

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001406 – 1135 DUFFERIN CRESCENT & 1136, 1146, 1158, & 1166 SEAFIELD CRESCENT

**Applicant:** R.W. (BOB) WALL LTD.

**Owner:** CANADIAN CACHE DEVELOPMENT CORPORATION

**Architect:** O.C.A. ARCHITECTURE INC.

**Landscape Architect:** MACDONALD GRAY CONSULTANTS INC.

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### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Hospital Urban Centre (CC5)
<i>Location</i>	The subject properties are located in the hospital area between Boundary Avenue and Grant Crescent, with four of the properties fronting Seafield Crescent and one property fronting Dufferin Crescent.
<i>Total Lot Area</i>	3,896.6m <sup>2</sup>
<i>City Plan (OCP)</i>	Future Land Use Designation – Secondary Urban Centre Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	Form & Character Design Guidelines

The subject properties are located in the Townsite Neighbourhood. The property is bound by Nanaimo Regional General Hospital to the north, residential and commercial/medical uses to the east and west, and residential and a long-term care facility to the south. Each of the properties contains an existing single residential dwelling and several mature trees exist across the entire site. The site slopes down from the northeast to the southwest, with a grade difference of approximately 4m.

### PROPOSED DEVELOPMENT

The proposed development is two five-storey medical office buildings (Parkview and Keystone), one with commercial retail units on the ground floor. The proposed Keystone Medical Centre has a gross floor area of 2,074m<sup>2</sup> and a Floor Area Ratio (FAR) of 1.24. The proposed Parkview Medical Centre has a gross floor area of 3,135m<sup>2</sup> and a FAR of 1.41. There are concurrent rezoning and development permit applications to rezone a portion of the site from Three and Four Unit Residential (R5) to Hospital Urban Centre (CC5) with site-specific FAR (1.45) and building height (23m) to facilitate the proposed development. The five properties will be consolidated into two properties (1135 Dufferin Crescent/1136 Seafield Crescent & 1146/1158/1166 Seafield Crescent) each with one medical centre and easements to secure access and shared amenity space between the two sites.

#### Site Design

The site is accessed by three vehicle entrances, one from Dufferin Crescent to the north, and two from Seafield Crescent to the south. 174 parking spaces are required at the retail trade and service centre rate of 1 space per 30m<sup>2</sup> of gross floor area. A total of 138 parking spaces have

been provided, including 9 accessible parking spaces near the building entrances. The parking is located underground and underbuilding, as well as surface parking. Short term bicycle parking is located outside the main entry of the Parkview Medical Centre and in the courtyard. Long term bicycle parking is located in the parking garage of each building. No loading spaces have been provided on site.

Staff Comments:

- Consider ways to mitigate potential noise conflicts between residential and non-residential uses (3.1.3.5).
- Provide pedestrian and active transportation connections within and through the development site (2.1.2.1).
- Maximize stormwater infiltration within surface parking areas by using techniques such as landscape islands and permeable paving (2.1.3.9).
- Avoid the use of mirrored glazing or excessive amounts of opaque glazing (3.1.1.7).

Building Design

The proposed buildings are both five-storeys, rectangular, and situated perpendicular to each other. The roofs of both buildings are flat with charcoal HVAC screening on top. Exterior finishes include charcoal metal flashing and siding, red brick panels, and glass and aluminum railings. Metal accent coloured cladding is used to distinguish between the two buildings, one in blue and the other in green. Black aluminum glazing and shading devices are used to reduce solar heat gain. Exposed concrete and green walls are used for the parking structures. Recessed ground floors provide protection from weather. Outdoor terraces are provided on the fifth floor of each building.

Staff Comments:

- Consider ways to soften the transition in building height and mass to adjacent buildings to the west (e.g. relocate the rooftop terrace to the west elevation of Parkview Medical Centre to step the building down) (3.1.1.2).
- Consider using high contrast acid-etch or frit patterns to break up the transparency of glass and provide a visual cue that alerts birds of glass (2.2.3.1).

Landscape Design

Landscaping is provided along the perimeter of the site and within the courtyard. To minimise irrigation, drought tolerant and indigenous natural plant material have been selected. Vertical vegetative screens and stepped planting are provided along exposed blank walls. Outdoor plaza areas with seating are provided along the street frontages. A courtyard is located between the two buildings. The private courtyard forms the shape of a 'star of life', meant to inspire both medical staff and building clientele within the context of long-standing medical traditions. The courtyard is meant to act as a 'philosopher's garden' space for informal conversations and quiet reflection. Pedestrian areas are identified by textural and material changes in surface paving. The paving direction is consistent with the alignment of the main geological formations within which lie the coal seams, highlighting the historical importance of coal in the founding of Nanaimo. Areas for solid waste management are enclosed in both buildings. Overhead lights are provided adjacent to the courtyard and parking areas. Exterior lighting is dark sky compliant with a full cut off and a flat lens. Fencing for the secure courtyard will be black painted metal pickets supported by brick columns. Black chain link security fencing is proposed along some of the building walls where not visible from the public sidewalk.

Staff Comments:

- Consider limiting the use of chain link fencing and replacing it with decorative fencing (3.1.3.7).
- Screen ground level utilities (e.g. PMT) from public view using landscaping or opaque screening that complement the building and site design (2.2.2.2).

**PROPOSED VARIANCES**

Keystone Medical Centre (1135 Dufferin Crescent/1136 Seafield Crescent)

- Reduce the minimum required landscape buffer width along the east property line from 3m to 2.3m;
- Reduce the minimum required number of parking spaces from 69 to 63;
- Reduce the minimum required number of loading spaces from 1 to 0;
- Reduce the minimum required front yard setback from 4.5m to 2.67m;
- Reduce the minimum required side yard setbacks from 3m to 2.31m and 0.227m, respectively.

Parkview Medical Centre (1146/1158/1166 Seafield Crescent)

- Reduce the minimum required number of parking spaces from 105 to 75;
- Reduce the minimum required number of loading spaces from 2 to 0;
- Reduce the minimum required front yard setback from 4.5m to 3m.