

DATE OF MEETING January 18, 2021

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SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1142 – 135, 139, 147, 151 HALIBURTON STREET AND 940 MILTON STREET

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a 79-unit multi-family residential project consisting of two five-storey buildings.

Recommendation

That Council issue Development Permit No. DP1142 at 135, 139, 147, 151 Haliburton Street and 940 Milton Street with the following variances:

- to increase the maximum allowable building height from 14.0m to 15.8m; and
- to reduce the minimum front yard setback for an underground parking structure from 1.80m to 0.75m.

BACKGROUND

A development permit application, DP1142, was received from Matthew T Hansen Architect, on behalf of Prospect Living Ltd., Blue Lotus Development Ltd., and 1158463 BC Ltd., in order to permit a new multi-family residential project at 135, 139, 147, 151 Haliburton Street and 940 Milton Street.

Subject Property and Site Context

<i>Zoning</i>	R8 – Medium Density Residential; R1 – Single Dwelling Residential
<i>Location</i>	The subject properties are located to the northeast of the Haliburton Street and Milton Street intersection.
<i>Total Area</i>	3,235m ² (R8 portion – 3,174m ² ; R1 portion – 61m ²)
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor 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; South End Neighbourhood Plan Urban Design Framework and Guidelines

The subject site is located in the South End Neighbourhood and slopes slightly downhill from west to east. The site includes six existing lots, including four vacant lots that previously accommodated single residential dwellings, one lot containing a taxi dispatch office, and the sixth lot is used as driveway access. The lots will be consolidated into one property as a

condition of the development permit. Surrounding uses include single residential dwellings, commercial properties across Haliburton Street to the west, and Deverill Square Park across Milton Street to the south. A five-storey, 36-unit multi-family building by the same developer is currently under construction at 119 Haliburton Street, just 20m north of the site.

DISCUSSION

Proposed Development

The applicant is proposing to construct two five-storey, multi-family residential buildings with shared underground parking. The north building will face Haliburton Street and the south building will face the intersection of Haliburton and Milton Streets.

The proposed unit composition is as follows:

	2-Bedroom	1-Bedroom	Studio	Total
North Building	17	18	3	38
South Building	4	27	10	41
Total	21	45	13	79

The proposed buildings will have a combined gross floor area of 5,785m², and the Floor Area Ratio (FAR) is equal to 1.82. The maximum allowable FAR in the R8 zone is 1.85 where parking is provided underground and where the development meets Tier 2 in “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) ‘Schedule D - Amenity Requirements for Additional Density’. The applicant is proposing to meet Tier 2 by providing amenities including the following:

- public art to reflect the heritage of the area at the corner of Haliburton and Milton Streets;
- 50% of the site featuring permeable surfaces, including a green roof on both buildings;
- living walls on the north and south elevations;
- one car-share parking space and the provision of a new car-share vehicle; and
- on-site signage regarding sustainable transportation alternatives, sustainable energy management practices, sustainable water management practices, and the local history of the area.

Site Design

The site design takes advantage of its location by orienting the buildings along Haliburton Street and providing views toward the ocean. The pedestrian entrance to the north building is from Haliburton Street and the pedestrian entrance to the south building is from the corner of Haliburton and Milton Streets. A private courtyard between the two buildings will provide secondary access to the buildings and will lead to a terrace on the east side of the property. A public plaza with public art and a water feature will highlight the corner of Haliburton and Milton Streets. Walkway surfaces will consist of permeable pavers.

All required parking will be on a single underground parking level to be shared between both buildings. Proposed vehicular access to the underground parking will be from Milton Street in the southeast corner of the site. The refuse receptacle area is proposed at the bottom of the

driveway ramp. The required long-term bicycle parking will be provided in the underground parking level and short-term bicycle parking will be provided near the building entrances.

Building Design

The design of the buildings meets the intent of the South End Neighbourhood Plan Urban Design Framework and Guidelines and speaks to the history of the area through its use of exterior materials. Some of these materials include brick, metal cladding, and reclaimed wood.

The vertical massing is broken up with articulation above the third storey on each building and prominent rooflines. The third and fourth floors are set back from Haliburton Street to reduce the vertical presence. Horizontal massing is broken up by balconies, column features, and a rhythm of material changes. Each unit is provided with outdoor space, either as balconies on upper floors or patios at ground level. Each building's entrance is highlighted by a projecting two-storey entryway.

Green roofs are proposed for both buildings, which will also serve as outdoor amenity areas for residents. The south building's rooftop access staircase will be prominent on the Milton Street elevation and will feature living wall elements.

Landscape Design

The landscape design features a variety of vegetation around the buildings and on the green roofs of both buildings. Street-facing units at ground level will have private garden areas and individual patio accesses from the street. A raingarden is proposed along the Milton Street frontage.

Trees proposed for the site include London plane along the Milton Street frontage, magnolia at the corner entryways, and Japanese maple alternating with katsura in patio gardens. Along the east property line, a landscaped area with a terraced 1m-high retaining wall will include a Russian laurel hedge, swordfern, Nootka rose, and lilac shrubs to buffer the development from adjacent single family homes. The green roofs will include meadow plantings with species such as sedum, blue fescue, heather, and lavender.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2019-JUL-25, recommended the application return to a future DAP meeting after revisions to the proposed building's design, form, and character were made. The DAP recommended consideration of the following:

- Improve the articulation on the elevations facing the courtyard;
- Screening for the rooftop units;
- Ways to reduce the massing of the front facades;
- Emphasize the third storey mass facing both streets, and soften the fourth and fifth storeys; and
- Improve the overall representation and provide context on renderings, elevations, sections, etc.

The applicant subsequently submitted revised plans to address the DAP recommendations, including the following key design revisions:

- Additional windows, a variation of materials, and the introduction of living walls on the courtyard-facing elevations;
- Enhanced south building stairwell;
- Emphasis of the three-storey massing and reduced fourth- and fifth-storey façades; and
- Better context provided in renderings and elevations.

The DAP, at its meeting held on 2019-OCT-10, accepted the revised submission for DP1142, as presented, with support for the proposed variances.

Proposed Variances

Maximum Building Height

The maximum building height in the R8 zone is 14.0m. The proposed height of both buildings is 15.8m; a requested variance of 1.8m.

The applicant is proposing the height variance in order to accommodate the buildings' design and rooftop amenity features. The Zoning Bylaw exempts rooftop access staircases from building height calculations where there is a functional green roof, but there is no height exemption for guardrails around a rooftop amenity area. The proposed buildings' height of 15.8m is measured to the top of the guardrails. The height of the proposed buildings, excluding the guardrails, would be 14.8m.

By setting back the fourth and fifth floors from Haliburton Street, the perceived height of the building will be reduced from the street frontage. The rooftop guardrails are set back over 4m from the edge of the roof and are not expected to be visible from street level. No negative impacts are anticipated and Staff support the proposed building height variance.

Projections Into Yards

The minimum front yard setback for an underground parking structure is 1.80m. The proposed parking structure setback from Haliburton Street is 0.75m; a requested variance of 1.05m.

The parking setback variance is proposed in order to accommodate adequate parking stall depths and vehicle drive aisle widths in the underground parking level. No negative impacts are anticipated and Staff support the proposed underground parking structure variance.

SUMMARY POINTS

- Development Permit Application No. DP1142 is for a 79-unit multi-family residential project consisting of two five-storey buildings.
- The design of the buildings meets the intent of the South End Neighbourhood Plan Urban Design Framework and Guidelines.
- Variances are requested to increase the maximum building height from 14.0m to 15.8m, and to reduce the minimum front yard setback for an underground parking structure from 18.0m to 0.75m. Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site and Parking Plans
ATTACHMENT E: Building Elevations
ATTACHMENT F: Proposed Building Renderings
ATTACHMENT G: Building Sections
ATTACHMENT H: Landscape Plan and Details
ATTACHMENT I: Schedule D – Amenity Requirements for Additional Density
ATTACHMENT J: Aerial Photo

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