

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001277 – 1588 BOUNDARY CRESCENT

**Applicant:** R.W. (BOB) WALL LTD.

**Owner:** HOSPITAL COMMONS INC.

**Architect:** O.C.A. ARCHITECTURE INC.

**Landscape Architect:** VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

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### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Hospital Urban Centre (CC5)
<i>Location</i>	The subject property is located on the southeast corner of the Boundary Crescent and Dufferin Crescent intersection in the Townsite neighbourhood
<i>Total Area</i>	Proposed Lot A: 1,000m <sup>2</sup>
<i>City Plan</i>	Schedule 2 – Future Land Use Designations: Secondary Urban Centre (Hospital Urban Centre) Schedule 13 – Development Permit Area (DPA) 8 – Form and Character
<i>Neighbourhood Plan</i>	Hospital Area Plan
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located across the street from the Nanaimo Regional General Hospital and is presently undergoing a 2-lot subdivision (SUB01395). The proposed development is to occur on future Lot A, and is part of a larger redevelopment in the area to create a hospital area campus with medical offices and complimentary services such as the recently constructed Colville Medical Centre at 1515 Dufferin Crescent. The subject property encompasses existing commercial buildings and parking lot. Adjacent properties are zoned Hospital Urban Centre (CC5) and the surrounding area includes Community Service (CS1) and Medium Density Residential (R8) zoned lots consisting of the hospital, medical offices, commercial businesses and multi-family development.

### PROPOSED DEVELOPMENT

The applicant is proposing to construct a five-storey mixed-use building comprised of 12 one-bedroom units (third-, fourth- and fifth-storeys) and a restaurant (ground, mezzanine and second levels). The proposed total gross floor area of the development is 1,330m<sup>2</sup> with a total proposed Floor Area Ratio (FAR) of 1.25. The CC5 zone has a maximum permitted base FAR of 1.00 and permits a potential FAR increase up to 0.25 when the development is mixed use. The proposed site coverage is 41%, which is below the maximum permitted lot coverage of 50%.

#### Site Design

The proposed building is a rectangular form and is designed to fit within the buildable area of the proposed subject lot. Vehicle access will be via Boundary Crescent. No parking spaces are proposed to be located within the proposed lot; however, 70 parking spaces (including 2 accessible spaces and 3 visitor spaces) as well as 2 loading spaces are required. Bicycle parking consists of 12 long-term bicycle spaces in the basement (in excess of the required 6 long-term bicycle parking spaces). Additionally, 15 short-term bicycle parking spaces are required.

Staff Comments:

- Consider ways to further enhance the street character (create vibrant street corners; incorporate street furniture, lighting, public art, and decorative pavement) in accordance with the Hospital Area Plan.
- Consider adding a ramp near the stairs near the building entrance to improve accessibility.
- Consider providing underground parking for residential units, in accordance with the City of Nanaimo General Development Permit Area Design Guidelines and the Hospital Area Plan Parking Strategy, to supplement on-street parking supply.
- Consider relocating the short-term bicycle parking onsite to a more sheltered and convenient area closer to the building entrance, which does not interfere with pedestrians.
- Consider how internal access to long-term bicycle parking spaces will be achieved.
- Consider overall pedestrian and accessible site circulation for redevelopment of the site.
- Demonstrate the provision of the required loading spaces.

Building Design

The proposed building is five-storeys with a flat roof and is contemporary in design. The exterior finishes of the buildings include a mix of Hardie panel and fascia; wood look metal siding; masonry-like panels; vinyl windows; large glazing for the commercial space; and glass balconies with aluminum railings. The commercial space is visually distinct from the residential units with dark grey cladding and dark windows. The residential units are lighter coloured with private exterior patios facing Dufferin Crescent or Boundary Crescent. Three-stream refuse collection is provided on the ground level for all uses.

Staff Comments:

- The proposal incorporates mixed-use (commercial on the ground level and residential units above) is in accordance with policies of the Hospital Area Plan.
- Consider an entrance at the intersection of Boundary and Dufferin Crescents to emphasize building design, integrate the building into the streetscape, and increase accessibility.
- Consider building design elements such as awnings to shelter outdoor restaurant seating and separate residential use from areas intended for commercial use.
- Consider incorporating brick elements in place of the wood look metal siding into the ground floor commercial space for continuity with nearby developments.
- Consider screening of vents and rooftop equipment.

Landscape Design

Facilitation of the development proposes clearing all existing vegetation. Following construction, landscaping is proposed along the full length of the Dufferin Crescent and partly along Boundary Crescent. A small plaza (with scented garden) and various other plantings are also proposed. The applicant is proposing to plant 30 deciduous trees (maples, serviceberry, glorybower, dogwood, Persian ironwood, snowbell) and 1 coniferous tree (shore pine). Staff note 19 of the 30 trees are proposed to be planted on future City road dedication and will be reviewed through detailed design.

Staff Comments:

- Consider incorporating planters or landscaping between the sidewalk and restaurant patio to address landscaping requirements.
- Consider adding cascading plants to conceal the new retaining wall structures.
- Consider adding a green roof (which could also function as a common amenity space).
- Consider lighting for the site.

**PROPOSED VARIANCES**

*Parking*

The required number of parking spaces for the proposed development is 70 (and 2 loading spaces). The applicant is proposing 0 parking spaces, a requested variance of 72 spaces.