

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001359 – 1435 CRANBERRY AVENUE

**Applicant:** SNUNEYMUXW FIRST NATION

**Owner:** CITY OF NANAIMO

**Architect:** MACDONALD HAGERTY ARCHITECTS LTD.

**Landscape Architect:** BIOPHILIA DESIGN COLLECTIVE

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### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Community Service One (CS1)
<i>Location</i>	The subject property is located on the west side of Cranberry Avenue at the intersection with the Cranberry Connector.
<i>Lot Area</i>	3,575m <sup>2</sup>
<i>City Plan (OCP)</i>	Future Land Use Designation – Secondary Urban Centre Development Permit Area DPA7 – Nanaimo Parkway Design Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located in the Chase River Neighbourhood at the southern edge of the South Gate Urban Centre. The lot was recently created at the southwest corner of Cranberry Avenue and the Cranberry Connector and also borders Thirteenth Street to the south. Road dedication has been taken into account for a future roundabout at the intersection for the Cranberry Connector which will eventually connect with the rest of the South Gate area. The site slopes downhill slightly from east to west towards the Wexford Creek wetland which occupies the westernmost portion of the property.

The surrounding neighbourhood consists of a mix of residential, commercial, and institutional uses. Adjacent land uses include the Nanaimo Fire Station No. 4 across the Cranberry Connector to the north, single residential dwellings to the northeast and east, the Nanaimo Parkway across Thirteenth Street to the south, and a large undeveloped portion of a City-owned parcel to the west. Nearby amenities include John Weeks Parks, the Boys and Girls Club, the Nanaimo Moose Hall, and a gas station with a convenience store on the east side of Cranberry Avenue to the north, and the Chase River Elementary School to the south.

### PROPOSED DEVELOPMENT

The proposed development is a six-storey family housing building with 42 dwelling units. The proposal is a partnership between the BC Housing Management Commission and the Snuneymuxw First Nation. The development will offer affordable housing with supports provided on-site, and the use is considered a Personal Care Facility in the City of Nanaimo "Zoning Bylaw 2011 No. 4500".

The proposed unit composition is as follows:

<b>Unit Type</b>	<b>Number of Units</b>	<b>Approximate Unit Floor Area</b>
Studio	6	38m <sup>2</sup>
One-Bedroom	14	40m <sup>2</sup> – 59m <sup>2</sup>
Two-Bedroom	11	68m <sup>2</sup> – 72m <sup>2</sup>
Three-Bedroom	11	84m <sup>2</sup> – 90m <sup>2</sup>
<b>Total</b>	<b>42</b>	

The proposed gross floor area is 3,730m<sup>2</sup> and the total Floor Area Ratio (FAR) is 1.04, less than the maximum permitted FAR 1.25 for the Personal Care Facility use in the CS1 zone.

### Site Design

The building is sited in the eastern portion of the site with an L-shaped footprint to maximize on-site amenity space. The principal building entry will be located in the northeast corner of the building. Surface parking is proposed between the building and Cranberry Avenue, and an enclosed outdoor amenity space is proposed between the building and the wetland at the rear of the building. No encroachment into the 15m setback from Wexford Creek is proposed.

All required parking will be provided on-site with 9 surface parking stalls below a second-storey building overhang. Vehicle access will be from the Cranberry Connector to the north, with secondary access from Thirteenth Street to the south. The two vehicle entries will allow for through access for larger vehicles (e.g. waste collection and emergency response vehicles) without a turnaround on-site, and from discussions with Staff an outdoor refuse enclosure has been proposed in the Thirteenth Street right-of-way at the south end of the surface parking lot. Short-term bicycle parking will be provided with outdoor bike parking near the front entry, and secure long-term bicycle storage exceeding the minimum required amount will be provided indoors.

### Building Design

The proposed building design references The Snuneymuxw Nation's weaving tradition by alternating vertical and horizontal metal plank cladding. Visual contrast will be provided by varying wood-tone, red, and grey shades of cladding. The building layout is organized around a double-loaded corridor in each wing. A canopy is proposed as weather protection for the front building entry.

Staff Comments:

- Ensure that dwelling units facing the Nanaimo Parkway take into account CMHC acoustic criteria for interior spaces.
- Consider a more prominent entryway to emphasize the pedestrian entrance (e.g. a two-storey canopy element).

### Landscape Design

Landscaping is proposed throughout the site with a narrow buffer along the Cranberry Avenue frontage, planting beds in front of the building, and planting throughout the rear amenity space. The planting palette is made up of indigenous species including a medicinal garden. A total of 18 replacement trees are proposed on the property, including quaking aspen, western red-cedar,

and pacific dogwood. The multi-tiered outdoor amenity space will include a large concrete patio with raised garden beds, an accessible picnic table, a play area, and landscape boulders distributed throughout. The amenity spaces will be connected by stairs and a ramp. A solid wood fence with a height of up to 2.45m is proposed to secure the perimeter of the site.

Staff Comments:

- Provide fence details and look at opportunities to reduce the fence height along the Cranberry Avenue and Cranberry Connector road frontages.

## **PROPOSED VARIANCES**

### *Maximum Building Height*

The maximum allowable building height in the CS1 zone is 14.0m. The proposed building height is 20.1m, a requested variance of 6.1m.

### *Minimum Flanking Side Yard Setback*

The minimum required flanking side yard setback in the CS1 zone is 6.0m. The proposed flanking side yard setback is 5.0m from the north property line (Cranberry Connector) and 1.5m from the south property line (Thirteenth Street), requested variances of 1.0m and 4.5m, respectively.

### *Maximum Fence Height*

The maximum allowable height of a fence in the CS1 zone is 1.2m in the front and flanking side yard setbacks, and 1.8m in the rear yard setback. The proposed perimeter fence height is 2.45m, a requested variance ranging between 0.65m and 1.25m.