

DATE OF MEETING | August 30, 2021 |

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**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1236 AND
HOUSING AGREEMENT APPLICATION NO. HA5 –
6010 HAMMOND BAY ROAD |**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application and a Housing Agreement for an affordable housing project at 6010 Hammond Bay Road. |

Recommendation

That:

1. Council issue Development Permit No. DP1236 at 6010 Hammond Bay Road with a variance to increase the maximum permitted front yard setback from 6.00m to 13.75m on the north property line and from 6.00m to 7.69m on the south property line;
2. "Housing Agreement Bylaw 2021 No. 7326" (To authorize a Housing Agreement to secure affordable housing at 6010 Hammond Bay Road) pass first reading;
3. "Housing Agreement Bylaw 2021 No. 7326" pass second reading;
4. "Housing Agreement Bylaw 2021 No. 7326" pass third reading; and
5. Council direct Staff to register a covenant to reinforce the terms of the Housing Agreement. |

BACKGROUND

A development permit renewal application, DP1236, was received from Westmark Construction Ltd., on behalf of the Nanaimo Affordable Housing Society (NAHS), to permit a 53-unit multi-family residential rental building with underground parking. A previous development permit, DP1118, was approved by Council in 2019 and expired in June 2021. A new development permit is required to allow the project to proceed to a building permit.

Since the time of approval for DP1118, the property has been acquired by NAHS with the intent of developing an affordable housing project using the same general building design as previously approved. As part of the current application, the applicant is also proposing a Housing Agreement to secure affordable housing in order to be eligible for a 50% Development Cost Charge (DCC) reduction as per the City of Nanaimo "Development Cost Charge Bylaw 2017 No. 7252" (the "DCC Bylaw").

Subject Property and Site Context

<i>Zoning</i>	COR1 - Residential Corridor
<i>Location</i>	The subject property is a through-lot located on the north side of Hammond Bay Road and the south side of Clayburn Place, west of Brickyard Road.
<i>Total Area</i>	4,082m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Designation – Corridor Map 3 –Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multi-Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located in the Dover community in North Nanaimo. The property currently contains a single residential dwelling and an accessory building. The lot slopes downhill slightly from south to north, towards Clayburn Place. A number of mature Douglas fir trees surround the perimeter of the property.

The surrounding neighbourhood largely consists of low-density residential development, including single residential dwellings and duplexes, as well as a three-dwelling townhouse development. Adjacent properties to the west are also zoned COR1 and have potential to redevelop in the future.

DISCUSSION

Proposed Development

The proposed development is a four-storey, 53-unit multi-family residential rental building with underground parking. The proposed unit composition will consist of 16 one-bedroom units ranging in size from 66m² to 71m² and 37 two-bedroom units ranging in size from 76m² to 81m².

The proposed building will have a gross floor area of 4,736m², and the Floor Area Ratio (FAR) will equal 1.16, below the maximum permitted FAR of 1.24 in the COR1 zone for this development where 95% of the parking is provided underground.

Site Design

The proposed building footprint is oriented north-south, and vehicle access to the underground parking level is from Clayburn Place. Four visitor parking spaces are proposed at grade at the parking level entry. The additional 86 parking spaces are provided underground, for a total of 90 spaces, which meets the minimum required amount of parking for the proposed development. A refuse receptacle room is proposed in the underground parking level.

Clayburn Place is currently only constructed to a half-road standard, and the street will be widened as part of the proposed development with a voluntary 8.25m-wide road dedication taken from the north property line. Additionally, a 2.44m-wide road dedication will be taken from Hammond Bay Road frontage. Pedestrian connectivity between Hammond Bay Road and Clayburn Place will be accommodated on site through a private walkway along the west side of the building.

Building Design

Some minor design changes have been made from approved DP1118, including the relocation of the proposed main entry from the west side of the building to the southwest corner of the building, closer to Hammond Bay Road for improved access. The proposed building will present a four-storey elevation and is configured in a 'C' shape with a central courtyard on the east elevation.

The building is well articulated with a strong street presence, and the upper floor of the building is stepped back in the northeast and southeast corners to provide a three-storey interface with existing adjacent properties. The central courtyard on the east elevation provides additional separation from adjacent residences. Rooftop decks and green roof areas cover the majority of the building footprint.

Cementitious panel board and cedar batten siding, metal fascia, and glulam timber posts and beams are proposed for the building façade materials. Basalt stone will clad the exterior of the underground parking level on the north elevation. The proposed development meets the intent of the General Development Permit Area Design Guidelines.

Landscape Design

The proposed landscape plan features a perimeter of trees around the building, a walkway with partial trellis cover around the outside of the building, planters at both frontages, retaining walls with basalt stone cladding facing Clayburn Place, and two common seating areas on rooftop terraces. The planting scheme includes a mix of native and non-native shrubs, perennials, and grasses.

Proposed Variances

Maximum Front Yard Setback

The maximum permitted front yard setback in the COR1 zone is 6.00m. The applicant has proposed a front yard setback of 13.75m on the north property line and 7.69m on the south property line; requested variances of 7.75m and 1.69m respectively.

The maximum front yard setback in the COR1 zone is intended to enhance street presence. As the subject property is a through-lot abutting two parallel streets, both Hammond Bay Road and Clayburn Place are considered front lot lines. The proposed building and landscape design features include elements such as street-level patios, stepped architectural form, and pedestrian-scale landscape features, each of which contribute to the building's street presence.

On the Hammond Bay Road frontage, the additional setback will also provide adequate space for existing and proposed utilities. On the Clayburn Place frontage, the additional setback will accommodate terraced landscape retaining walls, walkway access stairs, and the parking level entry. The stepped building form provides a better transition to the adjacent lower-density residential neighbourhood than if the building was sited closer to the street.

Staff support the proposed variances.

Housing Agreement

The NAHS is a not-for-profit society providing affordable rental housing to a range of Nanaimo residents and has proposed to enter into a Housing Agreement with the City of Nanaimo to secure the property for affordable housing with a 50% reduction in DCCs. The NAHS is an eligible owner as per the DCC Bylaw. The proposed Housing Agreement will ensure that the development will be occupied by individuals whose collective annual before-tax income does not exceed the Housing Income Limit for Nanaimo (as determined by BC Housing) and that 12 months' rent for the dwelling unit does not exceed 30% of the occupants' collective before-tax annual income.

The attached "Housing Agreement Bylaw 2021 No. 7326" would authorize the City of Nanaimo to enter into a Housing Agreement with NAHS in order to be eligible for the DCC reduction, and the terms would be secured by a Section 219 Covenant registered on property title.

SUMMARY POINTS

- Development Permit Application No. DP1236 is for a 53-unit multi-family residential rental building with underground parking.
- Variances are requested to increase the maximum front yard setbacks on the north and south frontages.
- The proposed development meets the intent of the General Development Permit Area Design Guidelines, and Staff support the proposed variances.
- "Housing Agreement Bylaw 2021 No. 7326" will secure affordable housing units in order for the development to be eligible for a Development Cost Charge reduction.

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 and Details
ATTACHMENT F: Massing Model Views
ATTACHMENT G: Streetscape Elevations
ATTACHMENT H: Landscape Plan
ATTACHMENT I: Aerial Photo
"Housing Agreement Bylaw 2021 No. 7326"

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