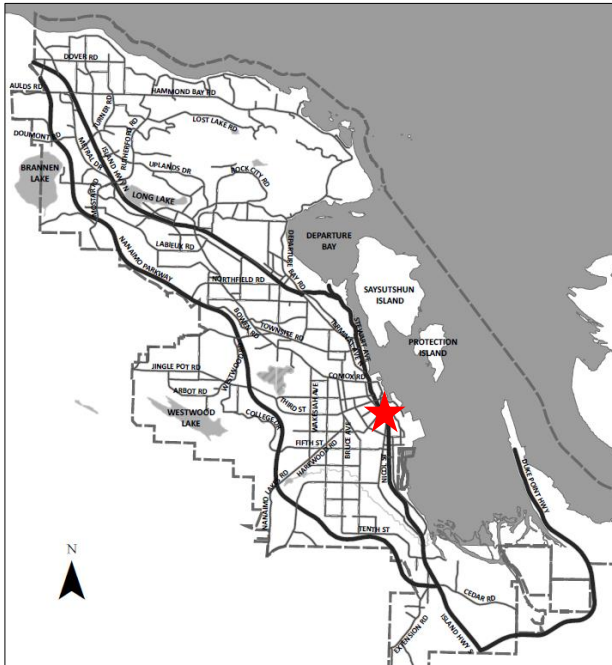


DATE OF MEETING | June 17, 2024 |

AUTHORED BY | PAYTON CARTER, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1322 – 19 NICOL STREET**



Proposal:

Personal Care Facility and Social Service Resource Centre

Zoning:

DT4 – Terminal Avenue

City Plan Land Use Designation:

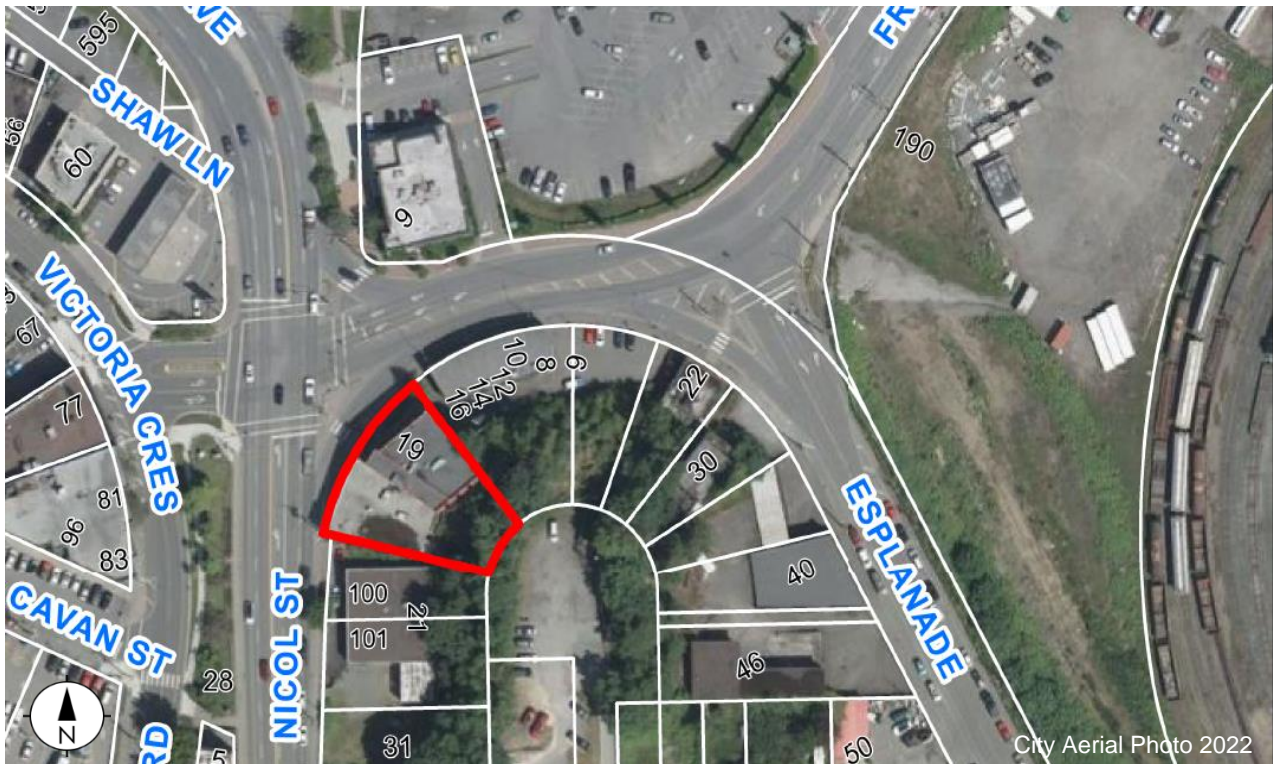
Primary Urban Centre

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

1,080m²



City Aerial Photo 2022

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for the redevelopment of a personal care facility and social service resource centre at 19 Nicol Street.

Recommendation

That Council issue Development Permit No. DP1322 for a personal care facility and social service resource centre at 19 Nicol Street with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-JUN-17.

BACKGROUND

A development permit application, DP1322, was received from MacDonald Hagarty Architects Ltd., on behalf of the Governing Council of the Salvation Army, to permit the redevelopment of a personal care facility and social service resource centre.

Subject Property and Site Context

The subject property is located in the Downtown and is southeast of the intersection of Nicol Street and Esplanade. The site was developed as the New Hope Centre and the Child and Family Services building, operated by the Salvation Army. The New Hope Centre remains a space for shelter, clinics, and programming while the Child and Family Services building was recently demolished to accommodate the reconstruction of the proposed personal care facility and social service resource centre. The site contains large rock bluffs and a treed slope located at the rear of the lot.

The surrounding neighbourhood includes commercial and mixed-use developments, including restaurants, offices, retail services, and Port Place Shopping Centre. Pioneer Square Park is located to the west and the proposed development will be located near the proposed Downtown Transit Exchange located along Terminal Avenue.

DISCUSSION

Proposed Development

The applicant is proposing to reconstruct a personal care facility and social service resource centre within a new four storey modular building. The proposed building will include 26 beds, community space, offices, and administrative space.

The proposed gross floor area for the newly constructed personal care facility and social service resource centre is 844m² and the total gross floor, including the existing building, is 1,900m². The total Floor Area Ratio (FAR) is 1.75, which is below the maximum permitted FAR of 2.3 in the DT4 zone.

Site Design

The proposed building is oriented towards Nicol Street and will provide access at grade for pedestrians. The New Hope Centre will remain as constructed. Short-term bicycle parking for 15 bikes is provided in front of the New Hope Centre. The redevelopment proposes to refresh the outdoor amenity space located at the rear of the site, which will be accessed via rear building exits and secured side yard access. A pad-mounted transformer (PMT) is located within the front yard and a refuse enclosure is proposed at the north corner of the lot, which will be formalized with solid screening and a secure gate.

Building Design

The proposed building design is four storeys with a basement/crawl space intended for storage. The first storey includes a large commercial kitchen and dining room; administrative space; and, shared washroom facilities. Residential dorm rooms are located on the second and third storey while the fourth storey is entirely dedicated to office space. Additional office space and washroom facilities are proposed on the second and third storey. All storeys can be accessed via elevator or internal stairwell, located on the southwest corner of the building. The proposed building will provide food services, administrative support, and programming opportunities to support the New Hope Centre.

The building is proposed to have a flat roof, and the façade materials include vertical metal cladding with red accent cementitious panels and red window trim to complement the existing New Hope Centre and highlight the Salvation Army colour scheme. The accent panels are staggered to provide visual interest and the building entrance is emphasized using glazing and wood-toned metal panels. A weather protection canopy is provided at the building entrance with soffit lighting to illuminate the area. Signage, which will be reused from the previous building, is anticipated on an accent panel facing Nicol Street.

Landscape Design

A raised concrete planter is proposed at the front face of the building and will include a variety of shrubs and ferns, including Evergreen huckleberry, Oregon grape, and Western sword fern, as well as two Dogwood trees. The surrounding hardscape will include broom finished concrete and dark-sky compliant lighting is proposed within the landscaped planter.

The rear yard is currently a natural slope that will be improved to include a newly planted Garry oak tree, refurbished stairwells, and the use of limestone from the previously existing structure to be used as natural outdoor seating. Wall mounted lighting will illuminate the area and building access.

The proposed development substantially meets the intent of the General Development Permit Area Design Guidelines and the Downtown Urban Design Plan and Guidelines by improving street presence, providing a prominent entrance to the building, and retaining the natural slope and landscaping within the rear yard.

Design Advisory Panel

The Design Advisory Panel (DAP), at its meeting held on 2023-DEC-14, accepted DP1322 as presented with support for the proposed variances and provided the following recommendations:

- Consider providing short and long-term bike storage;
- Consider adding more glazing on the interior stairwell;
- Consider ways to make the new building better complement the older building and reflect some subtle references to the heritage nature of the neighbourhood and the corporate model of the Salvation Army;
- Consider an outdoor amenity space for staff and residents;
- Consider restoration planting in the outdoor terrace and future amenity space;
- Include a lighting plan for the back outdoor terrace; and,
- Consider finishing the fence around the outdoor staircase to ensure security and to complement the building exterior.

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

- Addition of 15 short-term bicycle parking stalls;
- Incorporated additional glazing to the building façade;
- Committed to the utilization of recycled materials from the previously existing building (signage and limestone); and,
- Formalized the rear yard slope with outdoor seating and plantings.

Proposed Variances

Front Yard Setback

The minimum required front yard setback in the DT4 zone is 4.5m. The proposed front yard setback is 2.7m, a requested variance of 1.8m. An existing covenant on the subject property required the dedication of road when the previous building was demolished. As such, the front lot line has been adjusted, which reduce the front yard and necessitated a variance. Staff support the variance as it maximizes the building envelope and improves street presence while avoiding disruption of the rear yard slope and rock bluffs. The applicant has also demonstrated that a pedestrian ramp and landscaped area can be provided within the front yard.

Projections

The maximum permitted projection for steps and landings within the front yard setback is 2.0m. The proposed projection is 4.5m, a requested variance of 2.5m. The applicant has requested the variance to facilitate below-grade access to the basement and crawl space. This access also acts an emergency exit. Staff support the proposed variance.

Fence Height

The maximum permitted fence height within the front yard setback is 1.2m. The applicant proposes a 1.5m fence, a requested variance of 0.3m. The applicant has requested the variance to provide security for the below-grade entrance. Staff support the variance.

Refuse Receptacles

The minimum required setback for refuse receptacles abutting a property zoned for residential use is 3.0m. The proposed setback for refuse receptacles is 0.0m from the side lot line, a requested variance of 3.0m. Staff support the requested variance as it will allow for refuse collection to occur on site, rather than within the City road.

Minimum Required Parking

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires five parking spaces at a rate of 0.2 spaces per bed. The applicant has requested the variance due existing to site constraints. Patrons of the site arrive primarily on foot and there are opportunities for parking in nearby City lots. Staff support the proposed variance as it is consistent with the existing use of the site and the removal of parking minimums in the Downtown Urban Centre is supported by City Plan. Additionally, the subject property is located within a mobility hub, as identified in the Nanaimo Transportation Master Plan.

SUMMARY POINTS

- Development Permit Application No. DP1322 is for the redevelopment of a personal care facility and social service resource centre.
- The proposed development substantially meets the intent of the General Development Permit Area Design Guidelines and the Downtown Urban Design Plan and Guidelines.
- Variances are requested for setbacks, projections, parking, and fence height.
- Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations and Details
ATTACHMENT E: Building Rendering
ATTACHMENT F: Landscape Plan and Details

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development