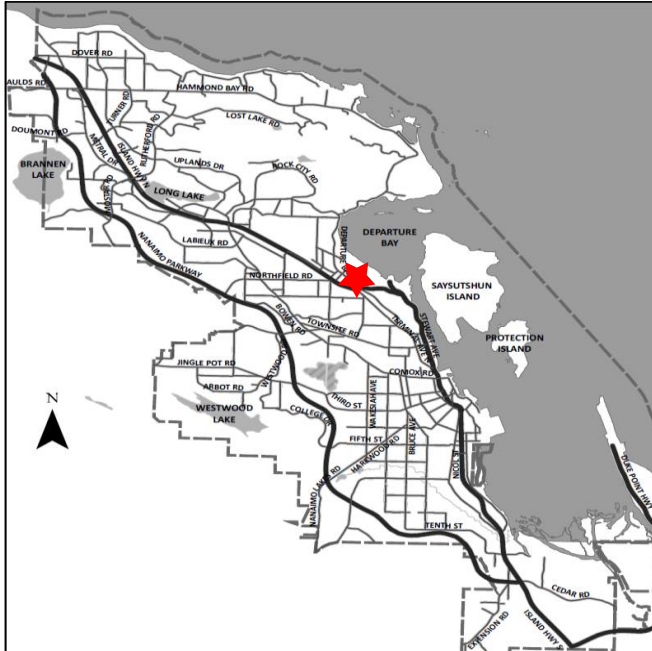


DATE OF MEETING | February 27, 2023

AUTHORED BY | GEORGE FUJII, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT NO. DP1286 – 2180 HIGHLAND BOULEVARD**



Proposal:

Freestanding, multi-tenant commercial pad building.

Zoning:

CC2 Neighbourhood Centre

City Plan Future Land Use Designation:

Mixed Use Corridor

Lot Area:

1,472 m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a commercial development at 2180 Highland Boulevard.

Recommendation

That Council issue Development Permit No. DP1286 for a commercial development at 2180 Highland Drive with a variance as outlined in the "Proposed Variance" section of the Staff Report dated 2023-FEB-27.

BACKGROUND

A development permit application has been received from K. Paul Architect Inc. on behalf of Brooks Landing Centre Inc. to permit the development of a 714.7 m² freestanding, multi-tenant, single storey commercial pad building.

Subject Property and Site Context:

The subject property is an underutilized paved parking lot with perimeter hedges and legacy pylon signage foundations, which provides overflow parking for the neighbouring Brooks Landing Shopping Centre to the southeast.

The property is bound by the Island Highway to the southwest and single family residential lots to the north.

A development permit (DP000999) was previously issued for a similar multi-tenant commercial building for the subject property in 2016; however, the owner chose not to proceed with the development at that time.

DISCUSSION

Proposed Development

Site Design

Similar to the previously approved design, the proposed building is oriented towards the existing shopping centre. There is an existing pedestrian access into the site via a pedestrian tunnel under the Island Highway. The pedestrian access from the tunnel will be extended to access all the way through the site to the Staples store and the main shopping plaza. This will be accomplished with the installation of a new concrete curb, concrete sidewalks and a brightly painted secure cross-walk. Improved lighting will also be required on Highland Boulevard.

Required parking is provided and wiring for future EV facilities. There are existing easements and covenants in place that allow all of the parking to be accommodated on the adjacent shopping centre property. Short term bike racks and long term bike lockers are also provided.

Garbage/recycling facilities are located within a fenced enclosure in the northern corner facing the shopping centre. Two loading spaces are sited in front of the garbage enclosure.

Building Design

The proposal is for a new freestanding, multi-tenant, single storey commercial/retail building, 714.7 m² representing a floor area ratio (FAR) of 0.48. Exterior building materials include generous storefront glazing, cement board siding and neutral coloured pre-finished metal awnings to provide weather protection above the unit entries. The material palette compliments the existing shopping centre.

Landscape Design

Landscaping consists of a combination of trees and shrubs within the building setback areas with the intention to break up and soften the building massing. The applicant proposes to manicure/prune, where possible, the existing perimeter hedge.

Three trees in tree grates are provided within the existing parking area, together with landscaped islands planted with trees and shrubs at either end of the parking spaces.

The proposed site, building, and landscape design meets the intent of the General Development Permit Area Design Guidelines.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2022-NOV-24, accepted DP001286, as presented with support for the proposed variance. The following recommendations were provided:

- Consider incorporating an outdoor amenity space somewhere on the property;
- Consider adding conifer trees on the site;
- Consider larger canopies over the entrances to the retail units perhaps similar to the other building on the property;
- Consider bike lockers on the site;
- Consider providing a roof deck as an amenity space;
- Consider green options where possible; and,
- Consider adding more trees to the back of the property.

The applicant subsequently revised the development proposal in response to the DAP recommendations with the following changes:

- Four bistro tables have been added in front of the building encircling the trees, with additional seating provided adjacent the sidewalk heading towards Staples.
- Eight coniferous trees (Serbian Spruce) have been added to better screen the back of the property from the neighbouring residential lot.
- The overall depth of the fabric canopy along the entire storefront has been increased from 0.9m to 1.2m and the corner feature mid-height eyebrows have been increased from 0.76m to 0.9m.
- Bike lockers have been added adjacent to the loading bay.
- Green options include changing the main building structural system from steel construction to more sustainable wood construction and incorporating double-pane energy efficient windows for heating/cooling energy reduction.

- Additional trees have been added to the back of the property.
- A rooftop amenity space has not been added, as this was determined by the applicant not to be viable. Instead, additional amenity space and tables are proposed at-grade.

PROPOSED VARIANCE

Minimum Side Yard Setback

Subsection 10.5.1 of the Zoning Bylaw requires a minimum side yard setback of 3.0m in the CC2 Zone. A variance is requested to decrease the minimum south (parking lot) side yard setback from 3.0m to 1.13m. The requested reduced setback brings the building closer to the internal lot line within the parking lot and creates a more urban character without compromising the pedestrian walkway in front of the building.

Staff support the proposed variance.

SUMMARY POINTS

- Development Permit application No. DP1286 proposes a new 714.7 m² freestanding, single-storey commercial pad building.
- The site, building and landscape design meets the intent of the General Development Permit Design Guidelines.
- A variance is requested to reduce the minimum south (parking lot) side yard setback from 3.0m to 1.13m. Staff support the proposed setback variance.

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, Development Approvals

Dale Lindsay
General Manager, Development Services /
Deputy CAO

ATTACHMENT A PERMIT TERMS AND CONDITIONS

PERMIT TERMS

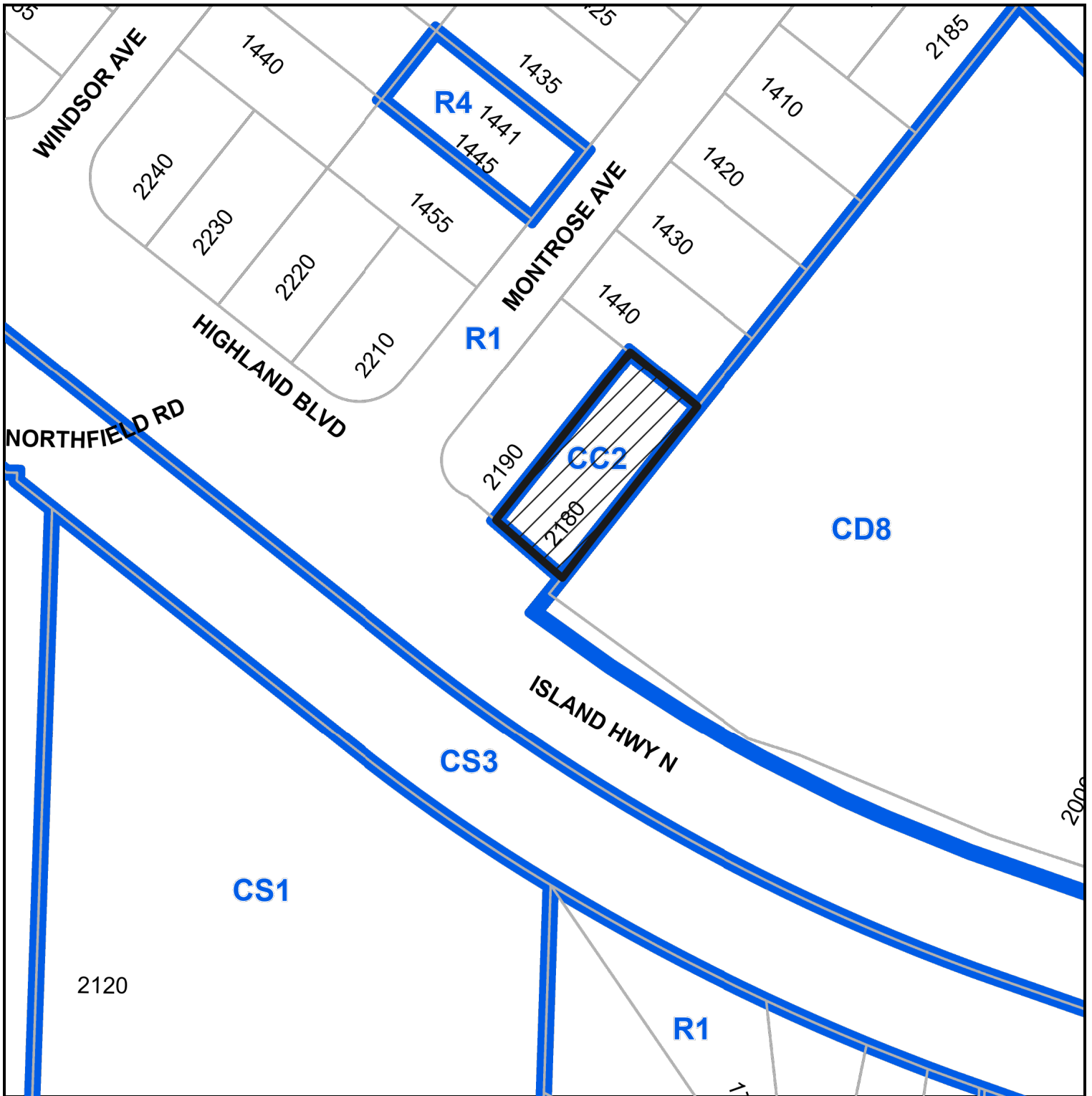
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 10.5.1 Siting of Buildings* – to decrease the minimum south (parking lot) side yard setback from 3.0m to 1.13m.

CONDITIONS OF PERMIT

1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by K Paul Architect, dated 2023-JAN-11, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by K Paul Architect, dated 2023-JAN-23, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by PMG Landscape Architects, dated 2023-JAN-23, as shown on Attachment F.

**ATTACHMENT B
SUBJECT PROPERTY MAP**



DEVELOPMENT PERMIT NO.DP1286

 2180 HIGHLAND BOULEVARD

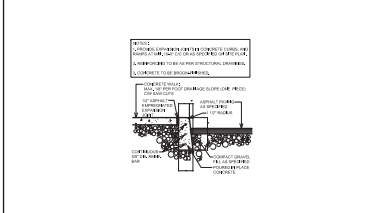
ATTACHMENT C SITE AND PARKING PLAN



Proposed Setback Variance

1 PARTIAL EXISTING SITE PLAN

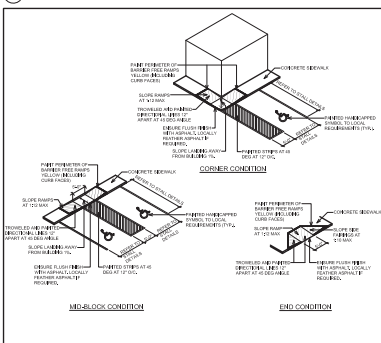
2 LEGEND



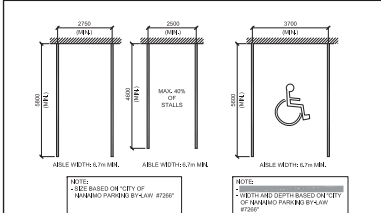
3 CURB DETAIL

- 1. NEW CONCRETE CURB (MIN. 100MM TO FINISH)
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4 SITE PLAN NOTES



5 HANDICAPPED LET-DOWN DETAILS



6 MINIMUM PARKING STALL SIZES

NO.	DATE	DESCRIPTION
01	2023.02.01	REVISED FOR PERMITS
02	2023.02.01	REVISED FOR DEVELOPER'S REVIEW
03	2023.02.01	REVISED FOR PERMITS
04	2023.02.01	REVISED FOR PERMITS
05	2023.02.01	REVISED FOR PERMITS
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49	2023.02.01	REVISED FOR PERMITS
50	2023.02.01	REVISED FOR PERMITS

TRUE NORTH
 PROJECT NORTH

TERRACAP ARCHITECT
 402 - 2500 - 10th St
 VANCOUVER, BC V6Z 1K1
 TEL: 604-271-1111
 WWW.TERRACAPARCHITECT.COM

TERRACAP MANAGEMENT INC.
 2180 HIGHLAND BLVD
 SUITE 100
 VANCOUVER, BC V6E 1K1
 TEL: 604-271-1111
 WWW.TERRACAPMANAGEMENT.COM

TERRACAP BROOKS LANDING
 2180 HIGHLAND BLVD
 BUILDING 10 (RETAIL)
 VANCOUVER, BRITISH COLUMBIA

PROPOSED SITE PLAN

DATE	BY	REVISION
2023.02.01	AS NOTED	AS NOTED
2108130	2108130	AD.3

RECEIVED
DP 1256
2023 FEB 02
CITY OF VANCOUVER

**ATTACHMENT E
BUILDING RENDERINGS**



Facing South and East



Facing Parking Lot



Facing North and West



RECEIVED
2022-NOV-18

Facing North and East

ATTACHMENT F LANDSCAPE PLAN AND DETAILS

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pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia V5C 6G9
p: 604 294-0011 - f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
6	23.JAN.23	UPDATE PER CITY COMMENTS	CLG
5	22.OCT.16	ADP COMMENTS & ISSUE FOR SUBMISSION	CLG
4	22.OCT.24	ADD PROPERTY LINE TAGS	CLG
3	23.OCT.07	ISSUED FOR PERMIT	CLG
2	22.SEP.22	ISSUE FOR DP	CLG
1	22.SEP.15	UPDATE PER NEW SITE PLAN / 95% DRAWINGS	CLG

CLIENT:

PROJECT:
COMMERCIAL DEVELOPMENT

**AT BROOKS LANDING
2180 HIGHLAND BLVD.
NANAIMO, B.C.**

DRAWING TITLE:
**LANDSCAPE
PLAN**

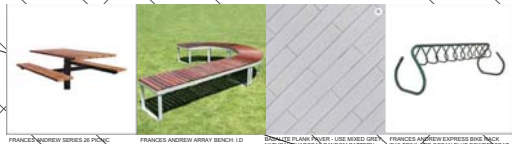
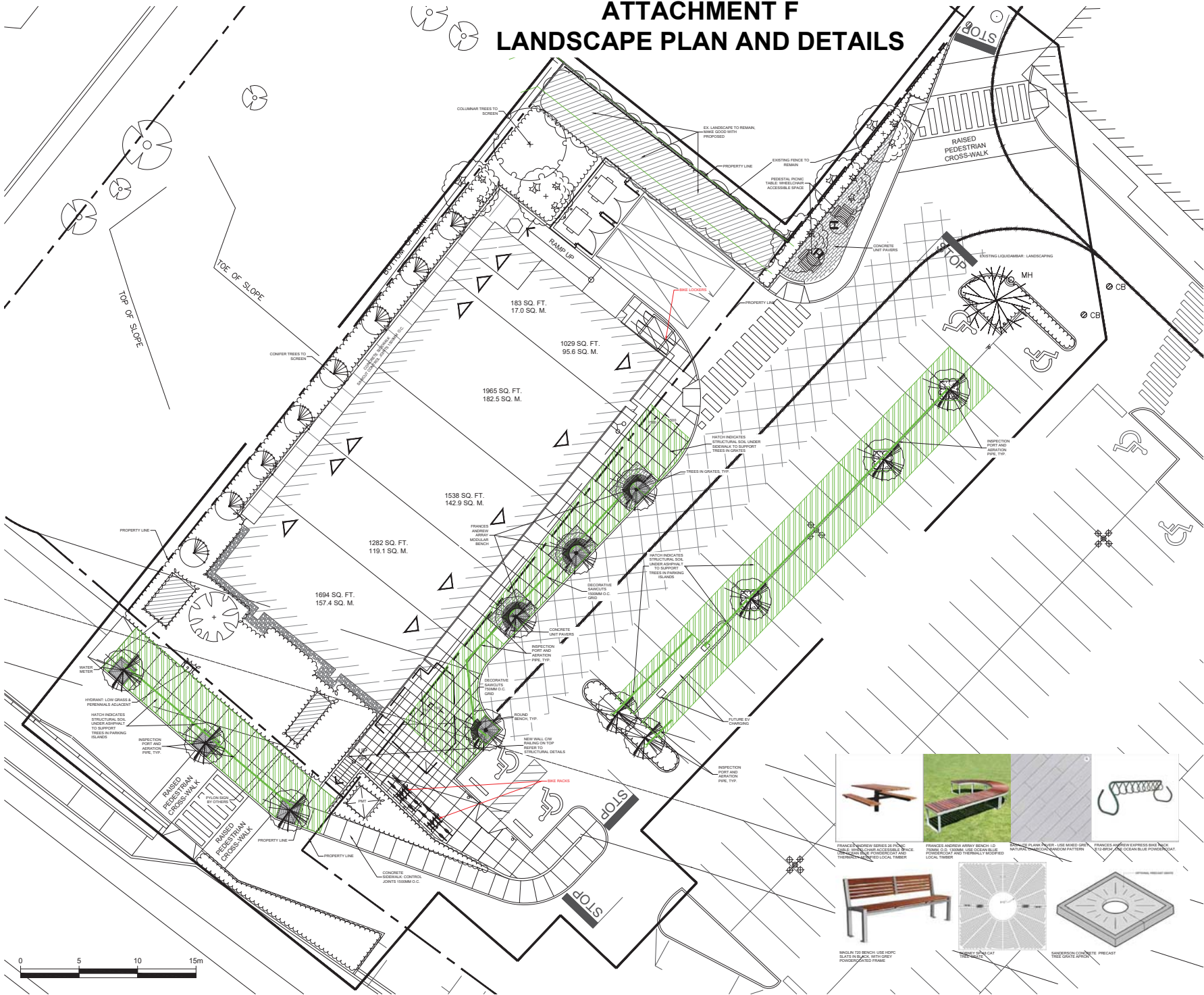
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CHKD: MCV

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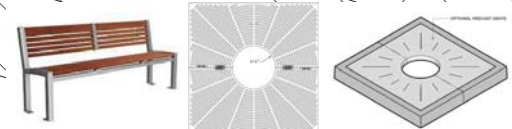
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OF 4

PMG PROJECT NUMBER: 22-176



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Suite C100 - 4185 Still Creek Drive
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SEAL:



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1	22.SEP.15	UPDATE PER NEW SITE PLAN / 95% DRAWINGS	CLG

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:
COMMERCIAL DEVELOPMENT

AT BROOKS LANDING
2180 HIGHLAND BLVD.
NANAIMO, B.C.

DRAWING TITLE:

SHRUB PLAN

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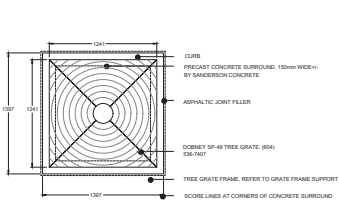
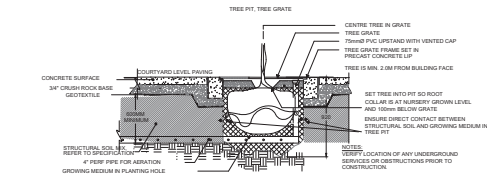
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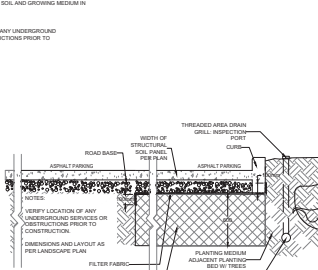
PMG PROJECT NUMBER: 22176-5.2P

PLANT SCHEDULE	PLANT PROJECT NUMBER: 22-176			
KEY	SYMBOL	SYMBOL NAME	COMMON NAME	PLANTED SIZE / SPACING
1		ACER GRiseum	PAPERBARK MAPLE	60M CAL, 1.8M STD. BAR, CLIMATE RESILIENT
2		QUERCUS GRiseum	THORNLESS COCKERPLUM HAWTHORN	60M CAL, 1.8M STD. BAR, CLIMATE RESILIENT
3		LIQUIDAMBAR STRYRACULUA	SLENDER SILKHOOTLENDER	60M CAL, 1.8M STD. BAR, CLIMATE RESILIENT
4		LIQUIDAMBAR STRYRACULUA	WOPPLESTRAW	60M CAL, 1.8M STD. BAR, CLIMATE RESILIENT
5		PICCA OMBIFERA	WINDY SHIRAZ	1.8M HT. BAR, CLIMATE RESILIENT
6		QUERCUS GRiseum	PARROTQUILL	60M CAL, 1.8M STD. BAR, CLIMATE RESILIENT
7		AMELIFLUS	STRAWBERRY TREE	40 POT, 30CM
8		CORNUS SERICEA	KELLEY DOGWOOD	40 POT, 40CM
9		CORNUS COCCIFERA	DOGWOOD BUSH	40 POT, 30CM
10		CORNUS COCCIFERA	GOLDEN SPINE BUSH	40 POT, 30CM
11		DIQUONIA SPINOSA	GREEN SPINE DOGWOOD	40 POT, 30CM
12		HYDRANGEA MACROPHYLLA	LUMELIGHT HYDRANGEA	40 POT, 30CM
13		MANISHA ALBOFLORUM	CREOSOTE BUSH	40 POT, 40CM POT, 30CM
14		MANISHA ALBOFLORUM	GLAF STREAM HAWKBIT	40 POT, 30CM
15		MANISHA ALBOFLORUM	SUNSHINE HAWKBIT	40 POT, 30CM
16		PRUNUS LAUROCESTRIS	OTTO LINDEN LABEL	40 POT, 30CM
17		SOMNIA ALPINA	WAGTAIL	40 POT, 30CM
18		VACCINIUM OVALIFOLIUM	OVAL LEAF BLUEBERRY	40 POT, 30CM
19		MISCANTHUS SINENSIS	MORNING LIGHT	40 POT, 30CM
20		PERNETTIA ALPICOCCIFERA	DOUGLASS GRASS	40 POT, 30CM
21		STIPA TENUESIS	MEXICAN FEATHER GRASS	40 POT, 30CM
22		CORONILLA VERTICILLATA	WOODRUFF	15 CM POT
23		ECHINACA PURPUREA	SOMBER PURPLE CONEFLOWER	15 CM POT
24		BERTIA SEMPERVIRENS	SNOWFLAKE EVERGREEN CANDYTUFT	15 CM POT
25		NEPETA PAVONINA	BLUE CATNIP	15 CM POT
26		RUBICUNDIA FILICIDA VAR. BULLANTATA	GOLDFINGER	15 CM POT
27		SOMNIA ALPINA	WAGTAIL	15 CM POT
28		GAULTHERIA SHALLOW	SALAL	40 POT, 30CM, 30CM O.C.

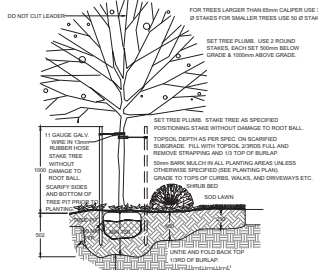
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES REFERRED TO PER CITY REQUIREMENTS. REFER TO PLANT SPECIFICATIONS FOR SPECIFIC PLANT MATERIAL REQUIREMENTS. * SEEDS AND OTHER PLANT MATERIALS AVAILABLE FOR OFFICIAL REVIEW BY LANDSCAPE ARCHITECT AT THE OFFICE OF SUPPLY. * AREA OF SEARCH TO INCLUDE COURTYARD, SIDEWALKS AND PARKING AREAS. * SUBSTITUTIONS OF PLANT MATERIALS FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFLECTION OF CONDITIONS OF CONTRACT. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE SOURCES. * SO-SOLIS NOT PERMITTED IN GREYING MEDIA UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



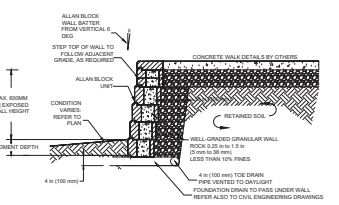
1 TREE IN TREE GRATE WITH STRUCTURAL SOIL
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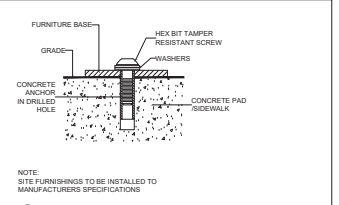
2 STRUCTURAL SOIL IN PARKING AREA
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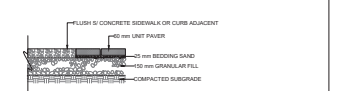
3 PLANTING DETAILS
1:20



4 GRAVITY BLOCK WALL
1:20



5 SITE FURNITURE MOUNTING
NO SCALE



6 PAVERS EDGE
1:12

