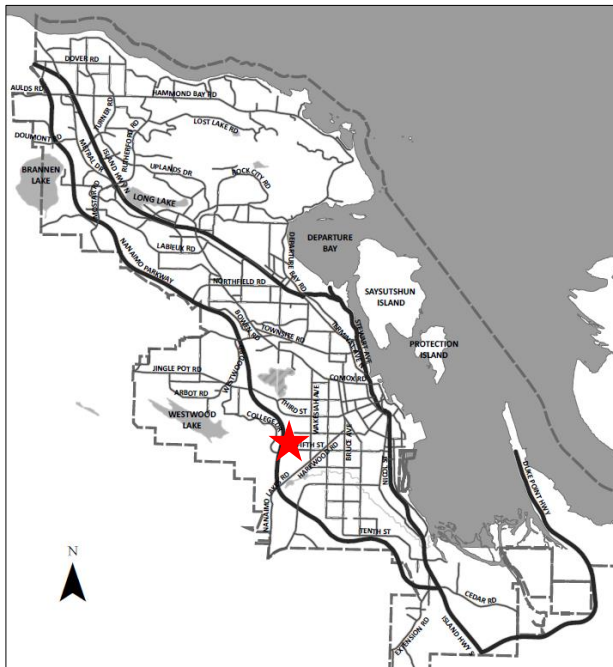


DATE OF MEETING | February 26, 2024 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP460 – 900 FIFTH STREET (VANCOUVER ISLAND UNIVERSITY)



Proposal:

Variations to allow an overheight student housing development and retaining wall



Zoning:

CS1 – Community Service One

City Plan Land Use Designation:

Secondary Urban Centre

Lot Area:

31.9ha



OVERVIEW

Purpose of Report

To present for Council's consideration a development variance permit application to increase the maximum allowable building height for a proposed student housing development and retaining wall at 900 Fifth Street (Vancouver Island University).

Recommendation

That Council issue Development Variance Permit No. DVP460 to allow a student housing development and retaining wall with variances, as outlined in the "Proposed Variances" section of the Staff Report dated 2024-FEB-26.

BACKGROUND

A development variance permit application, DVP460, was received from Turner & Townsend, on behalf of Vancouver Island University, to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the Zoning Bylaw) to increase the maximum allowable height for a proposed student housing building and retaining wall at 900 Fifth Street.

Subject Property and Site Context

The subject property is bordered by Third Street to the north and Fifth Street to the south. The Nanaimo Parkway is located to the west and overlooks the subject property. Fourth Street abuts the lot and transitions to University Crescent, which is entirely internal to the site. The property slopes upward significantly (75m) from east to west and is the existing location of Vancouver Island University.

The surrounding neighbourhood includes the Serauxmen Stadium, the Rotary Bowl, Q'unq'inuqstuxw Stadium, and Nanaimo District Secondary School located to the northeast. The Harewood Neighbourhood is located across Wakesiah Avenue with primarily single family dwellings and across Fifth Street is a large parcel of land. The College Park neighbourhood is located across the Nanaimo Parkway and includes primarily single family dwellings.

Statutory Notification has taken place prior to Council's consideration of the variances.

DISCUSSION

Proposed Development

The applicant proposes to construct a new ten-storey student housing building on campus, adjacent to existing student housing buildings and an outdoor sports court. The new building will be accessed from an extension of University Crescent. It is expected that the building will be comprised of a three-storey concrete podium and a seven-storey mass timber structure, which will include 266 student beds with shared lounges on each residential floor, student support space, amenity areas, and food services.

Primary building access is located at grade and provides an accessible arrival area for students and staff requiring access to building support services, the mechanical room and facility storage. The second storey includes the dining and food services, intended to serve building residents. This area will include seating for 200 individuals, a commercial kitchen and a servery. The third level is intended for student housing support, including laundry services, meeting rooms, staff offices, and study space. The remaining six levels will contain student housing units with a range of private, semi-private, and accessible suites. The residential storeys will also include a central floor lounge. It is anticipated that the project will achieve Step 4 of the BC Energy Step Code.

To support the new development, additional improvements to adjacent parking and landscaped areas are proposed including raingardens, tree planting, outdoor seating, amenity space, and pathway lighting. The parking area will include landscape islands, increased accessible parking spaces, and delineated pedestrian crossings.

Proposed Variances

Building Height Variance

The maximum permitted height for a principal building in the CS1 zone is 14m. The proposed height for a principal building is 33m, a requested variance of 19m.

Staff support the proposed variance as it would facilitate a necessary student housing development for Vancouver Island University, complete with student services and shared amenities. The compact building form facilitates onsite improvements, including the planting of robust landscaping, the addition of outdoor seating, and improved pedestrian circulation. The proposed development site lies outside of the Nanaimo Parkway Character Protection Zone and the Tree Protection Zone and will not negatively impact view corridors from the Parkway, as shown on Attachment H. The proposed building is not anticipated to negatively impact the views of properties located up slope from the Nanaimo Parkway, as the new building is well below the grade of the Parkway.

The proposed height variance would allow a building form that aligns with City Plan policy, which encourages high density residential development and a mix of uses to recognize this urban centre as a focal point for post-secondary education with higher density residential uses, and to support Vancouver Island University's plans for expanded student housing.

Retaining Wall Height Variance

The maximum permitted height for a retaining wall located outside the required setbacks of the CS1 zone is 3.0m. The proposed retaining wall located adjacent to the outdoor amenity space is 4.25m, a requested variance of 1.25m

Staff support the proposed retaining wall variance as it provides an accessible entrance to the second storey of the proposed student housing development. The retaining wall is painted concrete with a decorative design and partially screened by climbing vines, wood and concrete outdoor seating, and raised planters.

SUMMARY POINTS

- Development Variance Permit No. DVP460 is an application to:
 - Increase the maximum allowable height for a principal building in the CS1 zone from 14m to 33m to facilitate a student housing development; and,
 - Increase the maximum allowable height of a retaining wall outside the required setback in the CS1 zone from 3.0m to 4.25m at Vancouver Island University.
- The proposed compact building form is supported by City Plan.
- Staff support the proposed variance. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan
ATTACHMENT D: Height Survey
ATTACHMENT E: Proposed Building Elevations
ATTACHMENT F: Proposed Building Rendering
ATTACHMENT G: Proposed Retaining Wall Elevations
ATTACHMENT H: View Analysis |

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

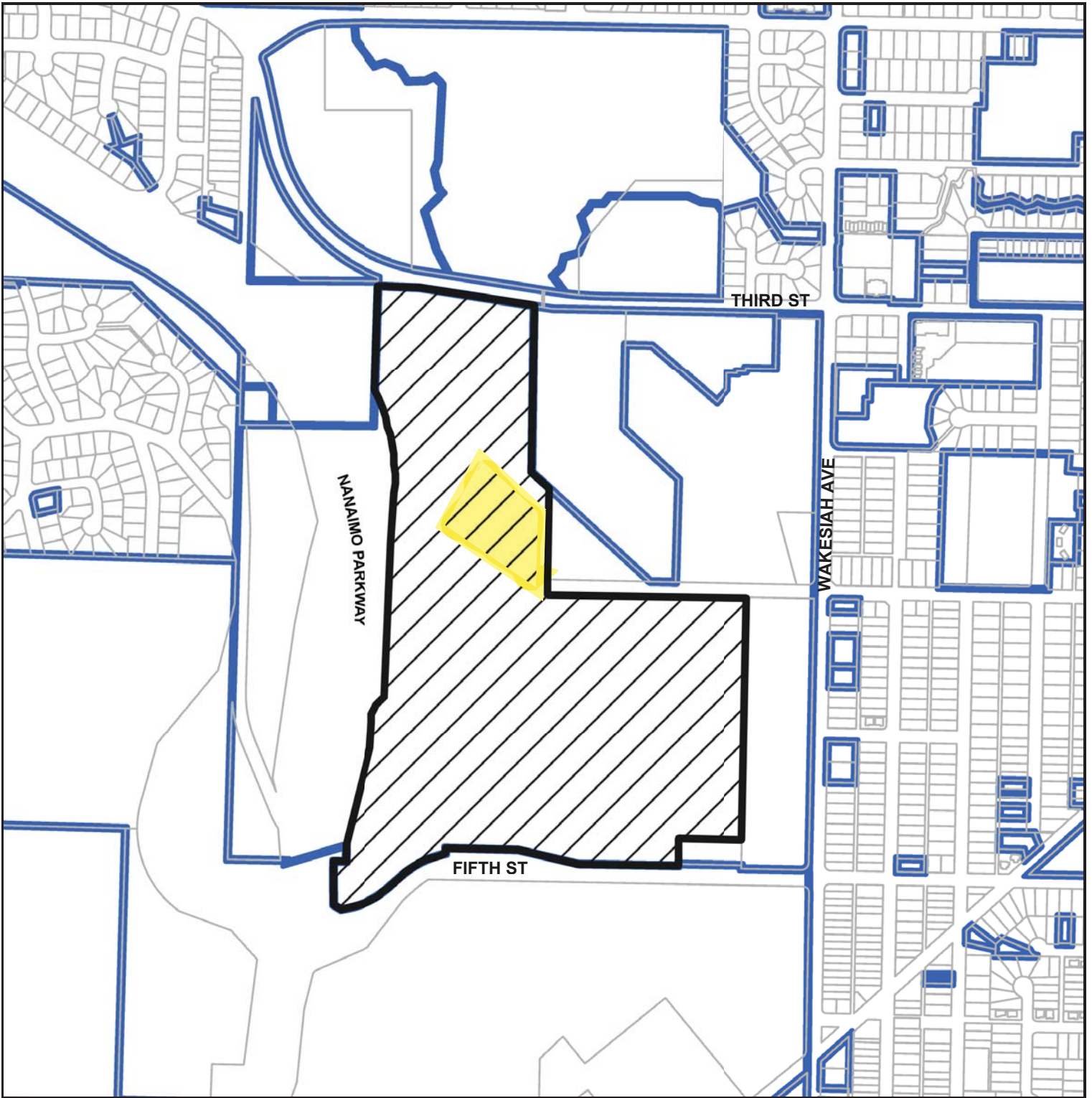
The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 14.6.1 Size of Buildings* – to increase the maximum permitted height for a principal building from 14m to 33m.
2. *Section 6.10 Fence Height* – to increase the maximum permitted retaining wall height outside the required setback area from 3m to 4.25m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Height Survey, prepared by Turner & Associates Land Surveying, dated 2023-NOV-16 as shown on Attachment D.

ATTACHMENT B SUBJECT PROPERTY MAP



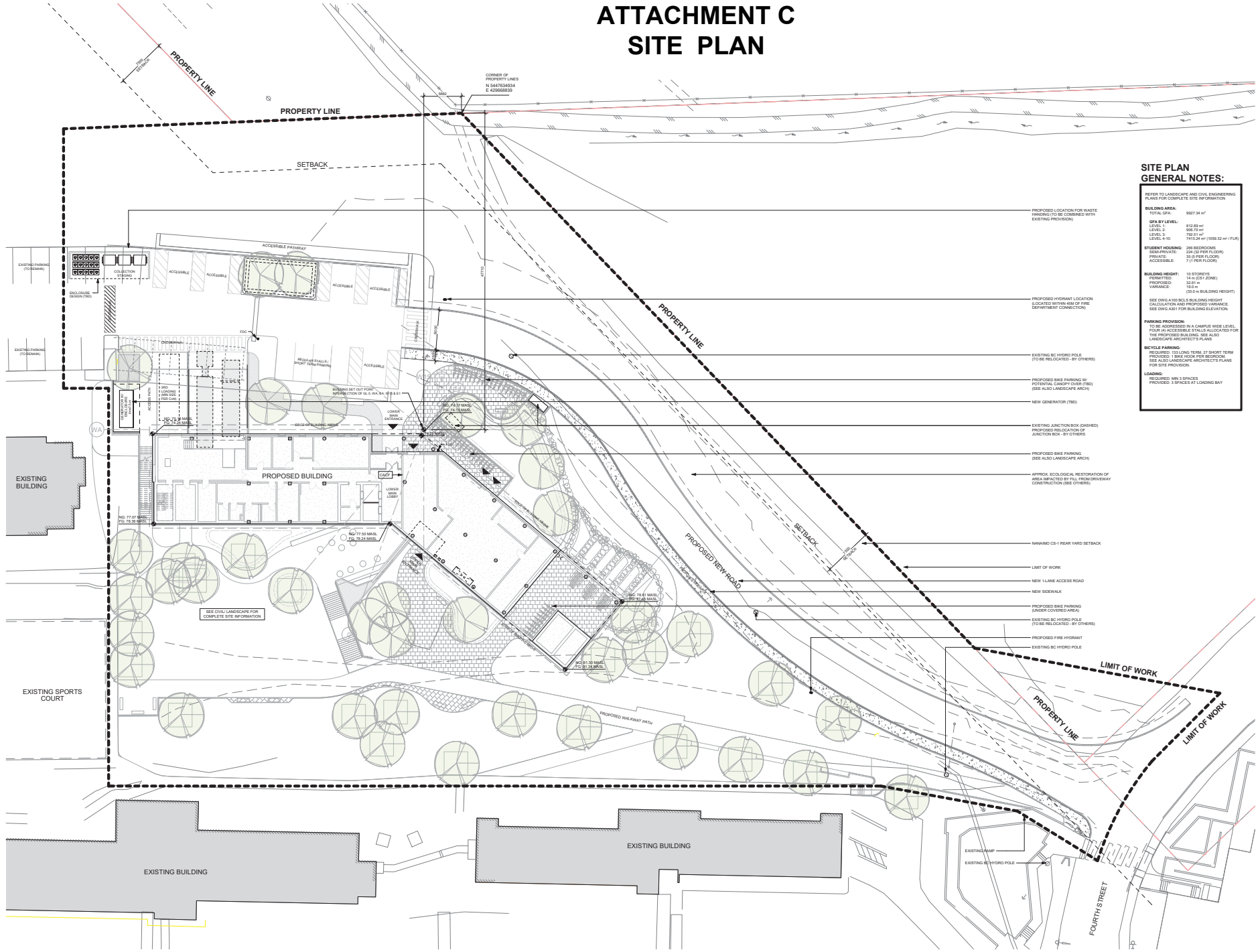
 Development Site

 900 Fifth Street

ATTACHMENT C SITE PLAN



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SITE PLAN GENERAL NOTES:

REFER TO LANDSCAPE AND CIVIL ENGINEERING PLANS FOR COMPLETE SITE INFORMATION

BUILDING AREA:
TOTAL GFA: 9927.34 m²

GFA BY LEVEL:
LEVEL 1: 612.85 m²
LEVEL 2: 508.59 m²
LEVEL 3: 782.51 m²
LEVEL 4: 803.39 m²
TOTAL GFA (1058.32 m² FUR)

STUDENT HOUSING: 256 BEDROOMS
SEMPROVIDE: 228 (9 PER FLOOR)
PRIVATE: 28 (9 PER FLOOR)
ACCESSIBLE: 77 (7 PER FLOOR)

BUILDING HEIGHT: 11 STOREYS
HEIGHTED: 14 m (D51 ZONE)
PROPOSED: 32.0 m
VARIANCE: 18.0 m IN BUILDING HEIGHT
13.0 m IN BUILDING HEIGHT

SEE DWG A501 FOR BUILDING ELEVATION

PARKING PROVISION:
TO BE ADDRESSSED IN A CAMPUS WIDE LEVEL, FOUR (4) ACCESSIBLE SPACES ALLOCATED FOR THE PROPOSED BUILDING. SEE ALSO LANDSCAPE ARCHITECT'S PLANS

BICYCLE PARKING:
REQUIRED: 133 LONG TERM, 27 SHORT TERM PROVIDED: 1565 HOOR PER BEDROOM. SEE ALSO LANDSCAPE ARCHITECT'S PLANS FOR SITE PROVISION.

LOADING:
REQUIRED: MIN 3 SPACES AT LOADING BAY PROVIDED: 3 SPACES AT LOADING BAY



Consentants

Key plan



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1 2023/07/07 ISSUED FOR SCHEMATIC DESIGN
2 2023/11/28 ISSUED FOR 10% DESIGN DEVELOPMENT
3 2023/12/05 ISSUED FOR DWP

Project Site
VIU STUDENT HOUSING

Client
VANCOUVER ISLAND UNIVERSITY
Site address
4 UNIVERSITY CRESCENT NANAIMO, BC

Sheet title
SITE PLAN

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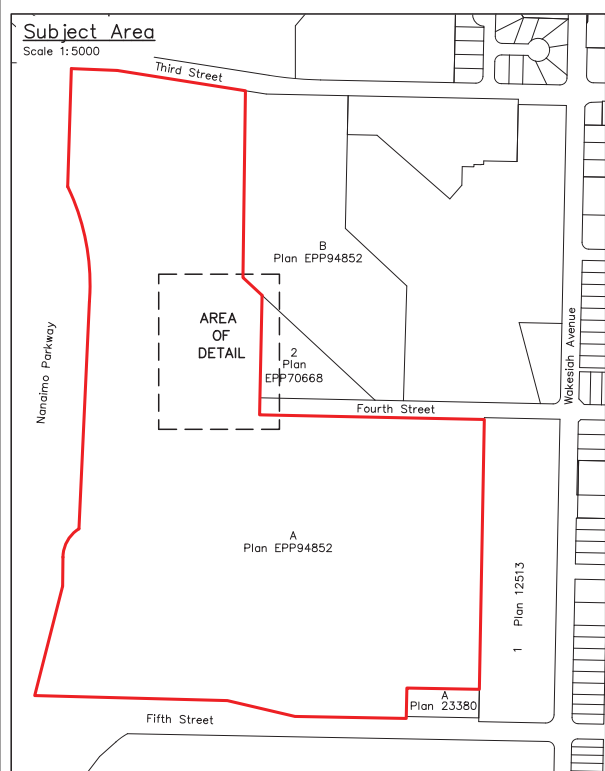
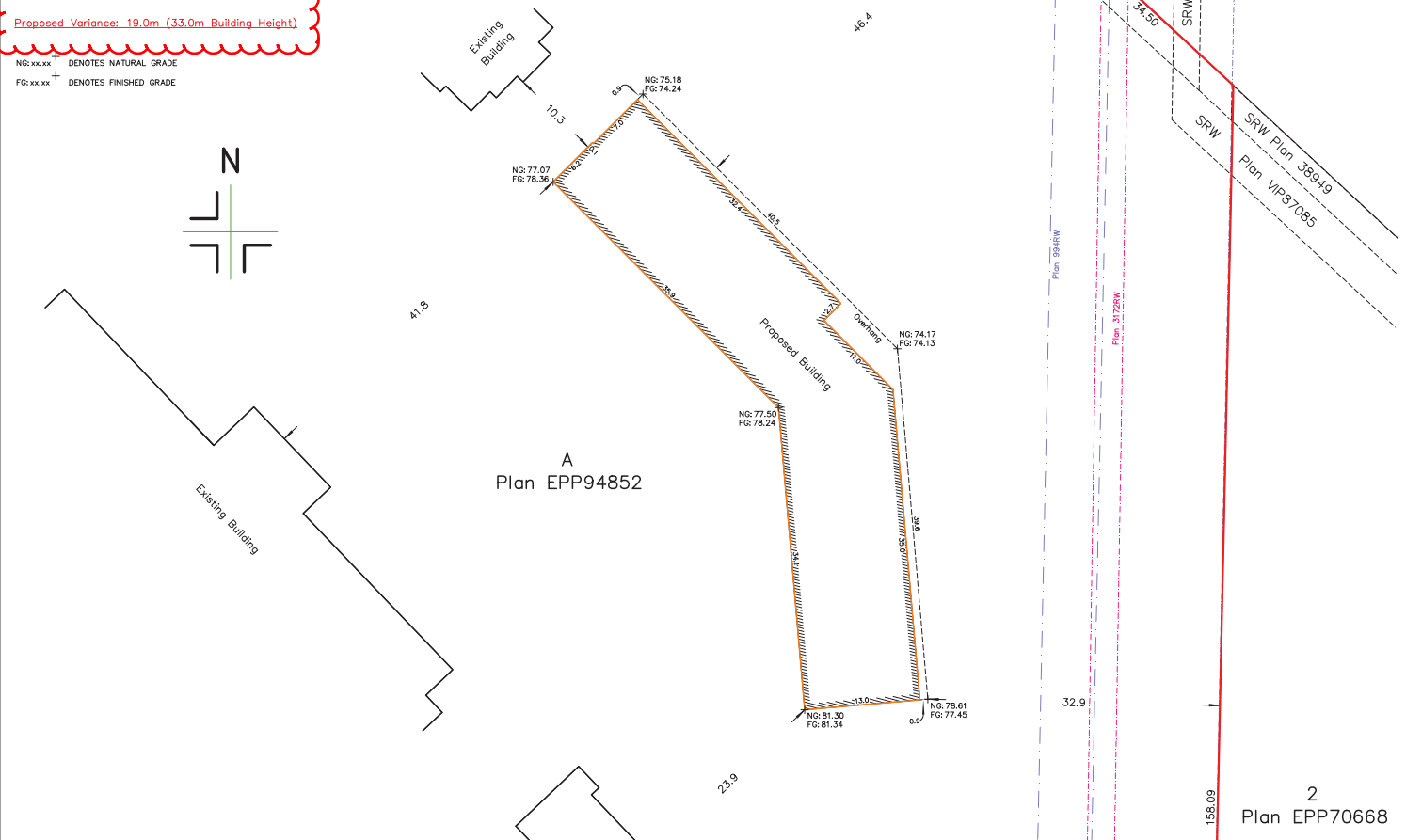
ATTACHMENT D HEIGHT SURVEY

PROPOSED BUILDING HEIGHT CALCULATION	
Average natural grade	77.30
Average finished grade	77.29
Maximum building height (CS1 Zone)	14.0
Maximum building elevation	91.29
MBFE	X
Proposed level 1 floor	74.25
Proposed top of parapet	109.90
Proposed building height	32.61

Proposed Building Height Variance

Proposed Variance: 19.0m (33.0m Building Height)

NG:xxxx DENOTES NATURAL GRADE
FG:xxxx DENOTES FINISHED GRADE

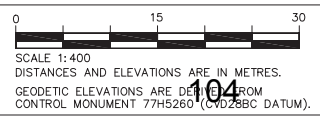


NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
235087G, G38382, M23972, R92451, FM116670, ES79519, ES79520, FB294687, FB294688, CA6777626, CA6777627, BB3060754, CA7996823, CA7996824, CA7996825, CA7996826 & CA7996826.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.
THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING PROPOSED BUILDING LOCATION ON:
LOT A, SECTION 1,
NANAIMO DISTRICT, PLAN EPP94852.

CLIENT: VANCOUVER ISLAND UNIVERSITY CIVIC ADDRESS: 900 FIFTH STREET, NANAIMO

FILE: 19-182-1 SCALE: 1:400 DRAWN BY: DRW PROPERTY ZONING: AR1 & CS1



THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 16TH DAY OF NOVEMBER, 2023

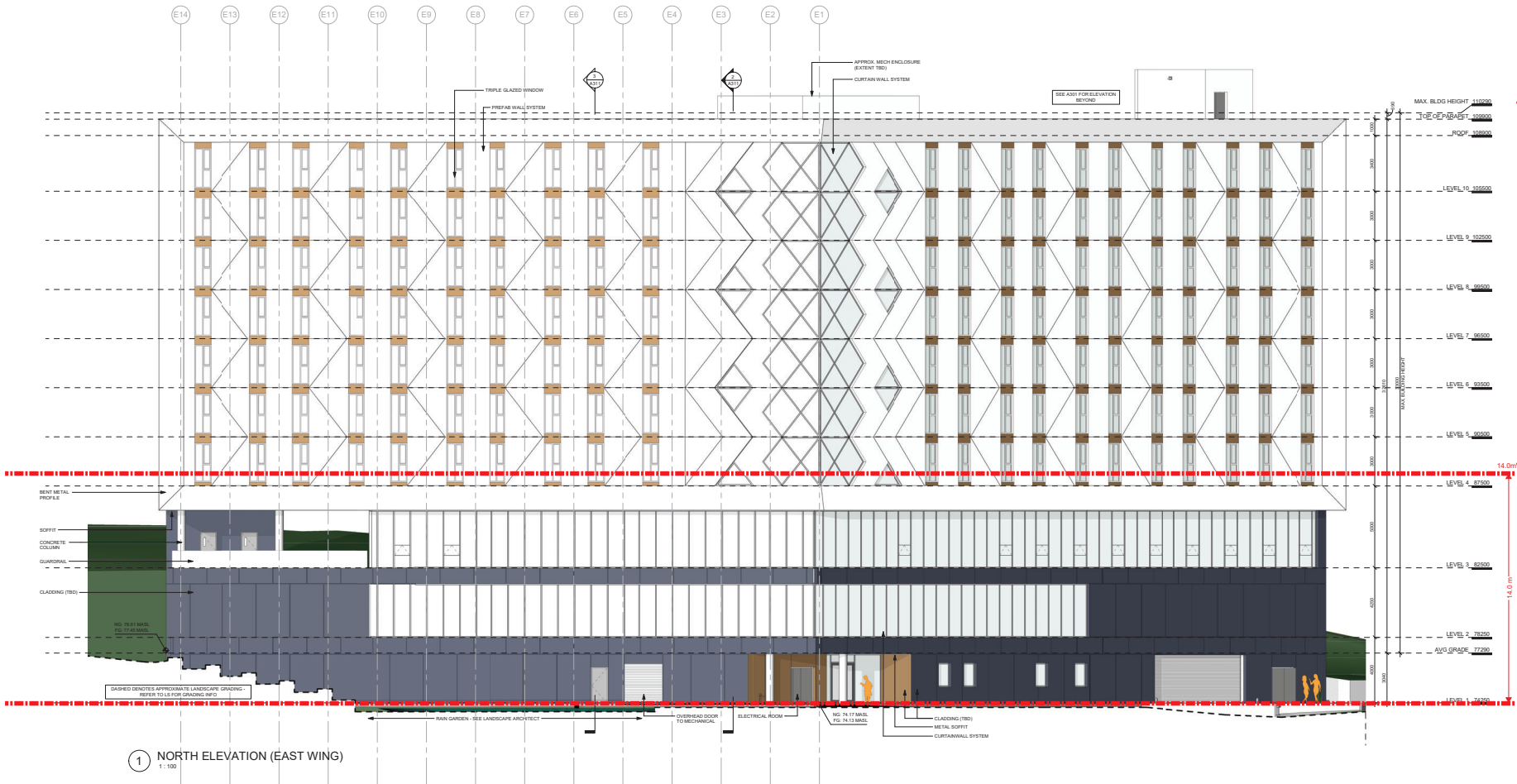
B.C.L.S. #956
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Current Planning

Turner & Associates
land surveying™
250.753.9778
435 TERMINAL AVENUE NORTH
NANAIMO, BC V9S 4J8
www.turnersurveys.co



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Proposed Building Height Variance



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Project Site
VIU STUDENT HOUSING

Client
VANCOUVER ISLAND UNIVERSITY
Site address
4 UNIVERSITY CRESCENT, NANAIMO, BC

Sheet title
BUILDING ELEVATION - NORTH

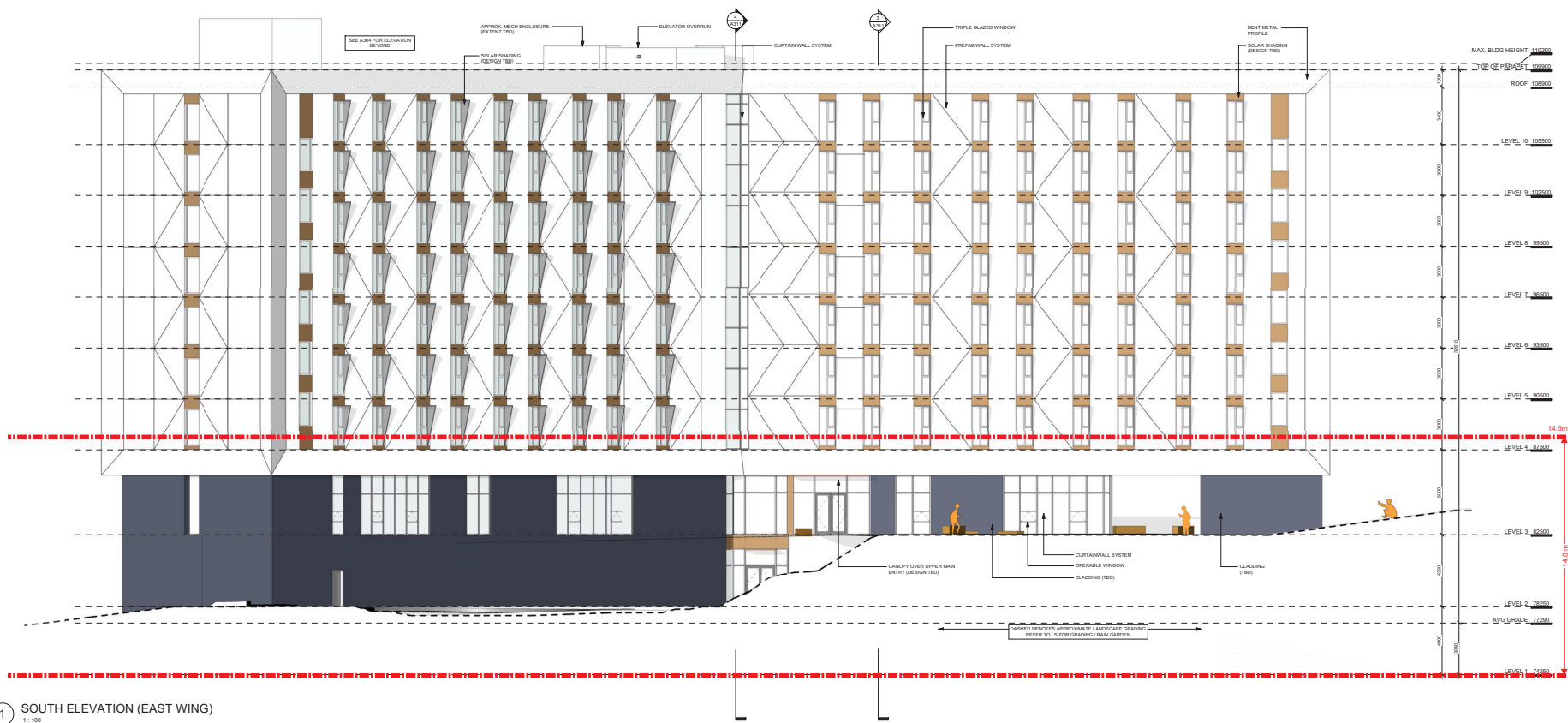
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1 NORTH ELEVATION (EAST WING)
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1 SOUTH ELEVATION (EAST WING)
1:100

Proposed Building Height Variance



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Client
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Site address
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Sheet title
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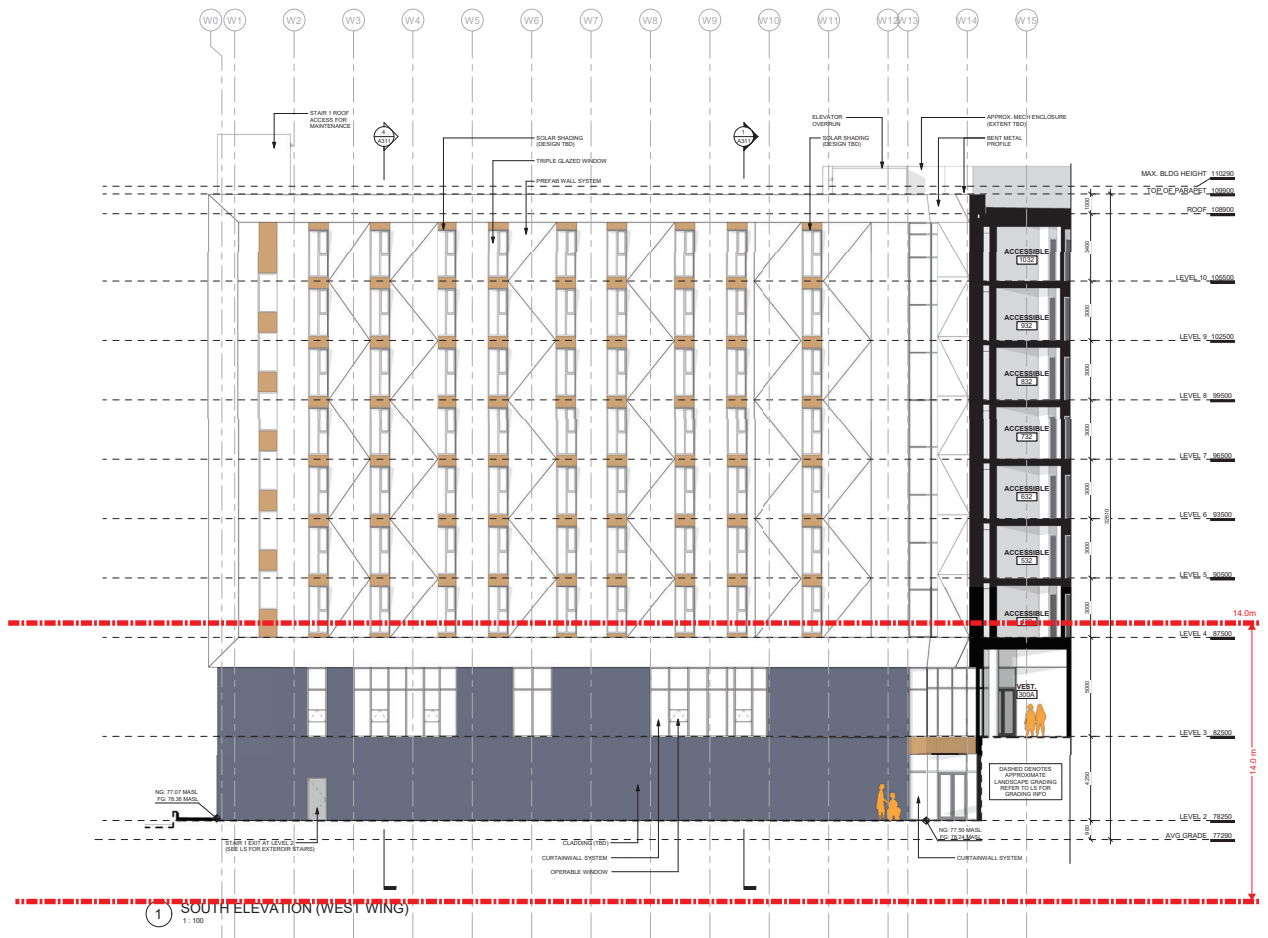
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1 SOUTH ELEVATION (WEST WING)
1:100



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Sheet title
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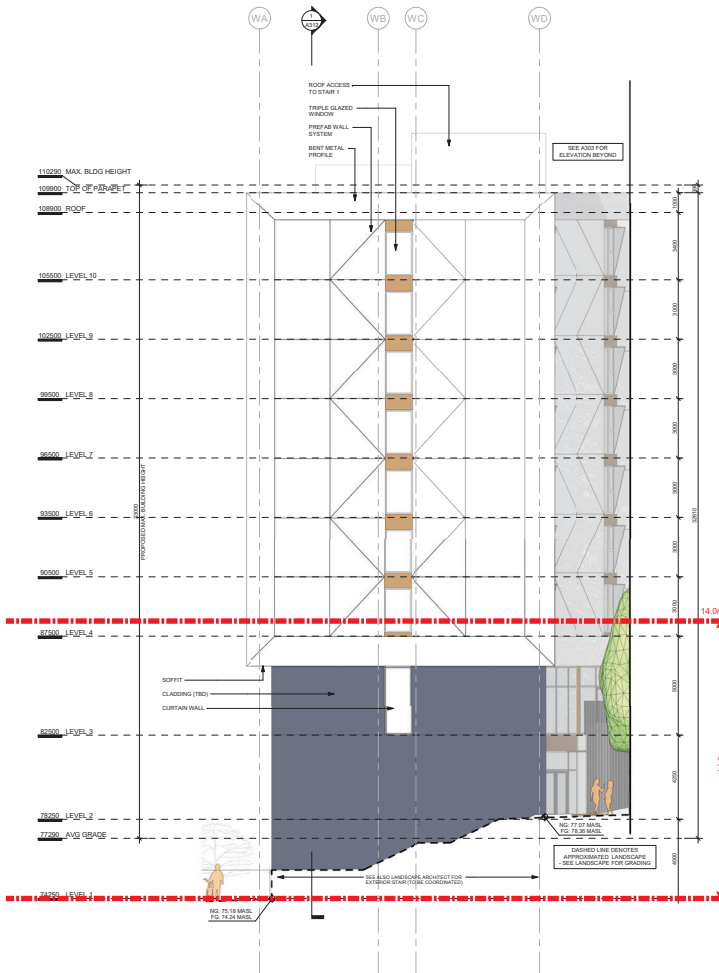
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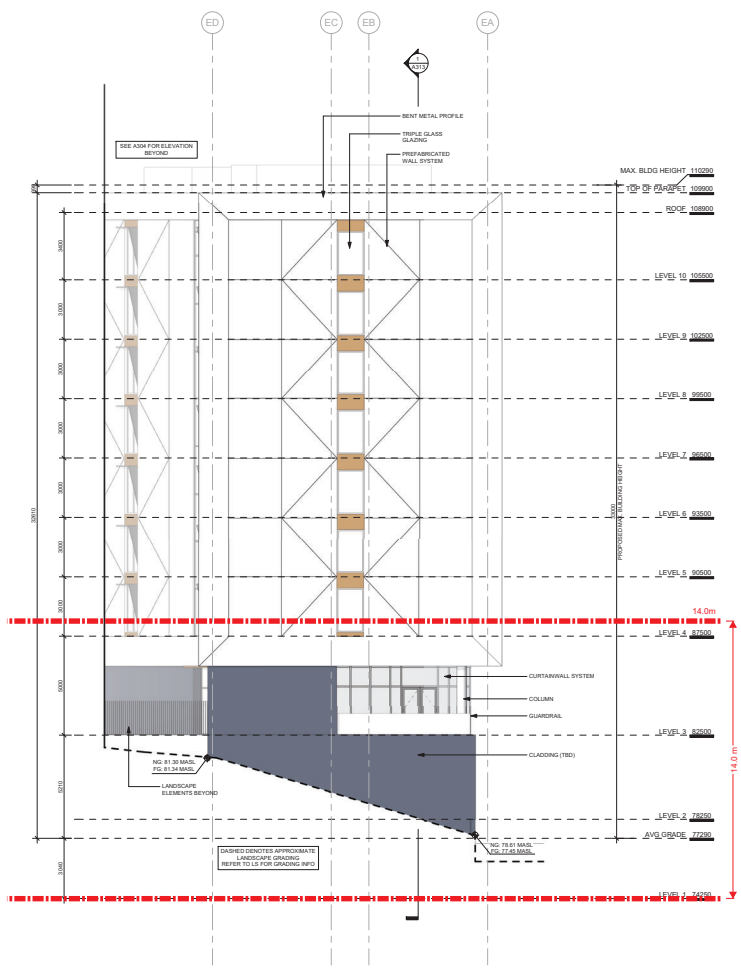
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1 WEST ELEVATION (WEST WING)
 1:100



2 EAST ELEVATION (EAST WING)
 1:100

Proposed Building Height Variance



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Project Site
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Client
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 Site address
 4 UNIVERSITY CRESCENT, NANAIMO, BC

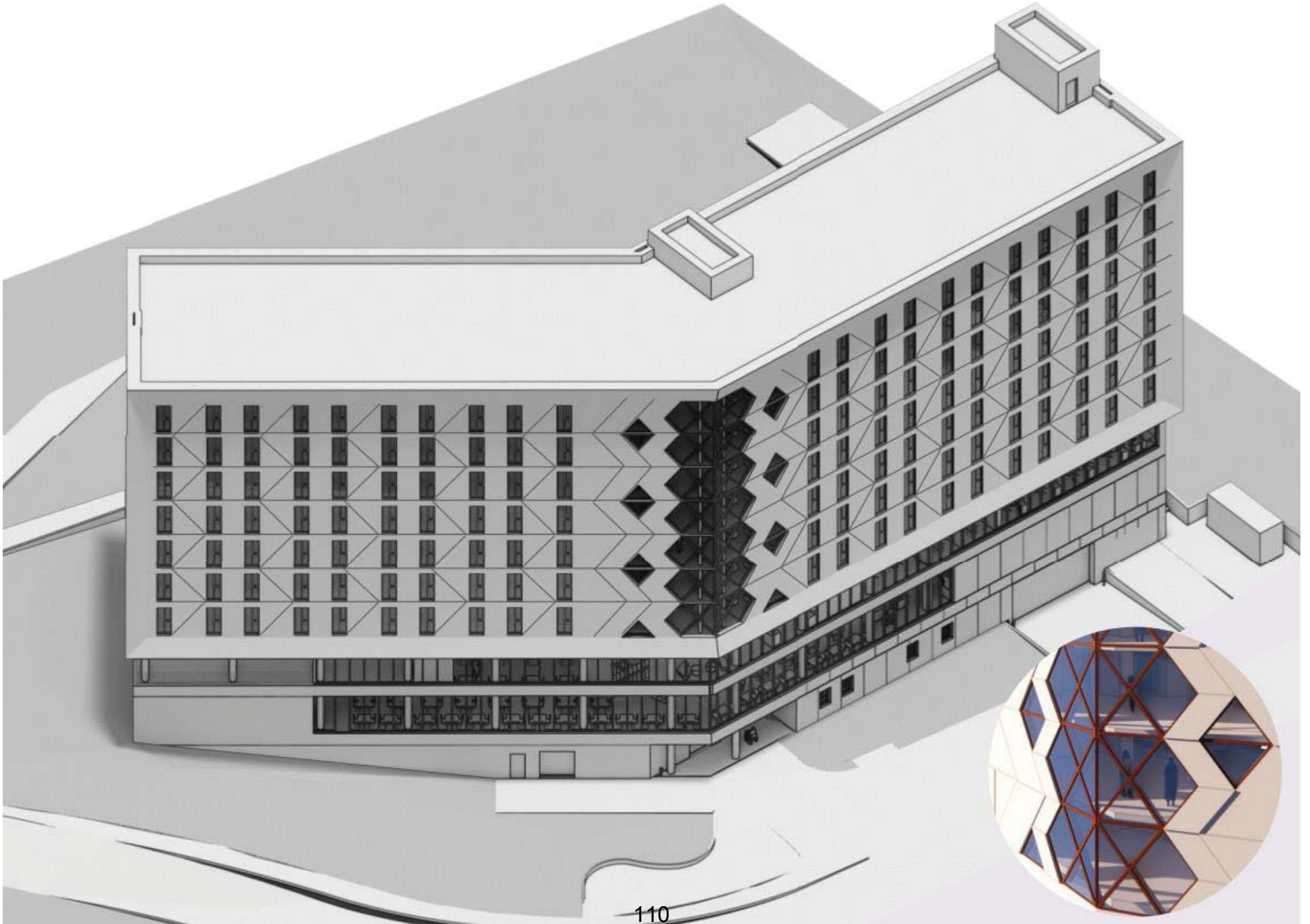
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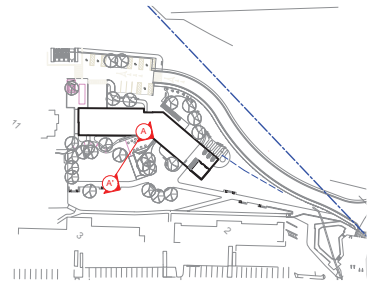
**ATTACHMENT F
PROPOSED BUILDING RENDERING**



ATTACHMENT G PROPOSED RETAINING WALL ELEVATIONS

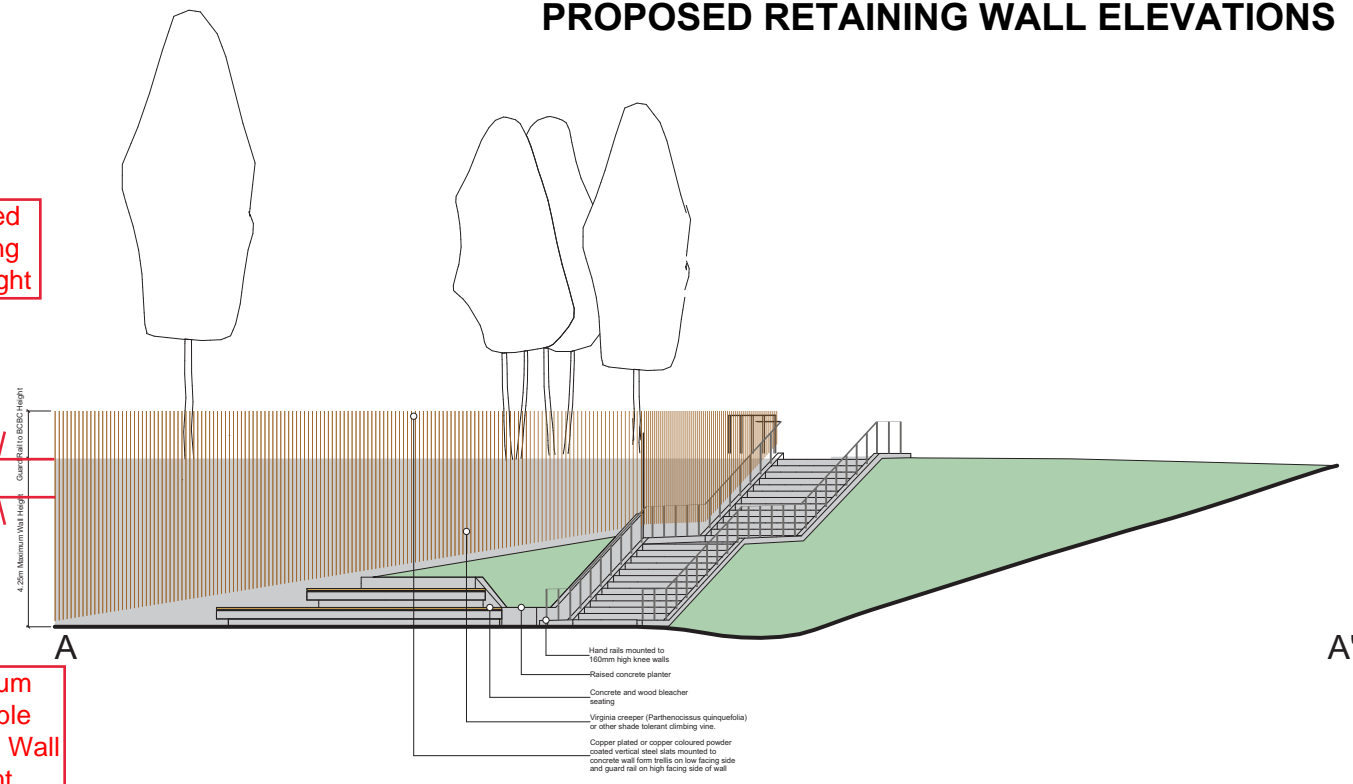


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Proposed Retaining Wall Height

Maximum Allowable Retaining Wall Height



1 Section Elevation - Lower Plaza Retaining Wall
Scale: 1:50



2 Perspectives - Various showing form and character of wall, stair, and guard rail
Scale: NTS



MDI
Landscape Architects
MDI Landscape Architects Inc.
1388A Temperley Avenue | 250.412.2811
Victoria BC V8Z 5P6 | mdi@mdign.ca

Key plan
scale AS SHOWN

Issued for:

1	ISSUED FOR PRELIM DESIGN	2023-07-26
2	PRELIM 90% FOR COSTING	2023-10-11
3	90% DD	2023-10-23
4	100% DD	2023-11-29
5	ISSUED FOR O&M	2023-01-25
6	ISSUED FOR VARIANCE	2024-02-06

Project title
VIU STUDENT HOUSING

Client
VANCOUVER ISLAND UNIVERSITY
Site address
41 University Crescent
Nanaimo, BC V9R 6C5

Sheet title
Landscape Details: Lower Plaza Retaining Wall

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ATTACHMENT H VIEW ANALYSIS

