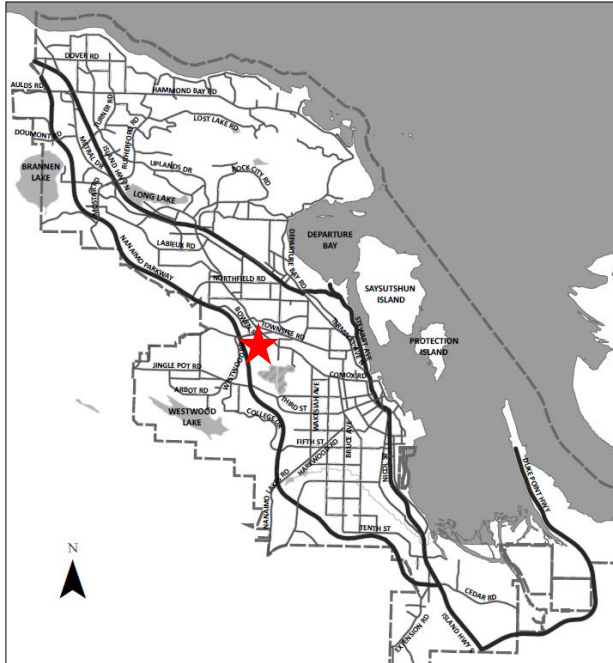


DATE OF MEETING | May 15, 2023

AUTHORED BY | GEORGE FUJII, PLANNER, CURRENT PLANNING

SUBJECT | DEVELOPMENT PERMIT NO. DP1290 – 1861 EAST WELLINGTON ROAD



Proposal:

Industrial warehouse development

Zoning:

I3 High Tech Industrial

City Plan Land Use Designation:

Light Industrial

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

5,419m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit for an industrial warehouse development at 1861 East Wellington Road. |

Recommendation

That Council issue Development Permit No. DP1290 for an industrial warehouse development at 1861 East Wellington Road with the variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-MAY-15. |

BACKGROUND

A development permit application has been received from Saywell Contracting Ltd. on behalf of the City of Nanaimo to permit the development of an industrial warehouse development for Loaves and Fishes Food Bank.

Subject Property and Site Context

The subject property is owned by the City of Nanaimo, and the City has entered into a long term lease with Loaves and Fishes to allow the property to be used for an expanded food distribution warehouse.

The subject property is currently being utilized as an outdoor bottle sorting facility by Loaves and Fishes. It is a long and narrow lot fronting onto East Wellington Road and flanked by Hansen Road. The site has a significant slope from north to south, dropping approximately 8.0m from the sidewalk on East Wellington Road to the base of an existing rock retaining wall at the south end of the site.

The subject property is bound by various light industrial uses to the north across East Wellington Road, various industrial uses to the west across Hansen Road, the main Canada Post sorting facility to the east, and future multi-family residential to the south. The development permit for the first phase of the residential development to the south was approved in 2022 (DP1233) and consists of eleven 2-storey townhouses and four 3-storey townhouse buildings. A development permit application (DP1285) for the second phase of the development consisting of two 4-storey apartment buildings is currently under review. |

DISCUSSION

Proposed Development

The applicant is proposing to construct a large warehouse building for food receiving and storage, as well as an area for the processing of empty refundable beverage containers. An office component is proposed at the rear of the building as well as a partner pick-up client area on the ground floor where community members can pick-up food.

The proposed gross floor area is approximately 2,757 m² with the warehouse component comprising 2,211 m², the office component comprising 414 m² and, the partner pick-up client area comprising 130 m².

Site Design

The proposed building is oriented north-south with the warehouse component of the development (which includes the bottle processing area) oriented towards East Wellington Road. The office component is at the rear of the site. There are two accesses to the site from Hansen Road.

A total of 38 parking spaces are proposed with 25 surface and 13 below the building. This exceeds the 36 spaces required under the City's "Off-Street Parking Regulation Bylaw 2018 No. 7266." Surface parking is broken up into two areas. The northern area has Staff Only parking and the southern area is envisioned to be short-term parking for the partner pick-up client area. The below-building parking is for additional staff parking and allows direct access to the office area.

Three angled recessed loading bays are provided along the west face of the building fronting Hansen Road. These truck loading bays have played a major role in determining the layout and siting of the building. The site is quite narrow, limiting the size of the warehouse in width, while retaining onsite truck movement.

Bicycle and pedestrian access is provided along Hansen Road near the south end of the building where the bicycle parking, staff entrances and partner pick-up areas are located. This siting avoids the loading areas closer to East Wellington Road. Seven long-term bicycle parking spaces with power for electric bike charging are provided in a bicycle storage room in the below building parking area. A bicycle rack, which can hold up to five bikes, is provided by the office for short-term bicycle parking. These exceed the bicycle parking requirements of the City's Off-Street Parking Bylaw.

Building Design

The proposed building form is a single storey warehouse and 3-storey office. Main exterior building materials include metal insulated panels in a vertical orientation; aluminum composite panels and curtain wall glazing; as well as some highlighted metal cladding materials. Ribbon windows in the bottle processing area allow natural daylighting into the worker areas and provide for some visual interest to the building from Hansen Road.

The Hansen Road elevation is saw-toothed with angled recessed loading bays that separate the building into zones. This helps to minimize the linear mass of the warehouse and along with some colour highlights, is intended to add visual interest along the Hansen Road building façade.

Landscape Design

Landscaping consists of a combination of proposed trees and shrubs along the lot lines of the subject property. There is an existing oak tree located at the intersection of East Wellington Road and Hansen Road which will be retained as part of the development.

Due to the narrow configuration of the subject property, combined with Loaves and Fishes operational needs, the proposed landscape buffer consisting of Red Maples and drought resistant shrubs along Hansen Road is located within the road right-of-way and will be maintained by the

applicant. The maintenance of this landscape buffer will be secured through an Encroachment Agreement.

The proposed planting within the landscape buffer along the rear (south) property line is constrained by an existing service corridor right-of-way which does not allow tree planting. However, the applicant has been able to provide some Pine trees in the landscape areas at either end of the site and shrubs will be planted within the buffer area.

The proposed landscape plan includes a roof deck above the office area to add amenity space with additional planting and a series of sheltered spaces to allow this space to be used year-round.

A corrugated metal fence is proposed along the rear property line facing adjacent residential properties.

The proposed design meets the intent of the City's General Development Permit Area Guidelines.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-JAN-26, accepted DP1290, as presented with support for the proposed variances. The following recommendations were provided:

- Consider adding weather protection over the loading bay doors;
- Use complementary materials for the roof top equipment;
- Consider adding trees along Hansen Road and wherever possible, along the site; and,
- Consider increasing bike parking and adding a shower facility.

The applicant subsequently revised the development proposal in response to the DAP recommendations with the following changes and comments.

- The roof has been extended over the two smaller loading bays which are below the roof line to provide weather protection.
- The architect will work closely with the mechanical engineer on the size and location of any rooftop mechanical units. All required screening will be in complementary materials to the proposed building.
- The landscape plan has been revised to increase the number of trees along Hansen Road within the road right-of-way as well as at the rear of the site. In addition, it was initially proposed to remove the existing oak tree at the northwest corner of the site; the revised landscape plan now shows the retention of the oak tree.
- Seven long term bicycle parking spaces and five short-term bicycle parking space are proposed. These are in excess of the City's Off-Street Parking Bylaw requirement of three long-term and zero short-term bicycle parking spaces.
- The applicant has advised that they have space within the building for staff change areas and will add shower facilities in these areas with the building permit application.

PROPOSED VARIANCES

Maximum Building Height

Section 13.6 of the Zoning Bylaw prescribes a maximum building height of 14m. The applicant proposes to increase the maximum building height to 14.5m, a variance of 0.5m.

Under the Zoning Bylaw, the height of an industrial building is the distance measured vertically from the average finished grade, recorded at the outermost corners of the building, to the highest part of the building. As the site has a significant slope from the front to the rear, it lowers the average finished grade of the site and results in the rear portion of the building exceeding the 14m maximum building height requirement of the Zoning Bylaw.

Staff support the proposed variance.

Minimum Landscape Buffer

Section 17.2.1 of the Zoning Bylaw requires a minimum required landscape buffer width of 1.8m. The applicant proposes to reduce the proposed landscape buffer width along the Hansen Road frontage to 0m, a variance of 1.8m.

As the site is long and narrow, providing the required 1.8m landscape buffer would significantly affect onsite truck movements. As such, the applicant is proposing to provide the landscape buffer within the Hansen Road right-of-way. The landscaping within this buffer strip would be maintained by the applicant and will be secured by an encroachment agreement.

Staff support the proposed variance.

Minimum Landscape Treatment Level

Section 17.11 of the Zoning Bylaw requires a combination of trees and shrubs for the landscape buffer along the rear lot line. The applicant proposes to reduce the required landscape treatment by not planting trees within the landscape buffer.

As noted above, the proposed planting within the landscape buffer along the rear (south) property line is constrained by an existing service corridor right-of-way which does not allow tree planting. However, the buffer is planted with shrubs in accordance with the requirements of the Zoning Bylaw and the applicant has been able to provide some Pine trees in the landscape areas at either end of the site.

Staff support the proposed variance.

SUMMARY POINTS

- Development Permit application No.1290 proposes an industrial warehouse building.
- Variances are requested to:
 - Increase the maximum building height from 14m to 14.5m;
 - Reduce the proposed landscape buffer width along Hansen Road from 1.8m to 0m; and,
 - Reduce the required landscape treatment of the rear landscape buffer to eliminate trees.
- The site, building and landscape design meets the intent of the General Development Permit Guidelines
- Staff support the proposed variances.

ATTACHMENTS

Attachment A: Permit Terms and Conditions
Attachment B: Subject Property Map
Attachment C: Site and Parking Plans
Attachment D: Building Elevations and Details
Attachment E: Site Sections
Attachment F: Building Rendering
Attachment G: Landscape Plans and Details |

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