

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2014-JUN-23

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

RE: DEVELOPMENT PERMIT NO. DP876 - 1820 SUMMERHILL PLACE

STAFF RECOMMENDATION:

That Council issue Development Permit No. DP876 at 1820 SUMMERHILL PLACE with the following variances:

- To reduce the require onsite parking to 109 parking spaces.

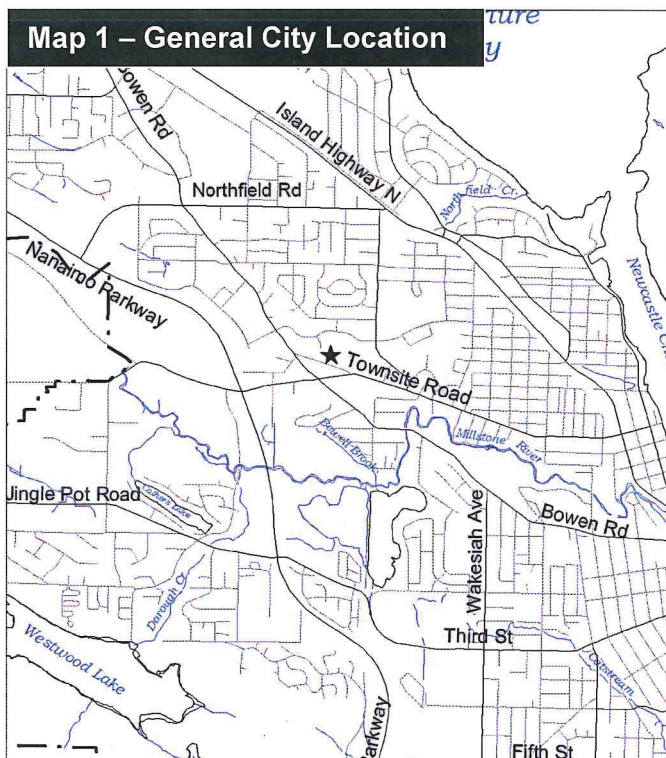
PURPOSE:

The purpose of this report is to seek Council authorization to issue a development permit for a 4-storey, 103-unit rental apartment with one proposed variance.

BACKGROUND:

A development permit application was received from WENSLEY ARCHITECTURE LTD. (Mr. David Echaiz-McGrath), on behalf of SUMMERHILL PLACE HOLDINGS INC.

Staff and the Design Advisory Panel (DAP) support the application, including the proposed variance.



Subject Property

Zoning	R8 – Medium Density Residential
Location	The vacant subject property is on the southwest corner of the Hospital Urban Node. Koram Park abuts the northeast property line.
Total Area	8,953m ²
OCP	Map 1 – Future Land Use Plan – Hospital Urban Node; Map 3 – Development Permit Area DPA No. 2 – Environmentally Sensitive Areas - Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.

Council
 Committee.....
 Open Meeting
 In-Camera Meeting
 Meeting Date: 2014 Jun 23

Development Permit Area (DPA) No. 2 is not applicable for the subject property, as the site has seen previous manipulation for past proposed site development. The DPA includes Koram Park, an arbutus forest ecosystem. The transition from the subject property and the park has been sensitively addressed.

DISCUSSION:

Proposed Development

The proposed 103-unit rental apartment has a gross floor area (GFA) of 8,120m². The proposed onsite parking (109 parking spaces) is provided at grade and to the rear of the building.

The apartment unit composition is as follows:

- Studio – 8 units
- 1 Bedroom – 64 units
- 2 Bedroom – 31 units

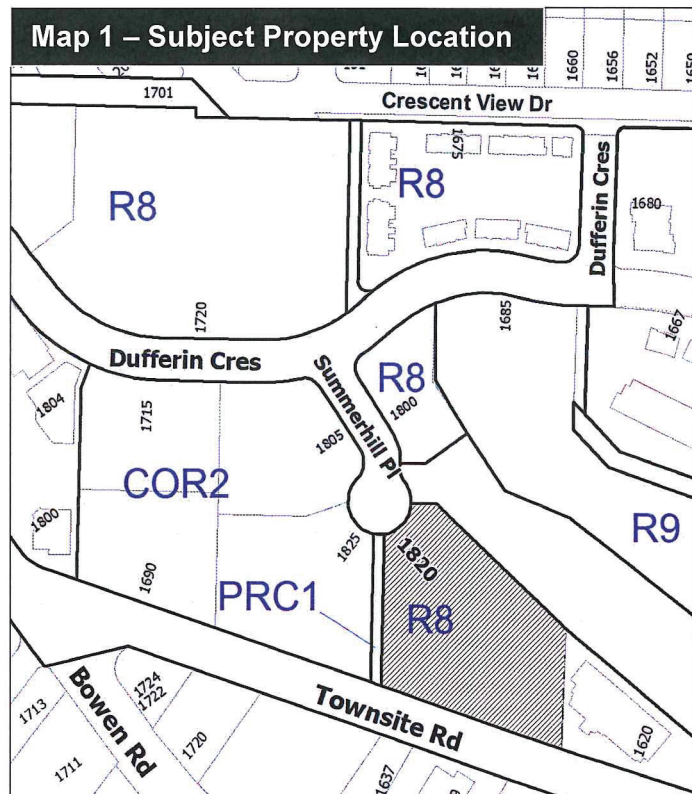
Site Layout

The subject property is a through lot which fronts both Summerhill Place cul-de-sac and Townsite Road.

The building siting creates a street wall along Townsite Road. The street wall is anticipated by the Corridor zoning on the 2 vacant properties to the west - 1825 Summerhill Place and 1690 Townsite Road. There is currently an active development permit application underway for 1690 Townsite Road for 2 proposed mixed-use buildings: one 5-storeys in height and the other 4-storeys. In addition, the proposed building siting was imperative to work with onsite geotechnical conditions; clay and organic material.

The at-grade parking has one access from the Summerhill Place cul-de-sac bulb.

The grading of the parking lot results in retaining features along the northeast property line which abuts Koram Park. The poured-in-place stepped concrete retaining walls along the park edge are sensitive to the sloping terrain (sloping down from the park property), and existing trees along the park edge, and create an aesthetic transition to the parking lot grade. The parking layout was modified, and resulted in a reduction in parking spaces to allow for a more sensitive development of this edge, and the ability to step the retaining walls. This is particularly evident where parallel parking is provided and where the slope extends into the parking lot in two locations.



Landscape Plan

The landscape plan provides a rhythm of street trees along Townsite Road. A native shrub palette creates privacy for ground floor unit patio areas which will overlook the street. There is a significant grade transition from the ground floor unit patio elevation to the street elevation, as one walks along the City sidewalk to the southeast corner of the subject property. The transition includes undulating grading and a plant design to reduce the scale of the slope and ensure a pedestrian friendly edge.

The parking lot has two distinct landscape themes. The edge planting along the building is designed specifically to provide privacy for the ground floor unit patios, and to ensure vehicle headlights do not impact these units.

A central island planting is a visual aesthetic which reduces the visual impact of the large parking lot by breaking it up into a number of sections and also providing an interesting overlook for upper floor units. The pathway system provides a connection to the parking modules.

The landscape plan along the park edge reinforces and protects the ecosystems of the abutting park.

Building Design

The proposed building is a relatively large mass, and for BC Building Code requirements, has a fire wall which divides the building into two components; Building A and Building B.

The technical division assists in the overall building design in both building massing and scale: Building A, which includes the main building entrance, and is the smaller portion of the overall building, faces west and abuts the City trail way which connects Townsite Road to Summerhill Place. Building B, the larger portion, parallels Townsite Road.

The building has two main entrances to a central lobby area. The accessible entrance to the parking lot is referred to as a functional entrance, as it serves the parking lot and will facilitate moving vans. The Townsite Road entrance is also accessible with a direct access to the City trail way, and has a vehicle lay-by for dropping off and picking up tenants and visitors. The entrance organization should animate the street edge and encourage pedestrian traffic along Townsite Road.

The pop up roof elements, which cover a rhythm of structured bays, interrupt the long horizontal roof line with strength and provide a necessary break in the horizontal building plane.

A rhythm of vertical pilaster-like structures further animates the building elevations, and are designed as an integrated privacy screen for each unit's outdoor balcony.

The material choices of hardie-panel, horizontal hardie lapsiding, painted wood trim and fascia, and cedar soffits, assists in further reducing the mass and scale of the building, and provides a residential expression to the building form and character. The materials work well with the architectural features chosen to articulate the building elevations.

Proposed Variance

- ***Required Parking***

The required onsite parking is calculated at 1.66 parking spaces per unit. The 103-unit apartment requires 170 parking spaces. The parking includes visitor parking spaces at 1 parking space per 22 units.

The proposal is to provide 109 onsite parking spaces, or a parking calculation of 1.06 parking spaces per unit.

The proposed parking variance is 61 parking spaces, or a reduction in the parking calculation of 0.60 parking spaces per unit.

The applicant supports the proposed parking variances with the following rationale:

a) ***Parking Study/Survey (prepared by the Boulevard Transportation Group)***

A parking study, commissioned by the applicant uses local data, ICBC vehicle ownership data and the Institute of Transportation Engineers to confirm that the reduction in parking will work for this site. The consultant's recommendation is 109 parking spaces.

b) ***Purpose Built Bike Storage***

A secure room in the building with direct access to the City trail way has been designed to accommodate 67 bike parking spaces. In addition to the private bike storage, there is provision for public outdoor bike parking for 13 bikes.

c) ***Car Share Program***

Two car-share vehicles will be leased to, and operated by the Nanaimo CarShare Cooperative. The vehicles will be parked in 2 reserved parking spaces.

d) ***Apartment Composition***

The owner, based on past rental experience, expects the majority of the 8 studio units and 64 1-bedroom units will have only one occupant.

In Staff's opinion, the applicant has provided the necessary alternative parking infrastructure to support the parking reduction from 170 to 109 parking spaces. The designated bike parking, both public and private; and, the 2 car car-share program are both a condition of development permit issuance.

e) ***Local Service Area***

The subject property is a short walk to a grocery store and a variety of community services.

DAP Recommendation

At its meeting held on 2014-MAY-8, the Design Advisory Panel accepted DP000876 as presented with support for the requested parking variance, and provided the following recommendations:

- *Consider creating a walk-through to program the central landscaping;*
- *Consider reducing parking to allow more additional landscape islands for trees along the east property line;*
- *Consider pedestrian scale landscape plan along Townsite Road; and,*
- *Consider reducing the height, or possibly terrace, the retaining wall.*

The Applicant has reviewed the recommendations and made the following necessary changes to conform to the Design Advisory Panel recommendations:

- A concrete pedestrian path with three access points goes through the central landscape island in the parking lot;
- Four parking stalls were replaced with a landscape curb, each containing a tree along the north building façade. The northeast property retaining wall has been redesigned to protect significant Arbutus trees that lie within 8.0m of the property line abutting Koram Park;
- The landscape plan along Townsite Road has an improved pedestrian scale; and,
- The retaining wall has been stepped so the overall height of each wall has been reduced.

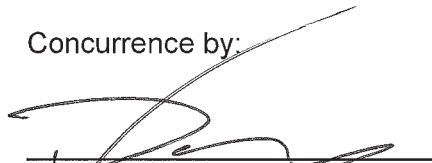
Staff supports these changes.

Respectfully submitted,



B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT

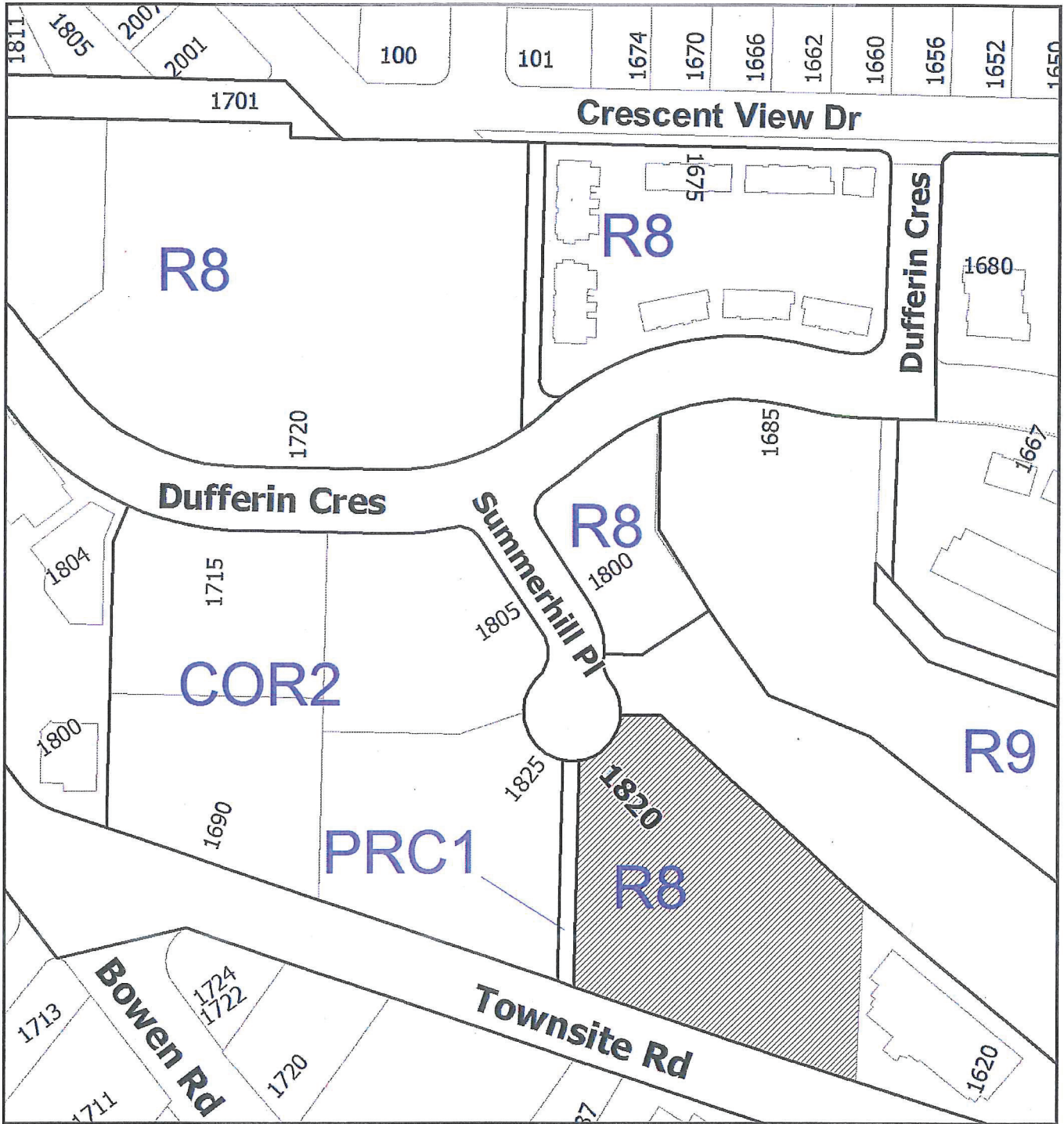


I. Howat
GENERAL MANAGER
CORPORATE SERVICES

CITY MANAGER COMMENT:

I concur with the staff recommendation.

Drafted: 2014-JUN-11
Prospero attachment: DP000876
GN/lb



DEVELOPMENT PERMIT NO. DP000876

LOCATION PLAN

 **Subject Property**



Civic: 1820 Summerhill Place
 Lot 5, Section 15, Range 8, Mountain District,
 Plan EPP9933

1334 - SUMMERHILL PLACE RESIDENTIAL



UNIT MIX/STATISTICS (REVISION NO.13) JUNE 13, 2014

LEGAL DESCRIPTION	LOT 5, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN EPP9933
CIVIC ADDRESS	1820 SUMMERHILL PLACE, NANAIMO, BC
ZONING	R8
SITE AREA (SF)	96,369

	REQUIRED	PROPOSED	VARIANCE
MAX. ALLOWABLE F.S.R	1.25 (120461 S.F.)	0.91 (87608 S.F.)	
MAX. ALLOWABLE SITE COVERAGE	40%	24%	
MAX. BUILDING HEIGHT	14.0m (45.93')	13.79m (45.23')	
SET BACKS			
FRONT	6.0 m (19.69')	6.10 m (20.0')	
SIDE	3.0 m (9.84')	3.05 m (10.0')	
REAR	10.5 m (34.45')	N/A	

UNIT TYPES	DESCRIPTION	NET AREA (sq. ft.)	# OF UNITS	% OF TOTAL	COMBINED (sq. ft.)
STUDIO					
A	STUDIO	543.00	8	7.8%	4,344.00
STUDIO SUBTOTALS			8	7.8%	4,344.00
1BEDROOM 1 BATH					
B	1BR + 1BATH	531.00	24	23.3%	12,744.00
C	1BR + 1BATH	628.00	40	38.8%	25,120.00
1BR + 1BTH SUBTOTAL			64	62.1%	37,864.00
2 BEDROOM 2 BATH					
D	2 BR + BATH	907.00	12	11.7%	10,884.00
D2	2 BR + BATH	855.00	8	7.8%	6,840.00
E	2 BR + BATH	988.00	8	7.8%	7,904.00
F	2 BR + BATH	1,016.00	3	2.9%	3,048.00
2BR SUBTOTAL			31	30.1%	28,676.00
TOTAL UNITS (SALEABLE AREA)			103		70,884
TOTAL GROSS RESIDENTIAL AREA					87,608
PERCENTAGE OF EFFICIENCY					81%
BUILDING FOOTPRINT					23,227

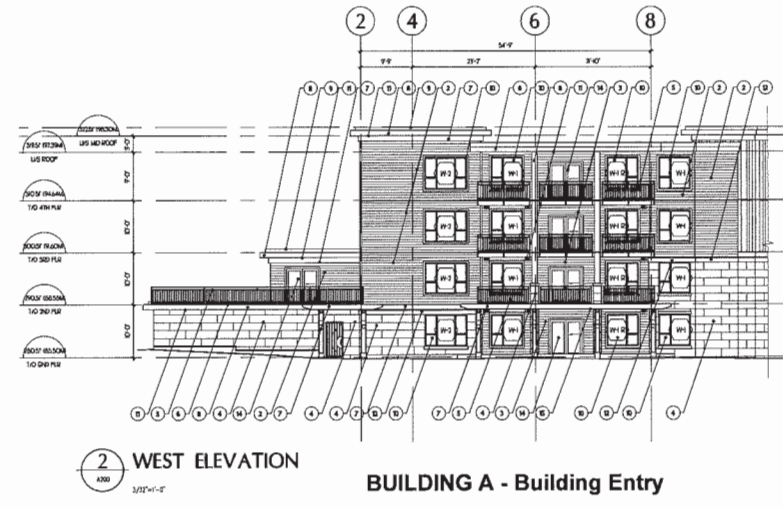
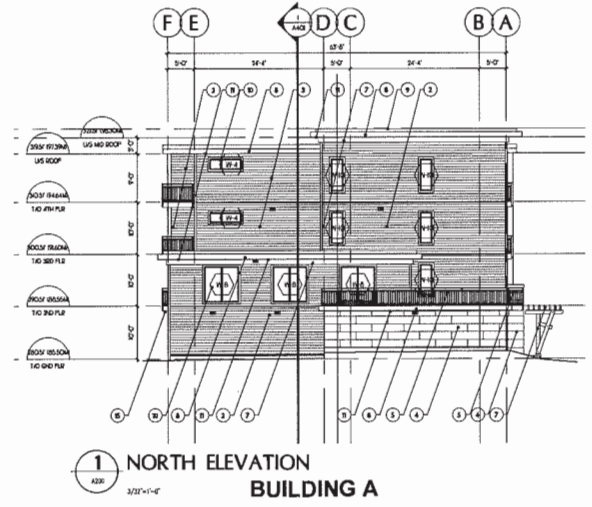
PARKING STATISTICS					
TYPICAL PARKING STALLS					100
SMALL CALL PARKING STALLS					9
TOTAL STALLS PROVIDED					109
PARKING STALL RATIO PROVIDED					
NO. STALLS/NO. UNITS		1.06			
NO. OF STALLS DEFICIENT					
		-62			
TOTAL STALLS REQUIRED					171
VISITOR STALLS REQUIRED					
1 PER EVERY 22 (PART OF TOTAL REQUIRED)					8
TOTAL STALLS REQUIRED					171
TOTAL SMALL CAR STALLS ALLOWED					36

STORAGE STATISTICS	
PRIVATE STORAGE LOCKERS	
BICYCLE STORAGE (Private)	67
BICYCLE PARKING (Public)	13 (bike racks)

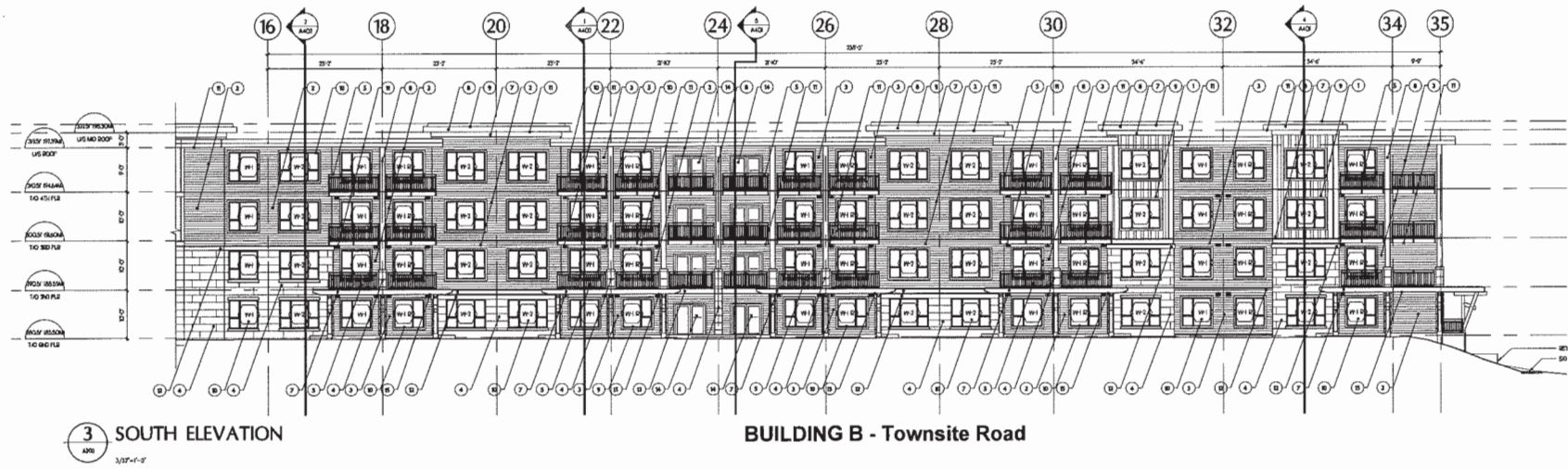
*SUITE AREAS HAVE BEEN CALCULATED BY USING THE CENTER LINE OF CORRIDOR/ELEVATOR/STAIR AND PARTY WALLS AND THE OUTSIDE FACE OF EXTERIOR WALL SHEATHING. RESULTING AREAS HAVE BEEN ROUNDED UP TO THE NEAREST WHOLE NUMBER.
 **LEGAL SURVEYS OF SUITE AREAS MAY DIFFER FROM WENSLEY ARCHITECTURE LTD. METHODOLOGY OF DETERMINING SALEABLE AREA.

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- LEGEND OF FINISHES**
- ① HAZARD PANEL IN BATTING PAINTED
 - ② HAZARD HORIZONTAL LIP SIDING PAINTED
 - ③ HAZARD HORIZONTAL LIP SIDING PAINTED
 - ④ HAZARD HORIZONTAL LIP SIDING PAINTED
 - ⑤ HAZARD HORIZONTAL LIP SIDING PAINTED
 - ⑥ ALUMINUM STOREFRONT WINDOW
 - ⑦ STAINED WOOD
 - ⑧ WOOD FASCIA/trim PAINTED
 - ⑨ FIRE RATED METAL FLASHING
 - ⑩ VINYL WINDOWS
 - ⑪ VEGEATED VINYL SOFFIT
 - ⑫ BELLY SAND PAINTED
 - ⑬ TERRAZZO ROSEY
 - ⑭ WITH SLIGHT PATIO DOOR
 - ⑮ CRUSHED VINYL - STAINED
 - ⑯ STEEL DOOR PAINTED



01	RE-CHECK FOR DP	06/23/14
02	ISSUED FOR B.P.	04/29/14
03	ISSUED FOR REVIEW	02/26/14
04	REVISION	04/07



SUMMERHILL PLACE
 RESIDENTIAL PROJECT
 NANAIMO, BC



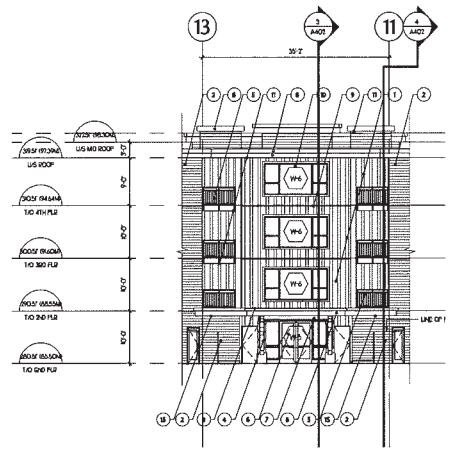
DISCIPLINE:
 STRUCTURAL:
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 ELECTRICAL:
 LANDSCAPE:

BUILDING ELEVATIONS

PROJECT NO.	1234	DRAWN BY	AW
SCALE	3/32\"/>		

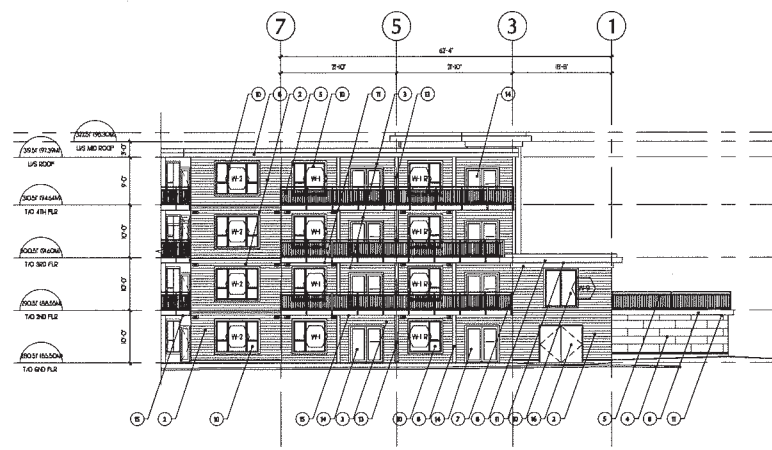
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- LEGEND OF FINISHES**
- 1 HAZARD FRAME, W/ BATTING PAINTED
 - 2 HAZARD HORIZONTAL LAP SIDING PAINTED
 - 3 HAZARD HORIZONTAL LAP SIDING PAINTED
 - 4 HAZARD VERTICAL CRAYST PAINTED
 - 5 PREMANUFACTURED ALUMINUM BLINDS
 - 6 ALUMINUM STORMDOOR WINDOW
 - 7 SHARDED WOOD
 - 8 WOOD FACED/TIM PAINTED
 - 9 REFINISHED METAL FLASHING
 - 10 W/LS RAINCOVE
 - 11 REPOBATED W/LS SOFFIT
 - 12 BELLY BAND PAINTED
 - 13 REFINACT SIDING
 - 14 W/LS BLUENR PATIO DOOR
 - 15 DENAL SOFFIT - STAINED
 - 16 STEEL ROOF PAINTED



1 NORTH-EAST ELEVATION
 3/16\"/>

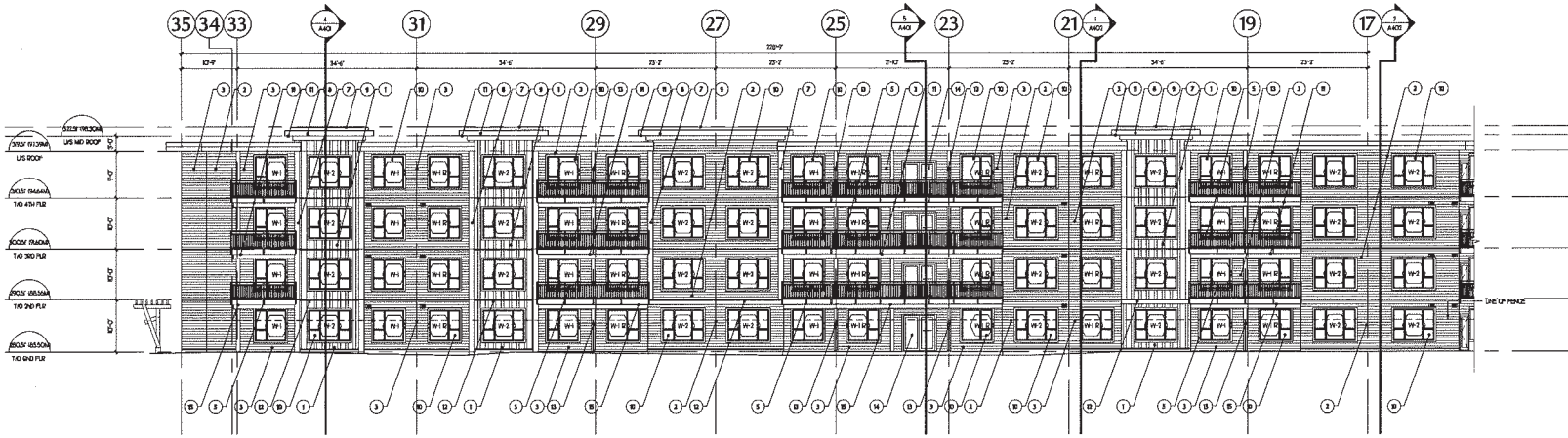
BUILDING B



2 EAST ELEVATION
 3/16\"/>

BUILDING A - Entry for Parking Lot

NO	REVISION	DATE
01	ISSUED FOR PERMITS	02/26/14
02	ISSUED FOR PERMITS	02/26/14
03	ISSUED FOR PERMITS	02/26/14
04	ISSUED FOR PERMITS	02/26/14
05	ISSUED FOR PERMITS	02/26/14
06	ISSUED FOR PERMITS	02/26/14
07	ISSUED FOR PERMITS	02/26/14
08	ISSUED FOR PERMITS	02/26/14
09	ISSUED FOR PERMITS	02/26/14
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33	ISSUED FOR PERMITS	02/26/14
34	ISSUED FOR PERMITS	02/26/14
35	ISSUED FOR PERMITS	02/26/14



3 NORTH ELEVATION
 3/16\"/>

BUILDING B - Parking Lot Elevation

SUMMERHILL PLACE
 RESIDENTIAL PROJECT
 NANAIMO, BC



GENERAL CONTRACTOR:
 STRUCTURAL:
 MECHANICAL:
 ELECTRICAL:
 LANDSCAPE:

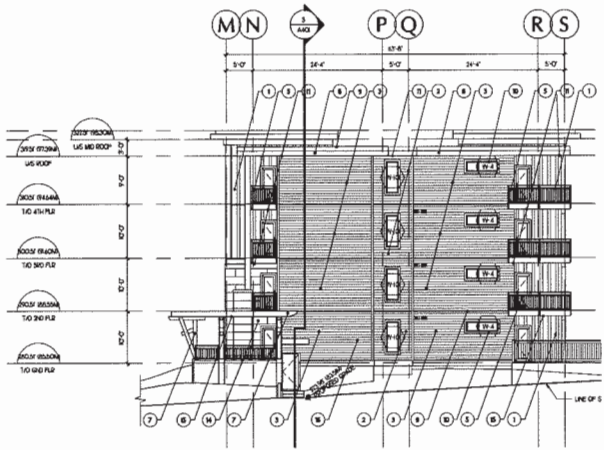
BUILDING ELEVATIONS

PROJECT NO. 1334	DRAWN BY: JW
SCALE: 3/16\"/>	
DATE: JANUARY 2014	ISSUED FOR PERMITS: A302

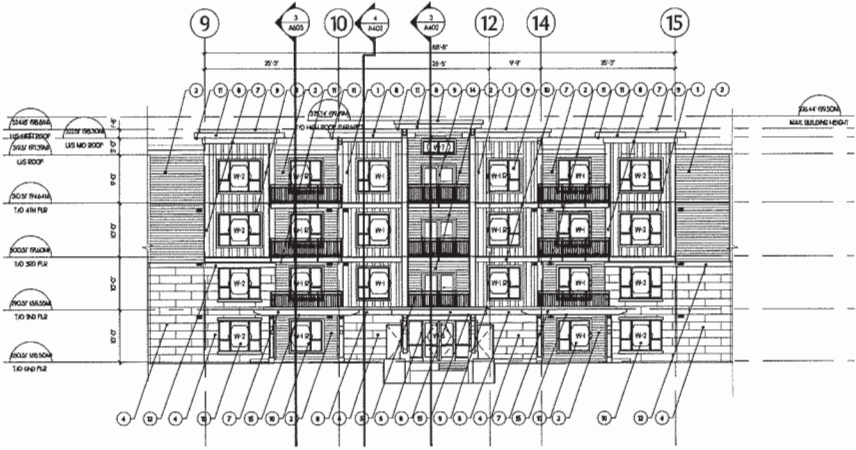
Development Permit No. DP000876 Schedule D
 1820 Summerhill Place Building Elevations
 3/3

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- LEGEND OF FINISHES**
- 1 WIDE PANEL IN BAYING PAINTED
 - 2 WIDE HORIZONTAL LAP SIDING PAINTED
 - 3 WIDE HORIZONTAL LAP SIDING PAINTED
 - 4 NON-SHA FIBRE CEMENT PANELS
 - 5 PREFABRICATED ALUMINUM GUINESS
 - 6 ALUMINUM STOREFRONT WINDOW
 - 7 STAINED WOOD
 - 8 WOOD FASCINATION PAINTED
 - 9 PRE-PRESSED METAL FLASHING
 - 10 VINYL WINDOW
 - 11 PERFORATED VINYL SHEET
 - 12 BUILT UP/PAINTED
 - 13 PERACY SCREEN
 - 14 VINYL SLUNG PATIO DOOR
 - 15 CEDAR SHEDDING - STAINED
 - 16 STEEL DOOR - PAINTED

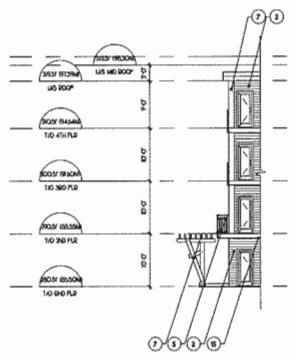


1 EAST ELEVATION
 1/32"=1'-0"

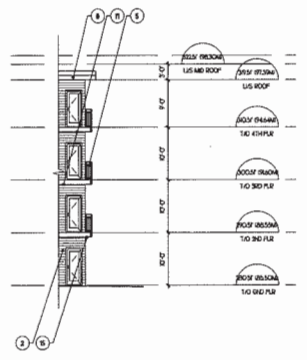


2 SOUTHWEST ELEVATION
 1/32"=1'-0"

BUILDING A - City Trail Way



3 HIDDEN DECK ELEVATION
 1/32"=1'-0"



4 HIDDEN DECK ELEVATION
 1/32"=1'-0"

02	RE-CHECK FOR DP	06/23/14
03	ISSUED FOR E.P.	04/28/14
04	ISSUED FOR REVIEW	02/26/14
05	REVISION	10/07/13

SUMMERHILL PLACE
 RESIDENTIAL PROJECT
 NANAIMO, BC

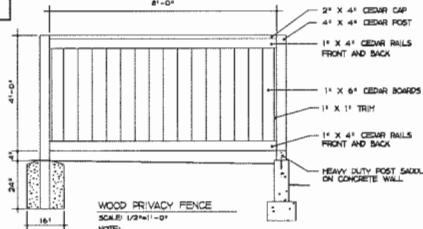
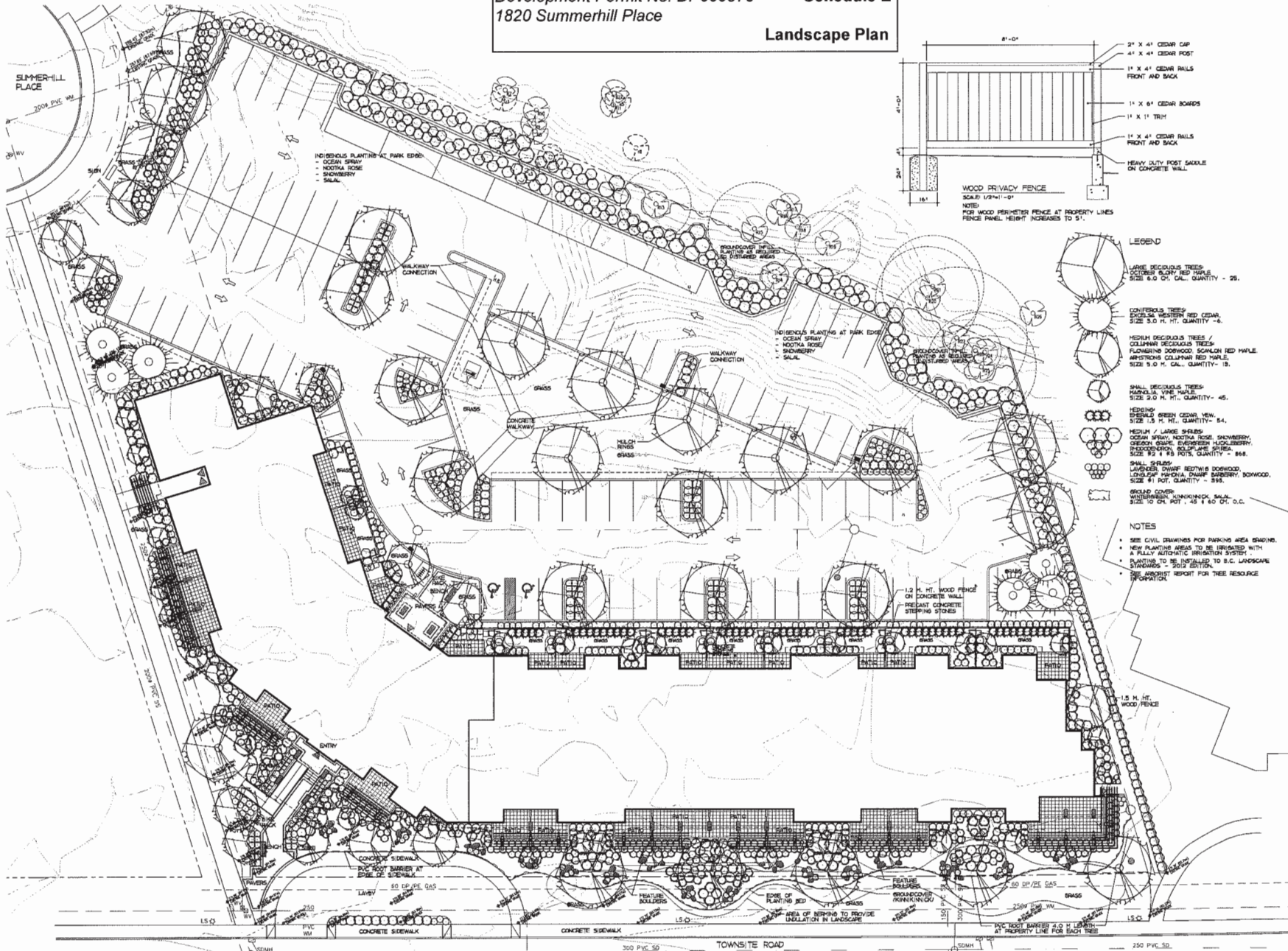
Wensley Architecture Ltd
 311 - 14th Street, Nanaimo, BC V9X 1B1
 250.755.1111
 www.wensleyarch.com

DISCIPLINES:
 STRUCTURAL:
 MECHANICAL:
 ELECTRICAL:
 LANDSCAPE:

BUILDING ELEVATIONS

PROJECT NO:	1324	DRAWN BY:	MB
SCALE:	3/16"=1'-0"	CHECKED BY:	DL
DATE:	JANUARY 2014	DESIGNED BY:	A303

Development Permit No. DP000876 Schedule E
 1820 Summerhill Place
Landscape Plan



- LEGEND**
- LARGE DECIDUOUS TREES
 EXCELSE WESTERN RED CEDAR
 SIZE 6.0 FT. CAL. QUANTITY - 25.
 - CONFERENTIAL TREES
 EXCELSE WESTERN RED CEDAR
 SIZE 3.0 FT. HT. QUANTITY - 4.
 - MEDIUM DECIDUOUS TREES /
 COLUMNAR DECIDUOUS TREES
 FLOWERING DOORWOOD SCALON RED MAPLE
 AMYGDALUS COLUMNAR RED MAPLE
 SIZE 9.0 FT. CAL. QUANTITY - 15.
 - SMALL DECIDUOUS TREES
 PINKALBA VINE MAHLE
 SIZE 3.0 FT. HT. QUANTITY - 45.
 - HERBING
 GREEN CEDAR VINE
 SIZE 1.5 FT. HT. QUANTITY - 54.
 - MEDIUM / LARGE SHRUBS
 CEDAR SPRAY, NODIAL ROSE, SNOWBERRY,
 GREEN SPAG, EUROPEAN HUCKLEBERRY,
 BUCKINGHAM PALM, BLUE GUM, SPIDER
 SIZE #2 & #3 POTS, QUANTITY - 868.
 - SMALL SHRUBS
 LAUREL DWARF, REDTIPS DOORWOOD,
 SIZE #1 POT, QUANTITY - 598.
 - GROUND COVER
 WESTERN WINDKISS, SALAL
 SIZE 10 CM. POT, 45 & 60 CM. O.C.

- NOTES**
- SEE CIVIL DRAWINGS FOR PARKING AREA GRADING.
 - NEW PLANTING AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
 - PLANTING TO BE INSTALLED TO S.C. LANDSCAPE CONTRACTOR'S SPECIFICATIONS.
 - SEE LANDSCAPE REPORT FOR TREE RESOURCE INFORMATION.

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NO.	REVISION	DATE
01	ISSUED FOR PERMITS	06/13/24
02	REVISED FOR PERMITS	06/13/24
03	ISSUED FOR PERMITS	06/13/24
04	ISSUED FOR PERMITS	06/13/24
05	ISSUED FOR PERMITS	06/13/24
06	ISSUED FOR PERMITS	06/13/24
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19	ISSUED FOR PERMITS	06/13/24
20	ISSUED FOR PERMITS	06/13/24

SUMMERHILL PLACE
 RESIDENTIAL PROJECT
 NANAIMO, BC



Wensley Architecture Ltd
 501-1180 West 8 St.
 Nanaimo, BC V9X 1S1
 Tel: 250.754.1111
 Fax: 250.754.1112
 www.wensleyarch.com

LANDSCAPE PLAN

PROJECT NO: 1334 DRAWN BY: AN / MS
 SCALE: 1/8"=1'-0" CHECKED BY: MS
 DATE: APR 13, 2024

