

DATE OF MEETING | August 13, 2018 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1109 –
940 HECATE STREET |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application to allow for a below-grade addition within the watercourse setback to a personal care facility located at 940 Hecate Street. |

Recommendation

That Council issue Development Permit No. DP1109 at 940 Hecate Street with the following variance:

- reduce the watercourse setback measured from the top of bank of the creek from 15m to 4.8m. |

BACKGROUND

A development permit application, DP1109, was received from Pacifica Housing Advisory Association Inc. for the construction of a new, below-grade kitchen addition to the rear of the seniors' housing facility and a new concrete patio above the kitchen.

A previous development permit (DP49) was approved for the subject property on 2000-MAR-06 to permit the construction of a 40-unit seniors' care facility. The previously-approved development permit included a watercourse setback variance to reduce the watercourse setback from 15m to 5.5m.

Subject Property

<i>Zoning</i>	R15- Old City Medium Density Residential
<i>Location</i>	The subject property is located at the corner of Hecate Street and Asteria Place.
<i>Total Area</i>	1,947m ²
<i>Official Community Plan</i>	Map 1 - Future Land Use Designation - Neighbourhood Map 2 - Development Permit Area No. 2 - Environmentally Sensitive Areas

The subject property, which includes Pacifica Seniors Lodge (formerly Hecate Lodge) backs onto a shallow ravine with a small drainage channel that feeds into the cat stream. Land uses on Hecate Street are predominately medium-density residential. The properties immediately behind the subject property are owned by the City. |

DISCUSSION

Proposed Development

The applicant is proposing to construct a new kitchen addition located at the rear of the seniors' lodge and a new concrete patio/loading area that will service the kitchen. The kitchen addition will be located below grade at basement level within the exact footprint of an existing sunroom (34m²). The sunroom and an additional 22.9m² area of vegetation (located immediately beside the sunroom) will be removed in order to allow for the construction of the concrete loading area/patio on the roof of the kitchen addition. As the work will be primarily below grade, a form and character development permit is not required; however, an environmentally-sensitive development permit is necessary to permit the watercourse variance.

The applicant's qualified environmental professional (QEP) notes that while the creek supports wet-tolerant vegetation, it is a non-fish-bearing ephemeral (dry during the summer) channel fed by storm water run-off. The Provincial Riparian Area regulations do not apply to the watercourse. While the watercourse functions as a drainage channel and not as a stream, it does provide some habitat value. To compensate for the leave strip reduction, the applicant has agreed to revegetate the area with native species from the top of bank to the building, between the existing loading area and westerly property line. Existing vegetation and trees will be retained around the improvements.

Proposed Variance

Minimum Watercourse Setback

The required watercourse setback is 15m as measured from the top of bank of the watercourse. The proposed setback is 4.8m, a proposed variance of 10.2m. The proposed variance is to permit the below-grade addition to the kitchen and an above-grade loading area and patio.

Staff support the proposed variance as it is consistent with previously-approved variance, will not negatively impact fish habitat, and meets the principle of "no net loss" of habitat area. Staff accept the QEP assessment and support the proposed variance.

See Attachments for more information.

SUMMARY POINTS

- Development Permit No. DP1109 proposes that the watercourse setback be reduced from 15m to 4.8m.
- The subject watercourse functions as a seasonal drainage channel and is not subject to Provincial Riparian Area regulations.
- The proposed variance is consistent with a previously-approved watercourse variance within the property, will not negatively impact fish habitat, and meets the principle of "no net loss" of habitat area.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan and Details
ATTACHMENT D: Riparian Restoration Plan
ATTACHMENT E: Vegetation and Maintenance Plan
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

PERMIT TERMS

The City of Nanaimo "Zoning Bylaw 2011 NO. 4500" is varied as follows:

1. *Section 6.3.1.5. Location and Siting of Buildings and Structures to Watercourses* – to reduce the watercourse leave strip as measured from the top of bank from 15m to 4.8m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan and details prepared by Christine Lintott Architects received 2018-JUN-27, as shown on Attachment C.
2. The subject property is in substantial compliance with the riparian restoration plan prepared by Victoria Drakeford Landscape Architect dated 2018-JUN-23, as shown on Attachment D.
3. A landscape bond is required for 100% of the landscape estimate prepared by Victoria Drakeford., as covered within the vegetation and maintenance plan dated 2018-JUN-23, as shown on Attachment E
4. A five-year maintenance period with two assessments per year is required. A certified letter of completion is required from the Landscape Architect at the end of the five-year maintenance period.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001109

LOCATION PLAN



Civic: 940 Hecate Street
Legal Description: LOT A, SECTION 1,
NANAIMO DISTRICT, PLAN VIP69563



Subject Property

Hecate Lodge - Kitchen Addition

940 Hecate Street, Nanaimo BC

Project Data

PROJECT SUMMARY:
ADDITION OF NEW COMMERCIAL KITCHEN AT BASEMENT OF EXISTING 3 STORY SENIORS RESIDENCE
LOT A, SECTION 1, NANAIMO DISTRICT PLAN VP69563

ZONING:
R55 OLD CITY MEDIUM-DENSITY RESIDENTIAL

PERMITTED USES:
MULTI RESIDENTIAL DWELLING



Christine Lintott
Architects

1 - 844 Queen Avenue, Victoria BC V8T 1M2 250 364 1989
www.lintottarchitect.com

ISSUE	DATE
DPA1 Supplementary	18-06-26

REVISION	Description	Date
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CONSULTANT

Hecate Lodge

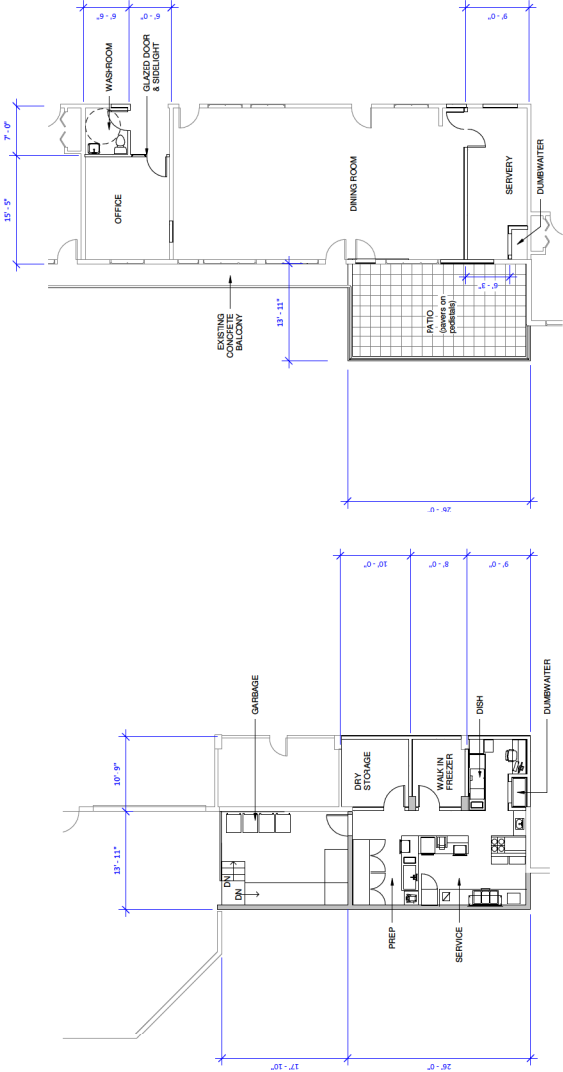
940 Hecate Street, Nanaimo

Cover & Project Data

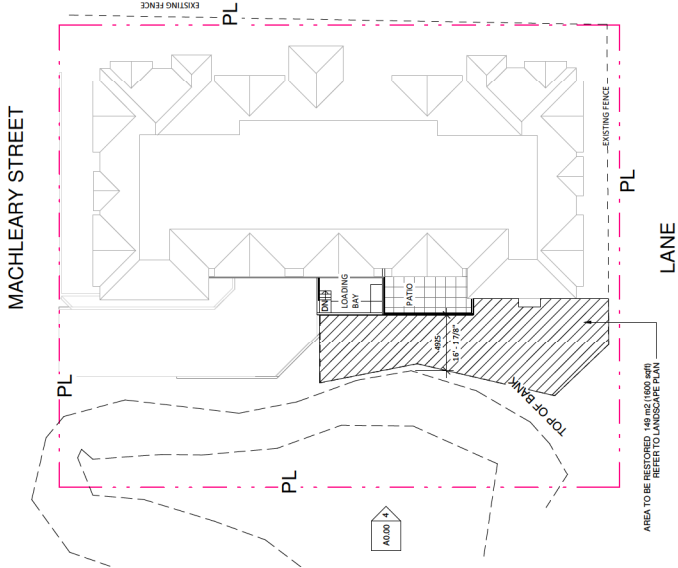
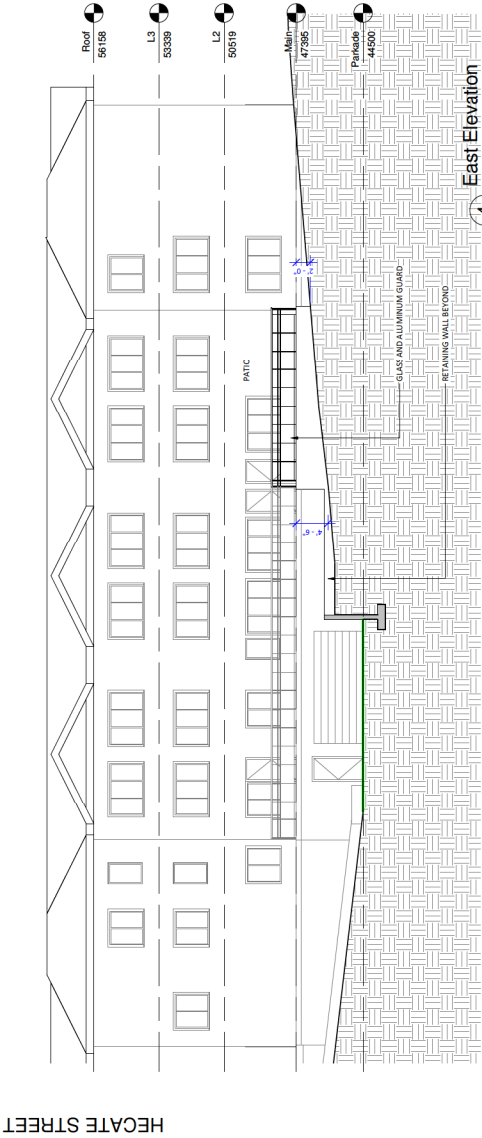
Date	06/25/18
Drawn by	Author

A0.00

Scale	As indicated
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2 Parkade - Proposed
1 : 100



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DP 1109
2018-JUN-27

HECATE STREET



ATTACHMENT E VEGETATION and MAINTENANCE PLAN



VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

236 Pine Street, Nanaimo, B.C. Canada V9R 2B6 Phone/Fax (250) 754-4335

Hecate Lodge Riparian Restoration Plan
940 Hecate Street
June 23 2018

VEGETATION MANAGEMENT AND MAINTENANCE

1.0 OBJECTIVES

- To remove invasive plants and prevent their future establishment
- To plant indigenous vegetation on the site to increase small mammal, bird and insect habitat

1.1 MAINTENANCE AND MONITORING

.1 General:

- Monitoring and maintenance will take place for two years from the time of acceptance of Substantial Completion of the project.
- Appropriate measures shall be taken to ensure that no spillage of fuels, fertilizers, toxic construction materials, or other toxic wastes occurs, and where use of such materials is necessary, to ensure that adequate containment facilities and clean-up equipment are utilized.
- No toxic or waste materials, fuels and fertilizers shall be stored adjacent to or dumped into the ocean or any other water body either on or off the job site, or in a location where spillage could result in seepage into the water.
- All toxic wastes and other material shall be disposed of in a manner acceptable to the Owner and in accordance with municipal, provincial and federal regulations.

.2 On-going removal and monitoring invasive species

The Contractor shall be responsible for the identification and removal of all invasive species on the site.

- Removal of invasive species by hand:



On going removal of the Himalayan blackberry should be completed only during the late dry summer months to stress the root system as much as possible and to avoid potential erosion and sedimentation of the marine environment. Cut the plants off near the root and dispose of the brush at the landfill. Root removal should be completed by hand (mattock/shovel) and removal of as much of the root systems as possible is critical to reduce re-growth.

- Monitor health of all new plants and naturally regenerating seedlings.
- Do not remove fallen leaves, leave as mulch and allow to compost in situ.

.3 Monitoring newly planted areas

- Appearance Standards: The area is intended to be wild so an informal appearance is desirable with the weeds kept to a minimum. Plants should be kept healthy. Plants should not be trimmed. There should be a routine maintenance of moderate frequency and intensity, with regular monitoring to avoid deterioration. See table below.
- Maintenance operations for the planted shrubs and ground covers shall include:
 - a) Watering
 - b) Weeding, being careful not to weed out naturally regenerating native plants; These weeding sessions should be done on a regular basis, at least four times a year.
- Maintenance operations should, where possible, follow ecologically sound practices such as:
 - a) Integrated Pest Management (IPM)
 - b) Plant Health Care (PHC)
 - c) Composting
 - d) Application of Organic Mulches

.4 Maintenance Procedures and Frequencies

Procedure	M	A	M	J	J	A	S	O	Frequency
Inspection				x					Once a year by Landscape Arch.
Weeding		x		x		x		x	4 times a year minimum** see note below
Reporting				x					Once a year by Landscape Arch.
Invasive removal		x		x		x			3 times a year
repair									As required
Replacement planting	x						x		Survival rate of 95% is required at the end of the maintenance period
Mulch									Leave fallen leaves on the area as mulch

**Weeding must be done when isolated weedy patches have a width of 20cm. Weeding shall remove 80% of weeds. "Isolated" means a weed distribution of no greater than four patches per 5m².

2.0 PLAN REVIEW

As part of the monitoring process, an adaptive management approach will be applied to this Vegetation Management Plan. As inspections take place the health of the scheme will be determined and changes may be made, if necessary, to ensure the success of the planting.

VICTORIA DRAKEFORD
 LANDSCAPE ARCHITECT
 236 Pine Street
 Nanaimo, BC
 phone (250) 754-4335
 victoria@island.net

PRELIMINARY COST ESTIMATE SOFT LANDSCAPING

PROJECT : Hecate Lodge
 LOCATION : 940 Hecate Street, Nanaimo, BC
 DATE : June 23, 2018

ITEM	QUANTITY	UNITS	UNIT COST	PRICE
SITE PREPARATION	1600	sq.ft.	1.00	1,600.00
retention of Alders				
demolition (clearing, removal)				
rough grading				
fine grading and soil placement				
IRRIGATION	1600	sq.ft.	1.00	1,600.00
SOIL				
Compost, 6" amendments	30	cu.yd.	60.00	1,800.00
PLANTS				
Tree, deciduous 4 cm	2	trees	200.00	400.00
Plant, #1 pot	323	plants	12.00	3,876.00
MULCH (4" depth)	1600	sq.ft.	0.30	480.00
Stepping Stones	21	stones	15.00	315.00
TOTAL SOFT LANDSCAPE				10,071.00
MAINTENANCE	2	years	1,250.00	2,500.00
\$25/hrx2peoplex5hr/mox5 mo=\$2500/year				
TOTAL LANDSCAPE & MAINTENANCE				12,571.00
GST (5%)				628.55
GRAND TOTAL (inc GST)				13,199.55

This is an ESTIMATE, based on the initial concept drawing
 It is to be used for reference only.

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JUN 26 2018

**CITY OF NANAIMO
 COMMUNITY DEVELOPMENT**

ATTACHMENT F
AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT NO. DP001109