

DATE OF MEETING | October 1, 2018 |

AUTHORED BY | LAUREN WRIGHT, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1110 –
450 WENTWORTH STREET |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for the renovation and addition to an existing office building. |

Recommendation

That Council issue Development Permit No. 1110 at 450 Wentworth Street with the following variances:

- reduce the minimum required side yard setback from 3m to 2.25m; and
- permit a commercial use on the second storey of a commercial building within the Downtown – Old City Mixed Use (DT8) zone.

BACKGROUND

A development permit application, DP1110, was received from Tidalwest Building Projects Ltd., on behalf of Ms. Helene Sullivan, in order to expand an existing office building currently located on the subject property. The project consists of constructing a ground-level addition under the building and adding a two-storey addition to the rear of the building.

The existing 106m² building was formerly a single residential dwelling and was converted to a commercial office building in 2001. A development permit is required in order to allow the proposed renovation and addition.

Subject Property

<i>Zoning</i>	DT8 – Downtown Old City Mixed Use
<i>Location</i>	The subject property is located on the northeast corner of Wentworth Street and Selby Street.
<i>Total Area</i>	682m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 8 – Old City Neighbourhood; Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multi-family and Mixed Commercial/Residential Development.
<i>Relevant Design Guideline</i>	Old City Neighbourhood Development

The site is located on the northeast corner of Wentworth Street and Selby Street in the Old City Neighbourhood. The surrounding lots are comprised of similarly-sized commercial properties.

DISCUSSION

Proposed Development

The proposed development includes a ground-level addition to be constructed under the existing building with a further 66m² two-storey addition to be constructed to the rear of the building. The proposed improvements will accommodate additional office space, including a reception area, boardroom, washroom, and storage spaces. The completed renovation will increase the building area to 172m² and the building height to 8.23m.

Site Design

The subject property is a rectangular corner lot. The building has a strong street presence along Wentworth Street. The parking area is located in the northern portion of the property with paved access from Selby Street and a paved accessible parking space. The remainder of the parking area will retain a gravel surface cover.

Building Design

The proposed building addition uses similar architectural vocabulary to the existing building. The existing building has a gable roof and open gable front porch with stairs and a path leading to the sidewalk on Wentworth Street. The gable roof design is echoed in the rear two-storey addition and also features a covered walk-in entry to the lower storey.

The existing building finish is stucco, and the addition will consist of a combination of vertical board and baton, and horizontal fiber cement siding.

The proposed development meets the intent of the Old City Multiple Family Residential Design Guidelines and the General Development Permit Area Design Guidelines.

Landscape Plan

The Landscape Plan shows existing landscaping to be retained along the Wentworth Street frontage, and small street trees and rose bushes to be planted along a portion of the Selby Street frontage that will provide vertical relief to the building. An existing fence runs along the north and east property lines.

For more information, see the Attachments.

Design Advisory Panel Recommendations

The Design Advisory Panel, at its meeting held on 2018-AUG-23, accepted DP1110 as presented, with support for the proposed variances, and provided the following recommendations:

- Consider the plant species list along the south (Wentworth) side of the building.

- Consider implementing a rain garden to the landscape plan.
- Consider ways to alleviate Crime Prevention Through Environmental Design (CPTED) issues along the blank corridor down the east side of the building.
- Consider balance of exterior finishes to better marry/balance the new portion of the building with the existing.
- Look at ways to enhance and provide a stronger aesthetic to the stairs/railings coming off Wentworth Street to make them appear more robust.
- According to Bylaw 4500, Minimum Landscape Treatment Level 1c should be followed along Selby Street. Please produce a new, detailed landscape plan, which includes an updated plant list, irrigation information, and sight lighting.

The applicant responded to the above-noted recommendations as follows:

- The plant list was updated with more appropriate plantings for the location.
- The applicant considered a rain garden, but concluded that the site is not suitable due to the shallow underlying bedrock.
- Lighting was added to alleviate CPTED issues along the east side of the building.
- The applicant recommends that the proposed siding remain as the original stucco on the existing building cannot be easily replicated with the new acrylic-based stucco material that is currently used on new buildings.
- The entrance stairs fronting onto Wentworth Street were updated with a more prominent and robust design.
- The Minimum Landscape Treatment Level 1c is followed along Selby Street.

Proposed Variances

Minimum Side Yard Setback

The required side yard setback is 3m. The proposed side yard setback is 2.25m, a proposed variance of 0.75m.

The proposed siting of the building is in compliance with the British Columbia Building Code regulations for spatial separation and allows for more opportunity for a larger landscape buffer width along Selby Street.

Conditions of Use

Commercial uses are only permitted on the first floor of a building within the DT8 zone. The applicant proposes to vary this requirement to permit the second storey of the building to be used as an office.

The property is surrounded by similar commercial uses and is in close proximity to the downtown core, as well as local amenities and transportation services. A stand-alone commercial use is consistent with other similar commercial uses in the Downtown Old City Neighbourhood.

SUMMARY POINTS

- Development Permit Application No. DP1110 is for the construction of a ground-level addition under an existing building and an attached two-storey addition to the rear of the building.
- The proposed development meets the intent of the Old City Multiple Family Residential Design Guidelines and the General Development Permit Area Design Guidelines.

ATTACHMENTS

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

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development

TERMS OF PERMIT

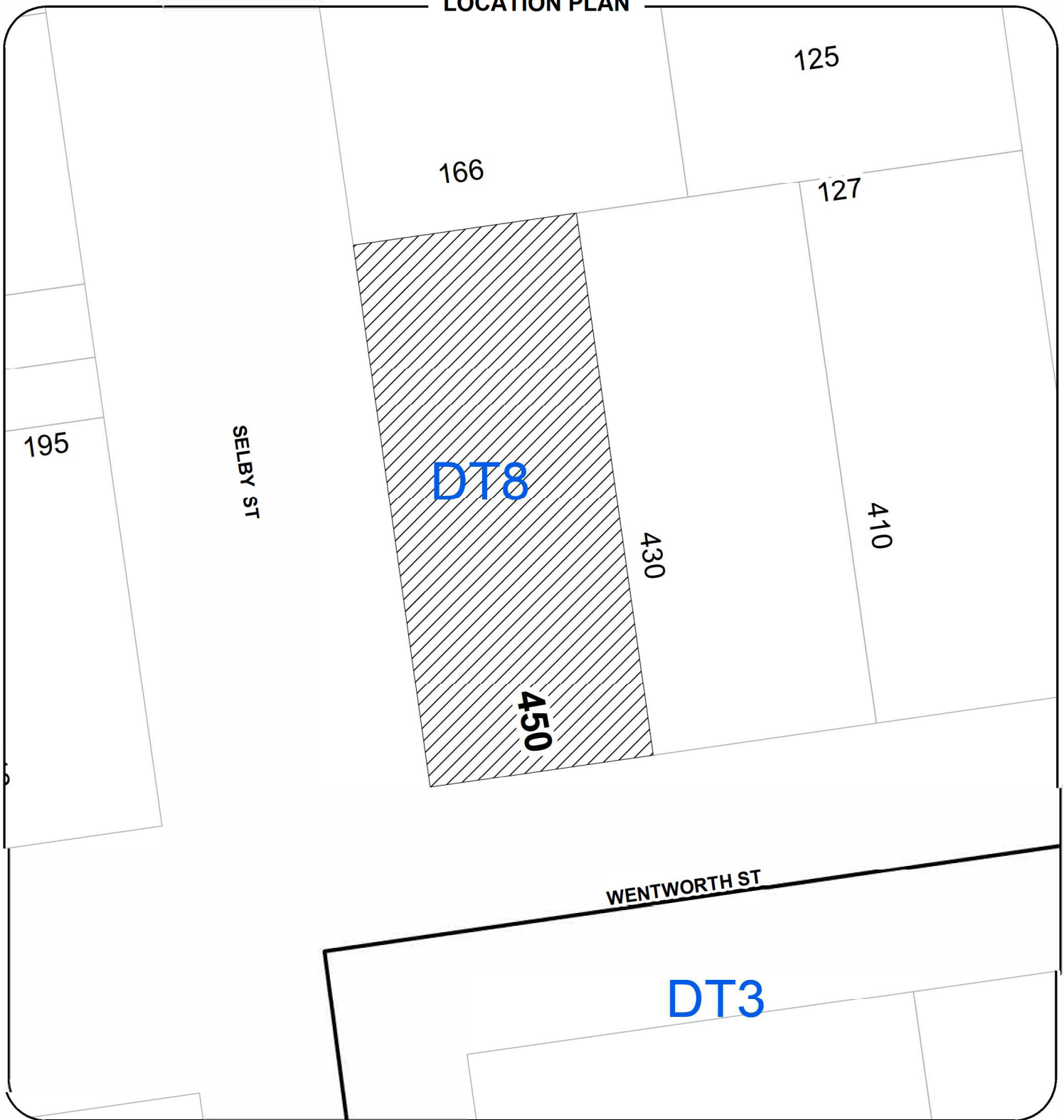
The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 11.2.1 Permitted Uses* – to permit the second storey of the building to be used as an office.
2. *Section 11.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback from 3m to 2.25m.

CONDITIONS OF PERMIT

1. The subject property is developed in substantial compliance with the Site / Landscape Plan prepared by Herold Engineering, dated 2018-AUG-28 as shown on Attachment C.
2. The subject property is developed in general accordance with the Building Elevations prepared by Herold Engineering, dated 2018-AUG-28 as shown on Attachment D.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001110

LOCATION PLAN

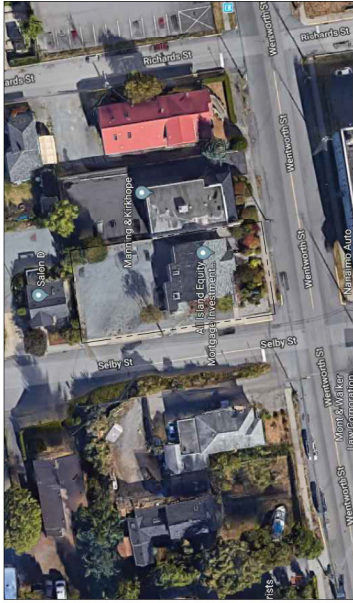
Civic: 450 Wentworth Street
Legal Description: LOT 3, BLOCK 38, SECTION 1,
NANAIMO DISTRICT, PLAN 584
110



**Subject
Property**



ATTACHMENT C SITE / LANDSCAPE PLAN

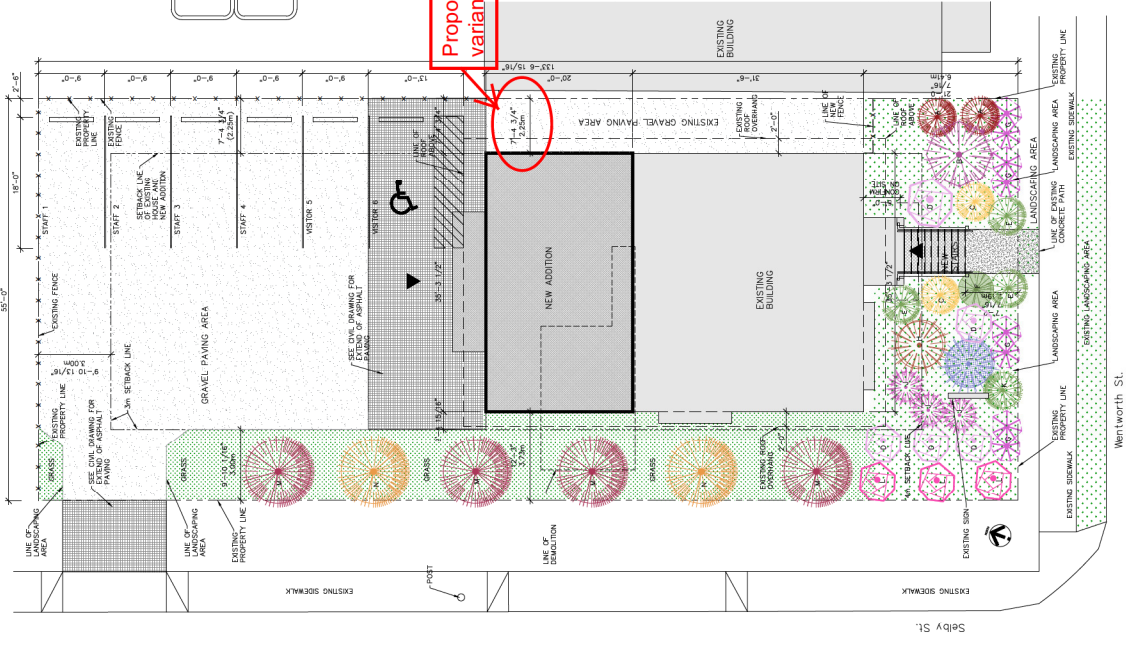


PROPERTY LOCATION

PROPERTY DATA	
LEGAL DESCRIPTION:	LOT 3, BLOCK 35, SECTION 1, NANAIMO DISTRICT, PLAN 584
PID:	005-192-381
CIVIC ADDRESS:	450 WENTWORTH STREET, NANAIMO, BC
ZONING:	D18 CITY MIXED USE
MAJOR OCCUPANCIES:	RESIDENTIAL PERSONAL, BUSINESS OCCUPANCIES
SITE AREA:	883 m ² ALL PAVED
BUILDING AREA:	NEW ADDITION AREA: 48.57 m ² EXISTING BUILDING AREA: 171.50 m ² TOTAL BUILDING AREA: 220.07 m ²
LOT COVERAGE:	MAXIMUM ALLOWABLE FLOOR AREA (M.A.F.A.): 100%
PARKING PROVIDED:	VISITOR-2 STALLS (INCLUDING 1 HANDICAP STALL), STAFF-4 STALLS REQUIRED:
SETBACKS:	FRONT YARD: 4 m SIDE YARD: 3 m REAR YARD: 3 m

LEGEND:

	NEW BUILDINGS
	EXISTING BUILDINGS
	GENERIC GRAVEL GROUND COVER
	ASPHALT PAVING
	LANDSCAPING AREA
	PROPERTY LINE
	SETBACK LINE
	EXTERIOR MAN DOOR
	EXISTING FENCE LINE
	NEW FENCE LINE
	SPOT ELEVATION (EXISTING GRAVEL)
	FLOOR ELEVATION
	H/C PARKING STALL
	PARKING STALL



LEGEND OF PLANT	PLANT NAME	QUANTITY	NOTE
	PHOTINA	2	
	ORNAMENTAL MALE TREE	1	
	ORNAMENTAL MALE TREE	1	
	ROSES	5	
	DIAPYCNIS JAPONICA	4	
	WINTER DAPHNE	1	
	WIGWAG	2	
	COTINUS (SMOKE TREE)	1	
	CEONOTHUS (CALIFORNIA LILAC)	1	
	PHODODENDRON	3	
	DIAPYCNIS JAPONICA	1	
	ROSES DAPHNE	3	
	PRINCESS KAY PLUM (FRANCOIS RUIB)	4	
	SUGAR MAPLE TREE	2	

LANDSCAPING DESIGN BY:
SUNNY HILL LANDSCAPE ARCHITECTURE LTD.
LINDA SULLIVAN

GENERAL NOTES:

- EXAMINE SITE, ASCERTAIN ALL SITE CONDITIONS PERTINENT TO THE CONTRACT, THE CONTRACT DOCUMENTS AND THE CONTRACTOR MUST EVALUATE SUCH INFORMATION RELATIVE TO ACTUAL CONDITIONS.
- PERFORM ALL WORK IN ACCORDANCE WITH WORKSAFE BC, AS WELL AS TO CURRENT BRITISH COLUMBIA REGULATIONS AND BYLAW REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
- CONTRACTOR IS TO COORDINATE SCHEDULE OR WORK AND RELATED TEMPORARY RELOCATION OF UTILITIES AND/OR STRUCTURE AS REQUIRED WITH OWNER TO MINIMIZE DISRUPTION TO ADJACENT PROPERTIES.
- MEET OR EXCEED REQUIREMENTS OF CONTRACT DOCUMENTS, SPECIFIED STANDARDS, CODES AND REGULATIONS.
- FIT WORK ACCORDING TO PIPES, SLEEVES, DUCTS AND CONDUITS AND CONFORM TO FIRE STOPPING AND FIRE SEPARATION REQUIREMENTS, CONCEAL PIPES, DUCTS AND WIRING IN FLOOR, WALL AND CEILING CONSTRUCTION OF FINISHED AREAS.
- WHERE WORK INVOLVES BREAKING INTO OR CONNECTING TO EXISTING SITE SERVICES, CARRY OUT SUCH WORK IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF PROFESSIONAL AND VEHICULAR TRAFFIC.
- RECORD LOCATIONS OF MAINTAINED, RE-ROUTED AND ABANDONED SERVICE LINES.
- THE LOCATION OF EXISTING FEATURES, BOTH ABOVE AND UNDERGROUND, HAS BEEN IDENTIFIED BY THE CONSULTANT. SUCH FEATURES SHALL BE INVESTIGATED AND IDENTIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES IN THE VICINITY OF EXISTING STRUCTURES AND UTILITIES SHALL BE CAREFULLY PROTECTED. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE TO AND FOR REPAIR OF EXISTING STRUCTURES AND UTILITIES.
- ALL THE VARIOUS WORKS SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND OF THE QUALITY SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.
- ALL THE MATERIALS USED THROUGHOUT THE EXECUTION OF THE CONTRACT SHALL BE NEW AND OF THE BEST QUALITY UNLESS OTHERWISE SHOWN.
- THE WORK IS INTENDED TO BE A COMPLETE WORK IN EVERY RESPECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES IN THE VICINITY OF EXISTING STRUCTURES AND UTILITIES SHALL BE CAREFULLY PROTECTED. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE TO AND FOR REPAIR OF EXISTING STRUCTURES AND UTILITIES.
- CONDUCT IN TERMINOLOGY UTILIZED WITHIN THE CONTRACT DOCUMENTS WILL BE REQUIRED AS THE MORE EXPENSIVE ALTERNATE.

ARCHITECTURAL DRAWING LIBRARY ARCHITECTURAL DRAWING ISSUE RECORD:

NO	DATE	ISSUED FOR	ISSUED BY	ISSUED FOR
A01	2017.11.20	CLIENT REVIEW		
A02	2017.12.22	BUILDING PERMIT		
A03	2018.01.10	BUILDING PERMIT REVISION 1		
A04	2018.08.10	IP & BP REVISION 2		
A05	2018.08.28	IP & BP REVISION 3		

ISSUES TO BE RESOLVED FOR THIS DRAWING:

- 2017.12.22 BUILDING PERMIT
- 2017.12.22 BUILDING PERMIT
- 2018.01.10 BUILDING PERMIT
- 2018.08.10 IP & BP REVISION 2
- 2018.08.28 IP & BP REVISION 3

ISSUED FOR BUILDING PERMIT

NOT FOR CONSTRUCTION

OFFICE RENOVATIONS, 450 WENTWORTH STREET
C/O INTEGRAL WEALTH MANAGEMENT NANAIMO BC V9R 3R1
ANDRE SULLIVAN

HEROLD ENGINEERING
2701 Shannon Hill, Nanaimo, BC V9T 2H1
Tel: 250.754.1000
Email: info@heroldengineering.com

SITE PLAN & LANDSCAPE PLAN

DESIGNED: ES
DESIGN REVIEW: ES
DRAFTED: LHY
DRAFTING REVIEW: ES
SCALE: 1/8" = 1'-0" H/G
HEC DRAWING NO.: A101
REVISION: 6

DESIGNED BY: ANDREW SULLIVAN

RECEIVED
2018-SEP-13
City of Nanaimo

ATTACHMENT D BUILDING ELEVATIONS

FILE: \\P:\Projects\2105-004 Office Renovations\450 Research Square\Drawings\Architectural\2105-004 AD01 Elevations - Color.dwg Plot Date: 28-Aug-2018 10:22 AM User: mhung

ARCHITECTURAL D.2c * 3/21

NO.	DATE	ISSUED FOR
1	12/11/2017	BUILDING PERMIT
2	02/26/2018	BUILDING PERMIT
3	02/26/2018	CONSTRUCTION PERMIT
4	02/26/2018	CONSTRUCTION PERMIT
5	02/26/2018	CONSTRUCTION PERMIT
6	02/26/2018	CONSTRUCTION PERMIT

SEE CONSULTANT

**ISSUED FOR
BUILDING PERMIT**

**NOT FOR
CONSTRUCTION**

OFFICE RENOVATIONS,
450 WESTWORTH ST. #101
FORT WORTH, TEXAS 76104
C/O FEDERAL WEALTH MANAGEMENT NATIONWIDE
ANDRE SULLIVAN

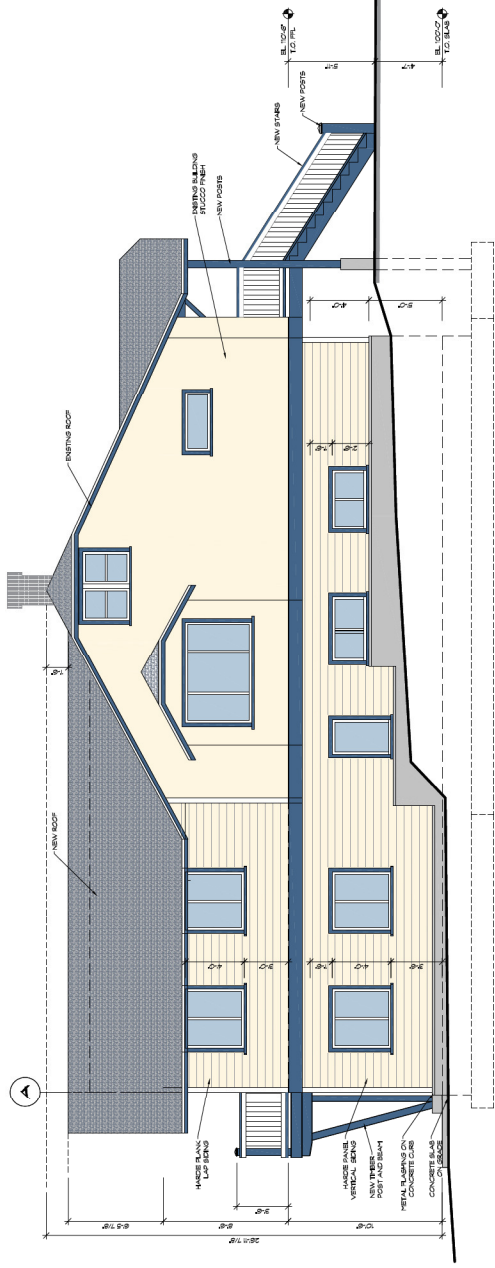
HEROLD ENGINEERING
2701 Shannon Hill, Houston, TX 77057-2041
Tel: 281-486-4600 Fax: 281-486-4602
Email: info@heroldengineering.com

ELEVATIONS

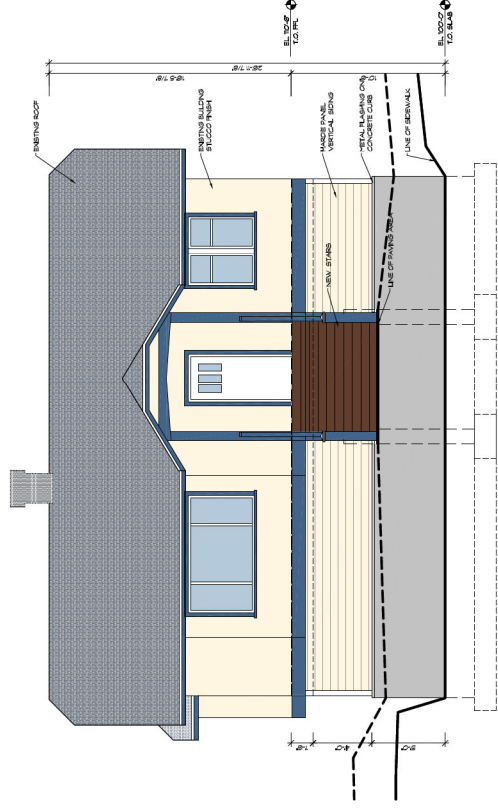
DESIGNED	ES	ENGINEER'S SEAL
DESIGN REVIEW	JLP	
DRAWN	LJP	
DRAFTING REVIEW	JAK	
PROJECT NO.	2105-004	SHEET DRAWING NO.
DATE	08/28/18	SCALE
AS SHOWN	1/8" = 1'-0"	REVISION
ASCI		
ISSUED FOR	CONSTRUCTION PERMIT	6

RECEIVED
DP1110
2018-AUG-30

DESIGN BY: ANDRE SULLIVAN



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

ISSUES	ISSUED FOR
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

SUB CONSULTANT

ISSUED FOR
BUILDING PERMIT

NOT FOR
CONSTRUCTION

OFFICE RENOVATIONS,
450 WENTWORTH ST, #1001
ANDRE SULLIVAN

C/O FEDERAL WEALTH MANAGEMENT MANAGEMENT INC, 200 BC VYR 10 01

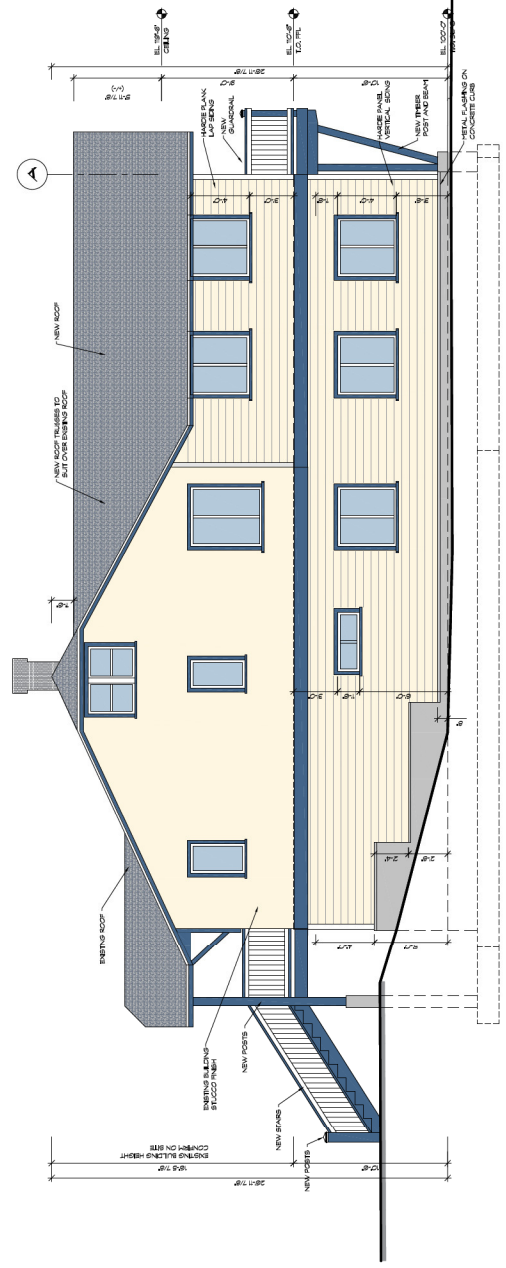
HEROLD ENGINEERING

3701 Shearson Hill, Annapolis, MD 21411
Tel: 410-293-8200
Email: info@heroldengineering.com

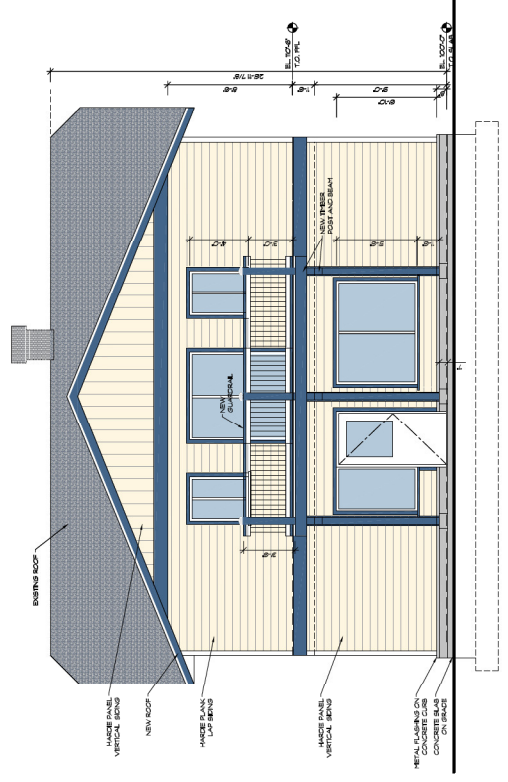
ELEVATIONS

DESIGNED	ENGINEER'S SEAL
DESIGN REVIEW	
DRAWN	
DRAFTING REVIEW	
DATE	
SCALE	
AS SHOWN	
DATE	
REVISION	
A302	6

RECEIVED
DP1110
2018 AUG 20
DESIGN AT DRAWING SHOWING PREVIOUS REVISION



4 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"

**ATTACHMENT E
AERIAL PHOTO**



DEVELOPMENT PERMIT NO. DP001110