

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001389 – 102, 108, 112, and 118 HALIBURTON STREET

***Applicant:*** DIFFERENTIAL BUILDING GROUP

***Owner:*** 0877217 B.C. LTD. and 1158463 B.C. LTD.

***Architect:*** MATTHEW T. HANSEN ARCHITECT

***Landscape Architect:*** PROSPECT & REFUGE LANDSCAPE ARCHITECTS

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#### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Medium Density Residential (R8); and Local Service Centre (CC1)
<i>Location</i>	The subject properties are located at the southwest corner of the intersection of Haliburton Street and Finlayson Street
<i>Total Lot Area</i>	3,640m <sup>2</sup>
<i>City Plan (OCP)</i>	Future Land Use Designation – Neighbourhood Development Permit Area DPA4 – Abandoned Mine Workings Hazards Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	Form & Character Design Guidelines

The subject site is located in the South End Neighbourhood, one block east from Nicol Street and two blocks south from Downtown Nanaimo. The site includes four properties that are bound by Finlayson Street to the north, Haliburton Street to the east, a private property to the south, and a public lane to the west. The corner lot at 102 Haliburton Street contains a single residential dwelling that will be removed. The other three lots are presently undeveloped, and previously contained two single residential dwellings demolished in 2015. The site slopes downhill gradually towards the northeast, with a grade difference of approximately 5m across the site.

The property at 102 Haliburton Street is zoned Local Service Centre (CC1) and the remaining three properties are zoned Medium Density Residential (R8). The subject properties will be consolidated as a condition of this Development Permit.

The surrounding neighbourhood is a mix of commercial, residential, and institutional uses. Adjacent properties include: single residential dwellings across Finlayson Street to the north; low- and medium-density residential development across Haliburton Street to the east (up to five-storey); the former Balmoral Hotel at 126 Haliburton Street to the south (three-storey) which current operates as transitional housing; and commercial retail uses facing Nicol Street across the lane to the west. Recent nearby five-storey residential developments include 'Outlook' at 119 Haliburton Street (36 units, completed 2021), 'Prospect' at 135/147 Haliburton Street (79 units, completed 2023), and 'Lumina' at 45 Haliburton Street (38 units, under construction), the latter two designed by the same architect as the proposed development.

## PROPOSED DEVELOPMENT

The proposed development is a five-storey mixed-use residential and commercial building with 79 dwelling units and one commercial retail unit. The proposed unit composition is as follows:

<i>Unit Type</i>	<i>Number of Units</i>	<i>Approximate Unit Floor Area</i>
Studio	13	34m <sup>2</sup> – 40m <sup>2</sup>
One-Bedroom	48	49m <sup>2</sup> – 66m <sup>2</sup>
Two-Bedroom	18	67m <sup>2</sup> – 85m <sup>2</sup>
Commercial Retail	1	145m <sup>2</sup>

After lot consolidation, the new subject property will be split-zoned and Floor Area Ratio (FAR) will be calculated separately for each of the two zones in accordance with the Zoning Bylaw. Commercial use is permitted in the CC1 zone and residential use is permitted in both zones.

The proposed gross floor area on the R8-zoned portion of the site is 5,265m<sup>2</sup> and the total Floor Area Ratio (FAR) is 1.85, the maximum permitted FAR in the R8 zone where amenities are provided in accordance with 'Schedule D – Amenity Requirements for Additional Density' in the Zoning Bylaw and 100% of required parking is provided underground.

The proposed gross floor area on the CC1-zoned portion of the site is 363m<sup>2</sup> and the total Floor Area Ratio (FAR) is 0.45, the maximum permitted FAR in the CC1 zone.

### Site Design

The proposed building is sited parallel to Haliburton Street and utilizes the existing zoning with multi-family residential on the R8-zoned portion and the commercial retail unit with three residential dwelling units on the CC1-zoned portion near the intersection of Haliburton and Finlayson Streets. The principal building entry for the residential component will face Haliburton Street to the east and a secondary entry will face the lane. A large outdoor patio is proposed outside of the commercial retail unit which is envisioned to operate as a coffee shop. The patio will have an at-grade connection to the sidewalk on Finlayson Street and staircase connections to Haliburton Street and a public plaza at the corner of the site.

Vehicle access to the underground parking is proposed from Finlayson Street, with additional surface parking spaces available from the lane. All required parking will be provided on-site with 69 parking spaces underground and 16 parking spaces at-grade. Long-term bicycle storage is proposed within the underground parking level and adjacent to the surface parking, and short-term bicycle parking is proposed near both the residential and commercial entries. A waste management enclosure is proposed on the west side of the commercial portion of the building, with collection vehicle access from the lane.

Two Statutory Rights-of-Way (SRWs) are proposed as part of this Development Permit: one for a small public open space adjacent to the commercial patio at the northeast corner of the site (as recommended by South End Neighbourhood Plan) and another for a public multi-use walkway along the south property line to act as a mid-block connection between the lane and Haliburton Street.

Staff Comments:

- Ensure that ground-level units have direct pedestrian connections to the street.
- Review access to long-term bicycle storage areas to ensure adequate space for maneuvering.

Building Design

The proposed building design emphasizes the mixed-use nature of the development with a five-storey massing in the R8-zoned portion that steps down to a two-storey massing in the CC1-zoned portion, providing a transition to the existing houses on Finlayson Street. Due to the slope of the site, the building will present a four-storey elevation facing the lane.

Balconies and large ground-level patios facing Haliburton Street emphasize that part of the building's residential character. The building will step back above the third storey, reducing the perceived massing. A striking vertical element in the centre of the building will highlight the principal building entrance with a two-storey covered entry. The commercial component of the building includes a pitched roof facing Finlayson Street that emulates the form of the existing single residential dwelling. A large projecting overhang will provide weather protection for a portion of the outdoor patio connected to the commercial retail unit.

Proposed cladding materials include various shades of cementitious panels with alternating colours that provide visual interest on the building façade. Other detail elements include vinyl frame windows and aluminum soffits.

Staff Comments:

- Look at incorporating balconies along the rear (west) side of the building, such as Juliet-style balconies.
- Consider opportunities to emphasize the ground-level units on the rear elevation.
- Consider a consistent rhythm of colours with a more cohesive use of colour accents on all elevations.
- Consider incorporating some heritage material elements (e.g. wood or stone) at key locations to complement the character of the surrounding neighbourhood.

Landscape Design

Landscaping is proposed around the perimeter of the site with both ornamental and indigenous species. A total of 31 trees are proposed to be planted, including 10 vine maples on the west side of the building. Private lawns are proposed adjacent to the ground-level patios on the east side, screened from the street by a Himalayan sweet box hedge.

An outdoor amenity space for residents is proposed in the southwest corner of the site in addition to community garden beds. Furnishing includes outdoor seating for residents in the amenity space and on the large commercial patio. The public open space in the northeast corner of the site will include a small plaza, public art, and a feature tree.

Staff Comments:

- Consider expanding the outdoor resident amenity space in the southwest corner of the site by reducing the number of excess parking spaces.
- Consider options for a rooftop amenity space for residents, for example on the roof of the commercial component.
- Look at opportunities for more seating in the public open space in the northeast corner of the site.
- Ensure screening of rooftop mechanical equipment.

**PROPOSED VARIANCES**

*Maximum Building Height*

The maximum permitted building height in the R8 zone is 14.0m. The proposed building height in the R8-zoned portion is 14.7m, a requested variance of 0.7m.

*Maximum Lot Coverage*

The maximum permitted lot coverage in the R8 zone is 40%. The proposed lot coverage is 41.35% on the R8-zoned portion of the site.

*Projections Into Yards*

The minimum required front yard setback for an underground parking structure is 1.8m. The proposed underground parking structure is 1.2m from the Haliburton Street property line, a requested variance of 0.6m.