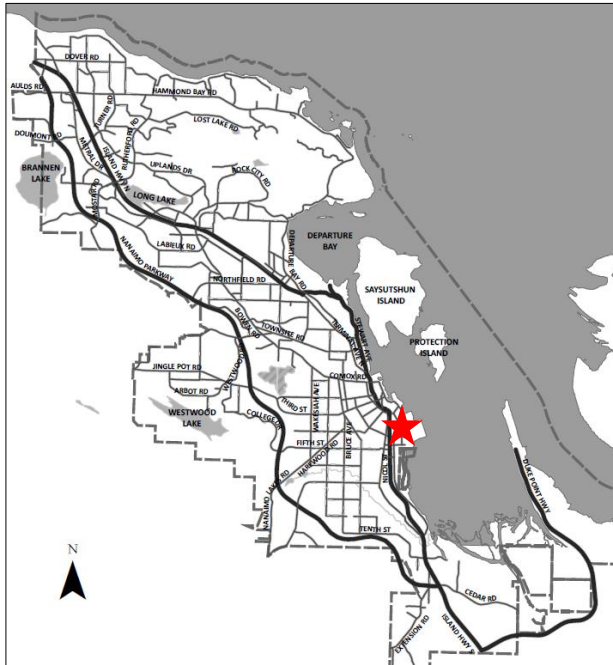


DATE OF MEETING | October 21, 2024

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1358 –
45 HALIBURTON STREET**



Proposal:

To allow an overheight multi-family residential building

Zoning:

R8 – Medium Density Residential

City Plan Land Use Designation:

Neighbourhood

Development Permit Areas:

DPA8 – Form and Character

Lot Area:

1,618m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit amendment application for an overheight multi-family residential building at 45 Haliburton Street.

Recommendation

That Council issue Development Permit No. DP1358 for an overheight multi-family residential building at 45 Haliburton Street with a variance as outlined in the "Proposed Variance" section of the Staff Report dated 2024-OCT-21.

BACKGROUND

A development permit application, DP1358, was received from Parkshore Projects Ltd., on behalf of 1243166 BC Ltd., to amend the previously issued Development Permit No. DP1218 with a variance to the City of Nanaimo "Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") in order to increase the maximum allowable building height at 45 Haliburton Street.

Development Permit No. DP1218 for a five-storey 38-unit multi-family residential development was approved by Council on 2021-DEC-06 with variances to increase the maximum allowable building height from 14.00m to 15.76m and to reduce the minimum front yard setback for an underground parking structure from 1.8m to 0.9m. The building was approved with a rooftop amenity deck and green roof component, in order to meet the permeable surface requirement for bonus density in the Zoning Bylaw. Construction of the wood-frame building is underway, and a height survey conducted by a registered surveyor at the time of building framing has identified an increase in the roof height as measured from average finished.

Subject Property and Site Context

The subject property is located in the South End Neighbourhood in close proximity to Downtown Nanaimo. The site slopes downhill from west to east. Surrounding properties primarily contain single residential dwellings; however, properties on both sides of Haliburton Street are zoned for medium-density multi-family residential use. One block south of the site, two five-storey developments by the same developer have been completed with building heights of 16.1m (119 Haliburton Street) and 15.8m (135 Haliburton Street), and another development on the same block as the subject property was recently approved with a height of 15.6m (13/17/21 Haliburton Street).

DISCUSSION

Proposed Variance

Maximum Allowable Building Height

The maximum allowable building height in the R8 zone is 14.00m. Where a rooftop deck is proposed, building height is calculated to the top of the guardrail (the staircase access to a green

roof is exempt). DP1218 previously varied the building height to 15.76m. The current proposed building height is 16.07m, 0.31m greater than the previously approved variance and a requested variance of 2.07m from the Zoning Bylaw maximum building height.

The applicant has requested the roof height variance to accommodate:

- The increased thickness of the rooftop insulation package required to meet the BC Energy Step Code modelling requirements; and,
- Sloping to efficiently drain the large roof surface and green roof elements.

The proposed rooftop deck will be 0.31m higher than previously proposed and will result in the guardrail being higher by the same amount. The guardrail is set back from the edge of the roof and is not expected to be visible from the street (see Attachment E). The edge of the rooftop parapet will be the same height as previously approved and the requested height variance will not result in a visible difference at ground level.

Staff support the proposed variance as the form and character of the building is consistent with the previously approved DP and the increased height will accommodate the necessary building elements for energy efficiency and drainage of the green roof.

SUMMARY POINTS

- Development Permit Application No. DP1358 proposes to amend previously issued DP1218 for an overheight multi-family residential building at 45 Halliburton Street.
- A variance is requested to increase the maximum allowable building height from 14.00m to 16.07m, a requested variance of 2.07m.
- Staff support the proposed variance and the form and character of the building is consistent with the previously approved DP.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Building Elevations and Materials
ATTACHMENT D: Building Sections
ATTACHMENT E: Perspective Views

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development