



AGENDA DESIGN ADVISORY PANEL MEETING

July 12, 2018, 5:00 PM

Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:

2. INTRODUCTION OF LATE ITEMS:

3. ADOPTION OF AGENDA:

4. ADOPTION OF MINUTES:

2 - 6

Minutes of the Design Advisory Panel Meeting held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2018- May-24 at 5:00 p.m.

5. PRESENTATIONS:

a. Development Permit Application No. DP1097 - 1900 Griffiths Road

7 - 19

A development permit application was received from Universal Estates BC Ltd., for the development of a pre-engineered 2 storey warehouse and a wood framed office with a total gross floor area of 1952m². The subject property is legally described as Lot 1, Section 15, Range 8, Mountain District, Plan 11142.

b. Development Permit Application No. DP1105 – 2700 Norwell Drive

20 - 38

A development permit application was received from RW (Bob) Wall Ltd., for the development of a two-storey medical and office building with a gross floor area of 966.5m². The subject property is legally described as Lot A, Section 5, Wellington District, Plan 32586.

6. OTHER BUSINESS:

7. ADJOURNMENT:

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2018-MAY-24 AT 5:00 P.M.

PRESENT: Members: Dan Appell
 Frank Basciano
 Martin Hagarty
 Kevin Krastel
 Will Melville

 Staff: Dave Stewart, RPP, Planner
 Caleb Horn, Planning Assistant (Recording Secretary)

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:05 p.m.

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, be adopted. The motion carried unanimously.

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel held in the Boardroom, 411 Dunsmuir Street, Nanaimo, BC, on Thursday 2018-MAY-10 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1032 - 119 Haliburton

Dave Stewart, Planner, introduced the project. The Development Permit is a renewal of a previously issued Development Permit that has lapsed. The project is under new ownership and some alterations have been made. The proposal is for a 5-storey multi-family residential building with variances requested for maximum building height, minimum front yard setback for underground parking, and minimum rear yard landscape level.

A question was posed regarding current zoning in the area.

Dave Stewart, Planner, responded that the property is zoned Medium Density Residential (R8) and that properties along both sides of Haliburton Street are also zoned R8. Properties to the east are zoned Single Dwelling Residential (R1) and there are also some nearby Local Service Centre (CC1) zones on the opposite side of Haliburton Street.

Chad Mooney, Architect, spoke regarding the following:

- site context;
- private rooftop garden being available to residents;
- separate entrances for ground floor units;
- landscaping to distinguish private patio areas;
- 36 units proposed for the building and a Floor Area Ratio of 1.8; and,
- a 0.9m height variance is requested.

Cameron Murray, Landscape Architect, spoke regarding the following:

- the landscape plan addressing the grade change on the property;
- an outdoor amenity area at rear of property framed by the retaining walls; and,
- a rooftop garden with guardrail will provide social/amenity spaces.

Scott Jensen, Civil Engineer, spoke regarding the following:

- stormwater is to be managed and held in raised planters and green roof areas; and,
- runoff will be directed into underground storage tank below driveway then through a flow control device before entering the City's stormwater system.

Panel discussion ensued regarding soil, the parkade including the driveway, parking, access, and garbage pickup and screening.

It was moved and seconded that Development Permit DP1032 be accepted as presented with support for the proposed building height, underground parking setback, and landscape level variances. The following recommendations were provided:

- Look at methods to mitigate vehicle noise from ramp to underground parking.
- Consider adding one to two electric vehicle charging stalls.
- Look at methods to screen garbage enclosure.
- Look at methods to emphasize entrance walkway.
- Look at methods to better screen east-facing concrete wall.

The motion carried unanimously.

(b) Development Permit Application No. DP1100 - 65 Pryde Avenue

Dave Stewart, Planner, introduced the project. The Development Permit is for a 48-unit, 4-storey rental apartment building with both surface and under ground parking. Variances are requested for maximum building height, minimum front yard setback, and minimum parking spaces.

A question was posed regarding how the applicant will achieve additional density. Dave Stewart, Planner, responded that the applicant is proposing to meet Schedule D Tier 1 density requirements in order to increase the Floor Area Ratio from 1.00 to 1.25. This will be reviewed further by staff.

Daryoush Firouzli, Architect, spoke regarding the following:

- the site is located in the Residential Corridor (COR1) zone and is adjacent to a gas station and City pump station to the south. Uses to the south not anticipated to change any time soon. There is a mix of uses in the area, with a new project on the other side of Pryde Avenue;
- the building design is curving to face the intersection to the south;
- uniquely shaped balconies will be highlighted by bright red colour;
- for CMHC requirements, 5% of units must meet accessibility standards, but 10% are required to tier up as per the City of Nanaimo's Schedule D;
- front yard setback variances are requested along both Bowen and Pryde, as well as a 0.6m height variance;
- the parking provided is short by 29 spaces under the existing parking bylaw, but would exceed the proposed parking bylaw by 10 spaces;
- landscaping will retain the significant English Oak tree on the property; and,
- there will be indoor and outdoor amenity areas.

Keith Davies, Civil Engineer, spoke regarding the following:

- offsite upgrades will include sidewalk along Pryde;
- 150mm water service will be provided;
- no issues anticipated connecting with existing sanitary sewer;
- stormwater sewer existing off Pryde and Bowen;
- bioswale included in design, as well as, underground rock reservoir to retain stormwater during peak flow events;
- absorbant landscaping to retain first 31mm of rainfall; and,
- runoff from roof will be directed into bioswale.

Panel discussion ensued regarding parking and the building façade and entrance.

It was moved and seconded that Development Permit DP1100 be accepted as presented with support for the proposed building height and parking variances. The following recommendations were provided:

- Consider removing parking stall #13 to reduce parking area size and increase amenity space.
- Consider electric vehicle charging stalls.
- Consider improvements for vehicles turning around at the 'dead-end' driving aisles.
- Look at methods to visually enhance the entranceway facing Bowen Road.
- Look at improved wayfinding for pedestrian access from Pryde Avenue.
- Look at rooftop screening to match building materials.
- Consider more robust fencing along street frontages.
- Consider a shorter fence along the north side of the property.

The motion carried unanimously.

(c) Development Permit Application No. DP1101 - 3589 Shenton Road

Dave Stewart, Planner, introduced the project. The Development Permit is for a 48.5m addition and recladding of an existing commercial building.

A question was posed regarding what triggered the Development Permit. Dave Stewart, Planner, responded that when the combined value of construction for all additions and exterior alterations over a five year period meets or exceeds \$150,000, a Development Permit is triggered.

Kyle Riley, Building Designer, spoke regarding the following:

- the addition will create new usable space and a garage;
- the cladding will incorporate a wood look;
- there will be a break in the thick parapet band;
- the addition will abut the lot line on the eastern side;
- the building edge adjacent to drive aisle will extend siding; and,
- parking at the front of the building will be removed.

Panel discussion ensued regarding consideration of an irrigation system, the site of the project and the exterior building design.

It was moved and seconded that Development Permit DP1101 be accepted as presented. The following recommendations were provided:

- Consider a continuous height to the parapet over the front right corner of the building.
- Look at methods to improve weather protection over main entry.
- Eliminate window trims.
- Eliminate wood siding at the rear portions of the building.

The motion carried unanimously.

(d) Development Permit Application No. DP1102 - 1228 Manzanita Place

Dave Stewart, Planner introduced the project. The Development Permit is for four dwelling units in detached buildings. The site is separated into two by Manzanita Place. Variances are requested to increase the maximum allowable building heights and reduce the minimum front yard setback.

Gary Carniato spoke regarding the following:

- the site is part of a new subdivision area in Rockwood Heights;
- the four buildings are designed similarly, but there are different variances due to site's slope;
- houses A & B will have storm runoff drain to the front and into a percolation chamber;
- the front porches will project into front setback area;
- house A has an angled garage door;
- undisturbed mossy rock to be retained near Houses A & B;
- house B requires a slight front yard variance; and,
- house C is the only unit that will be uphill rather than downhill from the road;

- house C requires a front yard variance for garage door;
- house D to feature a cantilevered deck;
- landscaped knob of rock and cluster of trees near House D to be retained;
- house D will have stormwater runoff directed into percolation chamber then into swale below House CI
- permeable surfaces will be used for walkways;
- weatherproof siding, hardy panels facing south on all buildings; and,
- stone elements are incorporated into the design of each house.

Panel discussion ensued regarding height variances, stormwater design and overall building design and features.

It was moved and seconded that Development Permit DP1102 be accepted as presented with support for the proposed building height and front yard setback variances. The following recommendations were provided:

- Add articulation to the west elevation of Building D.
- Look at improved finishing to the exposed concrete foundations for all buildings.

The motion carried.

Opposed: Frank Basciano

5. ADJOURNMENT:

It was moved and seconded at 7:45 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001097 – 1900 GRIFFITHS RD, LOT 3

Applicant/Designer: GUNTER YOST

Owner: 0966158 BC Ltd

Landscape Architect: JPH CONSULTANTS INC.

Subject Property:

Zoning	I2 - Light Industrial
Location	The subject property is located at the corner of Boxwood Road and Griffiths Road.
Total Area	8336.5m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Industrial; Map 3 – Development Permit Area No. 4 – Nanaimo Parkway Design; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Area Design Guidelines Nanaimo Parkway Development Permit Area Guidelines

BACKGROUND

The 20m Parkway Character Protection Zone was landscaped to the Rural Parkway – Open standard as part of the Green Rock Industrial Park Subdivision. Both the existing native vegetation and planted material have matured successfully, and now provide an adequate screen between the Nanaimo Parkway and the subject property.

There is an active subdivision application on this property to establish the lot boundaries, as shown on the site plan.

PROPOSED DEVELOPMENT

The proposed development is a pre-engineered 2-storey warehouse and a wood framed office with a total gross floor area of 1952m²:

- Warehouse – 1729m²
- Main office – 223m²

Site Context

The proposed development is located in the Green Rock Industrial Park, at the south end of Boxwood Road and adjacent to Griffiths Road. The lots to the north, east and west are currently vacant, and Parker Marine, Hit Fair Auto and a BC Ferries industrial site are located across Griffiths Road to the south.

Site Design

The main site access is via Boxwood Road in the northwest corner of the site with an exit only onto Griffiths Road for large transport vehicles. A secondary access for smaller vehicles is located at the south end of the property on Griffiths Road.

The site is organized to accommodate large tractor and trailer movement. The building is sited approximately mid-way through the site. A small parking area for staff and customers is located at the front of the building and additional employee parking is located behind the southeast portion of the building. Loading spaces and truck storage is located behind the building in a secure fenced area. A pedestrian walkway leads from the front parking area to the building entrance and also connects to Boxwood Road.

Building Design

The building form for the warehouse is rectilinear, with a long roofline and minimal vertical articulation. Finishes include white vertical metal panels, with the company's corporate colours as accent panels. The west and east elevations have limited detail and design elements to break up wall surfaces.

The office portion of the building is located in front of the warehouse facing the street for convenient access. Horizontal and vertical beige hardie is used to identify the office, and timber elements are incorporated into a canopy to add some definition at entrances.

Staff Comments:

- Consider additional details to add visual interest and further articulate the form of the building, particularly on the north and east elevations facing Boxwood Road.
- The office portion of the building appears undersized in comparison to the attached warehouse.
- Consider further articulation on the front elevation or more glazing.

Landscape Design

The north facing wall face of the building is softened with Swedish poplar trees and garden beds that provide visual interest from the street. Three flagpoles are located in the front of the building facing Boxwood Road. A 0.9m high free-standing wall and landscaping is proposed to screen the public parking area in front of the building.

The entrance to the parking area and the lot frontage are framed by oak trees and a continuous planting of rose bushes, which will screen the chain link fence around the southern half of the site.

A rain garden is located in the south east corner of the property, adjacent to the Griffiths Road exit.

Staff Comments:

- Consider sidewalk connection from the man-door on the east elevation to the rear of the building.
- Further information regarding site lighting is to be provided.

PROPOSED VARIANCES

There are no proposed variances.

March 20, 2018

City of Nanaimo
455 Wallace Street,
Nanaimo BC, V9R 5J6

Attn: Gary Noble
Development Approval Planner

**Re: Development Permit Revision for Proposed Industrial Building located at Lot 3
Boxwood Road, Nanaimo BC**

Project Site Description

The proposed Development is for a new 1,952m² pre-engineered warehouse with a wood framed office portion. It is located at Lot 3 Boxwood Road, the latest Phase of the Greenrock Development.

Zoning

The property is zoned I-2 Light Industrial and the proposed development conforms to the zoning. The building is proposed at 10.2m tall and is within all required height and property setbacks. This includes the 7.5m front property line setback and the 4.5m side and rear yard setback.

Proposed Building, Form and Character

The proposed building has been designed as a pre-engineered structure for the warehouse portion of the building with a wood framed office portion for the future home for a Moving Company.

The site has been designed so that the rear yard where the moving trucks are stored and access the warehouse is secured by fences and the front of the site is landscaped with parking for customers. The customer parking will be screened with a partial wall incorporated into the landscape design.

The office portion of the building has been designed with modern shed roofs with large overhangs with a timber framed canopy to fit in with the context of the existing modern west coast industrial Green Rock Development.

The proposed colours are white with charcoal trim for the metal warehouse building and light and dark beige for the office portion of the building, with charcoal trim as well to tie the office portion together with the warehouse portion of the building. The Moving Company's corporate colours have also been used as accents for the doors and three stripes on the front and rear of the building.

Landscaping

The landscape design responds to the new curving Boxwood Rd extension, conceptually. As-constructed drawings will confirm the frontage cross section during the building permit application phase. We are aware that a drainage swale is proposed to parallel the frontage and have located the proposed street trees to accommodate that.

An arcing 914 ht (3') free-standing wall is proposed to screen the proposed parking lot with legs extended towards the lot to screen the ends. A secondary screen is provided with a proposed coniferous bosque.

A continuous shrub rose planting is proposed along all frontage chain link fence (see Calinda Rd ICBC frontage).

The landscape plantings are designed to emphasize 'sense of entry' and are comprised of attractive, drought tolerant tried-and-true varieties. Swedish poplars are shown at the warehouse wall to visually ameliorate it's scale. Street trees are proposed to be full-size shade trees (red oaks)

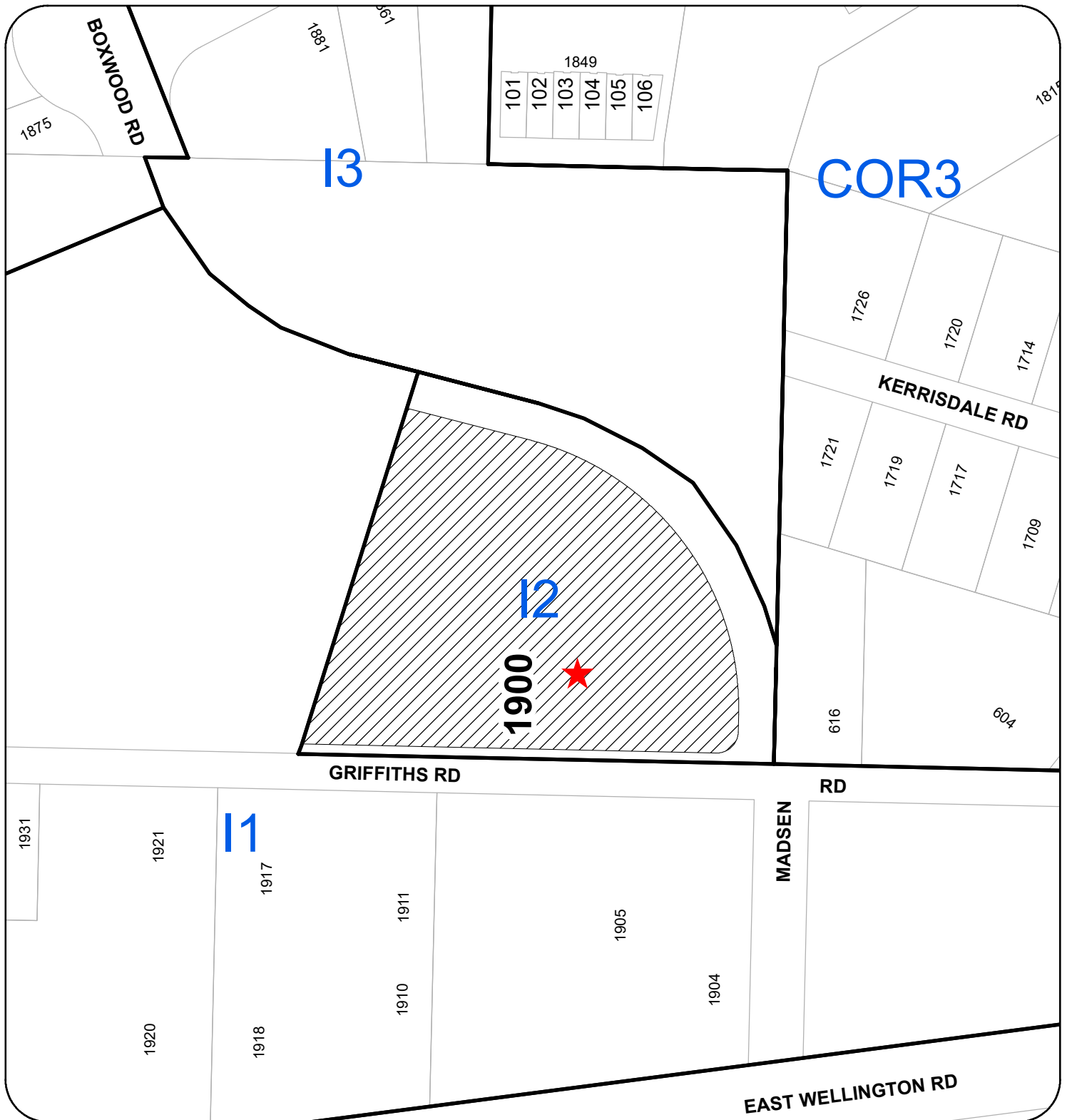
Storm water will be managed in a rain garden - once detailed storm water design is undertaken by the civil consultants, we believe the illustrated footprint will be reduced.

Yours truly,

HEROLD ENGINEERING LIMITED

Derek Matthews ASCT.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001097

LOCATION PLAN

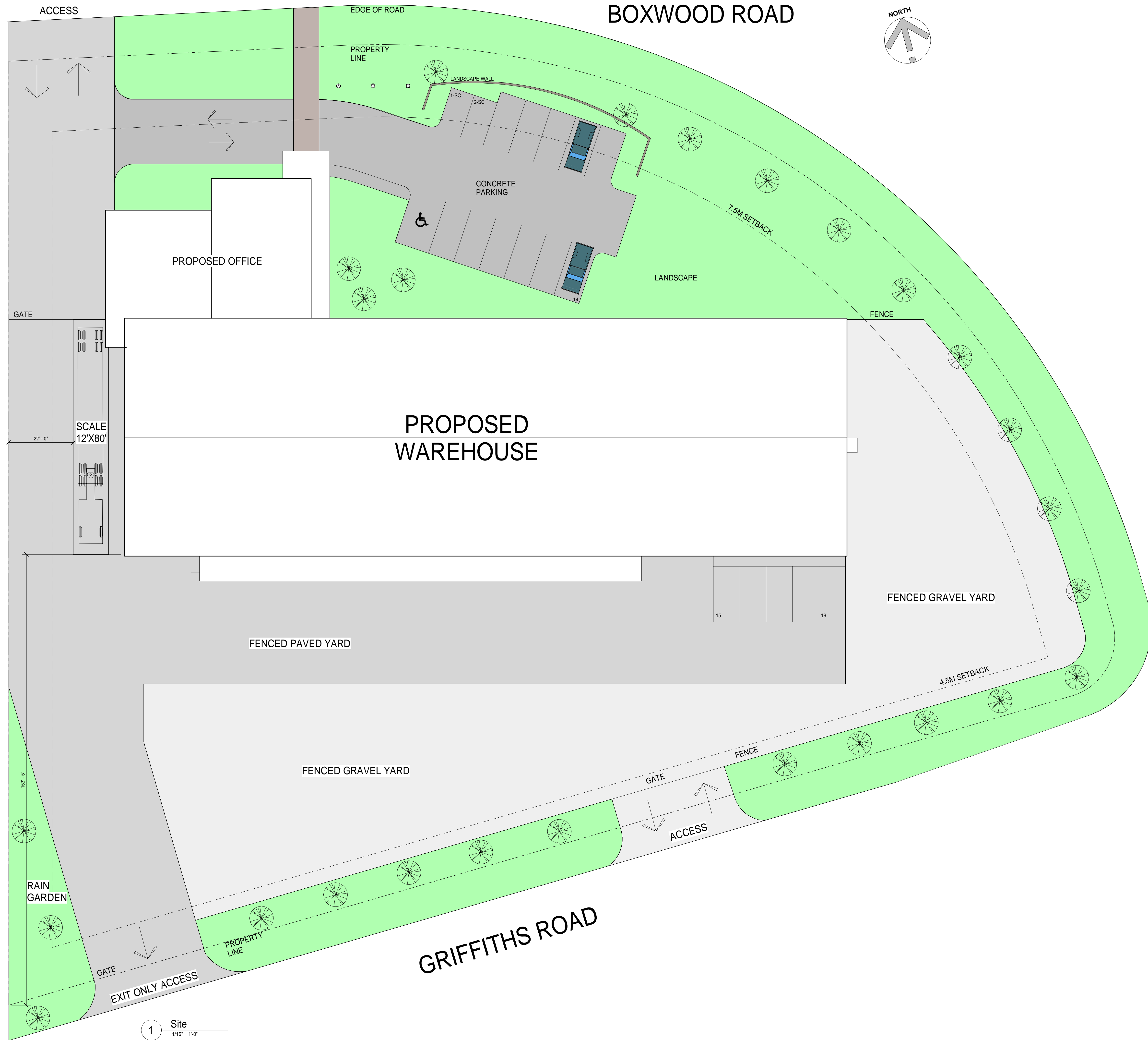


Civic: 1900 Griffiths Road



Subject Property

\\projects\1726_001_Lot 3 Boxwood - Industrial Building\Architectural\Drawings\2018-05-28\1726-001_Lot 3 Boxwood - Industrial Building.dwg (1/16" = 1'-0")



ISSUES		
No.	DATE	ISSUED FOR
1	2017.10.30	REVIEW
2	2017.12.05	DEVELOPMENT PERMIT
3	2018.03.21	DEVELOPMENT PERMIT REVISION
4	2018.04.03	DEVELOPMENT PERMIT REVISION 2

SUB CONSULTANT

NEW WAREHOUSE - BOXWOOD ROAD

LOT 3 BOXWOOD ROAD NANAIMO BC

UNIVERSAL ESTATES BC LTD.

HEROLD
ENGINEERING

3701 Shenton Rd. Nanaimo, BC V9T 2H1
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SITE PLAN

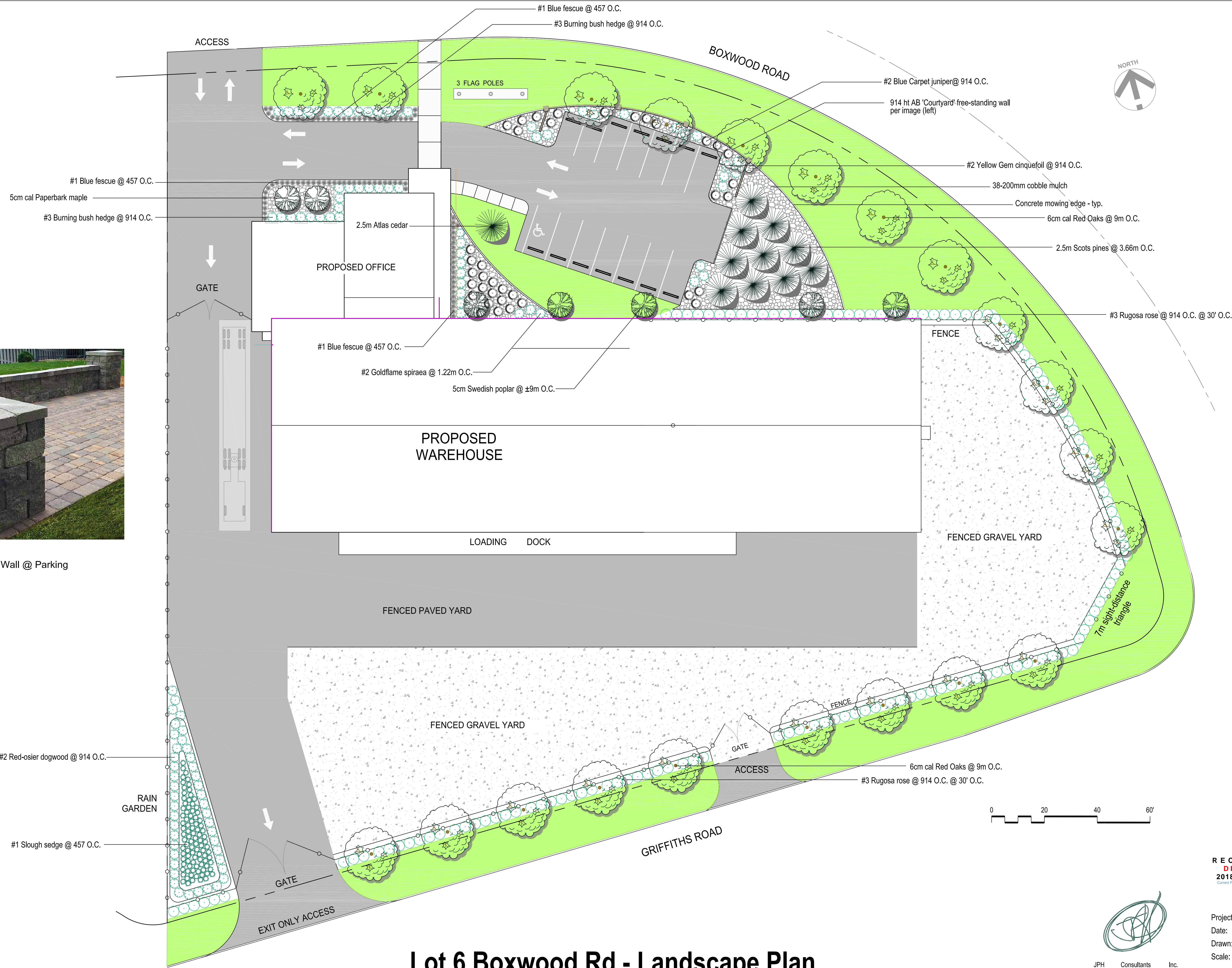
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RECEIVED
DP 1097
2018-MAY-28
Carruth Planning & Subdivision

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



Proposed Screening Wall @ Parking



Revisions			
Date	Details	Init.	
22/13/18	DP application REVISED	JPH	
06/12/17	DP application	JPH	

Lot 6 Boxwood Rd - Landscape Plan



JPH Consultants Inc.
434 Millon Street, Nanaimo BC V9R 2L1
Phone: 250-754-5857 Cell: 250-714-5856

RECEIVED
DP1097
2018-MAY-28
Countryside Planning & Development

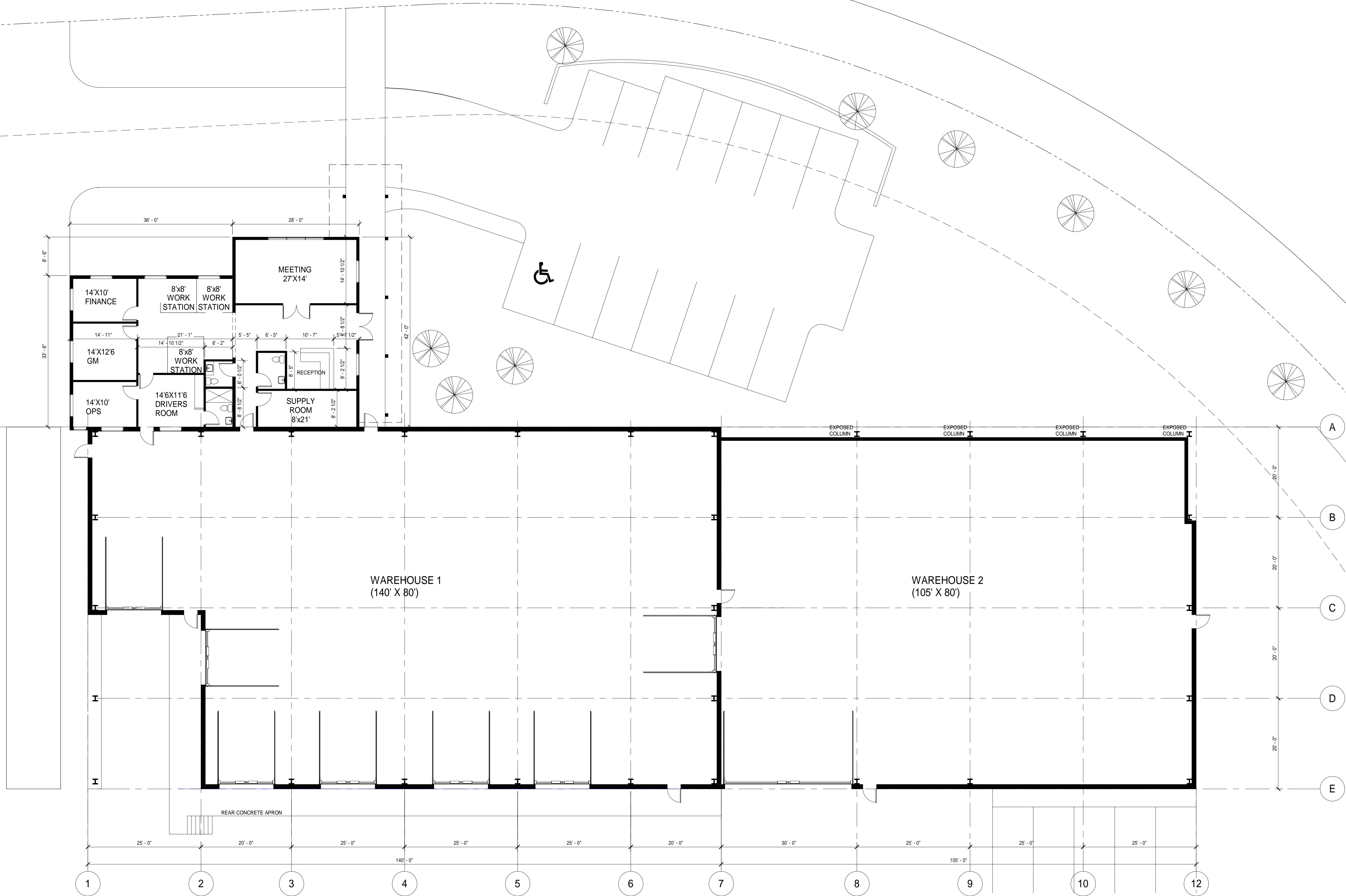
Project: 17-Lot 6 Boxwood
Date: DD/MM/YY
Drawn: JPH Checked: DM
Scale: 1/16" =1'-0"
Sheet: L1 of 1

ARCHITECTURAL Dwg - 30" x 40" 1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0" 1/32" = 1'-0" 1/64" = 1'-0" 1/128" = 1'-0" 1/256" = 1'-0" 1/512" = 1'-0" 1/1024" = 1'-0" 1/2048" = 1'-0" 1/4096" = 1'-0" 1/8192" = 1'-0" 1/16384" = 1'-0" 1/32768" = 1'-0" 1/65536" = 1'-0" 1/131072" = 1'-0" 1/262144" = 1'-0" 1/524288" = 1'-0" 1/1048576" = 1'-0" 1/2097152" = 1'-0" 1/4194304" = 1'-0" 1/8388608" = 1'-0" 1/16777216" = 1'-0" 1/33554432" = 1'-0" 1/67108864" = 1'-0" 1/134217728" = 1'-0" 1/268435456" = 1'-0" 1/536870912" = 1'-0" 1/1073741824" = 1'-0" 1/2147483648" = 1'-0" 1/4294967296" = 1'-0" 1/8589934592" = 1'-0" 1/17179869184" = 1'-0" 1/34359738368" = 1'-0" 1/68719476736" = 1'-0" 1/137438953472" = 1'-0" 1/274877906944" = 1'-0" 1/549755813888" = 1'-0" 1/1099511627776" = 1'-0" 1/2199023255552" = 1'-0" 1/4398046511104" = 1'-0" 1/8796093022208" = 1'-0" 1/17592186044416" = 1'-0" 1/35184372088832" = 1'-0" 1/70368744177664" = 1'-0" 1/140737488355328" = 1'-0" 1/281474976710656" = 1'-0" 1/562949953421312" = 1'-0" 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ARCHITECTURAL Dwg - 1st Floor
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3/32" = 1'-0"

ISSUES		
No.	DATE	ISSUED FOR
1	2017.10.30	REVIEW
2	2017.12.05	DEVELOPMENT PERMIT
3	2018.03.21	DEVELOPMENT PERMIT REVISION
4	2018.04.03	DEVELOPMENT PERMIT REVISION 2

SUB CONSULTANT



1 MAIN FLOOR
3/32" = 1'-0"

NEW WAREHOUSE - BOXWOOD ROAD

LOT 3 BOXWOOD ROAD NANAIMO BC

UNIVERSAL ESTATES BC LTD.

HEROLD ENGINEERING

3701 Shenton Rd. Nanaimo, BC V9T 2H1
T: 250 751 8558 F: 250 751 8559
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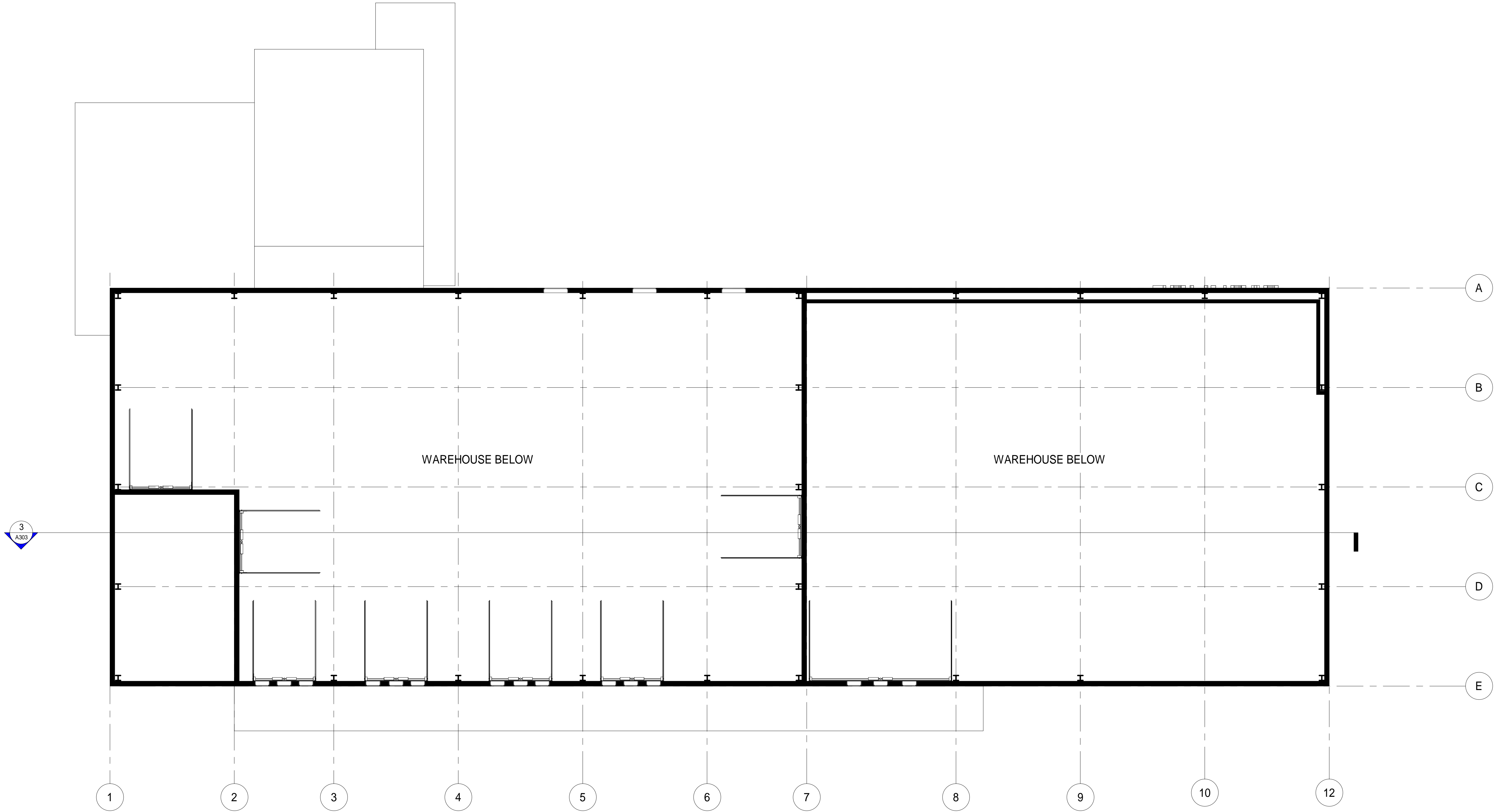
FLOOR PLAN

DESIGNED DM	SEAL
DESIGN REVIEW	
DRAFTED DM	
DRAFTING REVIEW	
PROJECT No. 4376-001	CLIENT DRAWING No.
SCALE 3/32" =	PERMIT No.
HEL DRAWING No. A201	OF

RECEIVED
DP1097
2018-MAY-28
Civil Planning & Surveying

ARCHITECTURAL Dwg - 3rd Floor Warehouse - 17

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ISSUES		
No.	DATE	ISSUED FOR
1	2017.10.30	REVIEW
2	2017.12.05	DEVELOPMENT PERMIT
SUB CONSULTANT		

NEW WAREHOUSE - BOXWOOD ROAD

LOT 3 BOXWOOD ROAD NANAIMO BC

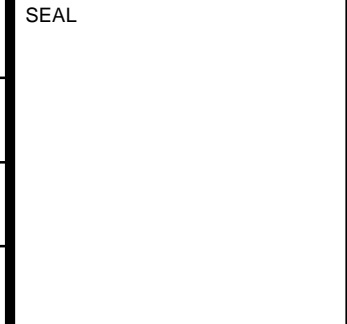
UNIVERSAL ESTATES BC LTD.

 **HEROLD
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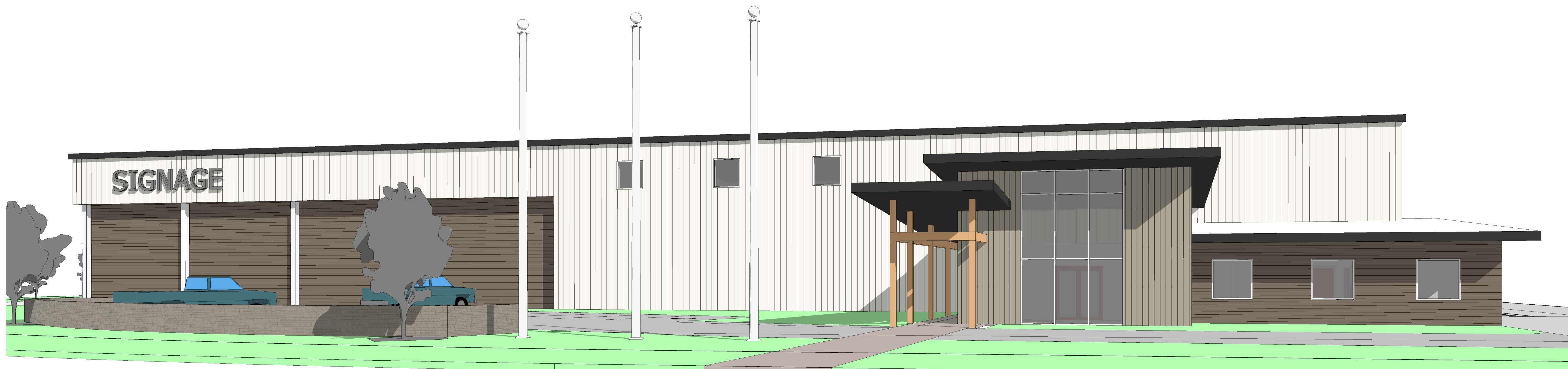
UPPER FLOOR PLAN

DESIGNED DM	
DESIGN REVIEW	
DRAFTED DM	
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PROJECT No. 4376-001	CLIENT DRAWING No.
SCALE 3/32" =	PERMIT No.
HEL DRAWING No. A202	OF

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DP1097
2018-MAY-28
Current Planning & Construction



1 3D View 1



2 3D View 2



3 3D View 3

ISSUES		
No.	DATE	ISSUED FOR
1	2017.10.30	REVIEW
2	2017.12.05	DEVELOPMENT PERMIT
3	2018.03.21	DEVELOPMENT PERMIT REVISION
4	2018.04.03	DEVELOPMENT PERMIT REVISION 2

SUB CONSULTANT

NEW WAREHOUSE - BOXWOOD ROAD

LOT 3 BOXWOOD ROAD NANAIMO BC

UNIVERSAL ESTATES BC LTD.

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VIEWS	
DESIGNED DM	SEAL
DESIGN REVIEW	
DRAFTED DM	
DRAFTING REVIEW	
PROJECT No. 4376-001	CLIENT DRAWING No.
SCALE	PERMIT No.
HEL DRAWING No. A301	OF

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DP1097
2018-MAY-28
Current Planning & Subdivision

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001097

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001105 – 2700 NORWELL DRIVE

Applicant: DONNA HAIS

Owner: 1099665 BC Ltd.

Architect: OCA ARCHITECTURE INC.

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

Zoning	COR3 – Community Corridor
Location	The subject property is located on the corner of Norwell Drive and the Island Highway.
Total Area	2300m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Corridor; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Area Design Guidelines

PROPOSED DEVELOPMENT

The proposed development is a two-storey medical and office building with a gross floor area of 966.5m².

Site Context

The proposed development is located across from the Country Club Centre on the northeast corner of the Norwell Drive and Island Highway intersection. The property is currently vacant and is surrounded by other commercial properties.

Site Design

The building is situated at the corner of Norwell Drive and the Island Highway. Vehicle access is off Norwell Drive via a shared access easement driveway and parking is provided on the east side and at the rear of the building. The front entrance is located at the north-east corner of the building, with secondary access points at the north and south ends. Pedestrian access to the building entrances are available from the Island Highway and Norwell Drive.

A multi-use area is proposed for the south end of the building, adjacent to the Island Highway and will include a loading bay, a patio area, a pedestrian access point and bicycle parking.

Staff Comment:

- Bicycle parking facilities are noted in the Letter of Rationale but are not shown on the plans. Confirm location and if weather protection is provided.
- How will the multi-propose area be programmed to avoid conflict between vehicles and pedestrians?

- 2 additional handicapped parking spaces are required onsite.

Building Design

The proposed two-storey building is a medical and office building. FYI Doctors will be located on the main floor and the second floor will be leased office spaces.

The proposed building has a modern design. A curved transparent curtain wall faces Norwell Drive and a large projection is located on the second storey of the east side of the building. A mixture of solid and transparent building materials are used, which include curtain wall glazing, masonry veneer and metal cladding.

The building architecture should be “human scaled” and inviting. Weather protection with overhead lights should be considered above entrances to better define entry points and articulate the north and south elevations. The main building entrance on the north east corner should be further emphasized.

The shallow wing roof feature provides screening of the rooftop mechanical equipment. Further vertical articulation of the roofline could balance the strong horizontal plan and enhance the presence of the building.

Staff Comment:

- Consider ways to further emphasize the main entrance and incorporate weather protection.
- Consider ways to further articulate the roofline.
- A comprehensive signage program for the building and wayfinding should be incorporated into the design.

Landscape Design

The proposed landscape design uses trees to frame the property and site entrances. Sweetgum and Snowbell trees are reflected in the glass on the west façade to create visual interest along the street edge.

Grassed bioswales and a raingarden are provided around the perimeter of the site and will collect rainwater from the roof and parking lot.

A multi-use plaza is proposed for the south east corner of the building and permeable pavers will be used to define the main building entrance.

Staff Comment:

- The landscape plan could benefit from more layered and robust plantings that help guide pedestrian movement and frame the building.
- Further details regarding the garbage enclosure are required.
- Details for the proposed raingarden and bioswales are required.
- Consider adding outdoor seating for staff and patients.

PROPOSED VARIANCES

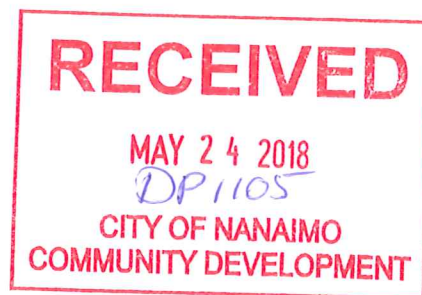
Required Onsite Parking

The required onsite parking is 35 spaces. 34 spaces are provided, a proposed variance of 1 parking space.

The maximum number of small car spaces permitted is 11 (33%). 13 (38%) are provided, a proposed variance of 2 small car parking spaces.



Igor Nardin Architect AIBC AAA



Submission to Advisory Design Panel

May 22, 2018

2700 Norwell Drive
Nanaimo, BC

- Design Rational
- Variance Rational
- Development Data



DESIGN RATIONAL

Introduction

The proposed site is situated in a COR3 - Community Corridor Zone and is flanked on all four sides by commercial uses. The proposal consists of a building to house medical and office uses. The proposed two-storey structure is to be located at the south-east corner and adjacent to Norwell Drive and Island Hwy. The site is accessible by vehicles off Norwell Drive via a right of way/lane way at the north-west extent of the lot.

Context

The development site is located at 2700 Norwell Drive. The site is bound, to the west by Norwell Drive and is situated across from Country Club Centre, to the south by Island Hwy/E&N Trail and Laird Wheaton GM, to the north by a right of way/laneway and Kal Tire and to the east by The Well Spring.

Design Philosophy

The building is to house FYI Doctors on the ground floor and has been designed to complement the philosophy of the doctors that are to occupy the space. A clean, efficient and modern building was desired that would reflect the modern contemporary aesthetic as well as complement the services provided to the community by FYI Doctors. The upper floor is to be leased out to complementary and supportive businesses.

Site Design

The overall site plan has been developed to address the City of Nanaimo Design Guidelines. The building is sited at the corner of Norwell Drive and Island Hwy. Most of the surface parking is shielded from the street by the proposed building and is located at the rear of the property and as far as possible from the corner/intersection. Underground parking is not possible due to the contaminated substrate. The medical building is set back 3m from the new property line at the corner/adjacent streets. A further dedication was made at Norwell Drive and Island Hwy. to expand the width of each road. A multi-use area located at the south side of the property will serve as the main pedestrian access to the site and is situated near the Island Hwy pedestrian crossing area. The outdoor space will also serve as a patio area as well as a loading area and provides bicycle parking allowing for security, visibility and ease of access.

Attention has been taken to manipulate the building location and design to accommodate the desire to have minimum changes in grades. Grades within the site will be maintained to acceptable municipal standards, with no slope greater than 5 percent and made accessible to seniors and the physically challenged.

Camera security and surveillance will be provided on site, however various other CPTED initiatives have also been put in place. The entire property will be well lit with street lighting and



building lighting. Visual access to all outside areas from within the building, security cameras, as well as, avoiding deep indentations and wells, in the design of the building further adds to providing a secure environment.

Vehicular access is consistent with governing engineering practices and is aligned with roads and streets at right angles and in a visually accessible and safe manner. Slopes for parking areas will not exceed 5%. A loading zone is incorporated to affect site traffic as little as possible. A garbage area will be situated across from the loading space for ease of use and is partially screened by landscaping and located away from the building main entry points. Walkways are provided adjacent parking areas to separate vehicular and pedestrian circulation on site.

Architectural Character

The building is designed to follow the principal roads – Norwell Drive and Island Hwy. The building form is a natural result of the curved nature of the property line along the west and south and the angular parking layout along the north and east. The two-storey building is sympathetic in scale and in character to the existing context. The building has a modern and institutional aesthetic. The building consists of 2 distinctive architectural parts: a curved transparent curtain wall clad volume addressing Norwell Drive and Island Hwy. which leads pedestrians to walkways at the west and south sides of the site and a more distinctive and detailed 2-storey volume facing the north and parking areas.

Curtain wall sections have been incorporated to allow for larger expanses of glazing, light and transparency into the interior from Norwell Drive and Island Hwy. The protruding upper floor along the east side of the building serves to make the 2nd floor appear lighter or floating as well as providing protection from inclement weather. The juxtaposition of solid and transparent elements, materials and engineering practices, serves to place the building comfortably in the present and ever-changing context.

Landscape Design Rational

The site lies on the north east corner of the intersection of Norwell Drive and the Old Island Highway. This building will create an important sculptural landmark at this prominent intersection. With its curved glass form close to the road, the building adds visual interest, and a more pedestrian friendly scale to this area. The landscape design, essentially tree planting, compliments the architecture by using the façade to create further interest to this corner. The reflections of the trees in the glass will provide ever-changing patterns and forms. These reflections will vary with the weather and the seasons; tracery in winter, flowers in the spring and leaf colour in the summer and fall. As well as aesthetics, trees will provide numerous services in the urban environment, such as greater uptake of water, slowing runoff, cooling of interiors, filtering air pollutants and increasing oxygen levels. Stormwater management features include grassed bioswales will collect the rainwater from roofs and parking lots around the periphery of the site. A raingarden located in the south east will collected the water from the east bioswale. Permeable paving feature at main entry to building will contribute to water percolation.

Sustainability Initiatives

Our involvement in non-profit projects and a conscientious approach to design has served to cement our belief in the importance of sustainable and green initiatives. We are incorporating the following features in this project:

Mechanical:

1. Water use reduction:
 - a. All toilets will be 4.8 L/flush .
 - b. Lavatories will use 5.7 L/min (1.5 gpm) flow restrictors.
 - c. Showers heads will use 7.6 L/min (2 gpm) flow restrictors.
 - d. Use of motion sensed faucets, flush valves to conserve water.
2. Energy efficiency:
 - a. High efficiency condensing boilers will be utilized for heating and domestic hot water.
 - b. Exhaust from all washrooms will be centralized and air to air heat recovery employed to transfer recovered heat to the incoming makeup air to the building.
 - c. All heating pumps will utilize variable frequency drives.
 - d. Building envelope and mechanical equipment efficiency will meet or exceed current ASHRAE requirements.
3. All refrigeration systems will utilize CFC & HCFC free refrigerants.
4. Outdoor air ventilation to all spaces will meet or exceed current ASHRAE requirements.
5. Common areas will contain inoperable windows to maintain HVAC balance and minimize energy use.

Electrical:

1. Energy efficiency:
 - a. Common area lighting will utilize high efficiency T5 fluorescent lighting. LED lighting will be utilized where cost effective.
 - b. Occupancy sensors will be utilized for common area spaces, where appropriate, to turn lighting on and off.
2. Exterior lighting:
 - a. Lighting fixtures will utilize "dark sky" design to avoid light pollution.
 - b. Exterior lighting control will utilize daylight sensors to turn lights on and off.

Architectural:

1. Higher density vs. lower coverage provided, thereby promoting open space.
2. Building Siting - Use existing grades and minimize transfer of soil off site.
3. Reducing the amount of asphalt and surface water run-off.
4. Storm water quantity control will utilize infiltration back into the ground.
5. Drought-tolerant, and indigenous natural plant material to minimize irrigation.

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e mail: in@oca-arch.com

6. Permeable paving, rain harvesting/gardens and bioswales for enhanced stormwater management and to promote the native habitat.
7. Build in concrete and steel durable renewable materials.
8. Sealed thermal low e glazing.
9. Well-insulated building design practices.
10. Shading devices.
11. Incorporate DDC systems to monitor and schedule mechanical and electrical systems.
12. Naturally ventilated ventilation systems.
13. Use of lighter more reflective surface materials on walls and roof to minimize heat gain.
14. Environmentally friendly materials, adhesives and paints.
15. Max. 40% glazing.
16. Solar heat gain reduction thru use of large overhangs.
17. Access to outdoor spaces (Plaza and Beaufort Park) for fresh air, sunshine and study-proven improved health benefits
18. Washrooms with showers to promote alternative transportation (cycling, running, walking).
19. Bicycle parking.

VARIANCE RATIONAL

Parking:

Parking has been calculated using 3 potentially different combination of uses, Shopping Centre & Retail Trade and Service Centres, Medical and Dental Offices and Offices.

The parking required ranges from 35 to 42 spaces. 35 spaces have been provided w/ less than 40% small car spaces, 2 h/c spaces and 1 loading space. Parking overhangs the permitted 1m and extends to the property line along the north and east limits of the site. No parking extends beyond the front yard setbacks along Norwell Drive and Island Hwy.

Reduction in site setback and area along front yards for road widening has resulted in approximately 4 fewer parking spaces.



DEVELOPMENT DATA

Zoning: COR3 Community Corridor

Civic Address: 2700 Norwell Drive, Nanaimo, BC

Legal Address: Lot A, Section 5, Wellington District Plan 32586

Site Area: 21,280 sf (.0568 ac)

Building Area: 5,329 sf (501 sm)

Coverage:

Permitted:	60%
Proposed:	5329 sf/21,280 sf x 100 = 25%

Density:

Permitted:	.75
Proposed:	10,404 sf/21,280 sf = .48

D Occupancy Bldg. GFA:
(at exterior sheathing finish)

Grd. Floor	5,075 sf	(471.4 sm)
2 nd Floor	5,329 sf	(495.0 sm)
	10,404 sf	(966.4 sm)

3.2.2.61. Group D, up to 2 storeys, sprinklered
Max. Bldg. Area = 2,400 sm if 2 storeys
Combustible/noncombustible construction

F.R.R.:

Floors:	0 hr. if combustible
LB. Walls, colns., etc.:	0 hr. if combustible
Roof:	0 hr.

3.2.2.67. Group E, up to 2 storeys, sprinklered
Max. Bldg. Area = 1,800 sm if 2 storeys
Combustible/noncombustible construction

F.R.R.:

Floors:	3/4 hr.
LB. Walls, colns., etc.:	3/4 hr.
Roof:	0 hr.



Igor Nardin Architect AIBC AAA

Table 3.1.3.1 Major Occupancy Fire Separations:

D & E: 0 hr.

Parking Bylaw Reference:

Shopping Centre and Retail Trade & Service Centres
4.3 spaces/100sm (1076 sf) of net area

Medical and Dental Offices:
1 space/18sm (194sf) of net floor area

Offices:
1 space/22sm (237sf) of net floor area

Loading:
1 space for less than 2800 sm

Parking Required: (C.O.N. Method = x .9 – Lobby)

10,404 sf x .9 – 564 sf = 8,799 sf (817 sm)
817 sm/100 sm = 35 Parking Spaces Req'd.

Or

Grd. Floor	5,075 sf x .9 – 564 sf /194 sf	= 20 spaces (Medical Offices)
2 nd Floor	5,329 sf / 237 sf	= 22 spaces (Offices)
		42 Spaces Req'd.

Building Height:

Permitted: 14m
Proposed: 10.7m (35'-0" – not including roof top mechanical equipment

Setbacks:

	Req'd.	Proposed
Front Yard – Norwell Drive:	3.0m	+3.0m
Front Yard – Island Hwy:	3.0m	+3.0m
Side Yard – East:	0m	13.2m
Side Yard – North:	0m	18.8m

LOCATION PLAN



DEVELOPMENT PERMIT NO. DVP01105

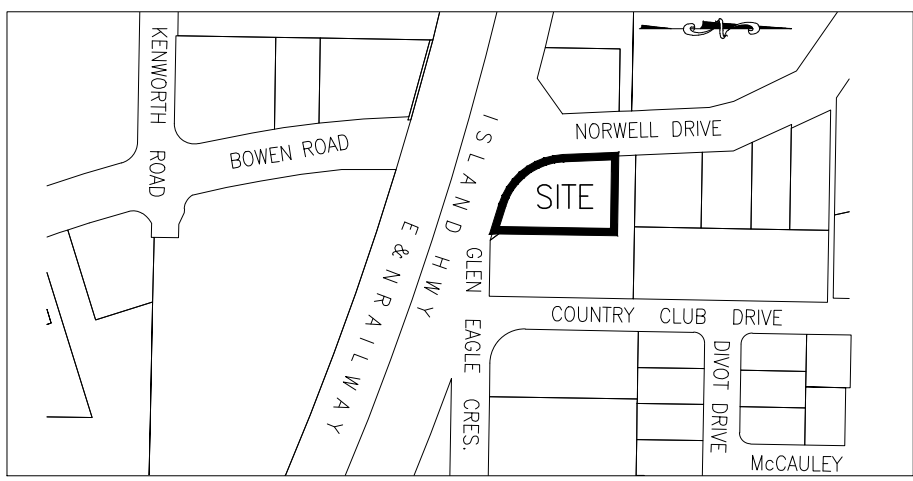
LOCATION PLAN



Civic: 2700 Norwell Drive
Legal Description: LOT A, SECTION 5,
WELLINGTON DISTRICT, PLAN 32586



Subject Property



SITE DATA:

ZONING:	COR3 COMMUNITY CORRIDOR
CIVIL ADDRESS:	2700 NORWELL DRIVE NANAIMO, BC
LEGAL ADDRESS:	LOT A, SECTION 5 WELLINGTON DISTRICT PLAN 32586
SITE AREA:	21,280 sf (0.568 ac)
BUILDING AREA:	D OCCUPANCY BUILDING 5,329 SF (501 SM)
COVERAGE:	Permitted: 60% Permitted Proposed: 5329 sf x 100 = 25% Proposed 21,280 sf
DENSITY:	Permitted: .75 Proposed: 10,404 sf = .48 Proposed 21,280 sf

D OCCUPANCY BLDG. OFA-
(AT EXTERIOR SHEATHING FINISH)

GRD FLOOR	5,075 SF (471.4 SM)
2ND FLOOR	5,329 SF (495.0 SM)
	10,404 SF (966.4 SM)

3.2.2.61. GROUP D, UP TO 2 STOREYS, SPRINKLERED
MAX. BLDG. AREA = 2,400 S.M. IF 2 STY.
COMBUSTIBLE/NONCOMBUSTIBLE CONSTRUCTION

F.R.R.:

FLOORS:	0 HR. IF NONCOMBUSTIBLE
L.B. WALLS, COLNS. ETC.:	0 HR. IF NONCOMBUSTIBLE
ROOF:	0 min.
BETWEEN SUITES:	0 min.

3.2.2.67. GROUP E, UP TO 2 STOREYS, SPRINKLERED
MAX. BLDG. AREA = 1,800 S.M. IF 2 STY.
COMBUSTIBLE/NONCOMBUSTIBLE CONSTRUCTION

F.R.R.:

FLOORS:	45 min.
L.B. WALLS, COLNS. ETC.:	45 min.
ROOF:	0 min.

TABLE 3.1.3.1 MAJOR OCCUPANCY FIRE SEPARATIONS

D & E NO F.R.R.

PARKING:

Required:

Shopping Centre & Retail Trade & Service Centres:
4.3 spaces per 100sm (1076sf) of net floor area
Offices: Medical & Dental
1 space per 18sm (194sf) of net floor area
Offices:
1 space per 22sm (237sf) of net floor area
Loading: 1 loading spaces for Less than 2800 sm

PARKING:

Required: (C.O.N METHOD x 9 - Lobby):

10,404 SF x 9 = 94,036 SF = 8799 SF (817sm) (Shopping Centre)
817sm / 100sm x 4.3 = 35 PARKING SPACES REQ'D.
or
GRD FLOOR 5,075 sf x 9 = 55,675sf / 194sf = 286 spaces (Med. Offices)
2ND FLOOR 5,329 sf / 237sf = 22 spaces (Offices)
42 spaces

Provided:

20 large car spaces
13 small spaces (13/35=37%)
2 b/c spaces
35 spaces provided
1 loading space provided

BUILDING HEIGHT:

Permitted:	14m
Proposed:	10.7m (35'-0") (NOT INCL. ROOF TOP MECHANICAL)

SETBACKS:

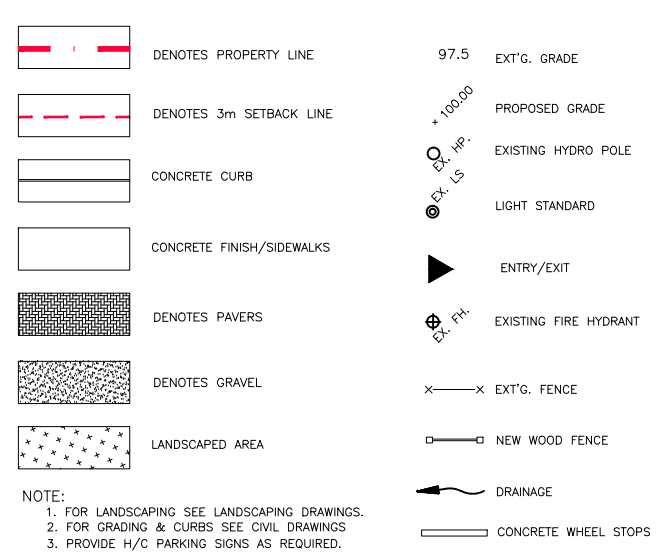
FRONT YARD - NORWELL DRIVE	3.0m
FRONT YARD - ISLAND HIGHWAY	3.0m
SIDE YARD (EAST):	0m
SIDE YARD (NORTH):	0m

REC'D:

3.0m
3.0m
0m
0m

PROPOSED:

+3.0m
+3.0m
13.2m
18.8m



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SUBMITTED FOR DP: 5/22/18

Site Plan Scale 3/32"=1'-0"

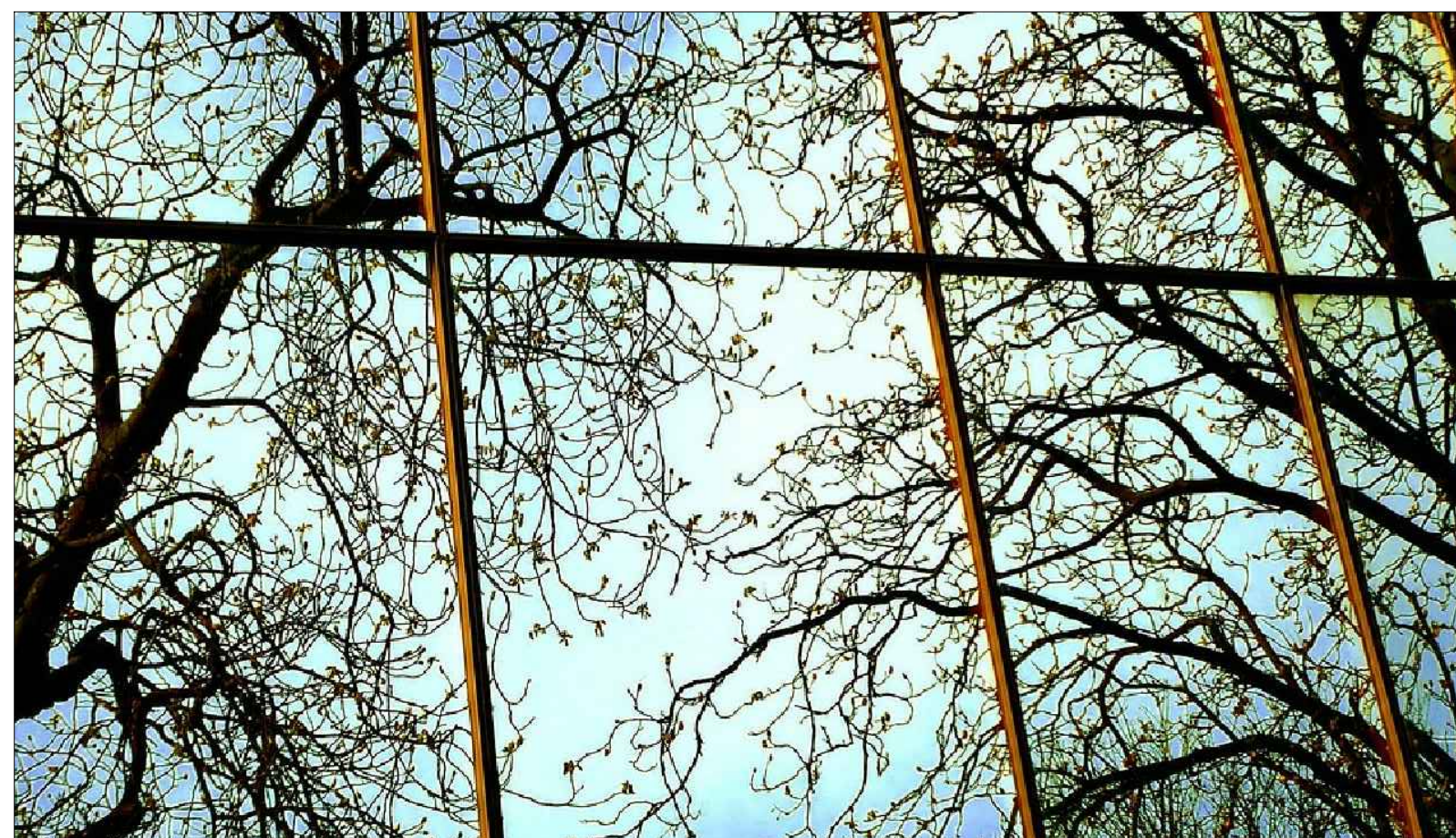


Landscape Plan Scale 3/32"=1'-0"

LANDSCAPING LEGEND:

	SWEETGUM LIQUIDAMBER STYRACIFLUA FALL COLOUR, WINTER TRACERY
	SNOWBELL STYRAX JAPONICA EARLY SUMMER, FRAGRANT FLOWERS
	VANDERWOLF PINE PINUS FLEXILIS VANDERWOLF EVERGREEN CONIFER
	GALLERY PEAR PYRUS CALLERYANA CHANTICLEER WHITE FLOWERS, MID SPRING
	LARGE ORNAMENTAL GRASSES
	RAIN GARDEN
	GRASS

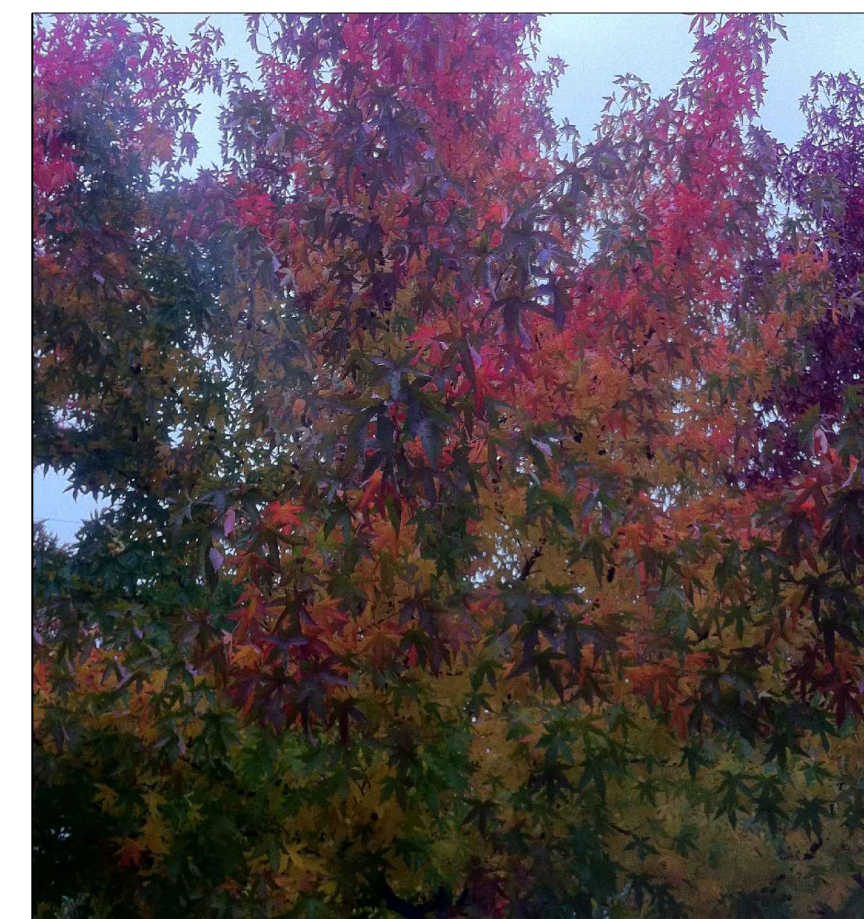
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SUBMITTED FOR DP: 5/22/18



Reflections



Sweetgum - winter tracery



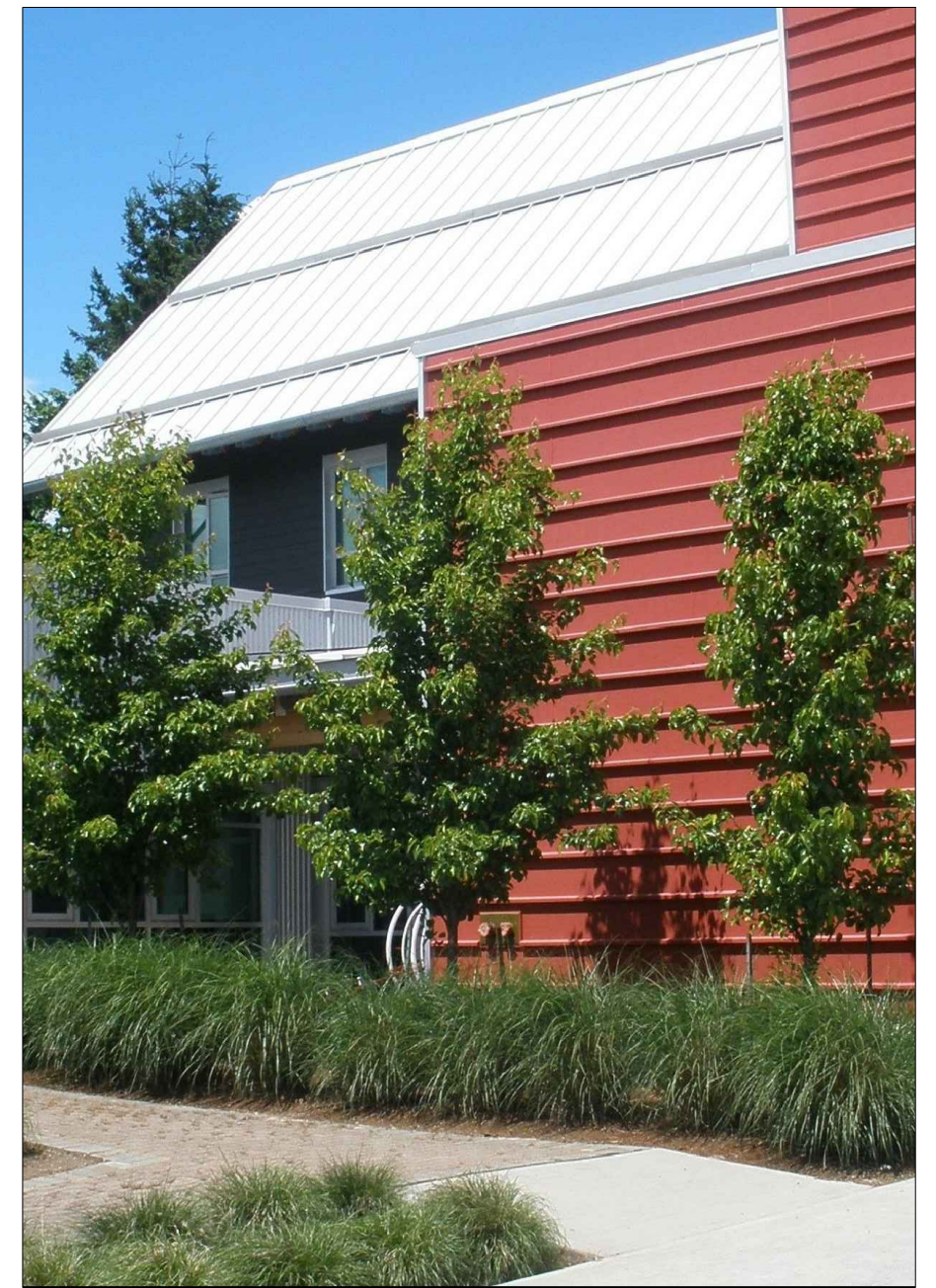
Sweetgum - fall colour



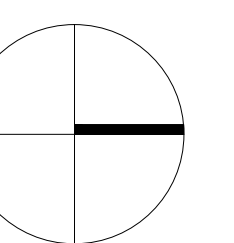
Snowbell - summer flowers

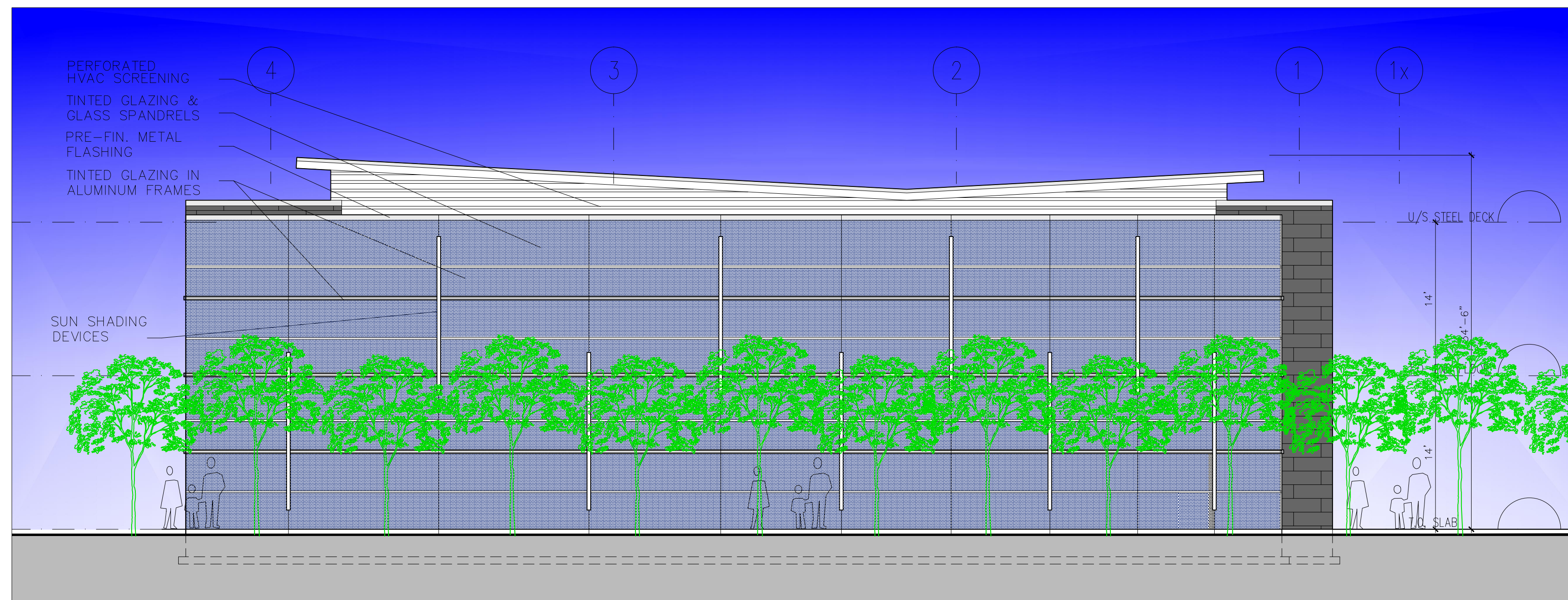


Vanderwolf Pine - evergreen conifer

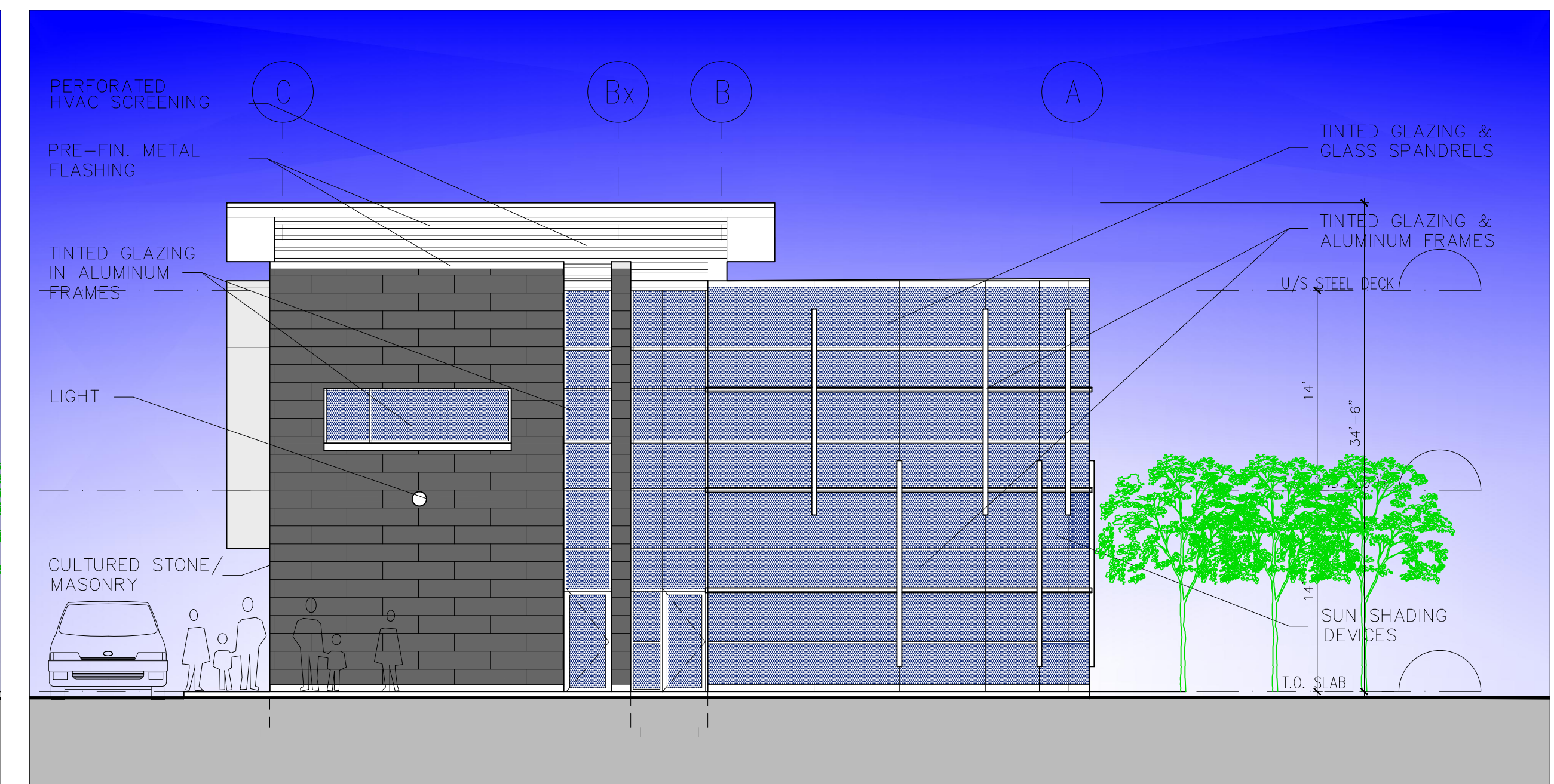


Gallery Pear-summer foliage

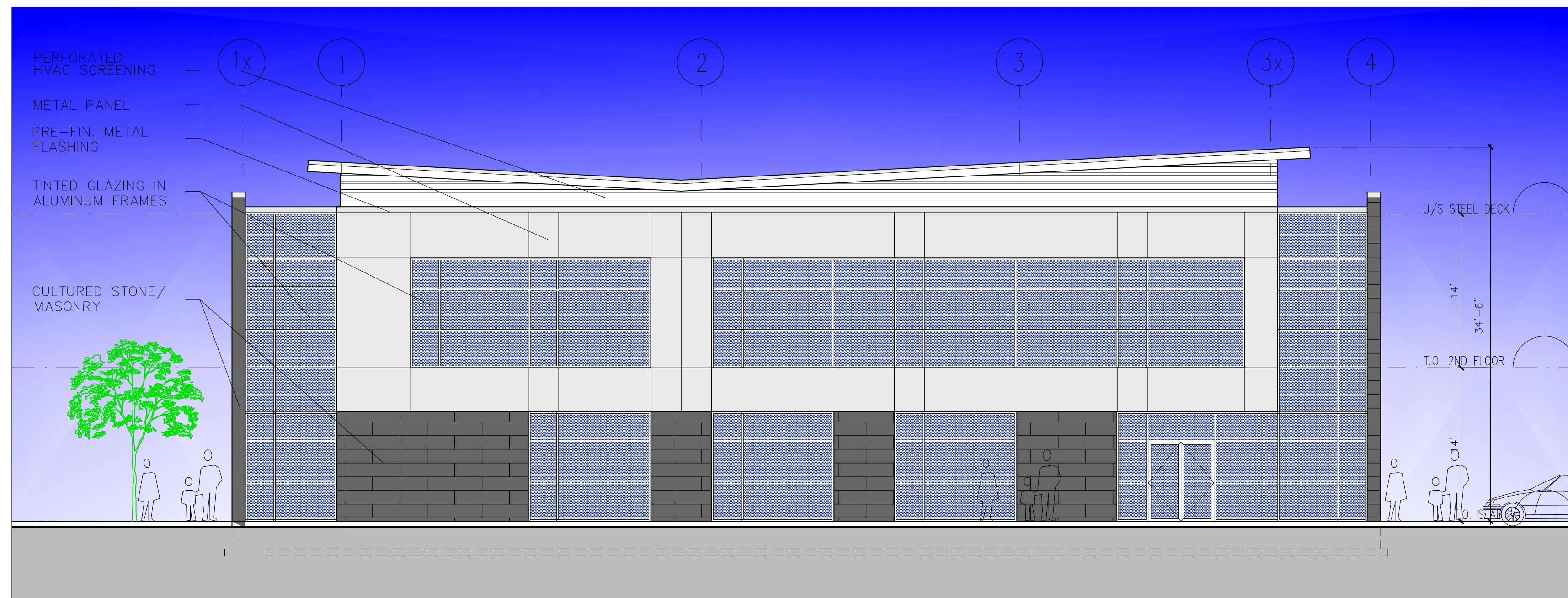




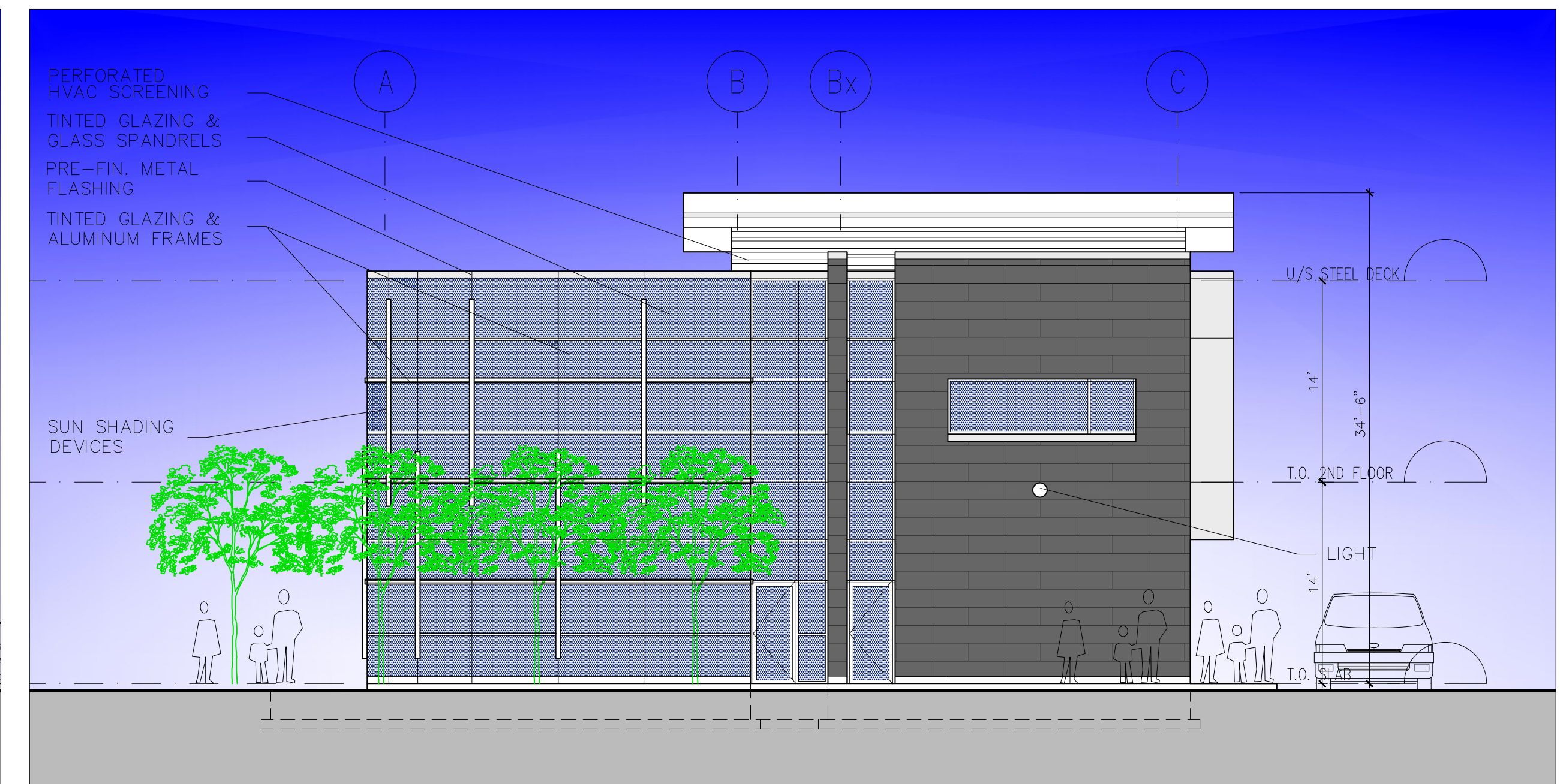
West Elevation



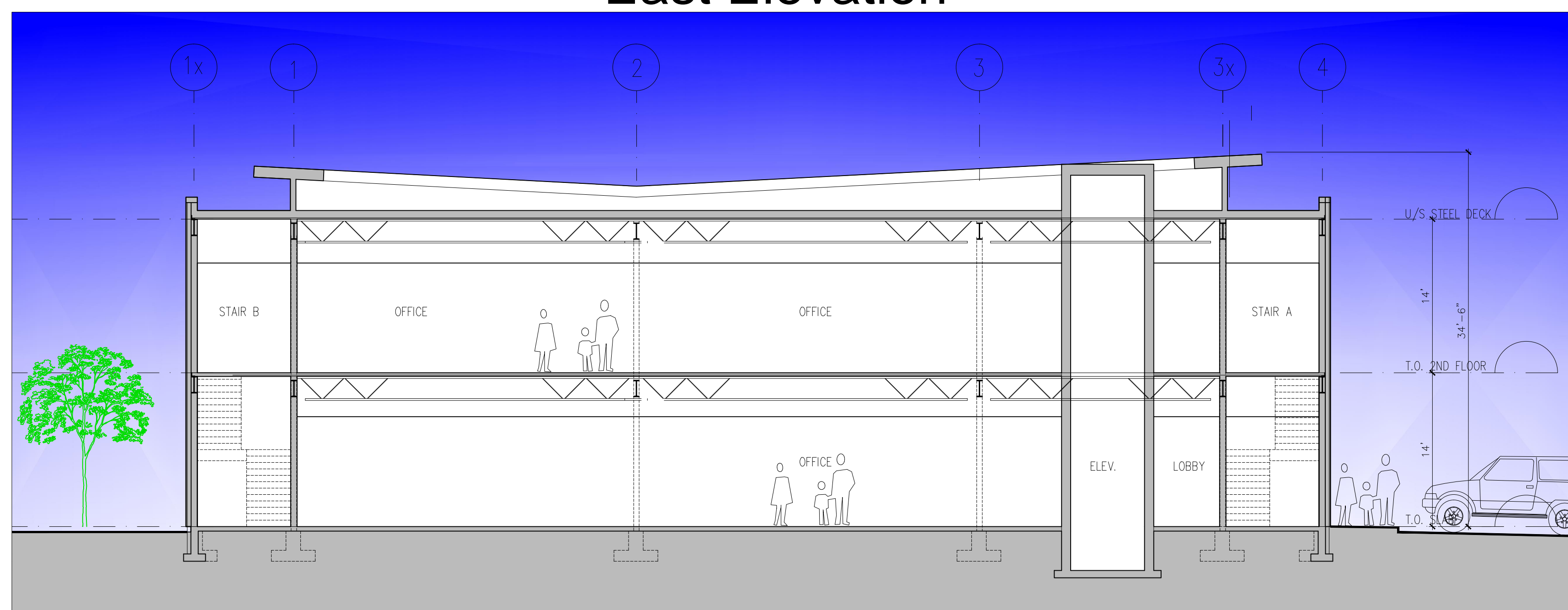
North Elevation



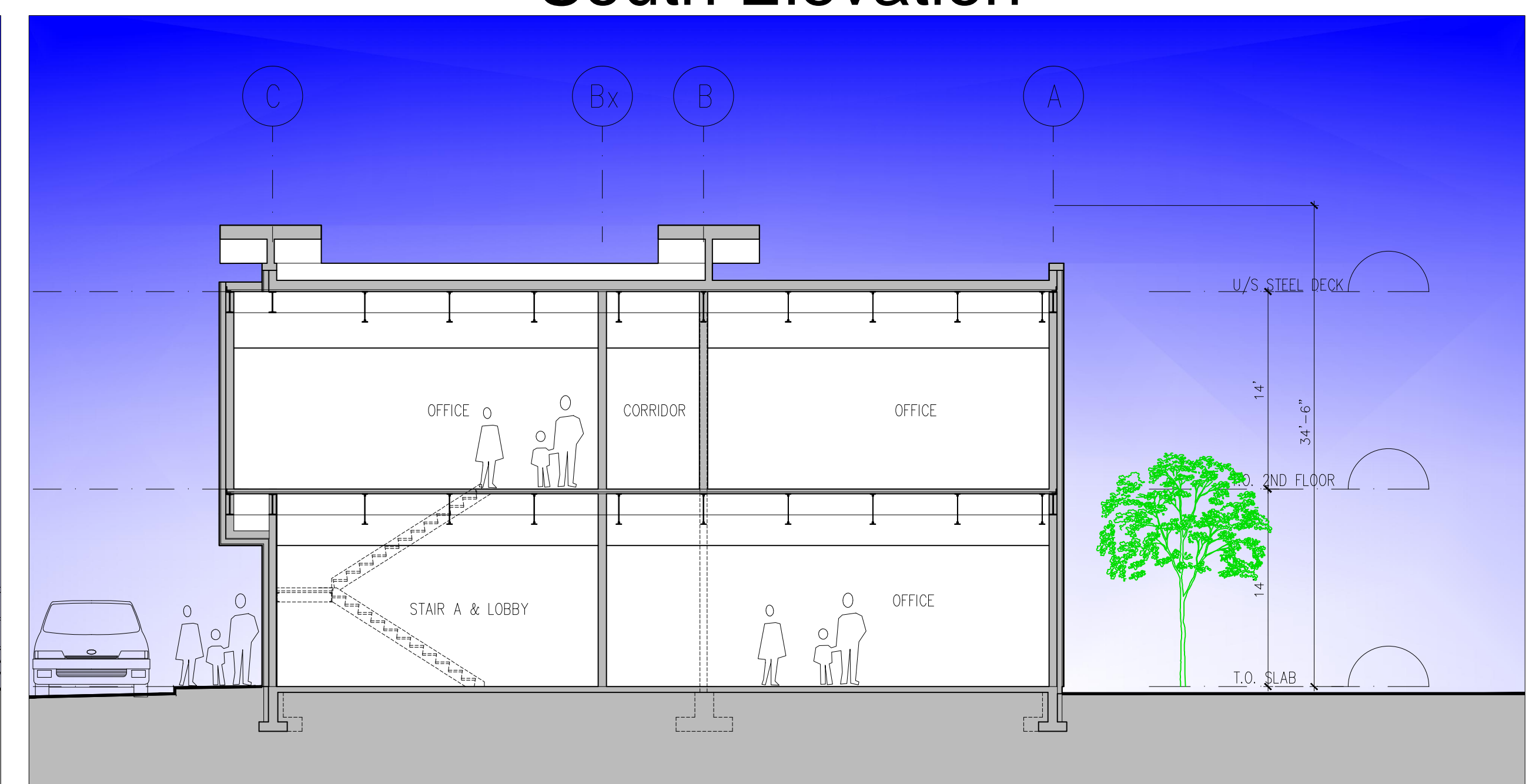
East Elevation



South Elevation

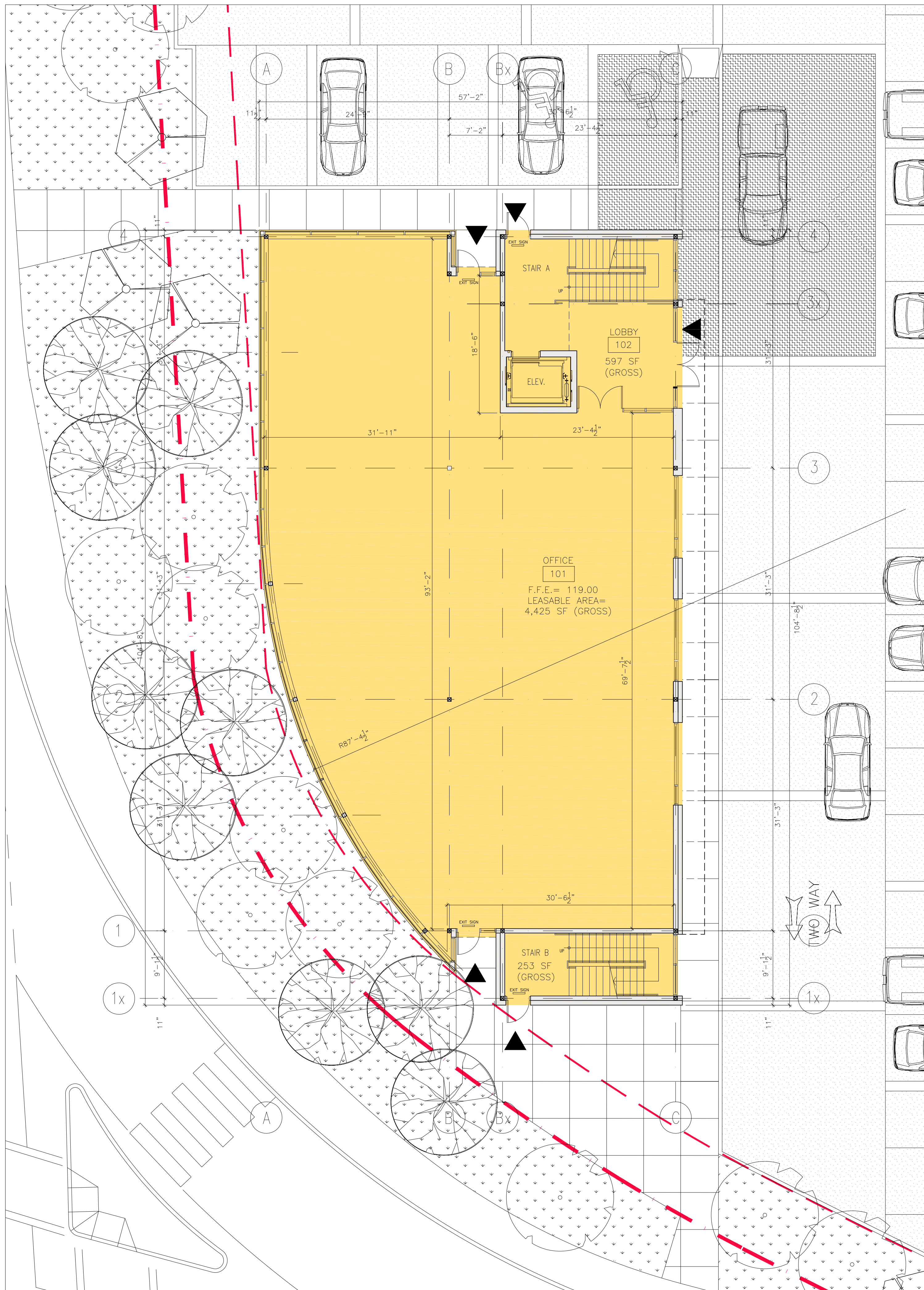


N-S Building Section Scale 1/8"=1'-0"



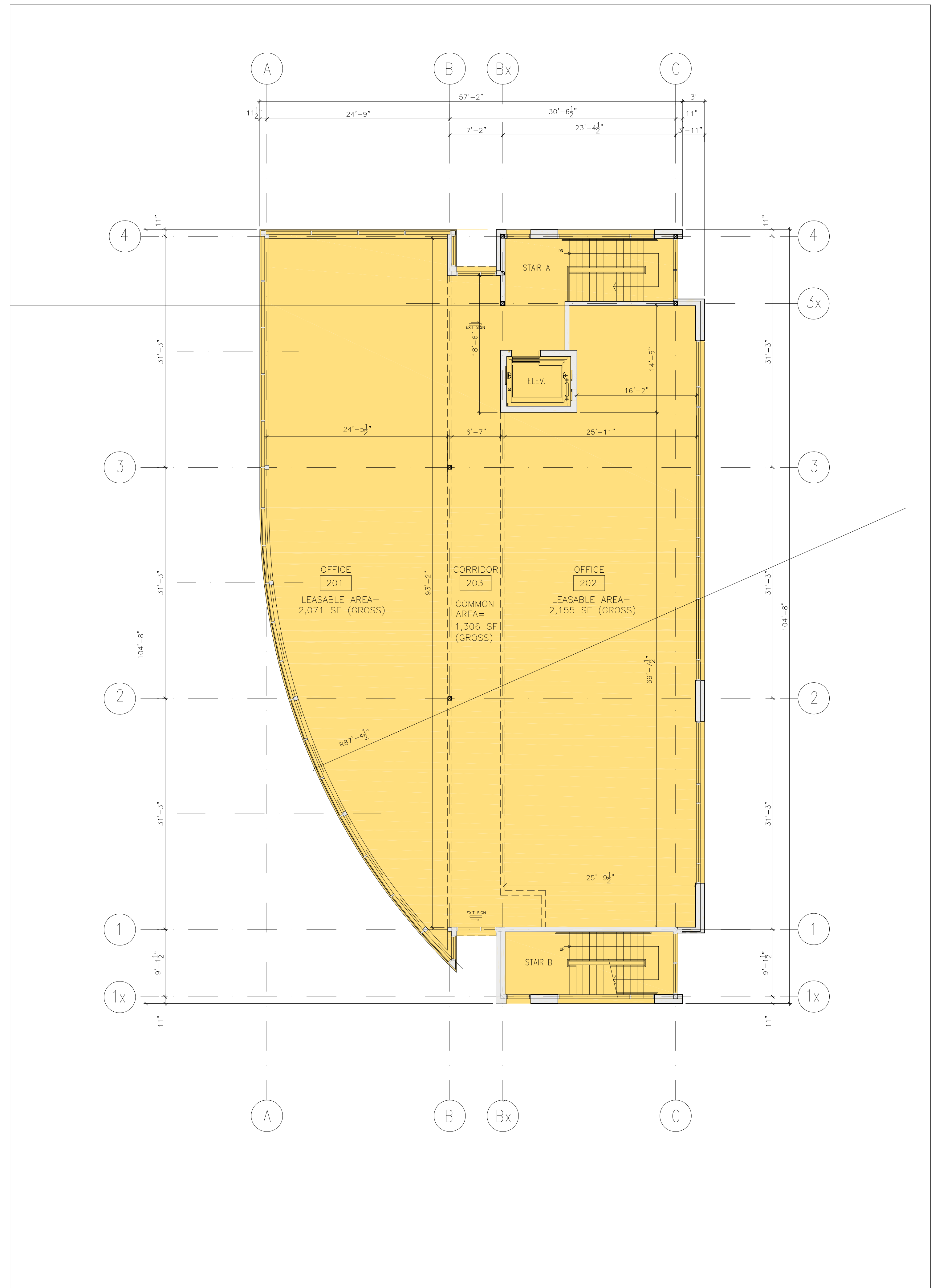
E-W Building Section

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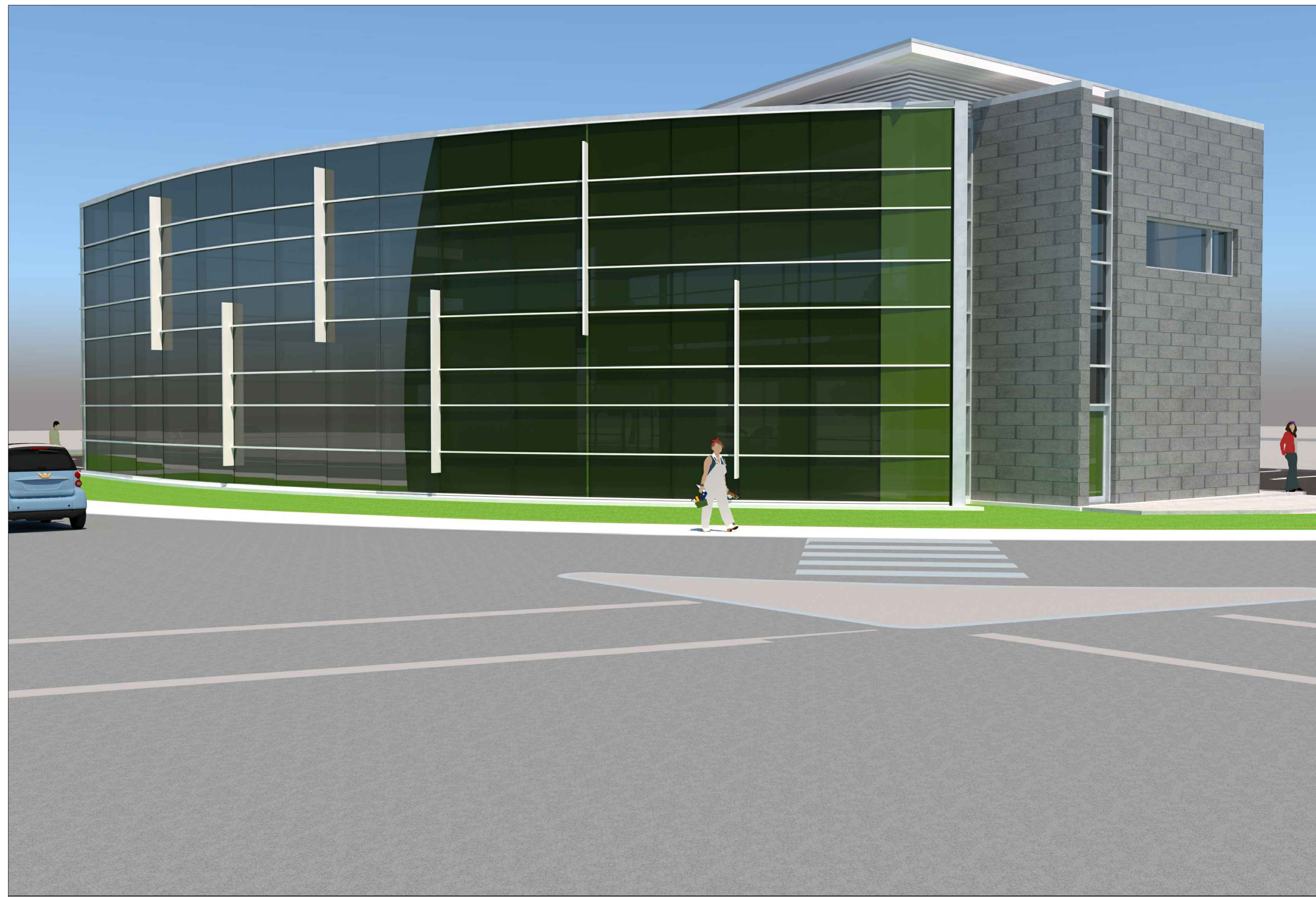


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Ground Floor Plan Scale 1/8"=1'-0"



Second Floor Plan Scale 1/8"=1'-0"



N-E View



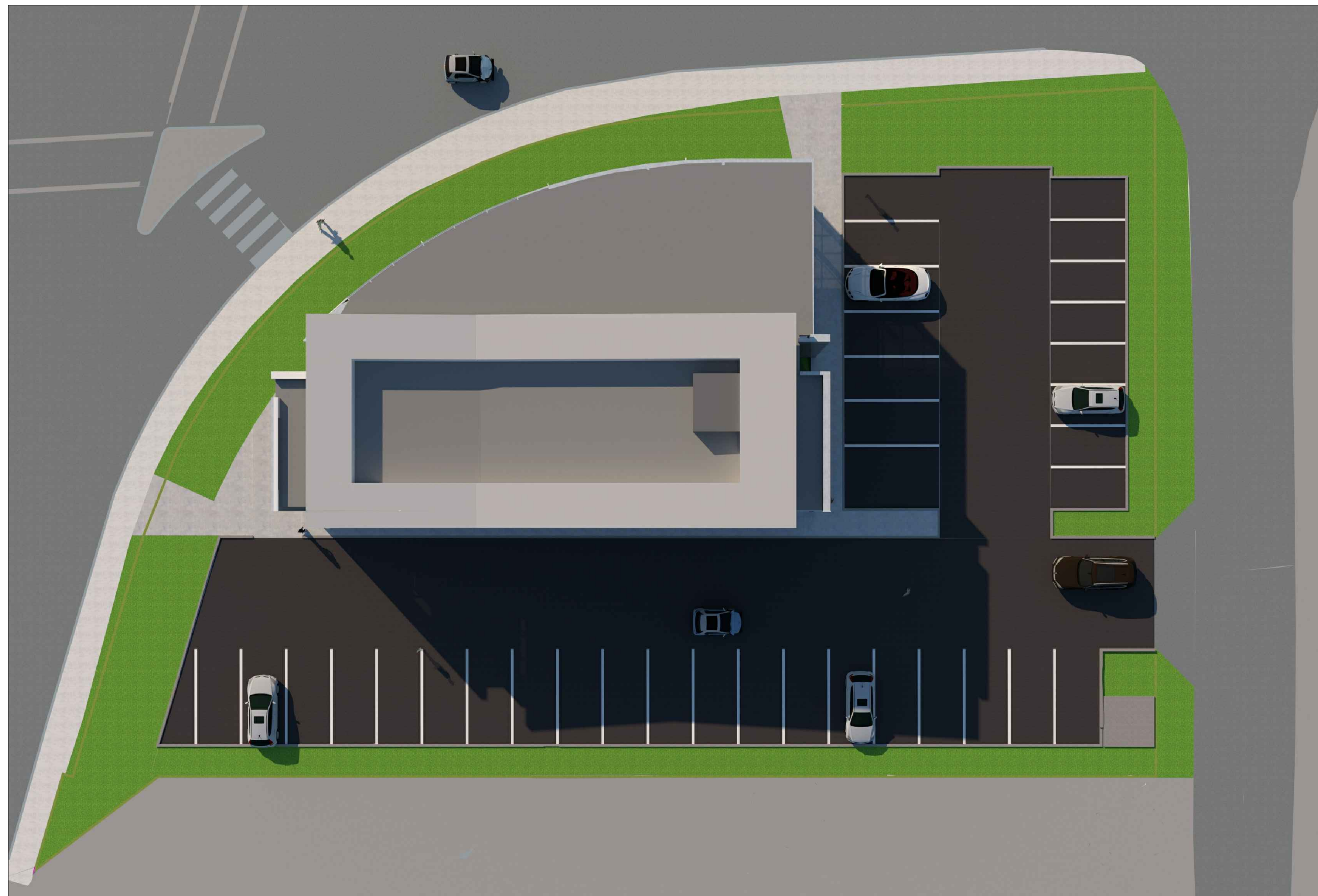
N-W View



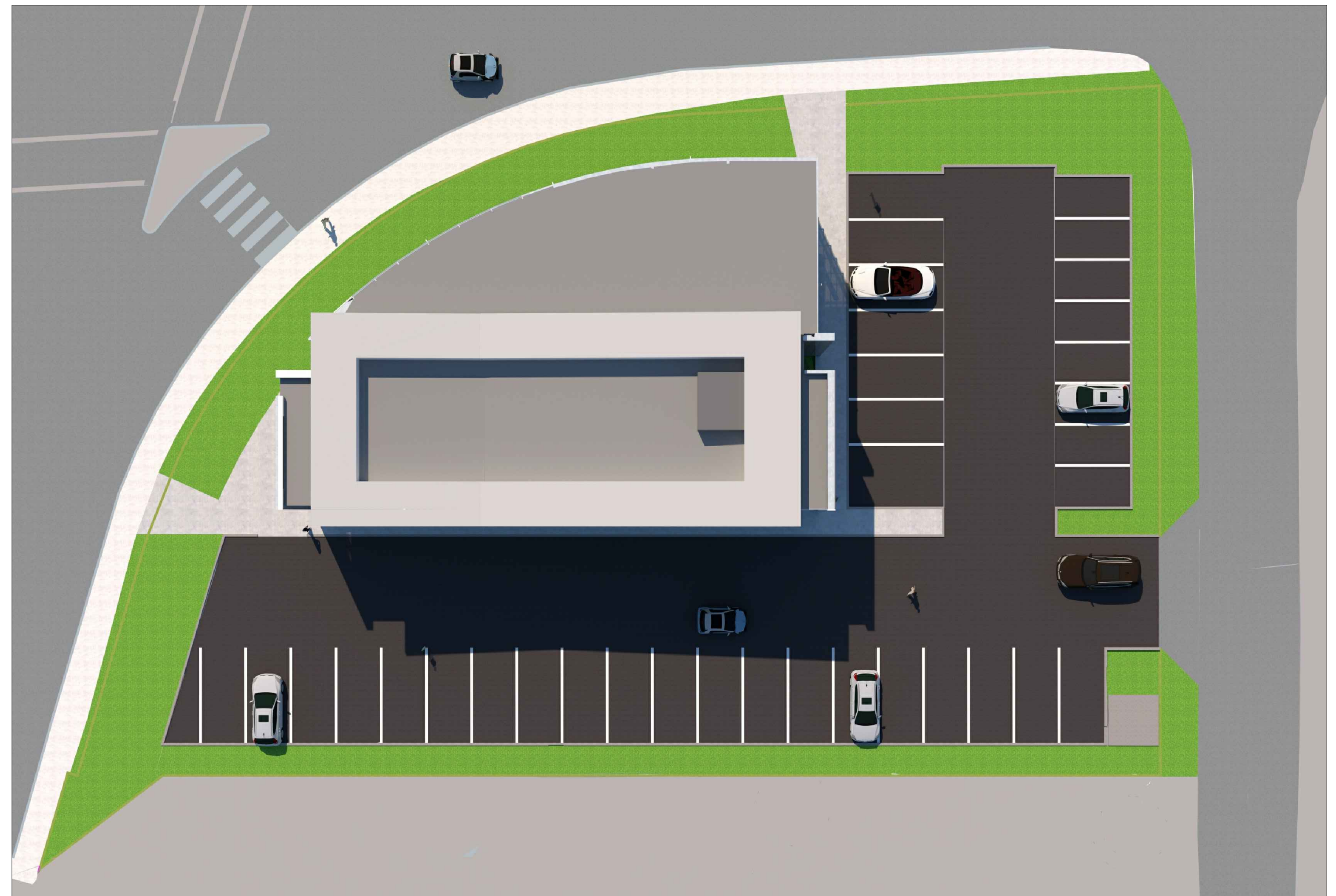
S-E View



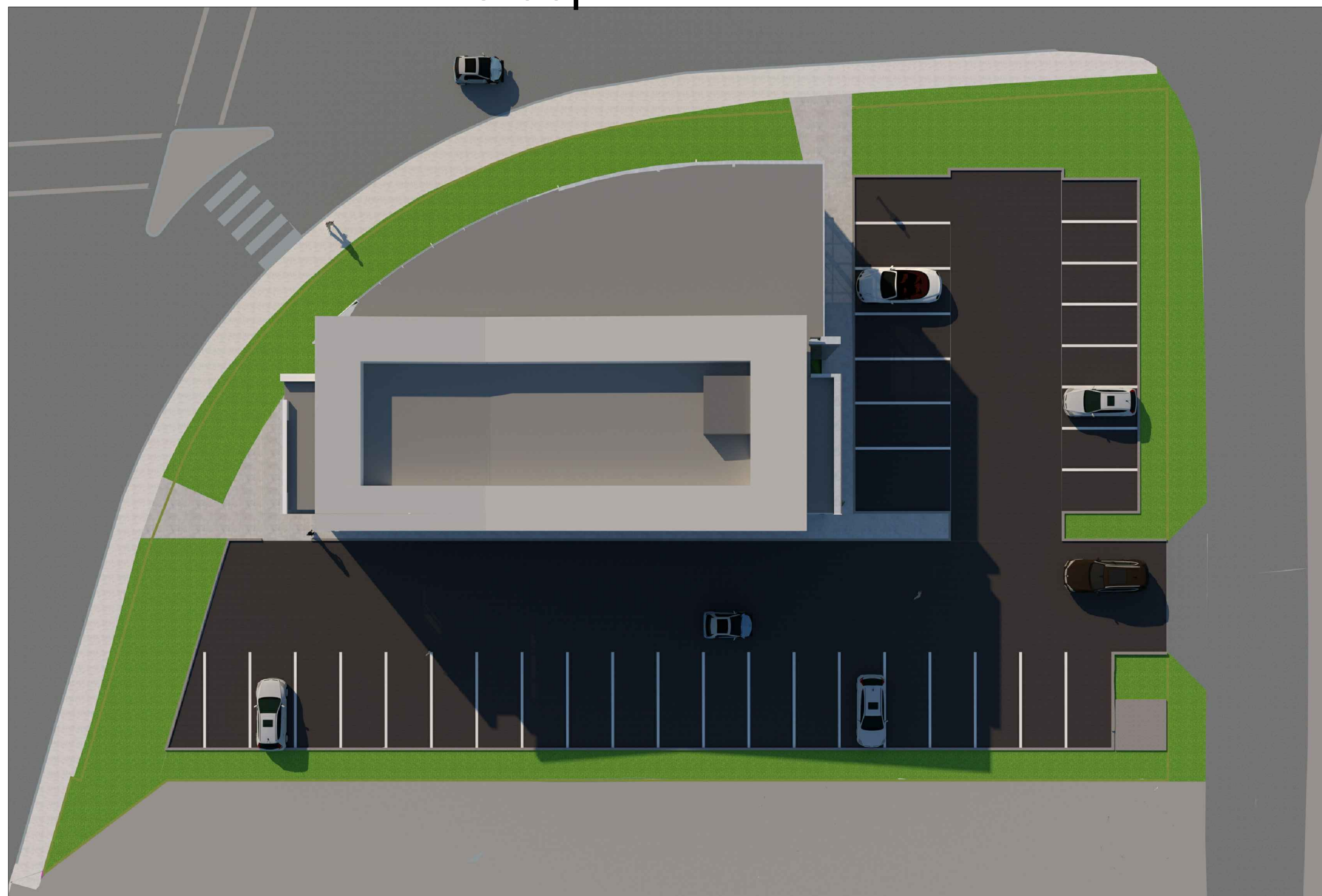
S-W View



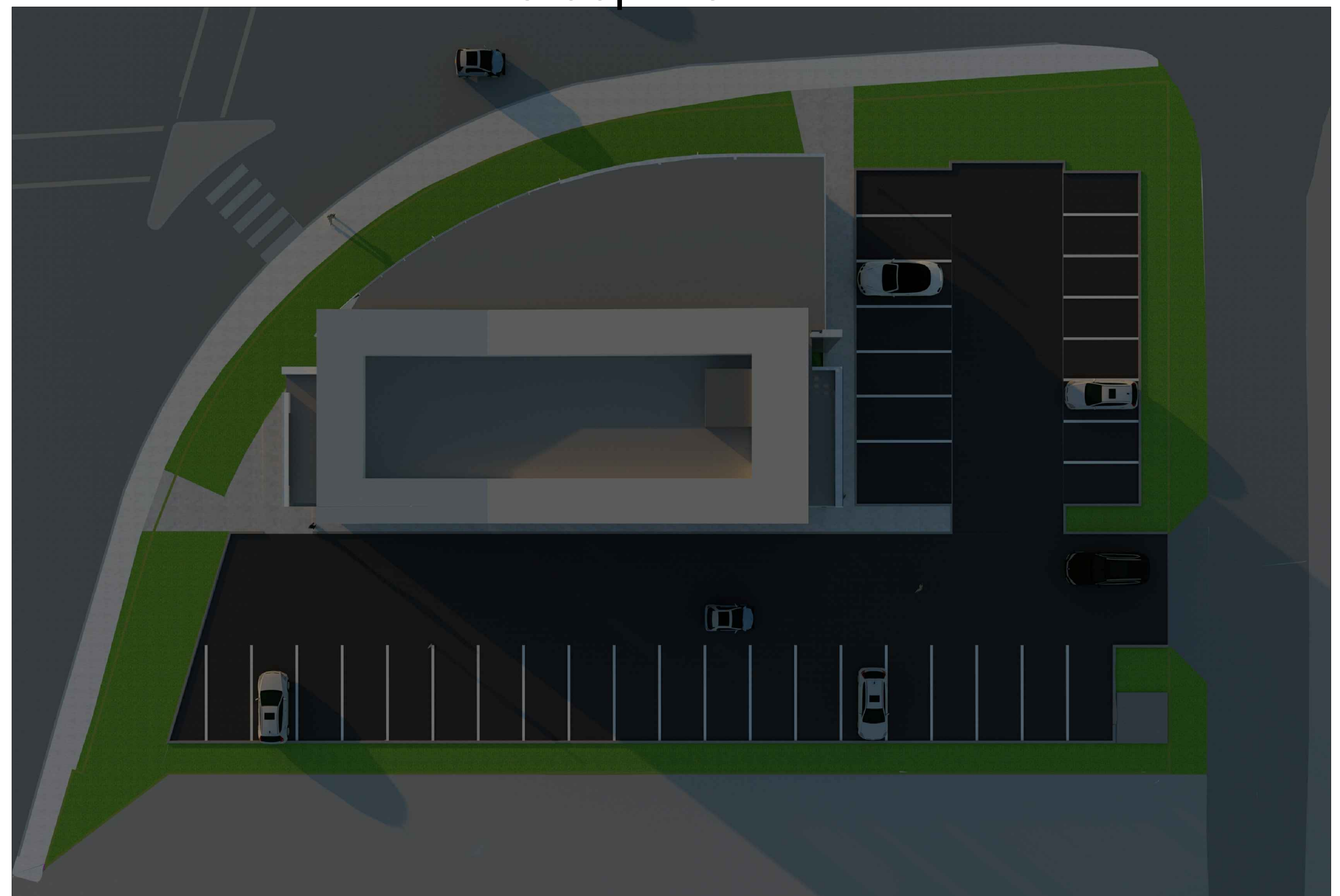
3:00pm March 21



3:00pm June 21



3:00pm September 21



3:00pm December 21

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SUBMITTED FOR DP: 5/22/18



Curtain Wall Glazing



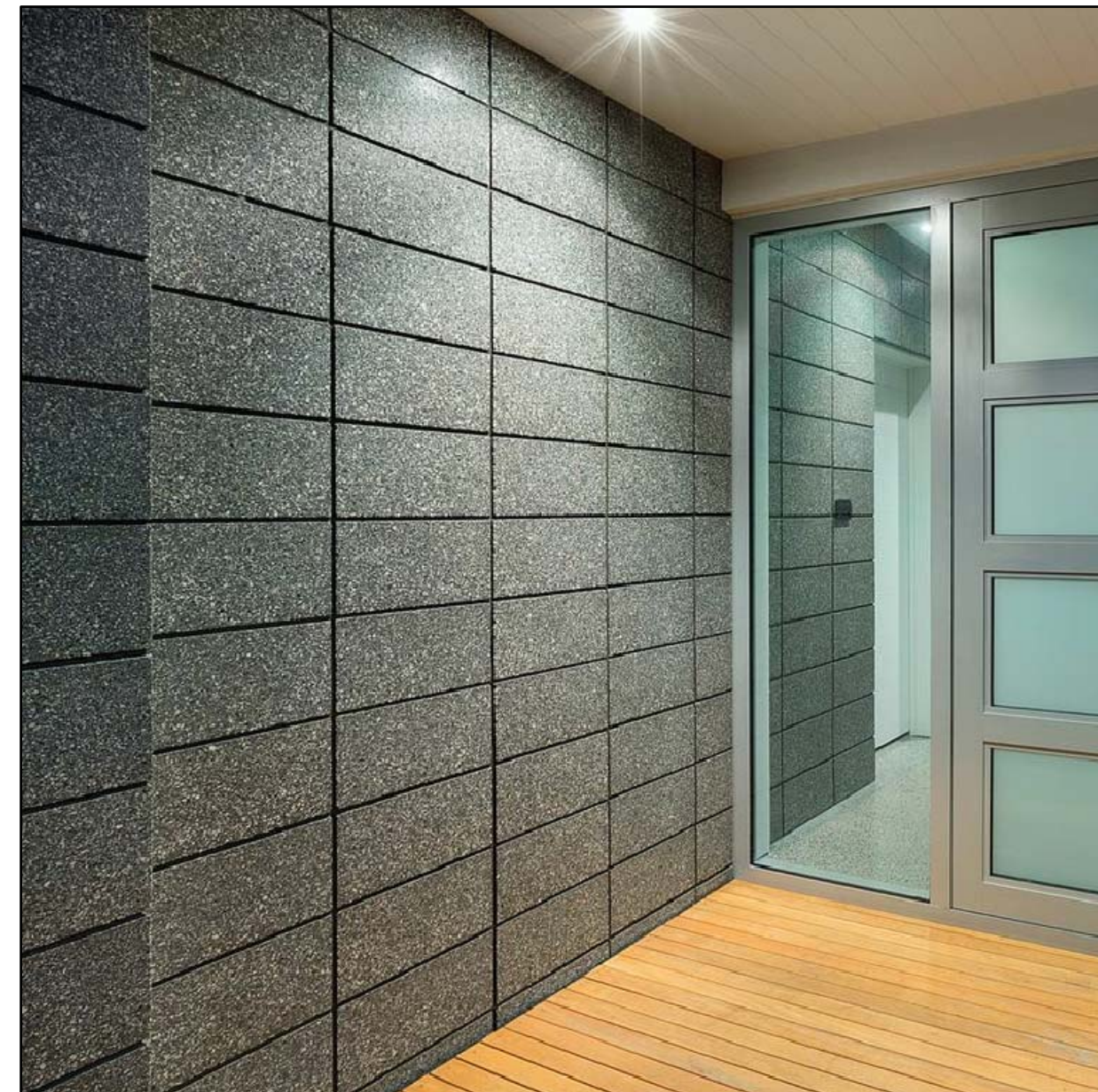
Metal Cladding



Storefront Glazing



Shading Devices



Masonry Veneer



Rooftop Equipment Screening



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Nanaimo BC

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2018-MAY-24
Current Planning & Subdivision

AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT NO. DVP01105