

City of Nanaimo response to NOCA's May 25, 2020 letter re the 388 Machleary development. Response received August 11, 2020 from Caleb Horn, Planner, Current Planning)

“Architectural Character

- Since the time of NOCA's letter, DP1185 has proceeded to the Design Advisory Panel (DAP) on 2020-MAY-28. Staff design comments can be found on the City's website [here](#), and the minutes of the meeting including DAP's recommendations can be found [here](#).
- I anticipate that a response to the Staff and DAP recommendations will be received from the applicant in the near future. Should revisions to building design be proposed, the revised drawings will be posted to What's Building on the City's website.
- The City are reviewing options for the stairs facing Kennedy Street with the applicant. Staff are interested in preserving these stairs as a heritage element from the former hospital, but there is no requirement for the property owners to retain these stairs.

Traffic

- A Transportation Study was submitted in support of the application for DP1185. The study concluded that the proposed development would generate approximately 40% of the traffic as the previous proposal for the site (which was for a 175-unit multi-family residential project) and that no further mitigation is required on nearby City roads. The City's Transportation Section has reviewed the study and has no concerns with its findings.
- Further revisions to the on-street condition at the proposed building's entrance have been requested. Anticipated revisions include the location of a fire truck staging area and an on-street pick-up / drop-off area. This parking space will be signed for a 15-minute loading zone only.
- Additional loading areas are proposed on the private property, adjacent to the lane, and I anticipate that any recreational bus for the facility would utilize the underground parking (to reduce the amount of travel distance for residents from the bus to the elevator).

Parking

- As noted, the proposed development requires only 45 parking stalls and 57 parking stalls are proposed. Any parking beyond the minimum requirement would be provided at the applicant's discretion.
- One 15-minute pick-up / drop-off space will be permitted on-street, with additional spaces to be considered based on future demands. Staff will continue to monitor adjacent streets including Machleary, Kennedy, and Franklyn to assess the need for restricted parking (whether it is loading spaces, maximum parking time limits, or residential only parking) as development continues.

Laneway

- More information is required from the applicant to determine the feasibility and functionality of the laneway and drive-aisle configuration, especially as it relates to the proposed pedestrian walkway. Staff have requested engineered drawings to clarify the proposed configuration of this area.
- Staff in the Transportation Section have reviewed the option to sign the lane as "local traffic only" but do not believe there is a precedent or warrant for this on a public laneway. Staff will encourage the applicant to provide signage on private property to notify any delivery vehicles to exit to Machleary Street via the widened lane rather than attempt the lane to Fitzwilliam Street which could not accommodate larger trucks. The Transportation Section is willing to review this should deliveries via the lane to Fitzwilliam Street become an issue in the future."