285 Rosehill Street Re-zoning

Vancouver Island Mental Health Society

Presented to the Community Planning & Development Committee
October 17, 2017

CELEBRATING 40 YEARS

Vancouver Island Mental Health Society

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About the Applicant

CELEBRATING 40 YEARS

Vancouver Island Mental Health Society

VIMHS is a Vancouver Island-based non-profit organization demonstrating excellence in support services for adults with mental health and addictions concerns, and/or cognitive challenges. VIMHS' intent is to encourage a society that values and supports all people, including those experiencing psychiatric, addiction, and cognitive challenges through thoughtful, community-driven leadership.

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Site Location & Context



Southeast corner of Terminal Avenue N. & Rosehill Street

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Site Location & Context



Terminal Avenue North Frontage



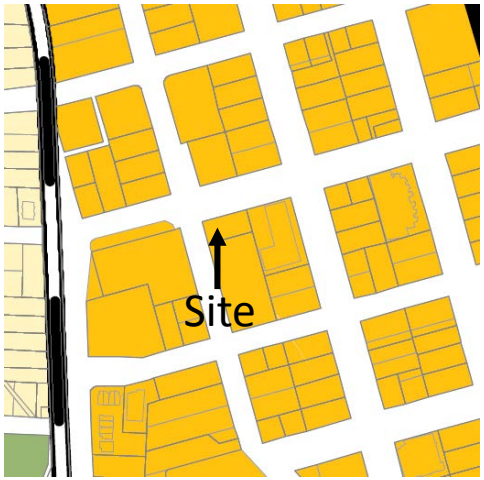
Rosehill Street Frontage



Existing four plex

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Planning Policies- OCP



Map 1- Future Land Use Plan

Land Use Designation: Corridor

"Corridors are linear focal areas for higher levels of residential densities, services, and amenities"

"Residential densities of 50 to 150 units per hectare in two to six storey building forms shall be supported for Corridors."



Map 2- Mobility

Blue Dashed Line= Cycle Route

Bus Service: 30-60 minute service intervals

Route 1- Country Club/Downtown

Route 50- Woodgrove/Downtown

20 minute walk or 10 minute bike ride to downtown



Map 3- Development Permit Areas & Heritage Conservation Areas

DPA7 North Terminal Avenue Area
Objective: To ensure that redevelopment of this corridor is not visually obstructive and is compatible with surrounding development."

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Planning Policies- Newcastle + Brechin Neighbourhood Plan



Map 1- Neighbourhood Land Use Designation: Mixed Use Corridor

Part E- Neighbourhood Plan Policies

- Development will include multiple unit residential in developments up to 6-storeys (2.11- Land Use & Development- Mixed Use Corridor)
- Ensure affordable housing is available to all age groups and income levels in neighbourhoods (Section 3- Social Enrichment and Culture)
- The construction of affordable housing units within new and existing residential developments is encouraged (Section 3- Social Enrichment and Culture)

Part F- Urban Design Framework & Guidelines

- Enhance local streets with sidewalks, street trees, curb bulges, rainwater management, on-street parking
- Multiple dwelling housing should complement scale and character of the area (1.3- Street Character)
- Maintain min. 1.0m front setback, provide strong, overall building form, visual breaks, texture & rhythm and visual interest, use entrance design as corner activity markers (2.11 Building Design)

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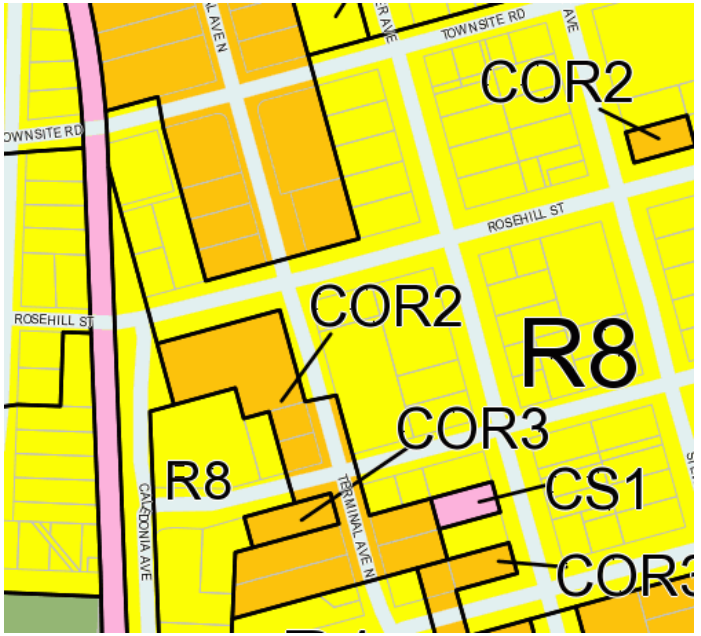
Planning Policies- Zoning

Existing Zoning- R8 Medium Density Residential

- Permits residential type buildings and supporting small scale retail uses

Proposed Zoning- COR2 Mixed Use Corridor 2

- Permits a wide range of residential and commercial uses in 2-6 storey buildings
- Properties north of the site, on both sides of the street are also zoned COR2
- Enables higher unit density, reduced setback and parking reduction



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Proposal



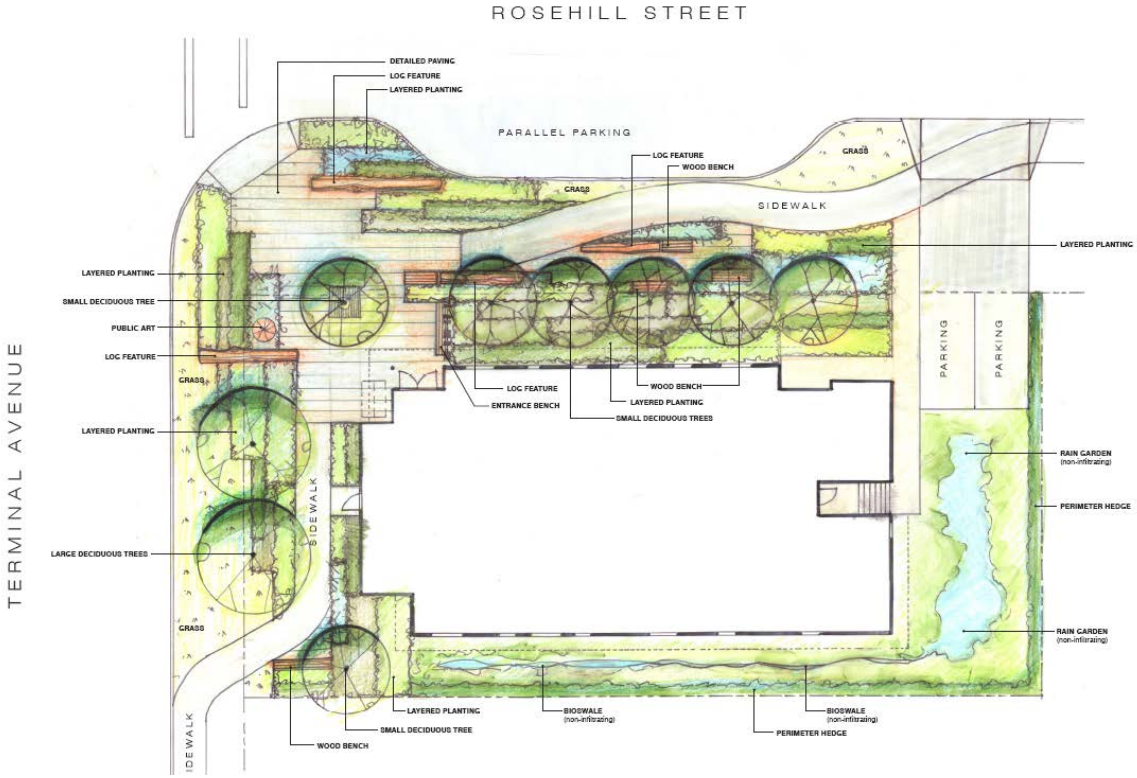


Image courtesy of Low Hammond Rowe Architects

- 3-storey building containing 19 affordable studio apartment units
- Project is geared towards residents working on independent living skills and re-integrating with the community, some of whom are individuals who have suffered from addictions and/or require mental health support and would benefit from having on-site support when and as needed.
- Tenants will have access to VIHMS support services
- Funded by BC Housing's Provincial Investment In Affordable Housing (PIAH) Initiative

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Site Plan



Site plan & landscape design courtesy of Victoria Drakeford Landscape Architect

- Corner plaza framed by enhanced landscaping & street furniture
- Rain garden & bioswale for stormwater management
- Grading and parking arrangement developed in consultation with city staff

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Proposal Statistics

	Current R8	Proposed COR2	Proposed
Site Area			723m² (7782ft²)
Lot Coverage	40%	60%	47%
Density	1.25	1.25	**1.35**
Setbacks			
Front	6m (19.7ft)	3m (9.8ft)	**1.5m (5ft)**
Ext. side	4m (13ft)	3m (9.8ft)	3.5m (11.5ft)
Int. side	10.5 (34ft)	3m (9.8ft)	3m (9.8ft)
Rear	10.5 (34ft)	7.5m (25ft)	7.5m (25ft)
GFA	904m² (9730ft²)	904m² (9730ft²)	**975m² (10495ft²)** Difference- 70m² or 750ft²
Required Parking	3	3	**2** (+ two on street)

= variation from zoning

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Project Merits- OCP & Neighbourhood Plan

- Proposed 3-storey building is an appropriate height and density for the OCP and Neighbourhood Plan land use designations, which support 2-5 storey buildings (OCP- 2.2.(1), Neighbourhood Plan- Section E)
- Ground floor office use and inviting corner entrance with plaza and landscaping enhance the streetscape (OCP- 2.2(5), Neighbourhood Plan- Section F (1.3, 2.11))
- Provision of secure ground floor bike parking supports cycling, and close proximity to bus route encourages sustainable travel (OCP section 6, Neighbourhood Plan- Section E (7))
- Building design will be energy efficient and reduce GHG emissions during construction and operation in accordance with Nanaimo Community Sustainability Action Plan and BC Housing's STEP Code (OCP- 2.2(12))
- Supports a broad social mix and access to adequate housing at all income levels (OCP- 2.2(13))
- Project contributes to the diversity of residential uses/tenures, advances Nanaimo towards its "critical" goal of creating opportunities for new affordable housing (See Section 3.2- Affordable Housing).

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Questions?

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Courtesy of Low Hammond Rowe Architects

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