAPE
PLAN**
- LANDSCAPE PLAN
- SECTION DETAIL
- PLANT LIST

SCALE: AS NOTED DATE: Mar. 14, 2014
DRAWING: DR CHECKED: VJD
PROJECT NUMBER: 1960 BOXWOOD 2014
DRAWING NUMBER:
L1

Development Permit DP000870
1960 Boxwood Road

Schedule D

ARCHITECTURAL RENDERING



211

ISSUED: MAR 10, 2014

proposed facility for:
Goodall Rubber Company of Canada LP
1960 boxwood road, nanaimo, bc

HEROLD
ENGINEERING LIMITED
Consulting Engineers

DELINER
PR4