

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2015-NOV-16

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

RE: DEVELOPMENT PERMIT NO. DP950 - 100 TWELFTH STREET

STAFF RECOMMENDATION:

That Council issue Development Permit No. DP950 at 100 TWELFTH STREET with the following two variances:

- To reduce the front yard setback (Eleventh Street) from 6.0m to 2.87m
- To reduce the front yard setback (Twelfth Street) from 6.0m to 4.0m.

PURPOSE:

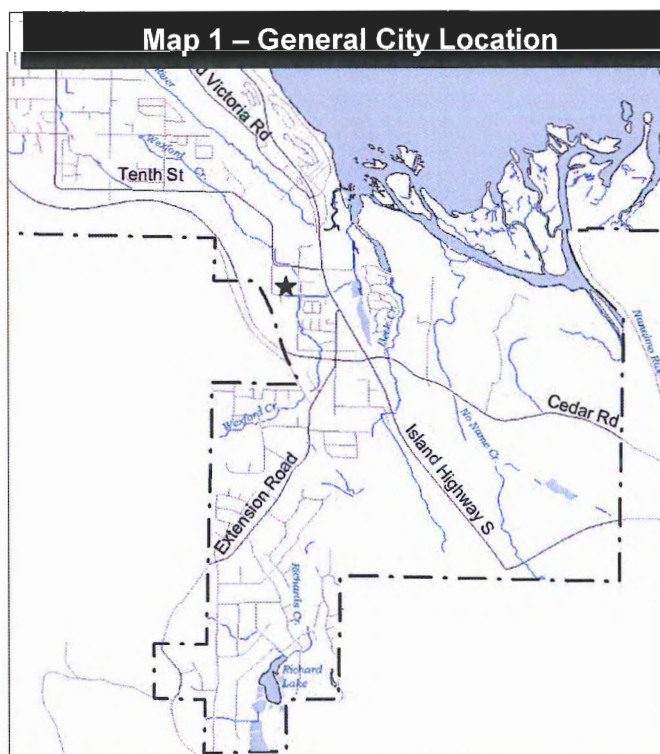
The purpose of this report is to seek Council authorization to issue a development permit for a 136 bed personal care facility.

BACKGROUND:

A development permit application was received from CRAVEN HUSTON POWERS ARCHITECTS (Alvin Bartel), on behalf of 2308148 ONTARIO INC.

The subject property was rezoned from Single Dwelling Residential (R1) to Community Service 1 (CS1) on 2015-OCT-08.

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



☒ Council
☐ Committee.....
☒ Open Meeting
☐ Camera Meeting
Meeting Date: 2015-NOV-16

Subject Property

Zoning	CS1 – Community Service 1
Location	The subject property is located approximately 100m south of Tenth Street on the west side of Lawlor Road and has three street frontages: Lawlor Road, Twelfth Street and Junction Avenue.
Total Area	14,695.6m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Corridor and City Commercial Centre; Map 3 – Development Permit Areas DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.
Design Guidelines	Chase River Town Centre

DISCUSSION:

Proposed Development

The proposed development is a 136 bed personal care facility. The 2-storey building, including the basement, contains a total of 8,493m² gross floor area.

The size of the subject property allows for a future phase. At this point, the owner has only tentative plans for a second phase of the development.

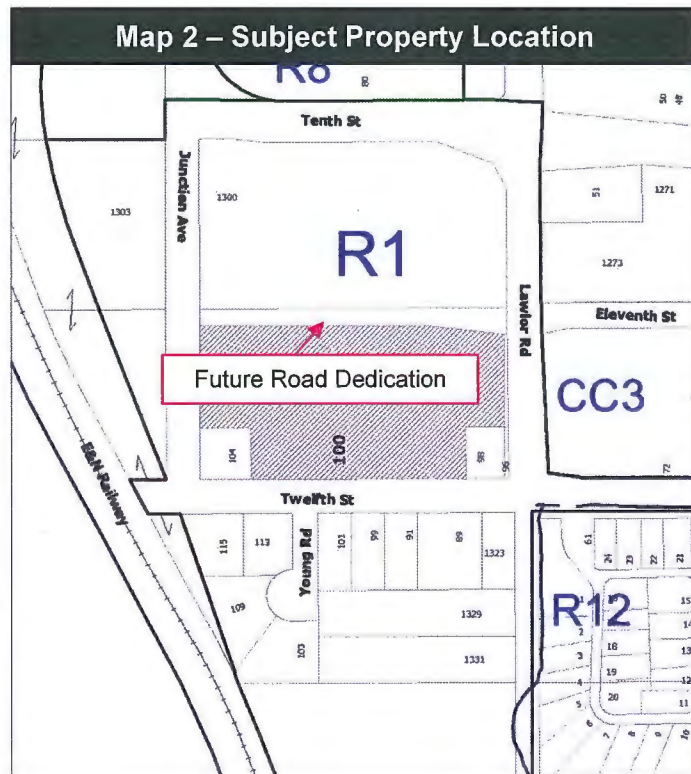
Site Context

The subject property is within the Chase River Design Guideline Area which specifies that landscape and building architecture is to be Finnish Agrarian in style. The proposed development is in close proximity to two developments which have interpreted Finnish Agrarian landscape/architectural themes successfully:

- Wexford Creek personal care facility (80 Tenth Street)
- Country Grocer (82 Twelfth Street).

Site Design

The subject property is considered a through lot, with front yards both on Eleventh and Twelfth Streets. The subject property also fronts Lawlor Road and Junction Road. The applicant is requesting works and services be phased and this option is being pursued and may come before Council for consideration through Development Variance Permit DVP00287. The proposed development is sited on the eastern portion of the large subject property. The building's main entrance is off Eleventh Street and is highlighted by a porte cochere which announces the main building entrance and allows for through vehicle movement as well as a covered drop-off area.



The vehicle access on Twelfth Street is primarily for service vehicle access to the basement loading dock. The basement area is allocated primarily to laundry, kitchen, storage and staff facilities.

The remaining R1 lot (98 Twelfth Street), in the applicant's opinion, posed a fundamental problem for the siting of a large footprint building with an inflexible interior program up to the street corner of Lawlor Road and Eleventh Street. The required onsite parking lot is sited at this corner, instead of the building mass which would create a stronger streetscape.

The parking lot, sited at the Lawlor Road / Eleventh Street corner, poses a design challenge to screen and to create a strong visual streetscape. The design solution was to create a street edge along the west side of Lawlor Road which was complimentary to the riparian, Wexford Creek character edge (native plantings and habitat focused), along the east side of Lawlor Road. The design solution will result in a country lane experience which is consistent with a Finnish Agrarian landscape.

Landscape Plan

The landscape plan introduces rock gabion walls and rock gabion stand-alone features as an interpretation of Finnish Agrarian Design Guidelines. This design element is used instead of a formal rock wall detail discussed in the guidelines. A good example of this design approach is apparent along the Island Highway property edge of the Chase River Co-op Gas Bar.

Building Design

The proposed large building footprint creates a building design with both massing and scale challenges.

- *North Building Elevation*

The main entry uses a number of architectural strategies to provide a human scale entry and to create the image of a collection of smaller buildings:

- Simple 1-storey timber framed canopy which extends the full length of the 2-storey entrance elevation and physically and visually interacts with the street.
- Open patio areas flanking the main entry. Activity may be limited as this is the north side of the building.
- Building mass is stepped back on either side of the entrance courtyard.
- Change in exterior colours is used as a means to reduce the building massing and scale.

- *East and West Building Elevations*

Modern building forms, materials and colour are used to reduce the building mass and scale, and to interpret the Finnish Agrarian Design Guidelines. Multiple farm building forms are expressed through the use of a variety of building scales, roof types, and material finishes.

- *South Building Elevation*

The open space provides a dramatic break in the building façade. The design of the open space which faces south, provides a quality programmable outdoor space for tenants and visitors.

PROPOSED VARIANCES

- *Required Front Yard Setback – Eleventh Street*

An entrance portico (porte cochere) is not allowed to project into the front yard setback. The required front yard setback is 6.0m, the proposed siting of the portico is 2.87m, a proposed variance of 3.13m.

- *Required Front Yard Setback – Twelfth Street*

The required front yard setback is 6.0m. The proposed building setback is 4.0m, a proposed variance of 2.0m.

Design Advisory Panel Recommendation

At its meeting held on 2015-SEP-10, the Design Advisory Panel accepted DP000950 as presented and provided the following recommendations:

- Consider amending the landscape design to:
 - improve the parking area layout;
 - provide protection of landscaping from access to/from off-street parking;
 - create a more casual feel/informal layout to the courtyard layout;
 - incorporate more trees closer to the building for resident viewing; and,
 - provide details for edge condition with adjacent corner lot, and include an interconnection of the sidewalk to provide further continuity for pedestrian connectivity to the commercial development across Twelfth Street.
- Consider tree specific irrigation.

The applicant has responded as follows:

- *The parking design has been vetted by the applicant's consultants and the proposed layout is the best solution.*
- *Additional hard surface routes through the landscape area have been provided for protection of the landscape plan.*
- *The applicant has made the necessary changes to courtyard design.*
- *Additional trees have been provided along the east facade to enhance the view from bedroom windows.*
- *The applicant is proposing a gravel pathway along the City right-of-way (96 Twelfth Street) to accommodate pedestrian movement. Technical issues will be resolved through the building permit.*

Staff supports the applicant's responses to the DAP recommendations.

Respectfully submitted,

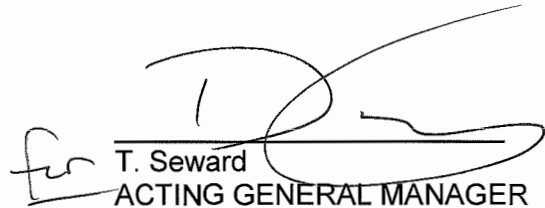


B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT



T. Seward
ACTING GENERAL MANAGER
COMMUNITY DEVELOPMENT &
PROTECTIVE SERVICES

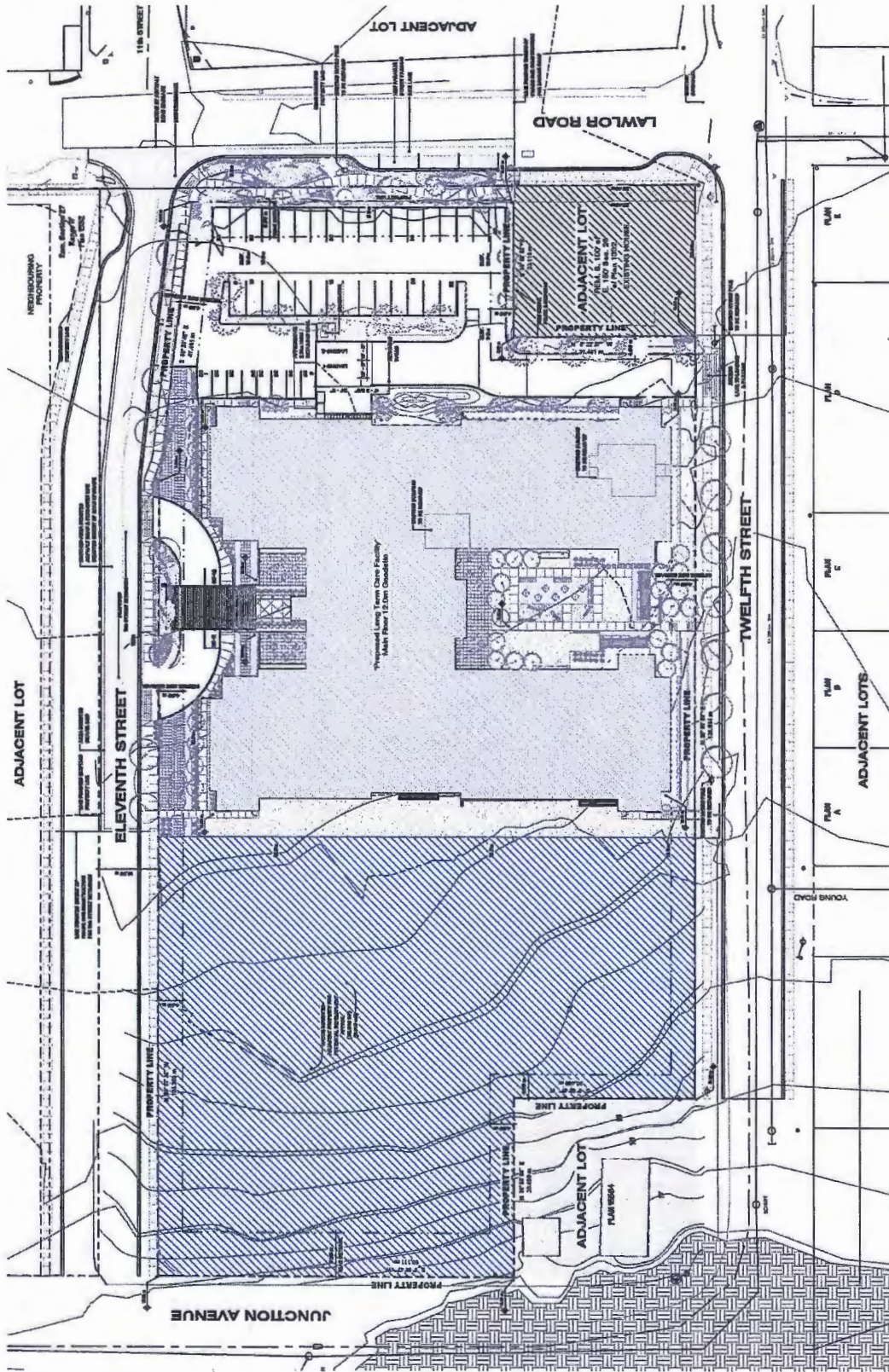
CITY MANAGER COMMENT:

I concur with the staff recommendation.

*Drafted: 2015-OCT-14
Prospero attachment: DP000950
GN/In*

Development Permit DP0000950
 100 Twelfth Street

Schedule A
 SITE PLAN



SITE PLAN OVERALL

MALASPINA CARE RESIDENCE
 100 Twelfth Street, Nanaimo BC

SCALE 1:200
 JOB NO. 1419

DP0.2

RECEIVED
 Planning Department
 2007-01-27

8000 YOUNG ROAD
 SUITE 100
 VANCOUVER, BC V6N 1C1
 TEL: 604 702 1845
 FAX: 604 702 1846
 EMAIL: info@chpa.com

JULY 18, 2016

CHPA
 Chartered Professional Planner

Development Permit DP0000950 Schedule B
 100 Twelfth Street
 1/2
BUILDING ELEVATIONS



NORTH ELEVATION (ELEVENTH STREET)



WEST ELEVATION (JUNCTION AVENUE)

ELEVATIONS

MALASPINA CARE RESIDENCE
 100 Twelfth Street, Nanaimo BC

SCALE
 3/8" = 1'-0"

1419

DP2.0

DESIGNED BY
 Planning & Design
 2019-2020

100 TWELFTH STREET
 CHARTERED PROFESSIONAL ARCHITECT
 100 TWELFTH STREET
 NANAIMO, BC V9X 1S3
 TEL: 250.755.8888
 FAX: 250.755.8889
 EMAIL: info@chpa.ca

CHPA
 CHARTERED PROFESSIONAL ARCHITECTS

MATERIAL BOARD & RENDERINGS



MATERIAL BOARD & RENDERINGS

MALASPINA CARE RESIDENCE
100 Twelfth Street, Nanaimo BC

SCALE
JOB NO. 1419

DPO-4

RECEIVED
Planning & Design
2013-JUL-31

JULY 30, 2018

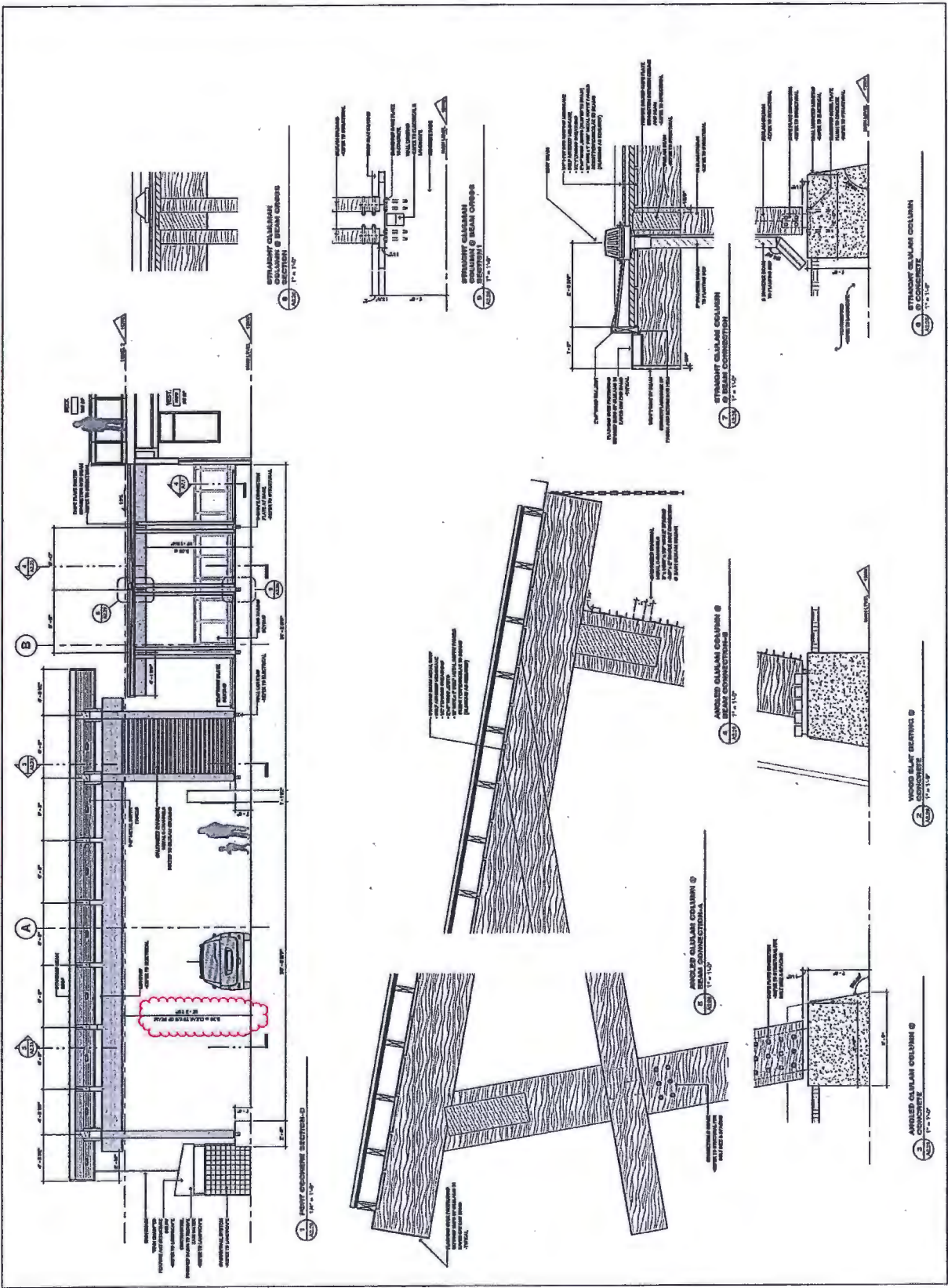
10355 YOUNG ROAD
CHILLIWACK, B.C. CANADA
V2P 4S3

TEL:	604	703	0445
FAX:	604	703	0445

CFPA

Development Permit DP000950 Schedule D
100 Twelfth Street
1/2

ORTE COCHERE



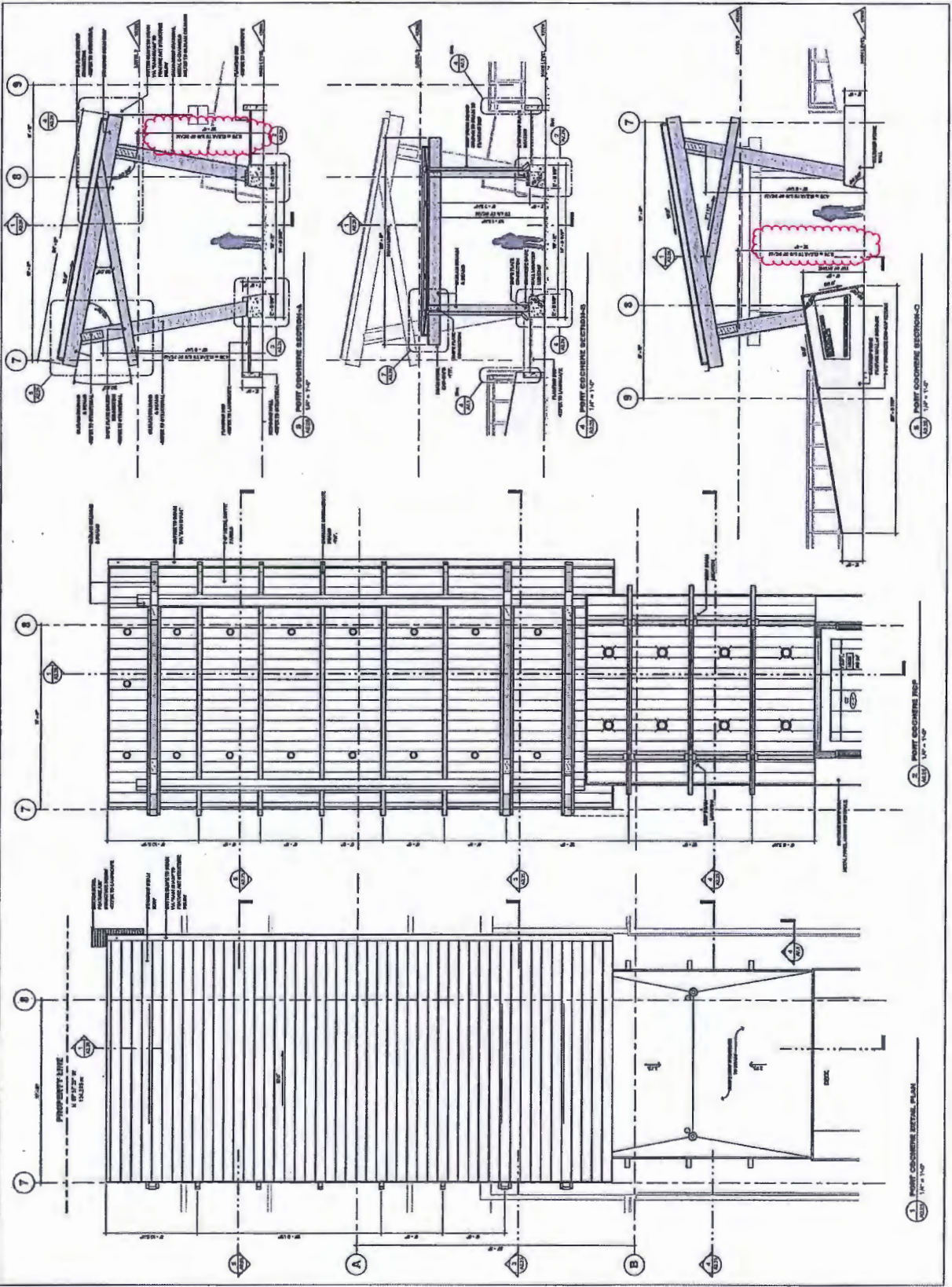
100 Twelfth Street, Nantimo BC

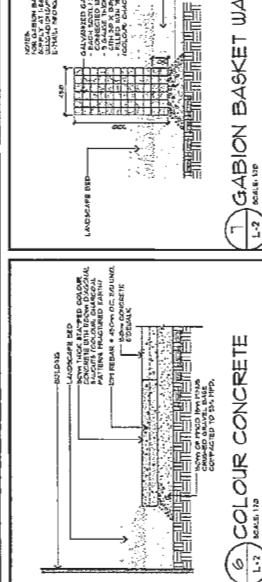
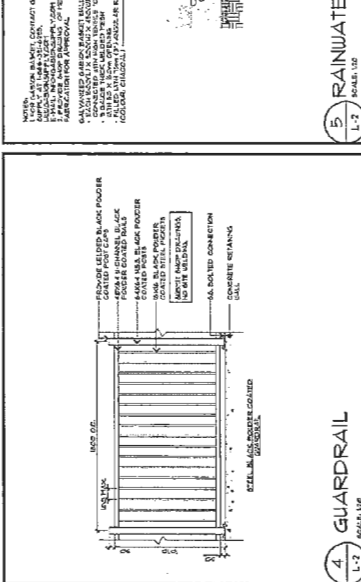
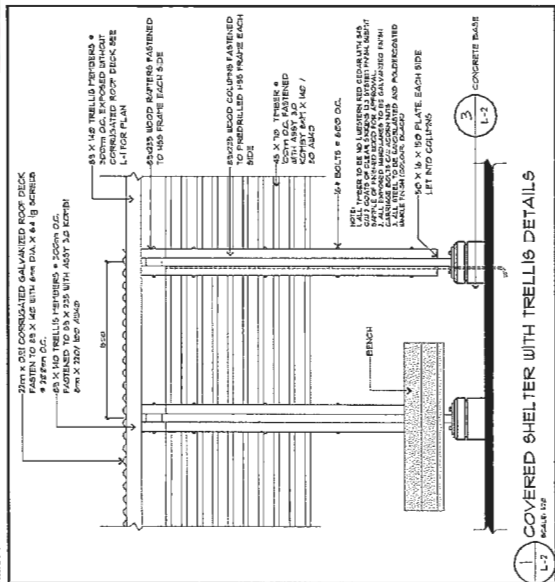
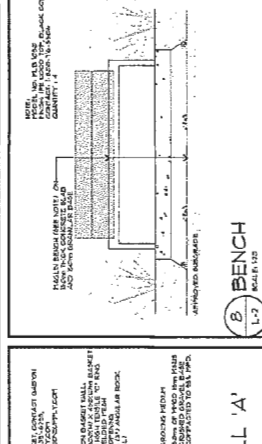
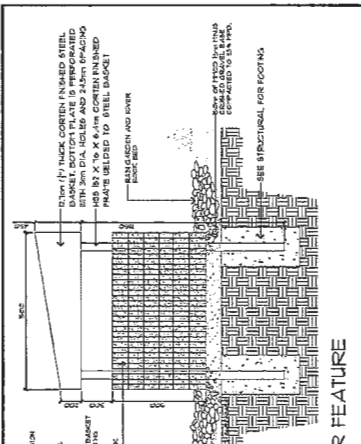
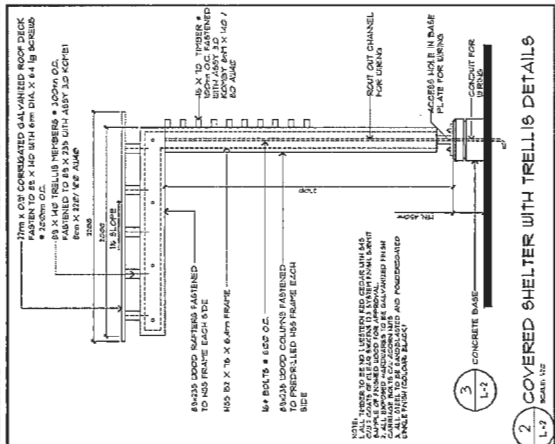
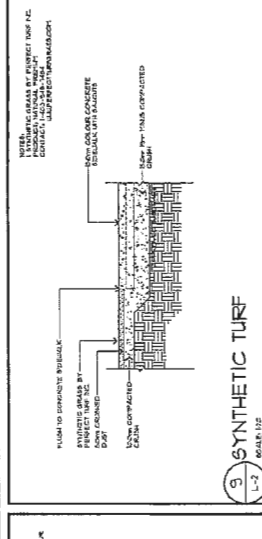
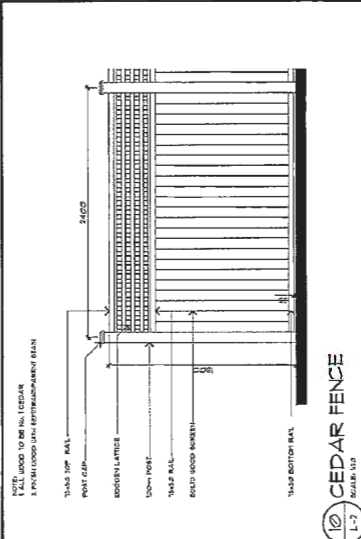
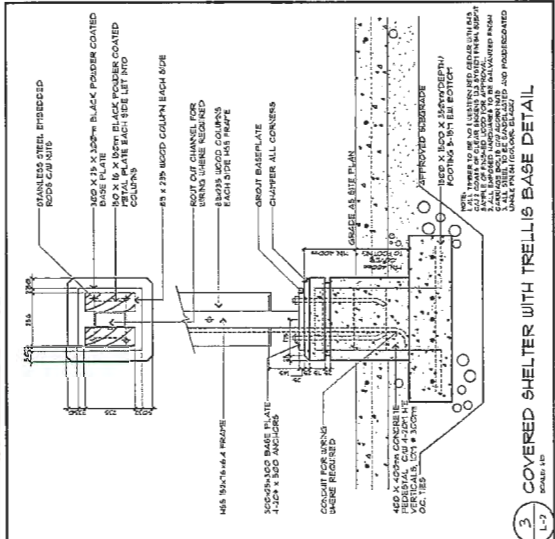
MALASPINA CARE RESIDENCE

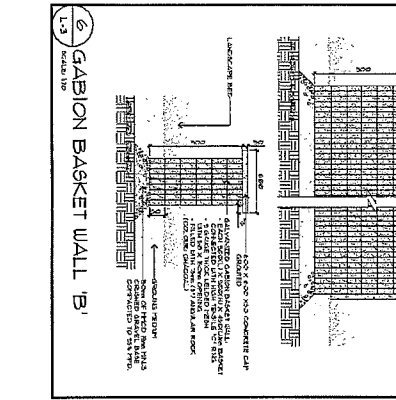
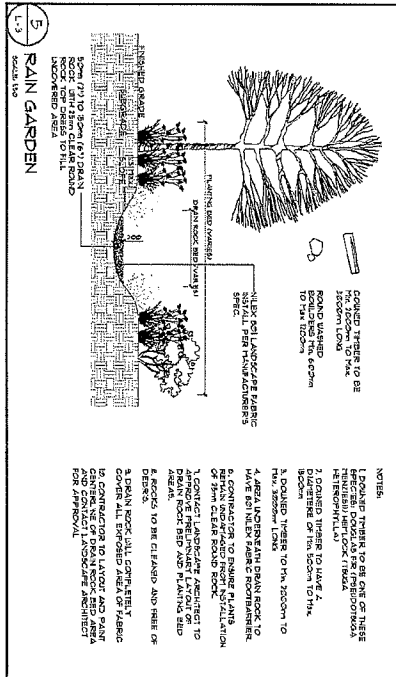
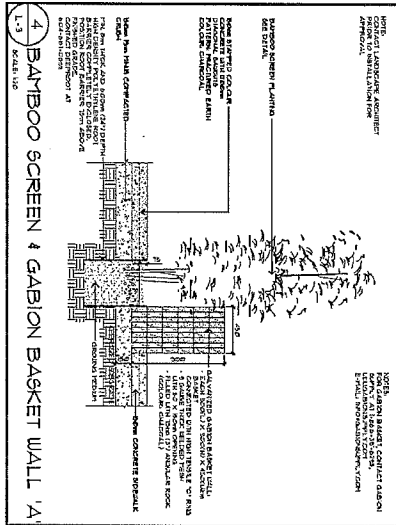
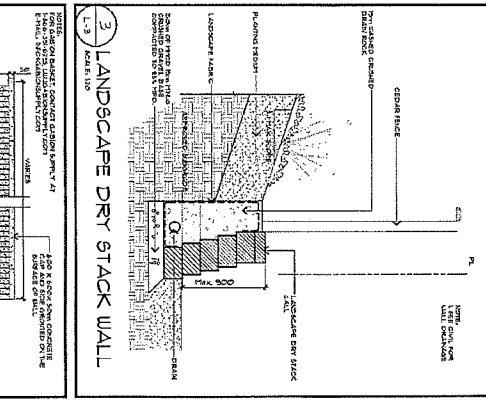
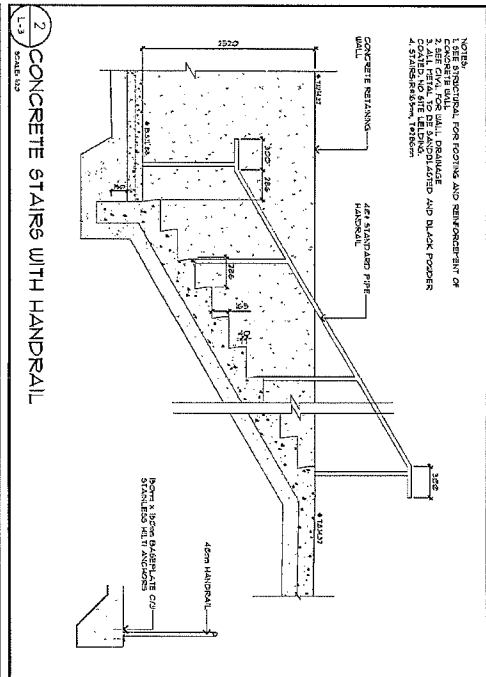
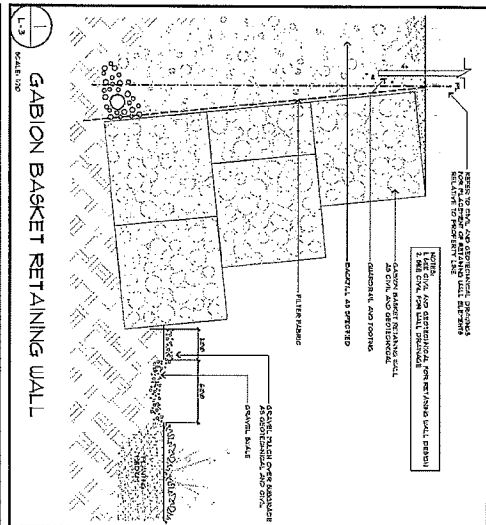
ENLARGED PORT COCHERE

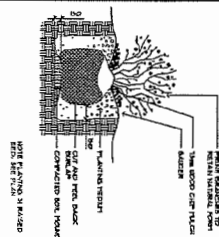
CLAVEN | HUSTON | POWERS ARCHITECTS

9355 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL: (604) 793-9445

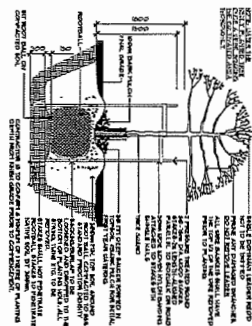




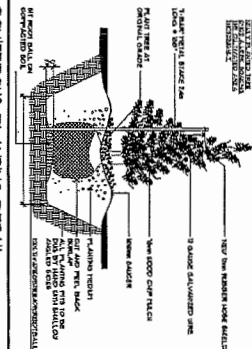




SHERUB PLANTING DETAIL
SCALE: N/A



DECIDUOUS TREE PLANTING DETAIL



GOAL: N/A

TYPE CITY	DATE	LAND/FOREST ACRES	Q26	REMARKS
				<p>NORTH PLANT LIST CONS ARE FOR CONFINEMENT PLANT, IN THE CASE OF DISSEMINATION, UNPLANT THE PLANT WILL GROW.</p> <p>NORTH AND BATHING ARE WILL BE ACCEPTED UNLESS PLANT IS PLANTED IN THE PLANT.</p> <p>ACROBATIC AREA OF SEASON FOR MATERIAL, IS TO BE VANCOUVER ISLAND AND LOWER HAWAII.</p>

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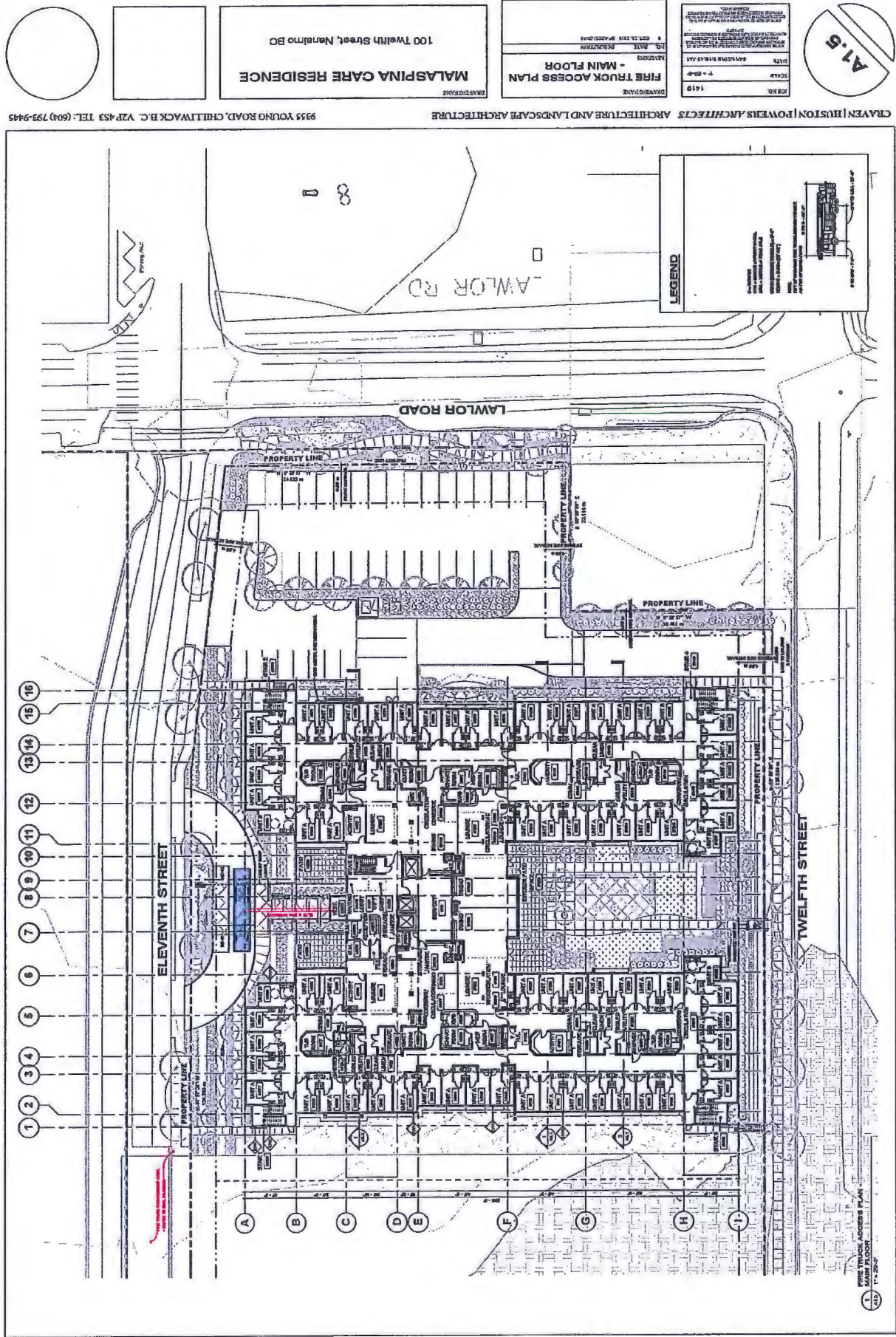
IRRIGATION SYSTEM

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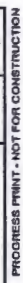
Development Permit DP0000950
 100 Twelfth Street

Schedule G

FIRE TRUCK ACCESS PLAN



FIRE TRUCK MOVEMENT



**BOULEVARD MAINTANCE
COMMITMENT FROM PROPERTY OWNER**



October 30, 2015

Gary Noble, RPP
Development Approval Planner
Planning & Design Section
Community Development
City of Nanaimo
411 Dunsmuir Street
Nanaimo, British Columbia
V9R 5J6

Re: Development Permit Application No. DP000950 – 100 Twelfth Street – Comprehensive Letter

Dear Gary:

Chartwell will maintain the irrigation system and installed landscape proposed for the boulevard along Lawlor Street with specific reference to this development permit application.

Regards,



Brent Binions
President and CEO

Head Office

100 Milverton Drive, Suite 700, Mississauga, ON L5R 4H1
tel: 905-501-9219 • fax: 905-501-0813 CHARTwell.com

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