



Nanaimo Old City Association

Mr. Caleb Horn
Planner, Current Planning
City of Nanaimo
455 Wallace St
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May 25, 2020

**Re: Nanaimo Old City Association's Feedback on
Development Permit Application DP001185 (388 Machleary St)**

Dear Mr. Horn,

On behalf of the Nanaimo Old City Association (NOCA), I would like to thank the City for the invitation to comment on Development Permit Application - 001185. In developing the input below, NOCA has grounded its comments in Nanaimo's *Official Community Plan* (OCP) Development Permit Area 8 (DPA8). As well, NOCA has drawn on the feedback received through the extensive community engagement processes we have facilitated over the last two years regarding 388 Machleary Street. Finally, NOCA posted links to the Development Permit Application on its website and received additional comments from neighbourhood residents.

The Planning Context

"A city is not an accident but the result of coherent visions and aims."

Léon Krier, *The Architecture of Community*

Leon Krier reminds us of the importance of coherent visions and aims. To this end NOCA would like to highlight planning resources that should guide all development in Nanaimo. Important principles are noted in the OCP and *Old City Neighbourhood Concept Plan* that need to be considered when considering an application for a Development Permit. These include:

Official Community Plan - Development Permit Area 8: Old City Neighbourhood

Objectives:

- To encourage new multi-family developments to incorporate some of the design features of character homes in the area that preserve and enhance the residential streetscape
- To encourage commercial development to adopt an appearance which is architecturally compatible with adjacent residences

Old City Neighbourhood Concept Plan

2.1 Residential Development

The importance of providing a full range of housing forms and ensuring that new design is sensitive to the scale and character of the neighbourhood are principles that guide the residential component of the Concept.

3 Planning Goals

Within the planning process, the following planning goals were identified and used to establish land use objectives, and land use designations for the study area.

- Preservation of public view corridors.
- Preservation of the heritage character of the neighbourhood

NOCA's Recommendations re Development Permit Application DP001185

City officials will recall that NOCA has, in the last two years, facilitated a number of community engagement processes regarding 388 Machleary, including a series of community meetings, an online survey, and conversations with the property owner and City staff. Most recently, NOCA posted a link to the Development Permit application on its website and sought comment from residents.

NOCA has the following questions and/or comments regarding 388 Machleary St:

Architectural character:

Community members' preference is for heritage-inspired and craftsman styles for 388 Machleary Street. This preference is consistent with the architectural character discussed in the *Official Community Plan - Development Permit Area 8: Old City Neighbourhood* and *Old City Neighbourhood Concept Plan*. **A heritage-inspired architectural design is absent in the overall development design.**

The Conceptual Renderings of the Pavilion Building reflect a creative use of wood cladding. Similar use of wood cladding does not appear to be proposed throughout the rest of the design.

- **NOCA recommends that the heritage-inspired and craftsman styles and wood cladding be used throughout the design and not be limited to the Pavilion.**
- **NOCA recommends that the existing entry steps situated on Kennedy Street, that were part of the hospital site, be retained and restored, and some sort of recognition of the historical significance of the Nanaimo's original General Hospital be noted in the form of a plaque.**

Traffic:

- The traffic issue is not addressed as to where the residents will exit without a light on Kennedy or Machleary Streets.
- In the absence of a proper covered circular driveway at the main entrance, Machleary Street itself will, by default, become the drop-off, pick-up and turn-round for residents arriving and departing by car, as well as the Handi-Dart, the Facility Recreational bus, and possible quick deliveries. Machleary Street will also become the parking lot for emergency vehicles. Historically, Malaspina Gardens had numerous emergency calls every week. Both the fire truck and ambulance would arrive in short order. A circular driveway, sometimes called a

horseshoe driveway, has an entrance at the road, rounds off as it approaches the building and then has a separate exit lane leading back to the road. The width of a lane is 10 feet and should be doubled at the front door so that a car or emergency vehicle can park or pass through as needed. The need for this drop-off /pick-up area to be covered is essential for the well-being and safety of the residents. **Can the developer or City clarify how they envisage drop-offs and pick-ups of residents and 2 emergency vehicles potentially arriving at the same time?**

- **Where is the designated, on-site parking for the facility recreational bus?**
- **NOCA recommends the City develop strategies that will address the increase in the number of vehicles turning onto Fitzwilliam Street from Kennedy and Machleary Streets.**

Parking:

The minimum requirement for parking for seniors' congregate housing is 45. The Molnar Group is to be commended for committing to create additional underground parking stalls for a total of 57. However, there is much concern that staff, visitors, and some Nanaimo Ocean View Senior Living residents requiring parking will spill onto bordering streets. The inclusion of an above-ground swimming pool and the distinction that "seniors' congregate housing" is not a "care facility" suggest that the seniors envisioned to reside at the property will be healthy, fully engaged seniors, many in couples, who wish to down-size and maintain active lifestyles. **We strongly suggest that the majority of these seniors will be vehicle owners who expect an underground parking unit. Access to the buildings from each of the bordering streets is difficult to see from the drawings. Street parking should be expected to be used for visitors and guests, not residents.**

- **NOCA recommends that the developer explore increasing the parking stalls beyond the 57 units currently being proposed.**
- **NOCA recommends that the City introduce permitted parking for residents on Machleary and Kennedy Streets.**

Laneway Between Kennedy and Machleary:

The laneway between Kennedy and Machleary Streets is of critical importance to the homes that back onto it from both streets. Street parking is very limited on much of this section of these streets, and it is shared by parking intensive uses such as the nearby church. This lane is used by the local residents to access parking at the back of their homes. In addition, the lane is only 3 metres wide, significantly less than current standards and it is therefore already challenging for the current loading of traffic, especially for any larger vehicles that would access the loading docks of the complex. **A sign is needed that clearly designates the Machleary/Kennedy lane as "Local Traffic Only" and further signage prohibiting its use by service vehicles.**

The drive to access the underground parking (from Machleary Street) is steep and there is a sharp U-turn at the bottom. **Can the developer please clarify what the finished grade of this driveway will be?**

- **NOCA recommends that the City upgrade the lane while minimizing the impact on existing residents who own property adjacent to the lane.**
- **NOCA recommends that a second vehicle entrance onto the property (i.e. not from Machleary Street) be created.**

The City of Nanaimo is likely aware there is great interest in the 388 Machleary Street property. Given this interest, NOCA would like to have a representative attend the Design Advisory Panel meeting (as an observer), via Zoom, when the proposed development is discussed.

In addition, in the spirit of cooperation, the NOCA Board of Directors would welcome an opportunity to meet with a representative from the Molnar Group and City planning staff to better understand, beyond what is described in drawings, the Molnar Group's vision for this development.

The Nanaimo Old City Association looks forward to a conversation about our questions and recommendations. Please feel free to contact me by telephone at 250.740.1162 or at president@nanaimoldcityassociation.ca.

Sincerely,

Joy Adams Bauer, President
Nanaimo Old City Association (NOCA)