



## **AGENDA DESIGN ADVISORY PANEL MEETING**

August 23, 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. **ADOPTION OF AGENDA:**
3. **ADOPTION OF MINUTES:**
  - a. **Minutes of the Meeting Held 2018-JUL-26** 2 - 3

Minutes of the Design Advisory Panel Meeting held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday July 26th, 2018 at 5:00 p.m.
4. **PRESENTATIONS:**
  - a. **Development Permit Application No. DP001111 - 2202 Meredith Road** 4 - 21

A development permit application was received from Alan Lowe Architect Inc., on behalf of Branric Enterprises to develop an eight unit townhouse (three buildings) and one four-plex development. The subject property is legally described as Lot 1, Section 17, Range 7, Mountain District, Plan EPP83590.
  - b. **Development Permit Application No. DP001110 - 450 Wentworth Street** 22 - 36

A development permit application was received from Tidalwest Building Projects Ltd., to raise an existing residential building and develop additional commercial office space within. The subject property is legally described as Lot 3, Block 38, Section 1, Nanaimo City, Plan 584.
5. **ADJOURNMENT:**

**MINUTES**  
OPEN DESIGN ADVISORY PANEL MEETING  
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2018-JUL-26 AT 5:00 P.M.

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PRESENT:   Members:   Gur Minhas (Chair)  
                              Councillor Jerry Hong  
                              Daniel Appell  
                              Charles Kierulf  
                              Kevin Krastel

                  Absent:   Frank Basciano  
                              Martin Hagarty  
                              Will Melville

                  Staff:     L. Wright, Planner, Current Planning and Subdivision  
                              L. Nielsen, Recording Secretary

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:00 p.m.

2.    ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, as amended, 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-JUL-12 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1097 – 1900 Griffiths Road (Lot 3)

Lauren Wright, Planner, Current Planning and Subdivision, introduced the project and spoke regarding the need to complete the subdivision process in order to move the application forward and the Boxwood Road extension.

Gunter Yost, Project Manager, Universal Estates BC Ltd., provided an overview of the project and spoke regarding site context, the intent of the building design and introduced the project team members in attendance.

Derek Matthews, Architectural Technologist, Herold Engineering presented the project and spoke regarding truck movements, parking area screening and the pathway connection to Boxwood Road.

- There is a secondary access from Griffiths Road.

- Vertical/Horizontal Hardie siding will be used for the warehouse.
- Accent colours - corporate colours of moving company.
- A timber canopy will be constructed to define the main entry - shed roof forms to tie into Boxwood area buildings.

Pat Harrison, Landscape Architect of JPH Landscape Consultants presented the landscape plan and spoke regarding the overall landscape plan including following the curvature of the road; landscape wall, proposed planting material (hardy varieties proposed), trees and incorporation of rain gardens.

Derek Matthews, Architectural Technologist, Herold Engineering, presented the site servicing requirements. The Griffiths Road frontage needs upgrading which will likely include a storm water upgrade. Mr. Matthews also discussed overland drainage, water infiltration, site access and water/sanitary.

Panel discussions took place regarding the following items:

- the proposed site access;
- landscape details re: site lighting, bike storage, fencing and garbage enclosure;
- the possible continuation of bioswale along Boxwood Road;
- architectural detailing re: window placement, trim/need to create some depth/shadow lines; and,
- the proposed location for mechanical equipment (proposed for the top of the pre-engineered building).

It was moved and seconded that Development Permit Application No. DP1097 be accepted as presented. The following recommendations were provided:

- Consider continuing the asphalt to the access on the Griffiths Road side of the property;
- Look at ways to strengthen the form and character on the lower side of the office (ie . trim/detail windows to create shadow line);
- Look at ways to provide screening for rooftop mechanical; and,
- Provide site details to Staff regarding: lighting, bike storage and garbage enclosure(s).

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:29 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001111 – 2202 Meredith Road

***Applicant / Architect:*** ALAN LOWE ARCHITECT INC. (Alan Lowe)

***Owner:*** GRACE LOWE

***Landscape Architect:*** BRAD FORTH

***Subject Property:***

<i>Zoning</i>	R6 – Townhouse Residential
<i>Location</i>	The subject property is located at the northwest corner of the Tulsa Road / Meredith Road intersection
<i>Total Area</i>	1,578m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multi-Family, and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Design Guidelines

### BACKGROUND

A rezoning application (RA388) was approved for 2202 Meredith Road on 2018-JUL-09 to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site-specific provisions to increase the maximum permitted building height and floor area ratio to allow an eight-unit multiple-family development. A 2.5m road dedication was taken along Meredith Road at the time of rezoning.

### PROPOSED DEVELOPMENT

The proposed development includes 8 townhouse units in 3 buildings consisting of two duplexes and one four-plex. The units located in Block 1 are approximately 109m<sup>2</sup> each in floor area, and the units in Blocks 2 and 3 are approximately 95m<sup>2</sup>.

*Site Context*

The subject property is located in an area characterized by a mix of uses and lot sizes. A low density neighborhood consisting primarily of single dwelling and duplex lots, is located to the north and west of the subject property. Large lots zoned Single Dwelling Residential (R1) with development potential and the Boxwood Industrial Park are located to the south. Directly across Tulsa Road to the west, the properties are designated Corridor per the Official Community Plan. These lots consist of single residential dwellings, a religious institution, two new four-storey multiple family developments, and a mixed-use building at the corner of Meredith and Bowen.

A single residential dwelling is currently located onsite, which will be removed prior to development.



### Site Design

The proposed building siting relates to the street with a strong presence on both frontages of the property. The drive aisle runs through the middle of the property and is accessed from Tulsa Road. Parking is provided at the rear of the property. Units 3-8 have private garage parking spaces, while Units 1 & 2 have private parking spaces adjacent to their units.

There is private outdoor space available to the units in the front yards, which creates residential expression and buffering from the street. Each unit has a walkway leading to the street and the sidewalk network extends into the private drive aisle for further defined pedestrian access into the development.

### Building Design

The buildings form is a west-coast modern expression with flat roofs. Block 2 and Block 3 are both three-storeys and are located adjacent to Corridor-designated properties. Block 1 is two-storeys and steps down from the three-storey form in order to provide a sensitive transition to the adjacent Neighbourhood-designated property to the west.

The exterior treatments include wood and Hardie plank and colour treatments that add character to the building facades. The front doors are accented with an architectural feature which adds further residential expression to the building base. The units have decks with partial weather protection and surface mounted aluminum guard rails with glazing. There is space between the buildings to provide sunlight penetration.

### Landscape Design

The proposed landscape plan includes multi-functional street elements on both street frontages that provide a sense of place and define private outdoor space areas. Scored concrete walkways and patios lead from the street to each entrance and planting areas will be used to further define entrances.

A wood fence runs along the entire property edge that is punctuated by the drive aisle and walkway entrances.

Two large trees will be retained on the property and a red cedar hedge and large flowering trees will be planted to provide natural buffers from neighbouring properties located to the north and west.

#### Staff Comment:

- Applicant to provide details regarding irrigation, stormwater management, fence details and the retaining wall.
- The Design Guidelines note that the landscape design should provide for useable, attractive, and secure private and common outdoor space. Consider how the common outdoor amenity space could be better programmed to meet these guidelines.

## **PROPOSED VARIANCES**

### *Minimum Front Yard Setback*

The minimum front yard setback is 6m. The proposed front yard setback is 3.5m for the duplex (Block 3) facing Tulsa Road, a proposed variance of 2.5m.

### *Minimum Flanking Side Yard Setback*

The minimum flanking side yard setback is 4m. The proposed flanking side yard setback for the fourplex (Block 2) facing Meredith Road is 3m, a proposed variance of 1m.

### *Minimum Side Yard Setback*

The minimum side yard setback is 3m. The proposed side yard setback for the duplex (Block 3) along the north property line is 1.83m, a proposed variance of 1.17m.

### *Minimum Rear Yard Setback*

The minimum rear yard setback is 7.5m. The proposed rear yard setback is 3.77m for the duplex (Block 1) along the west property line, a proposed variance of 3.73m.

### *Maximum Building Height*

The maximum allowable building height is 9.2m (site specific rezoning). The proposed building height is 9.4m, a proposed variance of 0.2m.

July 18, 2018

City of Nanaimo  
455 Wallace Street  
Nanaimo, British Columbia  
V9R 5J6

Attention: Tamera Rogers, Planner, Current Planning and Subdivision

Re: Development Permit Application – 2202 Meredith Road

Dear Ms. Rogers;

Further to the adoption of our zoning bylaw on July 9, 2018 changing the zone from R-1 to R-6 site specific, we are pleased to submit our development permit application for your review and approvals.

Our eight unit townhouse project consists of 3 buildings with two duplexes and one four-plex. We have designed the townhouses so each townhouse will have a street presence on either Meredith Road or Tulsa Street. Two of the building are three storeys in height with a parking space on the ground floor. We have reduced the duplex to two storeys on the west side of the site as a transition down to the single family dwellings to the west of our property. The parking is located at the back of the property, shielded by the townhouse units facing the street. Each townhouse unit will have a private front yard patio for enjoyment of the outdoors.

Our townhouse units are a westcoast modern design. We are combining the use of wood, hardi-plank and hardi-panels on the exterior of the building over a rainscreen. The windows will be vinyl and the roof decks will have surface mounted aluminum guard rails with glazing. The roof will be flat. We feel the mix of materials and colours on this project will be a welcome addition to this neighbourhood, creating a transition from the corridor zoning to the east to the single family zoning to the west.

A 2.5 metre road dedication on Meredith Road has been registered in favour of the City of Nanaimo and a community contribution has been paid to the City for improvements to

#203-1110 Government Street, Victoria, B.C.  
tel. 250.360.2888 fax.250.360.2555



Fern Road Park. It is our desire to retain the two large trees on our property and we will work with an arborist the assist us during construction. Our intention is to limb the lower branches so the trees are trimmed along the lower portions. This will create a more enjoyable pedestrian experience along the sidewalks on Tulsa and Meredith as well as providing some shade to the project.

We are also seeking some minor variances for this project. We are requesting minor setback variances for our buildings. This allows us to set the three buildings on the site further apart from each other and does not create one large mass in the middle of the site. We are requesting that the front yard setback be reduced from 6.0 metres to 3.5 metres. This is along the Tulsa frontage, creating a more street friendly patio and front yard for the duplex. This yard also becomes the side yard for the four-plex. We are requesting the rear yard to be reduced from 7.5 metres to 3.77 metres. In the bylaws, the rear yard is the yard opposite the front yard, but really acts like a side yard for the duplex to the west. A side yard would only have required a 3.0 metre setback. We are requesting the flanking yard setback of 4.0 metres be reduced to 3.0 metres. This is the Meredith Street frontage and we are also providing a 2.5 metres SROW to the District of Nanaimo along this frontage. With a separated sidewalk and boulevard, we feel the requested variance will create a more pedestrian friendly street face. We are also requesting a side yard setback for the duplex from 3 metres to 1.83 metres. A typical setback for single family houses is 1.5 metres for a side yard setback and the duplex that we are proposing is no larger than a single family house in this location. The final variance being requested is a building height variance. We rae requesting that we be allowed to build our roof elements to 9.4 metres instead of 9.2 metres. By varying the roof elements, we feel that we are able to create a better design for the buildings

We trust that this is acceptable. Should you have any questions, please contact us at 250-360-2888.

Yours truly,

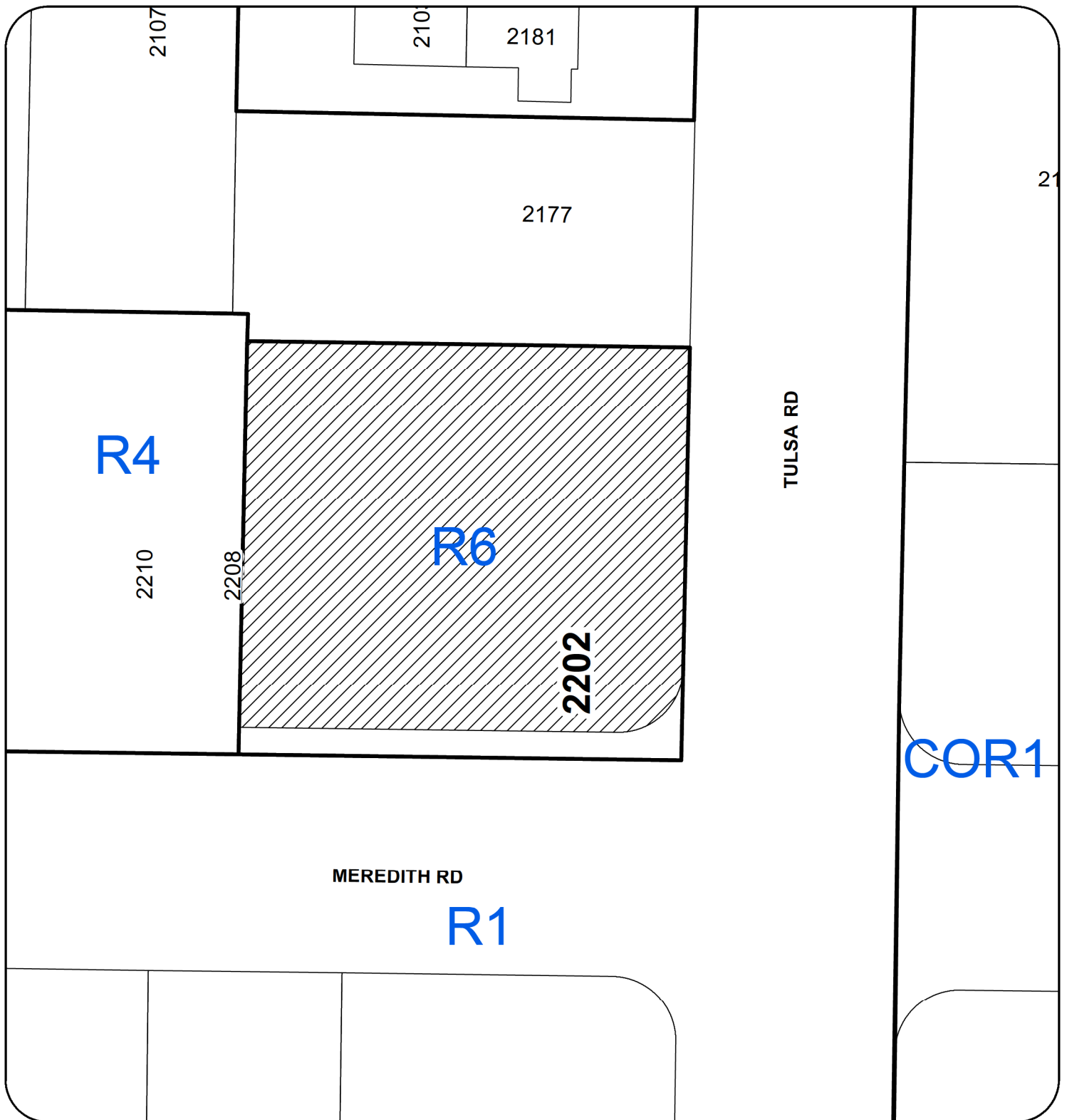
A handwritten signature in black ink, appearing to read 'Alan Lowe', written in a cursive style.

Alan Lowe, Architect AIBC

Alan Lowe Architect Inc.

cc. Branric Enterprises Ltd.

# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001111

## LOCATION PLAN

Civic: 2202 MEREDITH ROAD  
Legal Description: LOT 1, SECTION 17,  
RANGE 7, MOUNTAIN DISTRICT,  
PLAN EPP83590



Subject Property

# ISSUED FOR DEVELOPMENT APPLICATION



2202 MEREDITH ROAD  
NANAIMO, BRITISH COLUMBIA  
PROJECT NUMBER: 17-510  
AUG 20, 2018

alan **lowe** architect inc.  
#118 - 21 Erie Street, Victoria, British Columbia  
t 250.360.2888

## INDEX OF DRAWINGS

ARCHITECTURAL	
A0.0	COVER SHEET
A1.0	SITE PLAN
A2.0	BLOCK #2 - FLOOR PLANS
A2.1	BLOCK #3 - FLOOR PLANS
A2.2	BLOCK #1 - FLOOR PLANS
A3.0	BLOCK #2 - ELEVATIONS
A3.1	BLOCK #3 - ELEVATIONS
A3.2	BLOCK #1 - ELEVATIONS
A3.3	STREETSCAPES
A3.4	RENDERINGS
L1.0	LANDSCAPE PLAN

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Current Planning & Services

project title:  
**PROPOSED RESIDENTIAL DEVELOPMENT**

2202 MEREDITH ROAD,  
NANAIMO BC

COVER SHEET  
INDEX OF DRAWINGS

project no.: 17-510

date: 20 AUG 2018 scale: AS NOTED

checked by: LOWE drawn by: TS, AA, DM

sheet no.:

**A0.0**

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issue / revisions:

4	REVISIONS TO DP	20 AUG '18
3	DEVELOPMENT APPLICATION	29 JUNE '18
2	DEVELOPMENT APPLICATION	10 MAY '18
1	REZONING APPLICATION	11 DEC '17

No. Issued / Revisions Date

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and:







1 RENDERING #1  
A3.4 SCALE: NTS



2 RENDERING #2  
A3.4 SCALE: NTS



3 RENDERING #3  
A3.4 SCALE: NTS



4 RENDERING #4  
A3.4 SCALE: NTS



5 RENDERING #5  
A3.4 SCALE: NTS



6 RENDERING #6  
A3.4 SCALE: NTS

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and:

project title:  
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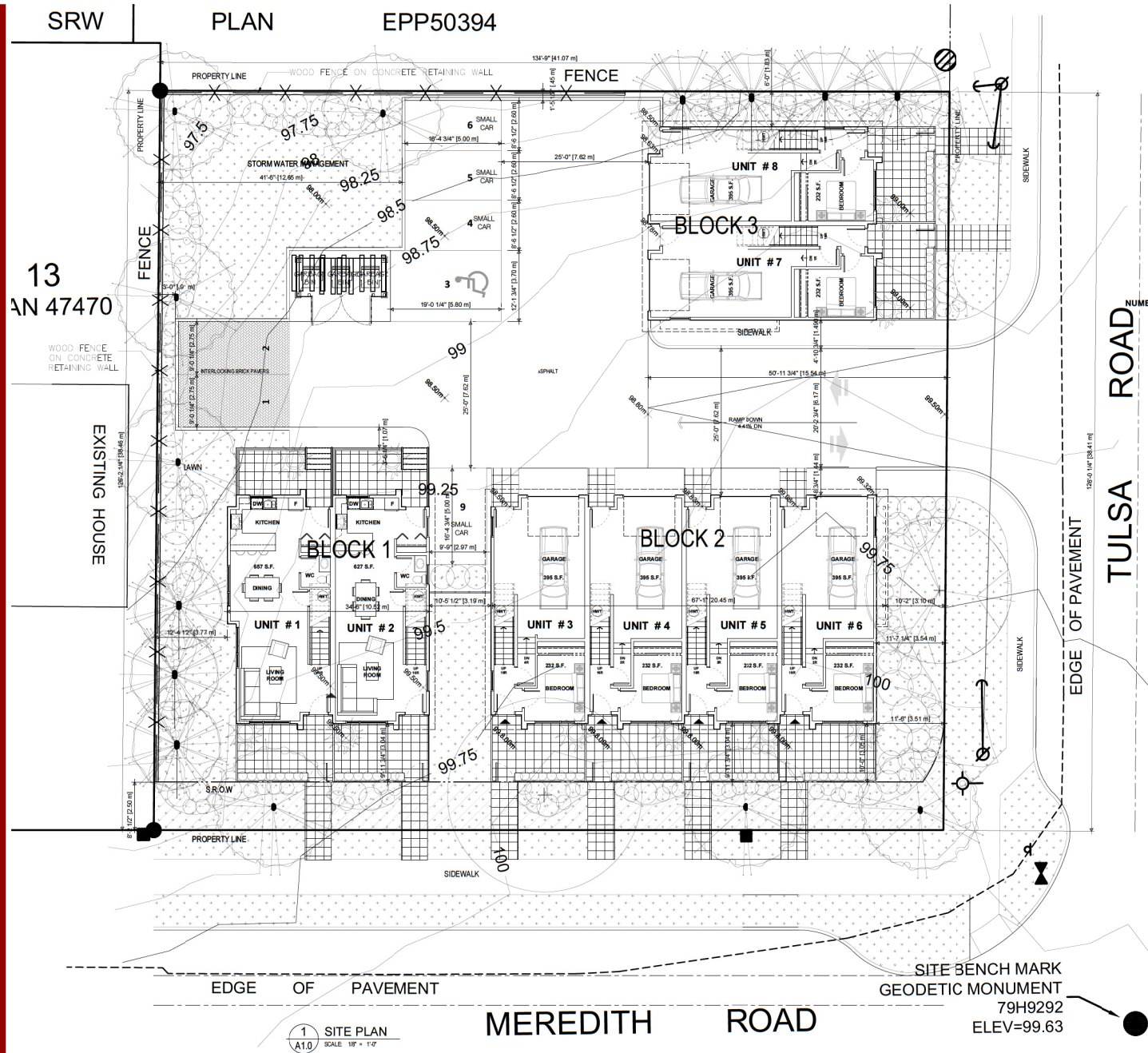
2202 MEREDITH ROAD,  
VANANCO BC

drawings:  
**RENDERINGS**

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## PROJECT INFORMATION

**LEGAL ADDRESS:** LOT A PLAN YP34388 SECTION 17 RANGE 7 LAND DISTRICT 31

**CIVIC ADDRESS:** 2202 MEREDITH ROAD NANAIMO, B.C.

### ZONING DATA

**ZONING:** R6 SITE SPECIFIC  
**SITE AREA:** 16,993 sq.ft. [1,579 m<sup>2</sup>]  
**SITE AREA MINUS SROW:** 15,975 sq.ft. [1,475 m<sup>2</sup>]  
**GROSS FLOOR AREA:** 10,688 sq.ft. [993 m<sup>2</sup>]  
**(EXCLUDING GARAGE)**

**GROSS FLOOR AREA:** 13,058 sq.ft. [1213 m<sup>2</sup>]  
**(INCLUDING GARAGE)**  
**FLOOR AREA RATIO:** 0.63  
**FLOOR AREA RATIO:** 0.77  
**(INCLUDING GARAGE)**

**SITE COVERAGE:** 30%  
**NUMBER OF UNITS:** 8  
**NUMBER OF PARKING STALLS:** 13  
**(INCLUDING 1 HANDICAPPED STALL & 4 SMALL CAR STALLS)**  
**BUILDING HEIGHT:** 30'-11.5" (9.43 m)

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PROPOSED RESIDENTIAL DEVELOPMENT

2202 MEREDITH ROAD, NANAIMO, BC

SITE PLAN

project no.: 17-510

date: 20 AUG 2018 scale: AS NOTED

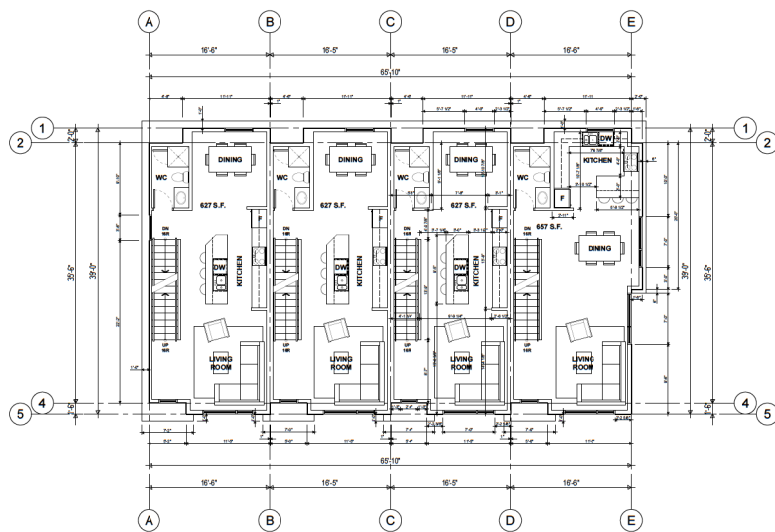
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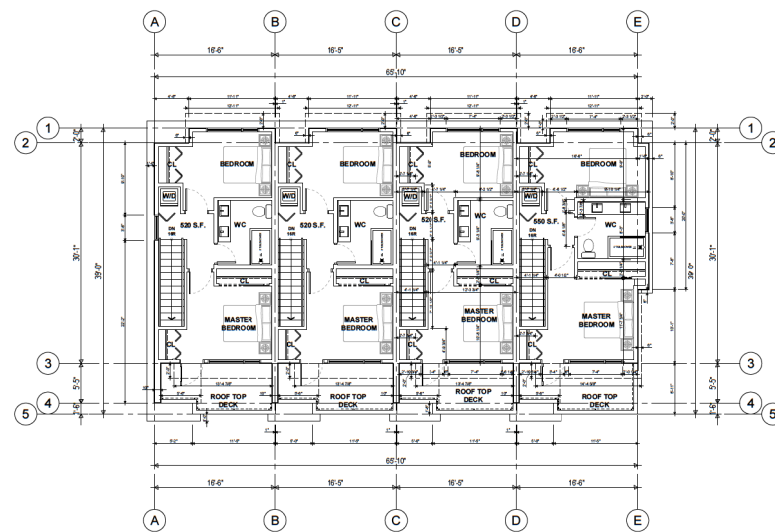
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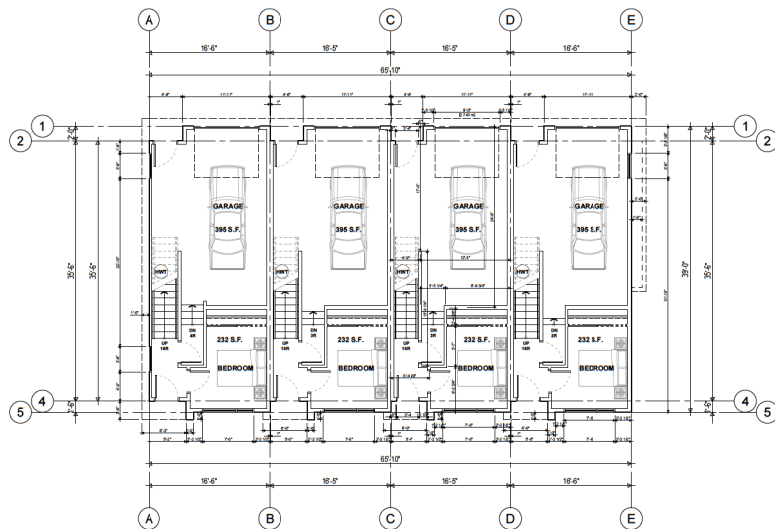




**2 BLOCK #2 - SECOND FLOOR PLAN**  
A2.0 SCALE: 1/8" = 1'-0"



**3 BLOCK #2 - THIRD FLOOR PLAN**  
A2.0 SCALE: 1/8" = 1'-0"



**1 BLOCK #2 - MAIN FLOOR PLAN**  
A2.0 SCALE: 1/8" = 1'-0"

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2 DEVELOPMENT APPLICATION	10 MAY 18
1 REZONING APPLICATION	11 DEC 17
No. issued / revisions	Date

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**PROPOSED RESIDENTIAL DEVELOPMENT**

2202 MEREDITH ROAD,  
NANAIMO BC

**BLOCK #2  
FLOOR PLANS**

project no.: 17-510

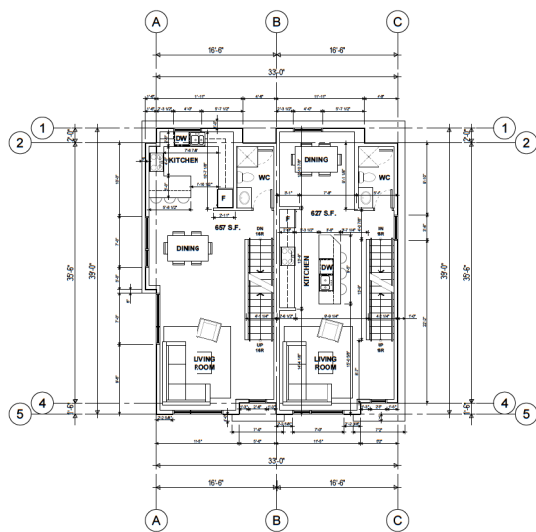
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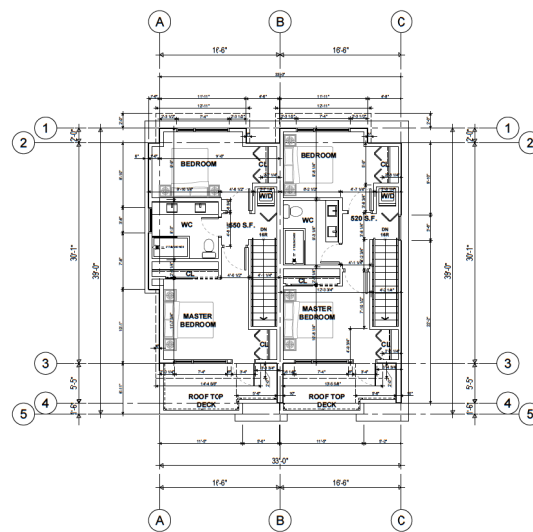
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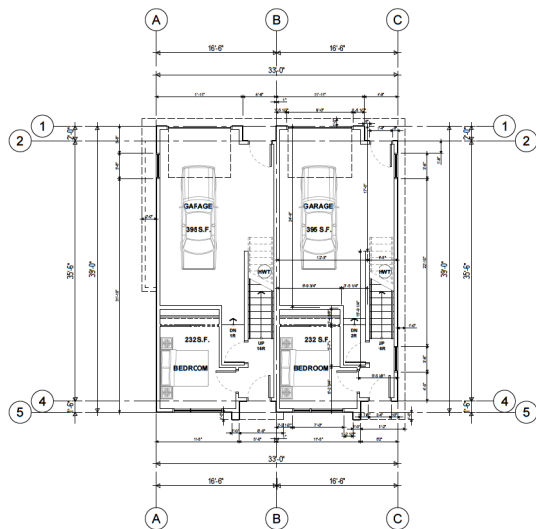
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2 BLOCK #3 - SECOND FLOOR PLAN  
A2.1 SCALE: 1/8" = 1'-0"



3 BLOCK #3 - THIRD FLOOR PLAN  
A2.1 SCALE: 1/8" = 1'-0"



1 BLOCK #3 - MAIN FLOOR PLAN  
A2.1 SCALE: 1/8" = 1'-0"

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**PROPOSED RESIDENTIAL DEVELOPMENT**

2202 MEREDITH ROAD,  
NANAIMO BC

BLOCK #3  
FLOOR PLANS

project no.: 17-510

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and:

PROPOSED RESIDENTIAL DEVELOPMENT

2202 MEREDITH ROAD, NANAIMO BC

BLOCK #1 FLOOR PLANS

project no.: 17-510

date: 20 AUG 2018 scale: AS NOTED

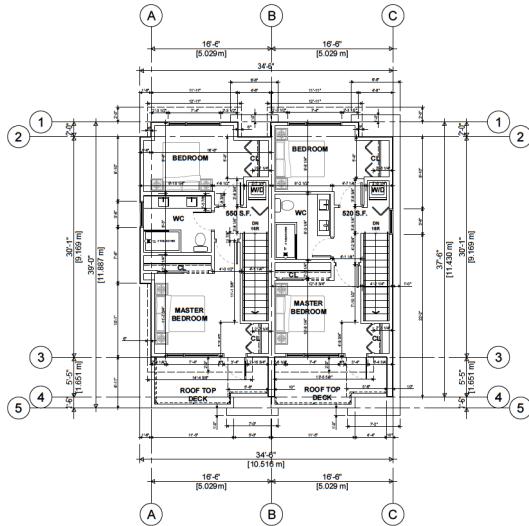
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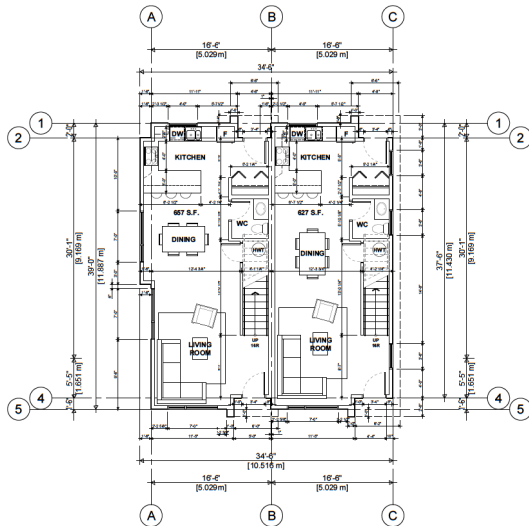
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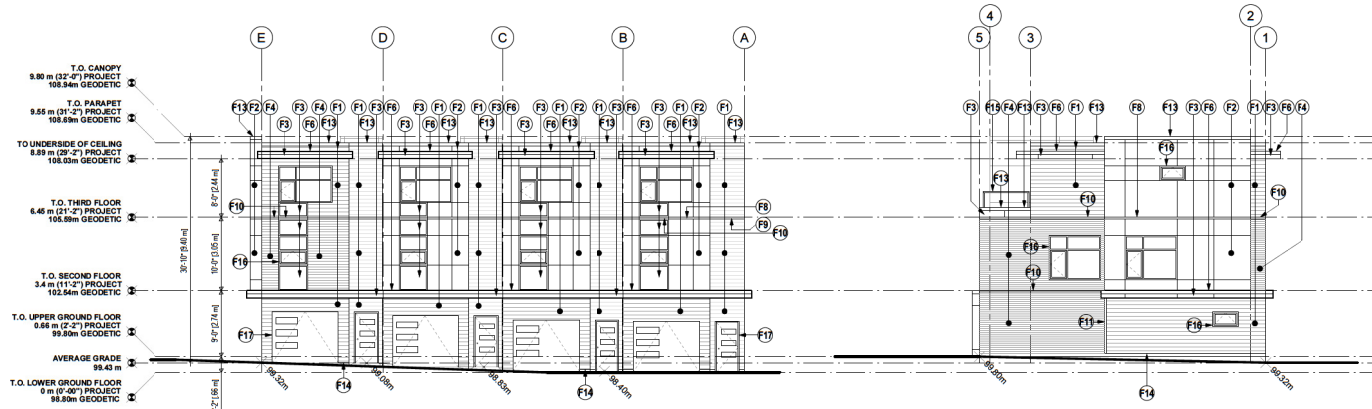
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1 BLOCK #1 - MAIN FLOOR PLAN  
A2.2 SCALE: 1/8" = 1'-0"

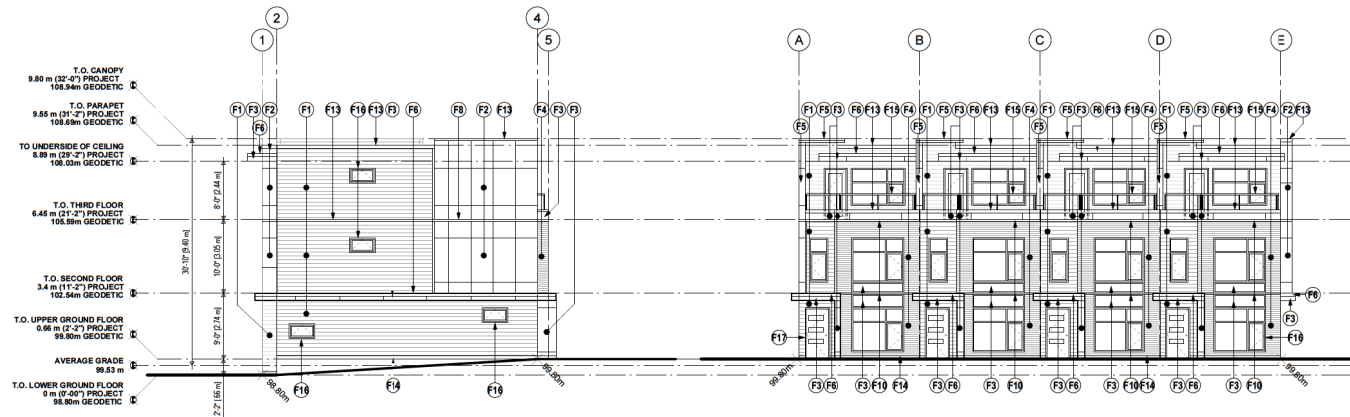






1 BLOCK #2 - NORTH ELEVATION  
A3.0 SCALE: 1/8" = 1'-0"

2 BLOCK #2 - EAST ELEVATION  
A3.0 SCALE: 1/8" = 1'-0"



3 BLOCK #2 - WEST ELEVATION  
A3.0 SCALE: 1/8" = 1'-0"

4 BLOCK #2 - SOUTH ELEVATION  
A3.0 SCALE: 1/8" = 1'-0"

#### EXTERIOR FINISHES & NOTES :

- (F1) HARDIE PLANK ARTISAN LAP SIDING  
MONTEREY TAUPE (SAME COLOR TO BE USED FOR TRIMS)
- (F2) HARDIE REVEAL PANEL  
EVENING BLUE
- (F3) HARDIE REVEAL PANEL  
RICH ESPRESSO
- (F4) HORIZONTAL TAG CEDAR SIDING
- (F5) PRE-FINISHED SHEET METAL PANELS  
RIDEAU BROWN (971273) - WECSKRAFT MANUFACTURING COMPANY
- (F6) PRE-FINISHED METAL FLASHING  
RIDEAU BROWN (971273) - WECSKRAFT MANUFACTURING COMPANY
- (F7) THROUGH WALL METAL FLASHING  
COLOUR TO MATCH HARDIE REVEAL PANEL "EVENING BLUE"
- (F8) THROUGH WALL METAL FLASHING  
COLOUR TO MATCH HARDIE PLANK LAP SIDING "MONTEREY TAUPE"
- (F9) THROUGH WALL METAL FLASHING  
COLOUR TO MATCH HARDIE PLANK LAP SIDING "MONTEREY TAUPE"
- (F10) THROUGH WALL METAL FLASHING  
RIDEAU BROWN (971273) - WECSKRAFT MANUFACTURING COMPANY
- (F11) VERTICAL THROUGH WALL METAL FLASHING  
COLOUR TO MATCH HARDIE PLANK LAP SIDING "MONTEREY TAUPE"
- (F12) VERTICAL THROUGH WALL METAL FLASHING  
RIDEAU BROWN (971273) - WECSKRAFT MANUFACTURING COMPANY
- (F13) PRE-FINISHED METAL CAP FLASHING  
RIDEAU BROWN (971273) - WECSKRAFT MANUFACTURING COMPANY
- (F14) THROUGH WALL BASE METAL FLASHING  
RIDEAU BROWN (971273) - WECSKRAFT MANUFACTURING COMPANY
- (F15) INSIDE-PARAPET MOUNT PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING
- (F16) VINYL WINDOW  
CASCADIA "COMMERCIAL BROWN 872"
- (F17) VINYL DOOR  
CASCADIA "COMMERCIAL BROWN 872"
- (F18) CONCRETE RETAINING WALL
- (F19) PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING

project north

issue / revisions:

NO.	ISSUED / REVISIONS	DATE
4	REVISIONS TO DP	20 AUG 18
2	DEVELOPMENT APPLICATION	29 JUNE 18
2	DEVELOPMENT APPLICATION	10 MAY 18
1	REZONING APPLICATION	11 DEC 17

alan lowe architect inc.

#118 - 21 Erie Street, Victoria, British Columbia 1 250.360.2888

and:

PROPOSED RESIDENTIAL DEVELOPMENT

2202 MEREDITH ROAD, VANANCO BC

BLOCK #2 ELEVATIONS

project no.: 17-510

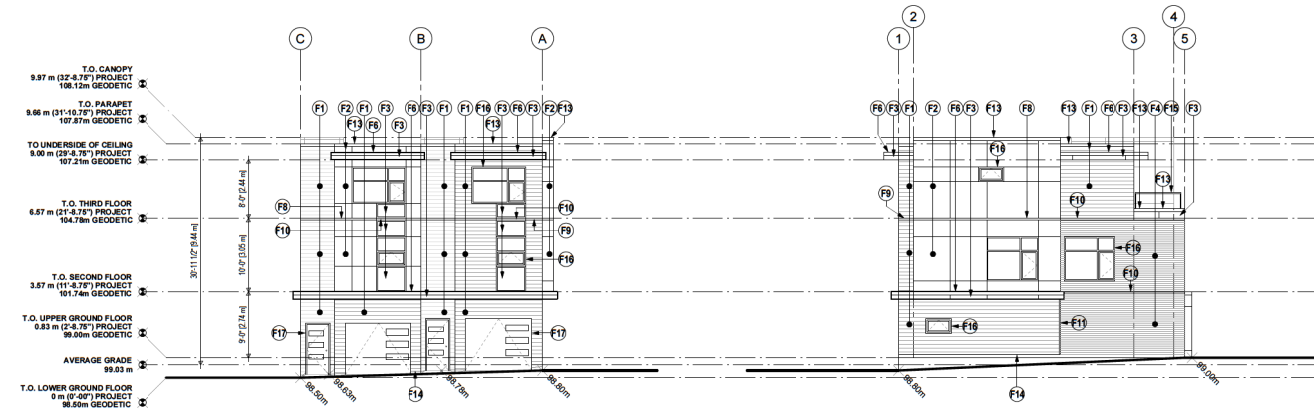
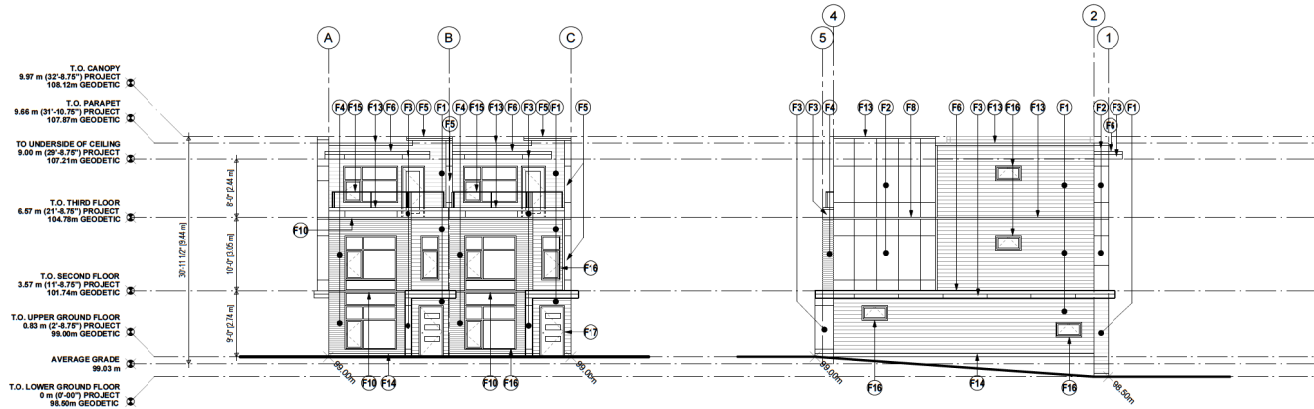
date: 20 AUG 2018 scale: AS NOTED

checked by: LOWE drawn by: AA, DM

sheet no.:

RECEIVED  
D P 1111  
2018-AUG-20  
Carter Planning & Solutions

A3.0



#### EXTERIOR FINISHES & NOTES :

- (F1) HARDE PLANK ARTISAN LAP SIDING  
MONTEREY TAURE (SAME COLOUR TO BE USED FOR TRIMS)
- (F2) HARDE REVEAL PANEL  
EVENING BLUE
- (F3) HARDE REVEAL PANEL  
RICHESPRESSO
- (F4) HORIZONTAL TAG CEDAR SIDING
- (F5) PRE-FINISHED SHEET METAL PANELS  
RIDEAU BROWN (K71273) - WECSOFT MANUFACTURING COMPANY
- (F6) PRE-FINISHED METAL FLASHING  
RIDEAU BROWN (K71273) - WECSOFT MANUFACTURING COMPANY
- (F7) THROUGH WALL METAL FLASHING  
COLOUR TO MATCH HARDE REVEAL PANEL "EVENING BLUE"
- (F8) THROUGH WALL METAL FLASHING  
COLOUR TO MATCH HARDE PLANK LAP SIDING "MONTEREY TAURE"
- (F9) THROUGH WALL METAL FLASHING  
RIDEAU BROWN (K71273) - WECSOFT MANUFACTURING COMPANY
- (F10) VERTICAL THROUGH WALL METAL FLASHING  
COLOUR TO MATCH HARDE PLANK LAP SIDING "MONTEREY TAURE"
- (F11) VERTICAL THROUGH WALL METAL FLASHING  
RIDEAU BROWN (K71273) - WECSOFT MANUFACTURING COMPANY
- (F12) PRE-FINISHED METAL CAP FLASHING  
RIDEAU BROWN (K71273) - WECSOFT MANUFACTURING COMPANY
- (F13) THROUGH WALL BASE METAL FLASHING  
RIDEAU BROWN (K71273) - WECSOFT MANUFACTURING COMPANY
- (F14) INSIDE-PARAPET MOUNT PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING
- (F15) VINYL WINDOW  
CASCAIDA "COMMERCIAL BROWN I72"
- (F16) VINYL DOOR  
CASCAIDA "COMMERCIAL BROWN I72"
- (F17) CONCRETE RETAINING WALL
- (F18) PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING

project notes

issue / revisions:

4	REVISIONS TO DP	20 AUG '18
3	DEVELOPMENT APPLICATION	29 JUNE '18
2	DEVELOPMENT APPLICATION	10 MAY '18
1	REZONING APPLICATION	11 DEC '17
No.	Issue / Revisions	Date

alan lowe architect inc.

#118 - 21 Erie Street, Victoria, British Columbia T 250.360.2888

and:

PROPOSED RESIDENTIAL DEVELOPMENT

2202 MEREDITH ROAD

MANIMOWIC

drawing title:

BLOCK #3 ELEVATIONS

project no.: 17-510

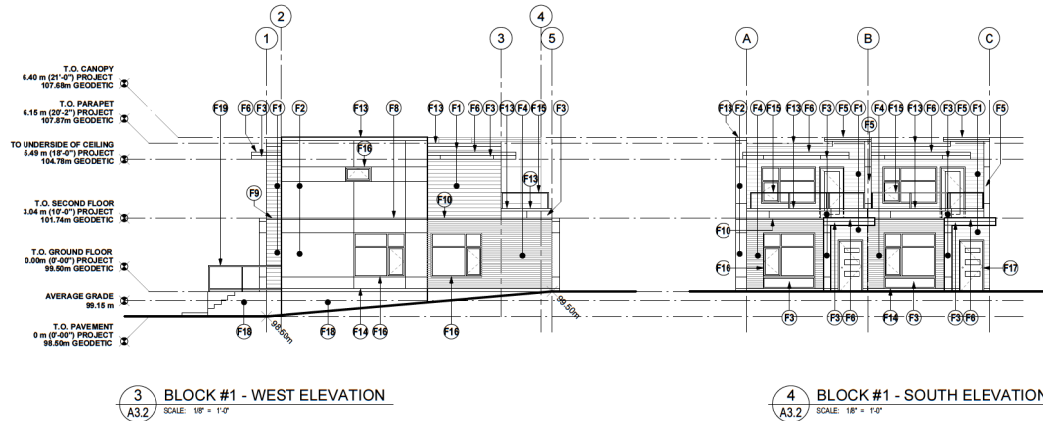
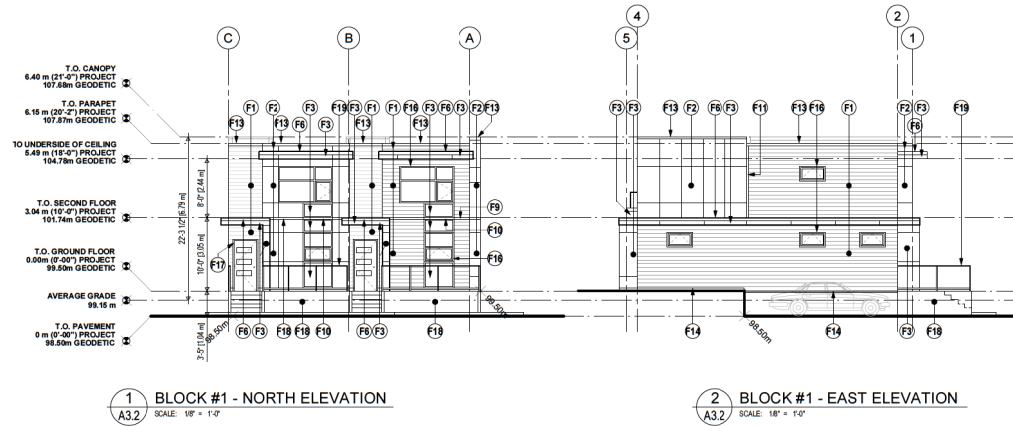
date: 20 AUG 2018 scale: AS NOTED

checked by: LOWE drawn by: AA, DM

sheet no.:

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DP 1111  
2018-AUG-20  
Current Planning & Submission

A3.1



#### EXTERIOR FINISHES & NOTES:

- F1 HARDE PLANK ARTISAN LAP SIDING  
MONTEREY TAPE (SAME COLOUR TO BE USED FOR TRIMS)
- F2 HARDE REVEAL PANEL  
EVENING BLUE
- F3 HARDE REVEAL PANEL  
RICH ESPRESSO
- F4 HORIZONTAL TAG CEDAR SIDING
- F5 PREFINISHED SHEET METAL PANELS  
RIDEAU BROWN (K7123) - WEBCRAFT MANUFACTURING COMPANY
- F6 PREFINISHED METAL FLASHING  
RIDEAU BROWN (K7123) - WEBCRAFT MANUFACTURING COMPANY
- F8 THROUGH WALL METAL FLASHING  
COLOUR TO MATCH HARDE REVEAL PANEL "EVENING BLUE"
- F9 THROUGH WALL METAL FLASHING  
COLOUR TO MATCH HARDE PLANK LAP SIDING "MONTEREY TAPE"
- F10 THROUGH WALL METAL FLASHING  
RIDEAU BROWN (K7123) - WEBCRAFT MANUFACTURING COMPANY
- F11 VERTICAL THROUGH WALL METAL FLASHING  
COLOUR TO MATCH HARDE PLANK LAP SIDING "MONTEREY TAPE"
- F12 VERTICAL THROUGH WALL METAL FLASHING  
RIDEAU BROWN (K7123) - WEBCRAFT MANUFACTURING COMPANY
- F13 PREFINISHED METAL CAP FLASHING  
RIDEAU BROWN (K7123) - WEBCRAFT MANUFACTURING COMPANY
- F14 THROUGH WALL BASE METAL FLASHING  
RIDEAU BROWN (K7123) - WEBCRAFT MANUFACTURING COMPANY
- F15 INSIDE PARAPET MOUNT PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING
- F16 VINYL WINDOW  
CASCAIDA "COMMERCIAL BROWN 872"
- F17 VINYL DOOR  
CASCAIDA "COMMERCIAL BROWN 872"
- F18 CONCRETE RETAINING WALL
- F19 PREFINISHED ALUMINUM GUARDRAILS w/ GLAZING

#### Issue / revisions:

Issue / revisions:		
4	REVISIONS TO DP	20 AUG '18
3	DEVELOPMENT APPLICATION	29 JUNE '18
2	DEVELOPMENT APPLICATION	10 MAY '18
1	REZONING APPLICATION	11 DEC '17
No.	Issued / Revisions	Date

alan lowe architect inc.

#118 - 21 Erie Street, Victoria, British Columbia 1 250.360.2888

and:

#### PROPOSED RESIDENTIAL DEVELOPMENT

2202 MEREDITH ROAD, VANANCO BC

drawing title:

#### BLOCK #1 ELEVATIONS

project no.: 17-510

date: 20 AUG 2018 scale: AS NOTED

checked by: LOWE drawn by: AA, DM

sheet no.:

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DP 1111  
2018-AUG-20  
Carter Planning & Development

**A3.2**





1 EAST ELEVATION  
A3.3 SCALE: NTS



2 NORTH ELEVATION  
A3.3 SCALE: NTS



3 SOUTH ELEVATION  
A3.3 SCALE: NTS



4 WEST ELEVATION  
A3.3 SCALE: NTS

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consultants:

project north

issue / revisions:

No.	Issued / Revisions	Date
4	REVISIONS TO DP	20 AUG '18
3	DEVELOPMENT APPLICATION	29 JUNE '18
2	DEVELOPMENT APPLICATION	10 MAY '18
1	REZONING APPLICATION	11 DEC '17

alan lowe architect inc.  
#118 - 21 Erie Street, 1 250.360.2888  
Victoria, British Columbia  
enr:

project title:  
**PROPOSED RESIDENTIAL DEVELOPMENT**

2202 MEREDITH ROAD,  
VANUVERO BC

drawing title:  
**STREETSCAPES**

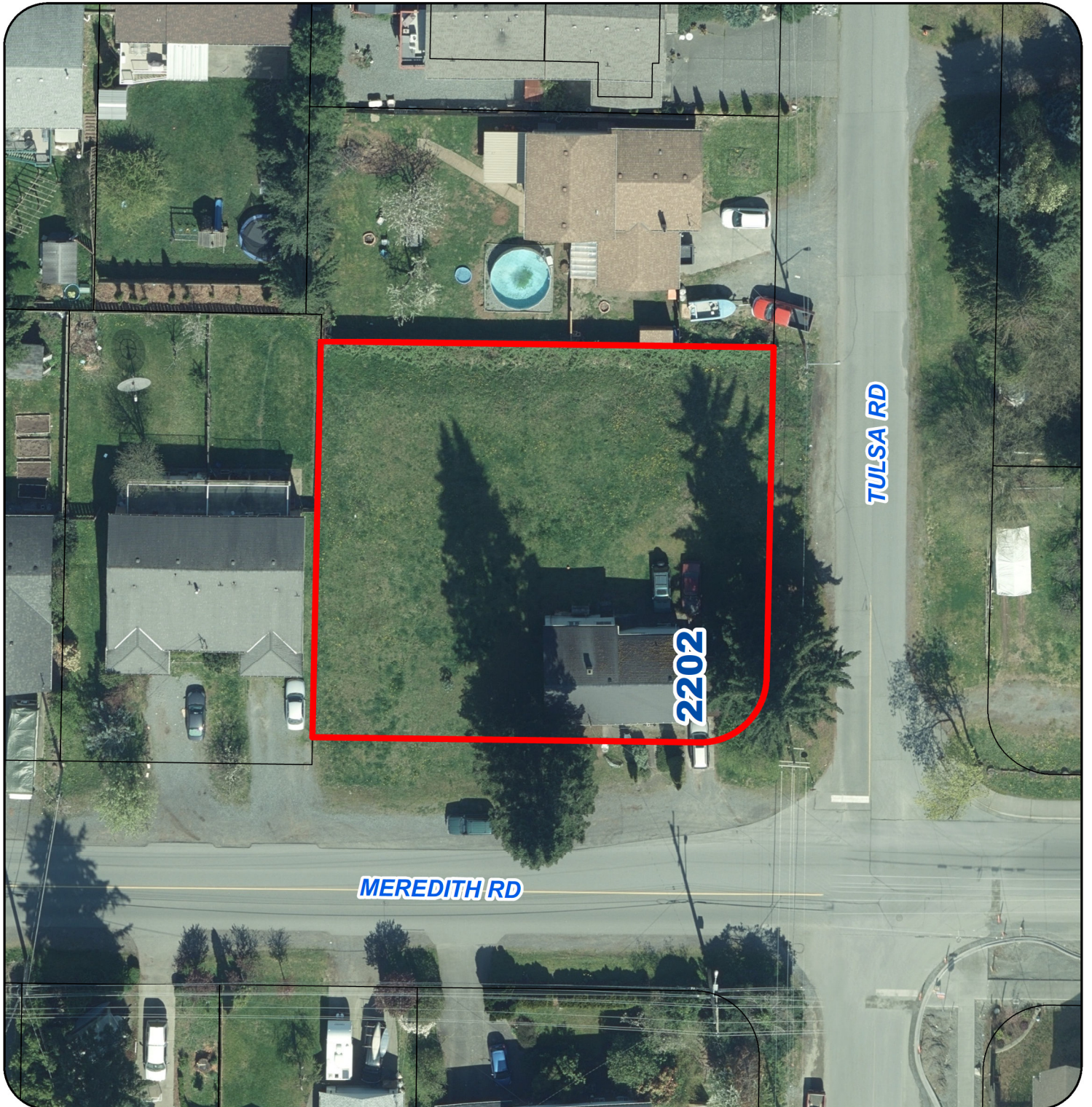
project no.: 17-510  
date: 20 AUG 2018 scale: AS NOTED  
checked by: LOWE drawn by: AA  
sheet no.:

RECEIVED  
DP 1111  
2018-AUG-20  
Current Planning & Development

**A3.3**



# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001111**

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001110 – 450 Wentworth Street

**Applicant / Architect:** TIDALWEST BUILDING PROJECTS LTD.

**Owner:** HELENE SULLIVAN

**Landscape Architect:** HEROLD ENGINEERING

**Subject Property:**

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located on the northeast corner of Wentworth Street and Selby Street.
<i>Total Area</i>	682m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area No. 8 – Old City Neighbourhood; Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multi-Family, and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	Old City Neighbourhood Development Permit Design Guidelines

### PROPOSED DEVELOPMENT

An existing 106m<sup>2</sup> building is currently on the property. The building was formerly a single residential dwelling and was converted to a commercial office building in 2001. The building has recently been raised 0.6m above its previous height and will be renovated for a proposed ground level addition to be constructed under the existing building. A further 66m<sup>2</sup> two-storey addition will be constructed to the rear of the building. The proposed improvements will accommodate additional office, reception, boardroom, washroom, and storage spaces. The renovated building will be 172m<sup>2</sup> in total floor area and 8.23m in height.

#### Site Context

The subject property has recently been excavated, and the existing commercial building has been raised 0.6m. The site is located on the northeast corner of Wentworth Street and Selby Street, in the Old City Neighbourhood. The surrounding lots are comprised of similarly sized commercial properties.

#### Site Design

The subject property is a corner lot. The building siting has a strong street presence along Wentworth Street. The parking area is located in the northern portion of the property with paved access from Selby Street and a paved accessible parking space. The remainder of the parking area will remain as gravel chip cover.

### Building Design

The building design uses similar architectural vocabulary to the existing building. The existing building has a gable roof and open gable front porch with stairs and a path leading to the sidewalk on Wentworth Street. The gable roof design is echoed in the rear two-storey addition and also features a covered walk-in entry to the lower storey.

The existing building finish is stucco, and the addition will consist of a combination of vertical board and baton and horizontal fiber cement siding.

### Landscape Design

The Landscape Plan shows existing landscaping to be retained along the Wentworth Street frontage and additional landscaping to be installed along a portion of the Selby Street frontage. An existing fence runs along the north and east property lines.

Staff Comment:

- The landscape plan does not contain information regarding site lighting.

## **PROPOSED VARIANCES**

### *Minimum Landscape Treatment Level 1c*

The Minimum Landscape Treatment Level 1c requires a landscape width of 3m along the flanking side yard and a minimum spacing of 10m between trees. The proposed variance reduces the required buffer to 0m for a portion of the flanking side yard. This will maintain the existing landscaped area with infill planting while maintaining the existing parking supply.

### *Minimum Side Yard Setback*

The Zoning Bylaw requires a minimum side yard setback of 3m in the DT8 zone. The proposed development will have a setback of 2.25m from the east side lot line, a variance of 0.75m.

### *Permitted Use*

Commercial uses are only permitted on the first floor of a building within the DT8 zone. The proposed variance permits the second storey of the building to be used as an office.



August 12, 2018

32738-004/02

City of Nanaimo  
411 Dunsmuir Street  
Nanaimo, BC V9R 5J6

Attn: Lauren Wright, Planner  
Current Planning and Subdivisions – Community Development

**Re: Development Permit DP001011 – Office Renovations and Addition  
450 Wentworth Street, Nanaimo, BC**

Dear Lauren,

As part of the submission for Development Permit, we have prepared the following report on this project addressing the objectives of the permit guidelines.

**Project and Site Description**

The project site is approximately 683 m<sup>2</sup> (0.17 acres) in size and is located at 450 Wentworth Street. The south property line fronts onto Wentworth Street and the west property line is along Selby Street. The north and east property lines are bordering on adjacent residential DT8 zoned lots. The site, at present, has the existing residential building located on it with established landscaping along Wentworth Street. Sidewalks, curb and gutter are existing along both south and west sides of the property and will be upgraded as per requests by the City of Nanaimo Engineering Department. Civil Engineering Site Services Report and Storm Water Management Rationale are attached for reference. It is proposed to raise the existing building by approximately 0.6 m (2 ft), allowing for a full basement/lower floor build-out with additional office, reception, boardroom, washroom and storage spaces. On-site parking is located on the north portion of the property with paved access off Selby Street and includes a paved handicap designated parking stall adjacent to the lower floor main entrance. The remainder of the parking area will remain as is with gravel chip cover. The front yard along Wentworth Street is already fully landscaped with some new plant material to be provided along with a new landscaped area along Selby Street as outlined in the Landscape Plan. The property is fully fenced along the north and east property lines.

**Zoning**

The property is currently zoned as DT8 Old City Mixed Use and is designated as such on the OCP Land Use Map. The building is proposed to a new building height of 8.23m (27') and is within the required height (10.50 m) and property setbacks (4 m front, 3 m side and back), except along the east property line (2.25 m), where a variance for the new building addition will be required.



### **Proposed Building, Form and Character**

The building is 172 m<sup>2</sup> and is proposed to be 8.23 m high. The building is being used for commercial office use, maintaining the existing residential character which continuous with the planned addition on the north side. The existing building structure is proposed to be raised by approximately 0.6 m (2') allowing for proper use of the lower floor (basement area) and providing universal access to the proposed office areas on that level. The proposed use of commercial space on both the upper and lower floors will require a variance to the present permitted use within the Old City Mixed Use DT8 zoning.

Construction of the lower level will consist of new concrete footings and foundation walls with wood framing above adjacent grades with cementitious board cladding for exterior finishes. Windows and window trim will match the existing, with asphalt shingles for the new roof also matching the existing for a uniform appearance.

- The colour scheme of the new cladding materials is being based on standard colours available from the material suppliers to complement the colour scheme of the existing exterior finishes and trim. Windows, doors, fascias and soffits and roof trims will also closely match the existing.
- Building signage is a free standing structure already in place along Wentworth Street and remains unchanged. Nighttime illumination of the facades remains minimal and is intended to provide only a down wash for security reasons without glare towards the street, back and sides. Lighting at the lower floor at the north side is similar and security oriented illumination.
- A large garbage container bin enclosure will not be required, as the amount of garbage produced is minimal and a regular residential bin has proven to be sufficient for this purpose.

### **Landscaping**


The property is within DT8 Zone which outlines landscape treatment levels. Present existing landscaping along Wentworth Street should meet these requirements, with additional new landscaping being proposed for infill purposes and along the available area along Selby Street. The guidelines and how they are addressed with this development are summarized as follows:

- Landscaping for this property is designed by Emily Amirault, B.L.A. of Ecosign Mountain Resort Planners Ltd. with additional input by the property owners. Trees and shrubs selected enhance the new larger scale of the building and complement the street settings of this property. Plant material is of an attractive variety, low maintenance type and provided with underground automatic irrigation system provides watering on regular intervals and ensuring a high level of design and quality, compatible with the surrounding area.
- Landscaping along most adjacent properties has been there for a long period and is mostly of lesser quality than designed for this project. New landscaping installed at recent constructed neighbourhood developments is of similar quality as proposed here.

We trust that you find this report in order and that the appearance and landscaping meet the intent of the City's guidelines.

Yours truly,

**HEROLD ENGINEERING LIMITED**



Erich Streit, Arch HTL  
Associate, Senior Project Manager

ES/es

**PROPERTY DATA**

LEGAL DESCRIPTION: LOT 3, Block 38, SECTION 1, NANAIMO DISTRICT PLAN 584

PARCEL IDENTIFIER: 005-982-961

ADDRESS: 450 WENTWORTH STREET

ZONING: DT8 - OLD CITY MIXED USE

MAJOR OCCUPANCY: D – BUSINESSS AND PERSONAL SERVICES

SITE AREA: 683 m<sup>2</sup>

BUILDING AREA: NEW ADDITION 65.6 m<sup>2</sup>; EXISTING BUILDING 106.4 m<sup>2</sup>

TOTAL BUILDING AREA: 172 m<sup>2</sup>

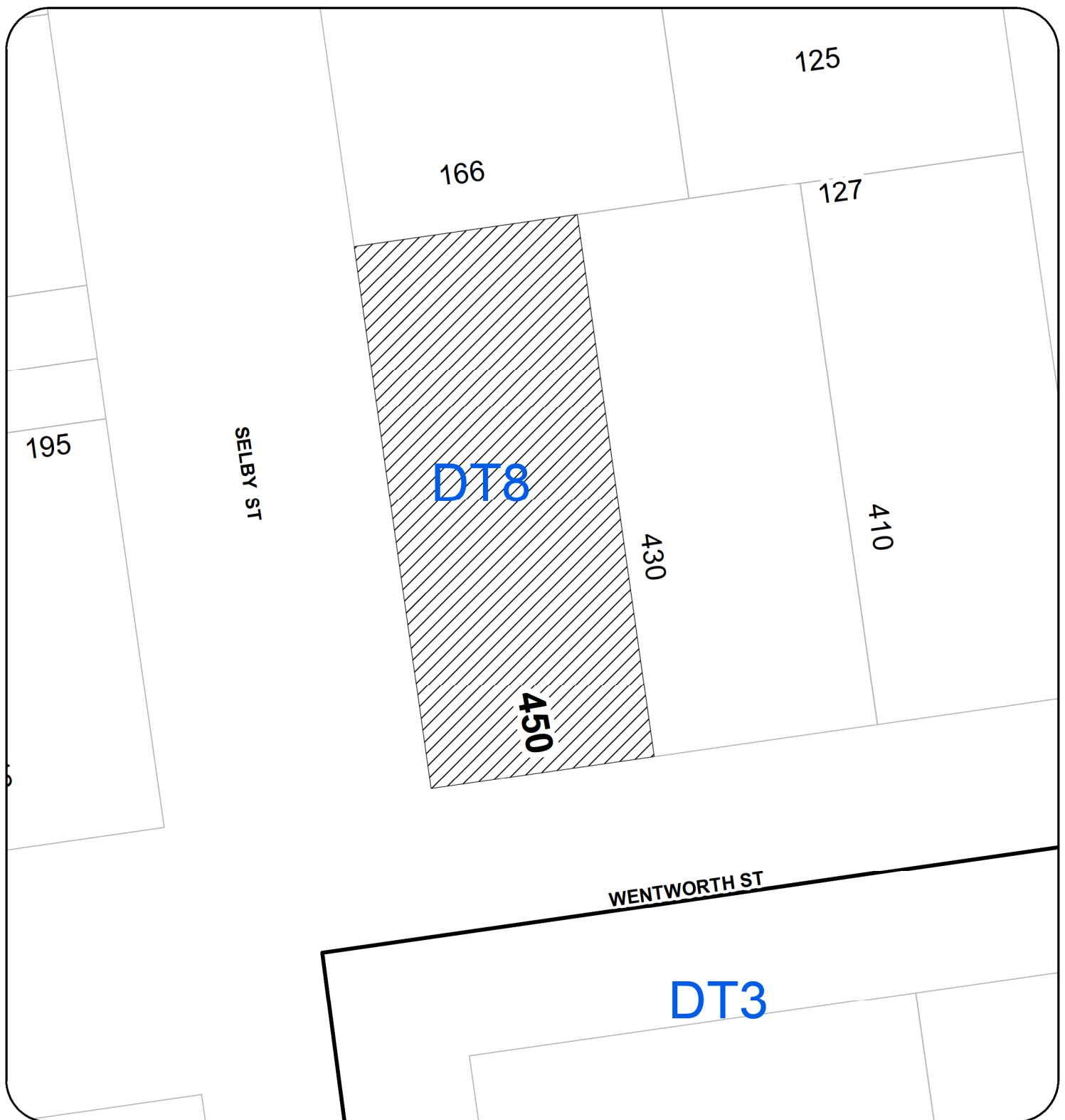
LOT COVERAGE: 25.18%

PARKING REQUIREMENTS: STALLS REQUIRED - 5; STALLS PROVIDED - 7 (INCLUDING 1 H/C)

NUMBER OF UNITS: 1

HEIGHT OF BUILDING: 8.23 m

# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001110

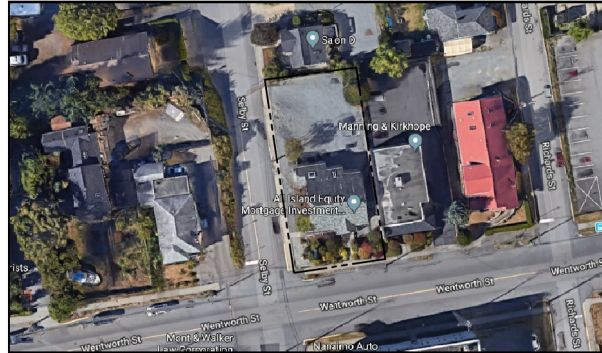
## LOCATION PLAN



Civic: 450 Wentworth Street  
Legal Description: LOT 3, BLOCK 38,  
SECTION 1, NANAIMO DISTRICT, PLAN 584



Subject Property



PROPERTY LOCATION

GENERAL NOTES:

1. EXAMINE SITE, ASCERTAIN ALL SITE CONDITIONS PERTINENT TO THE CONTRACT. THE ARCHITECTURAL DRAWINGS DO NOT GUARANTEE EXISTING SITE INFORMATION INDICATED IN THE CONTRACT DOCUMENTS AND THE CONTRACTOR MUST EVALUATE SUCH INFORMATION RELATIVE TO ACTUAL CONDITIONS.
2. PERFORM ALL WORK IN ACCORDANCE WITH WORKSAFE BC, AS WELL AS TO CURRENT BRITISH COLUMBIA BUILDING CODE AND/OR ANY OTHER CODE OF PROVINCIAL OR LOCAL APPLICATION PROVIDED THAT IN ANY CASE OF CONFLICT OR DISCREPANCY, THE MORE STRINGENT REQUIREMENTS OR AUTHORITY HAVING JURISDICTION SHALL APPLY.
3. CONTRACTOR IS TO COORDINATE SCHEDULE OF WORK AND RELATED TEMPORARY RELOCATION OF EQUIPMENT AND/OR FURNITURE AS REQUIRED WITH OWNER TO MINIMIZE DISRUPTION TO ACTIVE BUSINESS OPERATIONS.
4. MEET OR EXCEED REQUIREMENTS OF CONTRACT DOCUMENTS, SPECIFIED STANDARDS, CODES AND REFERENCED DOCUMENTS.
5. FIT WORK AROUND TO PIPES, SLEEVES, DUCTS AND CONDUITS AND CONFORM TO FIRE STOPPING AND FIRE SEPARATION REQUIREMENTS. CONCEAL PIPES, DUCTS AND WIRING IN FLOOR, WALL AND CEILING CONSTRUCTION OF FINISHED AREAS.
6. WHERE WORK INVOLVES BREAKING INTO OR CONNECTING TO EXISTING SITE SERVICES, CARRY OUT WORK AT TIMES DIRECTED BY GOVERNING AUTHORITIES WITH MINIMUM OF DISTURBANCE TO PEDESTRIAN AND VEHICULAR TRAFFIC.
7. RECORD LOCATIONS OF MAINTAINED, RE-ROUTED AND ABANDONED SERVICE LINES.
8. THE LOCATION OF EXISTING FEATURES, BOTH ABOVE AND UNDERGROUND, HAS BEEN DETERMINED FROM AVAILABLE RECORDS BUT IT IS NOT GUARANTEED. THE LOCATION OF ALL SUCH FEATURES SHALL BE INVESTIGATED AND VERIFIED IN THE FIELD BY THE CONTRACTOR.
9. DEMOLITION IN THE VICINITY OF EXISTING STRUCTURES AND UTILITIES SHALL BE CAREFULLY PERFORMED. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGE TO AND FOR PROTECTION OF EXISTING STRUCTURES AND UTILITIES.
10. ALL THE VARIOUS WORKS SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND OF THE BEST MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH THE DRAWINGS AND INSTRUCTIONS CARRIED OUT AND COMPLETED UNDER THE CONSULTANT'S SUPERVISION AND TO THEIR SATISFACTION. NONE BUT SKILLED, EXPERIENCED WORKMEN AND THEIR APPRENTICES SHALL BE EMPLOYED ON THE WORK.
11. ALL THE MATERIALS USED THROUGHOUT THE EXECUTION OF THE CONTRACT SHALL BE NEW AND THE BEST QUALITY UNLESS OTHERWISE SHOWN.
12. THE WORK IS INTENDED TO BE A COMPLETE WORK IN EVERY RESPECT. THE CONTRACTOR SHALL ABIDE BY AND COMPLY WITH THE TRUE INTENT AND MEANINGS OF ALL THE DRAWINGS TAKEN AS WHOLE. ANY WORK SHOWN ON THE DRAWINGS EVEN IF NOT PARTICULARLY DESCRIBED IN THE SPECIFICATIONS, OR VISE VERSA, IS TO BE DONE BY THE CONTRACTOR AS IF IT WERE BOTH SHOWN AND SPECIFIED.
13. CONFLICT IN TERMINOLOGY UTILIZED WITHIN THE CONTRACT DOCUMENTS WILL BE DECIDED AS THE MORE EXPENSIVE ALTERNATE.

ARCHITECTURAL DRAWING LIST:

OFFICE RENOVATION	SITE PLAN
A101	SITE PLAN
A201	FLOOR PLANS
A202	REFLECTED CEILING PLANS
A203	ROOF PLAN
A204	STAIRS DETAILS
A205	RESTROOM DETAILS
A301	ELEVATIONS
A302	ELEVATIONS
A401	SECTIONS
A501	DOOR/WINDOW SCHEDULE & DETAILS

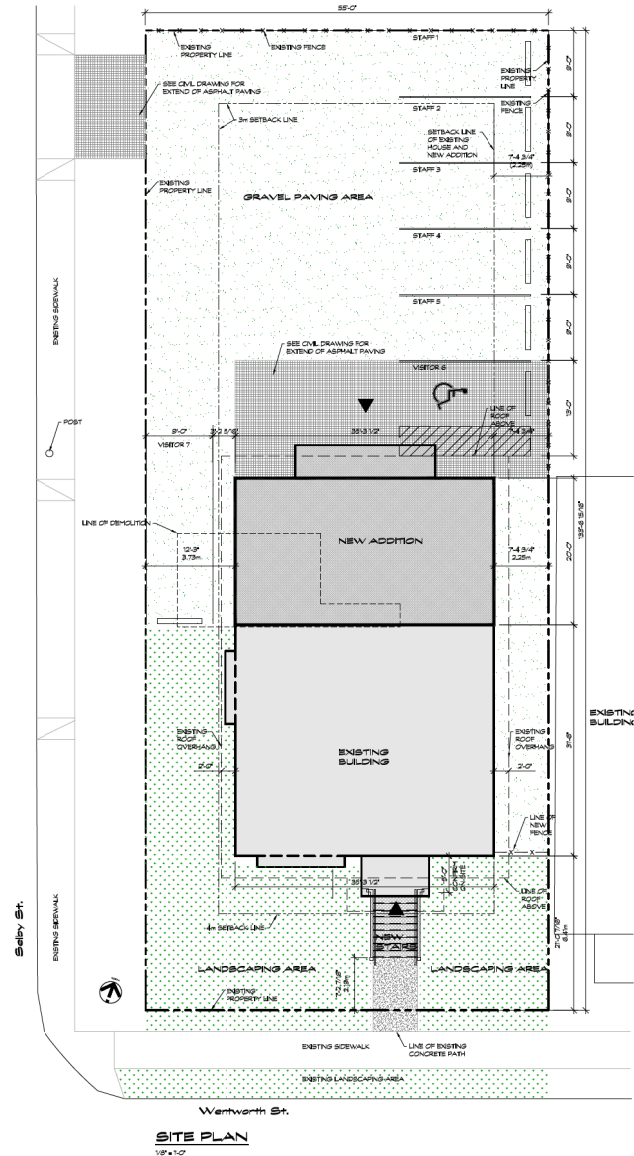
ARCHITECTURAL DRAWING ISSUE RECORD:

ISSUE NO.	ISSUE DATE (YYYY/MM/DD)	ISSUED FOR	DRAWING NUMBER									
			A101	A201	A202	A203	A204	A205	A301	A302	A401	A501
1	2017.11.20	CLIENT REVIEW	●						●	●	●	●
2	2017.12.22	BUILDING PERMIT	●	●	●	●	●	●	●	●	●	●
3	2018.01.10	BUILDING PERMIT	●	●	●	●	●	●	●	●	●	●
4	2018.08.08	BUILDING PERMIT REVISION 1	●						●	●	●	●
5	2018.08.10	DP & BP REVISION 2	●	●	●	●	●	●	●	●	●	●

PROPERTY DATA	
LEGAL DESCRIPTION:	LOT 9, BLOCK 36, SECTION 1, NANAIMO DISTRICT PLAN 584
PID:	008-860-091
CIVIC ADDRESS:	450 WENTWORTH STREET, NANAIMO, BC
ZONING:	DTB OLD CITY MIXED USE
MAJOR OCCUPANCIES:	D - BUSINESS AND PERSONAL SERVICES OCCUPANCIES
SITE AREA:	683 M <sup>2</sup> ALL PAVED
BUILDING AREA:	NEW ADDITION AREA: 65.97 M <sup>2</sup> EXISTING BUILDING AREA: 105.33 M <sup>2</sup> TOTAL BUILDING AREA: 171.30 M <sup>2</sup>
LOT COVERAGE:	25.18% (50% COVERAGE PERMITTED) MAXIMUM ALLOWABLE HEIGHT: 10.5 M
PARKING PROVIDED:	VISITOR: 2 STALLS (INCLUDING 1 HANDICAP STALL), STAFF: 3 STALLS
SETBACKS:	REQUIRED
FRONT YARD:	4 m
SIDE YARD:	3 m
REAR YARD:	3 m

LEGEND

- NEW BUILDINGS
- EXISTING BUILDINGS
- GENERIC GRAVEL GROUND COVER
- ASPHALT PAVING
- LANDSCAPING AREA
- PROPERTY LINE
- ROAD LINE
- SETBACK LINE
- EXTERIOR MAIN DOOR
- OVERHEAD ROLL-UP DOOR
- EXISTING FENCE LINE
- NEW FENCE LINE
- SPOT ELEVATION (EXISTING GRADE)
- FLOOR ELEVATION
- H/C PARKING STALL



SITE PLAN  
1/8" = 1'-0"

ISSUES	
No.	DATE
1	2017.11.20
2	2017.12.22
3	2018.01.10
4	2018.08.08
5	2018.08.10

ISSUED FOR  
BUILDING PERMIT

NOT FOR  
CONSTRUCTION

OFFICE RENOVATIONS 450  
WENTWORTH STREET

C/O INTEGRAL WEALTH MANAGEMENT NANAIMO BC V9B 3R1

ANDRE SULLIVAN

**HEROLD ENGINEERING**

3701 Shelton Rd, Nanaimo, BC V9T 2H1  
Tel: 250-751-8558 Fax: 250-751-8559  
Email: mail@heroldengineering.com

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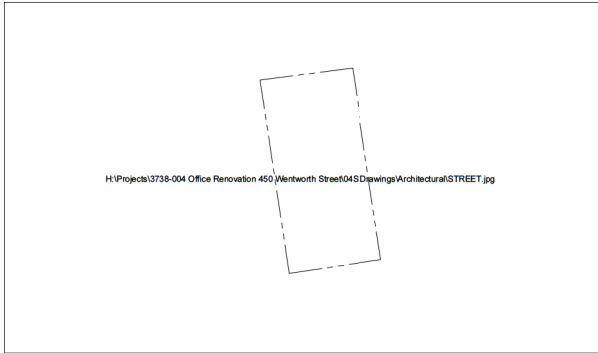
SITE PLAN

DESIGNED ES	ENGINEER'S SEAL
DESIGN REVIEW JK	
DRAFTED LHY	
DRAFTING REVIEW ES	
PROJECT No. 3738-004	CLIENT DRAWING No. n/a
SCALE 1/8" = 1'-0"	PERMIT No. n/a
REL. DRAWING No. A101	REVISION 5

RECEIVED  
DP 1110  
2018-AUG-15

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



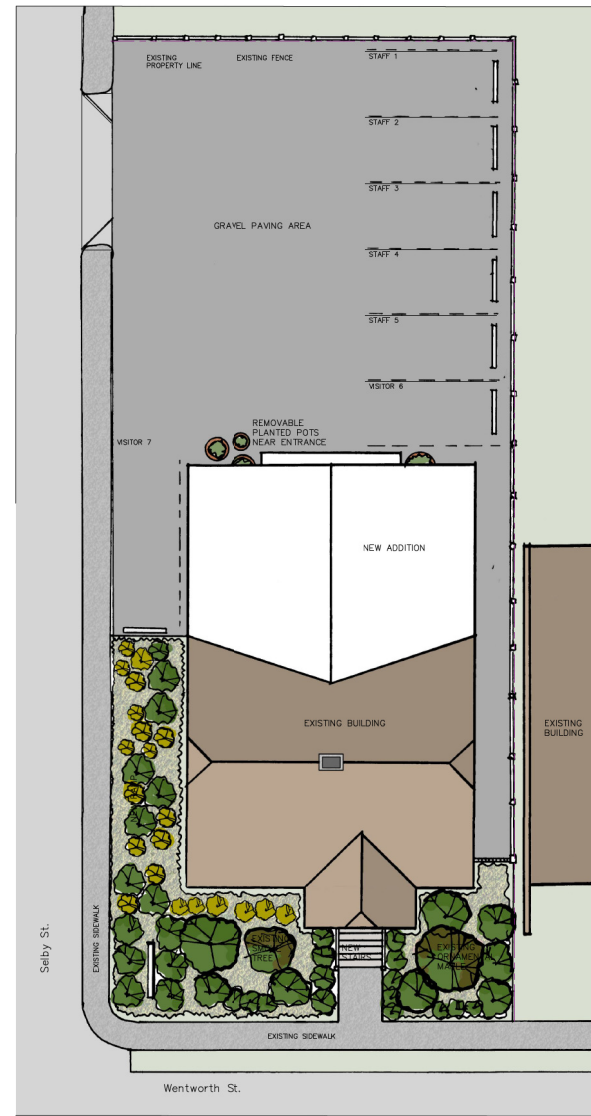


PROPERTY LOCATION

PROPERTY DATA		
LEGAL DESCRIPTION:	LOT 3, BLOCK 38, SECTION 1, NANAIMO DISTRICT, PLAN 584	
PID:	005-982-961	
CIVIC ADDRESS:	450 WENTWORTH STREET, NANAIMO, BC	
ZONING:	DTB OLD CITY MIXED USE	
MAJOR OCCUPANCIES:	U - BUSINESS AND PERSONAL SERVICES OCCUPANCIES	
SITE AREA:	584 M <sup>2</sup> (6293.99 SQ FT.) ALL PAVED	
BUILDING AREA:	NEW ADDITION AREA: 242.44 M <sup>2</sup> EXISTING BUILDING AREA: 156.33 M <sup>2</sup>	
LOT COVERAGE:	28.23% (50% COVERAGE PERMITTED) MAXIMUM ALLOWABLE HEIGHT: 10.5 M	
PARKING PROVIDED:	VISITOR - 2 STALLS (INCLUDING 1 HANDICAP STALLS), STAFF - 3 STALLS	
BUILDING HEIGHT: (15M HEIGHT PERMITTED)	EXISTING COVERED STORAGE 12M, NEW RETAIL STORE 4.2M	
SETBACKS:	REQUIRED:	DESIGNED:
FRONT YARD:	6 m	
SIDE YARD:	3 m	
REAR YARD:	3 m	

#### LEGEND

- NEW BUILDINGS
- EXISTING BUILDINGS
- GENERIC GRAVEL GROUND COVER
- ASPHALT PAVING
- LANDSCAPING AREA
- PROPERTY LINE
- ROAD LINE
- SETBACK LINE
- EXTERIOR MAN DOOR
- OVERHEAD ROLL-UP DOOR
- EXISTING FENCE LINE
- NEW FENCE LINE
- SPOT ELEVATION (EXISTING GRADE)
- FLOOR ELEVATION



LANDSCAPE PLAN  
1/8" = 1'-0"

#### ARCHITECTURAL DRAWING LIST:

OFFICE RENOVATION:	
A101	SITE PLAN
A201	FLOOR PLANS
A202	REFLECTED CEILING PLANS
A203	ROOF PLAN
A204	STAIRS DETAILS
A205	WASHROOM DETAILS
A206	KITCHEN DETAILS
A301	ELEVATIONS
A302	ELEVATIONS
A401	SECTIONS
A402	CANOPY DETAILS
A501	DOOR / WINDOW / SCHEDULE & DETAILS

#### ARCHITECTURAL DRAWING ISSUE RECORD:

			DRAWING NUMBER											
ISSUE No.	ISSUE DATE (YYYY.MM.DD)	ISSUED FOR	A101	A201	A202	A203	A204	A205	A206	A301	A302	A401	A402	A501
1	2017.11.20	CLIENT REVIEW		●						●				
2	2017.12.22	BUILDING PERMIT	●	●	●	●	●	●	●	●	●	●	●	
3	2018.01.10	BUILDING PERMIT	●	●	●	●	●	●	●	●	●	●	●	

ISSUES		
No.	DATE	ISSUED FOR
1	2017.11.20	CLIENT REVIEW
2	2017.12.22	BUILDING PERMIT
3	2018.01.10	BUILDING PERMIT

SUB CONSULTANT

ISSUED FOR  
BUILDING PERMIT

NOT FOR  
CONSTRUCTION

OFFICE RENOVATIONS,  
450 WENTWORTH STREET

C/O INTEGRAL WEALTH MANAGEMENT NANAIMO BC V9R 3R1  
ANDRE SULLIVAN

**HEROLD ENGINEERING**  
3701 Shenton Rd, Nanaimo, BC V9T 2H1  
Tel: 250-751-8558 Fax: 250-751-8559  
Email: mol@heroldengineering.com

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#### SITE PLAN

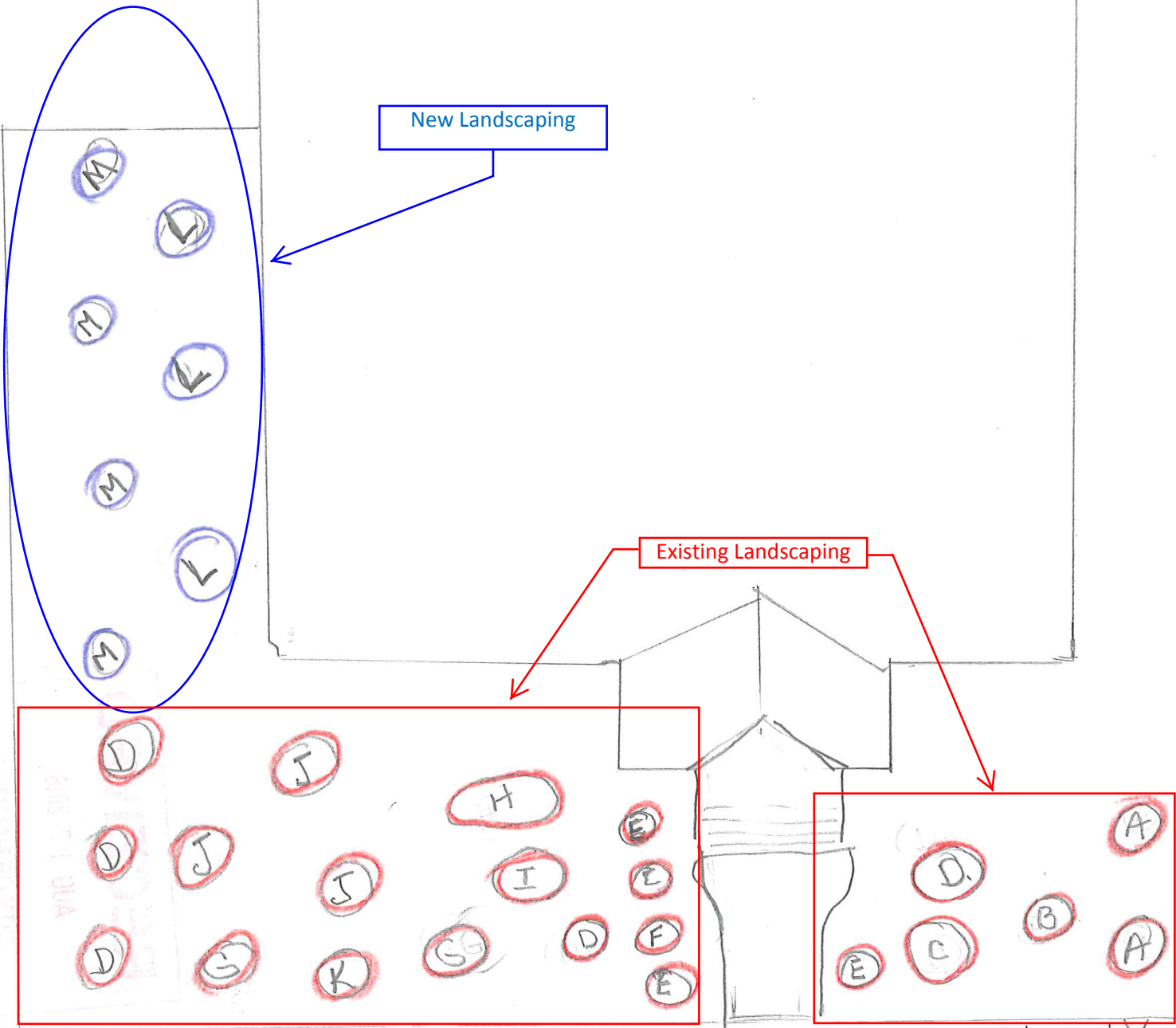
DESIGNED ES	ENGINEER'S SEAL
DESIGN REVIEW JK	
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DRAFTING REVIEW ES	
PROJECT No. 3728-004	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
HEL DRAWING No. A101	REVISION 3

Parking

New Landscaping

Existing Landscaping

sidewalk

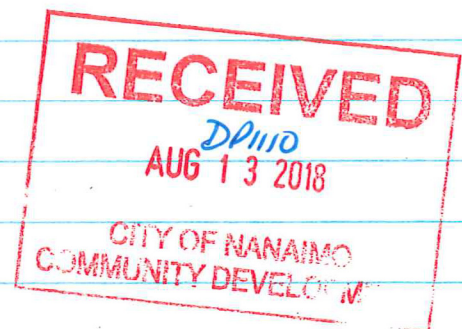


450 Wentworth  
front - existing plants (Red)

- A. Photinia (2)
- B. ornamental maple Tree (1)
- C. Euonymus Europaeus (high) (1)
- D. Roses (5)
- E. Euonymus Japonica (low) (4)
- F. winter Daphne (scented) (1)
- G. Wingelia (2)
- H. Cotinus (smoke tree) (1)
- I. Ceonothus (California lilac) (1)
- J. Rhododendron (3)
- K. Euonymus radicans (medium)

side (Selby) - proposed.

- L. Rose daphne (3)
- M. euonymus winter creeper (4)

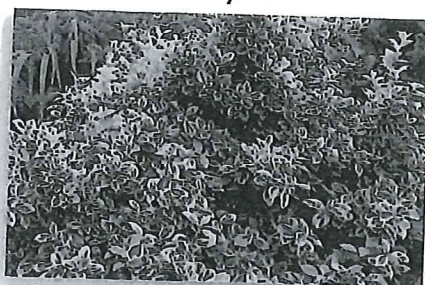




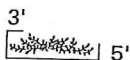
## **EUONYMUS FORTUNEI**

yew-ON-i-mus for-TOO-nee-eye

### Winter creeper euonymus



Winter creeper euonymus is one of the hardest broadleaf evergreens. Shown here: 'Emerald 'n' Gold'.



- One of the hardest broad-leaved evergreens
- Available in spreading and bushy forms
- Disease prone
- Zones 5 to 8

Wintercreeper euonymus is valued for its landscape versatility. Native to China.

**USE:** Plant it as a ground cover, vine, wall cover, or low hedge. Plant it with *Daphne* × *burkwoodii* 'Carol Mackie' and *Dicentra eximia*. Growth rate: fast.

**CULTURE:** Tolerant of all but the wettest soil, withstands full sun to

heavy shade. Susceptible to several serious pests and diseases, especially euonymous scale. Avoid harsh, windy locations where the foliage is prone to browning in winter.

**RELATED SPECIES:** *E. japonicus* (Japanese euonymus) is hardy in zones 8 to 10. It becomes a small tree 15 feet high and 8 feet wide and can make a tough, low-maintenance shrub.

*E. kiautschovicus* (spreading euonymus) is an 8- to 10-foot high shrub in zones 8 to 9, lower in zones 6 to 7. 'Dupont' is hardier and more compact, with large leaves and robust habit, but it is susceptible to disease. 'Manhattan' is similar to 'Dupont' but with dark green shiny leaves.

## **DAPHNE GNEORUM**

DAF-nee nee-OH-rum

### Rose daphne



- Finely textured evergreen foliage
- Perfumed flowers
- Low, trailing mass
- Zones 5 to 7

This spring-bloomer is one of the most fragrant shrubs available. Native to central and southern Europe.

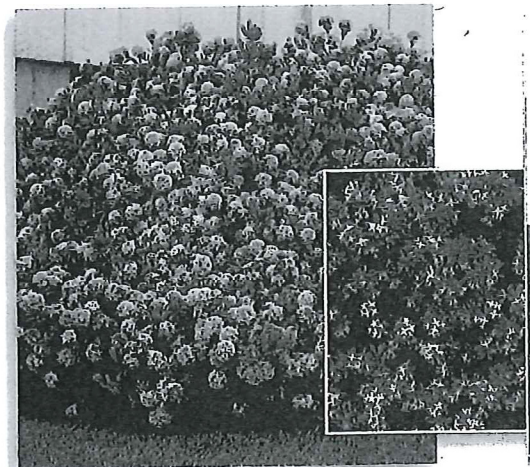
**USE:** Rose daphne can serve as a small-scale ground cover, in a rock garden, in shady spots, near entrances, or in groupings. It looks

good with *Lonicera fragrantissima* and rhododendrons. Growth rate: slow.

**CULTURE:** It performs best in well-drained, pH neutral soil, protected from hot sun and drying winds. Plant high to reduce chance of crown rot. Don't cultivate or move it after it is established.

#### **RECOMMENDED CULTIVARS AND RELATED SPECIES:**

'Variegata' has cream-edged foliage. *D. × burkwoodii* (zones 4 to 7) has extremely fragrant flowers that open white in May. Compact, rounded to about 3 feet high and wide. 'Carol Mackie' has green leaves edged in pale yellow, grows in sun or light shade.



Rose daphne makes a mound of 8-inch-tall trailing shoots in the rock garden. Inset: Carol Mackie daphne.

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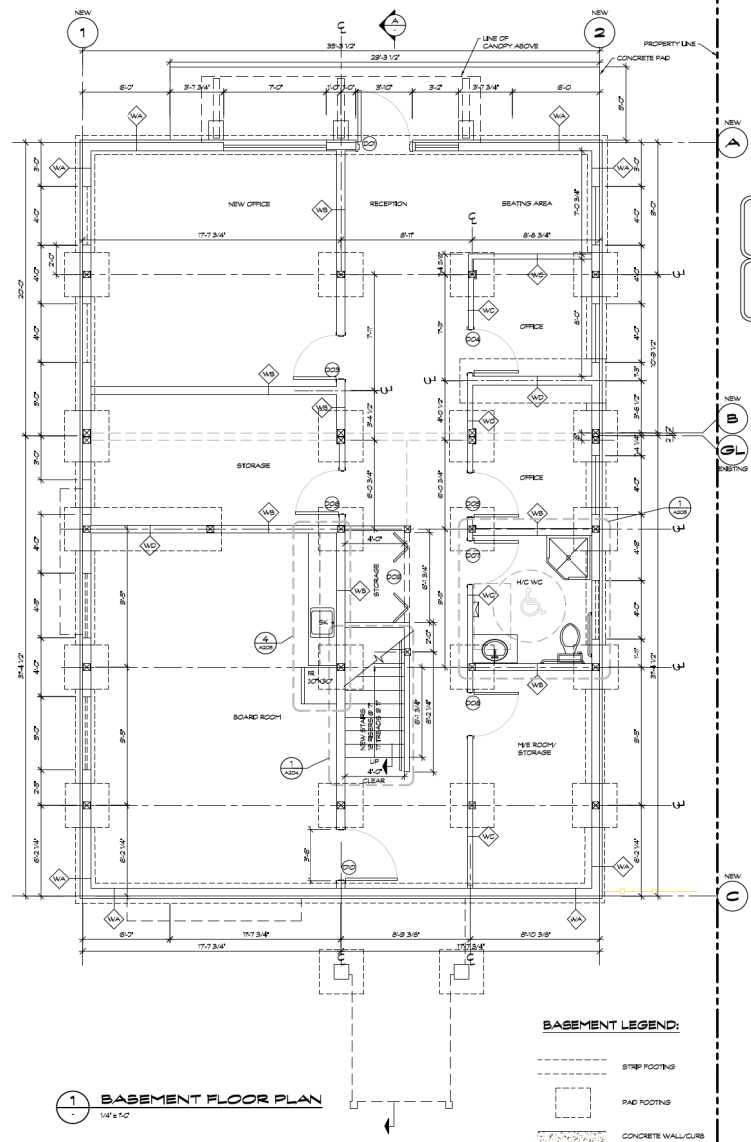
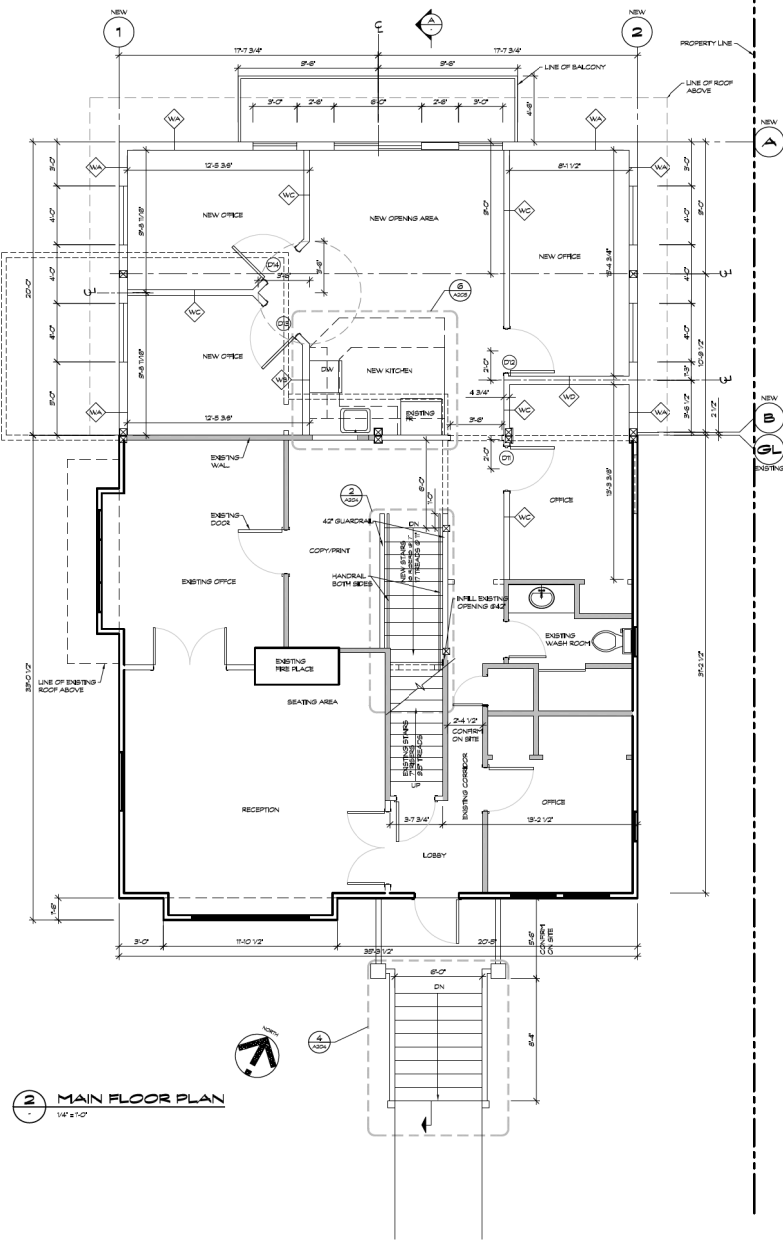
AUG 13 2018

CITY OF NANAIMO  
COMMUNITY DEVELOPMENT

# SYMBOLS LEGEND:

	SECTION ELEVATION SYMBOL
	SECTION ELEVATION NUMBER
	SHEET WHERE DRAWN
	PLAN DETAIL SYMBOL
	DETAIL NUMBER
	SHEET WHERE DRAWN
	CALLOUT DETAIL SYMBOL
	DETAIL NUMBER
	SHEET WHERE DRAWN
	ROOM TAG
	DOOR TAG
	WINDOW TAG
	ROOF TAG
	WALL TAG
	WALL (SEATED) TAG
	FLOOR TAG
	ROOM NUMBER
	ROOM NAME
	ROOM AREA
	KEYNOTE
	FLOOR DRAIN
	MAIN ENTRANCES
	ROLL-UP DOOR
	BOLLARDS
	WHEELCHAIR (FLOOR PAINT)
	FLOOR ELEVATION
	STEEL BRACE FRAMES
	WORK POINT
	ELEVATION MARKER
	REVISION NUMBER
	DEMOLISHED WALL

WALL TYPES	
	- HORIZONTAL LAP BOARD AND VERTICAL HARD BOARD & BATTEN - 3/4\"/>
	- 2 LAYERS 30 MIN. BUILDING PAPER - 1/2\"/>
	- 2\"/>
	- 1/2\"/>
	- 6 MIL POLY VAPOR BARRIER - 5/8\"/>
	- 5/8\"/>
	- 5/8\"/>
	- 5/8\"/>
	- 5/8\"/>
	- 5/8\"/>
	- 5/8\"/>
	- 5/8\"/>



## BASEMENT LEGEND:

	STRIP FOOTING
	PAD FOOTING
	CONCRETE WALL/CURB
	COLUMN & BEAM

ISSUES	
NO.	DATE
1	12/11/10
2	12/11/10
3	12/11/10
4	12/11/10
5	12/11/10

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450 WENTWORTH STREET

C/O INTEGRAL WEALTH MANAGEMENT NANAIMO BC V9B 3R1

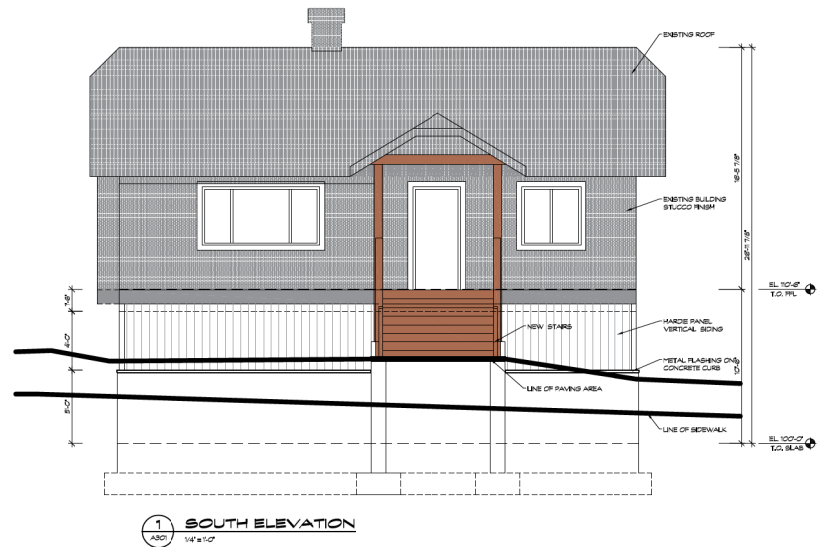
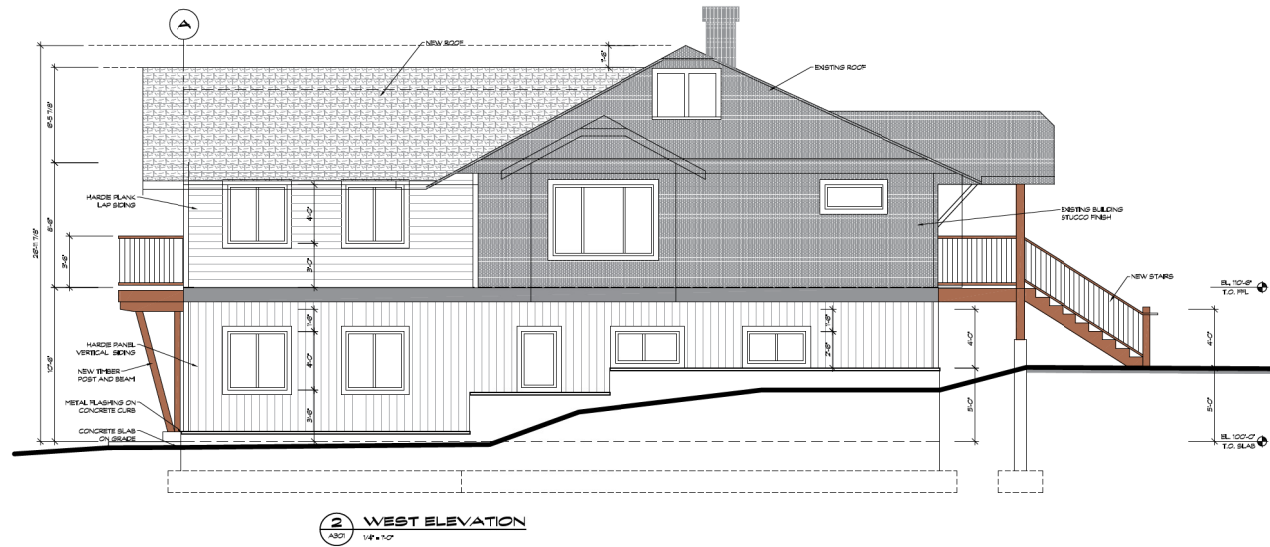
ANDRE SULLIVAN

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Email: mail@heroldengineering.com

DESIGNED	
DESIGNED	ENGINEER'S SEAL
DESIGN REVIEW	
DRAFTED	
DRAFTING REVIEW	
PROJECT NO.	CLIENT DRAWING NO.
3738-004	n/a
SCALE	PERMIT NO.
AS SHOWN	n/a
REL. DRAWING NO.	REVISION
A201	5

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



ISSUES		
No.	DATE	ISSUED FOR
1	2017.12.01	DESIGN REVIEW
2	2017.12.22	BUILDING PERMIT
3	2018.07.10	BUILDING PERMIT
4	2018.08.08	BUILDING PERMIT REVISION 1
5	2018.08.17	DP & REVISION 2

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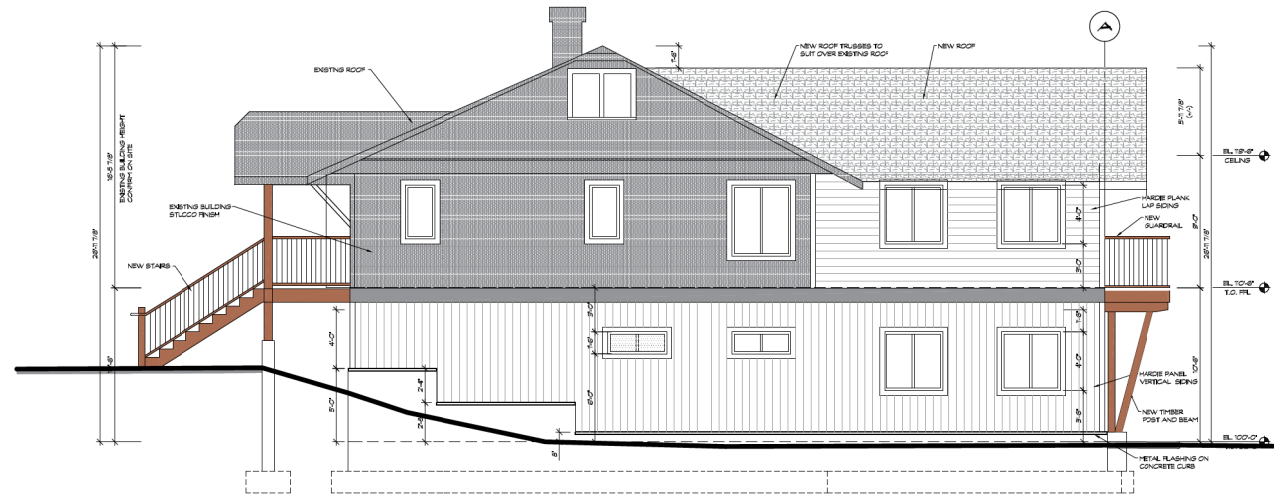
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ELEVATIONS	
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DESIGN REVIEW JK	
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DRAFTING REVIEW JK	
PROJECT No. 1738-004	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
REL DRAWING No. <b>A301</b>	REVISION 5

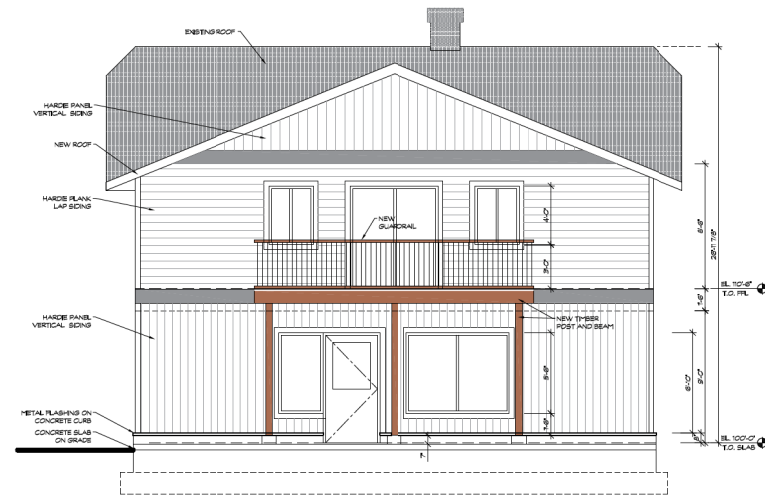
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DP 1110  
2018-AUG-13  
City of Nanaimo

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4 EAST ELEVATION  
A303 1/4" x 1/2"



3 NORTH ELEVATION  
A303 1/4" x 1/2"

ISSUES		
No.	DATE	ISSUED FOR
1	2017.12.01	DESIGN REVIEW
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5	2018.08.10	DP & REVISION 2

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ELEVATIONS

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DRAFTING REVIEW JK	
PROJECT No. 1738-004	CLIENT DRAWING No. n/a
SCALE AS SHOWN	PERMIT No. n/a
REL DRAWING No. <b>A302</b>	REVISION <b>5</b>

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2018-AUG-13  
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# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001110**