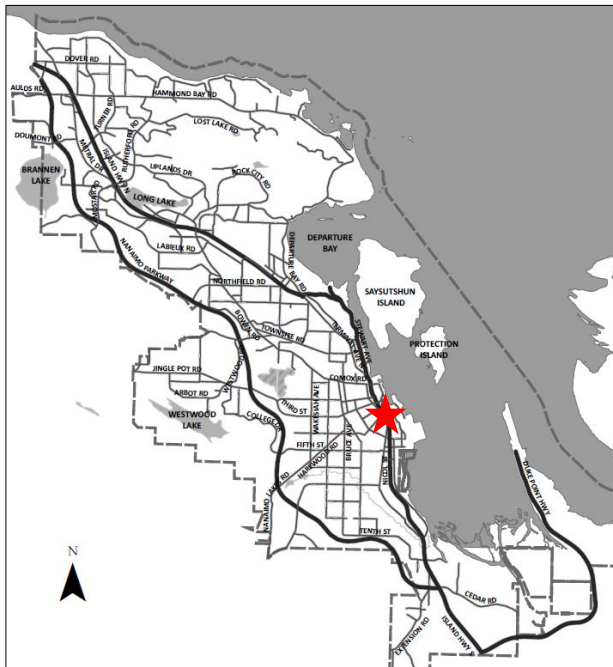


DATE OF MEETING June 17, 2024

AUTHORED BY PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1322 – 19 NICOL STREET



Proposal:

Personal Care Facility and Social Service Resource Centre

Zoning:

DT4 – Terminal Avenue

City Plan Land Use Designation:

Primary Urban Centre

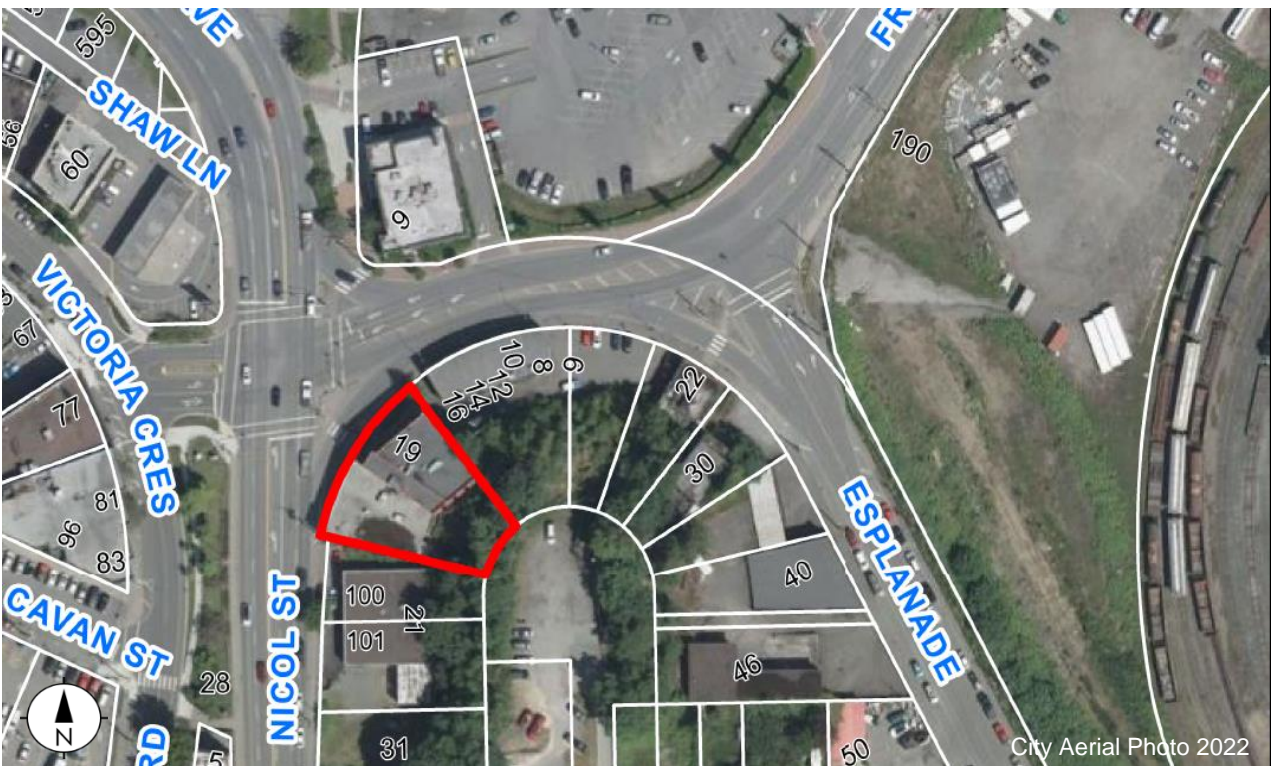
Development Permit Areas:

DPA8 – Form and Character

Lot Area:

1,080m²

DP



City Aerial Photo 2022

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for the redevelopment of a personal care facility and social service resource centre at 19 Nicol Street.

Recommendation

That Council issue Development Permit No. DP1322 for a personal care facility and social service resource centre at 19 Nicol Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-JUN-17.

BACKGROUND

A development permit application, DP1322, was received from MacDonald Hagarty Architects Ltd., on behalf of the Governing Council of the Salvation Army, to permit the redevelopment of a personal care facility and social service resource centre.

Subject Property and Site Context

The subject property is located in the Downtown and is southeast of the intersection of Nicol Street and Esplanade. The site was developed as the New Hope Centre and the Child and Family Services building, operated by the Salvation Army. The New Hope Centre remains a space for shelter, clinics, and programming while the Child and Family Services building was recently demolished to accommodate the reconstruction of the proposed personal care facility and social service resource centre. The site contains large rock bluffs and a treed slope located at the rear of the lot.

The surrounding neighbourhood includes commercial and mixed-use developments, including restaurants, offices, retail services, and Port Place Shopping Centre. Pioneer Square Park is located to the west and the proposed development will be located near the proposed Downtown Transit Exchange located along Terminal Avenue.

DISCUSSION

Proposed Development

The applicant is proposing to reconstruct a personal care facility and social service resource centre within a new four storey modular building. The proposed building will include 26 beds, community space, offices, and administrative space.

The proposed gross floor area for the newly constructed personal care facility and social service resource centre is 844m² and the total gross floor, including the existing building, is 1,900m². The total Floor Area Ratio (FAR) is 1.75, which is below the maximum permitted FAR of 2.3 in the DT4 zone.

Site Design

The proposed building is oriented towards Nicol Street and will provide access at grade for pedestrians. The New Hope Centre will remain as constructed. Short-term bicycle parking for 15 bikes is provided in front of the New Hope Centre. The redevelopment proposes to refresh the outdoor amenity space located at the rear of the site, which will be accessed via rear building exits and secured side yard access. A pad-mounted transformer (PMT) is located within the front yard and a refuse enclosure is proposed at the north corner of the lot, which will be formalized with solid screening and a secure gate.

Building Design

The proposed building design is four storeys with a basement/crawl space intended for storage. The first storey includes a large commercial kitchen and dining room; administrative space; and, shared washroom facilities. Residential dorm rooms are located on the second and third storey while the fourth storey is entirely dedicated to office space. Additional office space and washroom facilities are proposed on the second and third storey. All storeys can be accessed via elevator or internal stairwell, located on the southwest corner of the building. The proposed building will provide food services, administrative support, and programming opportunities to support the New Hope Centre.

The building is proposed to have a flat roof, and the façade materials include vertical metal cladding with red accent cementitious panels and red window trim to complement the existing New Hope Centre and highlight the Salvation Army colour scheme. The accent panels are staggered to provide visual interest and the building entrance is emphasized using glazing and wood-toned metal panels. A weather protection canopy is provided at the building entrance with soffit lighting to illuminate the area. Signage, which will be reused from the previous building, is anticipated on an accent panel facing Nicol Street.

Landscape Design

A raised concrete planter is proposed at the front face of the building and will include a variety of shrubs and ferns, including Evergreen huckleberry, Oregon grape, and Western sword fern, as well as two Dogwood trees. The surrounding hardscape will include broom finished concrete and dark-sky compliant lighting is proposed within the landscaped planter.

The rear yard is currently a natural slope that will be improved to include a newly planted Garry oak tree, refurbished stairwells, and the use of limestone from the previously existing structure to be used as natural outdoor seating. Wall mounted lighting will illuminate the area and building access.

The proposed development substantially meets the intent of the General Development Permit Area Design Guidelines and the Downtown Urban Design Plan and Guidelines by improving street presence, providing a prominent entrance to the building, and retaining the natural slope and landscaping within the rear yard.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-DEC-14, accepted DP1322 as presented with support for the proposed variances and provided the following recommendations:

- Consider providing short and long-term bike storage;
- Consider adding more glazing on the interior stairwell;
- Consider ways to make the new building better complement the older building and reflect some subtle references to the heritage nature of the neighbourhood and the corporate model of the Salvation Army;
- Consider an outdoor amenity space for staff and residents;
- Consider restoration planting in the outdoor terrace and future amenity space;
- Include a lighting plan for the back outdoor terrace; and,
- Consider finishing the fence around the outdoor staircase to ensure security and to complement the building exterior.

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

- Addition of 15 short-term bicycle parking stalls;
- Incorporated additional glazing to the building façade;
- Committed to the utilization of recycled materials from the previously existing building (signage and limestone); and,
- Formalized the rear yard slope with outdoor seating and plantings.

Proposed Variances

Front Yard Setback

The minimum required front yard setback in the DT4 zone is 4.5m. The proposed front yard setback is 2.7m, a requested variance of 1.8m. An existing covenant on the subject property required the dedication of road when the previous building was demolished. As such, the front lot line has been adjusted, which reduce the front yard and necessitated a variance. Staff support the variance as it maximizes the building envelope and improves street presence while avoiding disruption of the rear yard slope and rock bluffs. The applicant has also demonstrated that a pedestrian ramp and landscaped area can be provided within the front yard.

Projections

The maximum permitted projection for steps and landings within the front yard setback is 2.0m. The proposed projection is 4.5m, a requested variance of 2.5m. The applicant has requested the variance to facilitate below-grade access to the basement and crawl space. This access also acts an emergency exit. Staff support the proposed variance.

Fence Height

The maximum permitted fence height within the front yard setback is 1.2m. The applicant proposes a 1.5m fence, a requested variance of 0.3m. The applicant has requested the variance to provide security for the below-grade entrance. Staff support the variance.

Refuse Receptacles

The minimum required setback for refuse receptacles abutting a property zoned for residential use is 3.0m. The proposed setback for refuse receptacles is 0.0m from the side lot line, a requested variance of 3.0m. Staff support the requested variance as it will allow for refuse collection to occur on site, rather than within the City road.

Minimum Required Parking

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires five parking spaces at a rate of 0.2 spaces per bed. The applicant has requested the variance due existing to site constraints. Patrons of the site arrive primarily on foot and there are opportunities for parking in nearby City lots. Staff support the proposed variance as it is consistent with the existing use of the site and the removal of parking minimums in the Downtown Urban Centre is supported by City Plan. Additionally, the subject property is located within a mobility hub, as identified in the Nanaimo Transportation Master Plan.

SUMMARY POINTS

- Development Permit Application No. DP1322 is for the redevelopment of a personal care facility and social service resource centre.
- The proposed development substantially meets the intent of the General Development Permit Area Design Guidelines and the Downtown Urban Design Plan and Guidelines.
- Variances are requested for setbacks, projections, parking, and fence height.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Rendering
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 11.5.1 Siting of Buildings* – to reduce the minimum required front yard setback for a principal building from 4.5m to 2.7m.
2. *Section 6.5.1 Projections* – to increase the maximum allowable projection for steps and landings within the front yard setback from 2.0m to 4.5m.
3. *Section 6.10.2 Fence Height* – to increase the maximum allowable fence height within the front yard from 1.2m to 1.5m, as proposed.
4. *Section 17.3.4 Slopes, Urban Plazas and Refuse Receptacles* – to reduce the minimum required setback for a refuse receptacle along the east side property line from 3.0m to 0.0m.

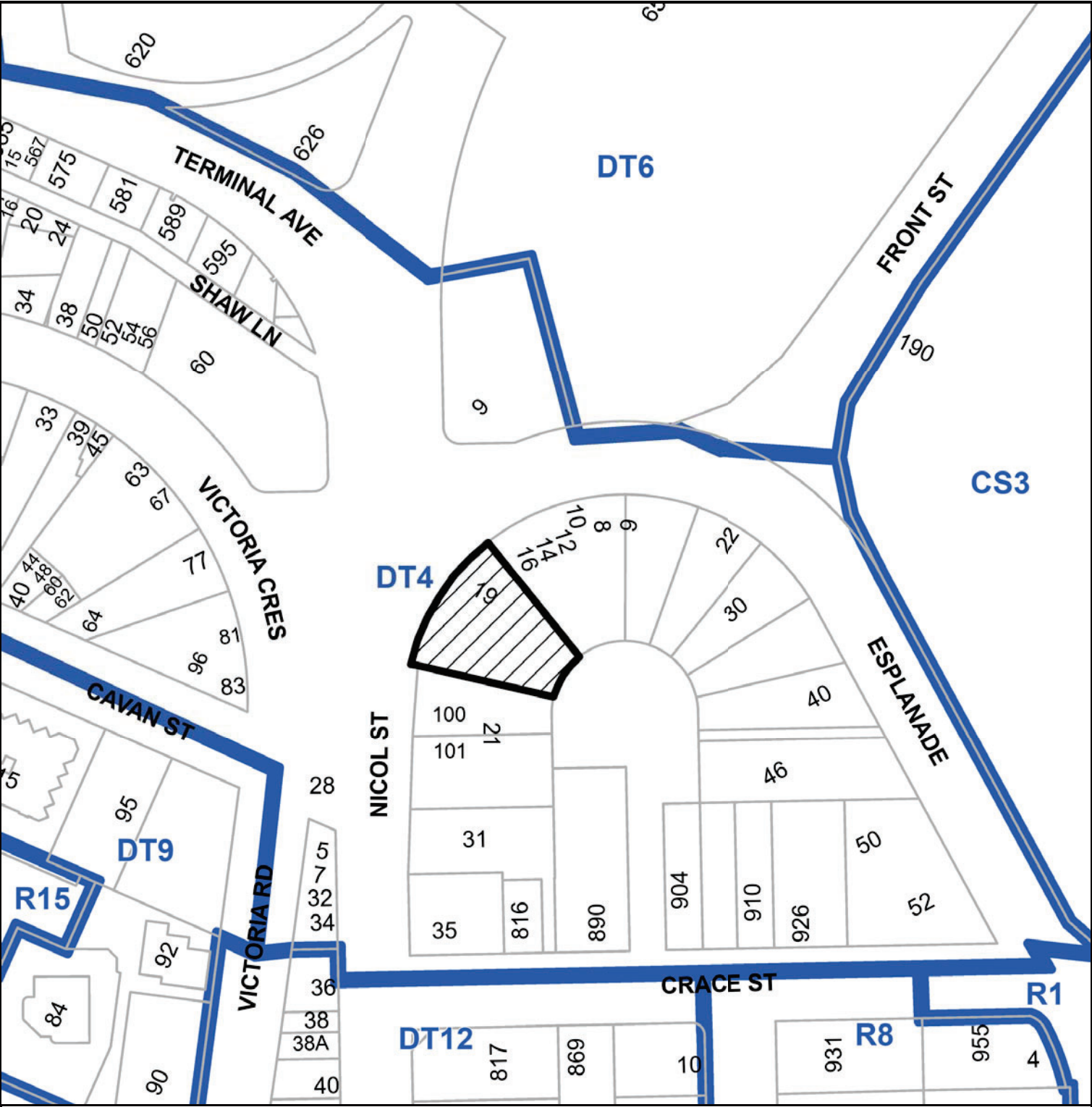
The “City of Nanaimo Off-Street Parking Regulations Bylaw 2018 No. 7266” is varies as follows:

1. *Section 7.2 All Other Uses* – to reduce the number of required parking spaces from 5 to 0.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan, prepared by MacDonald Hagarty Architects Ltd., dated 2024-MAY-07, as shown on Attachment C.
2. The development shall be developed in substantial compliance with the Building Elevations and Details, prepared by prepared by MacDonald Hagarty Architects Ltd., dated 2024-MAY-07, as shown on Attachment D.
3. The development shall be in substantial compliance with the Landscape Plan and Details prepared by Biophilia, dated 2024-FEB-20 and 2024-MAY-07, as shown on Attachment F.

ATTACHMENT B
SUBJECT PROPERTY MAP



19 Nicol Street



Subject Property

ATTACHMENT C SITE PLAN

Refuse Receptacle
Variance

Projections Variance

Front Yard Setback
Variance



EXAMPLE OF EXTERIOR LAMP POSTS (REFER TO ELEC. FOR FUTURE TYPE)



EXAMPLE OF EXTERIOR BIKE RACK



MacDonald Hargay Architects Ltd.
1022 Unit E, Central Ave. Coquitlam, BC V3B 3J7



SALVATION ARMY NEW HOPE CENTRE

19 NICOL ST NANAIMO BC

1	2024-05-07	REVISED FOR SH
2	2024-05-08	REVISED FOR SH
3	2024-05-11	ISSUED FOR SH
4		
5		

DATE

NO.

REVISION

DATE TITLE

Site Plan

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OP1522
2024-MAY-14
COURTESY: SALVATION ARMY

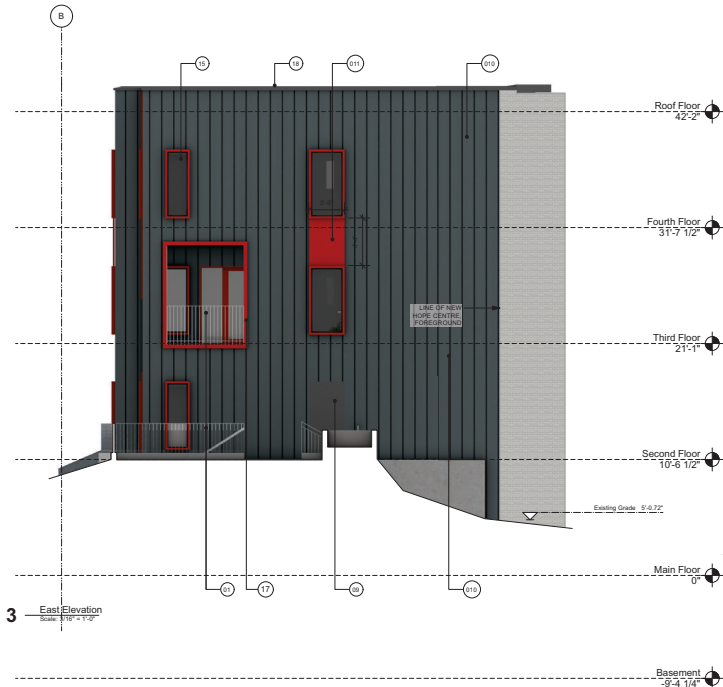
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ATTACHMENT D BUILDING ELEVATIONS AND DETAILS

MATERIAL KEY

- ① GALVANIZED PICKET SECURITY FENCE TO MATCH CHARCOAL METAL CLADDING
- ② PMT VINYL WRAP APPLIED
- ③ VINYL WINDOW CHARCOAL FRAME & TRIM
- ④ ALUMINUM STOREFRONT SYSTEM DURANAR COATING TO MATCH ACCENT HARDIE
- ⑤ METAL NUMBER / LETTER TO MATCH CHARCOAL METAL CLADDING
- ⑥ PLANTER CONCRETE
- ⑦ SOFFIT LIGHT FIXTURE REFER TO ELEC
- ⑧ HORIZONTAL FIBRE CEMENT PANEL WOOD TONE
- ⑨ PRESSED STEEL FRAME DOOR PAINTED TO MATCH CHARCOAL METAL CLADDING
- ⑩ VERTICAL METAL CLADDING CHARCOAL GREY
- ⑪ SMOOTH HARDIE PANEL ACCENT COLOUR RED
- ⑫ PRE-FINISHED RWL TO MATCH CHARCOAL METAL CLADDING
- ⑬ PRE-FINISHED METAL FLASHING TO MATCH HARDIE ACCENT PANEL
- ⑭ BACKLIT LETTER SIGNAGE REFER TO ELEC
- ⑮ VINYL WINDOW SYSTEM CHARCOAL FRAMES & HARDIE ACCENT TRIM
- ⑯ HARDIE FASCIA CHARCOAL TO MATCH METAL CLADDING
- ⑰ HARDIE TRIM ACCENT COLOUR RED
- ⑱ PRE-FINISHED METAL FLASHING TO MATCH CHARCOAL METAL CLADDING



SALVATION ARMY NEW HOPE CENTRE

19 NICOLSTNANMO BC

1	2024-05-07	REVISED FOR SP
2	2024-05-08	REVISED FOR SP
3	2024-05-11	REVISED FOR SP
4	2024-05-11	REVISED FOR SP

DATE

REVISION

Building Elevations

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DP1322
2024-MAY-14

DATE

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ATTACHMENT E
BUILDING RENDERING



SALVATION ARMY NEW
HOPE CENTRE
19 NICOL ST NANAIMO BC

RE-ISSUED FOR DEVELOPMENT PERMIT ~ 2024-05-07

SHEET LIST

A0.00	Cover
A0.01	Project Information
A1.00	Site Plan
A1.10	Basement & Crawlspce Plan
A1.11	Main Floor Plan
A1.12	Second Floor Plan
A1.13	Third Floor Plan
A1.14	Fourth Floor Plan
A2.10	Building Elevations
A3.10	Building Sections
A5.10	Landscape Details
A5.11	Landscape Details



MacDonald Hagarty Architects Ltd.
1822 LANE 6 Commerce Drive
Courtenay BC
V9M 3M7

CONTACT INFORMATION

Owner + Operator
Salvation Army
Contact: Michaela Jones - Michaela.Jones@salvationarmy.ca
19 Nicol St, Nanaimo BC

Prime Consultant + Architect
MacDonald Hagarty Architects Ltd
Project Architect: Maris MacDonald, AIBC
Maris@MHAarchitects.ca

Civil Engineer
Herold Engineering
3701 Shenton Road Nanaimo, BC V9T 2H1
Contact - Evan Pearce - E Pearce@heroldengineering.com

Electrical Engineer
Muir Engineering
Contact Brian Muir - brian@muirenq.ca

Mechanical Engineer
Avalon Mechanical
Contact Tim Robertson - tim@avalonmechanical.com

Structural Engineer
McElhanney
Contact John Miller - jemiller@mcelhanney.com

Prime Contractor
Kinetic Construction
Contact Mauricio Nava mnava@kineticconstruction.com

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DP1322
2024-MAY-14
COURTENAY BC

ATTACHMENT F
LANDSCAPE PLAN AND DETAILS



EDDIE'S WHITE WONDER DOGWOOD



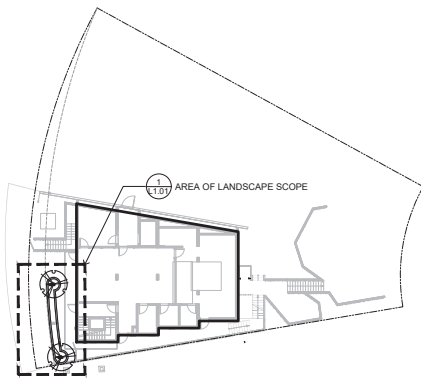
EVERGREEN HUCKLEBERRY



MAHONIA NERVOSA



WESTERN SWORD FERN

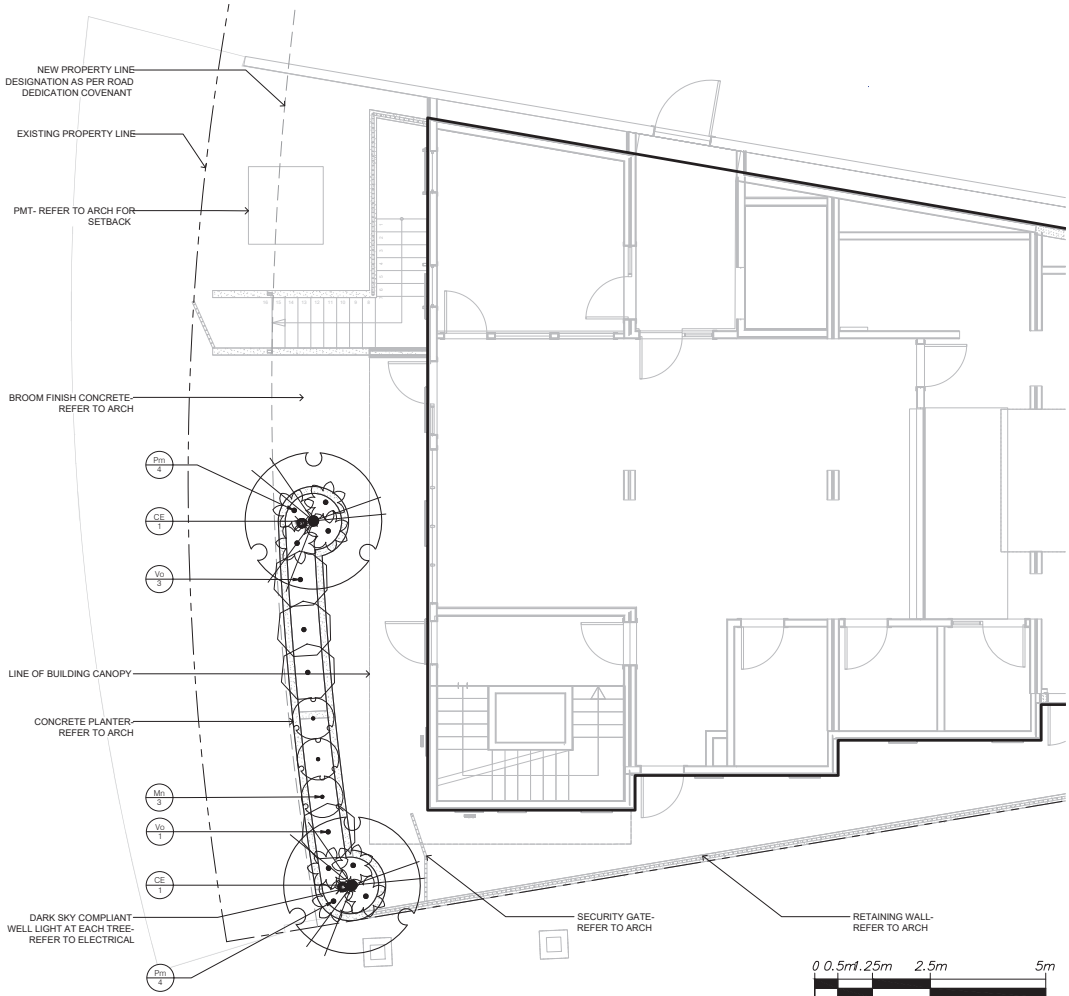


LANDSCAPE SITE PLAN
SCALE 1:250

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY
TREES						
	CE	Cornus x 'Eddie's White Wonder' / Eddie's White Wonder Dogwood	6 cm cal.	As Shown	B&B, Dense, Uniform Tree	2
SHRUBS						
	Mn	Mahonia nervosa / Oregon Grape	#2 Pot	0.6m	Full, Well Established	3
	Vo	Vaccinium ovatum / Evergreen Huckleberry	#2 Pot	1.2m	Full, Well Established	4
FERNS						
	Pm	Polystichum munium / Western Sword Fern	#2 Pot	0.9m	Full, Well Established	8

- NOTES:
1. A TREE SURVEY HAS NOT BEEN COMPLETED FOR THIS SITE; THERE ARE NO EXISTING TREE LOCATIONS ON SITE.
 2. REFER TO ARCH FOR HARDSCAPE GRADING AND MATERIAL.
 3. ALL LANDSCAPE AREAS TO BE DRIP IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 4. REFER TO CIVIL FOR WORKS ON MUNICIPAL SIDEWALKS, BIKE LANE AND CURBS.
 5. ALL PLANT MATERIAL TO MEET BCSA STANDARDS.
 6. THE SEARCH ARE FOR PLANT MATERIAL IS THE PACIFIC NORTHWEST INCLUDING WASHINGTON, OREGON AND BRITISH COLUMBIA.
 7. ALL SOIL VOLUMES TO MEET THE STANDARDS OF THE CITY OF NANAIMO.
 8. TREES IN PLANTER TO BE PLANTED IN 1M OF TOPSOIL DEPTH.
 9. SHRUBS IN PLANTER TO BE PLANTED IN MINIMUM OF 400MM OF TOPSOIL DEPTH.
 10. PLANTER TO RECEIVE 50MM OF BARK MULCH.
 11. ALL GROWING MEDIUM PROVISION AND INSTALLATION TO BE IN LINE WITH CANADIAN LANDSCAPE STANDARDS.
 12. REFER TO CIVIL AND MECHANICAL FOR DRAINS.
 13. REFER TO ELECTRICAL FOR ALL PRODUCTS AND CONNECTIONS.



0 0.5m 1.25m 2.5m 5m
SCALE: 1: 50

GRAND INGROUND 12V WAC LANDSCAPE LIGHTING

Product Type:

Color:

Material:

Location:

Notes:

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WELL LIGHT



1608 Camosun Street, Victoria BC V8T 3E6
Info@biophyliacollective.ca 250 590 1156

OWNER/CLIENT:

PROJECT NAME:
Salvation Army

PROJECT ADDRESS:
19 Nicol St.

Nanaimo, BC.

DESIGNED BY: BIANCA BODLEY
DRAWN BY: TYLER YESTAL

1 ISSUED FOR DP 240320
NO. ISSUE 1 YAMMCO

SEAL

NORTH ARROW



DRAWING TITLE:

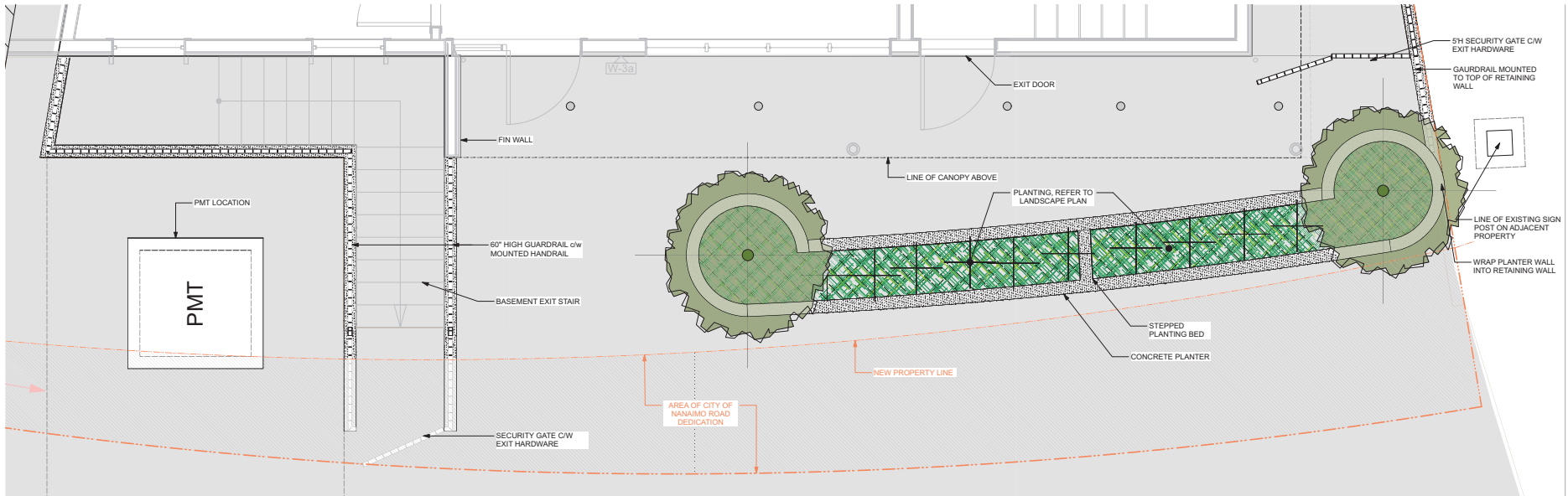
LANDSCAPE SITE PLAN

DWG NO:

L1.1

SCALE:
AS NOTED

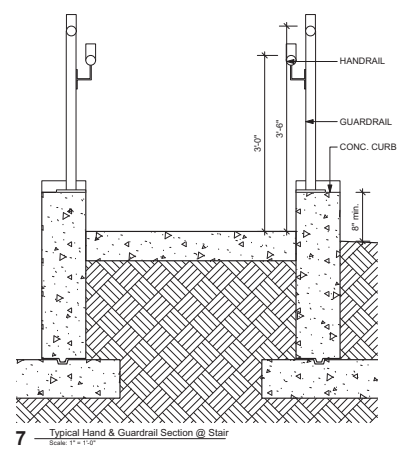
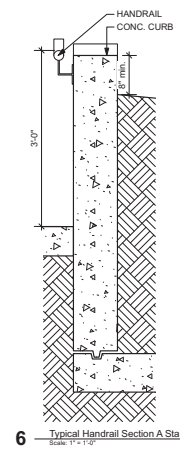
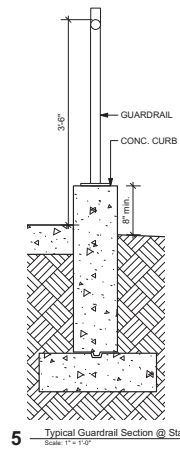
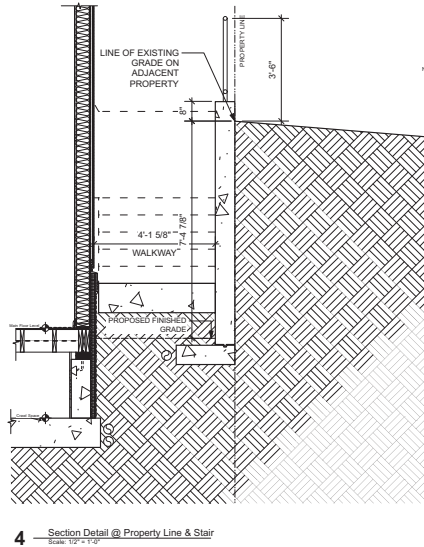
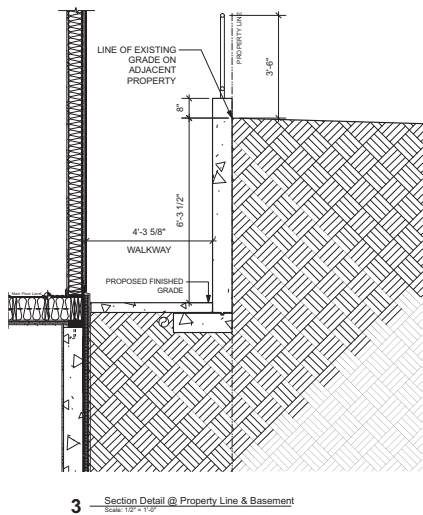
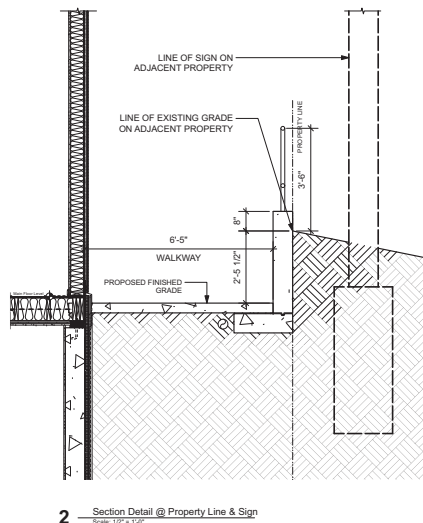
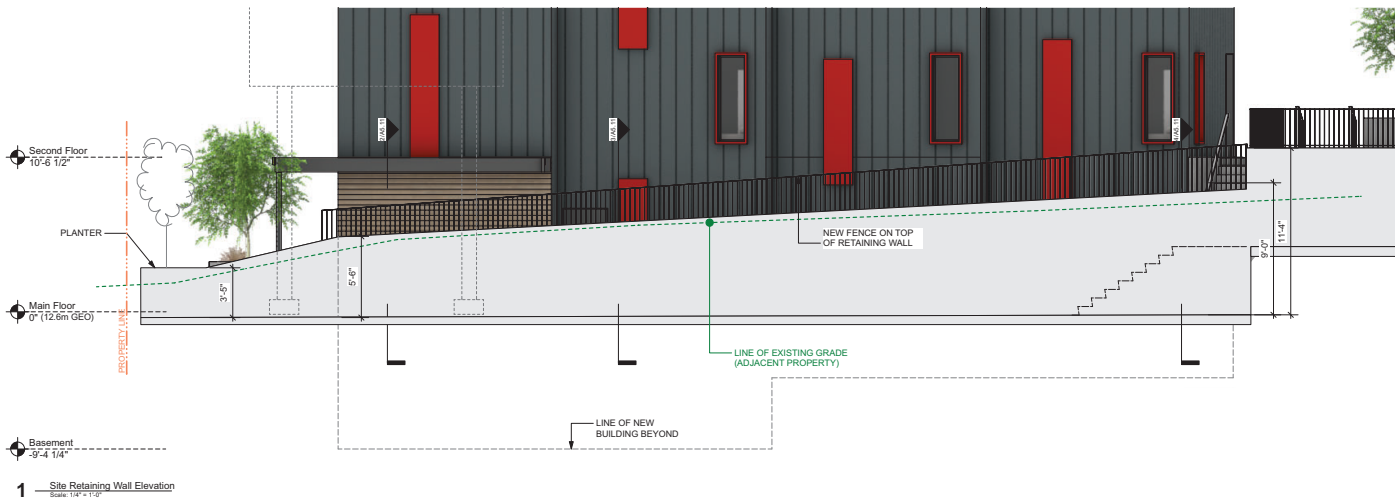
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DP1322
2024-MAR-08
Current Planning



1 Enlarged Site Plan @ Street
Scale: 1/2" = 1'-0"



2 Street Elevation
Scale: 1/2" = 1'-0"



MacDonald Hargy Architects Ltd.
1022 Unit E, Coquitlam, BC V8B 3J7

REGISTERED ARCHITECT
BRITISH COLUMBIA
2024-05-14

SALVATION ARMY NEW HOPE CENTRE
19 NICOL ST NANAIMO BC

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2024-MAY-14