

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001309 – 231 FRASER STREET

**Applicant / Architect:** IAN NIAMATH ARCHITECT

**Owner:** MIKE MARNET

**Landscape Architect:** 4 SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

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### BACKGROUND

On 2023-SEP-28, the Design Advisory Panel considered Development Permit Application No. DP1309 and recommended that the applicant return with a revised landscape concept plan to indicate plant species, quantities, locations, and retaining wall treatments. The applicant has now provided a revised concept plan for the DAP's review. The proposed development and landscape design sections of the previous 2023-SEP-28 Staff Design Comment have been provided below.

### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Wallace (DT3)
<i>Location</i>	The subject property is located at the southwest corner of the intersection of Fraser Street and Wentworth Street.
<i>Total Area</i>	809m <sup>2</sup>
<i>City Plan (OCP)</i>	Future Land Use Designation: Primary Urban Centre - Downtown Development Permit Area: Form and Character DPA8
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Downtown Urban Design Plan and Guidelines

The subject property is located in Downtown Nanaimo between the Old City Quarter and historic core, in an area known informally as the "Terminal Trench" due to its location in a valley occupied by Terminal Avenue. The lot contains a gravel parking lot but is otherwise vacant. The rear portion of the lot, in the west, is steeply sloping uphill towards Wallace Street.

The surrounding neighbourhood is a mix of commercial uses including automotive repair uses to the east and south that have been historically prevalent in this part of Nanaimo. Other nearby uses include retail services, offices, and a restaurant across Wentworth Street to the north.

### PROPOSED DEVELOPMENT

The proposed development is a one-storey automotive leasing/sales service and office building with a surface parking lot. The proposed gross floor area is 96m<sup>2</sup> and the Floor Area Ratio (FAR) will be 0.12, less than the maximum permitted FAR of 2.55 in the DT3 zone. The applicant intends for the proposed development to be an interim use for the site until a more significant long-term development plan can be developed in concert with other nearby sites.

## **LANDSCAPE DESIGN**

Landscaping is proposed along both street frontages, with a 3m landscape buffer between the building and adjacent property lines. A mix of shrubs, groundcovers, and decorative river rock with boulders are proposed in the plant beds, in addition to two flowering trees along the Fraser Street frontage. A raingarden is also proposed within the landscape buffer close to the street intersection. Existing trees along the slope to the rear will be retained, with hydroseeding for wildflowers and native grasses throughout.