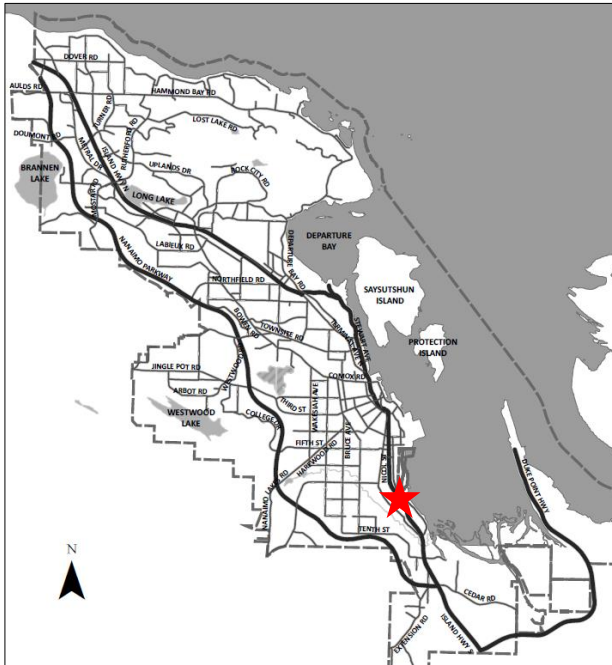


DATE OF MEETING | September 9, 2024

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1315 – 821 HALIBURTON STREET**



**Proposal:**

A 103-unit multi-family residential development

**Zoning:**

R8 – Medium Density Residential

**City Plan Land Use Designation:**

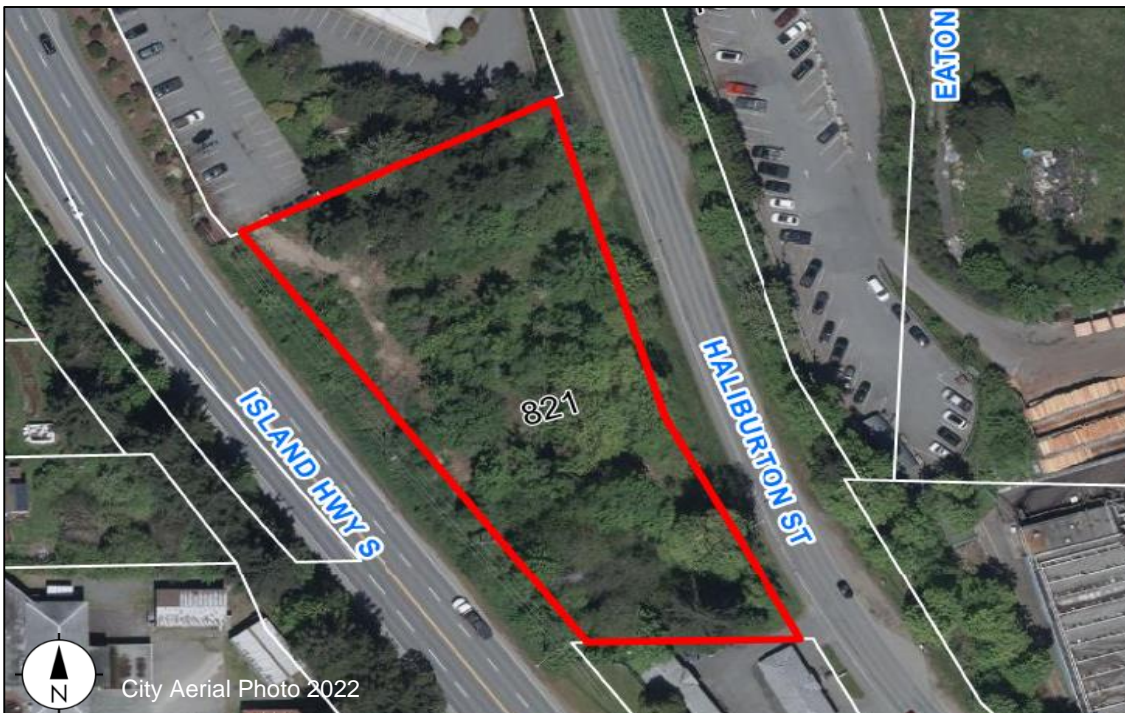
Suburban Neighbourhood

**Development Permit Areas:**

DPA8 – Form & Character

**Lot Area:**

4,876m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a multi-family residential development at 821 Haliburton Street.

### **Recommendation**

That Council issue Development Permit No. DP1315 for a multi-family residential development at 821 Haliburton Street.

## **BACKGROUND**

A development permit application, DP1315, was received from Raymond de Beeld Architect Inc., on behalf of Bakerview Motor Inn Ltd., to permit a five-storey multi-family residential development with 103 dwelling units at 821 Haliburton Street.

### **Subject Property and Site Context**

The subject property is a through lot located in the southern portion of the South End neighbourhood. The lot, which is presently undeveloped, abuts the Island Highway to the west and Haliburton Street to the east and slopes downhill by approximately 7m from west to east. The surrounding neighbourhood is a transitional area with industrial, commercial, and residential uses. Adjacent properties include the Coastland wood mill across Haliburton Street to the east, a 19-unit residential strata to the south, single residential dwellings and a place of worship across the Island Highway to the west, and a hotel to the north.

## **DISCUSSION**

### **Proposed Development**

The proposed development is a five-storey multi-family residential building with 103 dwelling units. The development is expected to be a strata (condo) project. The proposed unit composition consists of 49 one-bedroom units and 54 two-bedroom units, with unit sizes ranging from 50m<sup>2</sup> to 94m<sup>2</sup>.

The proposed gross floor area is 7,659m<sup>2</sup> and the total Floor Area Ratio (FAR) is 1.57, below the maximum permitted FAR of 1.58 for this development. The base maximum FAR for the R8 zone is 1.25 and the applicant is proposing to achieve an additional 0.10 FAR through the provision of amenities as outlined in 'Schedule D – Amenity Requirements for Additional Density' of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") and an additional 0.23 FAR by providing 93% of the required parking underground.

The applicant is proposing to meet Tier 1 in 'Schedule D' by providing amenities including the following:

- electric vehicle charging for 50% of parking spaces;

- scooter/motorcycle parking;
- exceeding the BC Energy Step Code required at building permit stage by one step;
- 50% permeable surface area; and,
- educational signage regarding sustainable transportation alternatives, energy management practices, and water management practices.

### *Site Design*

The proposed building will be sited parallel to the west property line, taking advantage of views towards the ocean. Terraced concrete retaining walls are proposed to manage the grade change between the Island Highway and the building.

Two drive aisle entries are proposed, both from Haliburton Street, with visitor parking in a small surface parking lot in the front of the building. Two levels of under-building parking are proposed, one accessed at grade from the parking lot and one underground accessed by a ramp. All required parking will be provided on-site with 12 stalls in the surface parking lot, 63 stalls in the upper parking level, and 94 stalls in the lower parking level. Additionally, all required bicycle parking will be provided including a bike rack for visitors at the building entry and long-term bicycle storage in the at-grade parking level. A refuse receptacle enclosure is proposed adjacent to the at-grade parking level entry.

The pedestrian entry to the site will be via an accessible walkway from Haliburton Street. A secondary egress walkway will wrap around the south side of the building and connect to Haliburton Street via stairs. This secondary walkway will provide access to a small outdoor amenity area with seating in the southeast corner of the site. Site lighting will include down-facing bollard lighting along walkways and lighting poles at the surface parking lot. A rooftop amenity space with seating is also proposed for residents on the north side of the building.

### *Building Design*

The building layout is organized around an internal corridor that is repeated over five levels. The building will present a six-storey façade for a portion of its east elevation, facing Haliburton Street, where the building's entry and lobby mask the upper parking level. The building design is contemporary with repeated frames of a four-storey massing, and the uppermost level set back to de-emphasize the fifth storey. All units will include outdoor balconies or patios.

Exterior building materials will consist of a mix of smooth cementitious panels in different colours, and cedar panel accent walls. Some exposed concrete elements will be present adjacent to drive aisle entries and along the refuse receptacle enclosure. Balcony rails will be powder-coated aluminum with tempered glass. A covered entry with cedar soffit is proposed for the front entranceway.

No variances are requested and the proposed development is in substantial compliance with the applicable General Development Permit Area Design Guidelines and the South End Urban Design Framework and Guidelines by visually differentiating the uppermost floor, providing visual interest on street-facing elevations, and repeating architectural elements with a consistent rhythm to the building form.

### *Landscape Design*

The proposed landscape design includes substantial planting in all areas of the site. A forest edge is proposed with Douglas firs and a mix of evergreen and deciduous trees. No trees are permitted along the north property line where the Statutory Right-of-Way (SRW) for underground utilities is proposed. Along the west property line, terraced gardens are proposed between the retaining walls, and a garden is proposed around the chip path on the Haliburton Street frontage. A bioswale and meadow garden is proposed between the surface parking lot and the walkway in front of the building. Additional planting is proposed around all patios, adjacent to the building entry, and in planters on the rooftop amenity space.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2023-OCT-26, accepted DP1315 as presented and the following recommendations were provided:

- Consider adding accessible units, especially on the ground floor;
- Consider a designated walkway along the south driveway to Haliburton Street;
- Consider the aesthetic quality of the fencing along the highway; and,
- Consider a different style of bike rack at the entrance that can accommodate a range of bike types.

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

- Addition of a textured walkway along the south driveway;
- Replacement of cedar panel fence with black metal picket fence along the Island Highway; and,
- Revised u-shape bike rack at building entry.

Additionally, a building height variance previously considered by the DAP has since been eliminated by the applicant through redesign of the rooftop amenity space. |

### **SUMMARY POINTS**

- Development Permit Application No. DP1315 is for a five-storey multi-family residential development with 103 dwelling units at 821 Haliburton Street.
- No variances are requested and the proposed development is in substantial compliance with the applicable General Development Permit Area Design Guidelines and the South End Urban Design Framework and Guidelines. |

## **ATTACHMENTS**

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

### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development