

DATE OF MEETING | September 14, 2020

AUTHORED BY | LAINY NOWAK, PLANNER, CURRENT PLANNING

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1177 – 191 and 195 FOURTH STREET

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a proposed renovation of the existing Nanaimo Search and Rescue building at 191 and 195 Fourth Street.

Recommendation

That Council issue Development Permit No. DP1177 at 191 and 195 Fourth Street with the following variances:

- reduce the minimum required rear yard setback from 7.5m to 1.3m;
- reduce the minimum landscape buffer width for the side and rear yard from 1.8m to 0m;
- eliminate the requirement for shrub plantings on the sides of the garbage enclosure; and
- reduce the minimum required setback for the garbage enclosure from 3m to 1.5m.

BACKGROUND

A development permit application, DP1177, was received from R.W. (Bob) Wall Ltd., on behalf of the City of Nanaimo to renovate the existing building located at 191 and 195 Fourth Street. The properties are owned by the City of Nanaimo and are currently being leased to Nanaimo Search and Rescue.

Subject Property and Site Context

<i>Zoning</i>	CS1 – Community Service One
<i>Location</i>	The subject properties are located on the southwest corner of Fourth Street and Chesterlea Avenue
<i>Total Area</i>	1,769 m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – 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; Harewood Neighbourhood Plan Urban Design Framework and Guidelines

The existing building is non-conforming in siting and straddles 191 Fourth Street and 195 Fourth Street; however, the Community Service One (CS1) zoning boundary includes both properties. The lots will need to be consolidated prior to issuance of a building permit.

The properties immediately adjacent to the subject property are residentially zoned, developed with single family dwellings and apartment buildings. There are commercially zoned properties nearby, on the corner of Fourth Street and Bruce Avenue. |

DISCUSSION

Proposed Development

The proposed development is a renovation to the existing Nanaimo Search and Rescue building in order to meet current BC Building Code standards, seismically upgrade the building, and reinstate the overhead doors facing Chesterlea Avenue. The footprint of the existing building will not change with the proposed renovations.

Site Design

There are two access points to the site from Fourth Street and another from Chesterlea Avenue. The lower most-easterly access from Fourth Street will function as a one-way into the site, which may be closed pending design review of a future capital project for road and sidewalk improvements on Fourth Street.

The parking area is located between the proposed vehicle bays on the east side of the building and Chesterlea Avenue. Some parking stalls are currently encroaching onto the City right-of-way and will be reconfigured within the subject property. The existing parking stalls in front of the vehicle bays will be moved to accommodate the bay openings.

Building Design

The existing two-storey building has 529m² of floor area and covers approximately 18.5% of the subject properties, with a floor area ratio of 0.30. The building varies from one storey on the west side, to two storeys on the east side. Two vehicle bays face Fourth Street and four proposed vehicle bays will face Chesterlea Avenue.

The main entrance is accessed from the upper level elevation, facing Fourth Street. The proposed entrance and pedestrian connection to the street will improve the prominence of the building and wayfinding within the site.

The proposed renovations include a variety of materials that will provide visual interest to the existing building. The building front façade (north elevation) is predominately corrugated metal siding with fibre cement panels and some glazing. Yellow seismic steel structures will provide an accent around the entrance and vehicle bays.

The eastern building façade includes corrugated metal siding wrapped around the northeast corner of the top storey. The corrugated metal transitions into fibre cement board that extends to the rear of the façade, which is broken up by glazing. The four proposed ground level vehicle bays are also accented by yellow steel structures. The south (rear) and west elevations are predominantly comprised of fibre cement panels. Rooftop screening is also provided.

Landscape Design

The proposed improvements include a landscaped garden area between the building façade and Fourth Street (north elevation) and landscaped boulevards along Chesterlea Avenue, around the northeast corner of the property. The landscaped boulevards are primarily grass, with street trees provided along Chesterlea Avenue.

The garden is composed of evergreen shrubs such as salal and evergreen huckleberry, shore pine, and deciduous shrubs such as red flowering currant and Saskatoon berries. Boulders, fractured rock, and ground plantings accentuate the proposed trees and shrubs. The proposed garden area provides overall enhancement of the landscaping conditions on the site.

The proposed garbage enclosure is located in the southwest corner of 195 Fourth Street, 1.5m from the side and rear property lines. The enclosure will be made of fir columns, approximately 2.2m high.

Design Advisory Panel

The Design Advisory Panel, at its meeting held on 2020-MAR-12, accepted DP001177 as presented with support for the proposed variances. The following recommendations were provided:

- Consider the addition of street trees to the east side of the property;
- Consider adding screening around the garbage enclosure; and
- Consider incorporating something to reference the history of the building or the Harewood area.

Design changes were incorporated into a revised site plan and an updated landscape plan was provided in response to Staff and DAP comments. These changes include the addition of a landscaped boulevard along the northeast corner of the site, street trees along Chesterlea Avenue, and screening around the garbage enclosure. The design of the building is reflective of its historic use as a fire hall.

Proposed Variances

Rear Yard Setback:

The CS1 zone requires a minimum rear yard setback of 7.5m. The existing building is located 1.3m from the rear (south) property line, a proposed variance of 6.2m. As this is an existing condition, and will have minimal openings, no negative impact is anticipated.

Minimum Landscape Treatment Level:

Part 17 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires properties within the CS1 zone meet a Minimum Landscape Treatment Level 2 along the side and rear property lines. The applicant is requesting to reduce the minimum landscape buffer width for the side and rear yard from 1.8m to 0m. There are existing trees on site, which screen the building from adjacent properties along the side and rear of the property.

Garbage Enclosure:

Part 17 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires screening of garbage enclosures must be supplemented with shrub plantings not more than 1.8m from the sides of the enclosure. The garbage enclosure must be 3m from all lot lines. The applicant is proposing a setback of 1.5m. The existing trees screen the enclosure from view, and the proposed garbage enclosure is 2.2m in height. There will be no negative impacts to surrounding neighbours. Staff supports the proposed variances.

SUMMARY POINTS

- Development Permit Application No. DP1177 is for a renovation to the existing Nanaimo Search and Rescue building.
- Variances are requested to decrease the minimum required rear yard setback, minimum landscape treatment requirements, and garbage enclosure screening and setback requirements.
- Staff supports the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Proposed Site Plan
ATTACHMENT E: Proposed Building Elevations
ATTACHMENT F: Proposed Building Renderings
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services