

DATE OF MEETING | March 19, 2018 |

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

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1081 –
6540 METRAL DRIVE** |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a mixed-use development, which includes a five-storey multi-family building and a five-storey mixed-use building. |

Recommendation

That Council issue Development Permit No. DP1081 at 6450 Metral Drive with the following variances:

- increase the maximum building height of Building A from 14m to 19.81m;
- increase the maximum building height of Building B from 14m to 18.32m;
- reduce the required rear yard setback from 7.5m to 4m;
- reduce the required number of off-street parking spaces from 167 to 106 parking spaces;
- to increase the required percentage of small car parking spaces from 33% to 35.8%; and,
- reduce the required number of loading spaces from 1 to 0 for the commercial rental unit. |

BACKGROUND

A development permit application, DP1081, was received from DeHoog and Kierulf Architects on behalf of WTF Investments to permit the development of two buildings; Building A – mixed-use (66 multi-family units and a 105m² commercial rental unit) and Building B – multi-family (32 units).

The subject property is a wedge-shaped long-standing vacant lot with a curved frontage along Metral Drive. The property has two main characteristics: the site grade drops approximately five metres along the Metral Drive frontage (south to north); and has two accesses, one from Metral Drive at the south end of the site and a joint access through the commercial development at the north end of the site.

The subject property is located in an established commercial neighbourhood and is surrounded by:

- Home Depot on the west side of Metral Drive;
- Art Knapps nursery and a redeveloped commercial strip mall along the east property line; and,

- A five building commercial development along the north property line (a mix of one-storey commercial units and two 3-storey office buildings).

The subject property is on the east edge of the Nanaimo Parkway – Aulds Road Node. The proposed development will have a distance exposure from the Aulds Road/Nanaimo Parkway intersection. The five-storey buildings will meet the Parkway Design Guidelines as the front façades facing the intersection are articulated and composed of both solid and glazed elements.

<i>Zoning</i>	CC4 – Woodgrove Urban Node
<i>Location</i>	The subject property is located on the east side of Metral Drive, directly opposite of Home Depot.
<i>Total Area</i>	5,682 m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area No. 4 – Nanaimo Parkway Design – Aulds Road Node, Development Permit Area No. 9 -Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.
<i>Relevant Design Guidelines</i>	General Development Permit Design Guidelines Nanaimo Parkway Development Permit Area Guidelines

DISCUSSION

Proposed Development

The proposed mixed-use development consist of 98 units of multi-family housing in two five-storey wood-frame buildings (Buildings A and B). Building A has a small 105m² ground floor commercial rental unit (CRU). The proposed buildings have a total floor area of 9,515.13m² and a floor area ratio (FAR) of 1.67. The maximum FAR for mixed-use development is 1.80. The unit breakdown is as follows:

- 98 - multi-family residential units
 - Building A – 66 units (41 one bedroom units and 25 two bedroom units)
 - Building B – 32 units (17 one bedroom units and 15 two bedroom units)
- 1 - Commercial Rental Unit (Building A) 105m² in floor area
- 70 – Underground Parking Spaces
 - Building A – 49 parking spaces
 - Building B – 21 parking spaces
 - 38 – At-Grade Parking spaces (5 handicapped spaces included)
 - Total on site parking is 108 parking spaces

Site Design

The two site access points; a shared right-in/right-out from Metral Drive at the south east corner of the site, and the mutual access (pedestrian and vehicle) to the commercial property to the north, create the opportunity for a drive aisle which bisects the site in two and allows space for two different building footprints. In addition, the drive aisle location along with the building footprints allows for at-grade parking to be dispersed into three landscaped parking courts.

Building A is positioned onsite to mirror and express the unique curve of Metral Drive, a feature of the subject property. The siting is leveraged through the use of an articulated five-storey street wall. The proposed building height relates well to the street width and creates a strong urban edge to the street. The siting of Building B in the northeast corner of the site creates a compact building form.

The site design has a defined pedestrian network from the public street, through the site to building entrances and on to the commercial development on the north property line.

Building Design

Buildings A and B embrace the General Development Permit Design Guidelines to create two strong urban building forms. Building A has a dynamic architectural expression along the Metral Drive curve. The street elevation is animated using building projections and areas of recess and comply with zoning requirements. The projections and recesses are as follows:

- A framed blue panelled façade detail in three styles divides the building into three structural building bays. The bays are further animated with balconies, material changes, and the rhythm of fenestration. Three ground floor units have direct street access.
- The two recessed four-storey facades, one solid and the other with glazing, punctuate the building elevation and accentuate the framing detail. The two recessed façades also reduces the building mass. One façade recess has provision for a secondary tenant access.
- The fifth storey is set back to reduce the mass of the building and adds a horizontal articulation to the building.
- The multiple roof planes, projected decks, and façade recesses above the CRU and plaza highlight Building A as mixed-use building, in contrast to Building B.

The east elevation of Building A uses the same form and character strategies as the street elevation but with an added emphasis for the principal building entrance.

Building B employs the same strategies of form and character as Building A. The unique blue framed panelled façade detail frames the main building entrance. Balconies and recesses animate the north and west elevations. The proposed underground parking structure is outside of the required setback (1.8m) from the front lot line.

Landscape Design

The Metral Drive landscape plan consists of street trees, coniferous and deciduous trees, shrub understorey, a defined linear bio-swale and water feature close to the CRU, which creates both a soft textural transition from the public to the private realm and a strong site aesthetic for a required onsite storm water utility.

The interior landscape plan has a similar plant palette to the street edge. However, the focus is more on wayfinding to main building entrances and defining the pockets of at-grade parking.

Design Advisory Panel Recommendations

The Design Advisory Panel, at its meeting held on 2017-NOV-09, accepted DP001081 as presented and provided support for the requested variances. The following recommendations were provided:

- Consider providing bike storage where space can be allocated;
- Consider adding trees, if appropriate, to the southeast corner boulevard, near the exhaust fan ducting (Building A); and,
- Consider ways to enhance the Metral Drive pedestrian entryway.

The applicant has addressed all the DAP recommendations. Bike storage is now available in both building parkades. A bike rack is located close to the CRU. The Metral Drive pedestrian access has been enhanced with additional landscaping.

Proposed Variances

Size of Buildings

The maximum allowable building height is 14m. The proposed height for Building A is 19.81m, a proposed height variance of 5.81m. The proposed height for Building B is 18.32m, a proposed variance of 4.32m.

The applicant notes the height variances allow for one additional storey of residential units on each building in order to take advantage of the allowed density permitted in CC4. The OCP in the Woodgrove Urban Node anticipates the proposed on-site residential densities to be in the high rise building forms. The proposed buildings are designed with underground parking which further achieves a strong street presence.

Siting of Buildings

Rear yard setback (northeast corner of site) – the rear yard setback is 7.5m. The proposed rear setback is 4m, a proposed variance of 3.5m.

The reduced rear yard allows the building footprint to increase in depth to allow for additional residential units. The reduced rear yard has a screening landscape planting of trees and, although the rear has been reduced in width, there is still enough width to provide a bio-swale. The abutting property is commercial, Art Knapp's nursery.

Parking

1. Onsite Parking

The required on site parking is 167 parking spaces. The proposed onsite parking is 106 parking spaces, a variance of 61 parking spaces.

The proposed parking ratio is 1.05 parking spaces per unit. The Woodgrove Urban Node is an employment centre, and has a variety of services within easy walking distance of the subject property and provides a transit hub. There are five proposed accessible parking spaces, and the building is designed with secure bike parking.

2. Percentage of Small Car Parking Spaces

The maximum percentage of small car parking spaces is 33%. The proposed percentage of small car parking is 35.8%, an increase from 34 small car parking spaces to 38 small car parking spaces and a proposed variance of 2.8%.

The subject property is a tight site. The small increase in small cars allows the at-grade parking layout and the underground parking structure layout to maximize the available space for parking.

3. Loading Space

The commercial rental unit requires one loading space, no loading space is allocated, a proposed variance of one loading space.

The CRU is small scale and service vehicles can access a vacant parking space.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP001081 is for a mixed-use development located at 6450 Metral Drive.
- The proposed mixed-use development meets the intent of both the General Development Design Permit Guidelines and the Nanaimo Parkway Design Guidelines.
- Staff support the five proposed variances.

ATTACHMENTS

- ATTACHMENT A: Permit Terms and Conditions
- ATTACHMENT B: Location Plan
- ATTACHMENT C: Site Plan
- ATTACHMENT D: Building Elevations
- ATTACHMENT E: Landscape Plan and Specifications
- ATTACHMENT F: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

The City of Nanaimo “ZONING BYLAW 2011 NO. 4500” is varied as follows:

1. *Section 9.7 Size of Buildings* – to increase the building height for Building A from 14m to 19.81m; and for Building B from 14m to 18.32m.
2. *Section 9.5 Siting of Buildings* – to reduce the required rear yard setback from 7.5m to 4m.

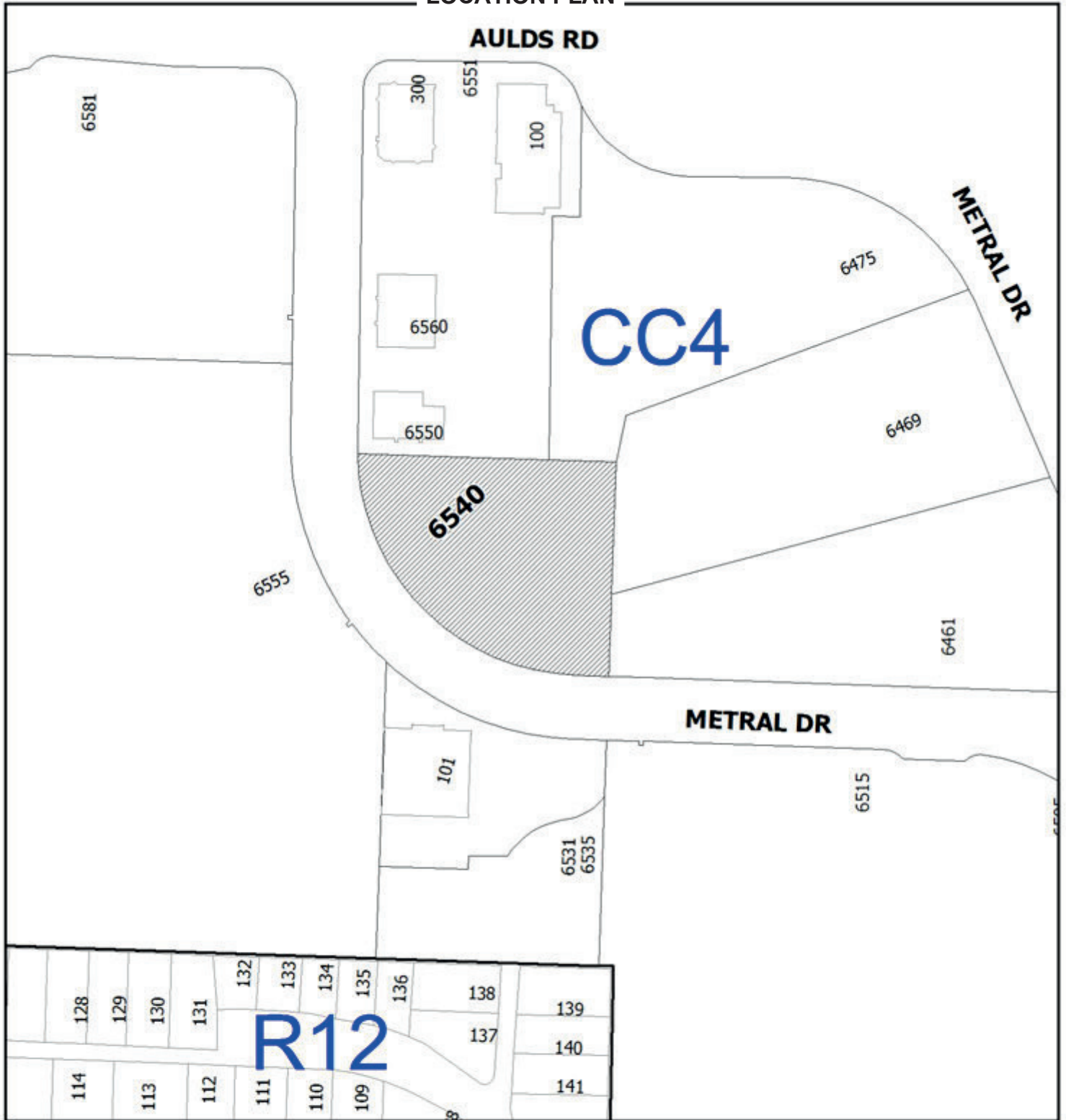
The City of Nanaimo “DEVELOPMENT PARKING BYLAW 2005 NO. 7013” is varied as follows:

1. *Schedule ‘A’* - to reduce the required number of off-street parking spaces from 167 to 106 parking spaces.
2. *Schedule ‘A’* - to increase the required percentage of small car parking spaces from 33% to 35.8%.
3. *Section 14.8* – to reduce the required number of loading spaces from 1 to 0 for the commercial rental unit.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by de Hoog & Kierulf Architects dated 2017-OCT-30, as shown on Attachment C.
2. The subject property is in general compliance with the building elevations prepared by de Hoog & Kierulf Architects dated 2018-FEB-02, as shown on Attachment D.
3. The subject property is in general compliance with the landscape plan prepared by Victoria Drakeford Landscape Architect dated 2017-OCT-21, as shown on Attachment E.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001081

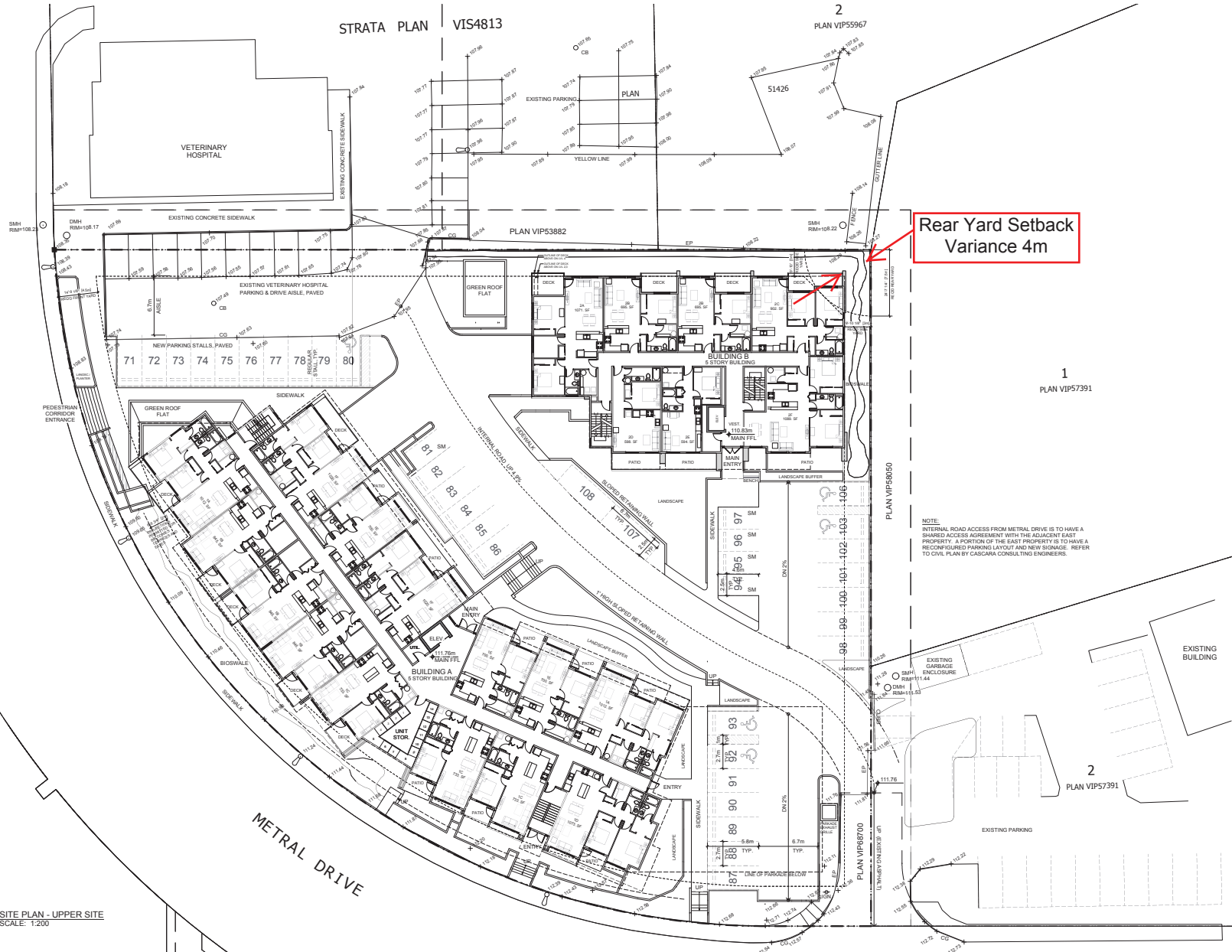
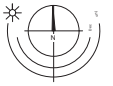


LOCATION PLAN

 **Subject Property**

Civic: 6540 Metral Drive
Lot 3, Section 12, Wellington District,
Plan VIP62297

ATTACHMENT C SITE PLAN



Rear Yard Setback
Variance 4m

NOTE:
INTERNAL ROAD ACCESS FROM METRAL DRIVE IS TO HAVE A SHARED ACCESS AGREEMENT WITH THE ADJACENT EAST PROPERTY. A PORTION OF THE EAST PROPERTY IS TO HAVE A RECONFIGURED PARKING LAYOUT AND NEW SIGNAGE. REFER TO CIVIL PLAN BY CASCIARA CONSULTING ENGINEERS.

NOTES:
1. SITE SURVEY AND ELEVATIONS ARE IN METERS.

NO.	DATE	BY	DESCRIPTION

de Hoog & Kieruff architects
 6540 Metral Drive
 Nanaimo, BC
 V9S 4G5
 TEL: 250.754.1111
 FAX: 250.754.1112

METRAL DRIVE MIXED USE
 6540 Metral Drive
 Nanaimo, BC

SITE PLAN - UPPER SITE
 A102

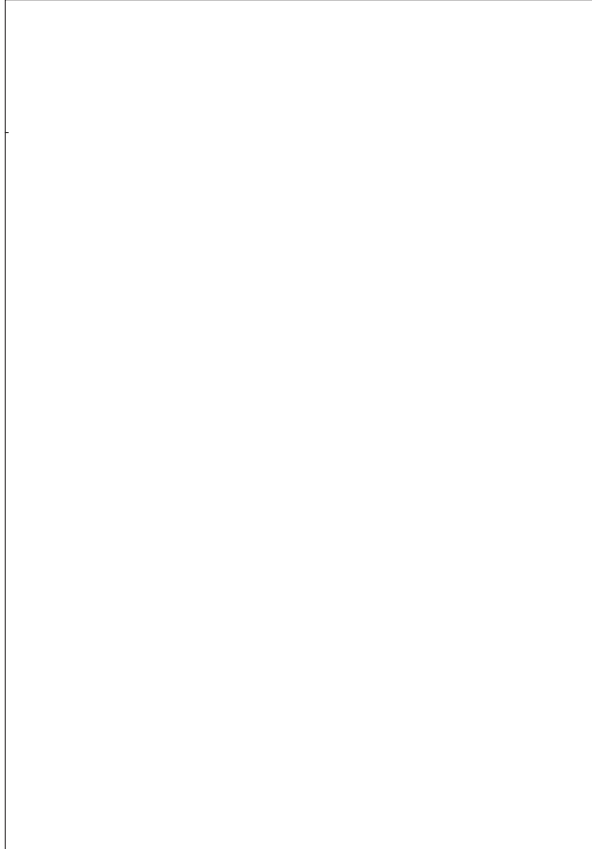
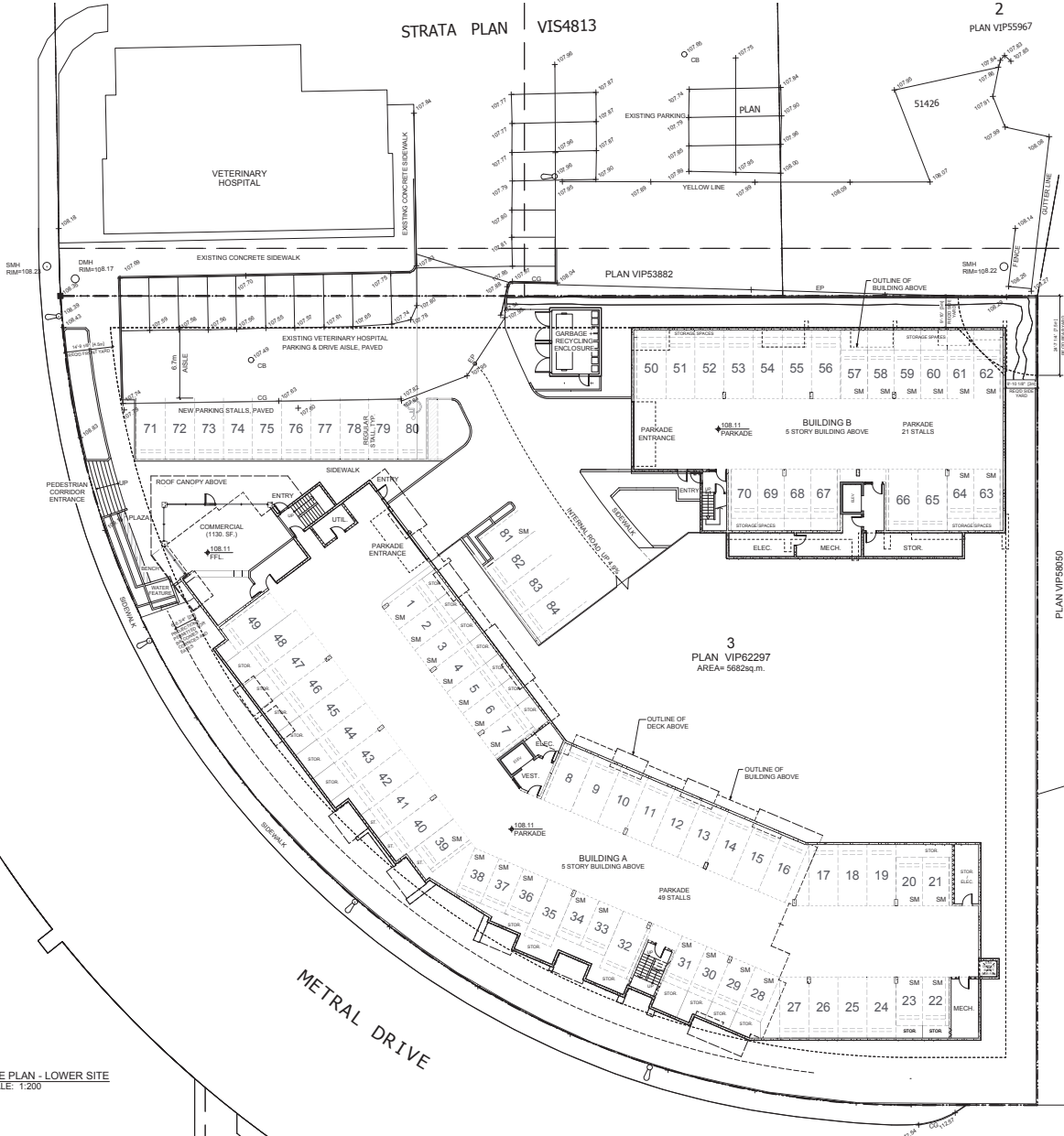
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DP 1081
2017-OCT-30

1 SITE PLAN - UPPER SITE
SCALE: 1:200



STRATA PLAN VIS4813

2
PLAN VIP55967



2
PLAN VIP62297

3
PLAN VIP62297
AREA= 5682sq.m.

1 SITE PLAN - LOWER SITE
SCALE: 1:200

NOTES:
1. SITE SURVEY AND ELEVATIONS ARE IN METERS.

NO.	DATE	DESCRIPTION	BY	CHECKED

de Hoog & Kieruff architects
 6540 Metral Drive
 Nanaimo, BC
 TEL: 250.251.4444
 FAX: 250.251.4444
 WWW: www.dhk.ca

METRAL DRIVE MIXED USE
 6540 Metral Drive
 Nanaimo, BC

SITE PLAN - LOWER SITE
 DATE: 24 OCT 17
 DRAWN BY: JG
 CHECKED BY: JG
 SCALE: AS NOTED
 SHEET NO: N1702

A101

RECEIVED
DP1081
2017-OCT-30
Civil Planning & Solutions

ATTACHMENT D BUILDING ELEVATIONS

- MATERIAL PALETTE**
- 1 FIBRE CEMENT PANEL, CHARCOAL
 - 2 FIBRE CEMENT PANEL, BLUE
 - 3 FIBRE CEMENT PANEL, LAP SIDING, IN DARK GREY
 - 4 FIBRE CEMENT PANEL, MEDIUM GREY
 - 5 METAL SIDING, WOOD FINISH, IN LIGHT CHERRY
 - 6 CONCRETE WALL, SMOOTH FINISH
 - 7 FLAT ROOF, TORCH DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
 - 8 GREEN ROOF, SLOPED TO DRAIN
 - 9 FIBRE CEMENT SOFFIT, CHARCOAL
 - 10 FIBRE CEMENT SOFFIT, BLUE
 - 11 METAL SOFFIT, IN LIGHT CHERRY
 - 12 VINYL SOFFIT
 - 13 METAL FLASHING, CHARCOAL
 - 14 COME-FACED WOOD FASCIA, PAINTED TO MATCH LAP SIDING
 - 15 FACE-MOUNTED GUARDRAIL, RAILING, BLACK ALUMINIUM, WITH GLASS AND PICKET INFILL
 - 16 STEEL DECK + COLUMN STRUCTURE, IN CHARCOAL
 - 17 FIBERGLASS DOORS
 - 18 VINYL WINDOWS
 - 19 STOREFRONT DOORS, ALUMINIUM, IN LIGHT GREY
 - 20 STOREFRONT WINDOWS, ALUMINIUM CURTAIN WALL, IN LIGHT GREY
 - 21 STOREFRONT WINDOWS & DOOR, BLACK
 - 22 GARAGE DOOR, BLACK ALUMINIUM OVERHEAD DOOR
 - 23 MECHANICAL ENCLOSURE, LOUVERED ALUMINIUM MECH. SCREEN, BLACK
 - 24 SIGNAGE



1 Metral Drive - South West Elevation
Scale: 1:100



2 Metral Drive - South Elevation
Scale: 1:100

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DAP RESPONSE

Windley Contracting
Nanaimo, BC
02 FEB 18

6540 Metral Drive

Building A - Elevations

A303
Scale: 1:100

de Hoog & Kierulf architects dKa

MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, CHARCOAL
- 2 FIBRE CEMENT PANEL, BLUE
- 3 FIBRE CEMENT PANEL, LAP SIDING, IN DARK GREY
- 4 FIBRE CEMENT PANEL, MEDIUM GREY
- 5 METAL SIDING, WOOD FINISH, IN LIGHT CHERRY
- 6 CONCRETE WALL, SMOOTH FINISH
- 7 FLAT ROOF, TORCH DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
- 8 GREEN ROOF, SLOPED TO DRAIN
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- 10 FIBRE CEMENT SOFFIT, BLUE
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- 12 VINYL SOFFIT
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- 22 GARAGE DOOR, BLACK ALUMINIUM OVERHEAD DOOR
- 23 MECHANICAL ENCLOSURE, LOUVERED ALUMINIUM MECH. SCREEN, BLACK
- 24 SIGNAGE



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DP1081
 2018-FEB-26
 Current Planning & Subdivision

DAP RESPONSE

Windley Contracting
 Nanaimo, BC
 02 FEB 18

6540 Metral Drive

Building A - Elevations
 A305
 Scale: 1:100

de Hoog & Kierulf architects dKa

- MATERIAL PALETTE**
- 1 FIBRE CEMENT PANEL, CHARCOAL
 - 2 FIBRE CEMENT PANEL, BLUE
 - 3 FIBRE CEMENT PANEL, LAP SIDING, IN DARK GREY
 - 4 FIBRE CEMENT PANEL, MEDIUM GREY
 - 5 METAL SIDING, WOOD FINISH, IN LIGHT CHERRY
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 - 19 STOREFRONT DOORS, ALUMINIUM, IN LIGHT GREY
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 - 21 STOREFRONT WINDOWS & DOOR, BLACK
 - 22 GARAGE DOOR, BLACK ALUMINIUM OVERHEAD DOOR
 - 23 MECHANICAL ENCLOSURE, LOUVERED ALUMINIUM MECH. SCREEN, BLACK
 - 24 SIGNAGE



1 North Elevation
 Scale: 1:100

2 West Elevation
 Scale: 1:100

3 South Elevation
 Scale: 1:100

4 East Elevation
 Scale: 1:100

DAP RESPONSE

Windy Contracting
 Nanaimo, BC
 02 FEB 18

6540 Metral Drive

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 DP 1081
 2018-FEB-26

Building B - Elevations
 Scale: 1:100

A306

de Hoog & Kierulf architects dKa

ATTACHMENT E LANDSCAPE PLANS AND DETAILS



LEGEND

- Coniferous trees
- Deciduous trees
- Large shrubs
- Evergreen shrubs
- Groundcover/perennials/grasses

PLANT LIST

Key	Botanical Name	Common Name	Pot Size
Columnar Deciduous Trees			
Apt	Acer palmatum 'Tsukasa Shirovate'	Tsukasa Shirovate Japanese Maple	2.5m
Fsd	Fagus sylvatica 'Dawyck Gold'	Dawyck Gold Beech	6 cm cal
Fv	Fraxinus parvica 'Yanessa'	Lyrghit Persian Ironwood	6 cm cal
Ple	Populus tremula 'trecta'	Swedish Aspen	6 cm cal
Columnar Coniferous Trees			
Pob	Picea omorika bruns	Serbian Spruce	2m ht
Ppf	(Pinus sylvestris 'Fastigiata')	Columnar Scotch Pine	2m ht
Medium Spreading Trees			
Ck	Cornus alba white wonder	Whites Wonder Dogwood	4 cm cal
Ck	Cornus kousa	Chinese Dogwood (multistem)	3m ht
Large Shrubs			
Ag	Amelanchier grandiflora 'Autumn Brilliance'	Service berry	10 gall
Ag	A. x grandiflora Robin Hill	Serviceberry	10 gall
Aa	Arctostaphylos	Arctostaphylos	#1
Hm	Hemerocallis mollis 'Witch Hat #101'	Chokecherry	#1
Sr	Prunus virginiana	Chokecherry	#1
Evergreen Shrubs/Screens			
Au	Arbutus unedo	Strawberry Tree	#1
Zi	Arctostaphylos	Japanese Azalea	#1
La	Lavandula angustifolia 'Hidcote'	English lavender	#1
Lp	Lonicera pileata	Box honeysuckle	#1
Oa	Oleander	Oleander	#2
Rh	Rhododendron varieties	Rhodod	#2
Sg	Saxifraga	Saxifraga	#1
Wp	Witch Hazel	Witch Hazel	#1
Deciduous Shrubs			
Cs	Cornus alba sibirica	Red Twigged Dogwood	#1
Ea	Euponymus alatus	Winged Euponymus	#1
Groundcover/Cascading plants for walls			
Al	Asplenium	Bugle	#1
Auu	Arctostaphylos uva-ursi	Kinnikinnick	4 cm
Cv	Caluna vulgaris var.	Heather	#1
Grasses			
Ce	Carex evergold	Evergold Sedge	#1
Hk	Helictotrichon macrochaetum	Japanese Woodland grass	#1
Hs	Helictotrichon sempervirens	Blue oat Grass	#1
Mm	Miscanthus sinensis yaku jima	Maiden Grass	#1
Pa	Pennisetum alopecuroides	Fountain Grass	#1
Ms	Miscanthus sinensis var purpurascens	Orange Rame Grass	#1
Ferns			
Pm	Polystichum munum	Sword Fern	#1
Perennials			
Is	Iris sibirica	Siberian Iris	#1
Nd	Napaea dioptera blue	Catnip	#1
Rg	Rudbeckia goldstrum	Black Eyed Susan	#1

CONSULTANT
VICTORIA DRAKEFORD
LANDSCAPE ARCHITECT
230 Pine St. Nanaimo, B.C. V9R 2B6
250-754-4335
victoria@island.net

PROJECT
METRAL DRIVE MIXED USE
6540 Metral Drive
Nanaimo BC

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE 1:200M DATE 21.10.17
DRAWN JPD CHECKED
PROJECT NUMBER Metral W/17
DRAWING NUMBER L1 P2

Planting Scheme

Columnar trees



Serbian Spruce



Swedish Aspen

Plants for the seasons



Abelia for screening and habitat for Hummingbirds and bees



Bellflower for cascading over walls and for nectar for insects



Sedges and Irises for bioswales



DESIGN RATIONALE

The site is located on Metral Drive on a disturbed site, with Metral to the South and West, shopping centres and associated asphalt parking lots to the north and south east and Art Knapp's Nursery to the north east.

As the density of urban areas increases and the amount of green space surrounding buildings decreases the landscape is required to be more and more multi-functional.

The ribbons of landscape in this project function firstly, as part of the stormwater management system. In addition, they contribute to environmental health by providing habitat for wildlife, filtering air pollutants, and providing shade and cooling in the summer. Lastly, they provide a relaxing and calming outdoor environment for the residents to experience as they enter the site or enjoy from their apartment windows, decks and patios.

To achieve this multi-faceted landscape, bioswales have been integrated into the landscape design. The planting is dense with layers of trees, shrubs and herbaceous plants. The trees have been selected for their narrow habits, not only so they do not outgrow the available space but so they compliment the scale of the buildings. As the trees grow they will provide a vertical landscape for the residents on the upper floors, as well as shelter for birds and insects and shading for south facing windows. Evergreen shrubs have been placed adjacent to patios to provide privacy for the living spaces on the ground floors. Each plant has been selected to perform several different functions in addition to being drought tolerant.

The main pedestrian entrance to the site is via a small plaza, with stepped planters, a bench and water feature on the North-West corner of the site. Pedestrians can navigate the site through the landscape by a series of paths and stairways, directed by a combination of signs, low level lighting and paintings.

Lighting/ Wayfinding



Building entrances/numbers, stair lights, bollard/pedestrian lights.

DATE	REV.	DESCRIPTION
CONSULTANT		
VICTORIA DRAKEFORD LANDSCAPE ARCHITECT 239 Pine St. Nanaimo, B.C. V9R-2B8 250-754-4335 victoria@vdrad.net		
PROJECT		
METRAL DRIVE MIXED USE 6540 Metral Drive Nanaimo BC		
SHEET TITLE		
CONCEPTUAL LANDSCAPE PLAN - SITUATION - RATIONALE - DETAILS		
SCALE	AS SHOWN	DATE 21.10.17
DRAWN	VID	CHECKED
PROJECT NUMBER	Metral W/17	
DRAWING NUMBER	L2 of 2	

ATTACHMENT F
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001081

