

DATE OF MEETING | November 15, 2021 |

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**SUBJECT DEVELOPMENT PERMIT APPLICATION NO. DP1223 –
340 CAMPBELL STREET**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a multi-family development with 163 rental units at 340 Campbell Street. |

Recommendation

That Council issue Development Permit No. DP1223 for a multi-family development with 163 rental units at 340 Campbell Street with one variance to:

- increase the maximum permitted building height from 14m to 18.82m. |

BACKGROUND

A development permit application, DP1223, was received from Urban Solutions Architecture Ltd., on behalf of Caledon Holdings Ltd., for a multi-family development with 163 rental units and underground parking at 340 Campbell Street.

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>	Nanaimo Downtown Plan (Wallace character area)
<i>Relevant Design Guidelines</i>	Downtown Urban Design Plan and Guidelines General Development Permit Area Design Guidelines

The subject property consists of four lots that will be consolidated into one parcel. The existing development (former Caledonian medical building) straddles the four lots and would be removed for the proposed development. The site is bound by Wallace Street to the east, Campbell Street to the south, a lane and elementary school to the west, and Tim Hortons to the north. The property line at the lane is the highest elevation of the site, with the grade sloping down approximately 5m to Wallace Street.

DISCUSSION

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 one-, two-, and three-bedroom residential units. The subject property is zoned DT3 'Downtown Wallace', which permits a base Floor Area Ratio (FAR) of 2.55. Additional FAR is permitted when parking is provided underground. A total of 138 parking spaces are provided and 104 spaces are underground, thus a FAR of 2.73 is permitted. A FAR of 2.6 is proposed for the development, and 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. A statutory right-of-way (2.5m in width) will be provided to allow for a wider public sidewalk along Wallace 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 public sidewalk. The building is proposed to be sited 10m from the property line at the rear (lane), and within this area, a number of common amenities are proposed above the parking podium.

Building Design

The building composition is well balanced with vertical and horizontal visual breaks in the building massing. The design includes a distinct base to anchor the building, an articulated middle volume of four storeys, with the sixth storey stepped back to de-emphasize the uppermost level and create additional amenity space. Along the Wallace Street elevation, the building is further articulated with a recessed centre bay at its midpoint. The primary exterior façade material is fibre cement siding, with brick at the base of the building, and metal and wood accents. The primary building entrance is accessed from Campbell Street and leads to the lobby area, indoor amenity room, and indoor bicycle storage room for 87 bicycles. The live-work units along Wallace Street and the driveway have generous glazing, canopies, and access from the sidewalk level. The upper-level units also contain generous glazing and each unit has a Juliet balcony. The building is U-shaped to allow for an interior courtyard at the rear of the building. Two levels of underground parking are proposed: one level is partially underground at the rear of the live-work units on the first storey, and one level is fully underground, which is accessed by an internal ramp within the parking garage. The garbage/recycling/organics storage room is proposed to be located within the parking garage.

Landscape Design

Along Campbell Street, plantings will be stepped down in terraces to the street and will contain a mix of 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 decorative metal fence, trees, and mixed plants.

The common outdoor amenity area in the interior of the site is landscaped with a pedestrian path and lawn area 148m² in size. The patios facing the interior courtyard are defined with planters. A children's play area, garden boxes, and picnic tables will be provided at the rear along the lane and will be partially enclosed with landscaping and decorative metal fencing.

The site, building, and landscape design complies with the Downtown Urban Design Plan and Guidelines, as well as the General Development Permit Area Design Guidelines and Official Community Plan policy for development within the Downtown Urban Node.

Design Advisory Panel

The Design Advisory Panel (DAP) at its meeting held on 2021-MAY-13 accepted DP001223 as presented with support for the proposed variances. The following recommendations were provided:

- Consider increasing the number of live-work units with accessibility;
- To increase the planting along the laneway edge and other areas where possible;
- Consider softening the amenity building;
- Consider adding public art at the Wallace/Campbell corner;
- Consider changing the fence detail on the north side of the property;
- Consider increasing the planting area for trees on Wallace Street; and
- Consider natural play elements in the children's play area.

The applicant responded to the DAP recommendations as follows:

- Four of the live-work units will have at-grade access into the units;
- The plantings along the lane edge (at the rear property line) have been increased;
- There is no longer an amenity building, instead an open covered seating area is provided;
- The fence along the north property line has been changed from chain link to metal; and
- Natural play elements have been integrated into the children's play area.

Proposed Variance

Building Height

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

The subject property is designated as Downtown Urban Node in the Official Community Plan and this designation contains policy to support highrise building forms. Also, the Downtown

Urban Design Planning and Guidelines recommend five- to six-storey buildings with underground parking for corner sites within the Wallace character area. The subject property is not located within an identified public view corridor. The height variance allows 100% of the off-street parking spaces to be fully concealed within one full level of underground parking, and a second level of parking behind the live-work units, tucked into the slope of the land on the first storey. Therefore, the variance would facilitate a building form and site design that is supported by City policy and would prioritize amenity space and pedestrian areas over parking areas. In addition, the scale of the proposed building is suitable for the site and is compatible with the existing adjacent buildings at 111 and 125 Wallace Street and other approved buildings along Wallace Street, including the five-storey Cardea building at 238 Franklyn Street, and the five- to seven-storey Telus development at 400 Fitzwilliam Street.

Staff support the proposed variance. |

SUMMARY POINTS

- Development Permit Application No. DP1223 is for a six-storey multi-family development with 163 rental units and underground parking at 340 Campbell Street.
- A variance is proposed for building height and Staff support the proposed variance.
- The proposed development addresses the City's design guidelines and OCP policy for development within the Downtown Urban Node.

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: Building Renderings
ATTACHMENT G: Landscape Plan and Details
ATTACHMENT H: Aerial Photo

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