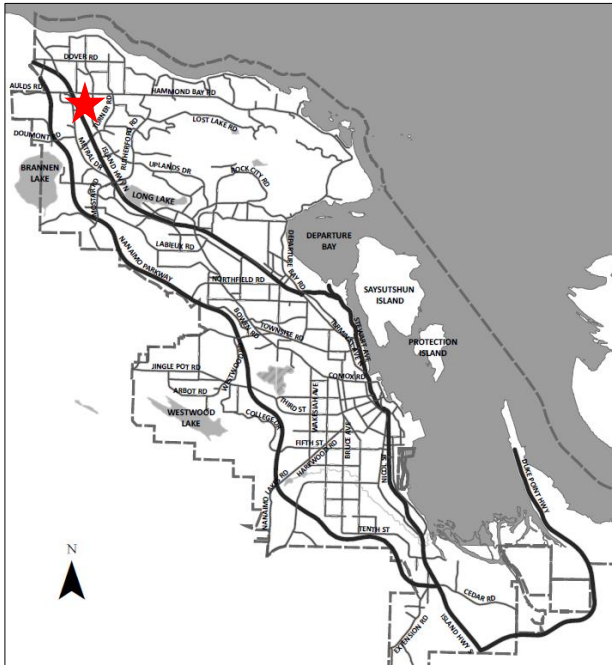


DATE OF MEETING | December 2, 2024 |

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING |

**SUBJECT** | **DEVELOPMENT PERMIT APPLICATION NO. DP1341 – 6450**  
**ISLAND HIGHWAY NORTH**



**Proposal:**

A commercial (mini storage and office) development

**DP**

**Zoning:**

CC4 – Woodgrove Urban Centre

**City Plan Land Use Designation:**

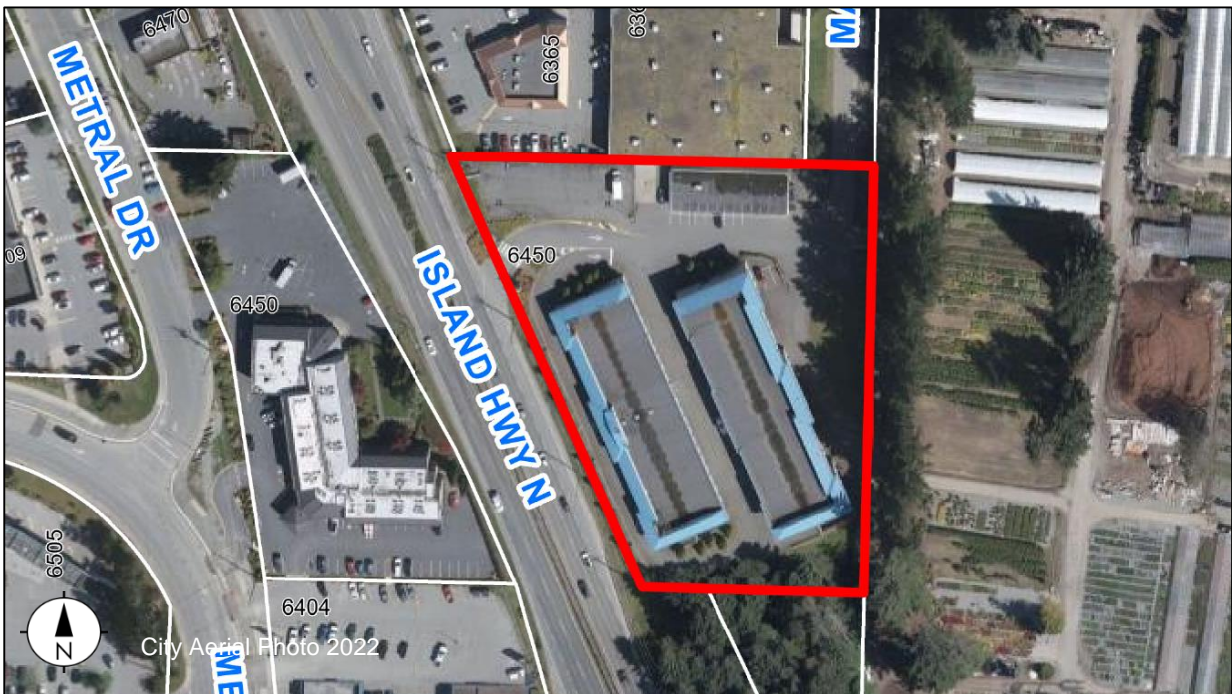
Woodgrove Secondary Urban Centre

**Development Permit Areas:**

DPA8 – Form & Character

**Lot Area:**

1.16 ha



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development permit application for a commercial (mini storage and office) development at 6450 Island Highway North.

### **Recommendation**

That Council issue Development Permit No. DP1341 for a commercial development at 6450 Island Highway North with variances as outlined in the "Proposed Variances" section of the Staff Report dated 2024-DEC-02.

## **BACKGROUND**

A development permit application, DP1341, was received from RW (Bob) Wall Ltd., on behalf of BGR Holdings Inc., to permit a commercial (mini storage and office) development.

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

The subject property is a large commercial lot located in north Nanaimo on the east side of Island Highway North between Enterprise Street and Hammond Bay Road. The subject property currently contains two existing mini storage buildings (Buildings A & B) that will remain, and a single-storey multi-tenant commercial building proposed to be removed to facilitate the development of the proposed mini storage and office building (Building C). The grade change of the property is approximately 6m and slopes down to the northeast. Established commercial developments predominantly characterize the surrounding area, with the Green Thumb Garden Centre (future Bowers District development site) to the east.

The applicant is concurrently amending the existing CC4 zone to add "mini storage" as a site-specific permitted use within the property to allow the expansion of the existing non-conforming mini-storage facility to accommodate the proposed development. Amending Bylaw 4500.220 (RA497) has received third reading and is scheduled for adoption at the same meeting as the consideration of DP1341.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing a four-storey mini storage and office building with a total gross floor area of 4,792m<sup>2</sup>. The proposed total lot coverage with the addition of the new building is 38% (below than the maximum permitted lot coverage of 50%) and the height of the new building is 13.8m (just below the maximum permitted building height of 14m).

### *Site Design*

The proposed building (Building C) is oriented to face the Island Highway frontage. Vehicle access to the site will be from the existing accesses off the Island Highway and Marlin Way. Onsite parking includes 63 surface parking spaces, six long-term indoor bicycle parking spaces, and short-term bicycle racks (six spaces) located near the entrance of proposed Building C. An

existing refuse enclosure is located at the rear of the site, next to the Marlin Way entrance. A pedestrian network connects all buildings to a proposed employee amenity area at the rear of the site, across from Building B. As condition of the rezoning, a pedestrian pathway between the road edge of the Island Highway and the property line will be constructed, extending the existing pathway adjacent to the property to the north.

### *Building Design*

Proposed Building C presents a modern four-storey urban form with curtain walls and glazing facing the highway exposure, and large overhangs at the roof level. Exterior finishes include a mix of cementitious panel and fascia; metal siding; masonry veneer; metal flashing; glass and metal railings, aluminum windows and doors; a canopy over the front entrance; metal roll-up loading doors; wall mounted lighting; and mechanical screening.

### *Landscape Design*

The proposed development includes existing landscaping to be retained throughout most of the site and new landscaping along a portion of the north lot line and the northwest corner of the lot. Landscaping is also proposed within the employee amenity area at the rear of the site with a variety of deciduous trees, coniferous trees, hedging, shrubs, groundcover, and ferns. The amenity area will also include an arbour and bench. A sedum green roof is proposed to cover 50% of the roof on Building C.

The proposed development meets the intent of the General Development Permit Area Design Guidelines including pedestrian connections to onsite and offsite destinations; provision of a common amenity area; and, a functional design in a compatible urban form that supports the commercial use.

### **Design Advisory Panel**

The Design Advisory Panel (DAP), at its meeting held on 2024-JUN-13, accepted DP1341 as presented and provided the following recommendations:

- Consider improving pedestrian connectivity through the site;
- Consider adding corporate colours to the building to break up the dominant grey of the exterior finishes;
- Consider using bike racks that have two points of contact to the bike frame; and,
- Consider adding colour or texture to enhance the main entrance.

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

- Added a raised speedbump and textured pedestrian walkway along the south elevation of the building;
- Changed the bike rack to one with two points of contact; and,
- Added blue panels to break up the grey on the west and south facing elevations visible from the Island Highway and to enhance the main entrance.

## Proposed Variances

### *Siting of Buildings*

The minimum side yard setback for principal buildings in the CC4 zone is 3.0m. The proposed north side yard setback is 1.5m, a requested variance of 1.5m. Staff support the proposed variance which will encompass portions of the proposed building as the siting of the building will maintain the existing access alignment through the site for vehicle movement. The setback reduction is not anticipated to negatively impact the neighbouring commercial property which comprises of surface parking and a building face primarily comprised of a blank brick wall.

### *Fence Height*

The maximum fence height in the CC4 zone is 1.2m within a front yard setback. The applicant is proposing to increase the maximum fence height from 1.2m to 1.8m for portions of an existing aluminum picket fence that is to be relocated onto the property line, a requested variance of 0.6m. Staff support the proposed variance as the fence height and style will match the existing ornamental fencing and visibility between the public and private realm will be maintained.

### *Parking Spaces*

The minimum number of parking spaces required for the existing and proposed uses is 69 parking spaces. The applicant is proposing to reduce the number of parking spaces from 69 to 63 parking spaces, a requested variance of six parking spaces. Staff support the proposed variance as the proposed development is within an urban centre and is close to services and transit in accordance with the “City of Nanaimo Policy for Consideration of a Parking Variance,” and as the nature of the self-storage use is periodic and of short duration with parking that is typically in proximity to storage units and building entries. Additionally, two extra loading spaces (seven total) have been provided.

### **SUMMARY POINTS**

- Development Permit Application No. DP1341 is for a commercial (mini storage and office) development at 6450 Island Highway North.
- Variances are requested to increase the permitted height of a fence within a front yard setback and to reduce the north side yard setback and minimum required number of off-street parking spaces.
- Staff support the proposed variances.

### **ATTACHMENTS**

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

**Submitted by:**

Lainya Rowett  
Manager, Current Planning

**Concurrence by:**

Jeremy Holm  
Director, Planning & Development