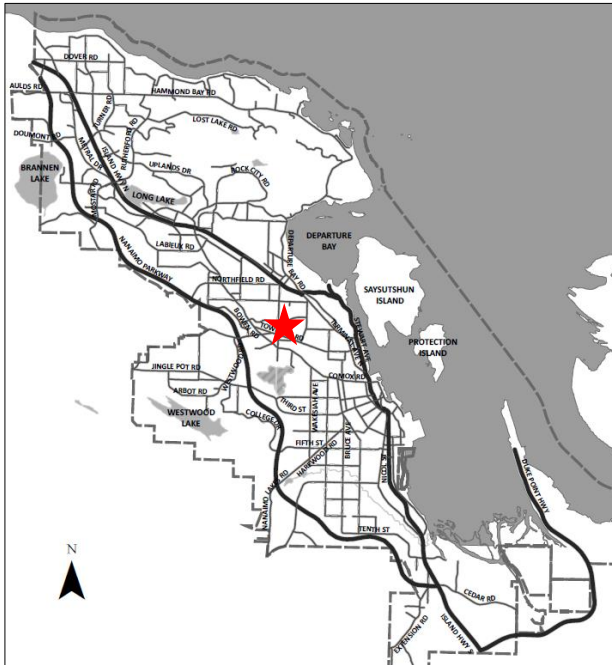


DATE OF MEETING | November 6, 2023

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1277 – 1588
BOUNDARY CRESCENT**



Proposal:

A mixed-use commercial and multi-family development



Zoning:

CC5 – Hospital Urban Centre

City Plan Land Use Designation:

Secondary Urban Centre

Development Permit Areas:

DPA8 – Form & Character

Lot Area:

4,139m²



City Aerial Photo 2022

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a mixed-use development at 1588 Boundary Crescent.

Recommendation

That Council issue Development Permit No. DP1277 for a mixed-use development at 1588 Boundary Crescent with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-NOV-06.

BACKGROUND

A development permit application, DP1277, was received from R.W. (Bob) Wall Ltd., on behalf of Hospital Commons Inc., to permit a mixed-use commercial (restaurant) and 12-unit multi-family development at 1588 Boundary Crescent.

Subject Property and Site Context

The development is proposed to occur on the northwest portion of an existing lot, which encompasses an existing 1,281m² medical office building on the east portion of the site (not proposed to be redeveloped as part of this application). The subject property is presently undergoing a 2-lot subdivision (SUB01395) with the proposed development to occur on a future lot, which is part of a larger redevelopment to create a hospital area campus with medical offices and complementary services. Road dedication; corner rounding; and registration of a statutory right-of-way are to be secured as condition of Development Permit as these would be required at time of future subdivision and have been provided voluntarily for efficiency.

The surrounding neighbourhood is a mix of institutional, commercial, and residential uses with the Nanaimo Regional General Hospital to the north, commercial developments to the west, south and east (including the recently constructed Colville Medical Centre at 1515 Dufferin Crescent), and multi-family residential to the southwest.

DISCUSSION

Proposed Development

The applicant is proposing to construct a five-storey mixed-use building comprised of 12 one-bedroom residential units ranging from 37m² to 47m² (third-, fourth- and fifth-storeys) intended for interning hospital staff and a restaurant (ground, mezzanine, and second levels). The total gross floor area of the development is 1,250m².

Site Design

The proposed building is a rectangular form and is designed to fit within the buildable area of the proposed future lot. Vehicle access will be via Boundary Crescent with 40 parking spaces to be

located on the lot; however, 68 parking spaces (including two accessible spaces and one visitor space) as well as two loading spaces are required. The remaining 28 parking spaces will be secured off-site as a condition of the Development Permit within an existing parking garage at 1515 Dufferin Crescent in accordance with Section 2.1 of the “Off-Street Parking Regulations Bylaw 2018 No. 7266”. Bicycle parking consists of 12 long-term bicycle spaces in the basement (in excess of the required six long-term bicycle parking spaces) and 15 short-term bicycle parking spaces. Three-stream waste management containers are located in a residential refuse room and a refuse enclosure for the restaurant on the ground level that is screened from the street.

Building Design

The proposed building is five-storeys with a flat roof and is contemporary in design. The exterior finishes of the building include a mix of Hardie panel and fascia; wood-look metal siding; masonry-like panels; vinyl windows; large glazing for the restaurant space; and glass balconies with aluminum railings. The commercial space occupies the ground level and mezzanine with three storeys of residential above. The commercial space is visually distinct from the residential units with dark grey cladding and dark windows and incorporates large patios which overlook the street. The residential units are lighter coloured with private exterior balconies incorporating weather protection features facing Dufferin Crescent or Boundary Crescent.

Landscape Design

Landscaping is proposed along the length of Dufferin Crescent and a portion of Boundary Crescent and incorporates a bioswale. Bench seating is proposed along Dufferin Crescent and a small plaza between the existing building and proposed building encompasses a scented garden with bench seating within the site. The applicant is proposing to plant 15 deciduous trees (maple, serviceberry, glorybower, dogwood, Persian ironwood, snowbell) and one coniferous tree (shore pine) as well as nine species of shrubs and 13 species of ground cover. Cascading plants are proposed to overhang and extend down the exposed concrete wall visible along Dufferin Crescent. Building lighting (soffit and wall) is proposed to illuminate the development.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including provision of a public gathering spaces; landscaping to enhance the interface between building and street; distinction of commercial and residential uses through building design; well-articulated building design which complements existing adjacent buildings; and, provision of a rooftop deck.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-SEP-08, accepted DP1277 as presented and provided the following recommendations:

- Consider weather protection for the top floor balconies; and,
- Consider screening the rooftop services with complementary exterior materials.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- Weather protection added over top floor balconies; and,
- Screening for rooftop HVAC equipment has been added.

Proposed Variances

Minimum Landscape Buffer

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width adjacent to Boundary Crescent along a portion of the flanking side yard (west) lot line from 1.8m to 0.0m, a requested variance of 1.8m. Staff support the proposed variance which will accommodate an outdoor restaurant patio, accessible ramp, and required parking as it allows animation of the street and view penetration as per the General Design Guidelines and incorporates an enhanced public realm in the core intersection of Boundary Crescent and Dufferin Crescent as per the Hospital Area Plan.

Loading Spaces

A minimum of two loading spaces required for the proposed development (classified as a retail trade and service centre use). A variance is proposed to reduce the number of loading spaces from 2 to 1. Staff support the proposed variance as the loading space is proposed to serve existing medical offices and the new restaurant, which is sufficient for the proposed uses, and as the applicant has demonstrated truck turning can be facilitated on the lot.

Staff support the proposed variances. |

SUMMARY POINTS

- Development Permit Application No. DP1277 proposes a new 1,250m² mixed-use commercial (restaurant) and 12-unit multi-family development.
- Variances are requested to:
 - Reduce the minimum landscape buffer width from 1.8m to 0.0m along a portion of the flanking side yard (west) lot line;
 - Reduce the required minimum number of loading spaces from 2 to 1.
- Staff support the proposed variances. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site and Parking Plans
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Renderings
ATTACHMENT F: Landscape Plan and Details |

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A

PERMIT TERMS AND CONDITIONS

PERMIT TERMS

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 17.2.1 General Regulations* – to reduce a portion of the minimum required landscape buffer width from 1.8m to 0.0m along the flanking side yard (west) lot line as shown on Attachment F.

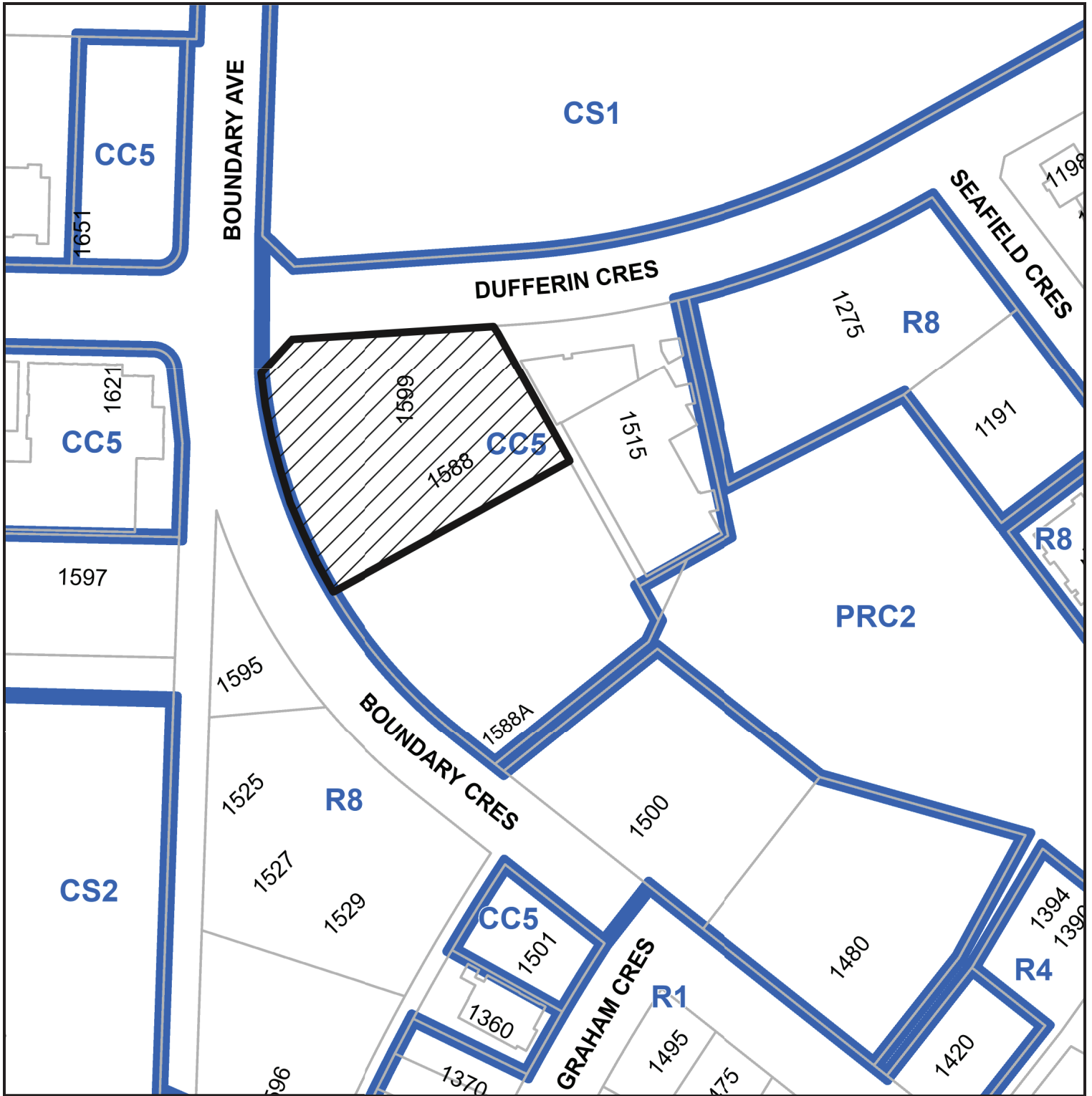
The City of Nanaimo “Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

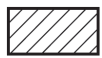
1. *Section 6.1(i)(a) Required Number of Loading Spaces* – to reduce the minimum required number of loading spaces from 2 to 1 for the proposed development.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by O.C.A. Architecture Inc., dated 2023-OCT-12 and 2023-OCT-06, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by O.C.A. Architecture Inc., dated 2023-OCT-06, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2023-OCT-06, as shown on Attachment F.
4. Registration of a Section 219 covenant and easement prior to Building Permit issuance to secure 28 off-site parking spaces at 1515 Dufferin Crescent in accordance with Section 2.1 of the “Off-Street Parking Regulations Bylaw 2018 No. 7266”.
5. Voluntary Road Dedication and registration of Statutory Right-of-Way (SRW) prior to Building Permit issuance as follows to be registered prior to Building Permit issuance:
 - a. 3.75m of dedication will be required along the frontage of Boundary Crescent;
 - b. 2.5m of dedication will be required along the frontage of Dufferin Crescent, combined with an additional SRW of approximately 1.7m to allow for some cross-sectional elements of the road to be constructed within the SRW area; and
 - c. Corner rounding of 6.0m radius is required at the intersection of the road frontages.

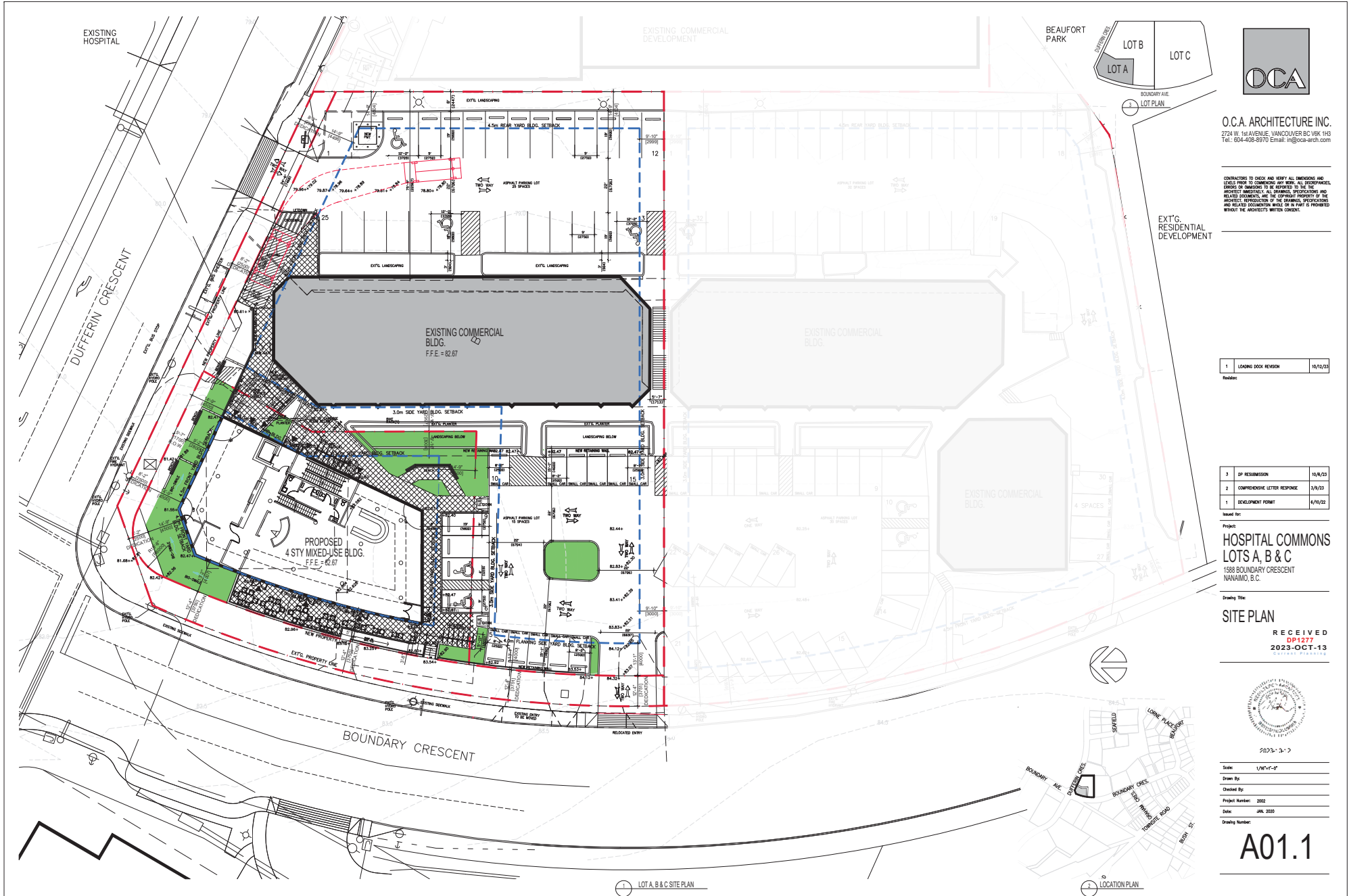
ATTACHMENT B
SUBJECT PROPERTY MAP



 1588 Boundary Cres.

ATTACHMENT C SITE AND PARKING PLANS

1 of 2



O.C.A. ARCHITECTURE INC.
2724 W. 1st AVENUE, VANCOUVER BC V6K 1H3
Tel: 604-408-8970 Email: tm@oca-arch.com

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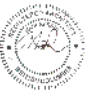
EXT'G. RESIDENTIAL DEVELOPMENT

1	LOADING DOCK REVISION	10/12/23
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3	DP RESUBMISSION	10/16/23
2	COMPREHENSIVE LETTER RESPONSE	5/17/23
1	DEVELOPMENT POINT	4/15/22

Project:
**HOSPITAL COMMONS
LOTS A, B & C**
1888 BOUNDARY CRESCENT
NANAIMO, B.C.

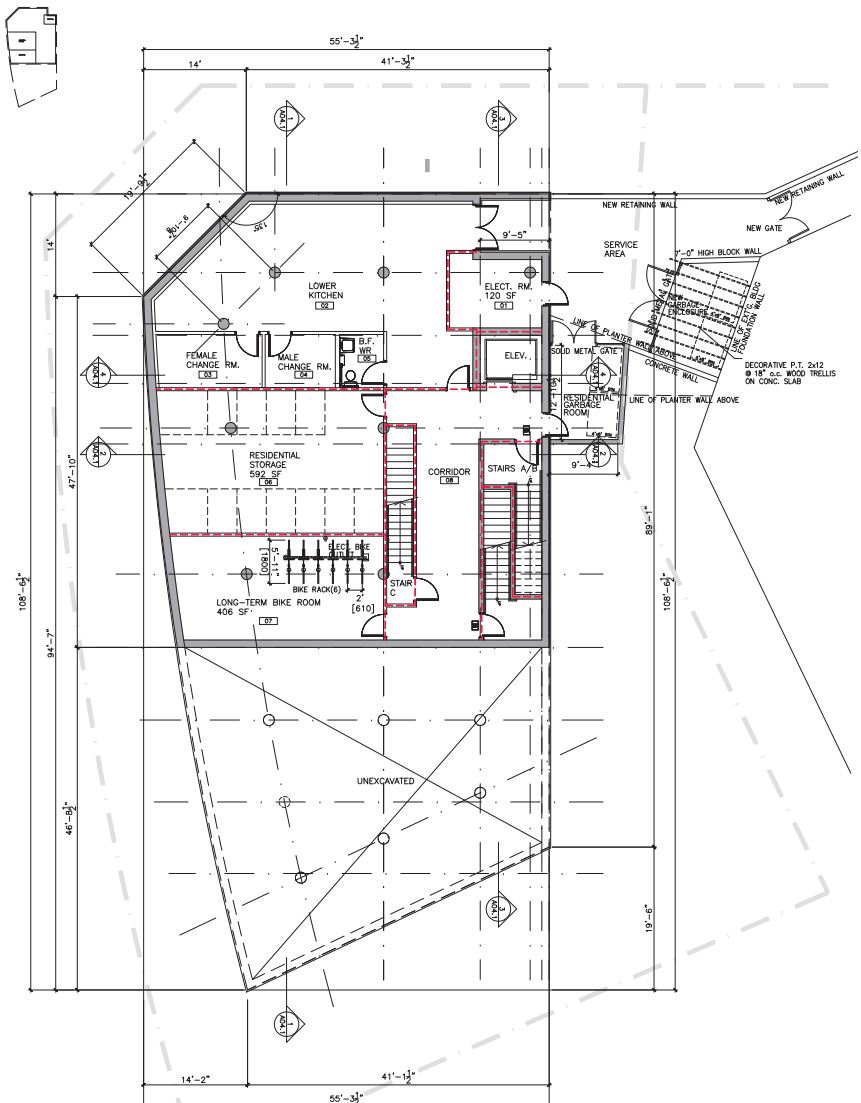
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SITE PLAN
RECEIVED
DP1277
2023-OCT-13



2023-10-17

Scale: 1/8"=1'-0"
Drawn By: _____
Checked By: _____
Project Number: 2002
Date: JAN. 2020
Drawing Number:

A01.1



WALL LEGEND:

	FORMED IN PLACE CONCRETE
	G.W.B. PARTITIONS
	0 HR FIRE SEPARATION
	1 HR FIRE SEPARATION

NOTE:
 1. SEE WALL CONSTRUCTION SCHEDULE ON DWG. 202-114-100-100
 2. ALL PARTS TO BE BUILT IN CONFORMANCE WITH B.C. BUILDING, ELECTRICAL, STRUCTURAL, & LANDSCAPE STATUTES



O.C.A. ARCHITECTURE INC.
 2724 W. 1st AVENUE, VANCOUVER BC V6K 1H3
 Tel: 604-408-8970 Email: info@oca-arch.com

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1	ADD COMMENTS	10/4/23
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2	DP RESUBMISSION	10/4/23
1	DEVELOPMENT POINT	6/7/22

Project:
HOSPITAL COMMONS
LOT A
 1588 BOUNDARY CRESCENT
 NANAIMO, B.C.

Drawing Title:
BASEMENT +
GRD. FLOOR PLAN



21073-114-014

Scale:	1/8"=1'-0"
Drawn By:	
Checked By:	
Project Number:	2009
Date:	JAN. 2020
Drawing Number:	



A02.1

BSMT. G.F.A.:
 C.O.N. G.F.A.=2,940 SF
 (120 SF-SERVICE ROOMS)
 (592 SF- RESID. STOR.)
 (406 SF- BIKE ROOM)
 1,822 SF

⊙ BASEMENT FLOOR PLAN

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

1 of 3



WEST ELEVATION - VIEW FROM BOUNDARY CRES.



NORTH ELEVATION - VIEW FROM DUFFERIN CRES.



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1	ADP COMMENTS	10/1/22
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2	DP REVISION	10/18/23
1	DEVELOPMENT POINT	6/15/22

Project:
**HOSPITAL COMMONS
LOT A**
1380 BOUNDARY CRESCENT
NANAIMO, B.C.

Drawing Title:
ELEVATIONS
RECEIVED
DP1277
2023-OCT-06



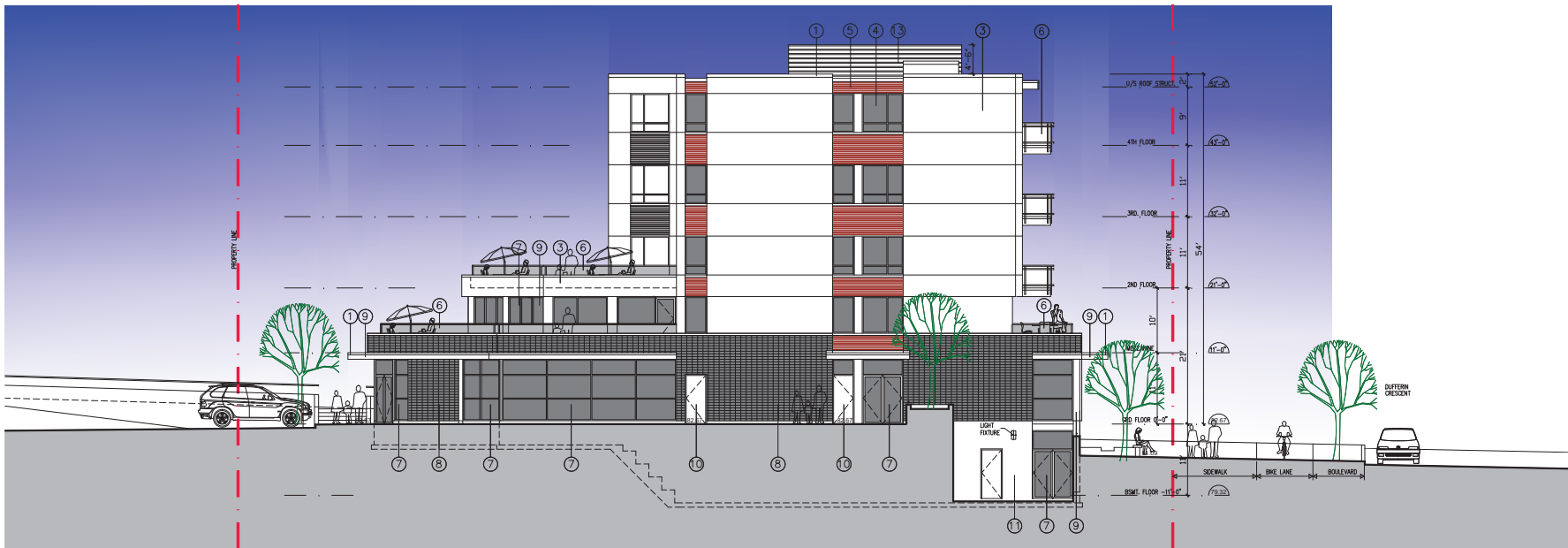
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Checked By:
Project Number: 2022
Date: JAN. 2020
Drawing Number:

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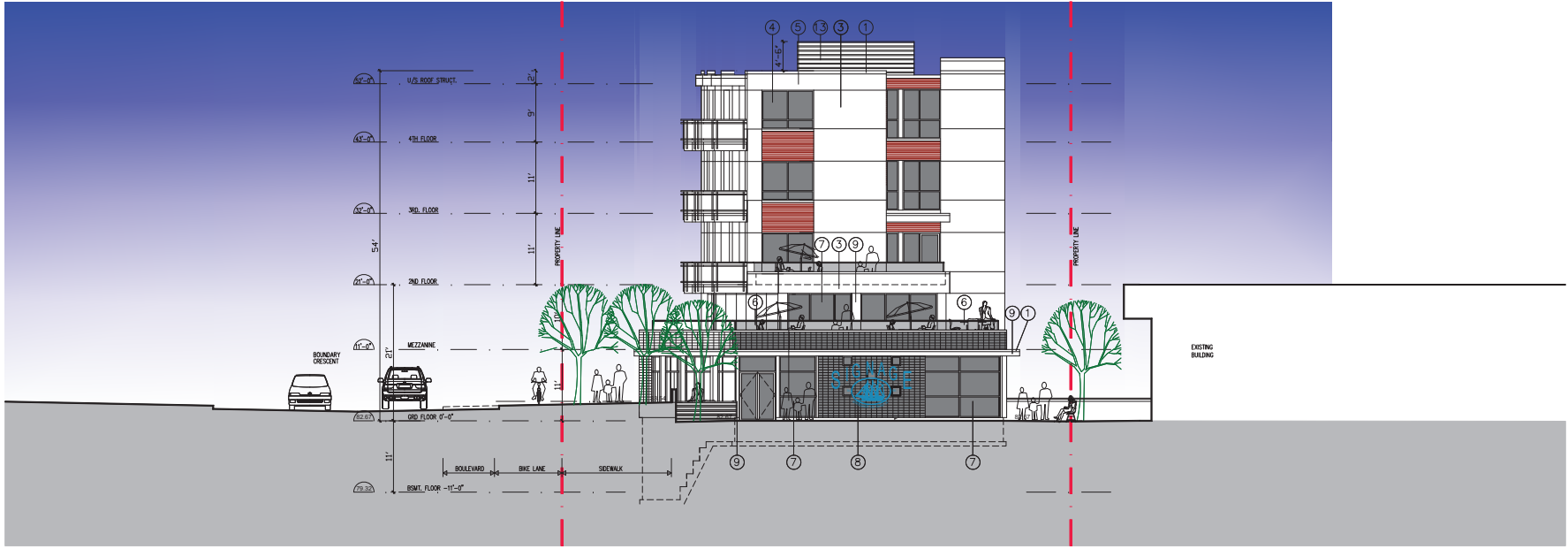
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3 EAST ELEVATION - INTERIOR LOT VIEW

1	ADP COMMENTS	10/11/23
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4 SOUTH ELEVATION - INTERIOR LOT VIEW

2	DP PERMITSUBMISSION	10/11/23
1	DEVELOPMENT PERMIT	6/15/22

Project:
HOSPITAL COMMONS
LOT A
 1388 BOUNDARY CRESCENT
 NANAIMO, B.C.

Drawing Title:
ELEVATIONS
 RECEIVED
 DP1277
 2023-OCT-06



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 Drawn By:
 Checked By:
 Project Number: 2002
 Date: JAN. 2010
 Drawing Number:

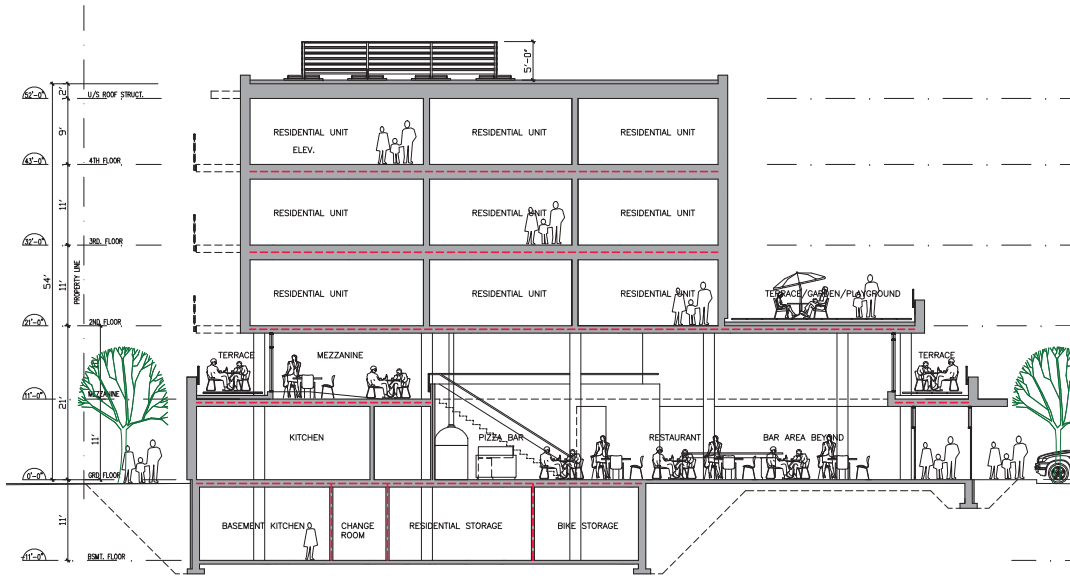
A03.2



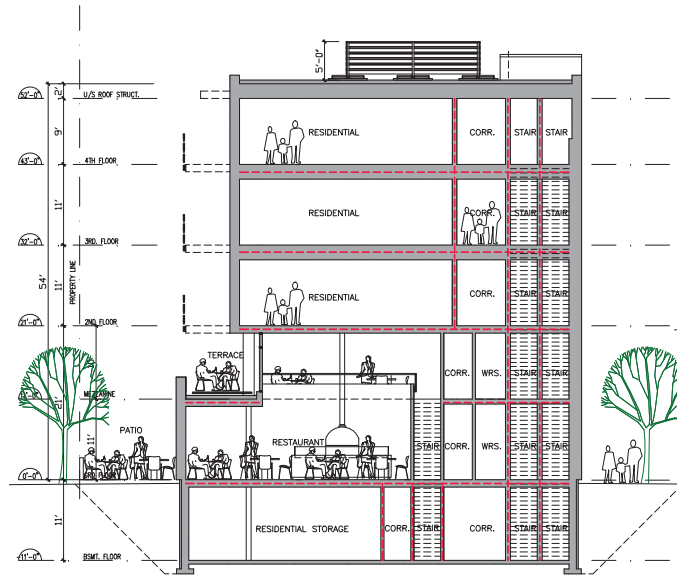
O.C.A. ARCHITECTURE INC.
 2724 W. 1st AVENUE, VANCOUVER BC V6K 1K3
 Tel.: 604-408-8970 Email: info@oca-arch.com

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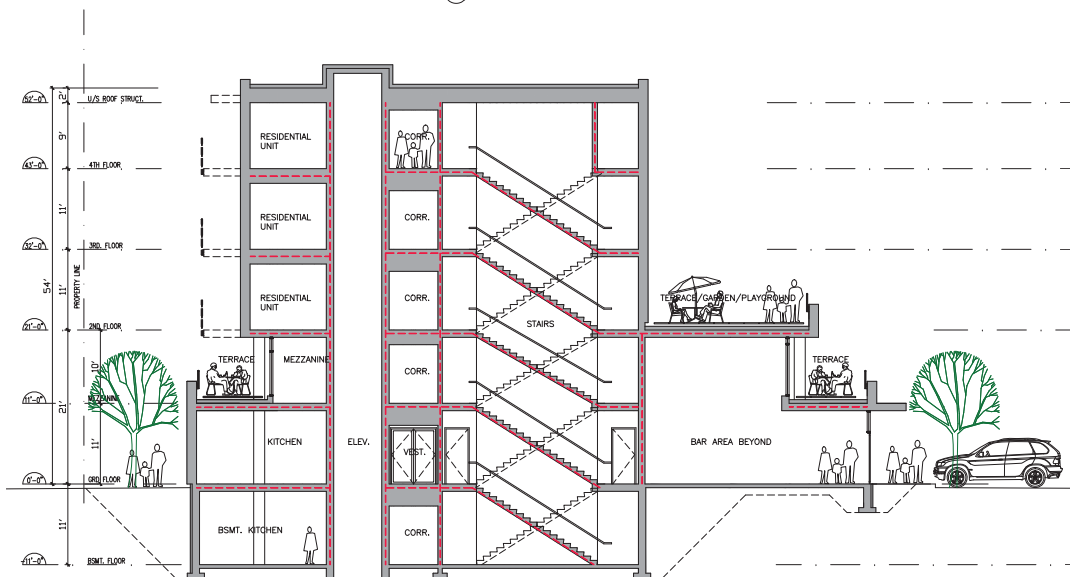
1	ADD COMMENTS	10/4/23
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1 BUILDING SECTION



2 BUILDING SECTION



3 BUILDING SECTION



- EXTERIOR MATERIAL FINISHES:
1. PRE-FIN. METAL FLASHING
 2. ANODIZED ALUMINUM
 3. ANODIZED ALUMINUM
 4. ANODIZED ALUMINUM
 5. ANODIZED ALUMINUM
 6. ANODIZED ALUMINUM
 7. ANODIZED ALUMINUM
 8. ANODIZED ALUMINUM
 9. ANODIZED ALUMINUM
 10. ANODIZED ALUMINUM
 11. ROOF TOP HVAC SCREENING

- COLORS:
- CHARCOAL
 - SOFT GREY
 - SOFT GREY/WHITE
 - WHITE
 - SCHE
 - WHITE
 - CHARCOAL
 - CLEAR ANODIZED ALUMINUM
 - CHARCOAL
 - WHITE

2	DP REVISION	10/4/23
1	DEVELOPMENT PERMIT	8/10/23

Project:
HOSPITAL COMMONS LOT A
 1588 BOUNDARY CRESCENT
 NANAIMO, B.C.

Drawing Title:
BUILDING SECTIONS & MATERIALS

RECEIVED
 2023-OCT-06



Scale: 1/8"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2022
 Date: JUN. 2020
 Drawing Number:

A04.1

ATTACHMENT E BUILDING PERSPECTIVES

HOSPITAL COMMONS - LOT A 1588 BOUNDARY CRESCENT, NANAIMO, B.C.



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1 VIEW FROM NORTH-WEST



2 VIEW FROM NORTH-EAST



3 VIEW FROM SOUTH-WEST



4 VIEW FROM SOUTH-EAST



5 VIEW FROM FURTHER SOUTH-WEST



6 VIEW FROM FURTHER NORTH-WEST

1	ADP COMMENTS	10/4/22
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3	DP RESUBMISSION	10/10/23
2	DEVELOPMENT POINT	6/10/22
1	CONSULTANT REVIEW	2/4/22

Project:
**HOSPITAL COMMONS
LOT A**
1588 BOUNDARY CRESCENT
NANAIMO, B.C.

Drawing Title:
**COVER
RENDERINGS**



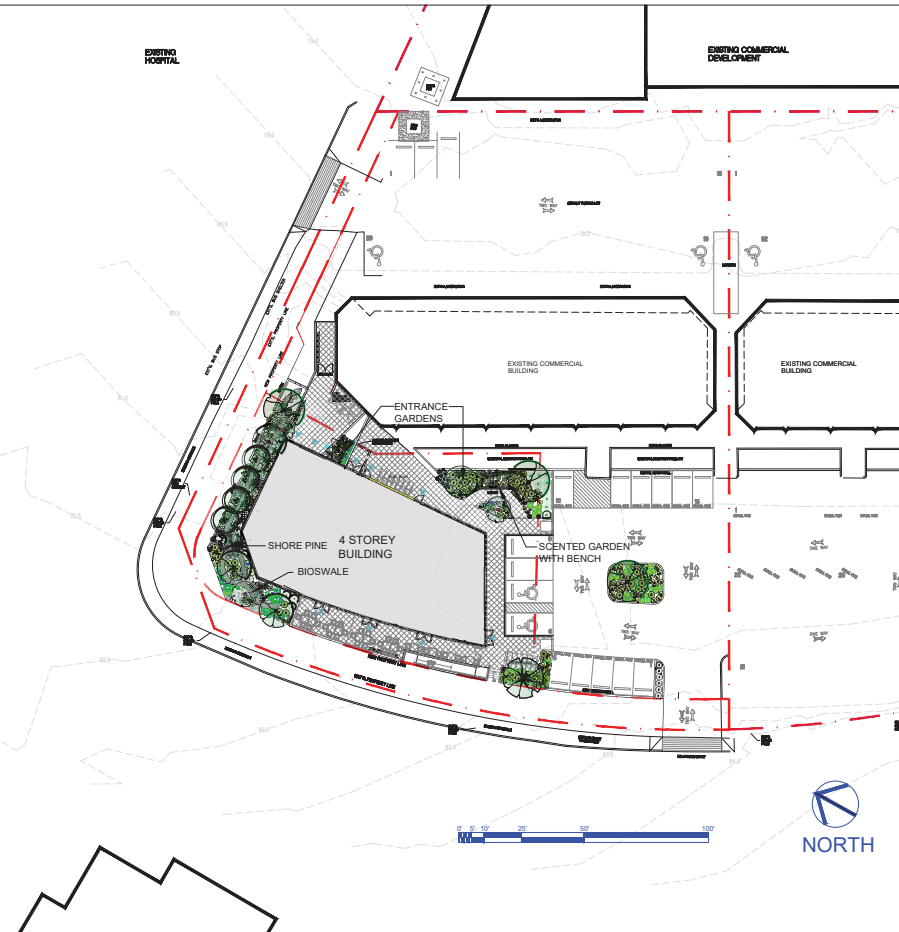
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Checked By: _____
Project Number: 2022
Date: JAN, 2020
Drawing Number:

A0.1

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DIP# 2377
2023-OCT-06

ATTACHMENT F LANDSCAPE PLAN AND DETAILS

HOSPITAL COMMONS LOT A - - - - - LANDSCAPE CONCEPT - - - - - 1588 BOUNDARY CRESCENT



LANDSCAPE PLAN
For Planting Plan
see L0.2

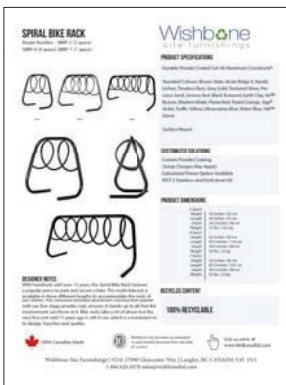
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DESIGN ELEMENTS

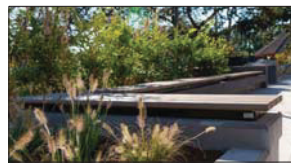
- Bioswale Gardens:**
- Bioswale stormwater function
 - Dry stream bed/large rock features reflect regional character of Mt Benson
 - Layered/seasonal plantings for aesthetics and biodiversity
 - Plants selected according to aspect/microclimates
 - Shade plants on north side
 - Sun loving plants on the west side

- Entrance gardens:**
- A scented garden with seating
 - Canopy shade trees
 - Flowers and colours for each season

DESIGN DETAILS



DETAIL #1 - BIKE RACKS
TO BE WISHBONE SBRP-7, OR EQUIVALENT



DETAIL #2 - BENCH
TO BE WISHBONE BACKLESS WALL TOP, OR EQUIVALENT



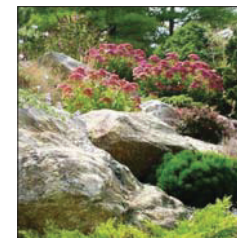
Shore Pine



Bioswale



Shade plants for north facing gardens



Sun loving plants for south facing gardens



Clerodendrum



Scented plants

NOTES:
ALL GRADES APPROXIMATE,
TO BE CO-ORDINATED WITH
CIVIL.

NOT FOR
CONSTRUCTION

REVISIONS:

- Issued for DP Review - 2022Apr01
- Issued for DP - 2022Apr04
- Re-issued for DP - 2022Jun10
- CoN Comprehensive Letter - 2023Mar06
- CoN Comprehensive Letter - 2023Mar27
- Re-issued for DP - 2023Oct06

CONSULTANT:



PROJECT:

HOSPITAL
COMMONS
LOT A

SITE LEGAL DESCRIPTION:

1588 Boundary Crescent,
Nanaimo, BC
Lot 2, Section 1, District Lot 976,
Newcastle reserve, Nanaimo District,
Plan 27521

SHEET TITLE:

CONCEPTUAL
LANDSCAPE
DESIGN
ELEMENTS

SCALE: AS NOTED DATE: MAR. 30, 2022

DRAWN: DR CHECKED: VJD

PROJECT NUMBER:
HC LOT A 2022

DRAWING NUMBER:

L0.1/DP

MUN. DWG#:



