

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001221 – 3945 BIGGS ROAD

Applicant: STUART OLSON CONSTRUCTION LTD.

Architect: IBI GROUP ARCHITECTS (CANADA) INC.

Landscape Architect: R. KIM PERRY & ASSOCIATES INC.

Owner: HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA AS REPRESENTED BY THE MINISTER OF CITIZENS' SERVICES

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	CS2 – Community Service Two AR1 – Rural Resource
<i>Location</i>	The subject property is located in northwest Nanaimo and is bounded by Dunster Road to the north, Nanaimo Parkway to the east, Biggs Road and AR1-zoned land to the south, and Brannen Lake and the city boundary to the west.
<i>Total Area</i>	Approximately 47 ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Parks and Open Space Map 3 – Development Permit Area (DPA) No. 1 – Watercourses; DPA No. 2 – Environmentally Sensitive Areas; and, 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 contains the existing Nanaimo Correctional Centre (NCC) and is situated between Brannen Lake and the Nanaimo Parkway. The lake drains into the Millstone River, which runs along the southwest portion of the property. The existing correctional centre is located in the southwest quadrant of the site. The remainder of the site is comprised of two large forested areas and an open field.

Existing rural residential lots are located to the north of the site; across the Nanaimo Parkway to the east are forested park and industrial areas, and to the south is a mobile home park and agricultural lands. The development site slopes from Biggs Road to Brannen Lake with approximately 30m in elevation change.

PROPOSED DEVELOPMENT

The proposed development includes the phased replacement of the existing corrections centre with 12 new buildings and accessory structures contained by a perimeter security fence. The proposal includes a new administration building, a program services building, a horticulture centre and equipment shed, and a variety of residences throughout the site.

None of the development will take place within the portions of the property designated within the Agricultural Land Reserve. The proposed development is organized into four distinct quadrants around a central recreational area. The building composition for the quadrants is as follows:

Quadrant	Building(s)	Use	Size
1	AE	Administration	10,651.38m ²
2	F1 - F3	Medium Security	2,276.03m ²
3	GS	Guthrie Support	1,313.62m ²
3	H1 - H4	Guthrie Residences	660.61m ²
4	HT	Horticulture Centre	141.1m ²
4	LE	Landscape Equipment Shed	111.1m ²
Central	D1	Program Services	1,758.24m ²

The combined gross floor area (GFA) of all buildings is 16,912.09m². The floor area ratio (FAR) will equal 0.15, well below the maximum permitted 1.25 FAR within the CS2 zone.

Further development of the existing road and upgrades to the storm water and sanitary lines are proposed within the required watercourse leavestrip for Brannen Lake (15m) and the Millstone River (30m). The proposed development includes raising a 375m section of perimeter maintenance road above the floor control level and the installation of a concrete sanitary connection chamber and a new storm water drainage outfall and headwall.

Site Design

The site design emulates a campus with pods of buildings surrounding a central recreational area. Access to the site will be maintained from Biggs Road, where the visitor parking area containing 26 spaces will be located and will include accessible parking and electrical vehicle charging stations. Bicycle racks are placed near the visitor and staff parking areas. A pedestrian pathway connects the visitor parking to the main administration building. The site design also incorporates cultural elements in artwork and architectural features throughout the site.

A paved turnaround adjacent to the southeast corner of the administration building allows ambulant visitors to be dropped-off close to the public entry. Public vehicle access is restricted at the end of the paved turnaround, where a private road continues to provide access to all buildings and then terminates at a turnaround in front of the program services building (D1) in the centre of the site. Proposed landscaping, signage, monitored security, and passive wayfinding elements enforce the restriction on public access areas.

Another larger parking area is located to the east of the administration building with approximately 143 parking spaces for staff and some secured parking spaces. A total of 169 parking spaces are proposed within the development site. Staff bicycle lockers and a carpool structure are located across the drive aisle from the staff parking area. Loading bays are also located on the east side of the administration building adjacent to the staff parking.

Staff Comments:

- The design guidelines encourage a formal entrance to institutional sites. Consider signage or other wayfinding elements to reinforce the site entrance.
- Consider placing the staff bicycle lockers closer to the staff entrance.
- The design guidelines discourage parking areas that dominate the area between the street and the building. Consider further screening of the visitor parking area from Biggs Road.
- Consider reducing the overall amount of surface parking provided onsite.

Building Design

The proposed buildings vary in massing and design and will be constructed to achieve LEED Gold with emphasis on energy efficiency, indoor environmental quality, water efficiency, sustainable site design and waste management.

The administration building (AE) is viewed as a two-storey building from Biggs Road; however, due to the substantial grade change across the length of the building, and a central control and security system, the building height extends up to 18.73m at its highest point and appears as three-storeys along the north elevation. The over-height central control area is set back from the south façade and is partially obscured from Biggs Road. The public entry on the administration building displays a large feature wall of natural wood cladding, fibre cement boards, and patterned siding. Exterior materials consist of a combination of fibre cement siding, composite aluminum panel, and custom metal cladding. The building has a mix of glazing and articulation, and due to its size and configuration, presents as three separate buildings.

The medium security and Guthrie residences (F1-F3, H1-H4) are grouped in two distinct neighbourhoods of small, two-storey buildings. The Guthrie support building (GS) forms part of the Guthrie neighbourhood and is similar in scale to the surrounding residences. The façade treatment is clad with fibre cement panels and horizontal lap siding. The building mass is broken down further with patterned elements and potential artwork inspired by traditional Coast Salish architecture, with vertical trim elements extending the height of the buildings.

The program services building (D1), in the middle of the development site, is similar in scale and design to a community centre with the gym placed in the centre of the building. Due to the grade change of the site, only one storey is visible from the south elevation, while the full massing is visible from the elevation facing the lake. The exterior materials used include custom pattern metal cladding, fibre cement board cladding and generous curtain wall glazing.

Staff Comments:

- The building form reflects the intended institutional use.
- Barring any security concerns, consider a more prominent staff entrance.
- Consider providing weather protection above all exit doors particularly those exiting from the second level.
- Provide information regarding the horticulture buildings.

Landscape Design

The site has extensive open recreation space including public plazas, space for agriculture, and common green spaces. Indigenous elements and wellness programming is supported throughout the site with the inclusion of a healing garden, a sweat lodge and council circle, and a Shkode-Kaan. The buildings and recreation areas are inter-connected by an extensive network of universally accessible asphalt and gravel pedestrian pathways.

A proposed 'commons plaza' is centrally located between the administration building (AE) and the program services building (D1). This area can accommodate dining, seating and gathering spaces, as well as an outdoor workshop plaza space. Areas around the residences are planted with trees to simulate a street edge with a rhythm of plantings, buildings, and walkways leading to the entrances of each building. The healing garden and a small amphitheater are located north of the program services building.

A flex-use plaza and 'common green' are located south of the program services building and offer space for large group gatherings and sports as an extension of the athletic functions within the program services building. A gravel running/walking loop also encircles the green space.

The southwest corner of the development site will provide opportunities for food production and orchard planting. A 'hedgerow and thicket' plant typology is utilized to provide separation and limit views of the facility from Biggs Road.

The parking areas are planted with large deciduous trees to provide shade and break up the paved areas. Street trees are proposed along Biggs Road to enhance the streetscape. Landscape berms with trees are provided between the visitor parking on Biggs Road and the buildings onsite to reduce visibility of the facility from the road. Lighting is provided throughout the site to provide safe, secure and well-lit conditions.

The plant palette throughout the site includes mainly native, drought tolerant and low maintenance plant species. Wetland and meadow planting areas within the secured perimeter mimic the lakefront and riparian plant typologies. The retention of existing mature trees and addition of deciduous and coniferous tree clusters connects the on-site landscape to the surrounding woodland and forest edge typologies.

Staff Comments:

- Consider additional landscape islands to break up the parking areas.
- Details of proposed retaining walls to be provided.
- Provide information regarding location of refuse receptacles.
- Consider a more direct pedestrian connection between the visitor parking and the entrance to the administration building.
- Consider extending the sidewalk to connect the Staff entrance on the south façade to the visitor parking area.

PROPOSED VARIANCES

Maximum Building Height

The maximum permitted building height in the CS2 zone is 14m. The proposed building height of the administration building (AE) is 18.73m. A requested variance of 4.73m. The additional height is required to facilitate a central control and security system for the safety of staff, visitors, and inmates within the prison campus.

Minimum Watercourse Setback

The required watercourse setback from Brannen Lake and the Millstone River is 15m and 30m, respectively. The applicant proposes to place fill within the watercourse setback in order to facilitate a maintenance road as well as upgrade sanitary and storm water infrastructure.