

Town of Qualicum Beach
MEMORANDUM

TO: Luke Sales, Director of Planning

FOR: Regular Council Meeting, May 27, 2021

FROM: Rebecca Augustyn, Planner

SUBJECT: Development Permit: Railway Street and Village Way Affordable Housing Development

RECOMMENDATION

- THAT Council directs staff to issue a Development Permit for the Railway Street and Village Way Affordable Housing Development, as attached to the May 27, 2021 Planning memo to Council.

PURPOSE

To consider a Development Permit application for an affordable housing development located at Railway Street and Village Way.

BACKGROUND

An updated Development Permit application has been received from the Qualicum – Parksville Kiwanis Housing Society (Kiwanis) for the property located at Railway Street and Village Way. The subject property is Town-owned; however, a 60-year lease agreement is in place with Kiwanis to oversee the construction and operation of the building. The property was rezoned to Residential 20 (R20) in early 2020. The subject property is approximately 7,690m².

The proposal is for an affordable 56-unit multi-residential development that consists of both townhomes and an apartment building. The proposed development will have eight townhomes, and one multi-residential building. The application went before Council on February 3, 2021 and Council passed the following motions:

- THAT Council refers the Development Permit for the development at Railway Street and Village Way to the Advisory Planning Commission, as attached to the February 3, 2021 Planning memo to Council.
- THAT Council directs staff to draft an online survey to solicit public input on the “Residences at Qualicum Station” Development Permit application, as detailed in the February 3, 2021 Planning memo to Council.

The proposal went before the Advisory Planning Commission (APC) on March 3, 2021, and adopted the following motion:

- THAT the Advisory Planning Commission supports the development permit application for an affordable housing development on Village Way and Railway Street; and FURTHER THAT the Advisory Planning Commission recommends the following changes to the development permit application for Village Way and Railway Street:
 - Height be reduced by one to two storeys in order to comply more closely with the 12.75 metre maximum;
 - Detailed landscaping plan be provided to ensure that there is adequate buffering around the parking area and adjacent lands, and that the parking area be constructed with some permeable material; and
 - The 12 space parking variance be permissible.

The applicant hosted two Public Information Meetings on March 30, 2021. Participants raised concerns regarding issues such as building height, density, parking and location.

Updates Since Last Consideration

Kiwanis has revised the proposal to reflect feedback from the APC and the public, as follows:

- One storey has been removed from the multi-residential building, while the total number of units (56) has not changed.
- The building footprint has been increased to accommodate the redistribution of units.
- The multi-residential building is now four storeys on the south side and five storeys on the north side. Previously it was five storeys on the south, six on the south.
- The unit mix has also changed slightly.
- The townhomes remain unchanged.
- The townhomes and apartment building remain connected.

The applicant has submitted a landscape plan and a preliminary tree inventory and assessment. The preliminary tree inventory and assessment identifies the following impacts:

- On the south side of the subject property, 36 trees, or 76% of trees, can be retained.
- In the centre of the site (between Village Way and Railway Street), 140 trees will be removed.
- Along the north side (under the power lines and in the ditch), 103 trees were evaluated as part of the tree assessment. Of those, Kiwanis has committed to shifting parking stalls as required to protect the twelve Arbutus trees identified in the report. The other trees in the ditch and/or under the power lines will be removed to accommodate parking.
- No tree removal is planned north of the power lines.
- Forty trees are proposed to be planted as part of this proposal.

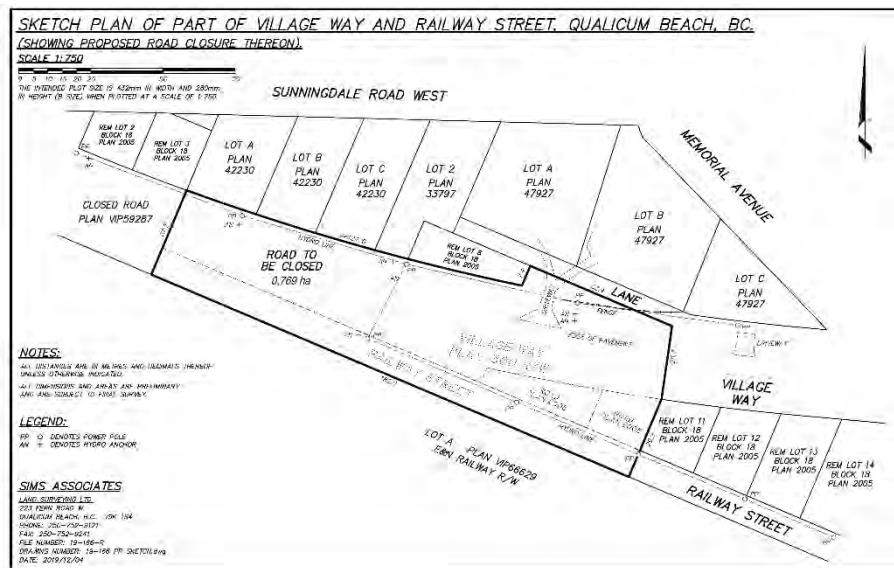


Figure 1: Subject Property

DISCUSSION

Following is an overview of land use regulations and design guidelines relevant to the subject property.

Zoning: The proposed residential use complies with the current Residential 20 (R20) zone.

Density: The R20 zone requires 124m² of site area for each dwelling unit. The site is approximately 7,690m², which allows a maximum density of 62 dwelling units. The proposal is for 56 dwelling units, which is less than the maximum permitted density.

Height: The proposed development consists of two storey townhomes and a five storey multi-residential building when viewed from the north side. The maximum height of the multi-residential building is 17.5m, which is 4.75m higher than the 12.75m maximum permitted under the R20 zone. The height can be varied through the Development Permit process.

Setbacks: The proposed development is within the permitted setbacks.

Parcel Coverage: The proposed development is within the 61% maximum parcel coverage.

Development Permit Area M1 – Village Neighbourhood: The subject property is in the “M1 – Village Neighbourhood” Development Permit Area (DPA). If this development proceeds through the zoning amendment process, Council would consider issuance of a Development Permit in conjunction with adoption of the proposed zoning amendment bylaw. Following is a review of the M1 Development Permit Area Guidelines.

1. Developments shall be at a scale to complement the existing single-family residential uses while creating a transition area for the commercial and institutional uses.
Staff Comment: The townhomes complement existing single-family residential uses; however, the multi-residential building is very distinct from the existing single-family residential uses due to the size and design of the building. However, the area is intended for densification and will likely see other multi-family redevelopments in the near future, such as 103 Railway Street.
2. The shape of developments shall avoid massive building components in favour of more intimate clustered designs. Such designs could include varied rooflines, ground floor access to individual units, courtyards and landscaping that stress the human scale of buildings and site improvements.
Staff Comment: The proposed development consists of townhomes and a multi-residential building. The roofline is varied for the proposed development. The townhomes have ground floor access to individual units, and are at a human scale. The multi-residential building does not have ground floor access, and is taller than most would consider to be human scale; however, the applicant has reduced the multi-residential building by one storey.
3. Public spaces for community gathering should be integrated into designs wherever possible.
Staff Comment: There is greenspace that could be utilized for public gathering; however, it is not programmed in such a way. The subject property also borders greenspace, including the community garden and General Money Park.
4. Parking facilities shall be integrated with the site landscaping and buffered from adjoining parcels and buildings on site through the use of trees, shrubs and screens. Smaller clusters are preferable.

Staff Comment: The parking facilities are one large black topped area. A landscaping plan has been submitted. Landscaping is used to buffer the parking area, including the access point.

5. Driveways, and off-street parking areas shall be located off lanes and shall be avoided along major and local streets to produce a streetscape that is visually more pleasing and to reduce the conflict with pedestrians.

Staff Comment: The proposed development utilizes access from Village Way Railway Street.

As part of the Development Permit process, the Town created and distributed a survey in order to gather further feedback on the building design. There were 380 responses to the survey. A summary of the results from multiple choice questions is attached to this memo. The full survey results, including all written comments, can be found on the Town's website:

<https://qualicumbeach.civicweb.net/document/8705>.

SUMMARY

The Town has received an application for an affordable, 56-unit, multi-residential development located at Village Way and Railway Street. The subject property was rezoned in early 2020 in preparation for an affordable housing development. The subject property is Town-owned and the Town has entered into a 60-year lease with the Qualicum - Parksville Kiwanis Housing Society, who will oversee the construction and operation of the building. Since last consideration by Council, the building has been reduced in height by one storey. Staff recommend that Council direct staff to issue a Development Permit.

ALTERNATIVES

1. **THAT** Council denies the Development Permit for Railway Street and Village Way;
2. Provide alternative direction to staff.



R. Augustyn, MCIP, RPP
Planner
Report Writer



Luke Sales, MCIP, RPP
Director of Planning
Concurrence



Daniel Sailland
CAO
Concurrence

attachments

[PLANS.RailwayStandVillageWay.May272021.pdf](#)

[Feedback on The Residences at Qualicum Station.pdf](#)

N:\0100-0699 ADMINISTRATION\0360 COMMITTEES AND COMMISSIONS\Council\2021\05 27 Regular Open Agenda\memo.DP.RailwayStVillageWay.AffordableHousing.May272021.docx

CLIENT
**QUALICUM-PARKVILLE
 KIWANIS HOUSING SOCIETY**

NO. | DATE | ISSUE

NO. | DATE | REVISION



1 SOUTH ELEVATION



2 NORTH ELEVATION

PROJECT

**THE RESIDENCES AT
 QUALICUM STATION**

VILLAGE WAY, QUALICUM BEACH, BC

**COLOURED
 BUILDING ELEVATIONS**

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Within dimensions and have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall not be concerned if any variation from the dimensions and conditions shown on the drawings. Such drawings shall be submitted to dys architecture for review before proceeding with foundation.

PROJECT A220480
 DRAWN DI CHECKED DS

SCALE NTS
 DATE 2020-10-20

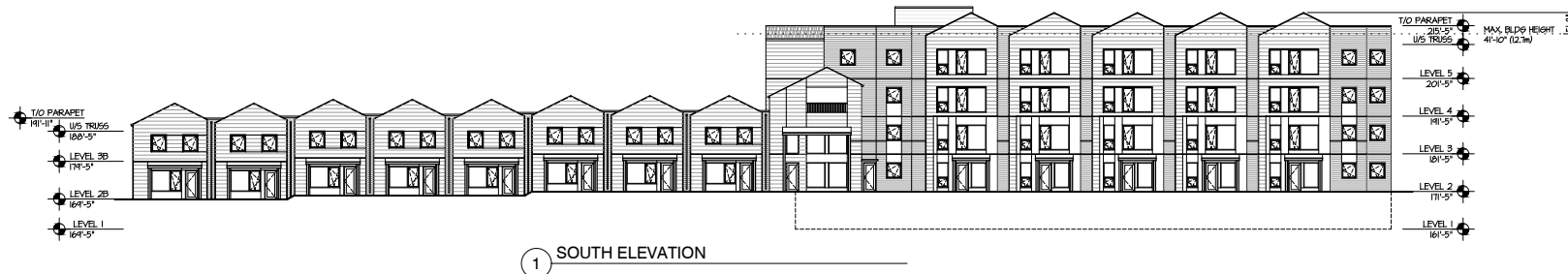


A3.02

CLIENT
**QUALICUM-PARKVILLE
 KIWANIS HOUSING SOCIETY**

NO.	DATE	ISSUE
1	10-11-2021	ISSUES FOR DP
2	02-25-2021	RE-ISSUED FOR COLOURS

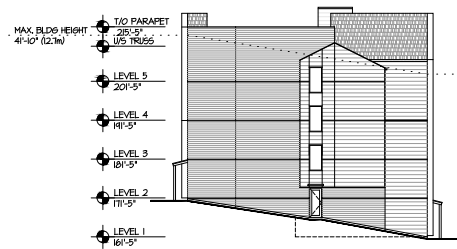
NO. | DATE | REVISION



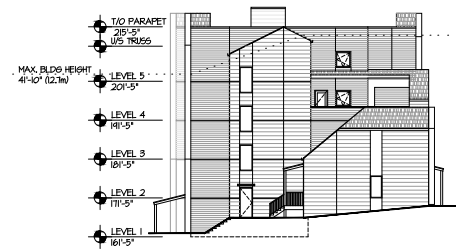
1 SOUTH ELEVATION



2 NORTH ELEVATION



1 EAST ELEVATION



2 WEST ELEVATION

PROJECT

**THE RESIDENCES AT
 QUALICUM STATION**

VILLAGE WAY, QUALICUM BEACH, BC

BUILDING ELEVATIONS

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PROJECT A220480
 DRAWN DI CHECKED DS

SCALE 1/8" = 1'-0"
 DATE 2020-10-20



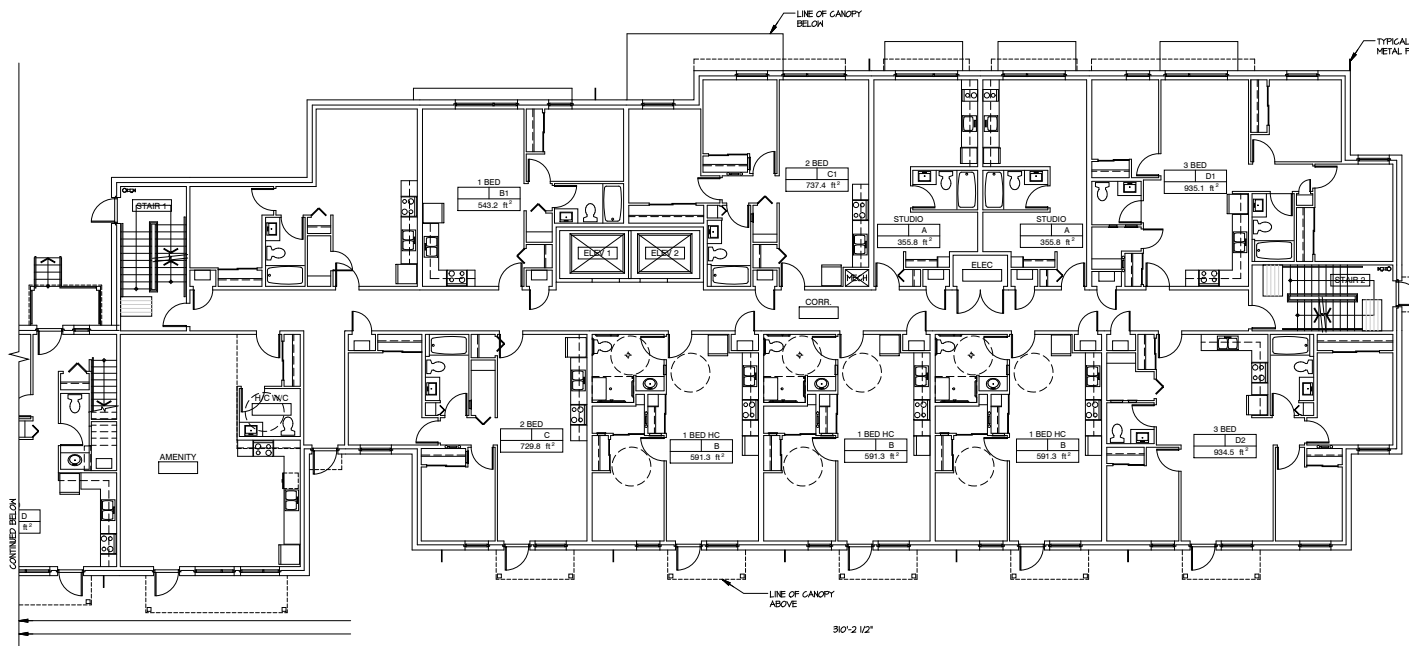
A3.01



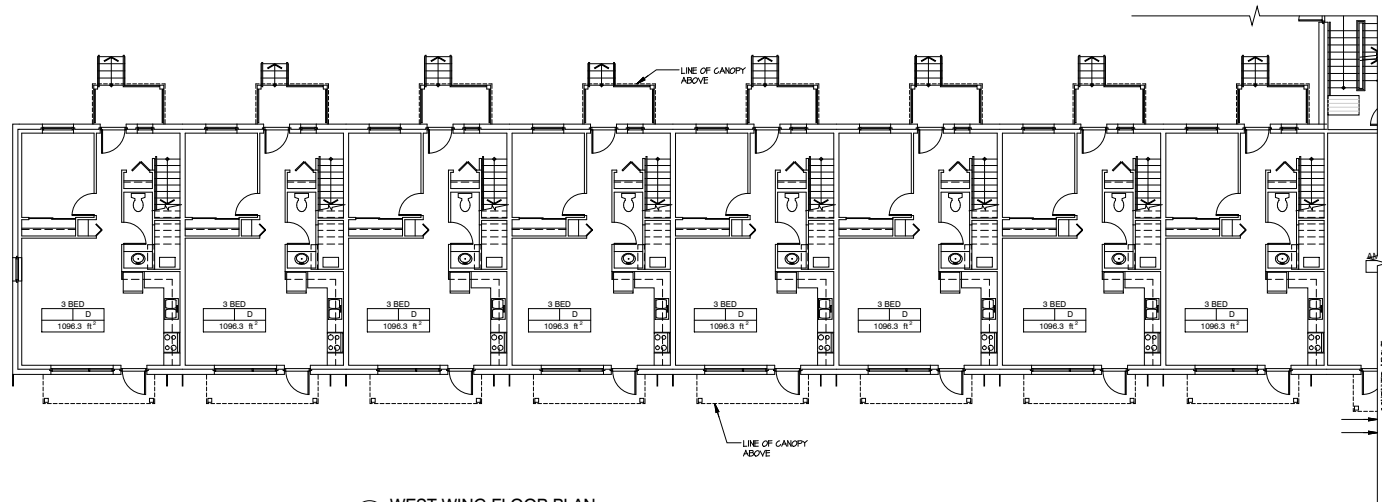
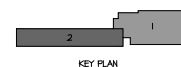
CLIENT
**QUALICUM-PARKSVILLE
 KIWANIS HOUSING SOCIETY**

NO. | DATE | ISSUE
 1 | 01-11-2021 | ISSUES FOR DP

NO. | DATE | REVISION



1 EAST WING FLOOR PLAN



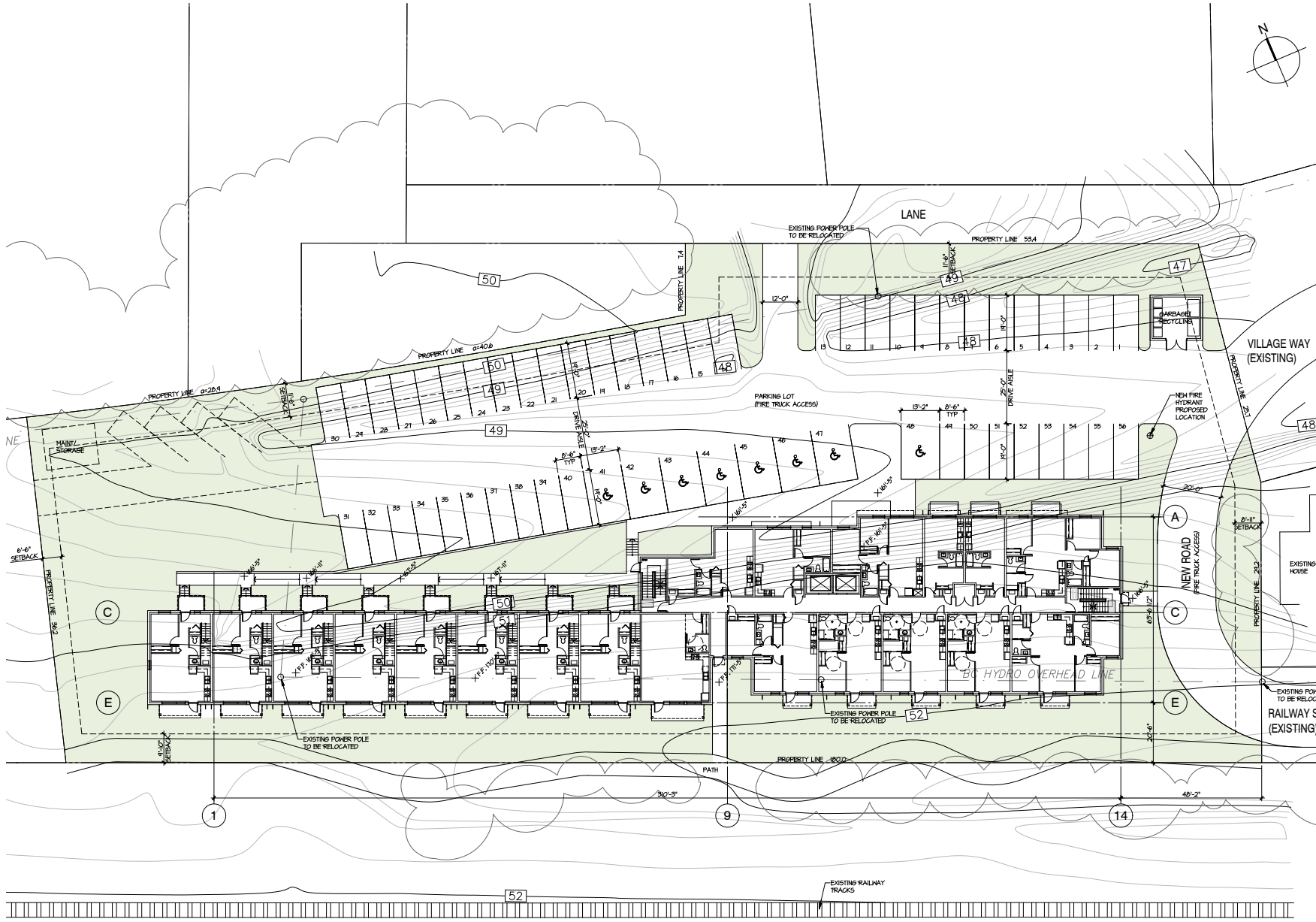
2 WEST WING FLOOR PLAN

PROJECT
**THE RESIDENCES AT
 QUALICUM STATION**
 VILLAGE WAY, QUALICUM BEACH, BC
LEVEL 2 FLOOR PLAN

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PROJECT A220480
 DRAWN DI CHECKED DS
 SCALE 1/8" = 1'-0"
 DATE 2020-10-20

A2.02



PROJECT
**THE RESIDENCES AT
 QUALICUM STATION**
 VILLAGE WAY, QUALICUM BEACH, BC

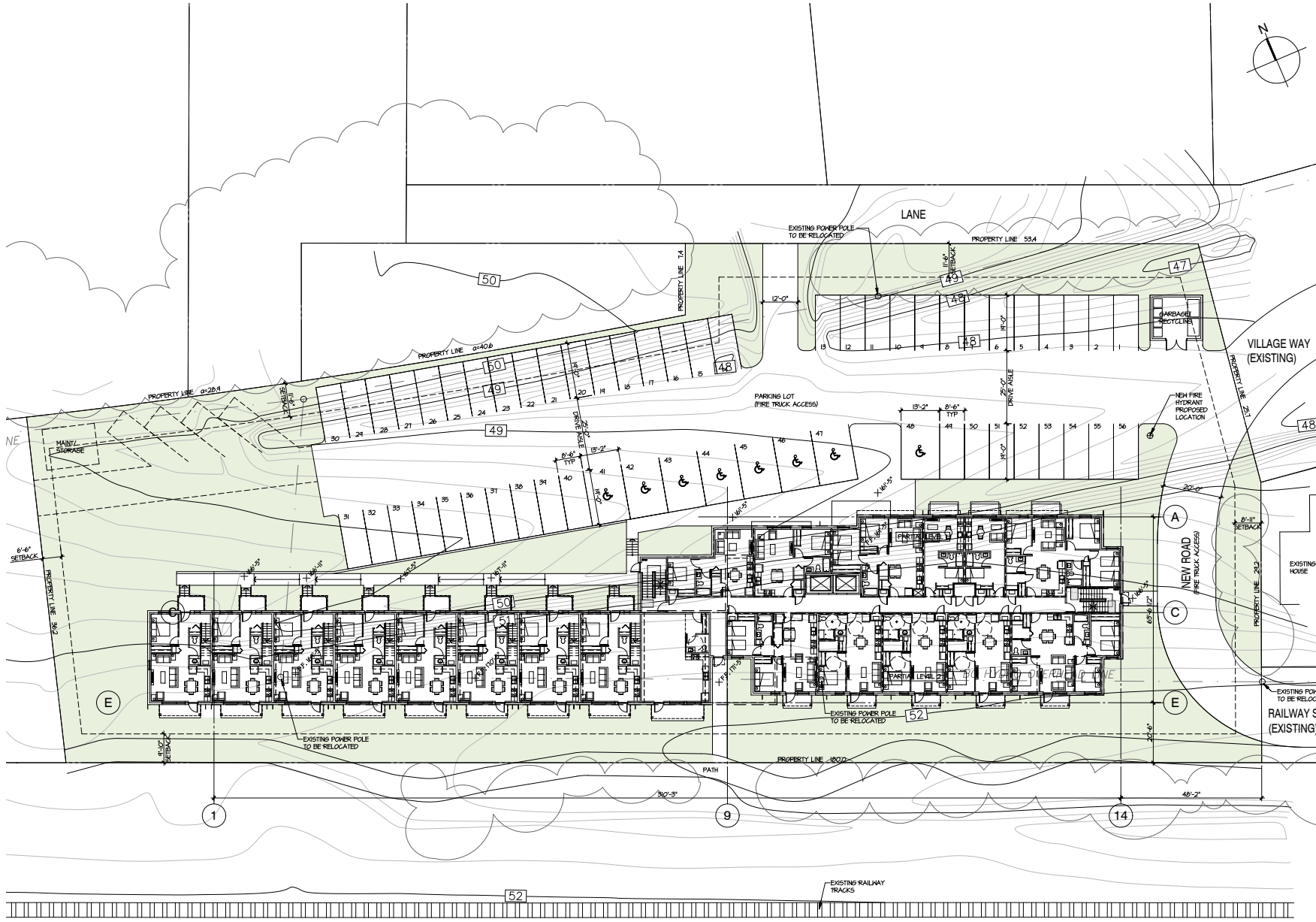
SITE PLAN

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site and shall verify that all conditions of the site are in accordance with the dimensions and conditions shown on the drawings. Once drawings have been submitted to dys architecture for review before proceeding with construction.

PROJECT A220480
 DRAWN DI CHECKED DS
 SCALE 1/16" = 1'-0"
 DATE 2020-10-20

A1.01



PROJECT

**THE RESIDENCES AT
 QUALICUM STATION**

VILLAGE WAY, QUALICUM BEACH, BC

SITE PLAN

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PROJECT A220480
 DRAWN DI CHECKED DS

SCALE 1/16" = 1'-0"
 DATE 2020-10-20

A1.01



REPLACEMENT TREES:
 SHADE / DECIDUOUS = 28
 CONIFERALS / NATIVE SPP = 12
 TOTAL = 40



THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNLESS IT HAS BEEN STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MATERIALS AND THE EXISTING AND PROPOSED CONDITIONS OF THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL GOVERNMENT AND OTHER AGENCIES.

The Residences at Qualicum Station
 Qualicum-Parkville Kiwanis Housing Society
 Qualicum Beach, BC

LANDSCAPE ARCHITECTURE	
PLAN CONCEPT	
Date:	March 2021
Drawn:	CM
Checked:	NG
Scale:	1:200 metric
Project Number:	21-0283
DRAWING NUMBER:	L1 of 2

REVISION SCHEDULE	
#	DATE
0	MAR 2021 DP Review

Assignment

1. Provide an overview about the trees within the building footprint.
2. Comment how the new road (Railway Street joining Village Way) will impact the trees.
3. Assess the 46 trees located between the development site and the rail line.
4. Estimate the number of trees located on the north side of the property growing under the three-phase powerline and provide attributes.
5. Provide mitigating measures.

Observations

Item 1 & 2:

The area where the buildings will be located will impact the estimated 140 trees. I broke up this area into three sections, see Map A. Table A shows the tree type, diameter in each area.

Map A



Table A

Tree Type & DBH (cm)	Area 1	Area 2	Area 3
D Fir 10-30 cm	5	18	18
D Fir 30-60 cm	4	6	15
D Fir 60 + cm		3	8
Pine 10-30 cm	7	16	3
Pine 30-60 cm	2	3	2
Cedar 10-30 cm		2	15
Cedar 30-60 cm		1	2
Arbutus 4-20 cm		4	
Total:	18	53	63
Totals: 134			

Area 3 (east end) is the densest portion of the forest having 63 trees with 12 trees larger than 60 centimeters. General biological condition is 70% (good) with few structural issues of the whole forest.



West end



East end

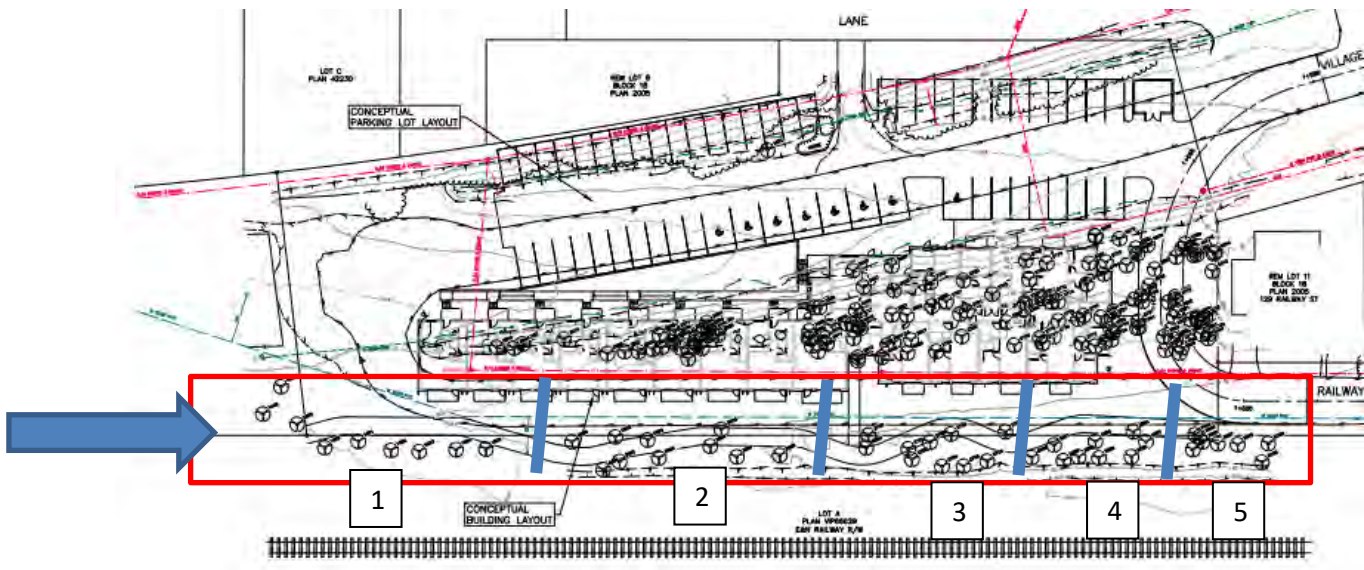


east end by 129 Railway St.

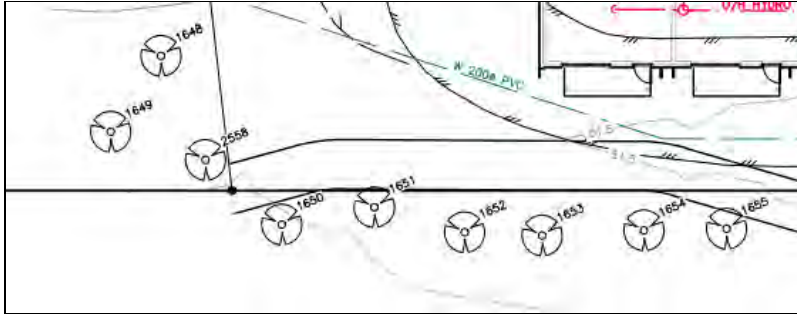
Concept drawing indicates Railway Street would be linked to Village Way. The design has the road edge within 8 meters to the property edge. Retention of the trees located along the edge of the property is not feasible due to the construction of the road being too close of the trees.

Item #3

MAP B

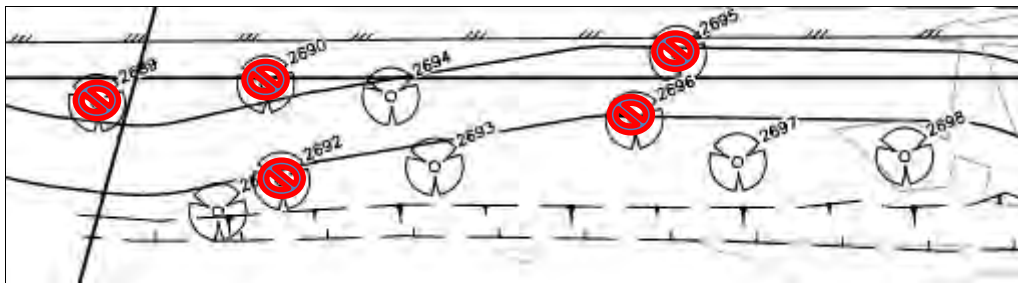


On March 2, associate Lana Tutt and I assessed the trees within the red rectangle shown on Map B. There are 46 trees along this edge of the property. From the west edge of the property are nine newly planted fruit trees, refer to Area 1 on Map B.



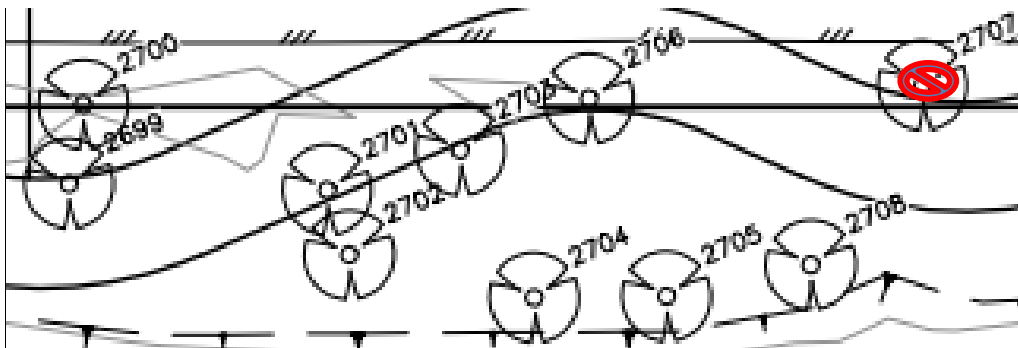
Area 1

Area 2 consists of ten trees. Of the 10 trees, five are not viable to retain due to poor health, structural issues, or both.



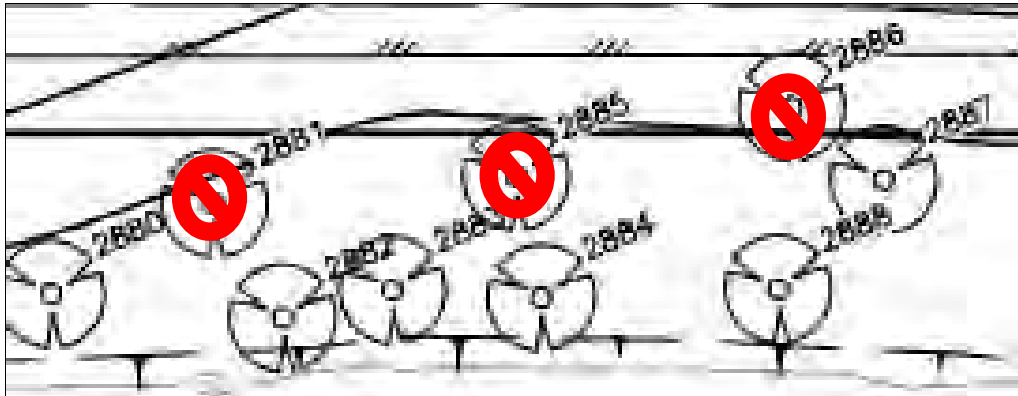
Area 2

Area 3 consists of ten trees. One tree cannot be retained.



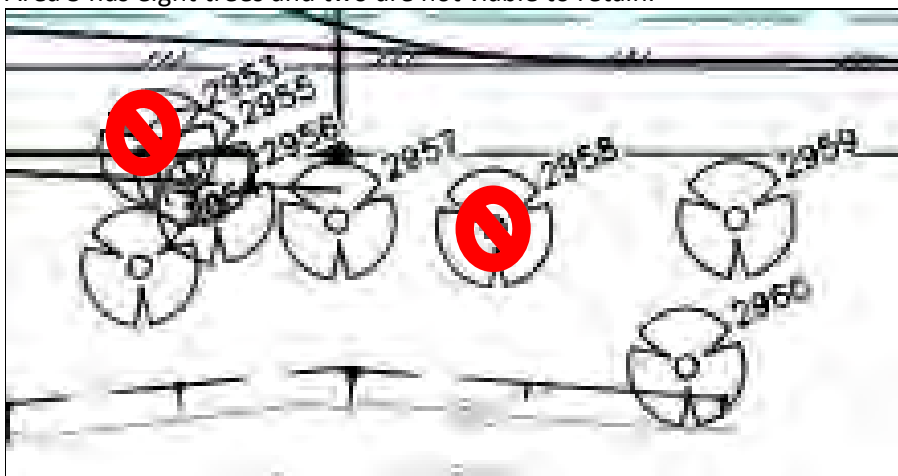
Area 3

Area 4 has nine trees, three are not viable to retain.



Area 4

Area 5 has eight trees and two are not viable to retain.



Area 5

Total trees: 46
Not to retain: 11
Trees to retain: 35



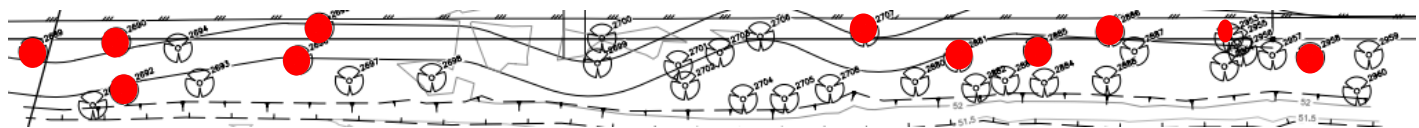
Strip of trees on south side



Pathway on south side of trees

Area	Survey #	Tree type	Diameter (cm)	CRZ (m)	Biological condition	Structural condition
					% 20 – 100%	1 – 4 1 extreme 4 no issue
1	See map 8 trees	Fruit trees	4	1.0	90	4
2	2691	D Fir	40	5.0	80	4
2	2694	LP Pine	37	5.5	60	3
2	2693	LP Pine	32	5.0	70	3
2	2697	LP Pine	44	5.0	80	4
2	2697	LP Pine	11	2.0	80	4
3	2698	LP Pine	32	5.0	60	3
3	2699	LP Pine	23	3.0	60	4
3	2700	LP Pine	23	3.0	60	4
3	2701	LP Pine	24	4.0	60	3
3	2702	LP Pine	18	3.0	50	3
3	2703	LP Pine	21	3.0	50	3
3	2704	LP Pine	47	5.0	70	3
3	2705	LP Pine	25	4.0	50	3
3	2706	LP Pine	37	4.0	70	4
3	2708	LP Pine	18	3.0	60	4
4	2880	D Fir	12	3.5	90	4
4	2882	Arbutus	7	2.5	70	4
4	2883	D Fir	11	2.5	60	3
4	2884	Arbutus	8	2.5	80	3
4	2887	LP Pine	23	3.0	50	4
4	2888	D Fir	50	6.0	80	4
5	2954	D Fir	18	3.5	70	4
5	2955	Arbutus	09	3.5	80	4
5	2956	Arbutus	05	3.5	80	4
5	2957	D Fir	44	4.5	80	4
5	2959	D Fir	21	3.0	60	4
5	2960	D Fir	30	3.0	70	4

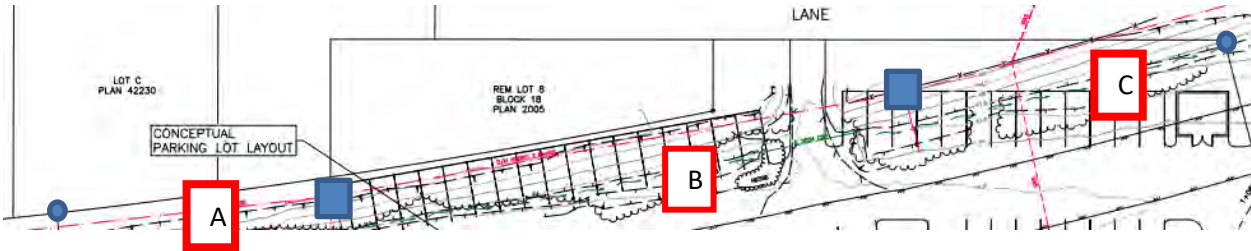
Map A showing trees to remove.



Item 4:



On the north side of the property is a ditch and three-phase powerline.



● Property Pins ■ Power pole

Area A is between west edge property pin and Pole, Area B between the two power poles and Area C between power pole and east property pin. We inventoried 103 trees located in the ditch and any trees growing under the powerline. We were not sure of property lines beyond the powerline therefore did not inventory the trees past the powerline.

Area A

Tree Type	Total
D Fir 10 – 30 cm	15
Pine 10 – 30 cm	03
Western Red Cedar	01
Arbutus	01
Total	20

Area B

Tree Type	Total
D Fir 10 – 30 cm	23
Pine 10 – 30 cm	13
Western Red Cedar	22
Arbutus	05
Total	66

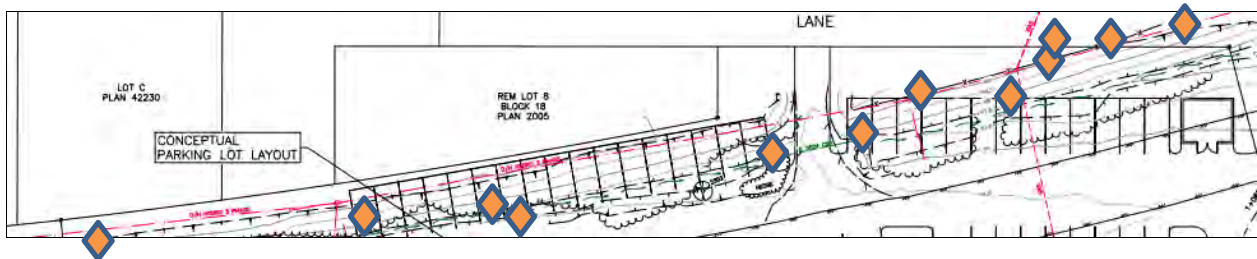
Area C

Tree Type	Total
D Fir 10 – 30 cm	09
Pine 10 – 30 cm	01
D Fir 30- 60 cm	02
Arbutus	06
Total	17

Arbutus inventory on North side of property.

Area	Tag #	Diameter (cm)	Biological condition 20-100%	Structural condition 1-Extreme 4 – no issue
A	12244	18	90	4
B	12243	17	90	4
B	12242	12	80	4
B	12241	04	50	3
B	12240	09	80	4
B	12239	25	60	4
C	12238	8	50	4
C	12237	34	50	2
C	12236	32	60	2
C	12235	27	60	2
C	12234	28	50	2
C	12233	43	70	2

General area where the twelve arbutus trees are located along the north side.



This Douglas fir tree is located to the west of the property to the south of the community gardens. I tagged it with #12245; the tree is 80 cm diameter, 28 m tall with a canopy spread of 12 m. Condition is 90%. Soil grade or hydrology change to this tree should be considered prior to construction.

Summary

South side

For the strip of trees between the development footprint and railway line, 36 can be retained (76%). Utilize the wood chips from the removed trees back to the area under the remaining 36 trees. This will greatly improve the soil structure and moisture holding capacity. Along the south edge of this strip of trees is a well-used gravel pedestrian path. Installing a path through these 36 trees is not required. Once tree work is complete, tree protection fencing is to be installed.

North side

Of the 103 trees growing in the ditch and under the powerline, thirteen are Arbutus, commonly protected in municipal tree bylaws.



Arbutus north side



Arbutus north side



Arbutus north side

The Douglas fir outside the development site should be properly protected during the construction.

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed. Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. Arborists cannot consider such considerations unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided. Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

I further certify that I am a member in good standing of the American Society of Consulting Arborists and the International Society of Arboriculture. I have been involved in the field of Arboriculture in a full time capacity for a period of more than twenty-five years.

Feedback on The Residences at Qualicum Station

380 responses

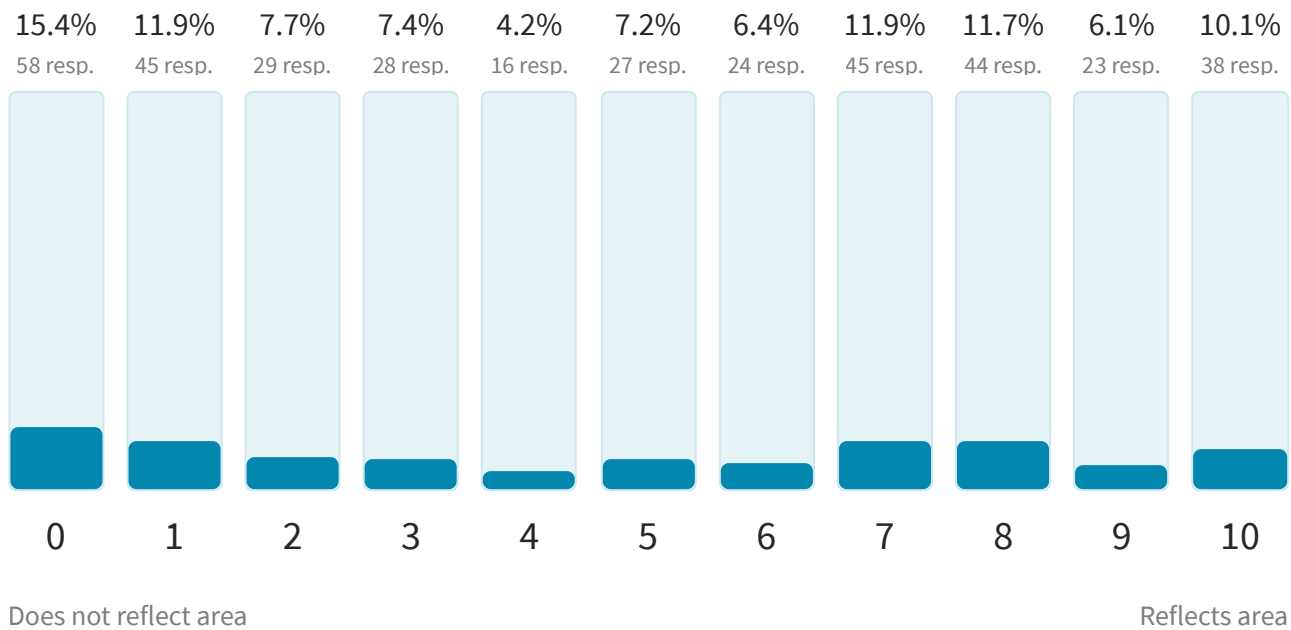
This summary does not include written comments. For the complete survey results please visit: <https://qualicumbeach.civicweb.net/document/8705>



To what extent does the design reflect the location in a transition area between residential and commercial?

377 out of 380 answered

4.7 Average rating

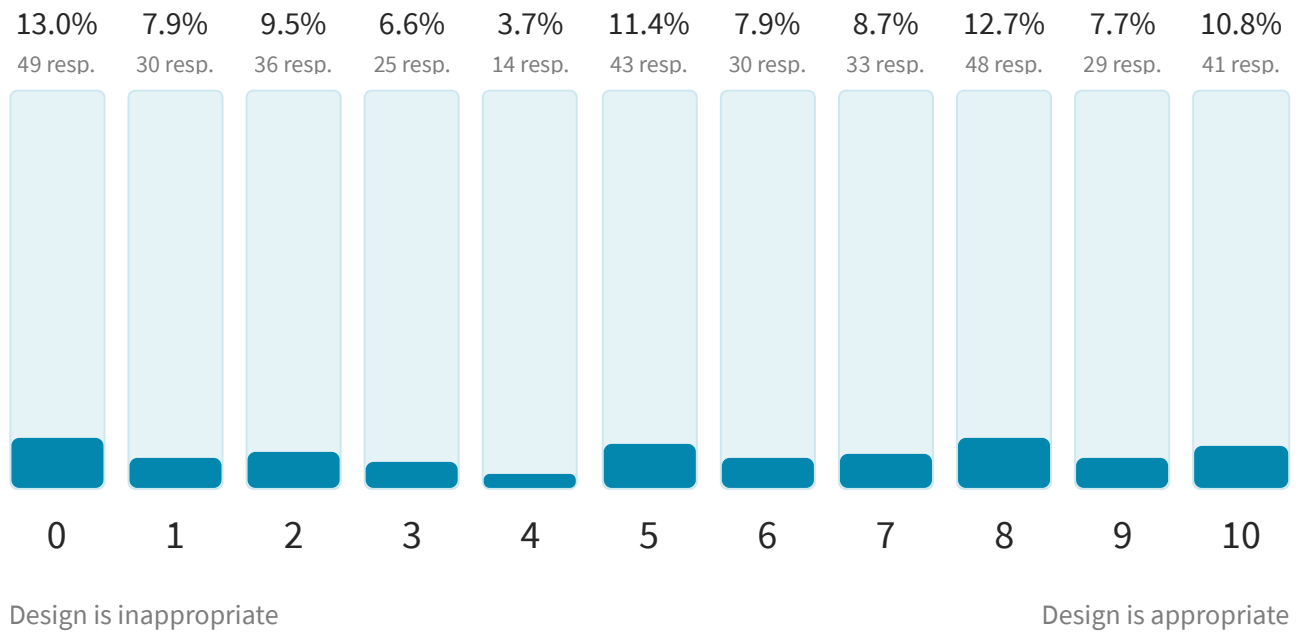




Human scale building is important to the pedestrian-friendly character of the Town. To what extent does the proposed design elements stress the human scale, through varied rooflines, ground floor access to individual units, courtyards and landscaping?

378 out of 380 answered

5.1 Average rating

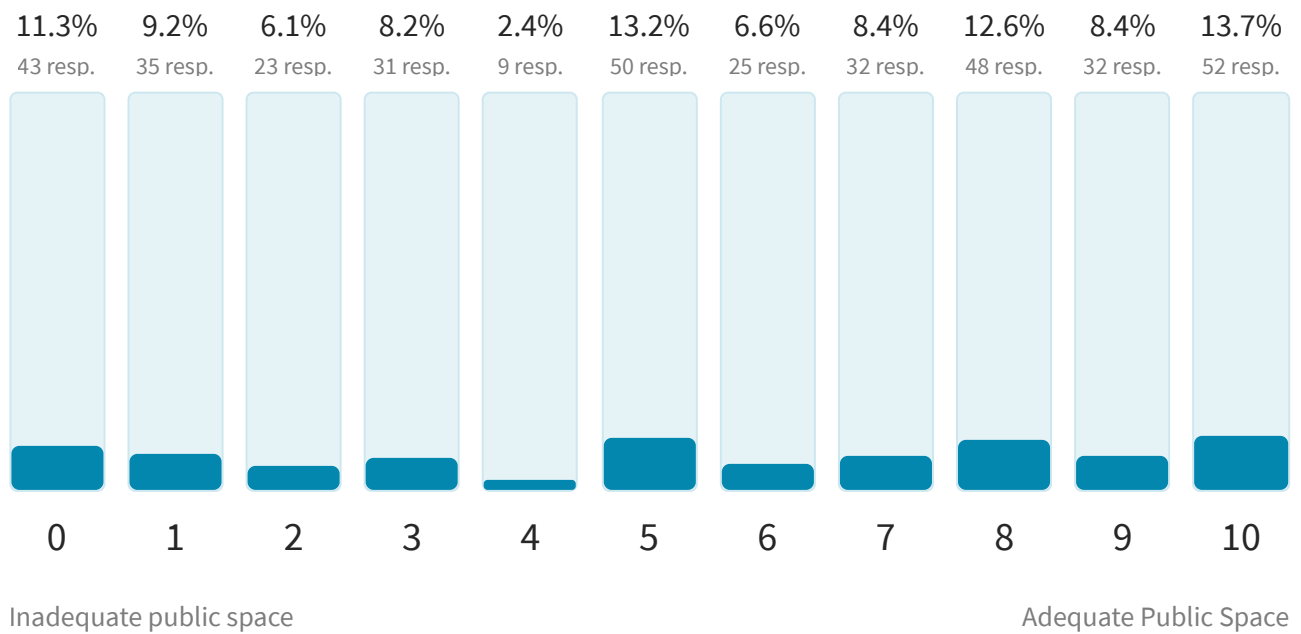




The Town's design guidelines emphasize the need for adequate public spaces for community gatherings. Do you think this design proposal has an appropriate amount of public space?

380 out of 380 answered

5.3 Average rating

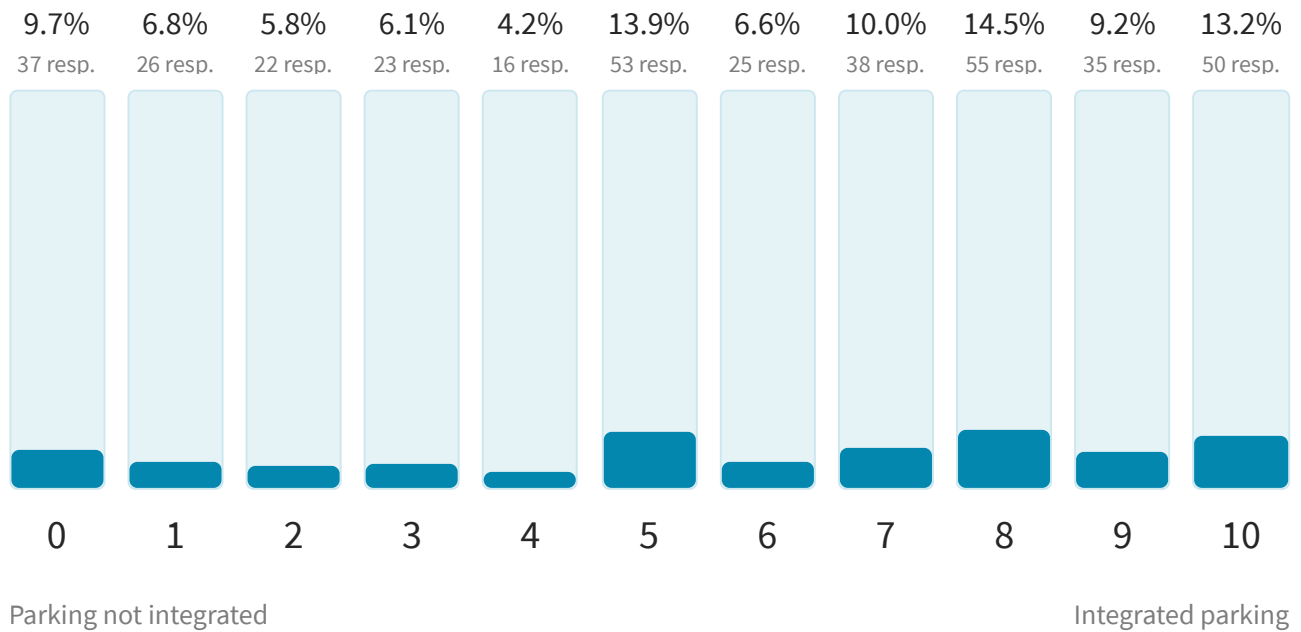




Are the parking facilities integrated with the site landscaping and buffered from adjoining parcels and buildings on site through the use of trees, shrubs and screens?

380 out of 380 answered

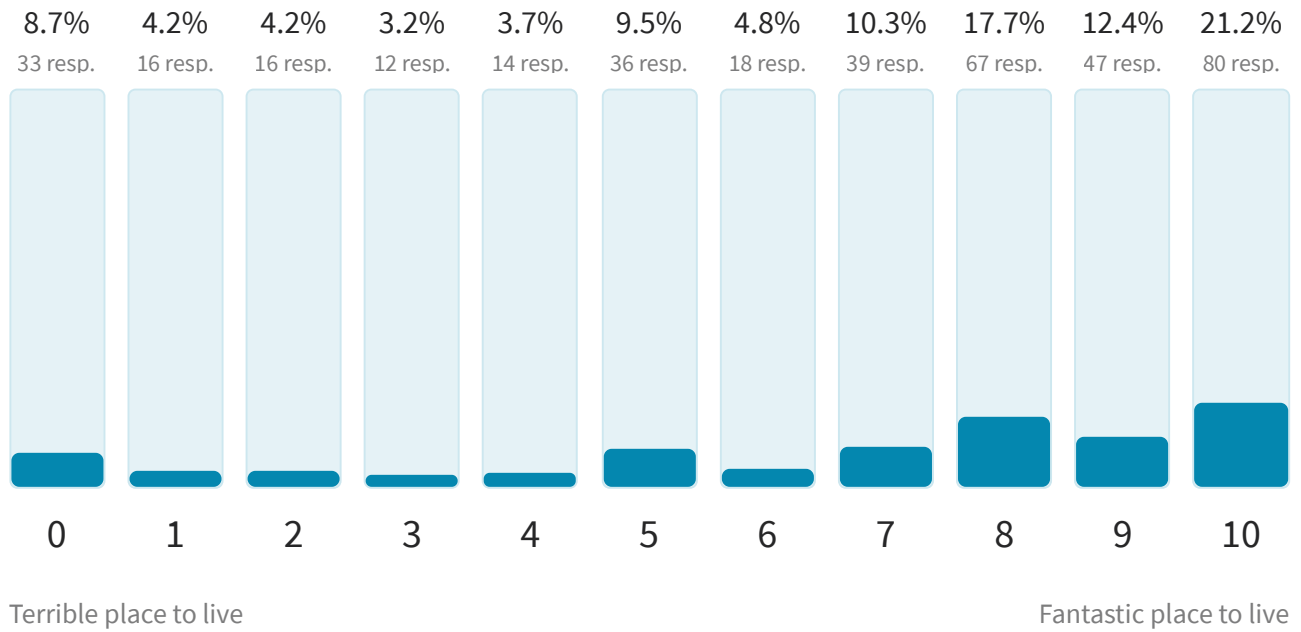
5.6 Average rating



This development would be home to up to 56 households. Considering the design of the building and the location, do you think this would be a good place to live?

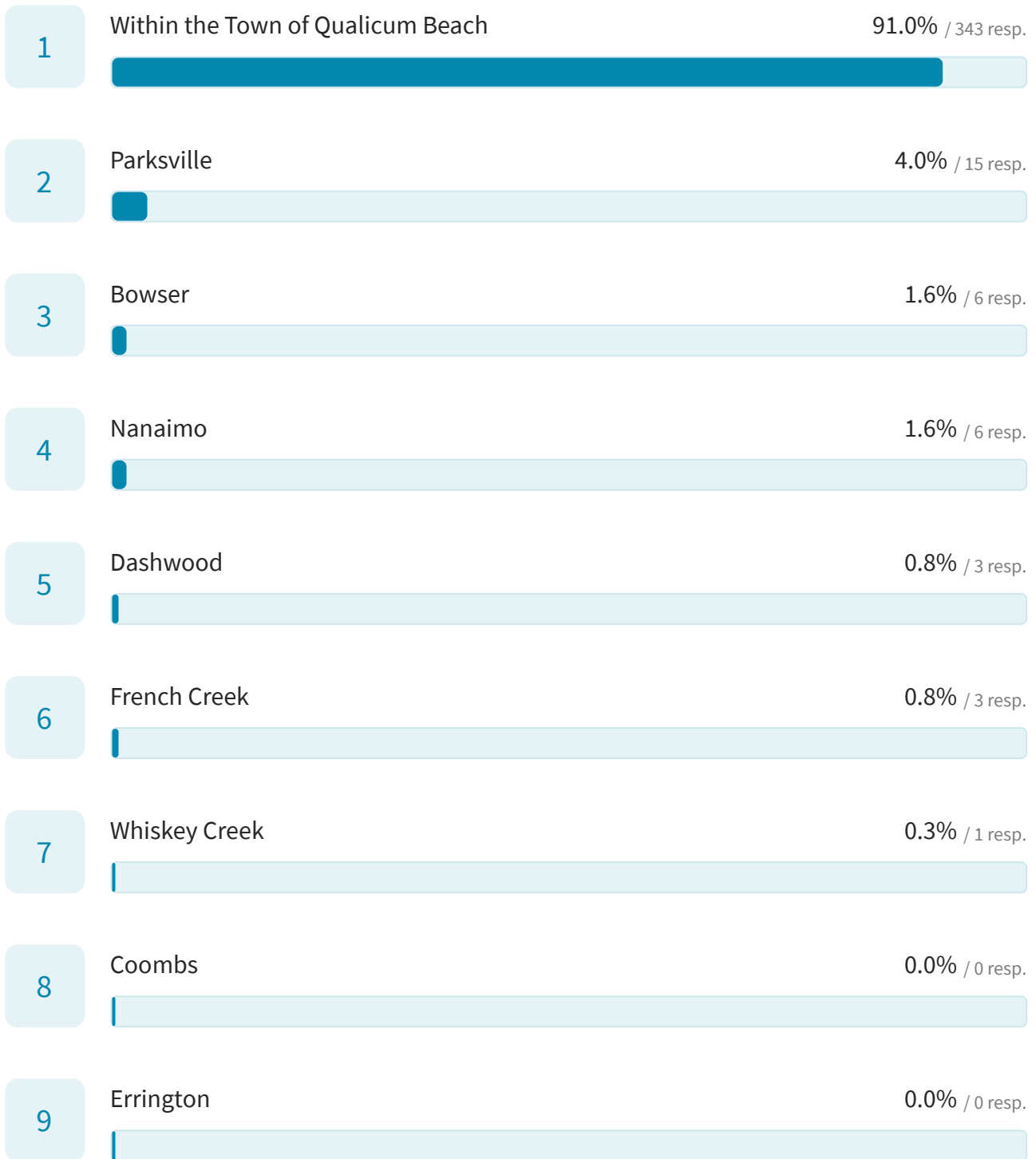
378 out of 380 answered

6.5 Average rating



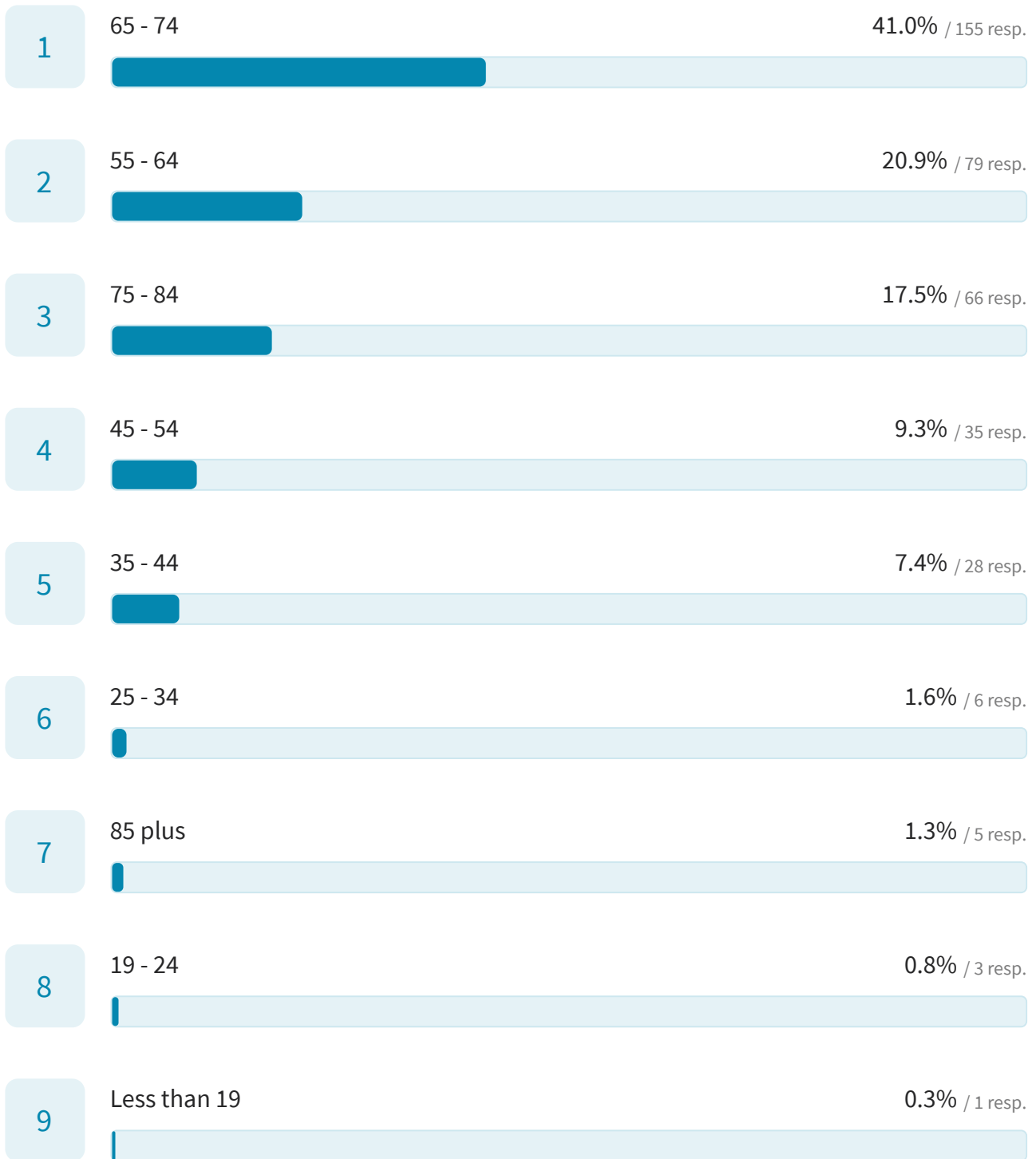
Where do you live?

377 out of 380 answered



What is your age?

378 out of 380 answered



What is your gender?

377 out of 380 answered

