

DATE OF MEETING October 1, 2018

AUTHORED BY LAUREN WRIGHT, PLANNER, CURRENT PLANNING & SUBDIVISION

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1089 – 285 ROSEHILL STREET

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a 23-bed personal care facility at 285 Rosehill Street.

Recommendation

That Council issue Development Permit No. 1089 at 285 Rosehill Street with the following variances:

- reduce the minimum required front yard setback from 3m to 1.5m; and
- reduce the required onsite parking from 5 spaces to 2 spaces.

BACKGROUND

A development permit application (DP1089) was received from M'akola Development Services, on behalf of Vancouver Island Mental Health Society (VIMHS), to permit the development of a 23-bed personal care facility on the property located at 285 Rosehill Street. A rezoning application (RA383) to rezone the property from Medium Density Residential (R8) to Mixed Use Corridor (COR2) to allow this development was approved by Council on 2018-SEP-17. Through the development permit process, the applicant increased the proposed number of units from 19 to 23 and converted one of the units to an accessible unit.

VIMHS owns and operates the existing fourplex rental house on the subject property, which will be demolished subject to approval of the development permit application.

Subject Property

<i>Zoning</i>	COR2 – Mixed Use Corridor
<i>Location</i>	The subject property is located at the southeast corner of the Terminal Avenue/Rosehill Street intersection.
<i>Total Area</i>	807m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor; Development Permit Area No. 7 – North Terminal Avenue Area; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Newcastle + Brechin Neighbourhood Plan – Urban Design Guidelines

The subject property is surrounded by a mixture of commercial and residential uses in predominately two- to eight-storey building forms. The massing of the surrounding buildings allows this infill building to easily integrate into this corner site.

There is a north and southbound bus stop across the street within 25m of the subject property.

DISCUSSION

Proposed Development

The proposed development is a three-storey, 23-bed personal care facility to be operated by VIMHS, with the following configuration:

- 1 accessible dwelling unit (47m²); and
- 22 studio dwelling units (34.8m²).

The proposed floor area ratio (FAR) is 1.41. The permitted floor area ratio is 1.25, with an additional 0.25 permitted by achieving Tier 1 of Schedule D – Amenity Requirements for Additional Density.

Site Design

The subject property is a rectangular corner lot. The proposed siting allows for a large entry plaza on the northwest corner, with the garbage enclosure and parking to be accessed at the rear of the building from Rosehill Street. An outdoor amenity space and landscaped/fenced edge provide buffering to neighbouring residential developments, and a wide side yard along Rosehill Street allows for a landscaped edge that complements the large traditional residential landscaped front yards in the Newcastle and Brechin neighbourhood.

Building Design

The proposed building design works with a basic three-storey rectilinear mass that includes residential units and an ancillary office component. A vertical mass on the west end of the building houses an elevator and exit stair. Two horizontal bands, the parapet, and the first floor overhang work together to reduce the scale of both the rectilinear and vertical masses.

The materials include cementitious fiber panels in a white and dark brown/charcoal colour scheme.

Landscape Plan

The proposed landscape plan includes a mixture of hard and soft landscaping with the following components:

- **Street Trees:** The trees along both of the street edges meet and exceed the intent of the neighbourhood design guidelines. The visual impact is street edges with texture, a screen to traffic on Terminal Avenue, and an improved pedestrian entrance to the Newcastle and Brechin neighbourhood.

- Urban Plaza: The design has both a public and private aspect. A seating area and a specimen canopy tree invite the residents to enjoy this corner of the neighbourhood. The edge plantings and log features define the entrance to the building.
- Rosehill Street edge: The layered plantings provide privacy to the ground floor units and an outdoor seating area for resident use.
- Rear Yard: The area is programmed with a private seating area for residents and includes a rain garden.
- Side Yard: The layered planting facilitates a bioswale that supports the rain garden. Deciduous trees, a hedge, and a cedar panel fence provide privacy to the neighbouring residential development to the south.

Schedule D – Amenity Requirements for Additional Density

To obtain the required Floor Area Ratio to allow the proposed building, the development will achieve Tier 1 of Schedule D – Amenity Requirements for Additional Density. Examples of the amenities to be provided include:

- increasing the amount of trees on the property by at least 20%;
- maintaining at least 50% pervious surfaces on-site; and
- exceeding the ASHRAE 90.1 2010 Energy Standards by 5% or more.

See Attachments for more information.

Design Advisory Panel Recommendations

At the meeting held on 2018-FEB-08, the Design Advisory Panel accepted DP001089 as presented with support for the proposed variances and provided the following recommendations:

- Consider using a building cladding type of rooftop screening.
- Add a covered amenity area and a more intimate space on the south side for use by residents.
- The east side sidewalk should be the same type of finishing as the entrance plaza.
- The final site plan should reflect the details of the landscape plan.
- Consider a better quality of white paneling that is easier to maintain on the tower.
- The Panel supports an alternate on the tower to bring the exterior charcoal colour to the ground plane.

The applicant made several alterations to both the building and landscape designs to address the recommendations.

The proposed development meets the intent of the Newcastle + Brechin Neighbourhood Plan and the General Development Permit Area Design Guidelines and achieves an infill development in an established neighbourhood near services, transit and parks.

Proposed Variances

Required Front Yard Setback

The required front yard setback is 3m. The proposed setback from Terminal Avenue is 1.5m, a proposed variance of 1.5m.

Terminal Avenue is a major road. A 4.35m road dedication was required as part of the rezoning application (RA383), which results in the building being closer to the road. Offset sidewalks and street trees in the boulevard were also required along both frontages. The siting of the proposed building is in line with the existing building to the south, which will allow the building to maximize street presence. Staff supports the proposed setback variance.

Required On-site Parking

The required onsite parking is five parking spaces. The proposed onsite parking is two parking spaces, a proposed variance of three parking spaces.

The residents of the development, operated by the Vancouver Island Mental Health Society (VIMHS), are unlikely to own vehicles. In accordance with the City of Nanaimo Policy for Considerations of a Parking Variance, staff support the proposed variance based on the following location criteria:

- the subject property is located in the Downtown Mobility Hub, as outlined in the Nanaimo Transportation Master Plan, and located along a Rapid Bus Transit Corridor with a bus stop located within approximately 25m of the site; and
- secure long- and short-term bike parking options are provided onsite.

In addition, the associated works and services will improve the Rosehill Street frontage with formalized parallel parking. Staff support the proposed on-site parking variance.

SUMMARY POINTS

- Development Permit No. DP1089 is for a three-storey, 23-bed personal care facility.
- The proposed development incorporates additional amenities in order to achieve Tier 1 of Schedule D – Amenity Requirements for Additional Density, to increase the permitted FAR to 1.41.
- Staff support the proposed front yard setback variance and parking variance.
- The proposed development meets the intent of the Newcastle + Brechin Neighbourhood Plan and the General Development Permit Area Guidelines and achieves an infill development in an established neighbourhood near services, transit, and parks.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Landscape Plan and Details
ATTACHMENT F: Schedule D – Amenity Requirements for Additional Density
ATTACHMENT G: 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 9.5.1 Siting of Buildings* – to reduce the minimum required front yard setback from 3m to 1.5m.

The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

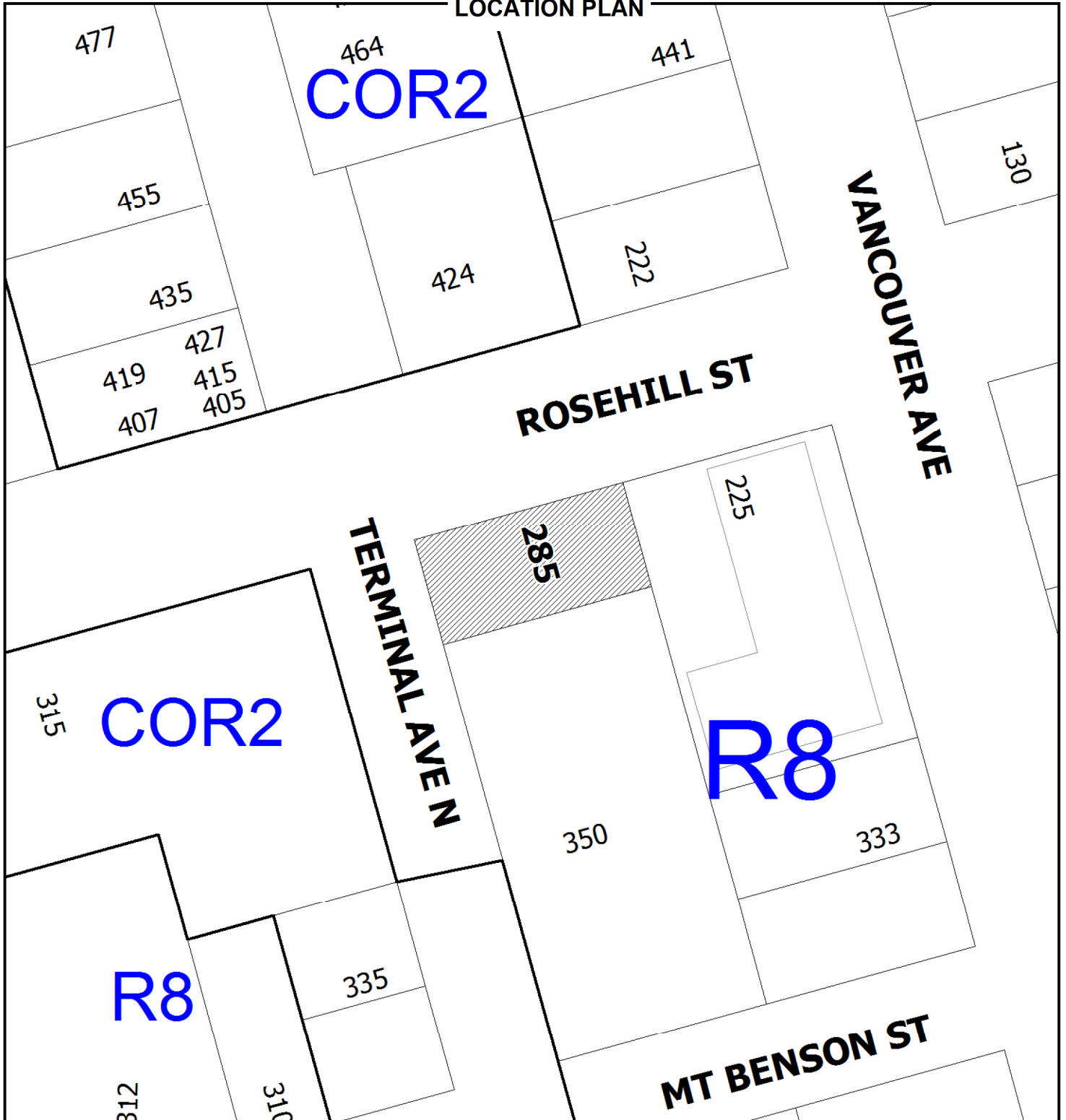
1. *Schedule 7.2 All Other Uses Parking Table* – to reduce the required number of off-street parking spaces from 5 to 2.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by Low Hammond Rowe Architects dated 2018-AUG-22 as shown on Attachment C.
2. The subject property is developed in general accordance with the Building Elevations prepared by Low Hammond Rowe Architects dated 2018-AUG-16 as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plan & Details prepared by Victoria Drakeford Landscape Architect and Kate Stefiuk Studio dated 2018-AUG-17 as shown on Attachment E.
4. The subject property is developed in accordance with Schedule D – Amenity Requirements for Additional Density prepared by Howard Kim, Architect, received 2018-AUG-28 as outlined in Attachment F.

A letter from the coordinating professional is required prior to the issuance of the building permit, outlining in detail how the 24 points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all 24 required points have been achieved.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001089

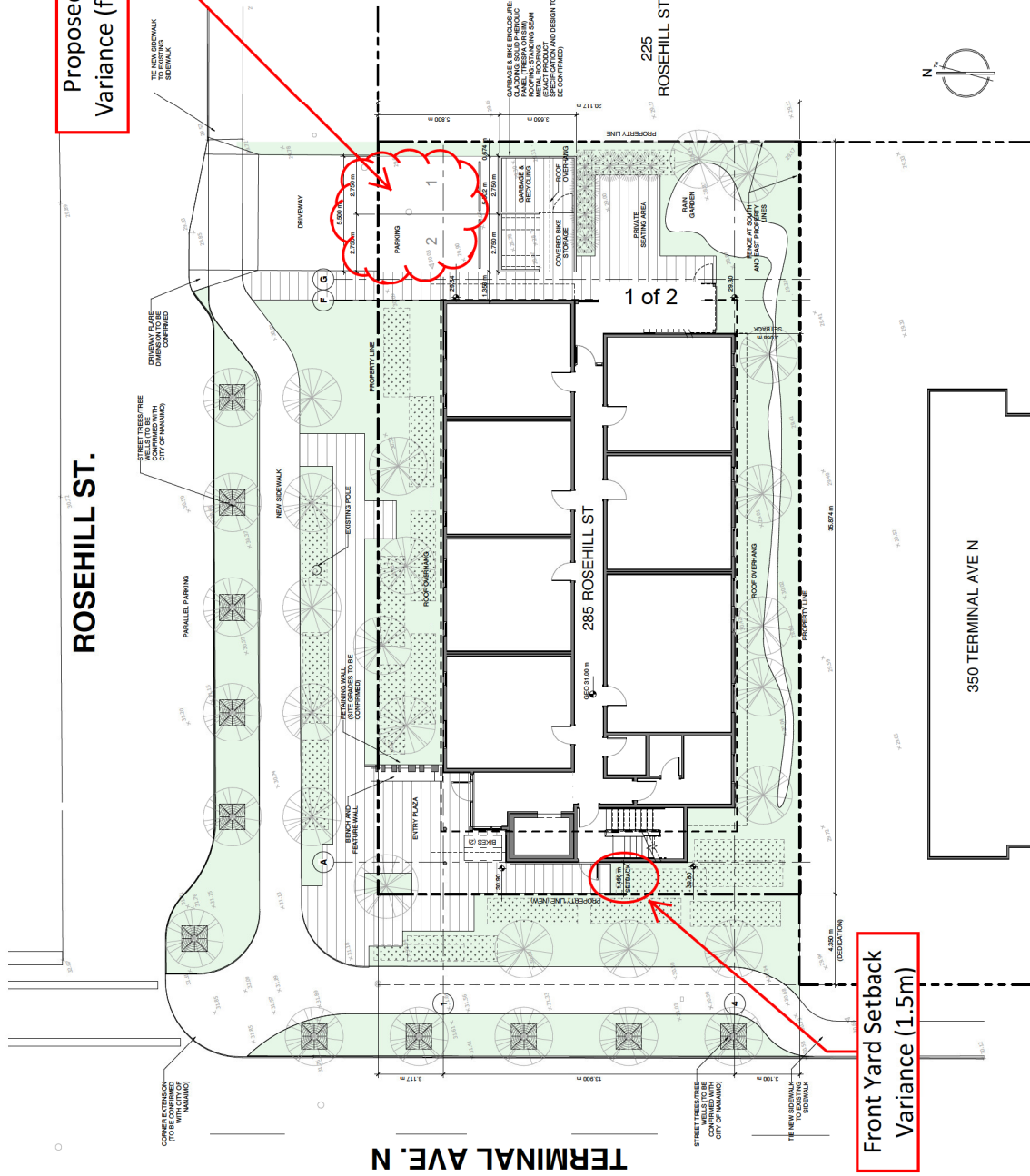


LOCATION PLAN

 **Subject Property**

Civic: 285 Rosehill Street
Lot 1, Block 14, Newcastle Townsite,
Section 1, Nanaimo District, Plan 584

ATTACHMENT C
SITE PLAN



Proposed Onsite Parking
Variance (from 5 to 2 spaces)

Front Yard Setback
Variance (1.5m)

PROJECT DATA - VIMH Rosehill 285 Rosehill Street, Nanaimo BC			
ZONING:	R8 Medium Density Residential		
PROPOSED:	COR2 Mixed Use Corridor		
LEGAL:	Lot 1, Block 14, Newcastle Townsite, Section 1, Nanaimo District, Plan 584		
	current	target	Notes
R8	COR2	Proposed	
SITE AREA:		721.7 m ²	7,768 sf *after road dedication taken
LOT COVERAGE:	40 %	60 %	48 %
DENSITY:		11.5 dwelling units	*150 units/hectare (10.8 permitted OCP)
DENSITY: (FAR)	1.25	1.25	1.41 *Tier 1 Density Bonusing provided
SETBACKS:	Front: 6.0 m Ext Side: 4.0 m Int Side: 3.0 m Rear: 10.5 m	3.0 m 3.0 m 3.0 m 7.5 m	1.5 m 3.0 m 3.0 m 7.5 m *variance request
HEIGHT:	stories: 2	3 stories	11.6 m *minimum stories *from average grade 30.16
GROSS FLOOR AREA:			
Level 1	343.7 m ²	3700 sf	
Level 2	337.5 m ²	3633 sf	
Level 3	337.5 m ²	3633 sf	
Total	1018.7 m ²	10965 sf	
SUITE BREAKDOWN:			
Unit Type	Unit Area	Unit Count	Beds
Unit Type A (studio)	34.8 m ²	374 sf	22
Unit Type B (acc.)	47.0 m ²	506 sf	0.5
		1115	23
BLDG EFFICIENCY	80 %		
PARKING BREAKDOWN:			
Required	4 stalls	Proposed	2 stalls
			0.09 / unit
BICYCLE PARKING:			
			6 stalls
			0.52 / unit
Total Net Areas			
			765.4 m ²
			46.97 m ²
			812.4 m ²



LOW HAMMOND ROWE ARCHITECTS



VIMHS ROSEHILL
Issued for Development Permit - Revision
Revision Aug 22, 2018 (metres)

285 ROSEHILL ST, NANAIMO, BC

SITE PLAN & PROJECT DATA
scale 1:100
date May 25, 2018

RECEIVED
DP 1089
2018-AUG-23
Curren Planning & Consulting
DP02

1 of 2

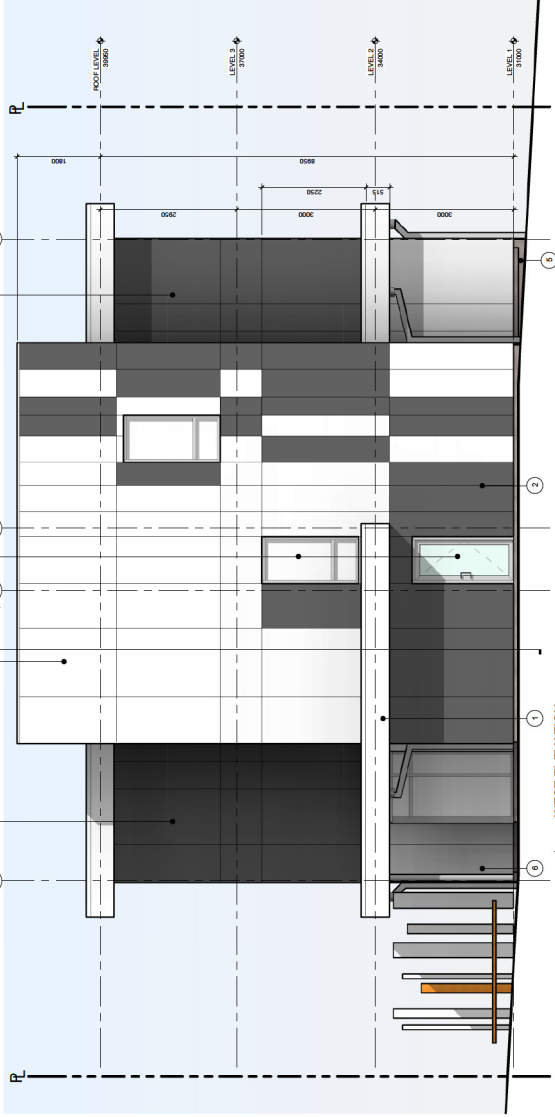


9. STANDING SEAM METAL ROOF





1 NORTH ELEVATION
1/32\"/>



2 WEST ELEVATION
1/32\"/>

MATERIAL LEGEND

- 1. CEMENTITIOUS PANEL - WHITE
- 2. CEMENTITIOUS PANEL - CHARCOAL
- 3. WINDOW - VINYL FRAME WITH CLEAR DOUBLE GLAZING
- 4. WINDOW - THERMALLY-BROKEN ALUMINUM FRAME WITH CLEAR DOUBLE GLAZING
- 5. EXPOSED CONCRETE
- 6. PAINTED STEEL
- 7. SOLID PHENOLIC PANEL, EXACT SPACING/PATTERN TO BE CONFIRMED, EXACT COLOUR TO BE CONFIRMED
- 8. SOLID PHENOLIC PANEL, EXACT SPACING/PATTERN TO BE CONFIRMED, EXACT COLOUR TO BE CONFIRMED
- 9. STANDING SEAM METAL ROOF



ATTACHMENT E

LANDSCAPE PLAN AND DETAILS

ROSEHILL STREET

VICTORIA DRAKEFORD
LANDSCAPE ARCHITECT
236 Pine St Nanaimo BC V9R 2B6
250-754-4335
victorialandscapearchitect@gmail.com

KATE STEFIUK STUDIO
1070 Neilson St Nanaimo BC V9S 2K2
250-753-8093
kate.stefiuk@gmail.com

CLIENT

MAKOLA DEVELOPMENT SERVICES

*Vancouver Island
Mental Health Society*

NO.	DATE	ISSUE
1	17-09-18	REZONING
2	17-12-22	DF SUBMISSION
3	18-05-11	DF RESUBMISSION

NO.	DATE	REVISION
1	18-07-17	DF CL RESPONSE

PROJECT

VIMHS ROSEHILL

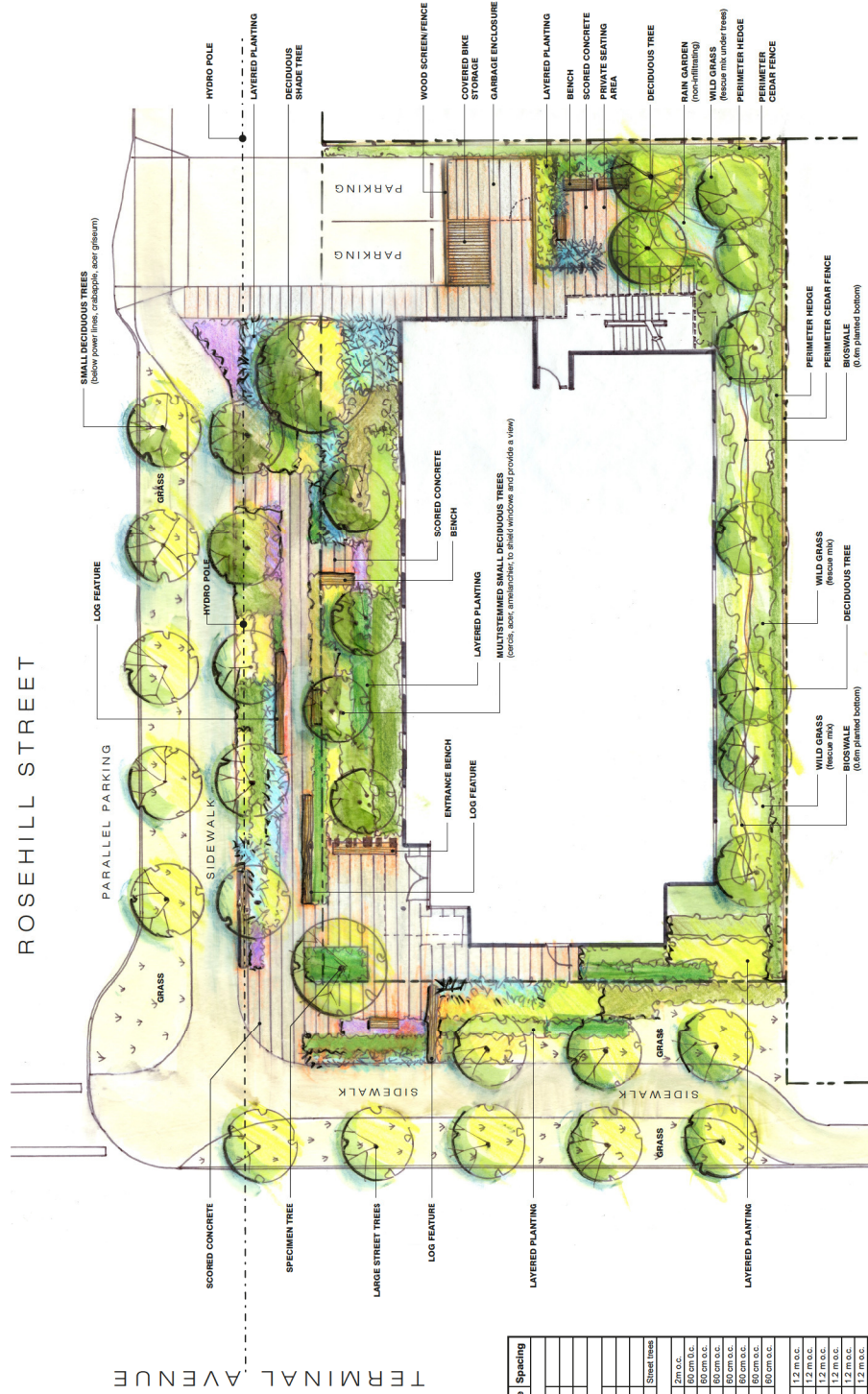
285 Rosehill Street
Nanaimo, BC

LANDSCAPE PLAN

All drawings and specifications are the copyright property of the Landscape Architect. Use or reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent.

PROJECT 17005
DB KS **CB** VD
SCALE 1:100
DATE AUGUST 17, 2018

L1.01



DESIGN RATIONALE

CONTEXT

CONTEXT
The landscape for 285 Rosehill Street will form the streetscape to Terminal Avenue to the west and Rosehill Street to the north, while providing lush buffers to adjacent parcels to the east and south.

DESIGN CONCEPT

- The landscape design responds directly to the Newcastle and Brechin Neighbourhood Plan:
- The Rosehill Street edge contributes to the linear park system greenway that connects the E&N Trail to the west and to the waterfront walkway to the east.
- The public realm is enhanced with sidewalks, street trees, plantings and street furniture.
- The design respects the unique sense of place of the neighbourhood.

Key components of the design include:

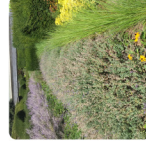
- A diverse, multi-layered planting scheme with benches to enhance the linear park and Terminal Avenue sidewalks.
- A public space at the corner of Terminal and Resilience with textured paving, deciduous shade trees, colourful plantings, and street furniture.
- Private and semi-private seating areas surrounded with succent plants that provide a calm outside space for residents.
- Flexible planting modules which can be modified to be used as community gardens if desired by residents.
- Bioswales and rain gardens that manage rainwater.

Sense of place:

Patterns, colours and materials of the proposed designed landscape evoke the edge of the sea along Newcastle Channel, visible to the east along Rosehill and so central to this neighbourhood. The scheme will use wood logs, timber trenches and plantings to reflect the shoreline.



03 San Edge - San Grass Logs



02 Layered Planting



01 Layered Planting



07 Bench - Rough/ Refined



04 Beach Log



04 Beach Log

PLANT PALETTE

[illegible]

ATTACHMENT F
SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

1 of 2

Schedule D

Amenity Requirements for Additional Density

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

Category 1: Site Selection (10 points required)

Amenity		Points
A	The proposed development is located on a brownfield site.	5
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none">• retail store;• Nanaimo Regional District transit bus stop;• any PRC (Parks, Recreation and Culture) Zoned property;	1 1 1
Total		11

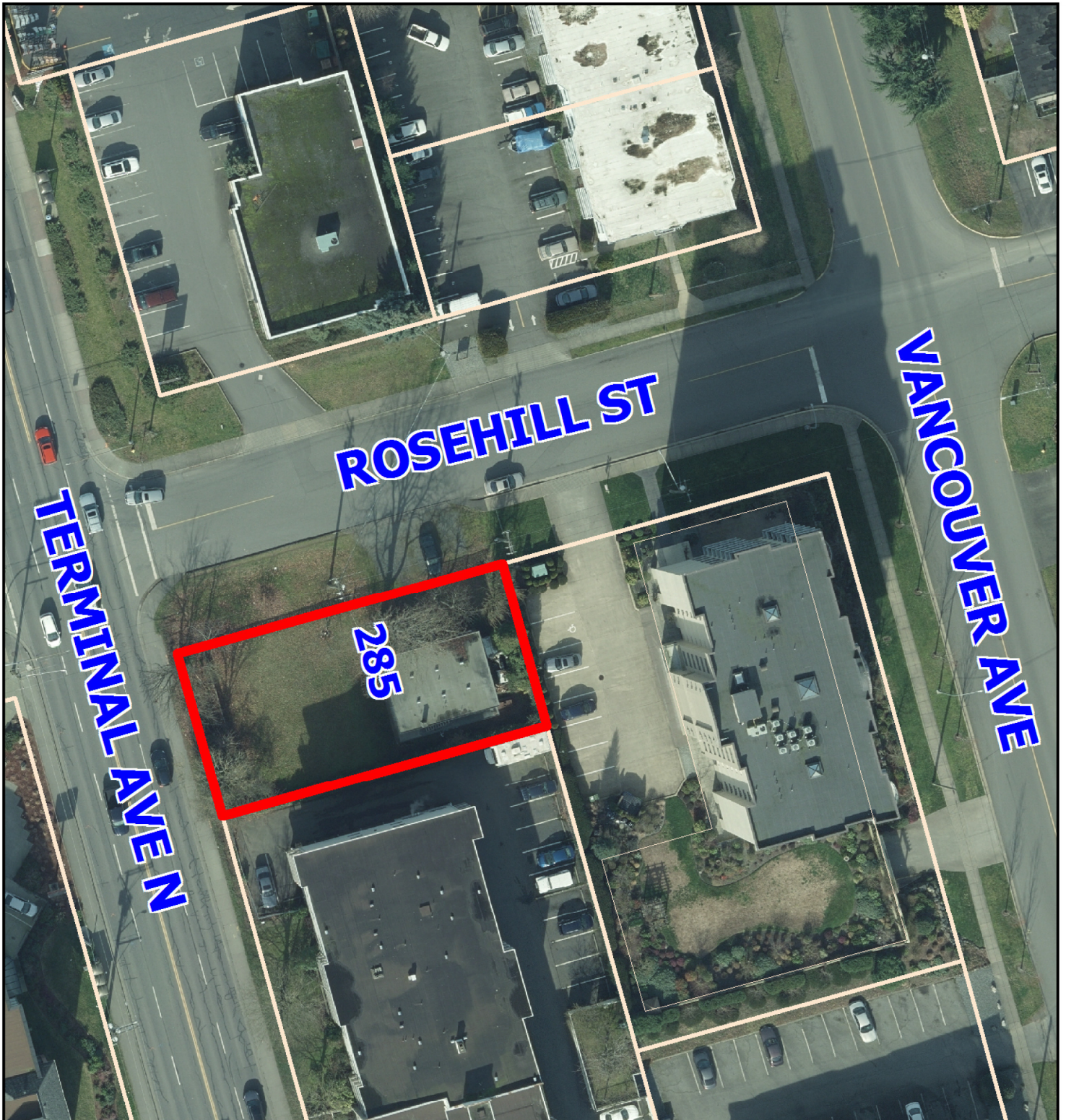
Category 2: Retention and Restoration of Natural Features (8 points required)

Amenity		Points
E	The proposed development includes street trees.	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1
G	Post development, the total amount of trees on the property, or adjacent road right- of-way or public space is at least 20% more than the number of trees on the property before development.	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
Total		8

Category 5: Energy Management (6 points required)

Amenity		Points
A	<p>The project developer has provided all of the following:</p> <ul style="list-style-type: none"> a) letter from an mechanical engineer or equivalent consultant stating that the project exceeds the ASHRAE 90.1 2010 Energy Standard by 5% or more; and b) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above 	5
C	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site.	1
Total		6

ATTACHMENT G
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001089



Delegation Request

Devan Cronshaw, M'akola Development Services, Howard Kim, Low Hammond Rowe Architects and Taryn O'Flanagan, Vancouver Island Mental Health Society, have requested an appearance before Council.

The requested date is October 1, 2018.

The requested meeting is:
Council

Presenter's Information:

City: Nanaimo
Province: BC
Bringing a presentation: No

Details of Presentation:

To provide Council with a brief introduction to the project in line with our development permit application. Announce that the project team is available to take questions.