

Review workshop for Molnar's Proposal for 388 Machleary (Malaspina Gardens)

NOCA – MARCH 27, 2018

Introduction

Overview



- **Introduction**
- **Revisit process to date**
- **The process ahead**
- **Molnar's presentation**
- **Comment on proposal and fill in surveys**
 - Heritage
 - Land use
 - Architectural character
 - Density, massing and height
 - Landscape design
 - Community amenities
 - General character
- **Plenary discussion**
- **Next steps**

This workshop – being proactive



- To update you all on the work done so far.
- To outline possible steps ahead
- To connect the current proposed concept to community visioning results
- To solicit community input on proposed plan

The process to date

- **1) Chartwell moves to new building in Southgate area**
- **2) NOCA sets up task force to work on this project on behalf of the community**
- **3) Community gathers twice in early 2017 to consider the site**
 - Heritage workshop
 - Visioning workshop
- **4) Visioning workshop results sent to Chartwell.**

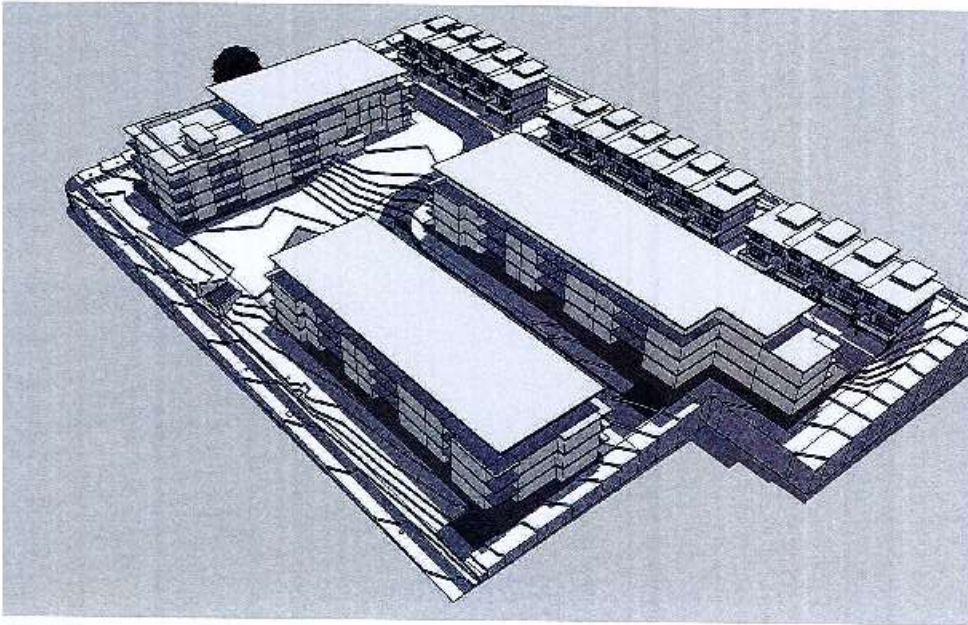
- **5) Molnar**
 - Buys the site
 - Holds public open house on initial ideas.
- **6) Task Force**
 - Provided feedback based on community vision workshop outcomes
 - Met with city staff and councillors to discuss site
 - Made formal presentation to Council.
 - Met with Molnar team several times with City staff.
- **7) Molnar brings forward current concept.**
- **8) NOCA takes the lead to coordinate community feedback on the concept (tonight).**

Molnar Original Concept



- **Four buildings – 4 storey**
- **100% rental**

Molnar revised concept



- **Row of townhouses along Machleary St**
- **Three 4-storey buildings**
- **100% for sale.**

The process ahead #1

OCP amendment and Rezoning application

- **1) Molnar submits application to City to amend the Official Community Plan (and Neighbourhood Plan) and to rezone the site to support proposed development**

- (Early May) .

- **2) Review of application**

- (approx. 3 months)
 - City internal review of application
 - Community consultation
 - (likely early summer)

- **3) If City staff agree to send to Council for consideration**

- (start late summer/early fall 2018 – 2-3 month process)

- 1. Report to Council** and application submitted (1st / 2nd Readings)

- 2. Public hearing** (formal public comment in front of Council)

- 3. Council chooses at 3rd reading**

- Rejection of application; or
 - Give it approval (with conditions)

-

- **4) If conditions met – Council formally approves it (4th reading)**

The process ahead #2

...to construction

◦ **1) Development Permit Application Process**

- **Molnar submit full building / site design package**
 - Earliest submission – end of 2018/early 2019.
- **City review of application and negotiation with Molnar**
 - 2-5 months (spring 2019)
- **Present Application to Council**
 - Community can comment on design at this stage.
- **Council approves or rejects DP**

2) Building Permit Process

- No Council involvement
- No Community consultation
- **Molnar completes detailed building design drawings.**
 - Min 3-4 months
- **City reviews / revisions made**
 - Min 12 weeks
- **Building permit issued**
- **Construction can start**
 - Likely earliest = summer / fall 2019

Questions on the process

- **NOCA/Task Force work**
- **OCP Amendment and Rezoning**
- **Development permit**
- **Building permit**
- **Construction**

Working session overview



- **Elements**

1. Presentation of concept (Molnar)
2. Review of concept
3. Workbook answers
4. Table discussions
5. Plenary

- **Workbooks will be collected after workshop**

- Collated into a report
- Provided to Molnar, City, Community

Questions

Molnar Concept Presentation

Review of Concept



- **Based on topics discussed in Visioning Workshop**
 - **Heritage**
 - **Land use**
 - **Architectural character**
 - **Density, massing and height**
 - **Landscape design**
 - **Community amenities**
 -
- **Short review of each**
 - **Time to comment in workbooks**
- **Additional comments encouraged**

1) Heritage



- **Heritage can be dealt with by:**
 1. Preserving whole building
 2. Preserving only parts of a bldg
 3. Re-using artifacts / materials in new bldg.
 4. Using heritage inspired design in new bldg.
 5. Including heritage information in new bldg. / landscape.

- **Implications for each option**
 - Financial
 - Experiential

1. Preserving the whole bldg.

St. Elizabeth
Hospital (1912),
Baker City,
Oregon from
hospital to
condominium



King Edward
School in Calgary,
Alberta – reuse
and
redevelopment
for housing and
arts hub.



2. Preserving part of a bldg.



Toronto



Portugal

The realities of preserving some/all of the existing bldg

- **Listed on City's Official Heritage Register in 2002.**
- **Heritage Evaluation Score: 66/100.**
- **Not protected.**
- **Seismic/Building Code.**
- **Environmental (asbestos, soil contaminants, etc.)**
- **\$\$\$\$\$**
- **Owner Motivation?**



3. Re-using materials in new bldg

- **Proposed for retention**



- **Entrance cornice**

- Was saved – then stolen from job site

- **Cornerstone**

- Was saved – then lost during demolition cleanup

- **Stairs**

- Saved and intended for repair and re-use

4. Heritage inspired design



5. Heritage information



Question #1



- **What is your opinion of how the heritage values of the site have been addressed?**
- **Write down your thoughts in workbook**

Future types of development



- **Future development likely include rezoning = change of uses.**
- **Residential**
 - Single family
 - Multi-family
 - Seniors
- **Other uses**
 - Services
 - Retail
 - Offices
 - Others

Single family



2-4plexes / townhouses



Condominiums / apartments



Seniors housing

Independent living

Assisted living



Other uses

Daycare



Services



Coffee shop



Restaurant



Other uses

Small offices



Boutique retail



Old City Neighbourhood Plan (2008)



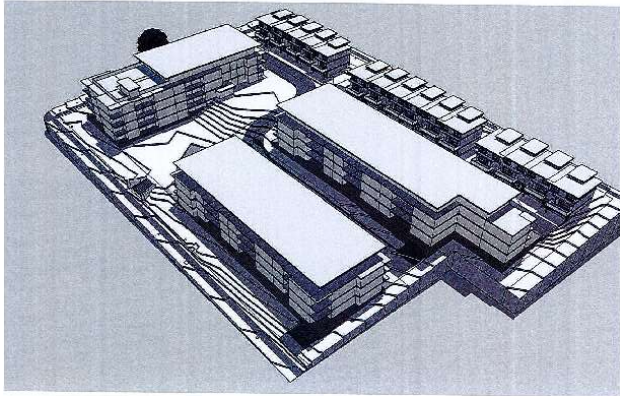
○ (Subarea 1a) Supports

- Single family
- Duplexes

○ Nearby areas (3,4,6) support

- Low-medium density residential
- Some mixed uses
- Up to 3 storey height

Question #2



What is your opinion of the proposed land uses and tenure ?

- A row of townhouses and three buildings of apartments – all for sale.
- **Write down your thoughts in workbook**

Architectural character



- **Reviewed 4 styles:**
 - Heritage inspired
 - Westcoast contemporary
 - Modern / urban
 - Mountain-inspired

Heritage inspired design

(the visioning workshop favourite)



FRONT ELEVATION



Westcoast contemporary



Modern / urban



Mountain-inspired



Question #3



- **While the building design will be done during the Development Permit stage, Molnar has proposed a heritage inspired design.**
- **What is your opinion of the general design direction they are proposing?**
 - **Put your thoughts in the workbook**

Density, massing and height

(controlled by this stage of approvals – rezoning)



Three elements considered:

- **Setbacks from the street**
- **Street-edge massing**
- **Street-edge building height**

Setback from the street



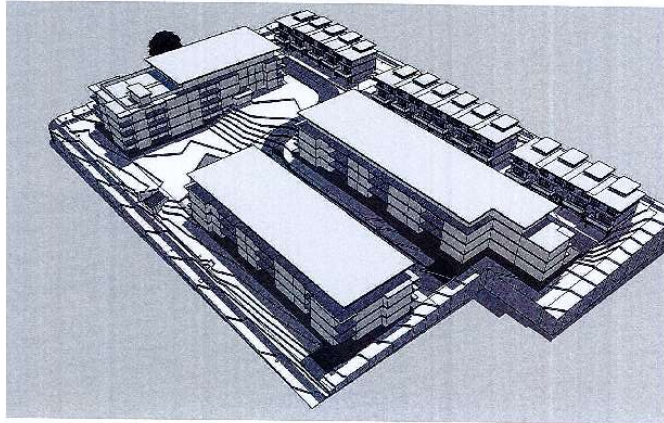
Street-edge massing



Street-edge building height



Question #4



- **What is your opinion of the proposed street edge presence?**
- **Townhouses**
- **Apartment buildings**

- **Put your thoughts in your workbook**

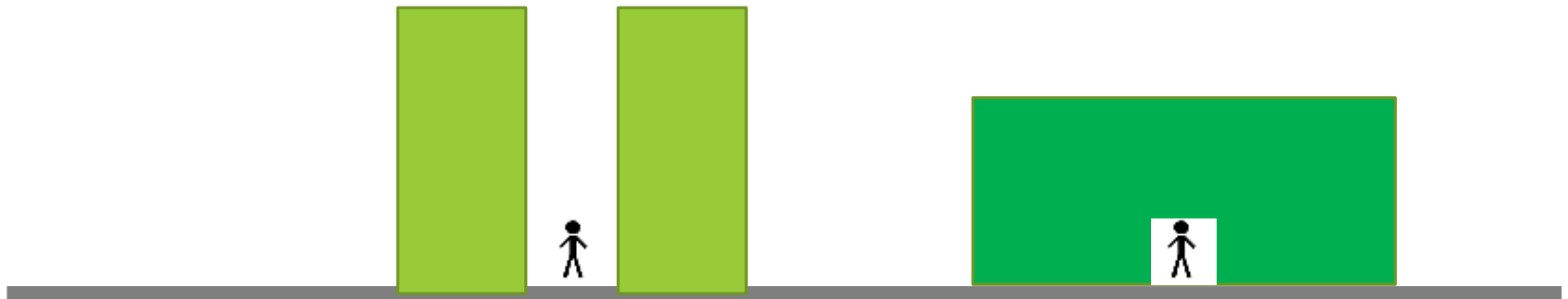
General building height



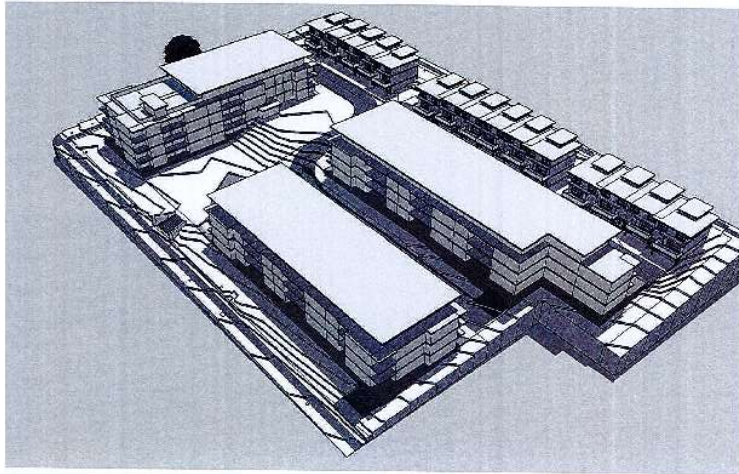
Stepped up building height



Taller but separated to protect pedestrian views



Question #5



- **What is your opinion of the proposed building heights, sizes, and positioning on the site?**
- **Put your thoughts in your notebook**

Open Space

- Existing trees and vegetation



Landscape

- **New landscape plantings?**

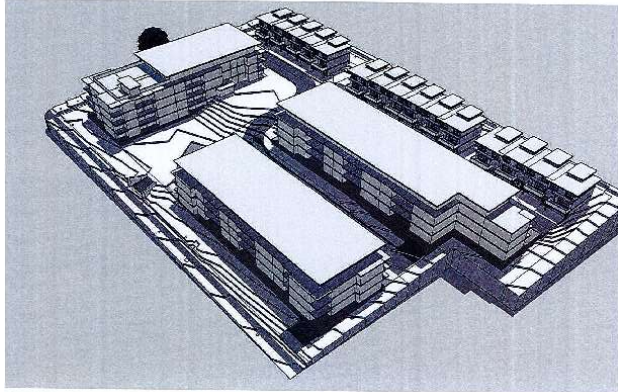


Landscape

- New landscape furnishings



Question #6



- Detailed landscape design will occur during the Development Permit stage, but the general areas of open space are important now.
- What is your opinion of the proposed open space on the site?
 - Put your answers in notebook

Parking

- On the surface



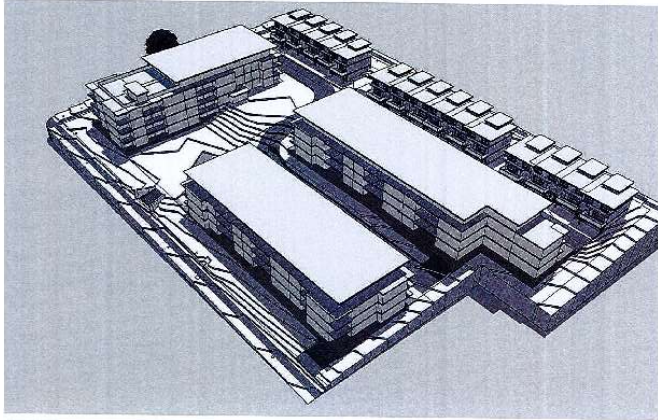
- Underground



Question #7



- **Molnar proposes to meet full Nanaimo parking standard on site (underground + on surface).**
- **What is your opinion of the proposed approach to parking on the site?**
- **Put thoughts in your notebook**



Community amenities

On-site indoor



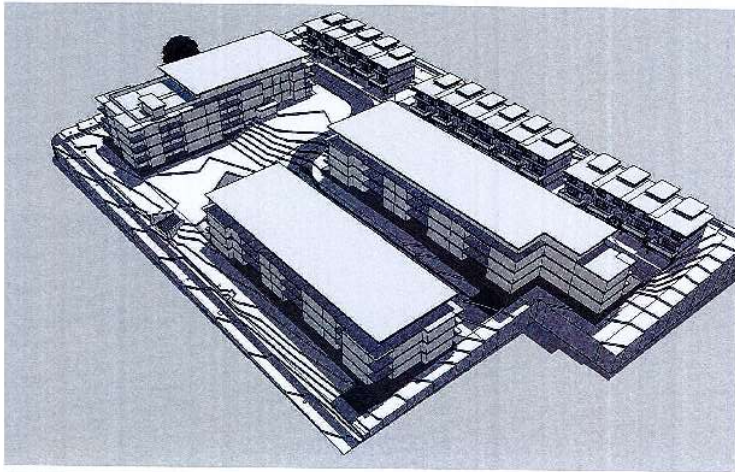
On-site Outdoor



Off-site



Question #8



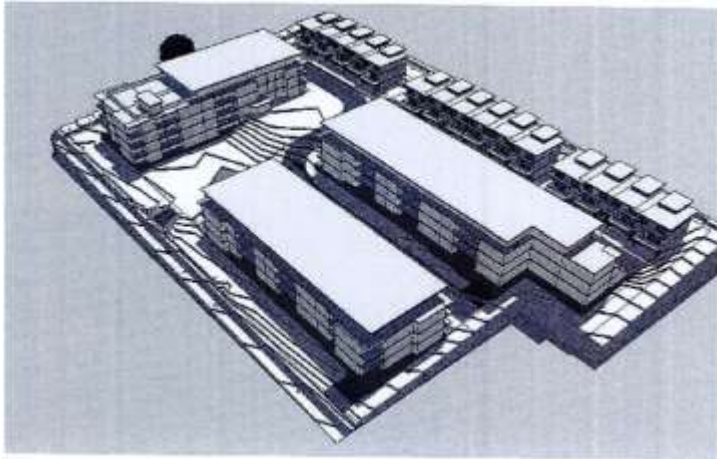
- **What is your opinion of the proposed community amenities on the site?**
- **Put thoughts in workbook**

General contribution to the neighbourhood



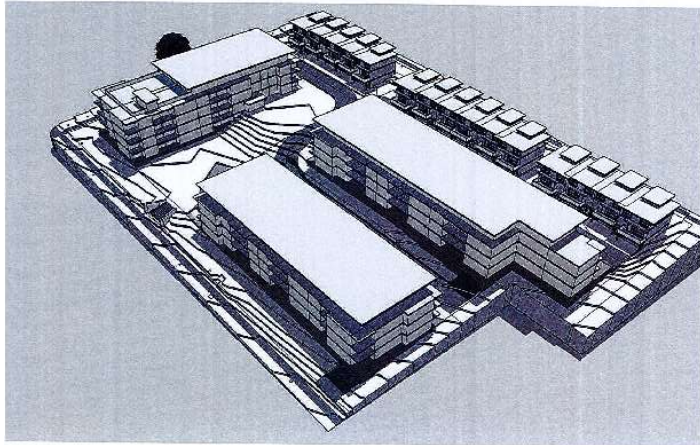
- **Being an important icon on this important site.**
- **Contributing to the essential character of the Old City**

Question #9



- **Design will be done in the next stage (Development Permit) – but in general, what is your opinion of the proposed development and how it contributes, changes or impacts the neighbourhood?**
- **Put notes in your workbook**

Questions #10



- **Put any other comments you have in your workbook**

Discuss your thoughts with each other at your tables



Questions and discussion



And add any additional
thoughts in your workbooks

Next steps



- 1. Collate workbook feedback**
- 2. Draft a summary report**
- 3. Make it publicly available**
- 4. The city will review your comments when considering this OCP/Rezoning application.**

Concluding thoughts

Thank you!

