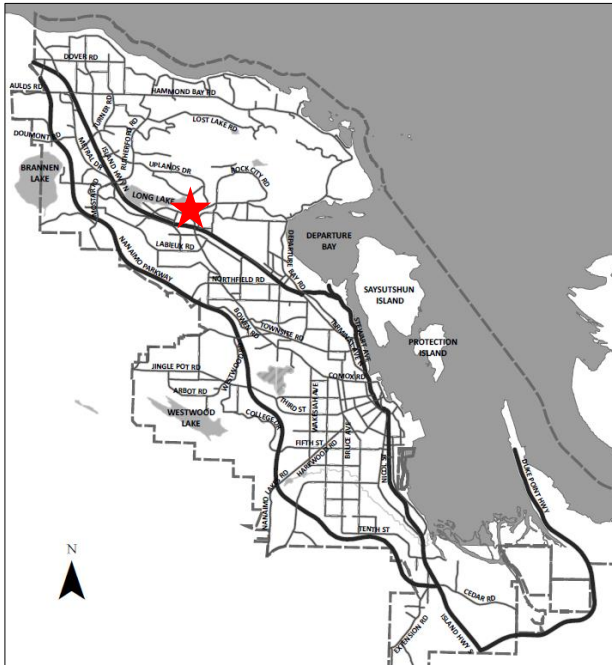


DATE OF MEETING | February 5, 2024 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1306 – 3201 ROSS ROAD**



Proposal:

Accessory parking structure for an existing seniors congregate housing facility



Zoning:

COR1 – Residential Corridor

City Plan Land Use Designation:

Neighbourhood

Development Permit Area:

DPA8 – Form & Character

Lot Area:

1.248 ha



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application to amend DP97-23 to add an accessory parking structure to an existing senior's congregate housing facility at 3201 Ross Road.

Recommendation

That Council issue Development Permit No. DP1306 for an accessory parking structure at 3201 Ross Road with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-FEB-05.

BACKGROUND

A development permit application, DP1306, was received from Low Hammond Rowe Architects Inc., on behalf of Berwick Investments Ltd., to amend Development Permit 97-23 approved on 1998-FEB-16, to replace the existing parking area with an accessory parking structure to service an existing seniors congregate housing facility at 3201 Ross Road. The applicant has noted the proposed development is intended to provide additional parking to address increased demand from mobile residents, for visitors, and to alleviate offsite parking.

Subject Property and Site Context

The subject property is located in the Long Lake Neighbourhood and contains a seniors' congregate facility with an existing parking area between the building and road. The irregular shaped lot slopes moderately down toward Long Lake. A public path within a road dedication connects Ross Road to the pedestrian trail along Long Lake.

The surrounding neighbourhood primarily consists of multi-family, single-family dwellings and commercial developments. The subject property is within walking distance to active transportation routes and commercial services.

DISCUSSION

Proposed Development

The applicant is proposing to reconfigure the existing parking area to construct a two-level accessory parking structure to serve the existing 158-unit seniors' congregate facility. The lot coverage, including the existing and proposed building, is 32.6% (an increase of 0.8%). The maximum permitted lot coverage is 60%.

Site Design

The proposed parking structure is oriented from south to north with a secure entrance at the southwest corner of the structure. The existing vehicle access via a driveway from Ross Road at the northeast corner of the site will remain the same. There are 48 parking spaces required for

the existing 158-unit seniors' congregate facility – the current parking lot contains 57 parking spaces. There are 109 parking spaces proposed which represents a parking rate of approximately 0.7 spaces per sleeping unit. Of the proposed parking spaces, 65% are small car parking spaces. Electric vehicle parking spaces will also be incorporated into the redeveloped parking area.

Building Design

The parking structure is two levels with the lower level partially underground due to the slope of the area, as such, the upper level appears visually at grade with Ross Road. The structure is concrete, with board form detailing on the visible surfacing, aluminum guardrails on the top level and aluminum picket screens for secured parking.

Landscape Design

Facilitation of the proposed development includes removing 21 existing trees (on the subject property and the adjacent road dedication which encompasses a pedestrian pathway) and replacing them with 11 deciduous trees, shrubs, and ground covers. Landscaped islands and strips are proposed through the redeveloped area with a landscape buffer provided adjacent to Ross Road to screen the parking area. A pedestrian walkway is located to the south of the parking structure, which provides egress from the building entrance to the upper parking area and bus shelter (the existing bus shelter is to be removed and replaced to facilitate the proposed development). Light poles are proposed throughout the surface parking areas and ceiling lights are provided within the secured building parking levels. The ceiling lights have been designed to mitigate spillage into the residential units.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including screening from the street, utilization of the existing grade to reduce visibility of the parking area from Ross Road, use of low planting to minimize the extent of hard surfacing, and incorporating underground parking.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-MAY-25, accepted DP1306 as presented and provided the following recommendations:

- Consider textural changes for a pedestrian pathway between the parking structure and building; and,
- Consider adding cascading plantings to the west elevation of the parking structure.

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

- A stamped concrete crossing was incorporated in front of the vehicle access for the parking structure; and,
- Climbing vines have been added along concrete columns at west elevation.

Proposed Variances

Siting of an Accessory Building

The minimum required front yard setback in the COR1 zone is 3.5m. The proposed front yard setback for the parking structure along Ross Road is 0.0m, a variance of 3.5m. Staff support the

proposed variance as the portion of the parking structure adjacent to Ross Road is partially underground and appears visually at grade with Ross Road; as the required landscape buffer has been accommodated (with the exception of a small portion of one parking space); as no future road widening is required; and as the protection of existing infrastructure will be determined at time of Design Stage Acceptance.

The minimum required flanking (north) side yard setback in the COR1 zone is 4.5m. The proposed flanking (north) side yard setback along an unnamed road dedication along the north lot line is 0.0m, a variance of 4.5m. Staff support the proposed variance as the portion of the parking structure adjacent to the unnamed road dedication is located underground, as the pedestrian pathway can still be accommodated, and as the location of the new parking area is constricted by the existing building and watercourses to the west and Ross Road to the east.

Landscape Buffer

The minimum required landscape buffer width is 1.8m. A variance is proposed to reduce the landscape buffer width along a small portion of the front lot line from 1.8m to 1.45m (to accommodate one parking space) and to reduce the landscape buffer width along the flanking side lot line from 1.8m to 0.0m (and reducing the minimum landscape treatment level from one to zero), a variance of 0.35m and 1.8m respectively. Staff support the proposed variances as the front yard parking space variance is relatively minor in nature, as well, the applicant will be replanting new trees and shrubs along the pedestrian walkway adjacent to the flanking side lot line.

SUMMARY POINTS

- Development Permit Application No. DP1306 proposes to add a new accessory parking structure to an existing seniors congregate housing facility at 3201 Ross Road.
- Variances are proposed to reduce the front yard and flanking side yard setbacks, and landscape buffers.

ATTACHMENTS

- ATTACHMENT A: Permit Terms and Conditions
- ATTACHMENT B: Subject Property Map
- ATTACHMENT C: Site and Parking Plan
- ATTACHMENT D: Building Sections and Details
- ATTACHMENT E: Building Perspectives
- 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

TERMS OF PERMIT

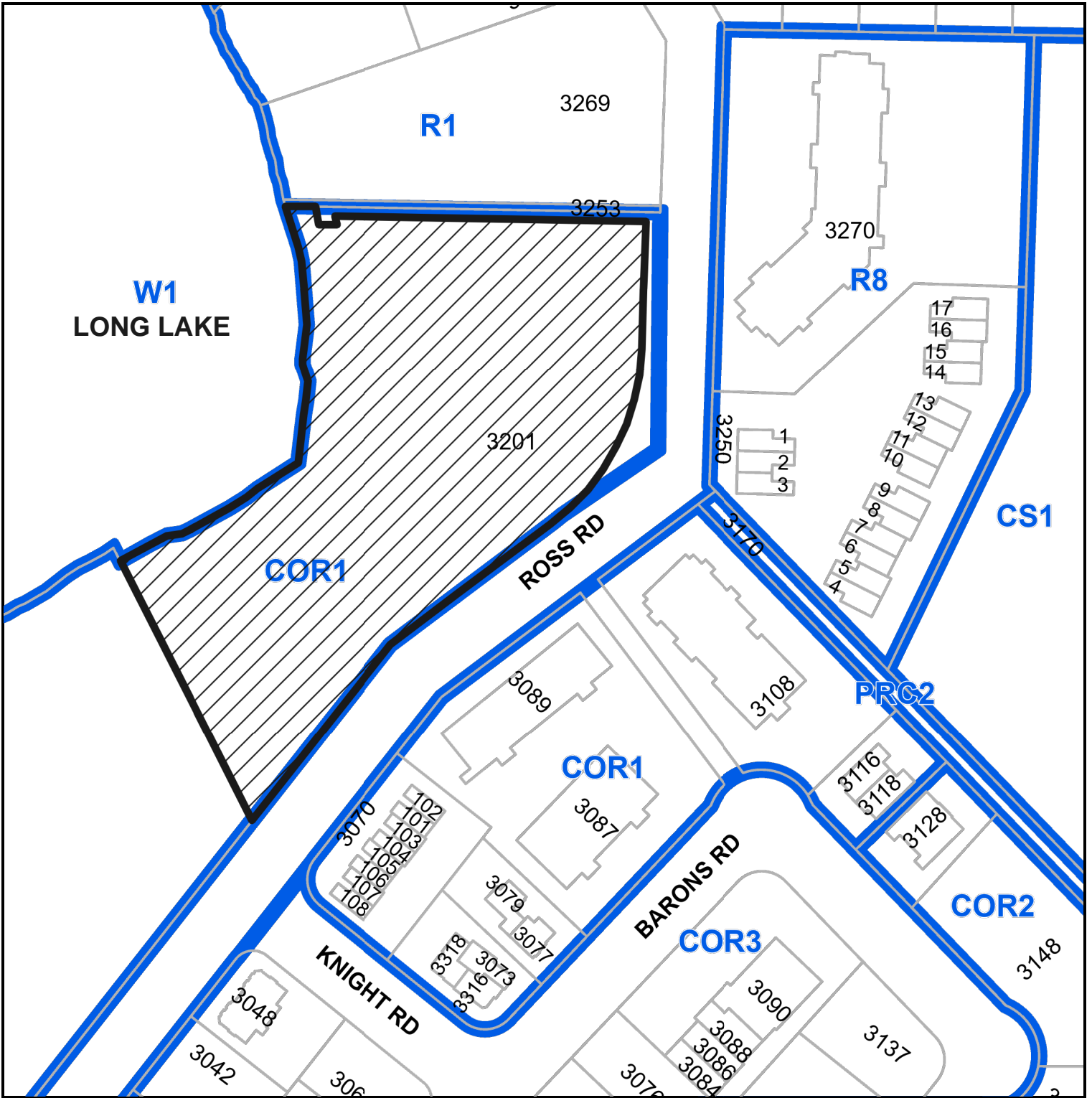
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:


1. *Section 6.6.4 Accessory Uses - Buildings and Structures & Section 9.5.1 Siting of Buildings* – to reduce the minimum required front yard setback for an accessory parking structure from 3.5m to 0.0m.
2. *Section 6.6.4 Accessory Uses - Buildings and Structures & Section 9.5.1 Siting of Buildings* – to reduce the minimum required flanking (north) side yard setback for an accessory parking structure from 4.5m to 0.0m.
3. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 1.45m along a portion of the front lot line at the southeast corner of the accessory parking structure to accommodate one parking space.
4. *Section 17.2.1 General Regulations* – to reduce the minimum landscape buffer width from 1.8m to 0.0m and reduce the minimum landscape treatment level from 1 to 0 along the flanking (north) side lot line.

CONDITIONS OF PERMIT

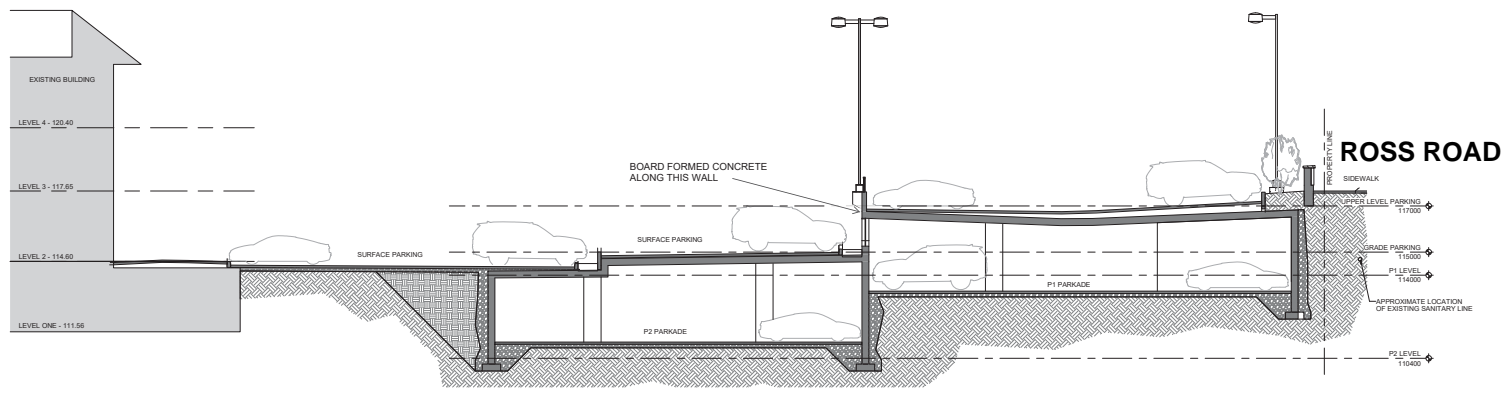
1. The subject property shall be developed substantially in accordance with the Site Plan & Parking Plans, prepared by Low Hammond Rowe Architects, dated 2023-DEC-14, as shown on Attachment C.
2. The subject property shall be developed in substantial compliance with the Building Sections, prepared by Low Hammond Rowe Architects, dated 2023-DEC-14, as shown on Attachment D.
3. The subject property shall be developed in substantial compliance with the Landscape Plan and Details prepared by MacDonald Gray Consultants, dated 2023-DEC-20, as shown on Attachment F.
4. Provision of a bus stop shelter along Ross Road, to a BC Transit standard to be determined at Design Stage Acceptance and to be completed prior to building occupancy.

ATTACHMENT B
SUBJECT PROPERTY MAP

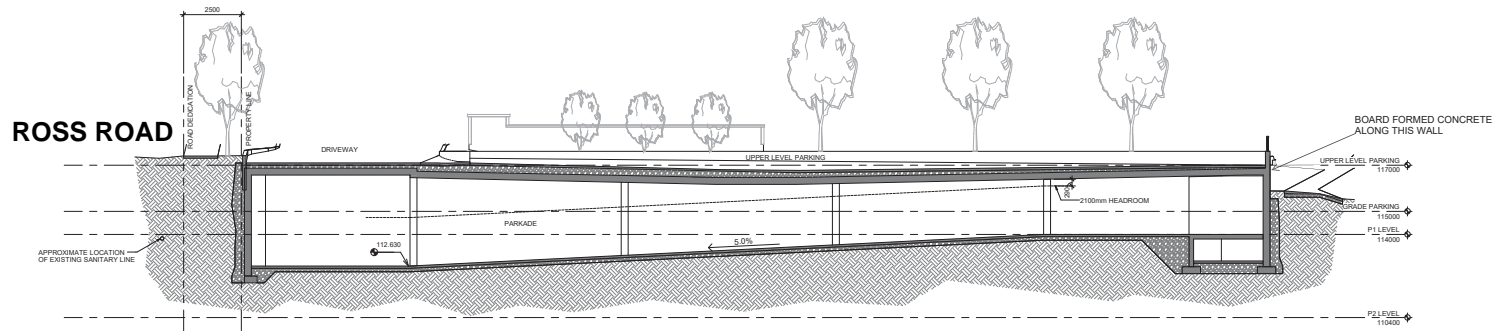


 3201 Ross Road

ATTACHMENT D BUILDING SECTIONS AND DETAILS

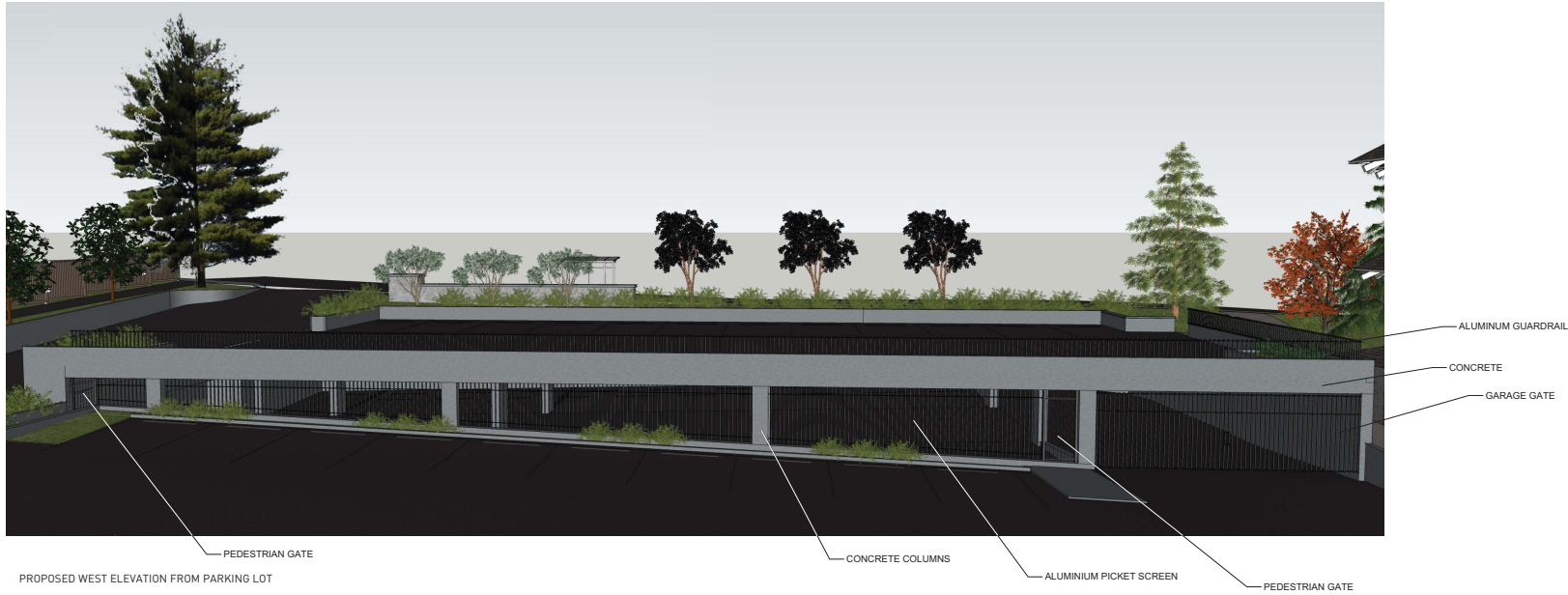


2 EAST WEST SECTION
AS 10
D08 T: 100



1 NORTH SOUTH SECTION
A0 20
D08 T: 100

 LOW HAMMOND ROWE ARCHITECTS	 BERWICK RETIREMENT COMMUNITIES	owner Berwick Retirement Communities	project Berwick on the Lake - Additional Parking Renovations 3201 Ross Road, Nanaimo, BC	drawing number D03						
		drawing title Building Sections	RECEIVED DFP 5306 2023-DEC-20 <small>COURTESY PLANNERS</small>	date 231214 project no 19.16						
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">Rev.</th> <th style="width: 10%;">Date</th> <th style="width: 80%;">Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Rev.	Date	Description						
Rev.	Date	Description								



RECEIVED
DP1306
2023-APR-26



LOW
HAMMOND
ROWE
ARCHITECTS



BERWICK
RETIREMENT
COMMUNITIES

owner	Berwick Retirement Communities	
Rev.	Date	Description

project	Berwick on the Lake - Additional Parking Renovations 3201 Ross Road, Nanaimo, BC	
drawing title	3d Views	

drawing number	D05
date	23.04.24
project no	19.16

ATTACHMENT E
BUILDING PERSPECTIVES



BERWICK ON THE LAKE ADDITIONAL PARKING RENOVATIONS
DEVELOPMENT PERMIT

ATTACHMENT F LANDSCAPE PLAN AND DETAILS



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GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: NORTH NANAIMO
2. REFER TO SITE PLAN PREPARED BY LOW HAMMOND ROWE ARCHITECTS FOR PARKING LOT STRUCTURE & LAYOUT, BUS STOP DESIGN, SITE GRADING AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY CASCARA CONSULTING ENGINEERS LIMITED FOR ALL SITE SERVICES, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

PLANTING NOTES

1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE 1-6.3.5.2. PROPERTIES FOR GROWING MEDIA:
LEVEL 2 "GROCOMEDY" - 2P
GROWING MEDIUM DEPTHS: SHRUBS - 450mm
TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUB AND GROUNDCOVER PLANTING AREAS.
4. PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
5. ALL TREE, SHRUB, GROUNDCOVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING SMART (ET) WEATHER-BASED) IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE FITS. EXCAVATED PLANT FITS SHALL HAVE POSITIVE DRAINAGE. PLANT FITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE RETROFIT DESIGN-BUILD BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
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5. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
6. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SURFACE.
7. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

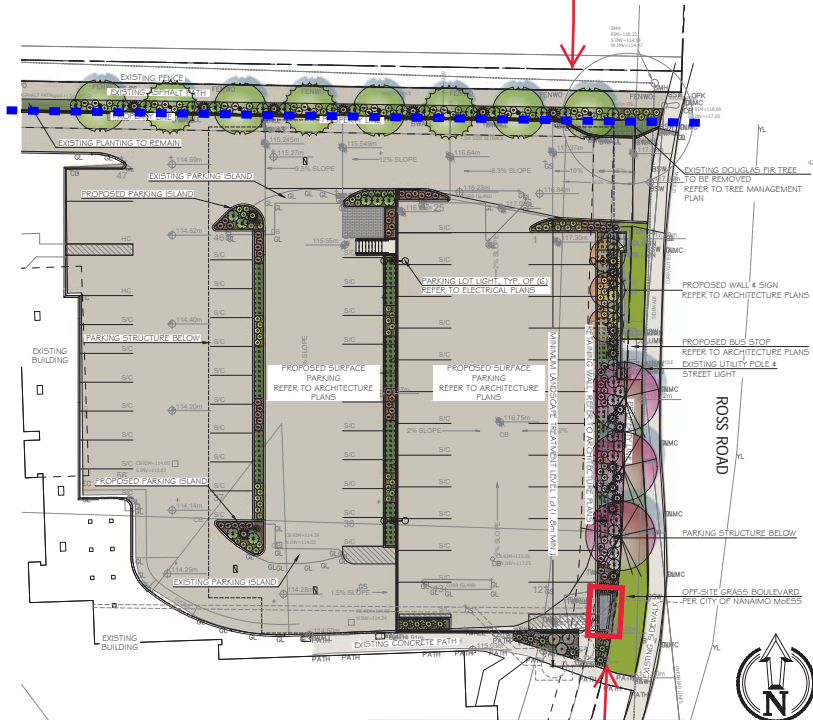
PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	CORNUS EDDIE'S WHITE WONDER EDDIE'S WHITE WONDER DOGWOOD	6cm CAL.	6m O.C. AVE.	3	
	MAGNOLIA GRANDIFLORA EDITH BOGUE SOUTHERN MAGNOLIA	6cm CAL.	6m O.C. AVE.	5	EVERGREEN, DROUGHT, TOLERANT
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	ERICA CARNEA 'KRAMERS RED' RED HEATH	#2 POT	0.6m O.C.	80	DROUGHT TOLERANT
	ERICA CARNEA 'SCHIEKUPPE' WHITE HEATH	#2 POT	0.6m O.C.	91	DROUGHT TOLERANT
	PIERIS 'JAPONICA PURITY' PURITY PIERIS	#2 POT	1.0m O.C.	41	DROUGHT TOLERANT
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	POLYSTICHUM MUNITUM SWORD FERN	#2 POT	1.0m O.C.	11	NATIVE SPECIES
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GROUNDCOVER & VINES					
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TREE REPLACEMENT

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LANDSCAPE BUFFER VARIANCE



LANDSCAPE BUFFER VARIANCE

Berwick on the Lake - Additional Parking
Denford Construction Management Ltd.
3201 Ross Road, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN	
Date:	December 20, 2023
Drawn:	CM
Checked:	CM
Scale:	1:200 metric
Project Number:	23-0336
DRAWING NUMBER:	L1 of 1

#	DATE	NOTES
0	28/MAR/2023	DP Coordination
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RECEIVED
DP1306
2023-DEC-20
Current Planning

ATTACHMENT F LANDSCAPE PLAN AND DETAILS



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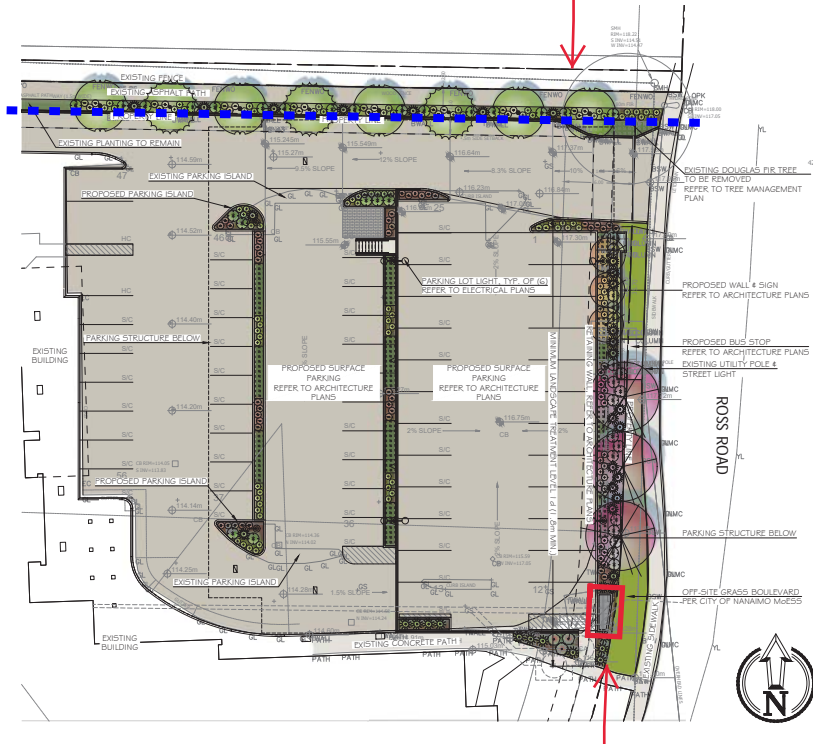
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