

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001218 – 41 & 45 HALIBURTON STREET

Applicant: PARKSHORE PROJECTS LTD.

Architect: MATT HANSEN ARCHITECT AIBC

Landscape Architect: TOPOGRAPHICS LANDSCAPE ARCHITECTURE

Owner: 123166 BC LTD. and SHERYL MANN

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Medium Density Residential (R8)
<i>Location</i>	The subject properties are located on the east side of Haliburton Street between Crace Street and Finlayson Street.
<i>Total Area</i>	1,618m ²
<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; South End Neighbourhood Plan Urban Design Framework & Guidelines

The subject site is located in the South End Neighbourhood within close proximity to Downtown Nanaimo. The two lots each contain an older single residential dwelling and the site slopes downhill from west to east.

Surrounding properties primarily contain single residential dwellings; however, properties on both sides of Haliburton Street are zoned for medium density multi-family residential. One block south from the subject site, a 5-storey residential project by the same developer has been built at 119 Haliburton Street and another two buildings have been approved at 135/147 Haliburton Street. Commercial services are located nearby along Nicol Street and at Port Place Mall, approximately 350m north of the site.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a 5-storey multi-family residential building with 38 dwelling units and under-the-building parking. The two lots will be consolidated as a condition of the Development Permit.

The proposed unit composition is as follows:

- 5 studio units between 50m² and 60m² in floor area;
- 21 one-bedroom units between 49m² and 73m² in floor area; and
- 12 two-bedroom units between 78m² and 95m² in floor area.

The total proposed gross floor area is 2,891m² and the Floor Area Ratio (FAR) will equal 1.79. The base maximum FAR in the R8 zone is 1.25 and the applicant is proposing to achieve an

additional 0.35 FAR through the provision of amenities as outlined for Tiers 1 and 2 in 'Schedule D' of the Zoning Bylaw and an additional 0.25 by providing all required parking underground, for a total maximum permitted FAR of 1.85.

Site Design

The proposed building is sited centrally to efficiently utilize the site and to take advantage of views towards the ocean to the east. The primary building entry will be connected by a walkway to Haliburton Street. Secondary pedestrian walkways lead to the stairwell exits at the north and south ends of the building. A rooftop outdoor amenity space is proposed.

All required parking will be provided underground and accessed via a drive aisle ramp on the north side of the building. Long-term bicycle storage will be provided within the underground parking area. An outdoor refuse receptacle enclosure is proposed at the bottom of the drive aisle ramp.

Staff Comments:

- Provide site design details (e.g. exterior lighting, fencing and retaining wall materials, short-term bicycle parking, etc.).
- Consider providing a walkway circuit around the rear of the site for residents.

Building Design

The building is designed to reference the South End Neighbourhood Plan Urban Design Framework & Guidelines (the "South End Design Guidelines") and the front elevation facing Haliburton Street is set back above the third storey as recommended by the Guidelines. The building's form and character presents a modern interpretation of heritage elements with a strong building base, articulation of massing, prominent building entry, and use of high quality materials, particularly on the street-facing elevation.

Exterior building materials will be predominantly HardiePanel with brick cladding at the base and around the entry, with cedar soffit and granite tile accents. Black fascia banding will wrap around the building above the third storey. Each unit will have its own private patio or balcony, and the four ground-level units facing Haliburton Street will have direct pedestrian connections to the street.

Staff Comments:

- Look at opportunities to further break up the perceived vertical massing facing single residential dwellings to the north, east, and south, and transition to adjacent smaller scale developments. The South End Design Guidelines recommend a 2.2m setback and/or a change of materials above the third storey on the rear elevation.
- Consider reducing the depth of the roof overhang adjacent to neighbouring properties or utilizing lighter materials.

Landscape Design

A planting buffer along the street will consist of groundcovers, viburnum, azalea, and small trees to frame the primary building entrance. Further planting is proposed to screen the private patios.

A landscape buffer along the south property line will contain a variety of shrubs and beech trees, and a smaller buffer with ferns and vines is proposed adjacent to the drive aisle along the north property line. To the east, a laurel hedge is proposed as a buffer between the top of a 1m-high retaining wall and the exterior wall of the underground parking structure. A wildflower meadow is proposed on the roof of the underground parking structure where it extends to the east of the building above. Further planting is proposed in the northeast corner of the site, at the base of the drive aisle ramp.

The rooftop amenity space will include a garden terrace with outdoor seating. Planting on the roof will consist primarily of small flowering shrubs, groundcovers, and grasses. In addition, four small trees are proposed in raised planter beds.

Staff Comments:

- Consider decorative elements at individual walkways from the street, for example with decorative light and street address posts.
- Provide a landscape buffer around the outdoor refuse receptacle enclosure to ensure adequate screening as required by Part 17 of the Zoning Bylaw.
- Provide refuse receptacle enclosure details and utilize solid, durable materials for the enclosure.
- Ensure the required 1.8m landscape buffer can be provided along the east property line.

PROPOSED VARIANCES

Building Height

The maximum permitted building height in the R8 zone is 14m. The proposed building height inclusive of the rooftop guardrail is 15.75m, a requested variance of 1.75m.