

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001185 – 388 MACHLEARY STREET

Applicant/Architect/Landscape Architect: IBI GROUP ARCHITECTS

Owner: OCEAN VIEW INVESTMENTS (NOMINEE) INC.

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	CS1 – Community Service One
<i>Location</i>	The subject property is flanked by Kennedy Street to the east, Franklyn Street to the south, and Machleary Street to the west.
<i>Total Area</i>	1.16ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is a prominent site, located near the height of land in the Old City Neighbourhood. The site formerly contained the Nanaimo Hospital that was later repurposed as the Malaspina College and then the Malaspina Gardens seniors' care facility. The buildings were demolished in 2017. The site is currently vacant and slopes approximately 10m downhill from Machleary Street to Kennedy Street.

The surrounding neighbourhood is primarily single residential dwellings, many of which are older homes from the early twentieth century. The site is approximately 450m away from the Old City Quarter where there are retail and office services, and approximately 700m away from the downtown commercial centre.

Adjacent properties are zoned R13 which allows for duplexes. Pawson Park is located south of the subject property at the corner of Franklyn Street and Machleary Street. An existing lane abuts the northwest property line of the site, connecting with Machleary Street before turning north towards Fitzwilliam Street.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a 14,484m² seniors' congregate housing facility. The facility will contain 149 units as well as common amenity areas including a large dining hall, a fitness centre, health and wellness services, and swimming pool. The proposed facility will consist of three building massings with: a wing along the Franklyn Street frontage, a wing between Machleary Street and Kennedy Street on the north side of the property, and a central amenity pavilion surrounded by gardens between the two wings. Parking will be provided underground.

Seniors' congregate housing is a permitted use in the CS1 zone and the development has been designed to meet the needs of seniors where one or more meals are to be provided per day and housekeeping services provided. The common dining area has a capacity sufficient to accommodate all residents of the facility.

The total floor area equals a Floor Area Ratio (FAR) of 1.25, which is the maximum FAR permitted for seniors' congregate housing in the CS1 zone.

Site Design

The proposed facility will have its main entrance facing Machleary Street. Other pedestrian entrances will connect to Kennedy Street, to Franklyn Street, and to a proposed public walkway along the north side of the property between the existing laneway and Kennedy Street.

The underground parking level will be accessed via the lane. The laneway connecting to Machleary Street will be widened to accommodate vehicle access. Loading spaces and waste receptacle pick-up will be adjacent to the lane.

Staff Comments:

- Provide details on the proposed walkway from Kennedy Street to the lane and clarify wayfinding or design opportunities to connect with Machleary Street.

Building Design

Nanaimo's Old City Multiple Family Residential Design Guidelines (the "Old City Design Guidelines") contain a number of guidelines for multi-family residential projects in the Old City Neighbourhood which also help inform the proposed institutional development in order to respond to the residential nature of the neighbourhood.

The proposed building has been sited to maximize views towards the ocean. The building will have a flat roof with uniform elevation, but will present itself differently on all elevations. From the Machleary Street frontage, the residential wings will present 3-storey elevations and the central pavilion will present a 1-storey elevation. From the Kennedy Street frontage, the residential wings will present 5-storey elevations (a 3-storey building face with the upper two floors set back approximately 7m) and the central pavilion will be 3 storeys. In addition to being set back facing Kennedy Street, the upper floor is set back adjacent to the lane on the Machleary Street frontage by approximately 5m.

The units will have a mix of outdoor balconies, Juliet balconies, or patio space. The two wings, particularly facing Franklyn Street and Kennedy Street, will appear residential in nature with generous glazing and large balconies. Materials for these wings will be light in colour with a mix of natural wood siding and fibre cement panels.

The central amenity pavilion will feature large two-storey windows and striking finishing elements including timber and stone. A wrap-around balcony is proposed outside the third storey of the central pavilion, which will also act as the lobby level from the main entrance at Machleary Street.

Staff Comments:

- Provide a stronger mix and rhythm of materials to better define the residential wings of the building. For example, consider framing of prominent architectural features with alternating materials (e.g. darker shades of wood paneling materials throughout and/or stone materials to anchor the base) and mimicking the level of detail of the central pavilion.
- On the Kennedy Street frontage, materials should emphasize the three storey mass and de-emphasize the upper two storey mass.

- Consider greater roofline articulation, particularly along the Machleary Street frontage. Alternatively, consider different materials to highlight articulations in the roofline and wall elevations.
- The elevations facing Kennedy and Franklyn Streets appear residential in nature, but the elevation facing Machleary Street conveys more of an institutional feel. Recognizing the residential make-up of surrounding properties and the Old City Design Guidelines, the design should present more elements to animate the Machleary Street frontage and add to the residential character (e.g. larger balconies, prominent ground-level entries, feature windows, bays, robust detailing, contrasting hues to emphasize architectural features, further visual complexity, etc.).
- As recommended by the Old City Design Guidelines, consider reducing the massing on upper storeys where the proposed building abuts residential properties immediately adjacent to the subject property (fronting Kennedy Street) to provide an appropriate transition to lower density residential properties.

Landscape Design

Extensive landscaping is proposed throughout the site. A robust landscaping buffer is provided along street frontages. A large landscaped garden is provided in the centre of the site, in proximity to the central pavilion. Concrete pathways are provided throughout the garden with a number of stone paver patio areas with seating. A lawn is proposed to the east of the central pavilion, adjacent to the Kennedy Street frontage. A terraced retaining wall and 1.8m-high fence are proposed between the development and the sidewalk on Kennedy Street.

A rooftop deck is proposed on the central pavilion that will include perennials, grasses, ferns, flowering trees, and raised planting beds for residents. Seating, including movable lounge furniture, is provided.

- Demonstrate that the minimum landscape buffer treatment can be provided along the north property line, adjacent to the lane.
- Provide details for screening and landscaping to surround the outdoor waste receptacle enclosure.
- Provide dimensions and material details for the fencing and retaining walls along the Kennedy Street frontage and ensure that large blank walls facing the public domain are avoided or, where necessary, using textured materials. Landscaping should be incorporated with the retaining wall design as per Old City Design Guidelines to create a landscape frontage.
- Look at ways to incorporate the existing grand staircase on the Kennedy Street frontage into the landscape design.
- Explore opportunities to highlight and celebrate the history of the site in the design, for example, with interpretative signs along the Kennedy Street frontage and/or public walkway.

PROPOSED VARIANCES

There are no proposed variances.