

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001223 – 340 CAMPBELL STREET

Applicant / Architect: URBAN SOLUTIONS ARCHITECTURE LTD.

Owner: 340 CAMPBELL HOLDINGS LTD.

Landscape Architect: URBAN SOLUTIONS ARCHITECTURE LIMITED – LANDSCAPE ARCHITECTURE

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	DT3 Wallace
<i>Location</i>	The subject property is located on the corner of Wallace Street and Campbell Street.
<i>Total Area</i>	4,044 m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Node Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Neighbourhood Plan</i>	Downtown Urban Design Plan and Guidelines
<i>Relevant Design Guidelines</i>	Nanaimo Downtown Urban Design Plan and Guidelines (North Gate precinct) General Development Permit Area Design Guidelines

The subject property consists of four lots which will be consolidated into one parcel. The existing development straddles the four lots and would be removed for the proposed development. The parcels are bound by Wallace Street to the east, Campbell Street to the south, a lane and elementary school to the west, and Tim Horton's to the north.

PROPOSED DEVELOPMENT

The applicant is proposing a six-storey building with 163 rental residential units, and underground parking. The first storey will contain 15 live-work units at street level, and the upper storeys will contain a mix of unit types (1, 2, and 3 bedroom units). The subject property is zoned DT3 'Downtown Wallace' which permits a Floor Area Ratio of 2.74 (with a minimum of 75% of the parking underground). A Floor Area Ratio of 2.6 is proposed for the development. The unit composition is as follows:

<i>Unit Type</i>	<i>Number of Units</i>	<i>Unit Size</i>
Studio	32	38m ² - 42m ²
Live-work	15	40m ² - 62m ²
One bedroom	70	50m ² - 59m ²
Two bedroom	38	68m ² - 88m ²
Three bedroom	8	94m ² - 95m ²
<i>Total</i>	163	

Site Design

The property is sloped such that six storeys are visible from Wallace Street and five storeys are visible from the lane at the rear. The building is sited to ensure an active and engaging street presence along Wallace Street and Campbell Street. Access to the primary building entrance and lobby is from Campbell Street. A driveway is proposed along the north property line to the underground parking entrance. Each ground level live-work unit contains a covered patio and unit entrance from the sidewalk. The building is sited 10m from the property line at the rear (lane), and within this area is a covered seating area, children's play area, garden boxes, picnic tables, and pedestrian access to the interior common courtyard on the second storey of the building.

Staff Comments:

- The site design allows for active street frontages along Campbell Street and Wallace Street, and outdoor common amenities at the rear for residents.
- Consider a more direct pedestrian connection from the rear of the building to the Campbell Street sidewalk.

Building Design

The building is six storeys in height with the sixth storey stepped back to reduce the massing of the building. Along the Wallace Street elevation, the building is further articulated with a recessed centre bay at the midpoint. The primary exterior façade material is fibre cement siding, with brick at the base of the building, and metal and wood accents. The live-work units along Wallace Street and the driveway have generous glazing, canopies, and access from the sidewalk level. The first storey along Campbell Street also contains generous glazing for the amenity room and building entrance. The building is U-shaped to allow for an interior courtyard on the second storey. An indoor bicycle parking room is accessed from the lobby area. Two levels of underground parking are proposed, one level at the rear of the first storey with one level fully underground, which is accessed by an internal ramp within the parking garage. The garbage/recycling/organics storage room is proposed within the parking garage.

Staff Comments:

- The site and building design addresses many of the design guidelines in the 'Downtown Urban Design Plan and Guidelines', such as providing a defined building base (with brick, generous glazing and canopies at street level), stepping back the upper storey, and providing several outdoor amenity features for the residents.
- Provide information regarding the floor plan for all unit types in the building, and consider incorporating more outdoor balconies for the units, rather than Juliet balconies.

Landscape Design

Along Campbell Street, the plantings will step down to the street in terraces of mixed trees, shrubs, ornamental grasses and groundcovers. Along Wallace Street, the ground level live-work units have planting beds integrated into the front entries. The north property line is proposed to be landscaped with a 1.2m high black chainlink fence, trees and mixed plants.

The common outdoor amenity area is landscaped with a pedestrian path and lawn, and the lawn area is 148m² in size. The patios facing the interior courtyard are defined with planters. The amenity area along the lane contains garden boxes and picnic tables and is landscaped with trees, shrubs, pavers, and grass crete. The children's play area is enclosed on two sides with 1.8m high black metal fencing, and the picnic table area also has black metal fencing along the lane.

- Provide more details regarding the form and character of the accessory building (that contains the landscape storage and covered seating).
- Consider a black wrought iron fence, rather than chainlink, along the north property line, and site this fence to be 3m from the front property line.
- Provide details regarding the proposed lighting for the outdoor amenity areas and the driveway area to the underground parking.
- Consider more vegetation and interest (i.e. play structure) within the courtyard area.
- Consider incorporating a small enclosed outdoor dog park as an amenity.
- Provide information regarding the height and materials of all proposed retaining walls.

PROPOSED VARIANCES

Building Height

The maximum allowable building height is 14m, the proposed building height is 18.82m, a proposed variance of 4.82m.

Setback Variance for Accessory Building

The required setback for the accessory building is 1.5m from the rear property line (lane), and the proposed setback is 0m.

Parking

A maximum of 40% (40 spaces) of the required off-street parking spaces (101 spaces are required) may be reduced in size to accommodate small cars. The applicant is proposing that 65% (64 spaces) of the required off-street parking be small car spaces, a variance of 25%.