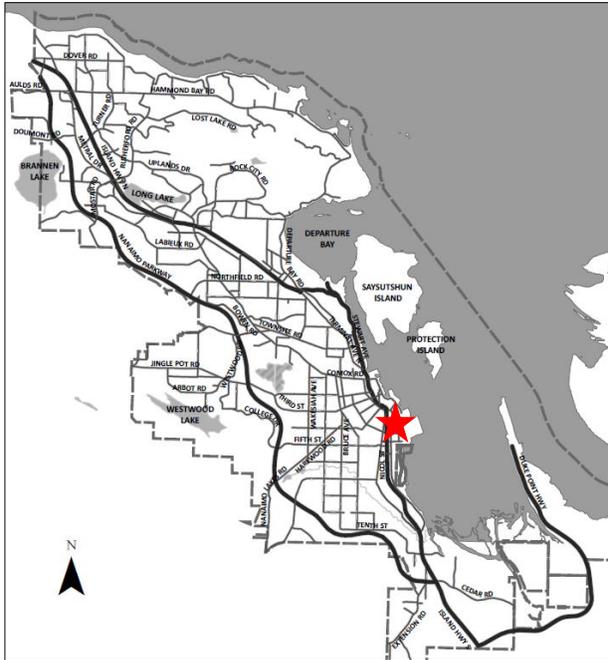


DATE OF MEETING | October 16, 2023

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1291 – 13, 17 & 21
HALIBURTON STREET



Proposal:
44-unit multi-family development

Zoning:
R8 – Medium Density Residential

City Plan Land Use Designation:
Neighbourhood

Development Permit Areas:
DPA8 – Form and Character

Lot Area:
404m² – 13 Haliburton Street
808m² – 17 Haliburton Street
808m² – 21 Haliburton Street
0.2 ha (total lot area)



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a multi-family development at 13, 17 and 21 Haliburton Street.

Recommendation

That Council issue Development Permit No. DP1291 for a 44-unit multi-family development at 13, 17 and 21 Haliburton Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2023-OCT-16.

BACKGROUND

A development permit application, DP1291, was received from Matthew T. Hansen Architect, on behalf of 1283135 B.C. Ltd., for a multi-family development consisting of one building with a total of 44 dwelling units.

Subject Property and Site Context

The subject properties are located in the South End Neighbourhood. The subject site is comprised of three lots to be consolidated. The site is rectangular shaped and slopes slightly downhill from west to east, providing easterly views of the waterfront. Established single residential dwellings, a multi-family development, and commercial developments predominantly characterize the surrounding area. The subject site is walking distance to active transportation routes, as well as commercial services and Downtown Nanaimo. The subject properties encompass two existing single residential dwellings and one vacant lot.

DISCUSSION

Proposed Development

The applicant proposes to construct a five-storey, multi-family apartment building over a one level underground parkade. Access to the parkade is off Haliburton Street. The proposed unit composition is as follows:

Unit Type	No. of Units	Approximate Unit Sizes
1-Bedroom	21	49m ² – 73m ²
2-Bedroom	21	62m ² – 76m ²
3-Bedroom	2	125m ²

The proposed total gross floor area of the building is 3,188m² with a total proposed Floor Area Ratio (FAR) of 1.58 (including a base density of 1.25, 0.25 for parking provided beneath the building, and 0.1 for meeting or exceeding Tier 1 "Schedule D – Amenity Requirements for Additional Density"). The applicant is proposing to meet Tier 1 in 'Schedule D' by providing amenities, which include the following:

- a designated car share parking space on-site;
- a minimum of 80% of the total parking area is located underground;

- one motorized or electric scooter, or motorcycle space, per 15 dwelling units;
- wood as the primary building material;
- 50% of all wood products used in construction certified by the Forest Stewardship Council;
- 50% of the site featuring permeable surfaces, including a combination of a green roof and landscaping; and,
- low-flow plumbing features.

Site Design

The building is oriented along Haliburton Street which provides easterly views toward the ocean. Both the main pedestrian entrance and the vehicular access to the underground parking area are from Haliburton Street. Ground-level units have direct pedestrian access to the adjacent sidewalk. A total of 40 parking spaces are proposed (as well as three scooter parking spaces), all of which are provided underground (exceeding the required 32 spaces per the “Off-Street Parking Regulations Bylaw 2018 No. 7266”). Four short-term bicycle parking spaces are provided at the front of the building and 22 long-term bicycle parking spaces are provided in two bike storage rooms in the underground parkade. Three-stream waste management containers are located in a room at the bottom of the underground parking driveway ramp.

Building Design

The building design incorporates classic details of the Art Deco vernacular with stucco and cementitious panel siding in an earth tone palette. The vertical massing is broken up by reducing the floor area of the upper two levels and stepping back the building from Haliburton Street to keep the visual scale to three levels. Additional setbacks of the upper floor at the north end of the building further support the intent to visually reduce the building mass. The horizontal massing is broken up by a combination of balconies, articulated roof lines, and material changes.

Landscape Design

The landscape design features a combination of trees and shrubs around the perimeter of the proposed building. Private amenity areas include patios for ground level units and balconies for upper floor units. Ground level common outdoor patios are provided on the south side of the building and at the rear of the building, which is connected to a common indoor amenity space. Terraced concrete retaining walls with robust plantings and fencing provide a buffer between the rear patios and neighbouring properties. Other outdoor amenity features include pedestrian circulation along a paved walkway, a perennial cutting garden, and an herb garden located in the south side of the building. Two shared amenity rooftop decks are proposed, which also incorporate green roofs with Sedum Matting. Lighting (wall, bollard, tree and step lighting) is provided around the perimeter of the site and adjacent to pedestrian walkways.

The proposed development meets the intent of the General Development Permit Area Design Guidelines and the South End Neighbourhood Plan Urban Design Framework and Guidelines including a well-articulated building design, the provision of an onsite pedestrian walkway network, robust landscaping, and provision of common outdoor amenity space.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-MAY-11, accepted DP1291 as presented and provided the following recommendations:

- Screen the rooftop equipment with materials that complement the exterior design of the building;
- Consider adding bike racks to the primary building entrance on Haliburton Street;
- Consider ways to expand the public amenity space at the back of the building; and,
- Explore the possibility of accessory uses within the building in keeping with the zoning which allows for work and commercial spaces.

The applicant subsequently submitted revised plans in response to the DAP recommendations, including the following key design revisions:

- Relocated the short-term bicycle rack to the primary building entrance; and,
- Expanded the outdoor amenity area at the back of the building.

Proposed Variances

Building Height

The maximum permitted height of principal building in the R8 zone is 14m. The proposed building height is 15.6m, a requested variance of 1.6m. Staff support the height variance which is for the portion of the building encompassing a rooftop amenity space (measured to the top of the guardrail). The amenity space is set back from the edge of the building to mitigate any overlook to neighbouring properties.

Projections into Yards

The maximum permitted projection into a front yard setback for an entry portico is 2m. The proposed entry portico projects 2.97m into the front yard setback, a requested variance of 0.97m. Staff support the variance as this architectural feature will provide visual interest to the building and complement the streetscape along Haliburton Street.

Staff support the proposed variances. |

SUMMARY POINTS

- Development Permit application No. DP1291 proposes a 44-unit multi-family development at 13, 17 and 21 Haliburton Street.
- Variances are requested to:
 - Increase the maximum permitted height of a principal building from 14.0m to 15.6m; and
 - To increase the maximum permitted projection of an entry portico from 2.0m to 2.97m into the front yard setback.
- Staff support the proposed variances. |

ATTACHMENTS

- ATTACHMENT A: Permit Terms and Conditions
- ATTACHMENT B: Subject Property Map
- ATTACHMENT C: Site and Parking Plan
- ATTACHMENT D: Building Elevations and Details
- ATTACHMENT E: Building Rendering
- ATTACHMENT F: Landscape Plan and Details
- ATTACHMENT G: Schedule D – Amenity Requirements for Additional Density

Submitted by:

Lainya Rowett
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Concurrence by:

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