

DATE OF MEETING | August 30, 2021 |

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**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1185
– 388 MACHLEARY STREET |**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a seniors’ congregate housing development at 388 Machleary Street. |

Recommendation

That Council issue Development Permit No. DP1185 at 388 Machleary Street. |

BACKGROUND

A development permit application, DP1185, was received from IBI Group Architects (Canada) Inc., on behalf of Ocean View Investments (Nominee) Inc., to permit a seniors’ congregate housing development at 388 Machleary Street.

Subject Property and Site Context

<i>Zoning</i>	CS1 – Community Service One
<i>Location</i>	The subject property is flanked by Kennedy Street to the east, Franklyn Street to the south, and Machleary Street to the west.
<i>Total Area</i>	1.16ha
<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

The subject property is a prominent site, located near the height of land in the Old City Neighbourhood. The site formerly contained the Nanaimo Hospital that was later repurposed as the Malaspina College and then the Malaspina Gardens seniors’ care facility. The remaining buildings on-site were demolished in 2017. The site is currently vacant and slopes approximately 10m downhill from Machleary Street to Kennedy Street.

The surrounding neighbourhood is primarily single residential dwellings, many of which are older homes from the early twentieth century. The site is approximately 450m away from the Old City Quarter where there are retail and office services, and approximately 700m away from the downtown commercial centre.

Adjacent properties are zoned R13, which allows for duplexes. Pawson Park is located south of the subject property at the corner of Franklyn Street and Machleary Street. An existing lane abuts the northwest edge of the site, connecting with Machleary Street before turning north towards Fitzwilliam Street.

DISCUSSION

Proposed Development

The applicant is proposing to construct a 133-unit seniors' congregate housing development with common amenity areas, including a large dining hall, a fitness centre, and health and wellness services. The proposed development will consist of three building massings, with a wing along the Franklyn Street frontage, a wing between Machleary Street and Kennedy Street on the north side of the property, and a central amenity pavilion surrounded by gardens between the two wings. Parking will be provided underground.

Seniors' congregate housing is a permitted use in the CS1 zone, and the proposed development is designed to meet the needs of seniors, with one or more meals provided per day and housekeeping services offered. The common dining area has a capacity sufficient to accommodate all residents of the facility.

The total floor area of 13,503m² equals a Floor Area Ratio (FAR) of 1.17, below the maximum permitted FAR of 1.25 for seniors' congregate housing in the CS1 zone.

Site Design

The proposed facility will have its main entrance facing Machleary Street and will present a pedestrian-friendly entry to the street. Other pedestrian entrances will connect to Kennedy Street, to Franklyn Street, and to a proposed public walkway along the north side of the property between Machleary Street and Kennedy Street along the existing laneway. The public walkway will consist of a 1.8m-wide concrete surface with stairs to address the change of grade, and will be secured by a statutory right-of-way as a condition of the development permit.

Two levels of underground parking will be accessed via separate entries from the lane. The laneway connecting to Machleary Street will be widened to accommodate vehicle access to both entries. The proposed development will have more parking than required by the City of Nanaimo "Off-Street Parking Regulations Bylaw 2018 No. 7266". The minimum required parking for seniors' congregate housing is 0.3 parking spaces per unit, which would require 40 parking spaces for this development, but the applicant is proposing to provide 111 parking spaces (at rate of 0.83 spaces per unit). The applicant is also proposing long-term bicycle storage in the lower parking level. Loading spaces will be provided outside of the upper parking level entry and waste receptacle rooms will be inside the parking area.

Building Design

Nanaimo's Old City Multiple Family Residential Design Guidelines (the "Old City Design Guidelines") contains a number of guidelines for multi-family residential projects in the Old City Neighbourhood, which also help inform the proposed institutional development in order to respond to the residential nature of the neighbourhood.

The proposed building is sited to maximize views towards the ocean. The building will have a flat roof with uniform elevation, but will present itself differently on all elevations. From the Machleary Street frontage, the residential wings will present three-storey elevations and the central pavilion will present a one-storey elevation. From the Kennedy Street frontage, the residential wings will present five-storey elevations (a three-storey building face with the upper two floors set back approximately 7m) and the central pavilion will be three storeys. The building massing has been designed to step down to the surrounding context and to follow the topography of the site. Extensive articulation includes projections and recesses to further reduce the perceived building mass.

The units will have a mix of outdoor balconies, Juliet balconies, or patio space. The two wings, particularly facing Franklyn Street and Kennedy Street, will appear residential in nature with generous glazing and large balconies. Materials for these wings will be light in colour with a mix of natural wood siding and fibre cement panels to create a contemporary yet residential aesthetic.

The central amenity pavilion will feature large two-storey windows and striking finishing elements, including timber and stone. A wrap-around balcony is proposed outside the third storey of the central pavilion, which will also act as the lobby level from the main entrance at Machleary Street.

The proposed development complies with General Development Permit Area Design Guidelines.

Landscape Design

Extensive landscaping is proposed throughout the site. A robust landscape buffer is provided along street frontages. A large landscaped garden is provided in the centre of the site, in proximity to the central pavilion. Concrete pathways are provided throughout the garden, with a number of stone paver patio areas with seating. An outdoor dining terrace is proposed outside the central pavilion, in addition to activity spaces, including a bocce court and putting green. A terraced retaining wall and fence are proposed between the development and the sidewalk on Kennedy Street.

A rooftop deck is proposed on the central pavilion that will include perennials, grasses, ferns, flowering trees, and raised planting beds for residents. Seating, including movable lounge furniture, will be provided.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2020-MAY-28, accepted DP1185 as presented and provided the following recommendations:

- Look at ways to provide a stronger mix and rhythm of materials to better define the residential wings of the building;
- Consider re-evaluating the proposed planting plan and trees to be more reflective of Vancouver Island;
- Consider incorporating elements to the site to reflect the history of the site;
- Look at ways to incorporate the existing old stairs and/or columns into the project;
- Work with Staff to establish a pick up/drop off area along Machleary Street; and
- Provide details of garbage enclosure and materials used for rooftop screening.

The applicant subsequently revised the plans to address the DAP recommendations, as well as to provide additional opportunities for physical distancing in light of the COVID-19 pandemic. Some of the changes from the time of the DAP meeting include:

- Eliminating a previously proposed wing of the building that extended north towards the lane;
- Reducing the number of the units from 149 to 133;
- Providing an additional underground parking level for residents;
- Expanding the outdoor dining terrace;
- Revising the building exterior by accentuating the façade details, increasing balcony sizes, increasing window sizes, and further articulating the building's corners;
- Revising the planting plan to include more drought-resistant trees;
- Including interpretive heritage signage and a cast of the original Nanaimo Hospital cornerstone along the public walkway; and
- Relocating the garbage enclosure to the parking level; and
- Screening the rooftop equipment with ornamental planters.

Additionally, the applicant redesigned the vehicle entry points from the lane to provide a safer route for drivers and pedestrians. The applicant also explored the opportunity to retain the existing staircase on the Kennedy Street frontage, but determined this was not a viable option. Instead, the new public walkway with its staircase connection from Kennedy Street will be designed to reflect the character of the previous staircase.

No variances are proposed as part of the development.

SUMMARY POINTS

- Development Permit Application No. DP1185 is for a seniors' congregate housing development with 133 units and underground parking.
- A public walkway is proposed along the north side of the property between Machleary Street and Kennedy Street.
- The proposed development complies with the applicable design guidelines.
- No variances are proposed as part of the development.

ATTACHMENTS

ATTACHMENT A: Permit Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Site and Parking Plans
ATTACHMENT E: Building Elevations and Details
ATTACHMENT F: Landscape Plan and Details
ATTACHMENT G: Aerial Photo

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