

DATE OF MEETING | September 14, 2020

AUTHORED BY | LAINY NOWAK, PLANNER, CURRENT PLANNING

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1177 – 191 and 195 FOURTH STREET**

## **OVERVIEW**

### **Purpose of Report**

To present for Council’s consideration, a development permit application for a proposed renovation of the existing Nanaimo Search and Rescue building at 191 and 195 Fourth Street.

### **Recommendation**

That Council issue Development Permit No. DP1177 at 191 and 195 Fourth Street with the following variances:

- reduce the minimum required rear yard setback from 7.5m to 1.3m;
- reduce the minimum landscape buffer width for the side and rear yard from 1.8m to 0m;
- eliminate the requirement for shrub plantings on the sides of the garbage enclosure; and
- reduce the minimum required setback for the garbage enclosure from 3m to 1.5m.

## **BACKGROUND**

A development permit application, DP1177, was received from R.W. (Bob) Wall Ltd., on behalf of the City of Nanaimo to renovate the existing building located at 191 and 195 Fourth Street. The properties are owned by the City of Nanaimo and are currently being leased to Nanaimo Search and Rescue.

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

<i>Zoning</i>	CS1 – Community Service One
<i>Location</i>	The subject properties are located on the southwest corner of Fourth Street and Chesterlea Avenue
<i>Total Area</i>	1,769 m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; Harewood Neighbourhood Plan Urban Design Framework and Guidelines

The existing building is non-conforming in siting and straddles 191 Fourth Street and 195 Fourth Street; however, the Community Service One (CS1) zoning boundary includes both properties. The lots will need to be consolidated prior to issuance of a building permit.

The properties immediately adjacent to the subject property are residentially zoned, developed with single family dwellings and apartment buildings. There are commercially zoned properties nearby, on the corner of Fourth Street and Bruce Avenue. |

## **DISCUSSION**

### **Proposed Development**

The proposed development is a renovation to the existing Nanaimo Search and Rescue building in order to meet current BC Building Code standards, seismically upgrade the building, and reinstate the overhead doors facing Chesterlea Avenue. The footprint of the existing building will not change with the proposed renovations.

#### *Site Design*

There are two access points to the site from Fourth Street and another from Chesterlea Avenue. The lower most-easterly access from Fourth Street will function as a one-way into the site, which may be closed pending design review of a future capital project for road and sidewalk improvements on Fourth Street.

The parking area is located between the proposed vehicle bays on the east side of the building and Chesterlea Avenue. Some parking stalls are currently encroaching onto the City right-of-way and will be reconfigured within the subject property. The existing parking stalls in front of the vehicle bays will be moved to accommodate the bay openings.

#### *Building Design*

The existing two-storey building has 529m<sup>2</sup> of floor area and covers approximately 18.5% of the subject properties, with a floor area ratio of 0.30. The building varies from one storey on the west side, to two storeys on the east side. Two vehicle bays face Fourth Street and four proposed vehicle bays will face Chesterlea Avenue.

The main entrance is accessed from the upper level elevation, facing Fourth Street. The proposed entrance and pedestrian connection to the street will improve the prominence of the building and wayfinding within the site.

The proposed renovations include a variety of materials that will provide visual interest to the existing building. The building front façade (north elevation) is predominately corrugated metal siding with fibre cement panels and some glazing. Yellow seismic steel structures will provide an accent around the entrance and vehicle bays.

The eastern building façade includes corrugated metal siding wrapped around the northeast corner of the top storey. The corrugated metal transitions into fibre cement board that extends to the rear of the façade, which is broken up by glazing. The four proposed ground level vehicle bays are also accented by yellow steel structures. The south (rear) and west elevations are predominantly comprised of fibre cement panels. Rooftop screening is also provided.

### *Landscape Design*

The proposed improvements include a landscaped garden area between the building façade and Fourth Street (north elevation) and landscaped boulevards along Chesterlea Avenue, around the northeast corner of the property. The landscaped boulevards are primarily grass, with street trees provided along Chesterlea Avenue.

The garden is composed of evergreen shrubs such as salal and evergreen huckleberry, shore pine, and deciduous shrubs such as red flowering currant and Saskatoon berries. Boulders, fractured rock, and ground plantings accentuate the proposed trees and shrubs. The proposed garden area provides overall enhancement of the landscaping conditions on the site.

The proposed garbage enclosure is located in the southwest corner of 195 Fourth Street, 1.5m from the side and rear property lines. The enclosure will be made of fir columns, approximately 2.2m high.

### **Design Advisory Panel**

The Design Advisory Panel, at its meeting held on 2020-MAR-12, accepted DP001177 as presented with support for the proposed variances. The following recommendations were provided:

- Consider the addition of street trees to the east side of the property;
- Consider adding screening around the garbage enclosure; and
- Consider incorporating something to reference the history of the building or the Harewood area.

Design changes were incorporated into a revised site plan and an updated landscape plan was provided in response to Staff and DAP comments. These changes include the addition of a landscaped boulevard along the northeast corner of the site, street trees along Chesterlea Avenue, and screening around the garbage enclosure. The design of the building is reflective of its historic use as a fire hall.

### **Proposed Variances**

#### *Rear Yard Setback:*

The CS1 zone requires a minimum rear yard setback of 7.5m. The existing building is located 1.3m from the rear (south) property line, a proposed variance of 6.2m. As this is an existing condition, and will have minimal openings, no negative impact is anticipated.

*Minimum Landscape Treatment Level:*

Part 17 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires properties within the CS1 zone meet a Minimum Landscape Treatment Level 2 along the side and rear property lines. The applicant is requesting to reduce the minimum landscape buffer width for the side and rear yard from 1.8m to 0m. There are existing trees on site, which screen the building from adjacent properties along the side and rear of the property.

*Garbage Enclosure:*

Part 17 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” requires screening of garbage enclosures must be supplemented with shrub plantings not more than 1.8m from the sides of the enclosure. The garbage enclosure must be 3m from all lot lines. The applicant is proposing a setback of 1.5m. The existing trees screen the enclosure from view, and the proposed garbage enclosure is 2.2m in height. There will be no negative impacts to surrounding neighbours. Staff supports the proposed variances.

**SUMMARY POINTS**

- Development Permit Application No. DP1177 is for a renovation to the existing Nanaimo Search and Rescue building.
- Variances are requested to decrease the minimum required rear yard setback, minimum landscape treatment requirements, and garbage enclosure screening and setback requirements.
- Staff supports the proposed variances.

**ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Context Map  
ATTACHMENT C: Location Plan  
ATTACHMENT D: Proposed Site Plan  
ATTACHMENT E: Proposed Building Elevations  
ATTACHMENT F: Proposed Building Renderings  
ATTACHMENT G: Landscape Plan and Details  
ATTACHMENT H: Aerial Photo

**Submitted by:**

Lainya Rowett  
Manager, Current Planning

**Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### TERMS OF PERMIT

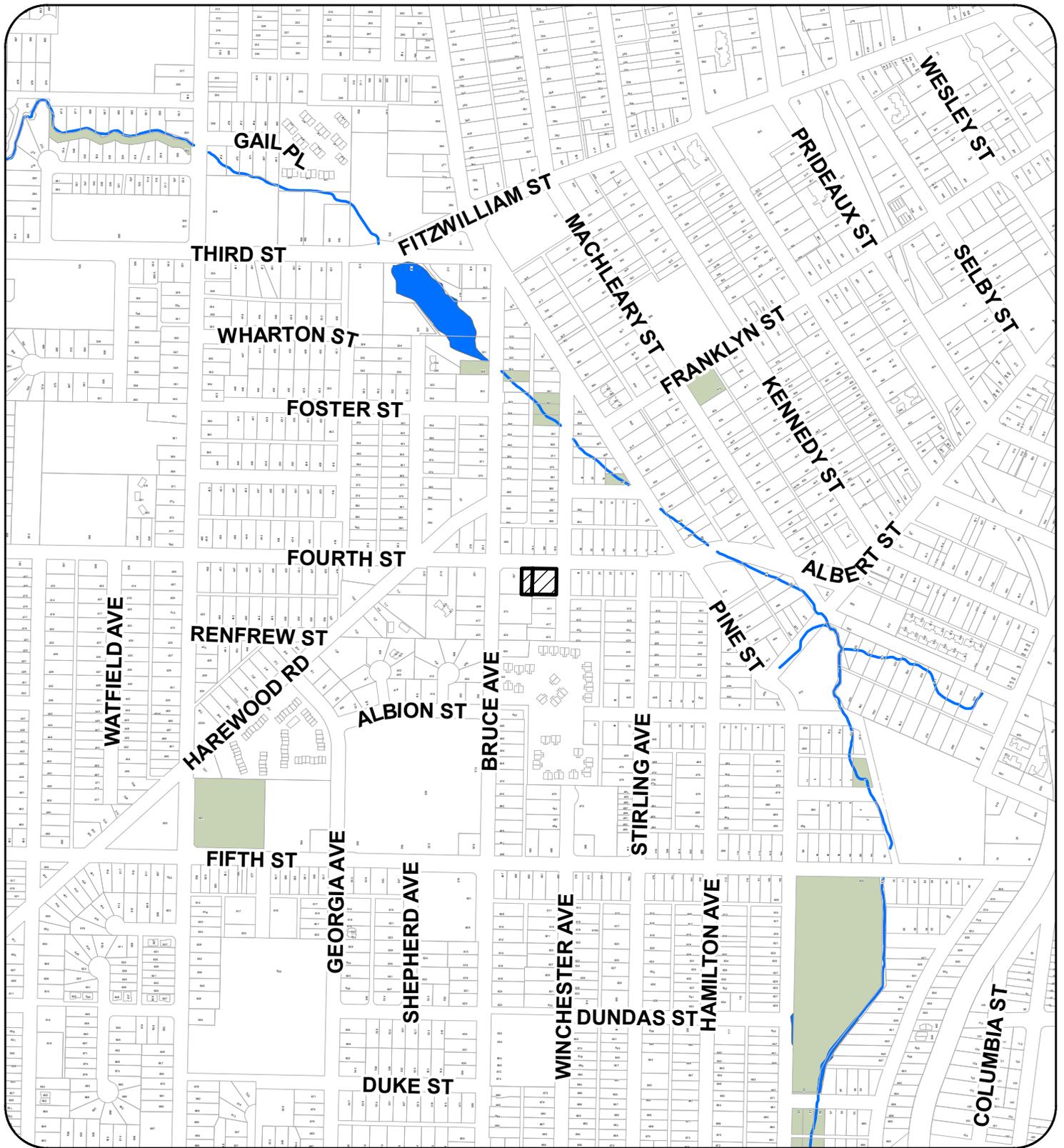
“City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 14.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 1.3m.
2. *Section 17.2.1 Minimum Landscape Treatment Levels* – to reduce the minimum landscape buffer width for the side and rear yard from 1.8m to 0m.
3. *Section 17.3.3.2 Landscape Buffer* – to eliminate the requirement for shrub plantings on the sides of the garbage enclosure.
4. *Section 17.3.4 Refuse Receptacles* – to reduce the minimum required setback for the garbage enclosure from 3m to 1.5m from any lot line adjoining a property zoned for residential use.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by de Hoog & Kieruf Architects, dated 2020-JUL-27, as shown on Attachment D.
2. The subject property is developed is in substantial compliance with the Building Elevations prepared by de Hoog & Kieruf Architects, dated 2019-DEC-20, as shown on Attachment E.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Victoria Drakeford Landscape Architect, dated 2020-APR-28, as shown on Attachment G.

ATTACHMENT B  
CONTEXT MAP

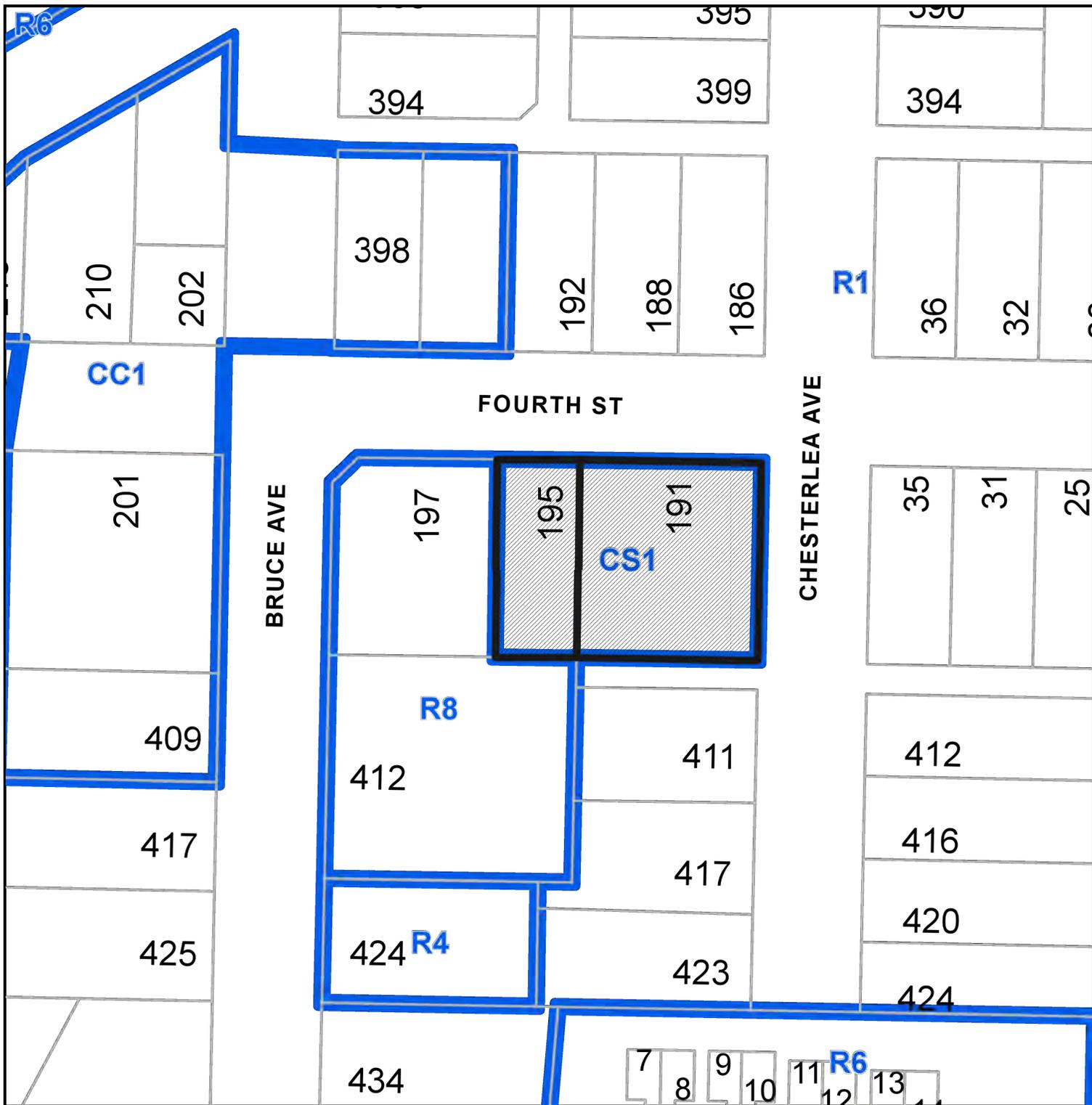


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191 & 195 FOURTH STREET

ATTACHMENT C  
LOCATION PLAN



**DEVELOPMENT PERMIT NO. DP001177**

CIVIC: 191 & 195 FOURTH STREET

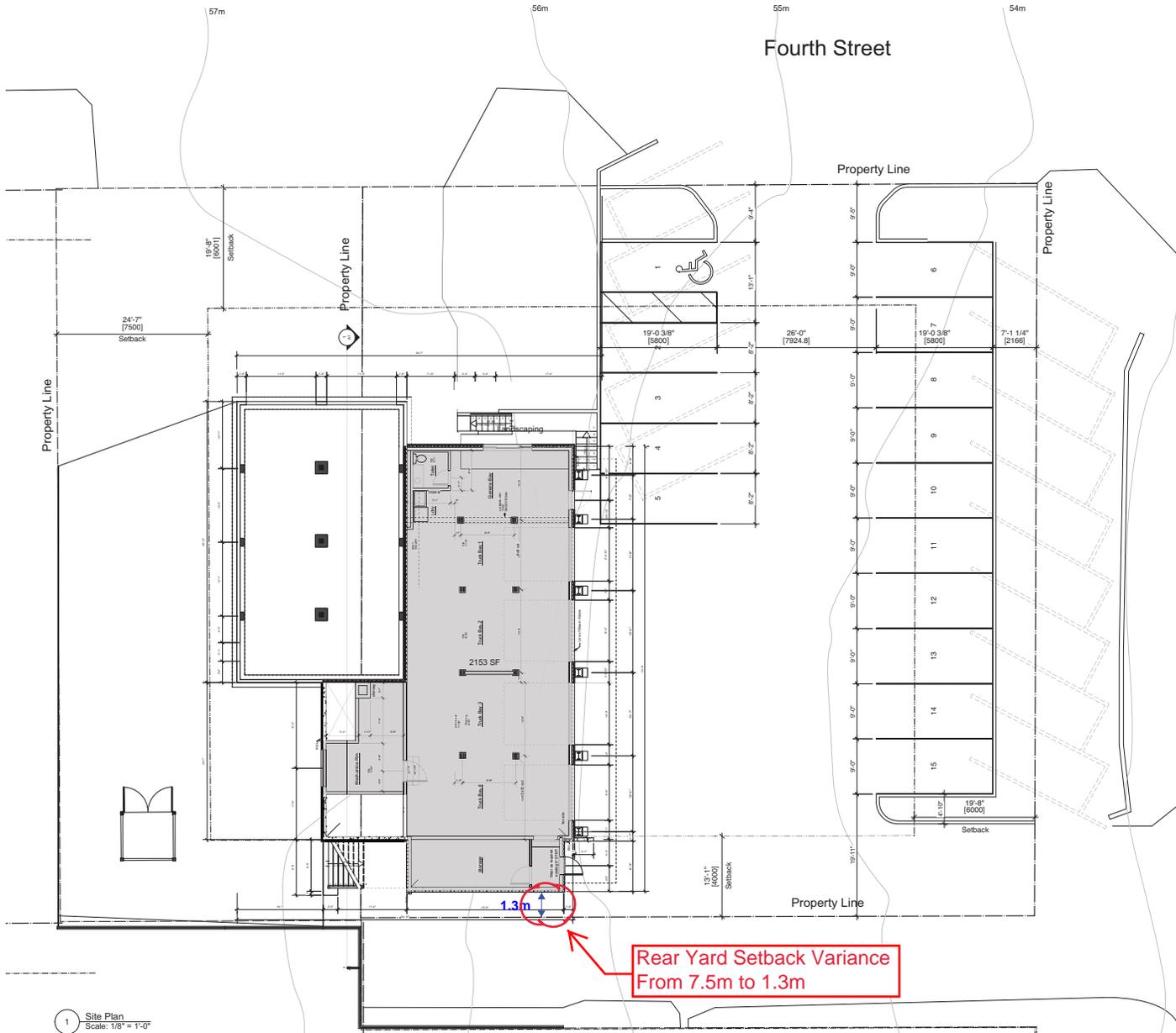
LEGAL: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 10331 & THAT PART OF SECTION 28, RANGE 9, SECTION 1, NANAIMO DISTRICT, PLAN 630, SHOWN OUTLINED IN RED ON PLAN 536R



 **Subject Property**

# ATTACHMENT D PROPOSED SITE PLAN

Lower Level



2 Site Data

LEGAL DESCRIPTION

LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 10331, HAREWOOD FIREHALL-  
COMMUNITY HALL, ETC  
&  
THAT PART OF SECTION 28, RANGE 9, SECTION 1, NANAIMO DISTRICT, PLAN 630,  
SHOWN OUTLINED IN RED ON PLAN 563R (LEASE TO RDN - SEARCH & RESCUE)

Municipal Address  
191 & 195 Fourth Street,  
Nanaimo, B.C.

SITE DATA

Site Area : 13200 6000 19200 SF total  
Site coverage : 18.5%

Building Area:  
Main Floor: 3547 sq.ft. 329 m2  
Lower Floor: 2153 sq.ft. 200 m2

Occupancy unchanged  
Fire Hall / Search & Rescue  
Parking Unchanged, Overhead doors reinstalled at lower level.

A total of 16 Currently provided, 3 to be removed at reinstallation overhead doors  
13 Provided Parking Stalls

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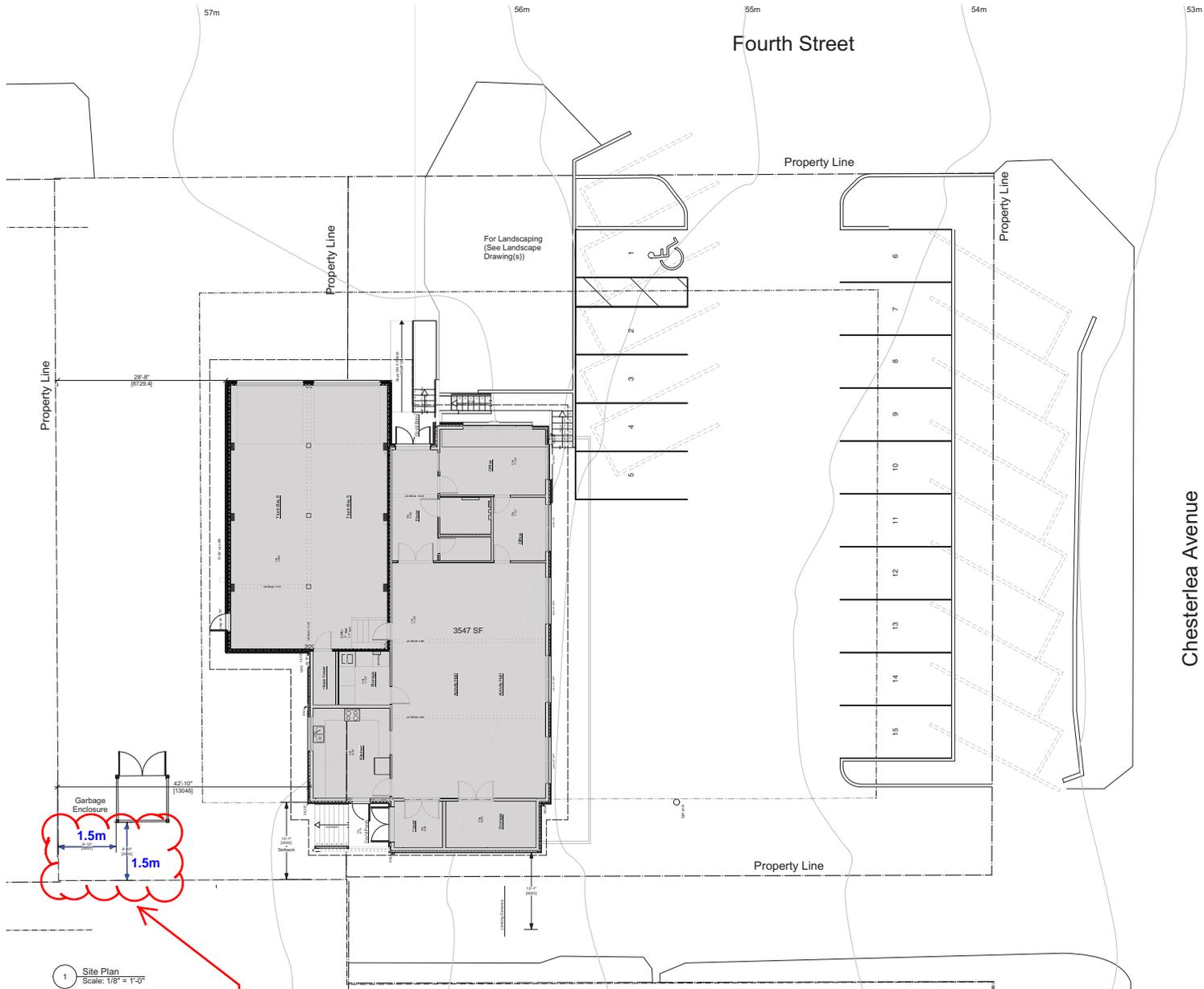
Rear Yard Setback Variance  
From 7.5m to 1.3m

1 Site Plan  
Scale: 1/8" = 1'-0"

de Hoog & Kieruff architects  
Nanaimo Search & Rescue  
191-195 4th Street  
Nanaimo, BC

Lower Level Site Plan  
A101

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Crest Planning

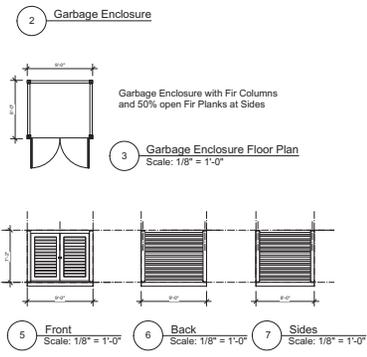


For Landscaping  
(See Landscape  
Drawing(s))

3547 SF

1 Site Plan  
Scale: 1/8" = 1'-0"

Garbage Enclosure  
Setback Variance from  
3m to 1.5m



Chesterlea Avenue

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de Hoog & Kieruff architects

Nanaimo Search & Rescue  
191-155 4th Street  
Nanaimo, BC

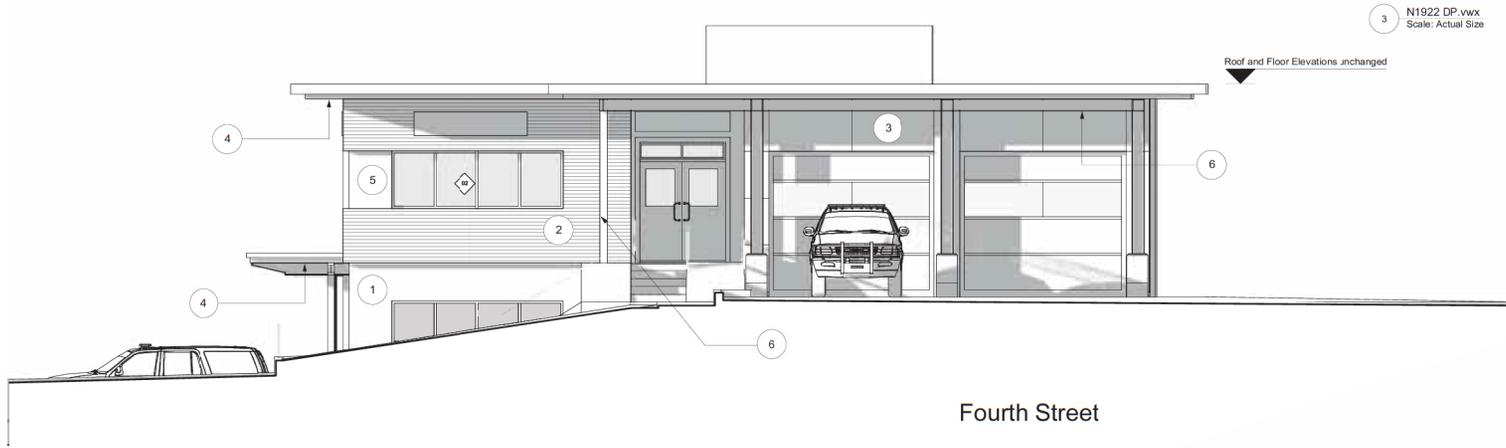
Upper Site Plan

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2020-AUG-05

# ATTACHMENT E PROPOSED BUILDING ELEVATIONS



1 North Elevation  
Scale: 1/4" = 1'-0"

1 Fibre Cement board  
Fascia's and Wall



2 Corrugated Metal



3 EIFS



4 Vinyl Soffits, Wood look



5 Fibre Cement Panel  
Blue Accent



6 Seismic Steel Structure  
Yellow Accent



Fourth Street



2 East Elevation  
Scale: 1/4" = 1'-0"

Chesterlea Avenue

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DP 1177  
2020-MAY-05  
CITY OF NANAIMO

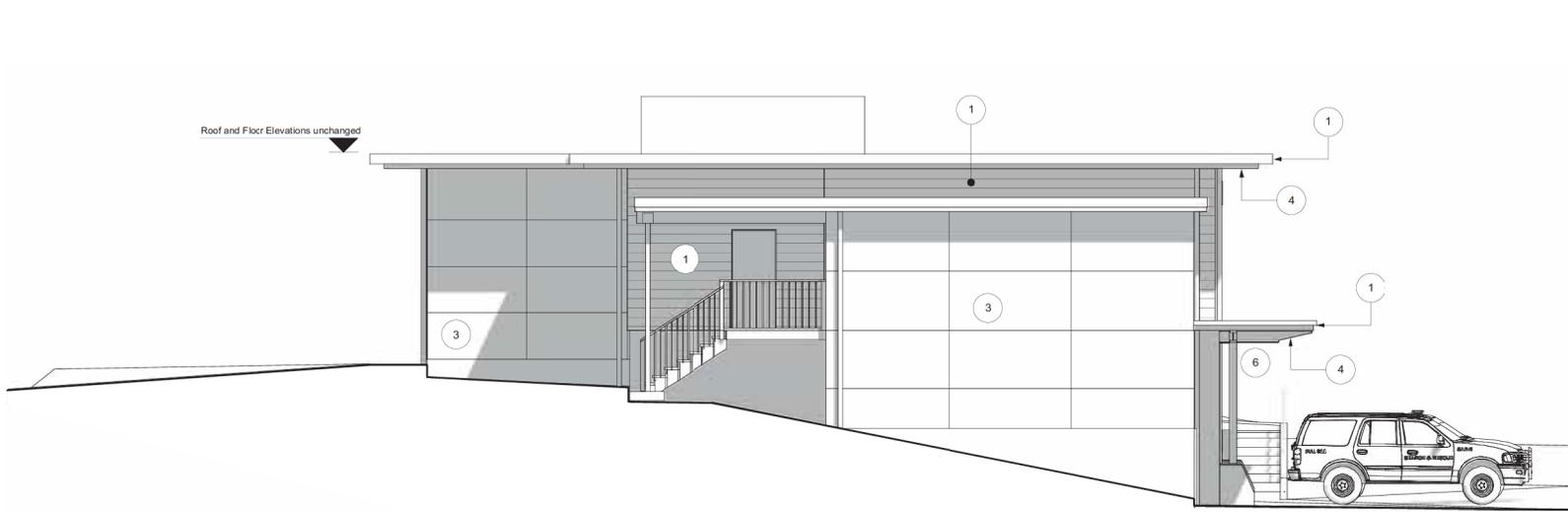
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NOTE: All dimensions are shown in Feet & 1/8ths

de Hoog & Kieruff architects  
1177 Park Hill Drive Nanaimo BC V1P 1G5  
250-754-8811 250-754-8812

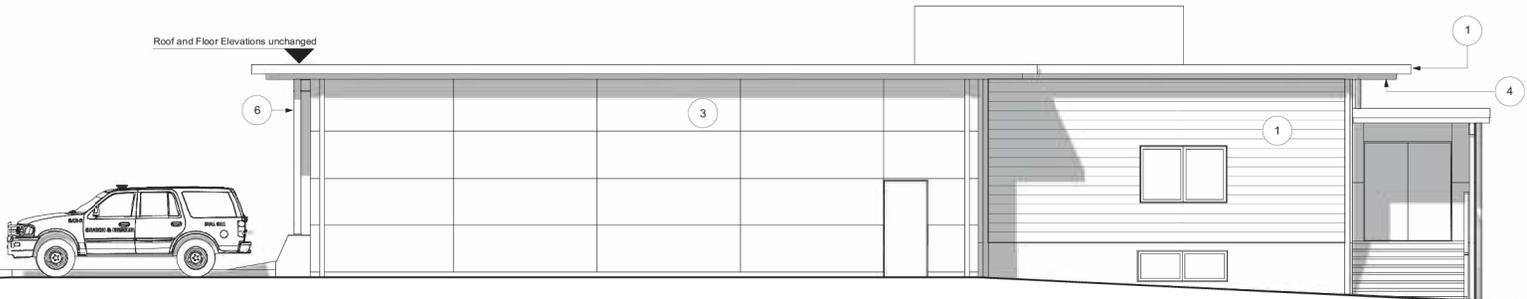
Nanaimo Search & Rescue  
191-156 4th Street Nanaimo, BC

Elevations 1  
A301 -



1 South Elevation  
Scale: 1/4" = 1'-0"

- 1 Fibre Cement board  
Fascia's and Wall
- 2 Corrugated Metal
- 3 EIFS
- 4 Vinyl Soffits, Wood look
- 5 Fibre Cement Panel  
Blue Accent
- 6 Seismic Steel Structure  
Yellow Accent



2 West Elevation  
Scale: 1/4" = 1'-0"

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**DP 1177**  
**2020-MAY-05**  
CONCEPT PLANNING

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NOTE: All dimensions are shown in Feet & Inches

**de Hoog & Kieruff architects**  
1371 Park Street  
Nanaimo, BC V9S 1K3  
Tel: 250-754-1111  
Fax: 250-754-1112

**Nanaimo Search & Rescue**  
101-150 4th Street  
Nanaimo, BC  
Elevations 2

A302

ATTACHMENT F  
PROPOSED BUILDING RENDERINGS



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DP 1177  
2020-JAN-16  
Current Planning



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 DP1177  
 2020-JAN-16  
 Current Planning

# ATTACHMENT G LANDSCAPE PLAN AND DETAILS

## PLANT PALETTE

This list consists of plants that are indigenous to the area or exotic species that work well with the native plant ecology. This plant list is not definitive and is subject to availability of plants at the time of design development and installation.

Native plants	Botanical Name	Common Name	h/w/spd	attributes	Wildlife value
Conifers/evergreen	<i>Pinus contorta</i>	Shore Pine	30' x 20'	Evergreen	Vascular wildlife tree
Evergreen Shrubs	<i>Cladonia sylvatica</i>	Sage	2' x 3'	Green foliage, black berries	Mammals, birds, insects
	<i>Malina aquilina</i>	Tall Oregon Grape	4' x 3'	Shiny green foliage yellow spring flowers, black berries	birds
	<i>Vaccinium vitis-idaea</i>	Evergreen Huckleberry	4' x 4'	Green foliage black edible berries	birds
Deciduous Shrubs	<i>Ambrosia artemisiifolia</i>	Sassafras	2' x 3'	White spring flowers, white berries	birds
	<i>Ribes sanguinum</i>	Red flowering Currant	5' x 2'	Pink flowers summer	Humming birds early spring
Grasses, Groundcovers, Perennials	<i>Adiantum species</i>	Doyle's Fern	12' x 12'	purple flowers summer	Invertebrates
	<i>Adiantum species</i>	Yarrow	1' x 3'	medicinal	Butterflies, bees
	<i>Asplenium platyneuron</i>	Asplenium	1' x 3'	Evergreen, berries	birds

Exotic Plants	Botanical Name	Common Name	h/w/spd	attributes	Wildlife value
	<i>Adiantum species</i>	Doyle's Fern	12' x 12'	purple flowers summer	Invertebrates
	<i>Adiantum species</i>	Yarrow	1' x 3'	medicinal	Butterflies, bees
	<i>Asplenium platyneuron</i>	Asplenium	1' x 3'	Evergreen, berries	birds

### Design rationale

The landscape design is a representation of the rocky knolls occurring on the slopes of Mount Benson and Westwood Ridges. The plants listed below are drought resistant species that will be suitable for the growing conditions on the site.

While drought resistant once established, these plants will need water for their first two growing season and subsequent years of extreme drought.

### Fourth Street



Rock outcrops



Pines, groundcover, grasses



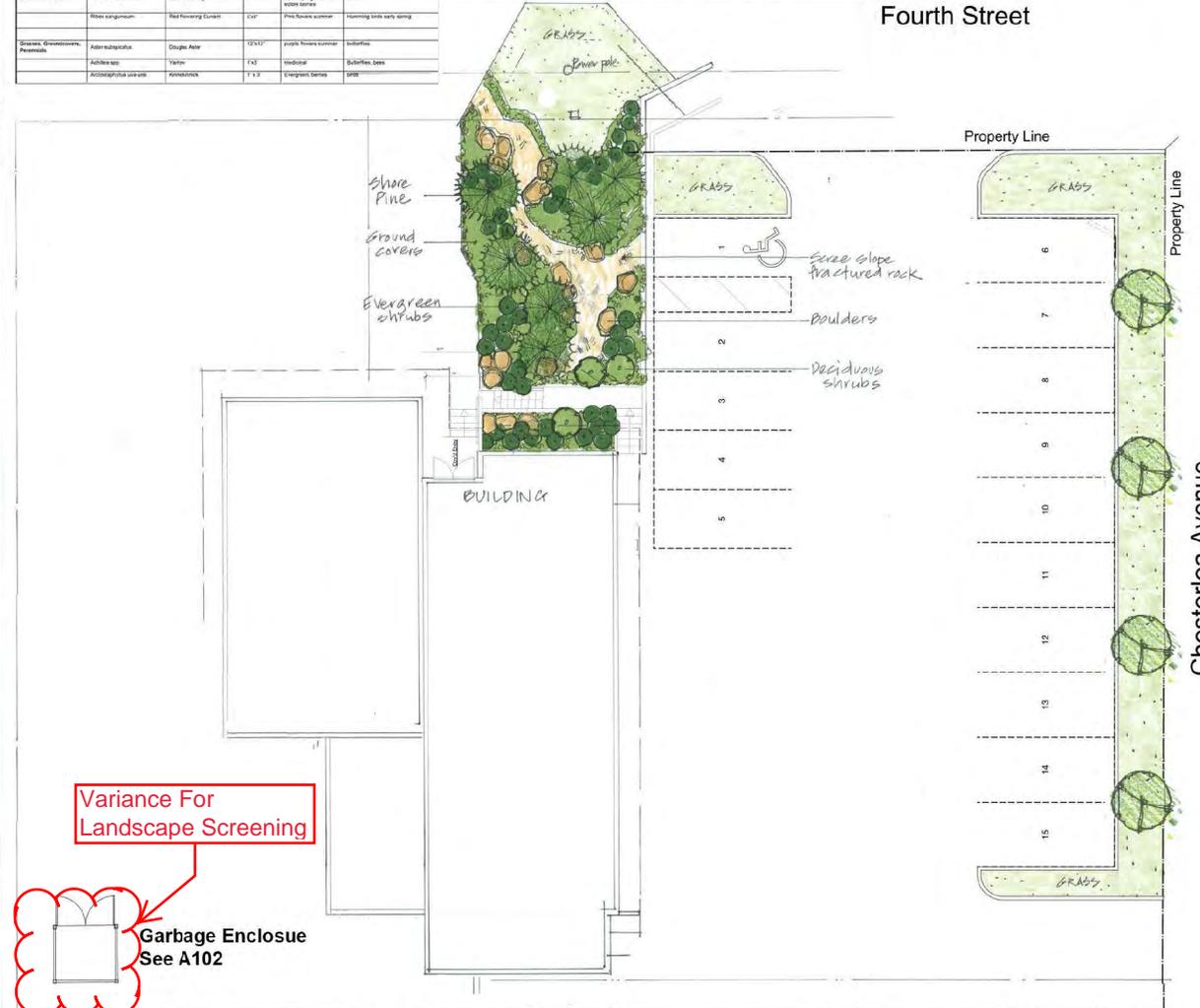
Boulders + groundcovers



Scree slopes, angular rock colonized by plants



Flowering plants to attract wildlife



**RECEIVED**  
DP-1177  
2020-MAY-05  
City of Nanaimo

DATE	REV	DESCRIPTION
10-20-19	1	Revisions
10-20-19	2	PARKING LOT REVISIONS
10-20-19	3	REVISIONS
10-20-19	4	REVISIONS

CONSULTANT

**VICTORIA DRAKEFORD**  
LANDSCAPE ARCHITECT

236 First St. Nanaimo,  
B.C. V9R 2G9  
250-754-4338  
victoria@island.net

PROJECT

**NANAIMO SEARCH and RESCUE**

SHEET TITLE

**LANDSCAPE PLAN**

SCALE: 1/8" = 1'-0" DATE: DEC 23, 2019

DRAWN: VJD CHECKED: [Signature]

PROJECT NUMBER: [Blank]

DRAWING NUMBER: NSR 19

# PLANT PALETTE

This list consists of plants that are indigenous to the area or exotic species that work well with the native plant ecology. This plant list is not definitive and is subject to availability of plants at the time of design development and installation.

	Botanical Name	Common Name	ht/spd	attributes	Wildlife value
<b>Native plants</b>					
Coniferous trees	<i>Pinus contorta contorta</i>	Shore Pine	30'x20'	Evergreen	Valuable wildlife tree
Evergreen Shrubs	<i>Gaultheria shallon</i>	Salal	2'x3'	Green foliage, black berries	Mammals, birds, insects
	<i>Mahonia aquifolium</i>	Tall Oregon Grape	4'x5'	Shiny green foliage yellow spring flowers black berries	birds
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	4'x4'	Green foliage, black edible berries	birds
Deciduous Shrubs	<i>Amelanchier alnifolia</i>	Saskatoonberry	6'x4'	White spring flowers, edible berries	birds
	<i>Ribes sanguineum</i>	Red Flowering Currant	6'x6'	Pink flowers summer	Humming birds early spring
Grasses, Groundcovers, Perennials	<i>Aster subspicatus</i>	Douglas Aster	12"x12"	purple flowers summer	butterflies
	<i>Achillea spp.</i>	Yarrow	1'x3'	medicinal	Butterflies, bees
	<i>Arctostaphyllum uva-ursi</i>	Kinnickinnick	1' x 3'	Evergreen, berries	birds

	<i>Artemisia suksdorfii</i>	Coastal Sage	3'x3'	Grey foliage, aromatic	Birds, insects, butterflies
	<i>Danthonia californica</i>	California Oatgrass	2'x1'	Bunchgrass, good for dry slopes	Food and cover for mammals, birds and insects
	<b><i>Eriophyllum lanatum</i></b>	Woolly Sunflower	12"x12"	yellow flowers, silver foliage	butterflies, bees
	<i>Festuca idahoensis</i>	Idaho Fescue	1'x1'	Good for dry slopes	Food and cover for mammals, birds and insects
	<i>Fragaria chiloensis</i>	Coastal strawberry	2'x2'	White flowers, berries	Birds insects
	<i>Sedum spp</i>	Stonecrops	various	various	bees
<b>Exotic Evergreen Shrubs</b>					
	<i>Arbutus unedo compacta</i>	Strawberry Tree	6'x6'	late winter flowers	hummingbirds

ATTACHMENT H  
AERIAL PHOTO



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DEVELOPMENT PERMIT NO. DP001177

Legend



SUBJECT PROPERTIES