

Development Permit Application

Prospect - Haliburton Street, Nanaimo B.C.

Design Rational

Context

Located in the South End of Nanaimo in the R8 zone, just a few blocks away from the Downtown core, the project site is made up of five properties on the East side of the 100 Block of Haliburton Street. Most of the site is surrounded by a well established neighbourhood of older single family homes. There is a slight slope from West to East and terrific view opportunities to the water front and harbour to the east. Four older homes presently occupy the site. None of which have any historical or architectural merit. The property at the corner of Haliburton St. and Milton St. is occupied by the Yellow Cab company which will be relocated.

The Zoning By-Laws, OCP and South End Neighbourhood Plan support the redevelopment of this area into higher density, Multi-family residential use. The intension of this application to stay within the guidelines of these documents and avoid variances where possible. Two five storey buildings are proposed to stand over a common underground parkade that is accessed off Milton Street.

OCP and Neighbourhood Objectives

Some key goals established by the OCP are to 'Manage Urban Growth' and 'Build a more Sustainable Community'. The South End Neighbourhood Plan speaks to more specific needs of the neighbourhood. For example, development must keep up with the increased demand in population and be centered close to Urban Cores with a focus on cyclist and pedestrians.

Other guiding Principles relevant to this neighbourhood and project include, development of mixed use density with a range of housing choices and affordability. Single family homes continue to become less affordable as the demand for smaller more cost effective housing increases.

Haliburton Street is singled out as a neighbourhood greenway for Pedestrian Connectivity with the Milton St corner identified as a 'small scale public open space'. The proposed Street Design and Landscape solution is consistent with the neighbourhood guidelines and builds off the excellent precedent established by the 'Outlook' development approved for 119 Haliburton St. Including, but not limited to, enhanced lighting, street trees, on-street parking, and boulevard planting with drought resistant native planting.

Haliburton Street will be re-established as a pedestrian-oriented street. A variety of small fences, retaining walls and landscape buffers will ensure the privacy and enjoyment of the street level units with direct access to Haliburton St.

Building Design Guidelines

The massing and density is consistent with the current zoning by-laws and guiding principles of the South End Neighbourhood Plan. Following the precedent established by our neighbours at 119 Haliburton St., the buildings will be set back from the Street 6m as per R8 zoning. The massing will be managed by reducing the floor area of the upper 2 levels and stepping back the building form from Haliburton St. helping to keep the visual scale down to 3 levels. Articulation of the roof lines creates further visual interest. Massing toward the east side increases slightly to ensure the best possible access to views.

Each unit will have access to outdoor space with a small balcony or ground floor patio. This ensures a visual interest and a balance between solid and transparent massing. A slight change of materials but with a consistent rhythm, will ensure Architectural interest in an organized and disciplined fashion.

Pedestrian Entrances to both buildings are easily identifiable and celebrated as a focal point of the design. The north building centered off Haliburton St. and the South building focused at the Milton Street corner.

Quality, sustainable materials such as brick and sandstone (found locally) and reclaimed wood make up some the material theme throughout the project respecting the traditional heritage of the South End. Colour choices are also consistent with the overall earth tone palette.

Underground parking is accessed off the safer and quieter environment of Milton Street taking the curb cut off Haliburton St. Parking is designed to meet the required spaces as per the current zoning By-laws. Facilities are also proposed for bike storage and electric vehicle charging.

CPTED Strategies (crime prevention)

Variation in street patterns and traffic calming hubs along Haliburton Street will assist in neighbourhood safety and guide visitors away from private spaces. Ground floor patios are separated with low level retaining walls and shrubs to clearly identify private space but still allow neighbours to interact. Street lighting along Haliburton St. provide an added layer of surveillance and safety. Building entrance are clearly identifiable with easy access.

Summary

This proposal has been reviewed and supported by the South End Community Association (SECA). Parkshore Projects is committed to working with the City of Nanaimo and SECA in creating positive and sustainable change to this well established neighbourhood. We believe this development is an early indication of the exciting Urban growth coming to Nanaimo. Thank you for considering our application.

Parkshore Projects