

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001199 – 140 TENTH STREET

Applicant / Owner: MOUNT BENSON ENTERPRISES LTD

Engineer: HEROLD ENGINEERING

Landscape Architect: JPH CONSULTANTS INC

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	I2 – Light Industrial
<i>Location</i>	The subject property is located in an industrial area north of the South Gate shopping centre at the intersection of Tenth Street and the Island Highway.
<i>Total Area</i>	6.43ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Light Industrial Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development
<i>Chase River Neighbourhood Plan</i>	Schedule A – Future Land Use and Mobility - Service Industrial Enterprise Area
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is a hooked parcel with two portions, located on either side of Tenth Street. The applicant is proposing to develop a portion of the site on the south side of Tenth Street. The lot is slightly sloped with a 5m grade change from the northeast corner of the site to the south side.

Wexford Creek runs along the southern border of the subject property. There is an existing ROW for transmission lines across the front portion of the property and the Island Corridor railway runs along the western property line. The property is surrounded by a mix of industrial, commercial and residential uses.

PROPOSED DEVELOPMENT

The applicant is proposing an industrial development with 6,929m² of mini-storage, a stand-alone office building, and 963m² for warehouse units. The subject property is zoned I2 which permits a lot coverage of 40%. The proposed development (plus existing buildings to be retained) covers 11% of the entire lot, with approximately 2,000m² of existing floor space on the northern portion of the hooked parcel.

Site Design

The site is designed to create two separate zones, one for the secured mini-storage business with a stand-alone office building on the west side of the property, and another zone for the warehouse units on the east side of the property. The site will have two entrances, one located at the northwest corner, and one at the southeast corner.

The stand-alone office building is located at the northern entrance to the site, with a parking area between the building and the mini-storage units. There are four storage buildings proposed with parallel parking stalls in front of each.

The warehouse zone has six proposed units with parking located at the front and loading spaces at the rear. The proposed development includes 49 marked and 36 unmarked parking stalls for a total of 85 stalls. Pedestrian walkways are provided around the proposed office building and in front of the warehouse units.

The refuse enclosure is located near the entrance to the storage area, at the northern part of the site.

Staff Comments:

- Look at ways to reduce the excess surface parking as the parking stall count exceeds the minimum required by the Parking Bylaw.
- Revise the plans to identify the accessible parking spaces.

Building Design

The main entrance of the office building faces Tenth Street, providing a street presence. The office building is designed with low slope roofs and large overhangs with a timber-framed canopy. The proposed exterior materials are board and batten Hardie siding. Glazing is offered on the north and west elevations.

The proposed storage buildings are designed as pre-engineered structures with vertical corrugated metal siding. Each storage unit has an overhead door, and there is little to no glazing on each building. Most of the storage units will be accessed from outside, with units accessed internally in Building 1, and at the northern tip on Buildings 2, 3, and 4.

The warehouse units are wood framed with an alternating mix of horizontal Hardie siding and board and batten Hardie. Each pedestrian entrance is covered with a timber-framed canopy facing Tenth Street, providing further street presence. Glazing is also provided on this elevation, while overhead bay doors will be provided at the rear on the west elevation. Limited glazing is provided on the north and south elevations of the warehouse building.

Staff Comments:

- Consider ways to improve wayfinding within the site (i.e. use landmarks or signs to provide orientation cues and create an individual identity for each building).
- Add articulation and further glazing to the east and south elevations of the office building.
- Provide details for any rooftop equipment and screening.
- Explore ways to further articulate all buildings and add visual interest on the site.
- Consider taller overhead doors on each storage unit to reduce the blank wall space above.
- Consider adding an amenity space for onsite tenants and employees.

Landscape Design

The proposed landscape plan has a mix of new plantings and existing mature trees. A landscaped area is proposed along the northern drive aisle near the office building with existing mature trees to be maintained along Tenth Street. Planting areas are proposed to be located around the office building and pedestrian pathways connect the building to the parking areas. Short-term bicycle parking is provided beside the office building.

Low-lying plantings are proposed under the transmission lines, within the existing right-of-way. Street trees will continue along the curve of Tenth Street. A triangular planting area is proposed within the lawn space between the warehouse units and the office building. Trees and low plantings are also proposed in front of each warehouse unit, which will break up surface parking. Another landscaped area is located on the north elevation of the warehouse building to provide some screening from Tenth Street.

There is a proposed storm water bioswale at the south side of the property, above Wexford Creek. Native restoration planting is proposed within the 15m riparian area setback. There is no landscaped area, other than the existing condition, proposed along the west property line adjacent to the railway corridor.

A black steel picket fence with a gate is proposed to be located along Tenth Street. The storage area is proposed to be enclosed with a chain link fence.

Staff Comments:

- Provide details regarding the refuse receptacle and screening.
- Provide details regarding the proposed fences and gates.
- Consider ways to add landscaping around the storage buildings to break up the hard surface.

PROPOSED VARIANCE

Minimum Landscape Treatment Level

Part 17 of the City of Nanaimo Zoning Bylaw requires that properties within the I2 zone meet a Minimum Landscape Treatment Level 2 within the side yard with a minimum landscape buffer width of 1.8m. The proposed landscape plan does not meet this requirement along the eastern property line, adjacent to the railway corridor. Therefore, a variance from 1.8m to 0m is required.