

Staff Report for Decision

File Number: DP001291

DATE OF MEETING October 16, 2023

AUTHORED BY KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1291 – 13, 17 & 21 HALIBURTON STREET



Proposal:

44-unit multi-family development

Zoning:

R8 – Medium Density Residential

City Plan Land Use Designation: Neighbourhood

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

 $404m^2 - 13$ Haliburton Street $808m^2 - 17$ Haliburton Street $808m^2 - 21$ Haliburton Street 0.2 ha *(total lot area)*



DP



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 13, 17 and 21 Haliburton Street.

Recommendation

That Council issue Development Permit No. DP1291 for a 44-unit multi-family development at 13, 17 and 21 Haliburton Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-OCT-16.

BACKGROUND

A development permit application, DP1291, was received from Matthew T. Hansen Architect, on behalf of 1283135 B.C. Ltd., for a multi-family development consisting of one building with a total of 44 dwelling units.

Subject Property and Site Context

The subject properties are located in the South End Neighbourhood. The subject site is comprised of three lots to be consolidated. The site is rectangular shaped and slopes slightly downhill from west to east, providing easterly views of the waterfront. Established single residential dwellings, a multi-family development, and commercial developments predominantly characterize the surrounding area. The subject site is walking distance to active transportation routes, as well as commercial services and Downtown Nanaimo. The subject properties encompass two existing single residential dwellings and one vacant lot.

DISCUSSION

Proposed Development

The applicant proposes to construct a five-storey, multi-family apartment building over a one level underground parkade. Access to the parkade is off Haliburton Street. The proposed unit composition is as follows:

Unit Type	No. of Units	Approximate Unit Sizes
1-Bedroom	21	49m ² – 73m ²
2-Bedroom	21	62m ² – 76m ²
3-Bedroom	2	125m ²

The proposed total gross floor area of the building is $3,188m^2$ with a total proposed Floor Area Ratio (FAR) of 1.58 (including a base density of 1.25, 0.25 for parking provided beneath the building, and 0.1 for meeting or exceeding Tier 1 "Schedule D – Amenity Requirements for Additional Density"). The applicant is proposing to meet Tier 1 in 'Schedule D' by providing amenities, which include the following:

- a designated car share parking space on-site;
- a minimum of 80% of the total parking area is located underground;



- one motorized or electric scooter, or motorcycle space, per 15 dwelling units;
- wood as the primary building material;
- 50% of all wood products used in construction certified by the Forest Stewardship Council;
- 50% of the site featuring permeable surfaces, including a combination of a green roof and landscaping; and,
- low-flow plumbing features.

Site Design

The building is oriented along Haliburton Street which provides easterly views toward the ocean. Both the main pedestrian entrance and the vehicular access to the underground parking area are from Haliburton Street. Ground-level units have direct pedestrian access to the adjacent sidewalk. A total of 40 parking spaces are proposed (as well as three scooter parking spaces), all of which are provided underground (exceeding the required 32 spaces per the "Off-Street Parking Regulations Bylaw 2018 No. 7266"). Four short-term bicycle parking spaces are provided at the front of the building and 22 long-term bicycle parking spaces are provided in two bike storage rooms in the underground parkade. Three-stream waste management containers are located in a room at the bottom of the underground parking driveway ramp.

Building Design

The building design incorporates classic details of the Art Deco vernacular with stucco and cementitious panel siding in an earth tone palette. The vertical massing is broken up by reducing the floor area of the upper two levels and stepping back the building from Haliburton Street to keep the visual scale to three levels. Additional setbacks of the upper floor at the north end of the building further support the intent to visually reduce the building mass. The horizontal massing is broken up by a combination of balconies, articulated roof lines, and material changes.

Landscape Design

The landscape design features a combination of trees and shrubs around the perimeter of the proposed building. Private amenity areas include patios for ground level units and balconies for upper floor units. Ground level common outdoor patios are provided on the south side of the building and at the rear of the building, which is connected to a common indoor amenity space. Terraced concrete retaining walls with robust plantings and fencing provide a buffer between the rear patios and neighbouring properties. Other outdoor amenity features include pedestrian circulation along a paved walkway, a perennial cutting garden, and an herb garden located in the south side of the building. Two shared amenity rooftop decks are proposed, which also incorporate green roofs with Sedum Matting. Lighting (wall, bollard, tree and step lighting) is provided around the perimeter of the site and adjacent to pedestrian walkways.

The proposed development meets the intent of the General Development Permit Area Design Guidelines and the South End Neighbourhood Plan Urban Design Framework and Guidelines including a well-articulated building design, the provision of an onsite pedestrian walkway network, robust landscaping, and provision of common outdoor amenity space.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-MAY-11, accepted DP1291 as presented and provided the following recommendations:



- Screen the rooftop equipment with materials that complement the exterior design of the building;
- Consider adding bike racks to the primary building entrance on Haliburton Street;
- Consider ways to expand the public amenity space at the back of the building; and,
- Explore the possibility of accessory uses within the building in keeping with the zoning which allows for work and commercial spaces.

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

- Relocated the short-term bicycle rack to the primary building entrance; and,
- Expanded the outdoor amenity area at the back of the building.

Proposed Variances

Building Height

The maximum permitted height of principal building in the R8 zone is 14m. The proposed building height is 15.6m, a requested variance of 1.6m. Staff support the height variance which is for the portion of the building encompassing a rooftop amenity space (measured to the top of the guardrail). The amenity space is set back from the edge of the building to mitigate any overlook to neighbouring properties.

Projections into Yards

The maximum permitted projection into a front yard setback for an entry portico is 2m. The proposed entry portico projects 2.97m into the front yard setback, a requested variance of 0.97m. Staff support the variance as this architectural feature will provide visual interest to the building and complement the streetscape along Haliburton Street.

Staff support the proposed variances.

SUMMARY POINTS

- Development Permit application No. DP1291 proposes a 44-unit multi-family development at 13, 17 and 21 Haliburton Street.
- Variances are requested to:
 - Increase the maximum permitted height of a principal building from 14.0m to 15.6m; and
 - To increase the maximum permitted projection of an entry portico from 2.0m to 2.97m into the front yard setback.
- Staff support the proposed variances.



ATTACHMENTS

ATTACHMENT A:	Permit Terms and Conditions
ATTACHMENT B:	Subject Property Map
ATTACHMENT C:	Site and Parking Plan
ATTACHMENT D:	Building Elevations and Details
ATTACHMENT E:	Building Rendering
ATTACHMENT F:	Landscape Plan and Details
ATTACHMENT G:	Schedule D – Amenity Requirements for Additional Density

Submitted by:

Concurrence by:

Lainya Rowett Manager, Current Planning Jeremy Holm Director, Development Approvals

ATTACHMENT A PERMIT TERMS & CONDITIONS

PERMIT TERMS

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

- 1. *Section 6.5.1 Projections into Yards* to increase the maximum permitted projection for an entry portico into the required front yard setback from 2.0m to 2.97m as shown on Attachment D.
- 2. *Section 7.6.1 Size of Buildings* to increase the maximum permitted height of a principal building from 14.0m to 15.6m as shown on Attachment D.

CONDITIONS OF PERMIT

- 1. The subject property shall be developed generally in accordance with the Site and Parking Plans, prepared by Matthew T. Hansen Architect, dated 2023-AUG-29 and 2023-SEP-25, as shown on Attachment C.
- 2. The subject property shall be developed in substantial compliance with the Building Elevations and Details, prepared by Matthew T. Hansen Architect, dated 2023-AUG-29, as shown on Attachment D.
- 3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by Prospect & Refuge Landscape Architects, dated 2023-AUG-03, as shown on Attachment F.
- 4. Consolidation of 13, 17, and 21 Haliburton Street prior to building permit issuance.
- 5. The subject property is developed in accordance with the 'Schedule D Amenity Requirements for Additional Density' prepared by Matthew T. Hansen Architect, received 2023-SEP-25, as shown in Attachment G, and to include the following items:
 - i. A letter from the coordinating professional submitted prior to building permit issuance outlining how the required items for additional density will be achieved; and
 - ii. A letter from the coordinating professional with accompanying evidence submitted prior to building occupancy demonstrating that the required items have been provided.

ATTACHMENT B SUBJECT PROPERTY MAP



13, 17, & 21 HALIBURTON STREET

ATTACHMENT C SITE AND PARKING PLAN

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1 of 2

ATTACHMENT D BUILDING ELEVATIONS AND DETAILS



Proposed height MATTHEW T.HANSEN architect variance 1572 Kilmer Road North Vancouver, B.C. V7K 1R4 E: mhansen@mt T: 604-983-3723 C: 604-671-2353 φ® 0 φ Ø Ø € 8 6 2 5 1 3 7 5 4 8 5 4 8 3 4 This drawing and desig exclusive property of M used or reproduced wit shall have precedence verify and shall be resp on the job and the Arch Roof Peak T/O Gui LE - T/D LE - T/D Ply ZD R 104.67 ft E KD Т PARAMOUNT CONCRETE S5.25 R 2. HARDI BOARD & BATTER SIDING Ē ТГ PANTED STUDD TTE 413 - T/O Concr 85.83 t 13-17-21 HALIBURTON ST. MUTI-FAMILY RESIDENTIAL . 4.... ·····B E LEGAL DESCRIPTION: THE SOUTHERLY 1/2 OF LOT 9. \$12 - T/D Conce 76.42 ft CT.00 ft 9 METAL FLASHING Average Grade
 NO.
 DATE
 ISSUE NOTES

 01
 2022-12-05
 ISSUED FOR DP

 02
 2023-08-04
 DP COMP. LETTER REPLY
 CO-Parks 1 EAST ELEVATION SCALE: 1/8 = 1'-0" 23 0 4 6 Ø ₿ 3 6 7 2 3 5 6 3 2 1 Roof Peak X T/O Guard L6-TID P 115.50 ft E 2023-08-29 2023-03-23 2023-01-31 MODIFY DRIVING AISLE WID REVISION TO DP REVISION TO DP 104.67 ft NO. DATE REVISION NOTES E L4-TID C E E Case of the second seco E SHEET TITLE ELEVATION 12-TID Co E CHECKED: MTH DRAWN JC CT.00 R Average Grade JOB NO. TBD SHEET NO .: 2 SOUTH ELEVATION SCALE: 1/8 = 1'-0" SCALE: AS NOTED **A**3.1 S7.00 ft R E C E I V E D DP1291 2023-AUG-29 DATE: Aug 29, 2023 CAD FILE: TBD

ATTACHMENT E BUILDING RENDERING

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ATTACHMENT F LANDSCAPE PLAN AND DETAILS

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ATTACHMENT G SCHEDULD D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

Schedule D – Tier 1 P A R A M O U N T 13-17-21 Haliburton Street

Amenity Requirements for additional Density

The purpose of this report is to illustrate how the proposed development will reach the category of Tier 1 density bonusing. The categories identified to achieve the minimum point requirement are Categories 3, 4 & 6.

Category Three: Parking and Sustainable Transportation (10 Point required)

B: At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.

Score: 1 point

Proof: One parking stall in the underground parkade has been designated for the exclusive use of a vehicle belonging to a car share or car co-op.

D: A minimum or 50% of the parking provided for the proposed development includes access to an electric vehicle charging station.

Score: 2 points

Proof: 50% (22 stalls) identified on the Parking plan to have access to a charging station.

E: A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.

Score: 4 points

F: The proposed development includes covered and designated parking spaces for a motorized or electric scooter, or a designated motorcycle space to accommodate the following number of spaces:

a) Multiple family residential developments; 1 motorized or electric scooter or motorcycle space per 15 dwelling units.

Score: 2 points

Proof: Total number of dwelling units 44. Stalls provided underground: 3

I: The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area:

Score: 1 point

Proof: Located in the Underground Parkade signage should include (but not limited to) location of EV charging Stations, scooter stalls, long term bike storage facilities, information associated with the designated car-share stall and location of nearest bus stop on Haliburton Street.

Total points achieved for Category Three: 10 points



PARAMOUNT 13-17-21 Haliburton Street

Category Four: Building Materials (8 Points required)

A: Wood is the primary building material

Score: 1 point

B: n/a

C: At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC)

Score: 3 points

D: n/a

E: The project developer has submitted a construction waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled

Score: 2 points

Proof: Multiple trash bins will be leased for construction waste disposal and waste will be sorted and disposed to each bin that is dedicated to certain types of waste.

F: At least 75% of the materials used in construction are renewable resources.

Score: 2 points

Proof: Renewable material in construction consist of timber, concrete, rubber, plastic, glass etc. The proposed development will be built with wood frame – a renewable resource.

G: n/a

H: n/a

Total points achieved for Category Four: 8 points

PARAMOUNT

PARAMOUNT 13-17-21 Haliburton Street

Category Six: Water Management (8 Points required)

A: At least 50% of the property is covered with a permeable surface area which may include a green roof.

Score: 2 point

Proof: To be achieved with a combination of green roof and robust landscape plan.

B: The proposed building on the property includes plumbing features which will use 35% less water than the BC Building Code standard.

Score: 2 points

Proof: The development will utilize the plumbing fixtures such as controlled-flow faucets, shower heads and dual flush toilets that use 35% less water than traditional fixtures.

C: A green roof is installed to a minimum 30% of the roof area.

Score: 3 points

D: n/a

E: n/a

F: A water efficient irrigation system (such as drip) is installed.

Score: 1 points

Proof: The proposed development will implement a drip irrigation system.

G: n/a

H: n/a

Total points achieved for Category Six: 8 points

PARAMOUNT

