

DATE OF MEETING May 15, 2017

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1047 – 1825 AND 1805 SUMMERHILL PLACE

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application to amend a previously approved parking variance for a multi-family rental development at 1825 and 1805 Summerhill Place.

Recommendation

That Council consider the applicant's request to further reduce the required number of parking spaces from 188 to 168 for a multi-family development at 1825 and 1805 Summerhill Place and provide direction to Staff regarding the proposed variance.

BACKGROUND

The development permit amendment application, DP1047, was received from Wensley Architecture Ltd. (Mr. David Echaiz-McGrath) on behalf of Eagle Crescent Developments Nominee Ltd., to reduce the parking requirements for a multi-family rental development at 1805 and 1825 Summerhill Place, which was previously approved by Council through DP992 on 2016-JUN-20.

Council's consideration of the parking requirements for this development, and a similar development at 1820 Summerhill Place (formerly owned by the applicant), included three previous milestones:

- On 2014-JUN-23, Council approved a reduction in the required number of parking spaces on a neighbouring property located at 1820 Summerhill Place (Summerhill I) to allow a parking rate of 1.06 spaces per unit for a constructed rental apartment (103 units). The applicant provided two onsite vehicles for Nanaimo CarShare Cooperative.
- On 2016-JUN-13, Council denied a reduction in the required number of parking spaces to a rate of 0.93 spaces per unit for Summerhill II and III located at 1805 and 1825 Summerhill Place.
- On 2016-JUN-20, Council approved a reduction in the required number of parking spaces to Summerhill II and III to a rate of 1.06 spaces per unit.

Subject Property

| | |
|-----------------------------------|---|
| <i>Zoning</i> | COR2 – Mixed Use Corridor |
| <i>Location 1:</i> | 1825 Summerhill Place – A through-lot which fronts Summerhill Place cul-de-sac on the north property line and Townsite Road on the south property line. The subject property is to the west of 1820 Summerhill Place, a rental apartment. Total Area = 5,829.5m ² |
| <i>Location 2:</i> | 1805 Summerhill Place is located on the southwest corner of Dufferin Crescent and Summerhill Place. Total Area = 4,641.6m ² |
| <i>Official Community Plan</i> | Map 1 – Future Land Use Plans – Corridor/Hospital Urban Node; Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Use Commercial/Residential development. |
| <i>Relevant Design Guidelines</i> | General Development Design Guidelines |

DISCUSSION

The proposed development, which includes two rental apartments and a common parking court is currently under construction:

- 1825 Summerhill Place, Summerhill II, is framed with the roof structure being completed.
- 1805 Summerhill Place, Summerhill III, is now underway with the foundation in place.

The unit composition for each building is as follows:

| | Building A (Summerhill II) 1825 Summerhill Place | Building B (Summerhill III) 1805 Summerhill Place |
|------------------------------|---|--|
| Gross Floor Area | 5,829.5m ² | 4,641.6m ² |
| Apartment Composition | | |
| Micro Units | 8 | 4 |
| Studio | 20 | 32 |
| 1 Bedroom | 49 | 35 |
| 2 Bedroom | 20 | 9 |
| Total | 97 | 80 |

The total number of parking spaces provided within the common parking court is 188 parking spaces for 177 residential units, resulting in a parking ratio of 1.06 space/unit. To accommodate the Council-approved parking requirement, 32 parking spaces were proposed to be included within an underground parking structure (969m²) located between the two buildings.

Staff Review of Approved Parking Variance

To better understand the current parking demands in this location, Staff conducted onsite investigations of the existing development, Summerhill I, located at 1820 Summerhill Place. It was observed that with a parking ratio of 1.06 spaces per unit, fifteen to twenty vehicles used on-street parking. It was also noted that tenants in the rental units pay a fee to rent a parking space onsite. Staff further understands that the two CarShare Cooperative vehicles are no longer located on the Summerhill I site.

The City's transportation manager suggested a parking rate of 1.11 spaces per unit to minimize on-street parking spillover. Staff concluded that on-street parking can provide some relief on individual sites where parking demand exceeds projections; however, if demand for all sites cumulatively exceeds neighbourhood supply, demand will shift to adjacent areas.

Under the City of Nanaimo "Development Parking Regulations Bylaw 2005 No. 7013", the required number of parking spaces for the proposed development is 294 spaces. Through DP992, the required parking was reduced to 188 spaces (1.06 parking spaces/unit). The applicant proposes to further reduce the parking requirement to 168 parking spaces (0.95 parking spaces/unit), a proposed variance of 126 parking spaces. The applicant has advised that the underground parking structure is a costly parking solution; however, the structure is still proposed to reduce surface parking. The parking structure is proposed to be reduced in size from 32 parking spaces to 20 parking spaces.

Staff Review of the Parking Bylaw

Planning and Transportation Staff are currently reviewing the City's Parking Bylaw including the requirements for multi-family residential use. Consideration is being given to reduced parking ratios within commercial centres and urban nodes. The hospital urban node has a number of attributes that reduce vehicle trips and vehicle ownership, including:

- Access to transit;
- Access to commercial services;
- Access to a major employment centre – Nanaimo Regional General Hospital (NRGH);
- Official Community Plan designation (Corridor/Urban Node); and,
- Increased density and unit mix in multiple family developments.

The unit type and unit square footage in a multi-family residential rental development is also taken into consideration. The proposed unit composition in Summerhill II and III combined includes 36% of the total units as micro/studio units which reduces the parking demand. Based on the draft Parking Bylaw numbers, the proposed development would require 158 parking spaces or 0.89 parking spaces/unit. These parking numbers are in draft and require further review by Staff and approval by Council.

The applicant's proposal is to reduce the parking requirement from 188 parking spaces (1.06 parking spaces/unit) to 168 parking spaces (0.95 parking spaces/unit). The proposed parking reduction to require 168 spaces (0.95 parking spaces/unit) would result in more onsite parking than the parking ratios being discussed in the draft Parking Bylaw for Council's consideration.

Council recently approved a parking study of the hospital precinct which should be completed within a few weeks and will also be used to inform the Parking Bylaw review. Staff has apprised the applicant of the bylaw review and the applicant has had discussions with Staff and provided input.

PROPOSED VARIANCES

The applicant proposes to reduce the current bylaw requirement for parking from 294 parking spaces (1.66 parking spaces/unit) to 168 parking spaces (0.95 parking space/unit), a proposed variance of 126 parking spaces.

Given that Council has not yet received the draft Parking Bylaw for consideration, and the applicant is requesting a variance based on the draft bylaw numbers, Staff are seeking Council's direction regarding the applicant's requested variance.

SUMMARY POINTS

- Council approved DP992 on 2016-JUN-20 for the subject properties with a parking reduction from 294 spaces to 188, including 32 spaces within an underground parking structure.
- The applicant is requesting a further variance to reduce the current parking requirement from 294 spaces to 168 spaces, including 20 spaces within an underground parking structure.
- Staff are seeking Council's direction regarding its consideration of the requested variance.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Site Plan / Parking Layout
ATTACHMENT C: Overall Project Data
ATTACHMENT D: Aerial Photo

Submitted by:

Concurrence by:

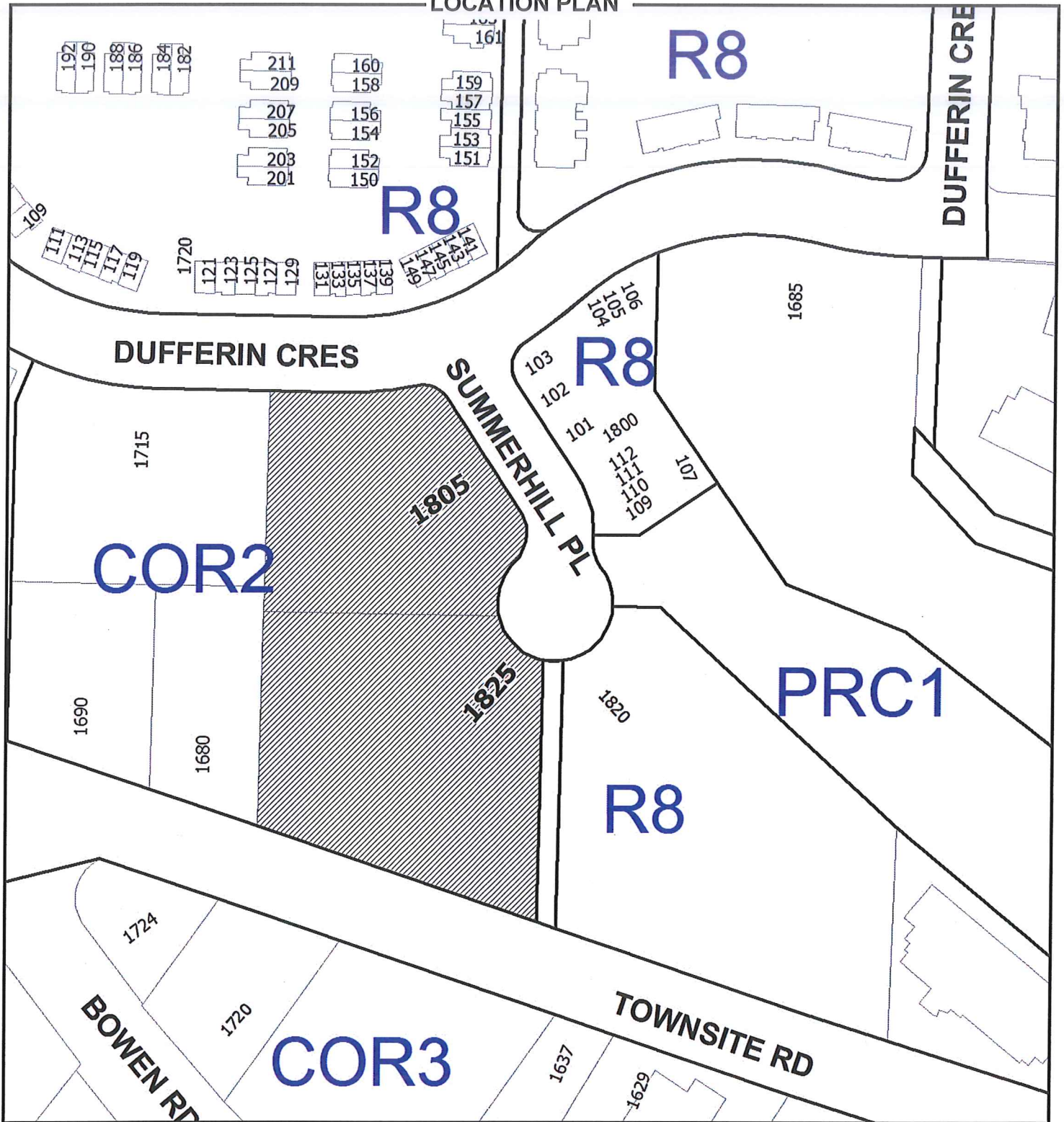


Lainya Rowett,
Manager, Current Planning and Subdivision



FOR D. Lindsay
Director, Community Development

ATTACHMENT A
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001047

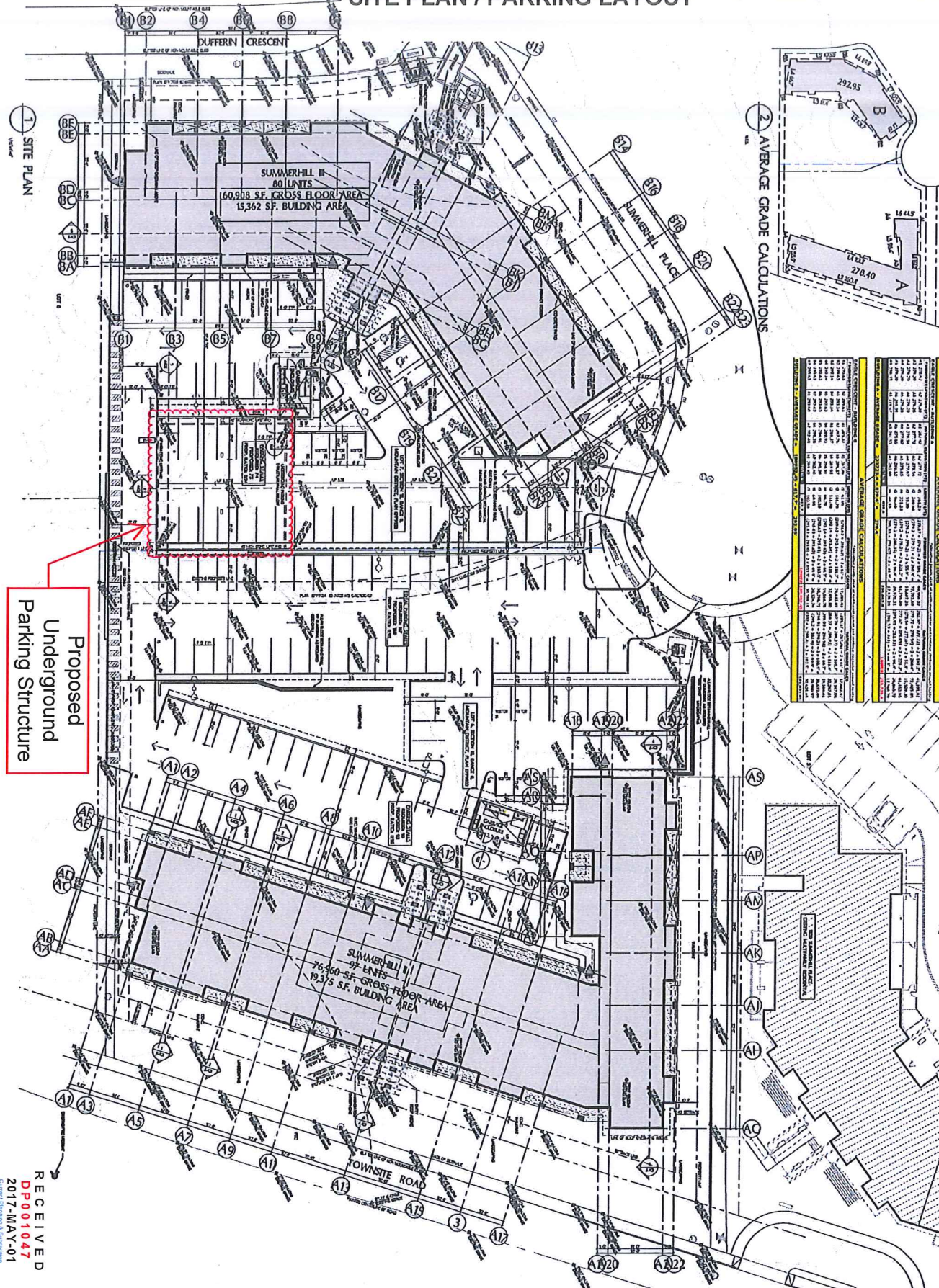
LOCATION PLAN

Civic: 1805 and 1825 Summerhill Place
Lot A and B, Section 15, Range 8,
Mountain District, Plan EPP65099

 **Subject Properties**



ATTACHMENT B
SITE PLAN / PARKING LAYOUT



1 SITE PLAN

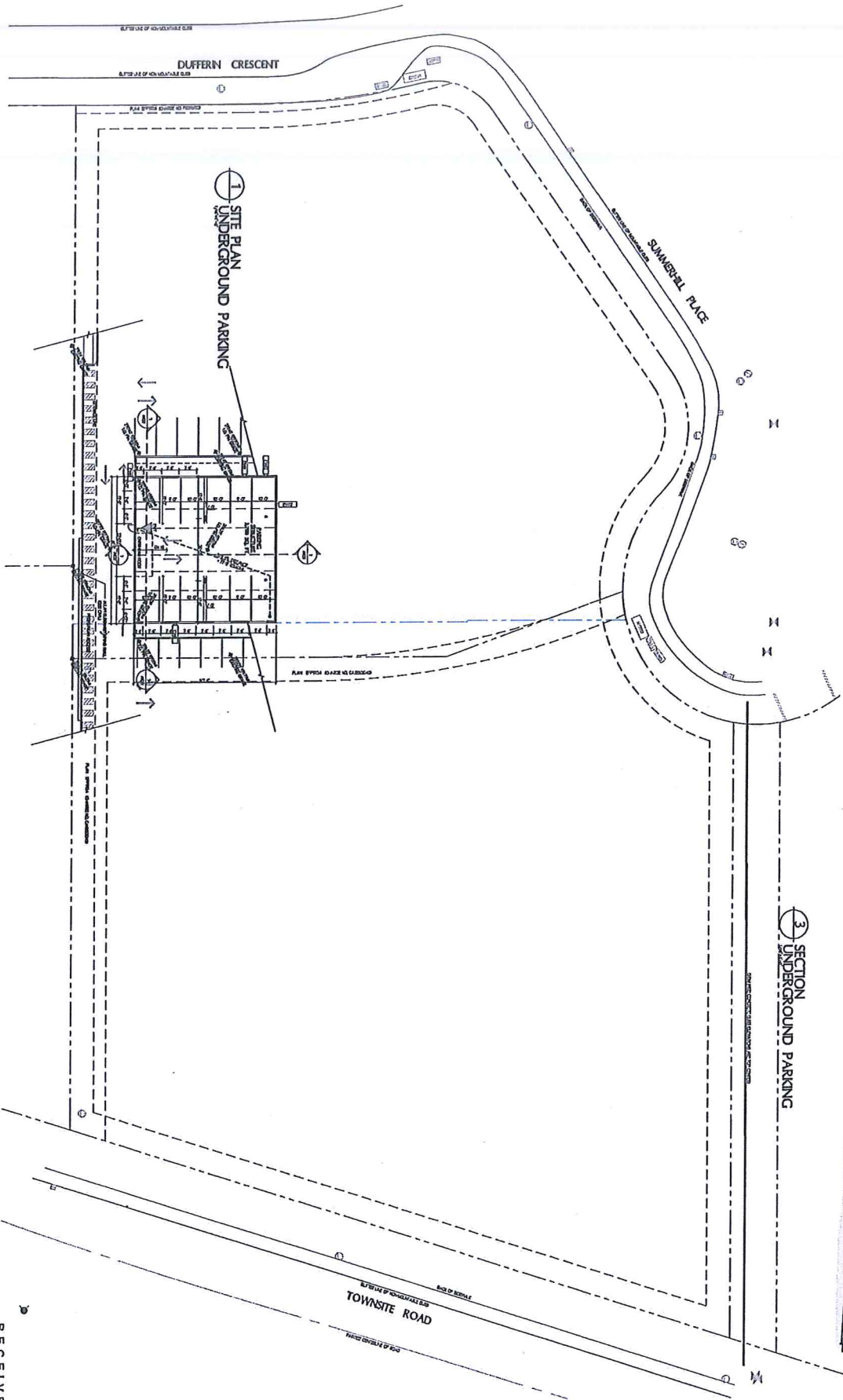
2 AVERAGE GRADE CALCULATIONS

| AVERAGE GRADE CALCULATIONS | |
|---|------------------------------|
| DATE: 05/15/2017 | PROJECT: SUMMERHILL II & III |
| BY: [Name] | SCALE: AS SHOWN |
| CHECKED BY: [Name] | DATE: 05/15/2017 |
| DESCRIPTION: AVERAGE GRADE CALCULATIONS | |
| 1. AREA OF GRADE: 292.95 | |
| 2. AREA OF GRADE: 278.40 | |
| 3. TOTAL AREA: 571.35 | |
| 4. AVERAGE GRADE: 1.50 | |

Proposed Underground Parking Structure

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Carter Planning & Transportation

| | | | |
|---|------------------------------------|---|--|
| <p>PREPARED BY: MULLEN ENGINEERING & CONSULTANTS 2700 West Broadway Vancouver, BC V6K 2B8 460-294-2233</p> | <p>DATE: 2017-05-01</p> | <p>PROJECT: SUMMERHILL II & III MULTI-FAMILY RESIDENTIAL</p> | <p>CLIENT: MULLEN ENGINEERING & CONSULTANTS</p> |
|---|------------------------------------|---|--|



SECTION 1
UNDERGROUND PARKING

SECTION 2
UNDERGROUND PARKING

SECTION 3
UNDERGROUND PARKING

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2017-MAY-01
City of Winnipeg Planning & Development

| | |
|---|------------|
| <p>Wensley Architecture Ltd 105, 1101 SUMMERHILL PLACE WINNIPEG, BC</p> | |
| <p>SUMMERHILL II & SUMMERHILL III MULTI-FAMILY RESIDENTIAL</p> | |
| <p>LOCAL CONSULTANTS LINDA COZZI DEVELOPMENTS 2000 UNIVERSITY AVENUE WINNIPEG, BC V6P 2G2 948-753-7333</p> | |
| <p>91</p> | |
| <p>SITE PLAN UNDERGROUND PARKING</p> | |
| DATE | 2017-05-01 |
| SCALE | AS SHOWN |
| PROJECT | AM0 |



Wensley Architecture Ltd
105, 1101 Summerhill Place
Winnipeg, BC
948-753-7333
www.wensleyarch.com

ATTACHMENT C OVERALL PROJECT DATA



SUMMERHILL II & III MULTI-FAMILY RESIDENTIAL Nanaimo, B.C. Project # 1521

COMBINED PROJECT STATS

(REVISION NO. 34) March 5, 2017

| SITE INFORMATION | | | |
|------------------------------|---|------|----------|
| LEGAL DESCRIPTION | Lot 6 and Lot 7, Section 15, Range 8, Mountain District, Plan EPP9933 | | |
| CIVIC ADDRESS | 1805 & 1825 Summerhill Place, Nanaimo, B.C. V9B 3P9 | | |
| ZONING | EXISTING | COR2 | PROPOSED |
| SITE AREA (ft ²) | 120,287 | | |

| SITE DATA | | | |
|------------------|-----------------|-------------------|-----------------------------------|
| F.S.R. | ALLOWED | | PROPOSED |
| | 1.25 | | 1.15 |
| SITE COVERAGE | 60.00% | | 28.88% |
| BUILDING HEIGHT | 45'-11" (14m) | | Bldg A 52'-2"/Bldg B = 52'-2 1/2" |
| SET BACKS | | | |
| SUMMERHILL II | FRONT | South (Townsite) | min. 9'-10" (3m) |
| | SIDE - INTERIOR | West (Lot 9) | min. 9'-10" (3m) |
| | SIDE - INTERIOR | East (Lot 5) | min. 9'-10" (3m) |
| SUMMERHILL III | FRONT | North (Dufferin) | min. 9'-10" (3m) |
| | SIDE - INTERIOR | West (Lot 8) | min. 9'-10" (3m) |
| | SIDE - EXTERIOR | East (Summerhill) | min. 9'-10" (3m) |

| BUILDING DATA | | | | |
|---|----------------|-----------------------------|------------|-----------------------------|
| UNIT MIX | DESCRIPTION | NET AREA (ft ²) | # OF UNITS | COMBINED (ft ²) |
| SUMMERHILL II | | | | |
| A2 | 1BR + 1BATH | 574 | 8 | 4,592 |
| A2-bay | 1BR + 1BATH | 584 | 8 | 4,672 |
| A3 | STUDIO + 1BATH | 517 | 20 | 10,340 |
| C1 | 1BR + 1BATH | 665 | 6 | 3,990 |
| C1-bay | 1BR + 1BATH | 675 | 6 | 4,050 |
| C2 | 1BR + 1BATH | 660 | 1 | 660 |
| C3 | 1BR + 1BATH | 659 | 2 | 1,318 |
| C3-bay | 1BR + 1BATH | 669 | 2 | 1,338 |
| C4 | 1BR + 1BATH | 656 | 8 | 5,248 |
| E1 | 2BR + 2BATH | 962 | 4 | 3,848 |
| E1-bay | 2BR + 2BATH | 974 | 4 | 3,896 |
| E2 | 2BR + 2BATH | 961 | 2 | 1,922 |
| E2-bay | 2BR + 2BATH | 972 | 4 | 3,888 |
| F1 | 2BR + 2BATH | 897 | 3 | 2,691 |
| F2 | 2BR + 2BATH | 911 | 3 | 2,733 |
| H | 1BR + 1BATH | 634 | 4 | 2,536 |
| J | 1BR + 1BATH | 611 | 4 | 2,444 |
| K | MICRO + 1BATH | 323 | 8 | 2,584 |
| FITNESS CENTRE | GND FLOOR | 737 | | |
| BIKE ROOM | GND FLOOR | 550 | | |
| SUMMERHILL II SUBTOTAL (EXCL. FITNESS & BIKE ROOM) | | | 97 | 62,750 |
| SUMMERHILL II UNIT BREAKDOV | | | | |
| | MICRO | | 8 (8.2%) | 2584 (4.1%) |
| | STUDIO | | 20 (20.6%) | 10340 (16.5%) |
| | 1BR | | 49 (50.5%) | 30848 (49.2%) |
| | 2BR | | 20 (20.6%) | 18978 (30.2%) |

| | | | | |
|--|----------------|-----|------------|---------------|
| SUMMERHILL III | | | | |
| A1 | STUDIO + 1BATH | 527 | 32 | 16,864 |
| B | 1BR + 1BATH | 632 | 1 | 632 |
| C5 | 1BR + 1BATH | 679 | 6 | 4,074 |
| C5-bay | 1BR + 1BATH | 687 | 6 | 4,122 |
| C6 | 1BR + 1BATH | 671 | 4 | 2,684 |
| C6-bay | 1BR + 1BATH | 681 | 4 | 2,724 |
| C7 | 1BR + 1BATH | 658 | 4 | 2,632 |
| C7-bay | 1BR + 1BATH | 659 | 4 | 2,676 |
| D | 1BR + 1BATH | 647 | 2 | 1,294 |
| D-bay | 1BR + 1BATH | 658 | 4 | 2,632 |
| E3 | 2BR + 2BATH | 979 | 1 | 979 |
| E3-bay | 2BR + 2BATH | 989 | 2 | 1,978 |
| G1 | 2BR + 2BATH | 882 | 1 | 882 |
| G1-bay | 2BR + 2BATH | 892 | 2 | 1,784 |
| G2 | 2BR + 2BATH | 898 | 1 | 898 |
| G2-bay | 2BR + 2BATH | 908 | 2 | 1,816 |
| L | MICRO + 1BATH | 323 | 4 | 1,292 |
| FITNESS ROOM | GND FLOOR | 897 | | |
| BIKE ROOM | GND FLOOR | 703 | | |
| SUMMERHILL III SUBTOTAL (EXCL. FITNESS & BIKE ROOM) | | | 80 | 49,963 |
| SUMMERHILL III UNIT BREAKDO | | | | |
| | MICRO | | 4 (5%) | 1292 (2.6%) |
| | STUDIO | | 32 (40%) | 16864 (33.8%) |
| | 1BR | | 35 (43.8%) | 23470 (47%) |
| | 2BR | | 9 (11.3%) | 8337 (16.7%) |

| | | |
|------------------------------------|------------|----------------|
| TOTAL UNITS (SALEABLE AREA) | 177 | 112,713 |
|------------------------------------|------------|----------------|

| | | | |
|-------------------------------|-----------|----------------|----------------|
| GROSS RESIDENTIAL AREA | 81.5% EFF | SUMMERHILL II | 76,960 |
| | 82.0% EFF | SUMMERHILL III | 60,908 |
| TOTAL GROSS AREA | 81.8% EFF | | 137,868 |

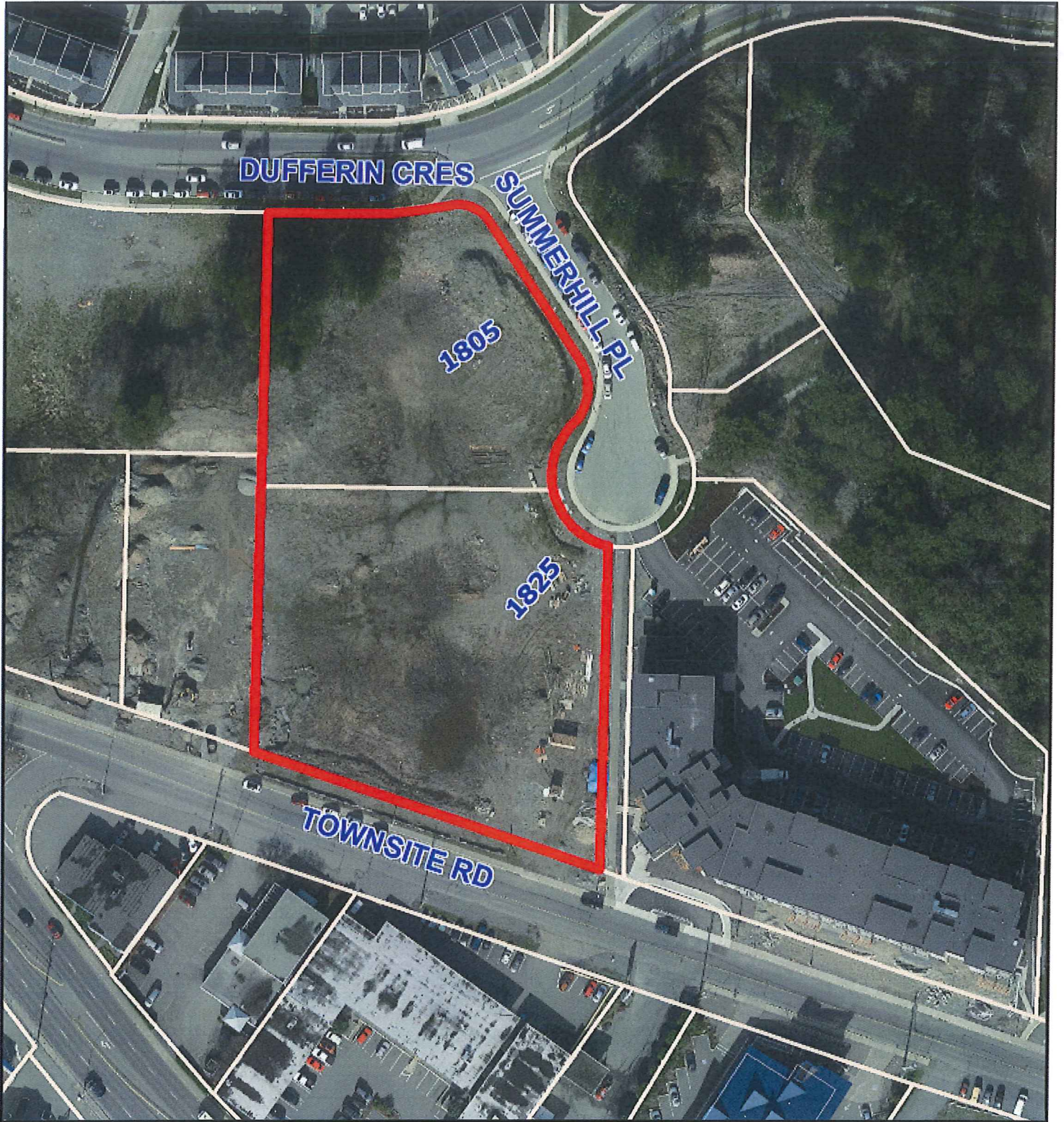
| | | |
|--|----------------|---------------|
| BUILDING AREA (Horizontal Projection) | SUMMERHILL II | 19,375 |
| | SUMMERHILL III | 15,362 |
| TOTAL BUILDING AREA | | 34,737 |

| PARKING DATA | | | |
|--|-------------------|---|------------|
| PROPOSED PARKING | LARGE CAR PARKING | 92.9% of proposed parking | 156 |
| | SMALL CAR PARKING | 7.1% of proposed parking | 12 |
| TOTAL PROPOSED PARKING | | 0.95 per dwelling unit | 168 |
| ACCESSIBLE PARKING | | | 5 |
| VISITOR PARKING | | | 8 |
| REQUIRED PARKING | | | |
| 1.52 per 3+ bedroom units | | | 0 |
| 1.26 per 2 bedroom units | | | 37 |
| 0.88 per 1 bedroom units | | | 74 |
| 0.75 per studio units | | | 48 |
| ACCESSIBLE PARKING | | 2 per 100 required spaces or part thereof (included in unit requirements) | 4 |
| VISITOR PARKING | | 1 additional space for every 22 required or portion thereof | 8 |
| TOTAL REQUIRED PARKING | | | 167 |
| 1.66 per dwelling unit as per current parking requirements | | | 294 |
| PROPOSED SECURE BIKE PARKING | | | 161 |

*SUITE AREAS HAVE BEEN CALCULATED BY USING THE CENTER LINE OF PARTY WALLS AND THE OUTSIDE FACE OF EXTERIOR WALL SHEATHING.
 **RESULTING AREAS HAVE BEEN ROUNDED UP TO THE NEAREST WHOLE NUMBER. ALL AREAS ARE SHOWN IN SQUARE FEET (ft²)
 ***LEGAL SURVEYS OF SUITE AREAS MAY DIFFER FROM WENSLEY ARCHITECTURE LTD. METHODOLOGY OF DETERMINING SALEABLE AREA.



ATTACHMENT D
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001047

