

DATE OF MEETING October 1, 2018

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SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1089 – 285 ROSEHILL STREET

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a 23-bed personal care facility at 285 Rosehill Street.

Recommendation

That Council issue Development Permit No. 1089 at 285 Rosehill Street with the following variances:

- reduce the minimum required front yard setback from 3m to 1.5m; and
- reduce the required onsite parking from 5 spaces to 2 spaces.

BACKGROUND

A development permit application (DP1089) was received from M'akola Development Services, on behalf of Vancouver Island Mental Health Society (VIMHS), to permit the development of a 23-bed personal care facility on the property located at 285 Rosehill Street. A rezoning application (RA383) to rezone the property from Medium Density Residential (R8) to Mixed Use Corridor (COR2) to allow this development was approved by Council on 2018-SEP-17. Through the development permit process, the applicant increased the proposed number of units from 19 to 23 and converted one of the units to an accessible unit.

VIMHS owns and operates the existing fourplex rental house on the subject property, which will be demolished subject to approval of the development permit application.

Subject Property

<i>Zoning</i>	COR2 – Mixed Use Corridor
<i>Location</i>	The subject property is located at the southeast corner of the Terminal Avenue/Rosehill Street intersection.
<i>Total Area</i>	807m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor; Development Permit Area No. 7 – North Terminal Avenue Area; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Newcastle + Brechin Neighbourhood Plan – Urban Design Guidelines

The subject property is surrounded by a mixture of commercial and residential uses in predominately two- to eight-storey building forms. The massing of the surrounding buildings allows this infill building to easily integrate into this corner site.

There is a north and southbound bus stop across the street within 25m of the subject property.

DISCUSSION

Proposed Development

The proposed development is a three-storey, 23-bed personal care facility to be operated by VIMHS, with the following configuration:

- 1 accessible dwelling unit (47m²); and
- 22 studio dwelling units (34.8m²).

The proposed floor area ratio (FAR) is 1.41. The permitted floor area ratio is 1.25, with an additional 0.25 permitted by achieving Tier 1 of Schedule D – Amenity Requirements for Additional Density.

Site Design

The subject property is a rectangular corner lot. The proposed siting allows for a large entry plaza on the northwest corner, with the garbage enclosure and parking to be accessed at the rear of the building from Rosehill Street. An outdoor amenity space and landscaped/fenced edge provide buffering to neighbouring residential developments, and a wide side yard along Rosehill Street allows for a landscaped edge that complements the large traditional residential landscaped front yards in the Newcastle and Brechin neighbourhood.

Building Design

The proposed building design works with a basic three-storey rectilinear mass that includes residential units and an ancillary office component. A vertical mass on the west end of the building houses an elevator and exit stair. Two horizontal bands, the parapet, and the first floor overhang work together to reduce the scale of both the rectilinear and vertical masses.

The materials include cementitious fiber panels in a white and dark brown/charcoal colour scheme.

Landscape Plan

The proposed landscape plan includes a mixture of hard and soft landscaping with the following components:

- **Street Trees:** The trees along both of the street edges meet and exceed the intent of the neighbourhood design guidelines. The visual impact is street edges with texture, a screen to traffic on Terminal Avenue, and an improved pedestrian entrance to the Newcastle and Brechin neighbourhood.

- Urban Plaza: The design has both a public and private aspect. A seating area and a specimen canopy tree invite the residents to enjoy this corner of the neighbourhood. The edge plantings and log features define the entrance to the building.
- Rosehill Street edge: The layered plantings provide privacy to the ground floor units and an outdoor seating area for resident use.
- Rear Yard: The area is programmed with a private seating area for residents and includes a rain garden.
- Side Yard: The layered planting facilitates a bioswale that supports the rain garden. Deciduous trees, a hedge, and a cedar panel fence provide privacy to the neighbouring residential development to the south.

Schedule D – Amenity Requirements for Additional Density

To obtain the required Floor Area Ratio to allow the proposed building, the development will achieve Tier 1 of Schedule D – Amenity Requirements for Additional Density. Examples of the amenities to be provided include:

- increasing the amount of trees on the property by at least 20%;
- maintaining at least 50% pervious surfaces on-site; and
- exceeding the ASHRAE 90.1 2010 Energy Standards by 5% or more.

See Attachments for more information.

Design Advisory Panel Recommendations

At the meeting held on 2018-FEB-08, the Design Advisory Panel accepted DP001089 as presented with support for the proposed variances and provided the following recommendations:

- Consider using a building cladding type of rooftop screening.
- Add a covered amenity area and a more intimate space on the south side for use by residents.
- The east side sidewalk should be the same type of finishing as the entrance plaza.
- The final site plan should reflect the details of the landscape plan.
- Consider a better quality of white paneling that is easier to maintain on the tower.
- The Panel supports an alternate on the tower to bring the exterior charcoal colour to the ground plane.

The applicant made several alterations to both the building and landscape designs to address the recommendations.

The proposed development meets the intent of the Newcastle + Brechin Neighbourhood Plan and the General Development Permit Area Design Guidelines and achieves an infill development in an established neighbourhood near services, transit and parks.

Proposed Variances

Required Front Yard Setback

The required front yard setback is 3m. The proposed setback from Terminal Avenue is 1.5m, a proposed variance of 1.5m.

Terminal Avenue is a major road. A 4.35m road dedication was required as part of the rezoning application (RA383), which results in the building being closer to the road. Offset sidewalks and street trees in the boulevard were also required along both frontages. The siting of the proposed building is in line with the existing building to the south, which will allow the building to maximize street presence. Staff supports the proposed setback variance.

Required On-site Parking

The required onsite parking is five parking spaces. The proposed onsite parking is two parking spaces, a proposed variance of three parking spaces.

The residents of the development, operated by the Vancouver Island Mental Health Society (VIMHS), are unlikely to own vehicles. In accordance with the City of Nanaimo Policy for Considerations of a Parking Variance, staff support the proposed variance based on the following location criteria:

- the subject property is located in the Downtown Mobility Hub, as outlined in the Nanaimo Transportation Master Plan, and located along a Rapid Bus Transit Corridor with a bus stop located within approximately 25m of the site; and
- secure long- and short-term bike parking options are provided onsite.

In addition, the associated works and services will improve the Rosehill Street frontage with formalized parallel parking. Staff support the proposed on-site parking variance.

SUMMARY POINTS

- Development Permit No. DP1089 is for a three-storey, 23-bed personal care facility.
- The proposed development incorporates additional amenities in order to achieve Tier 1 of Schedule D – Amenity Requirements for Additional Density, to increase the permitted FAR to 1.41.
- Staff support the proposed front yard setback variance and parking variance.
- The proposed development meets the intent of the Newcastle + Brechin Neighbourhood Plan and the General Development Permit Area Guidelines and achieves an infill development in an established neighbourhood near services, transit, and parks.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Landscape Plan and Details
ATTACHMENT F: Schedule D – Amenity Requirements for Additional Density
ATTACHMENT G: Aerial Photo

Submitted by:

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Concurrence by:

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