

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001381 – 266 AND 268 BRYDEN STREET, AND 250 TERMINAL AVENUE NORTH

Applicant/Architect: RON HART ARCHITECTURE LTD.

Owner: PROVINCIAL RENTAL HOUSING CORPORATION

Landscape Architect: LAND AFFAIRS

SUBJECT PROPERTY AND SITE CONTEXT

<i>Proposed Zoning</i>	Comprehensive Development District Zone Fourteen (CD14)
<i>Location</i>	The subject site is located on the northeast corner of the intersection of Terminal Avenue North and Bryden Street.
<i>Proposed Lot Area</i>	1,481m ²
<i>City Plan (OCP)</i>	Future Land Use Designation – Neighbourhood Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Newcastle and Brechin Neighbourhood Plan – Urban Design Framework and Guidelines

The subject site is located in the Newcastle Neighbourhood and is the southern portion of the existing Newcastle Place temporary supportive housing which has operated since 2018. The overall site is in the process of being rezoned to allow for permanent affordable housing and supportive housing (RA495). A lot consolidation and boundary adjustment (SUB1513) will create two lots: affordable housing will be permitted on the north lot (proposed Lot A) and supportive housing on the south lot (the subject site, proposed Lot B). Additionally, the lot consolidation will include road dedication along the Terminal Avenue frontage and road closure along the Bryden Street frontage to create the proposed property.

Prior to the temporary supportive housing, the site contained a hotel, a restaurant, an office building, and a single residential dwelling, which were all demolished in 2015. The site slopes downhill gradually from northwest to southeast.

The surrounding neighbourhood is a mix of commercial and residential uses. Adjacent properties include: a four-storey 52-unit multi-family residential building across Mt Benson Street to the north; a multi-family residential building, an office, and single residential dwellings on Vancouver Avenue to the east; a restaurant across Bryden Street to the south; and a hotel and restaurant across Terminal Avenue to the west. Additionally, there is a 23-unit supportive housing building that was completed in 2019 at the intersection of Terminal Avenue and Rosehill Street to the north.

PROPOSED DEVELOPMENT

The proposed development is a five-storey supportive housing building with 50 dwelling units. The use is considered a Personal Care Facility in the City of Nanaimo “Zoning Bylaw 2011 No.

4500". The unit composition will consist of studio units, two of which will be accessible and the remainder will be adaptable. The proposed gross floor area is 2,691m² and the total Floor Area Ratio (FAR) is 1.82, less than the maximum permitted FAR of 2.00 in the proposed CD14 zone.

Site Design

The proposed building is sited on the west side of proposed Lot B, closest to Terminal Avenue, with surface parking on the east side of the lot accessed from Bryden Street. All required parking will be provided on-site in the parking area and secured by a gate.

The principal building entry will face Bryden Street on the south side of the building. Short-term bicycle parking will be provided outside the principal entry, and long-term bicycle parking will be provided on the north side of the parking lot. A waste collection enclosure is proposed adjacent to the long-term bicycle parking. A covered walkway will separate the parking lot from the proposed building, and outdoor amenity space is proposed on the north side of the building. An additional outdoor amenity space is proposed as a rooftop deck on the fifth storey.

Staff Comments:

- Avoid gating where possible along public frontages.
- Consider a pedestrian access between the secured parking lot and sidewalk entry on Bryden Street.
- Ensure that adequate weather protection is provided for the long-term bicycle parking.

Building Design

The building massing will step back on the fifth storey on the south and east elevations, to reduce the perceived mass of the building and transition to lower densities. The building design is contemporary with striking vertical fins on the west, south, and east elevations. The proposed cladding is a light-coloured smooth cementitious panel, and the proposed fins are powder-coated metal with alternating colours. The ground level of the building will have wood-like concrete façade slats facing Bryden Street, and exposed cast-in-place concrete for the remainder of the ground-level exterior.

Staff Comments:

- Consider extending the wood-like façade to the west side of the ground level elevation, facing Terminal Avenue.

Landscape Design

A 1.8m-wide landscape buffer with trees is proposed along the east property adjacent to the properties facing Vancouver Street, in addition to a wood fence. A shade garden with a walkway and seating platforms is proposed on the north side of the building adjacent to the future affordable housing site. Landscape screening is proposed through the 1m-wide setback along the Terminal Avenue frontage. Amenity features will include picnic benches and seating in the covered walkway, and a smoking shelter on the north side of the site.

Staff Comments:

- Ensure adequate lighting through common areas and around the parking lot, while minimizing off-site illumination.
- Provide details for the fifth storey rooftop amenity space and ensure that appropriate secure furnishings are included (e.g. planters, seating, etc.).
- Ensure that the fence height along the east property line is 2.75m, as required by the rezoning.

PROPOSED VARIANCES

No variances are proposed.