



AGENDA DESIGN ADVISORY PANEL MEETING

November 22, 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 Meeting held 2018-NOV-08

Minutes of the Open Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday 2018-NOV-08.

[Document to be distributed on Addendum]

4. PRESENTATIONS:

a. Development Permit Application No. DP1118 - 6010 Hammond Bay Road

2 - 35

A Development Permit application has been received from Murdoch + Company Architecture + Planning on behalf of 6010 Hammond Bay Holdings Ltd., for the development of a four-storey, 53 unit, multi-family residential building. The subject property is legally described as Lot 7, District Lot 25G, Wellington District, Plan 11632.

b. Development Permit Application No. DP1124 - 6550 Island Highway North

36 - 46

A Development Permit application has been received from Saywell Contracting Ltd., on behalf of Four A's Restaurant Nanaimo) Ltd. (Chelco Enterprises Ltd.), to upgrade the façade of the Ricky's North building. The subject property is legally described as Lot A, District Lot 28, Wellington District, Plan VIP52037.

5. ADJOURNMENT:

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001118 – 6010 HAMMOND BAY ROAD

Applicant / Architect: MURDOCH + COMPANY ARCHITECTURE + PLANNING

Owner: 6010 HAMMOND BAY HOLDINGS LTD.

Landscape Architect: MURDOCH + COMPANY ARCHITECTURE + PLANNING

Subject Property:

<i>Zoning</i>	COR 1 – Residential Corridor
<i>Location</i>	The subject property is located at the corner of Hammond Bay Road and Brickyard Road.
<i>Total Area</i>	4083.5 m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

BACKGROUND

One single family dwelling and one accessory building are currently located on the subject property.

PROPOSED DEVELOPMENT

The applicants propose to construct a 53-unit multi-family apartment building with underground parking.

Site Context

The subject property is located at the northwest corner of Hammond Bay Road and Brickyard Road, with Clayburn Place bordering the rear of the property. The lots to the north, south, and east are residentially-zoned and house a mix of duplexes and single detached dwellings. To the west are COR1 zoned lots, however, none of these have yet been developed in accordance with their zoning.

Currently, the subject property houses a single family dwelling and a large accessory building. The lot slopes down towards Clayburn Place, with a number of mature Douglas fir trees growing around the perimeter of the property. Clayburn Place is currently a narrow street that allows pedestrian access to the adjacent neighbourhoods.

Site Design

The proposed apartment building comprises the majority of the subject property. Vehicle access to the apartment building is via Clayburn Place at the rear of the lot. A covered pedestrian walkway is proposed along the west side of the building, and links to other pedestrian walkways which surround the perimeter of the building.

Four off-street parking spaces are proposed above ground at the rear of the site. An additional 86 parking spaces, long term bike parking, and the waste disposal enclosure are proposed to be located under the building.

Staff Comments:

- More detailed plans illustrating the courtyard are being prepared by the applicant.
- Consider measures to maintain a pedestrian-friendly edge along Clayburn place adjacent to the parkade wall and entrance.

Building Design:

The proposed building is four storeys tall, with the main pedestrian entrance at the northwest corner of the building, off Hammond Bay Road. A central courtyard is proposed on the east side of the building, accessible via pedestrian walkways. The fourth floor features two common outdoor deck spaces on the east side, and terraces are proposed on the north side of the building.

Underground parking and a green roof covering the majority of the building footprint are proposed.

The building design features significant articulation and glazing. Each unit has a balcony with aluminum guardrails and glass infill. Hardie siding, random spaced board and batten, and glulam posts and beams are proposed for the building façade.

Staff Comments:

- Consider a more prominent building entrance off Hammond Bay Road.
- Design features of the internal courtyard will be clarified in time for the 2018-NOV-22 Design Advisory Panel meeting.
- Consider how the courtyard design will relate to the units.
- To add interest to the long horizontal walkway roof, consider adding breaks/layers to the roof as the lot grade steps down.
- Consider further accenting the unit entrances off Hammond Bay Road using light posts, arbors or other design elements at the human scale.
- The east side of the building is adjacent to single detached dwellings. To decrease the building mass, the east building elevation steps down slightly. Consider further articulation on the street facing walls to step the upper floor building mass away from the street and adjacent single dwelling units.

Landscape Design

The proposed landscape plan features:

- A perimeter of trees around the building.
- A covered arbour trellis pedestrian corridor along the west elevation connecting Hammond Bay Road to Clayburn Place.
- Allan block planters at the front and rear of the building.

Staff Comments:

- Consider exploring the possibility of retaining existing Douglas fir Trees.
- Consider using spilling vines at the rear of the building to mask the concrete entrance to the parking garage.

- Ensure perimeter trees are placed to leave adequate space for pedestrians and wheelchair users.
- Consider placing perimeter trees on the street side of the side walk to maximize pedestrian separation from Hammond Bay Road.

PROPOSED VARIANCES

The preliminary parking plans show a need for a minor parking variance, but the applicant has confirmed that the plans can be adapted so that a variance is not needed.

MK/ln

August 29, 2018

Att: David Steward RPP, Planner
City of Naniamo

Re: Design Brief - 6010 Hammond Bay Road, Naniamo, BC

David,

Context

The proposal for 6010 Hammond Bay Road has been designed to fit within the current zoning and intended adjustments to the road / lot and street widening for the adjacent roads. The property to the west is in a similar state and the property to the east has been developed as a small intensive sf subdivision. The site lines to the site are primarily from Hammond Bay Road, adjacent properties and Clayburn Place to the north of the site. Views from the site are numerous with the most dynamic views to the north, east and south towards from the upper floors and roof deck. The site is zoned COR1. The COR1 zone exists to provide for residential, Street oriented, medium density development along or near major roads

Neighborhood Response

The site plan illustrates a 3-4 story wood frame building over the suspended concrete slab of an underground parking structure. The CoN has requested that allowances be made for the future widening of Hammond Bay Road and for the completion of Clayburn Place through to Montgomery Way. The building and underground has been designed to conform to the future property boundaries and setbacks. The majority of the parking, personal storage and bicycle storage is all intended to be captured in the underground parking with several street stalls along Clayburn Place. The building recognizes that it is located on a site that is in transition. The design response for building has been to create treatments through massing and landscape that would be considered respectful of each adjacency either through building scale, layering in the landscape treatment, separation for privacy and presence where required to identify the entry and access points.

Form and Character

It is the proponents intention to develop the site in a respectful manner and has worked with City staff to modify the massing in a manner that addresses the varying scale of development on each side of the building. The site is somewhat pinched by the grade changes across the site and the civil street works proposed on the north and south ends of the site. Therefore the main building elevation has been dropped to mediate the grade change and provide a less dominant massing right on Hammond Bay. Architectural detail and detailing of the front entry on Hammond Bay provide a high presence on the street while still providing some separation from the sidewalk and traffic noise. The internal courtyard breaks up the building mass and provides for a mid size common area. The courtyard faces the small residential subdivision and mimicks the general housing arrangements on that parcel to establish a consistent urban pattern. The building has been pushed to the east side of the lot and stepped the massing to reduce the overall blockiness of the building and create a transition in scale. (it is expected that further development of this density would be expected west along Hammond Bay Rd). The relationship to Clayburn is more practical and function in many respects as it will generally become the day to day exit and arrival point for the building occupants. The massing is similar to the configuration along Hammond Bay but uses landscaped terraces to create a more residential street scale and soften the overall building mass to the street. The building is pushed to the east to provide a generous landscaped entry walk from both the north and the south. The one story garden arbor and screen creates a

very human scaled garden walk from the street to the entry further creating a comfortable transition from street to front porch to front door.

Architecture

Building materials have been selected, to be durable and perform to a high standard, be practical for the uses contemplated but also to reflect the rustic nature of the setting. The strong vertical glulam timbers are intended to mimic a forest setting. The stepped massing is intended to reflect transition qualities found in the forest with a randomly spaced board and batten siding and shingles to add complexity and create a non uniform pattern and spacing found throughout a forest. Texture and variation is critical to the detail of the massing to create a multi-layered façade behind the decks which sit out proud of the building face. The decks are covered and offer a strong indoor outdoor opportunity for each unit with larger common areas on the ground level and the third floor for larger gatherings. Generous overhangs and covered spaces have been used to provide weather protection, for both outdoor space but practical envelope protection.

Landscape and Infrastructure

The front entry treatment on Hammond Bay is detailed as a modern garden gate/porch and helps to establish a strong series of landscape spaces. The street entry, the courtyard, entry walk, roof deck and significant private decks and terraces all provide a strong outdoor presence and provide "eyes on the street" for both Hammond Bay and Clayburn Place. The landscape materials are generally local, native plants layered in combination with low landscape walls, screen fences and terraces to provide for a healthy transition from public to private spaces. The courtyard and roof decks provide for some communal space within the project to reinforce the indoor outdoor connection but also the opportunity for human interaction at the project level, something often missed in larger multi family projects. Accent planting is intended to enhance entry features, building entrances, and public spaces throughout the site. Lastly the green roof is used as part of the storm water management strategy but also as a very visible nod to the proponents commitment to sustainable building practices.

Signage is incorporated into the individual building design and site layout to provide clarity for wayfinding and orientation. Lighting is used selectively for signage and highlight features as necessary, with adequate lighting in areas frequented by pedestrians and vehicles. Lighting will be full cut off fixtures and will be laid out to minimize any unnecessary disbursement of light beyond its intended focus. Please accept this Preliminary Design Brief as an outline for the overall design approach for the Function Junction Commercial site.

Respectfully

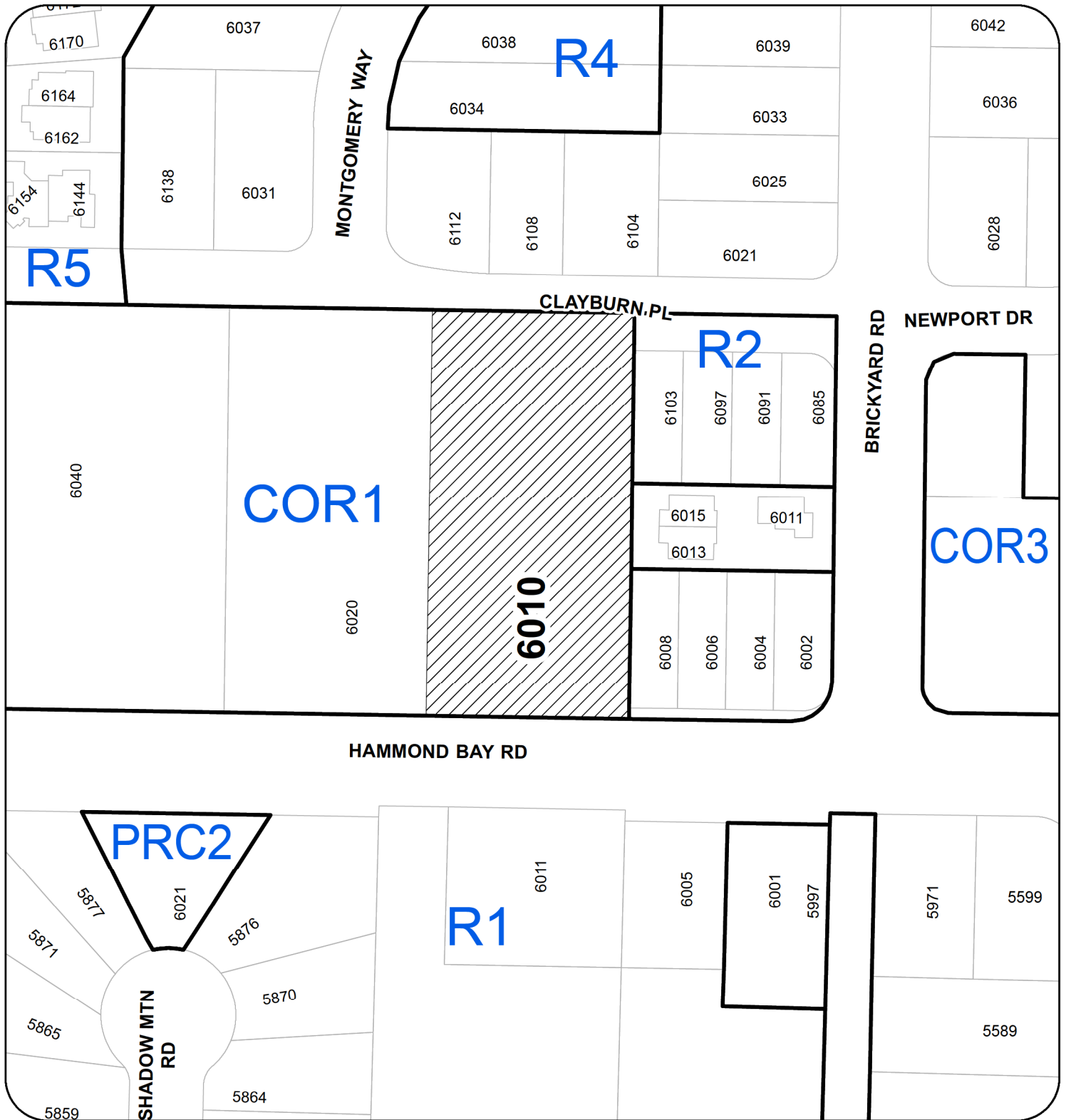


Brent Murdoch MAIBC, BCSLA
Murdoch + Company Ltd.

ARCHITECTURE + PLANNING LTD

#106-4319 Main St. Whistler, BC
P.O. Box 1394, Whistler BC, V0N 1B0
tel: 604. 905-6992 fax: 604. 905 6993

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001118

LOCATION PLAN

Civic: 6010 HAMMOND BAY ROAD
 Legal: LOT 7, DISTRICT LOT 25G
 WELLINGTON DISTRICT, PLAN 11632





• VIEW NORTH ACROSS HAMMOND BAY ROAD



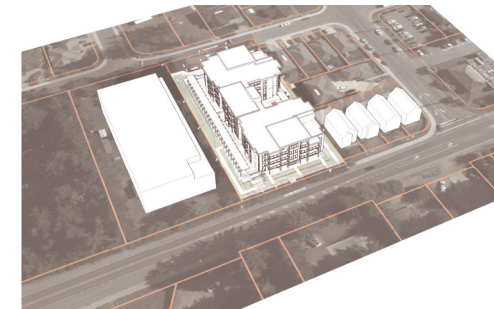
• VIEW NORTH-WEST ALONG HAMMOND BAY ROAD



MASSING CONTEXT LOOKING EAST



MASSING CONTEXT LOOKING WEST



MASSING CONTEXT HAMMOND BAY RD.

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Title
3D MASSING

Project
HAMMOND BAY RESIDENCES
6010 HAMMOND BAY ROAD, NANAIMO, BC

MURDOCH+COMPANY
ARCHITECTURE + PLANNING LTD.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph: 805-6992 Fax: 805-6993
e-mail: murdoch@bus.net

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3D-1 3D MASSING



• SIDEWALK VIEW EAST ALONG HAMMOND BAY ROAD



• VIEW EAST ALONG HAMMOND BAY ROAD



• SIDEWALK VIEW WEST ALONG HAMMOND BAY ROAD



• VIEW WEST ALONG HAMMOND BAY ROAD

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6010 HAMMOND BAY ROAD, NANAIMO, BC

MURDOCH+COMPANY
ARCHITECTURE + PLANNING LTD.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph: 805-6992 Fax: 805-6993
e-mail: murdoch@tels.net

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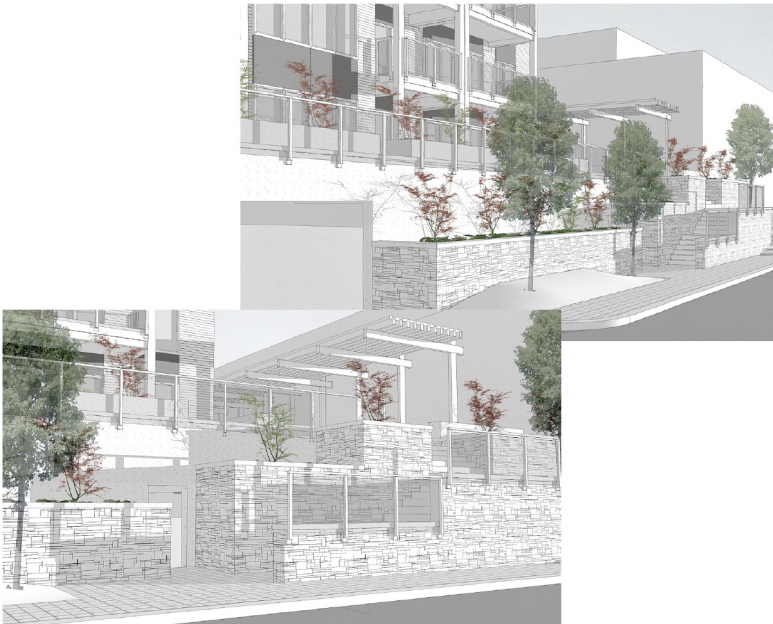
3D-2 3D MASSING



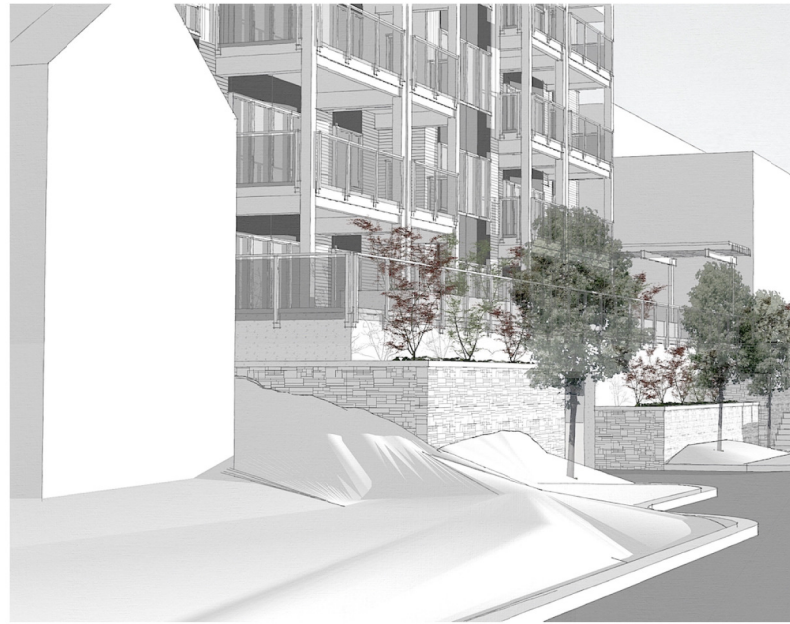
• VIEW SOUTH-EAST FROM CLAYBURN PLACE



• VIEW SOUTH ACROSS CLAYBURN PLACE



• TRANSITION TO CLAYBURN PLACE



• VIEW SOUTH-WEST FROM CLAYBURN PLACE

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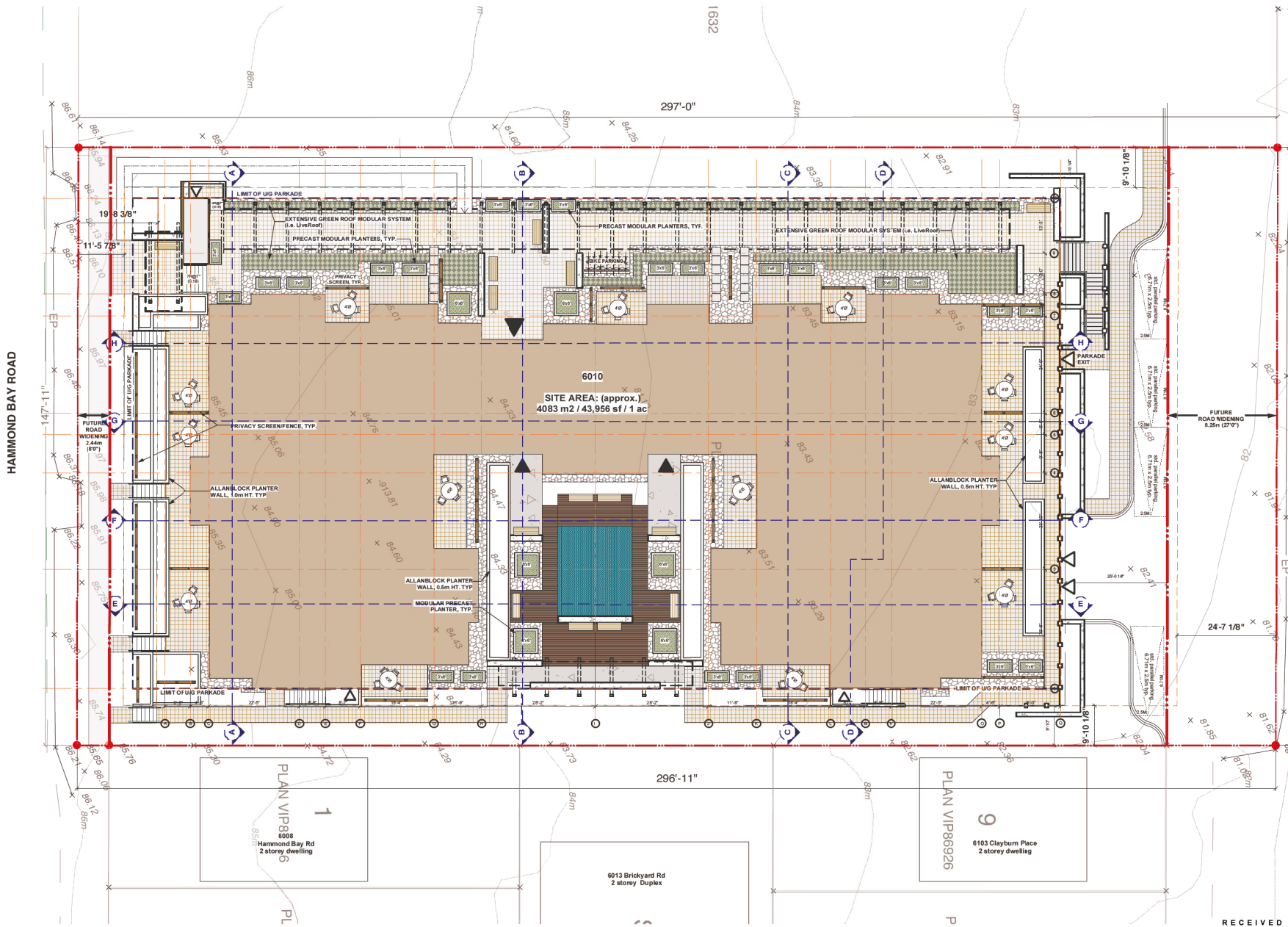
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ARCHITECTURE + PLANNING LTD.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V0N 1B0
Ph: 805-6992 Fax: 805-6993
e-mail: murdoch@tels.net

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3D-3 3D MASSING



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SITE PLAN
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 6010 HAMMOND BAY ROAD, NANAIMO, BC

MURDOCH COMPANY
 ARCHITECTURE + PLANNING LTD.
 #106-419 Main Street
 P.O. Box 1394
 Whistler, B.C. V8N 1B0
 Ph: 905-4912 Fax: 905-6993
 e-mail: murdoch@muas.net

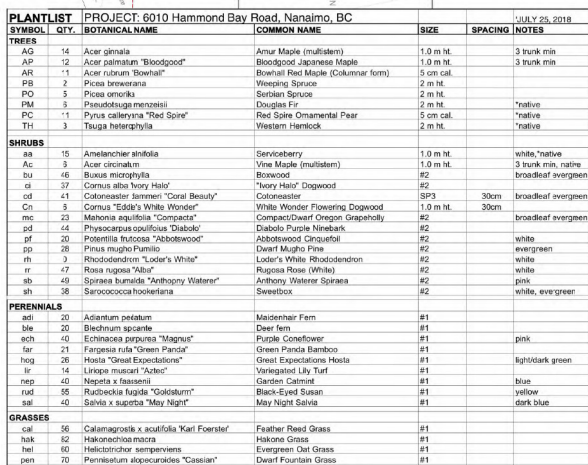
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17.19 **A-1.1**

A-1.1 SITE PLAN



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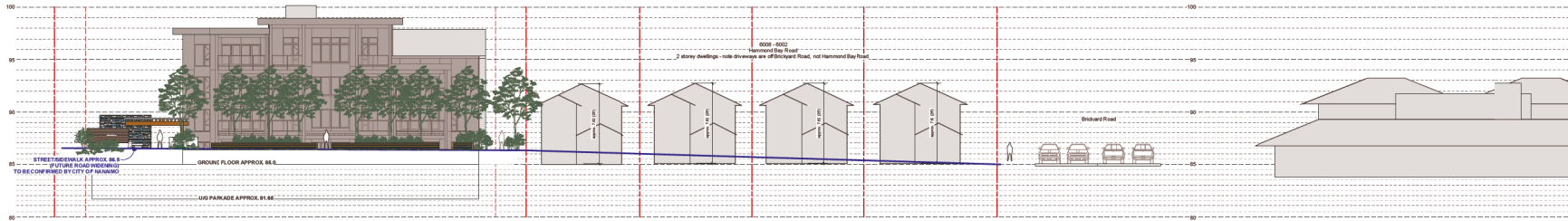
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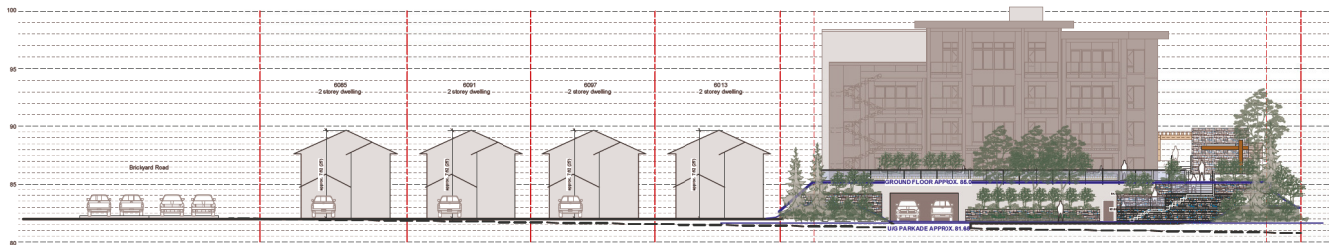
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Hammond Bay Road Streetscape Elevation



Clayburn Place Streetscape Elevation

Title
STREETSCAPE ELEVATIONS
Project
6010 HAMMOND BAY ROAD
Nanaimo, BC

MURDOCH + COMPANY
ARCHITECTURE + PLANNING LTD.
#108-619 Main Street
P.O. Box 1284
Windsor, B.C. V8N 1B0
Ph: 905-692-2222 Fax: 905-692-2223
e-mail: murdoch@telus.net

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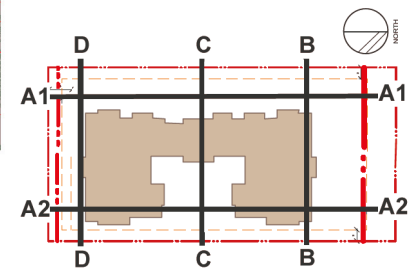
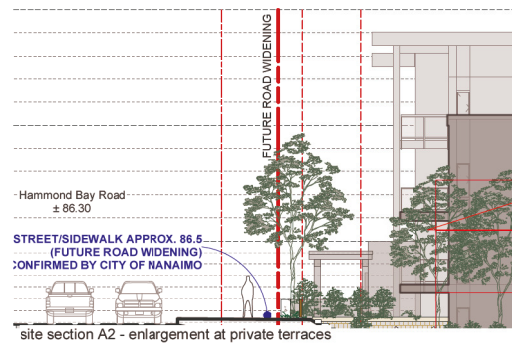
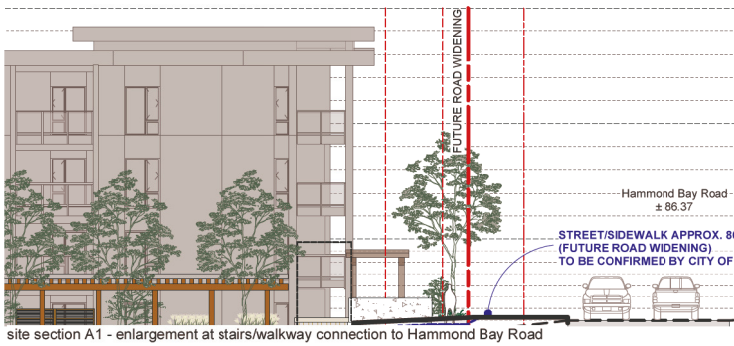
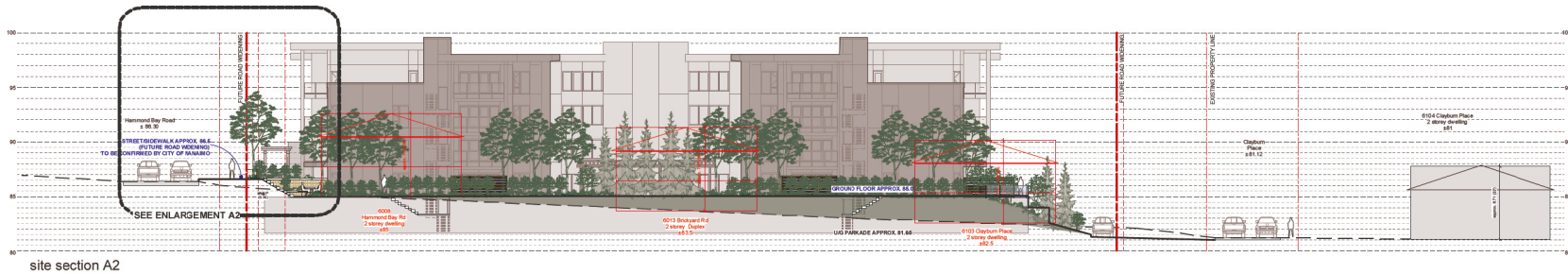
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L-1.1 STREETSCAPE ELEVATIONS

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SITE SECTIONS

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6010 HAMMOND BAY ROAD
Nanaimo, BC

MURDOCH + COMPANY
ARCHITECTURE + PLANNING LTD.
#109-4319 Main Street
P.O. Box 1284
Whistler, B.C. V0N 1B0
Ph: 905-692-2400 Fax: 905-693-2400
e-mail: murdoch@telus.net

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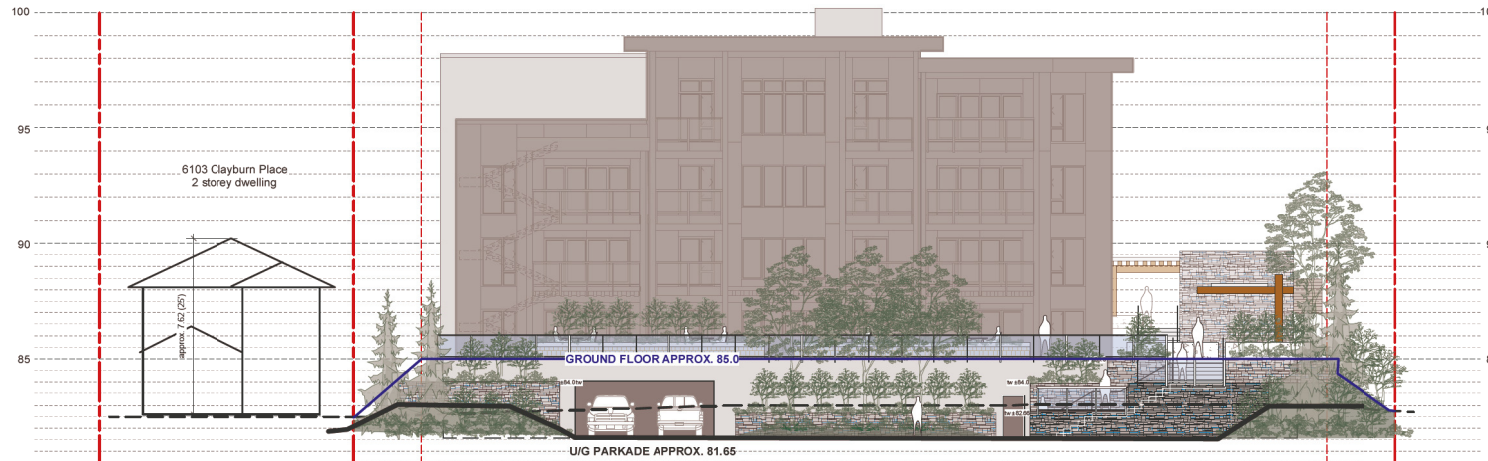
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L-1.2 SITE SECTIONS

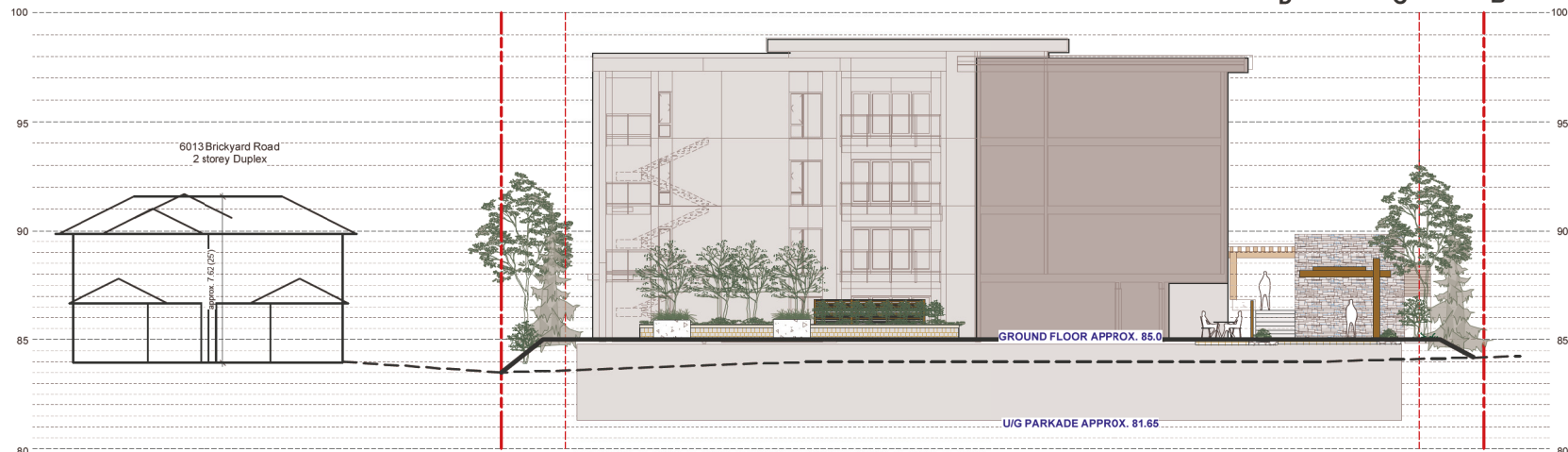
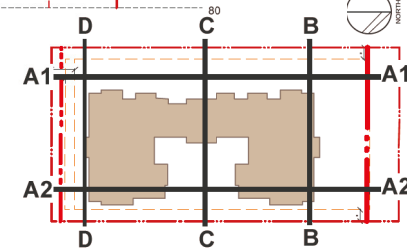
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site section B (Clayburn Place/North Elevation)



site section C (through Courtyard)

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SITE SECTIONS

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6010 HAMMOND BAY ROAD
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MURDOCH + COMPANY
ARCHITECTURE + PLANNING LTD.
#108-4319 Main Street
P.O. Box 1284
Whistler, B.C. V0N 1B0
Ph: 905-692-2222 Fax: 905-692-2223
e-mail: murdoch@telus.net

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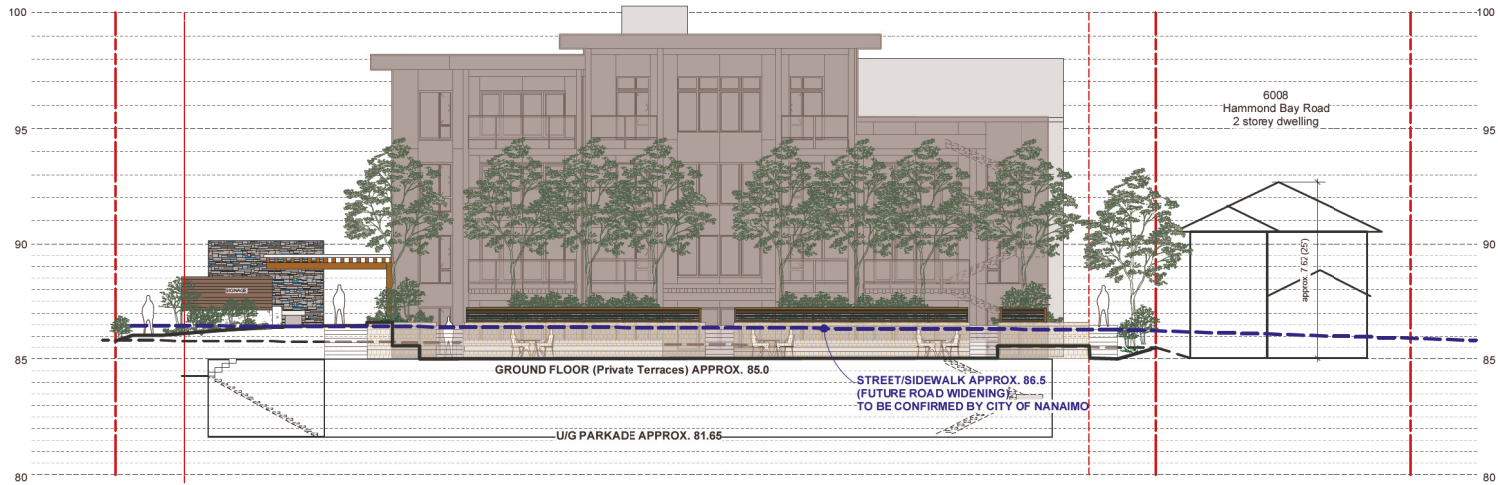
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L-1.3 SITE SECTIONS

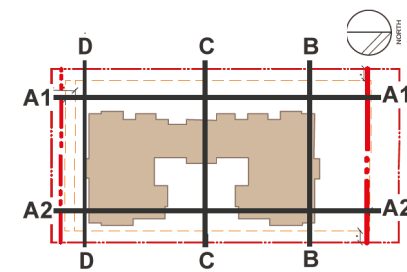
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site section D (Hammond Bay Road/South Elevation)



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ARCHITECTURE + PLANNING LTD.
#108-4319 Main Street
P.O. Box 1204
Whistler, B.C. V0N 1B0
Ph: 905-692 Fax: 905-693
e-mail: murdoch@telus.net

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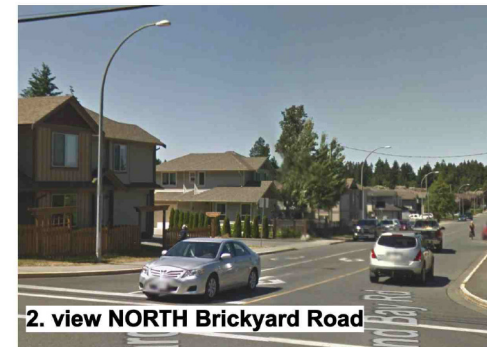
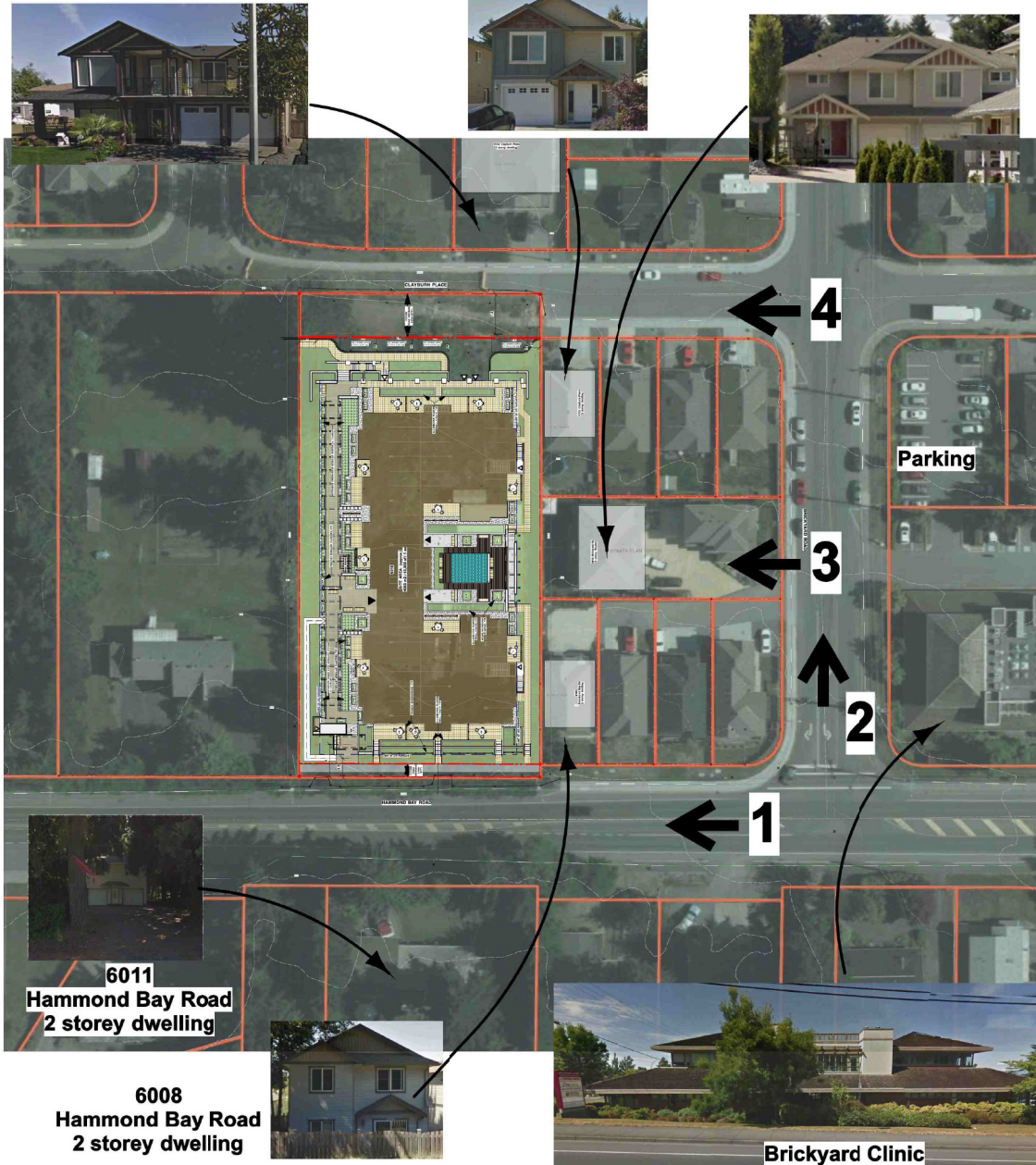
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1719 **L-1.4**

L-1.4 SITE SECTIONS

6104 Clayburn Place
2 storey dwelling

6103 Clayburn Place
2 storey dwelling

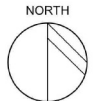
6013 Brickyard Road
2 storey Duplex



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6010 HAMMOND BAY ROAD
Nanaimo, BC

MURDOCH+COMPANY
ARCHITECTURE + PLANNING LTD.
#105-4319 Main Street
P.O. Box 1204
Whistler, B.C. V8W 1B0
Ph: 805-6992 Fax: 805-6993
e-mail: murdoch@telus.net

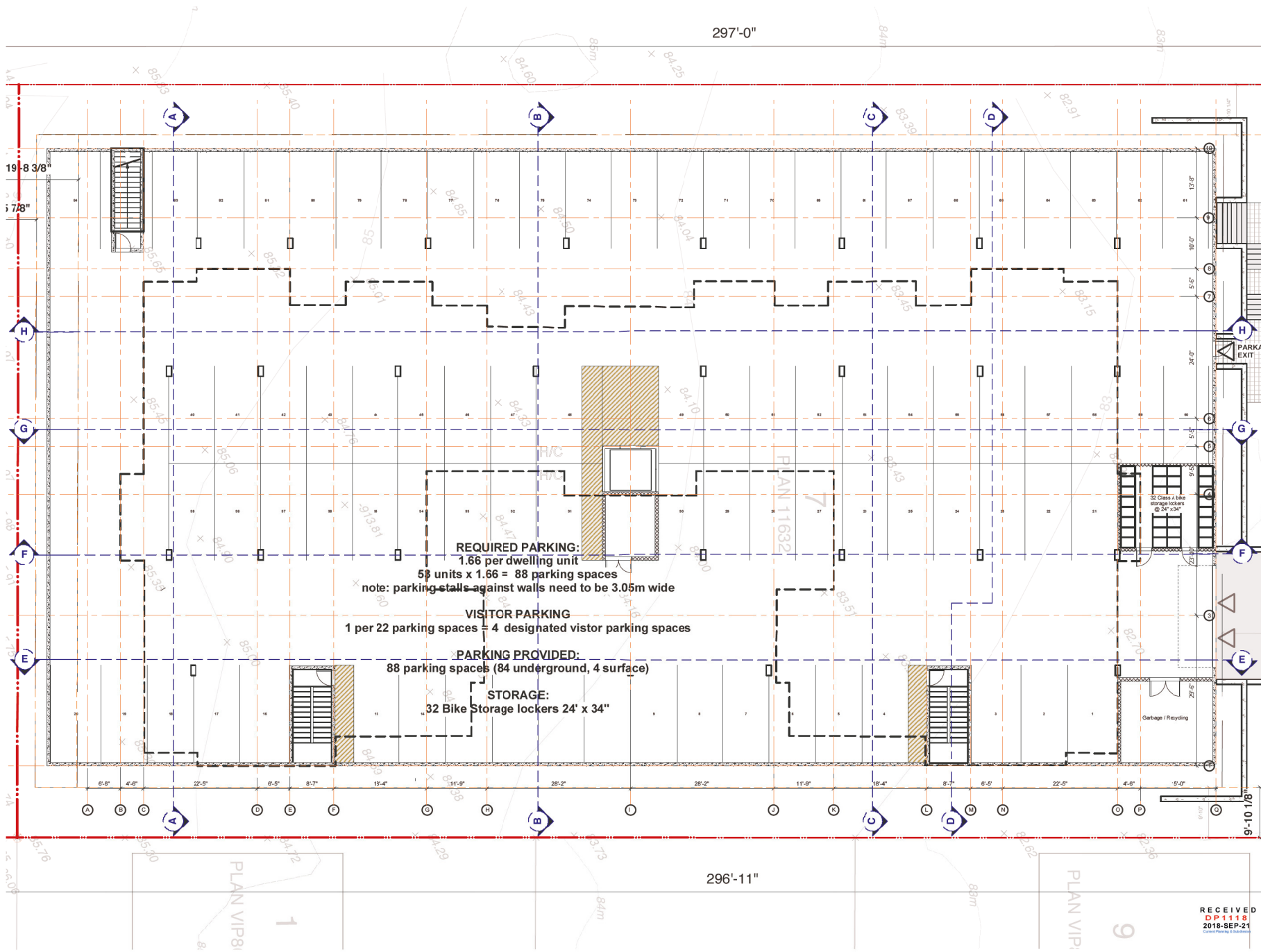
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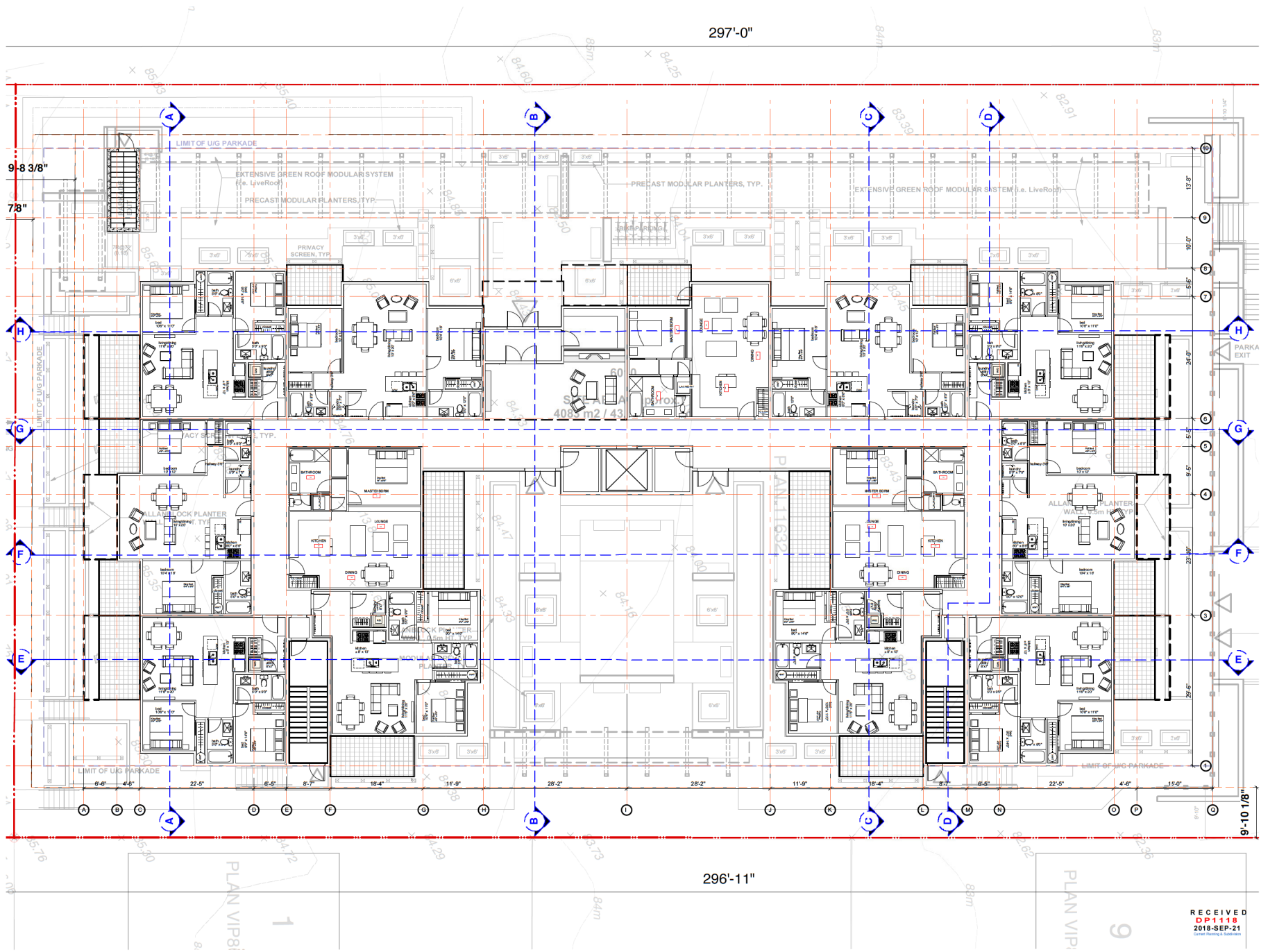
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Title
UNDERGROUND PARKING PLAN
 Project
HAMMOND BAY RESIDENCES
 6010 HAMMOND BAY ROAD, NANAIMO, BC

MURDOCH+COMPANY
 ARCHITECTURE + PLANNING LTD.
 #106-4319 Main Street
 P.O. Box 1594
 Whistler, B.C. V0N 1B0
 Ph: 905-6992 Fax 905-6993
 e-mail: murdoch@blue.net



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No:
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Title:
 GROUND FLOOR PLAN

Project:
 HAMMOND BAY RESIDENCES
 6010 HAMMOND BAY ROAD, NANAIMO, BC

MURDOCH+COMPANY
 ARCHITECTURE + PLANNING LTD.
 #106-4319 Main Street
 P.O. Box 1399
 Whistler, B.C. V0N 1B0
 Ph. 905-8992 Fax 905-8993
 e-mail: murdoch@mcus.net

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 17.19

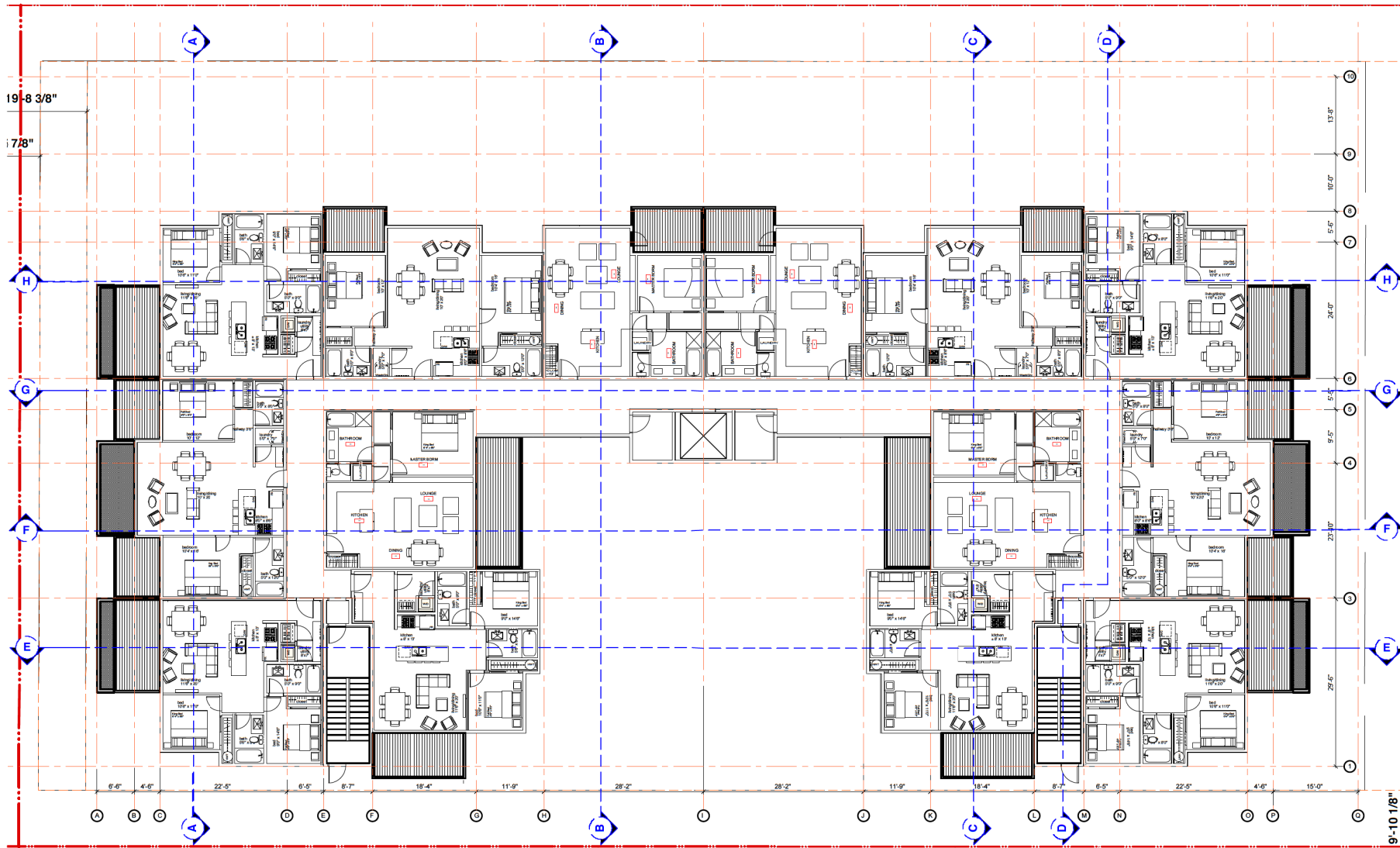
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SECOND FLOOR PLAN

HAMMOND BAY RESIDENCES
6010 HAMMOND BAY ROAD, NANAIMO, BC

MURDOCH+COMPANY
ARCHITECTURE + PLANNING LTD.
#106-4319 Main Street
P.O. Box 1394
Whistler, B.C. V8N 1B0
Ph. 805-6902 Fax 805-6993
e-mail: murdoch@plus.net

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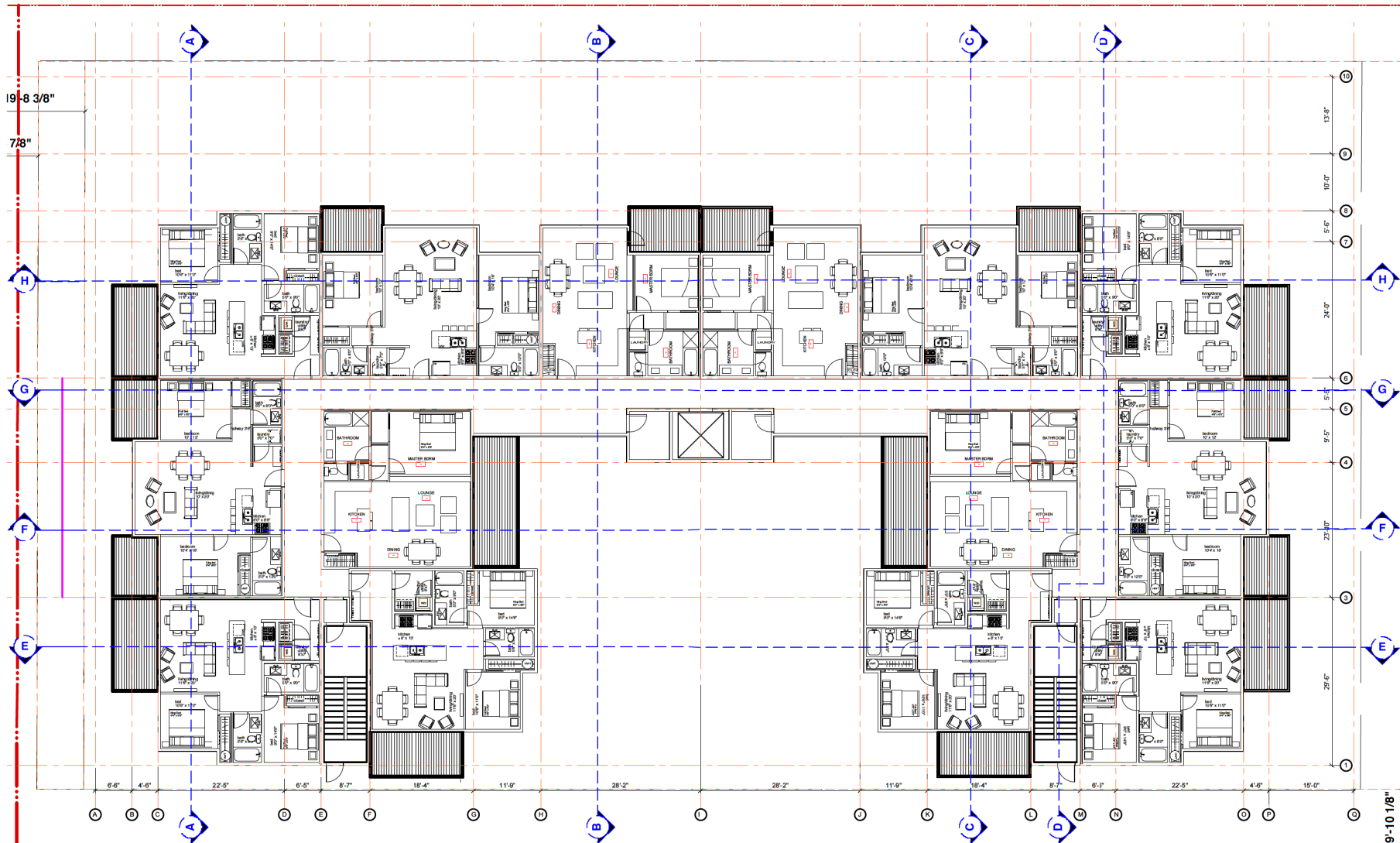
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17.19 A-2.4

296'-11"

297'-0"



296'-11"

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THIRD FLOOR PLAN

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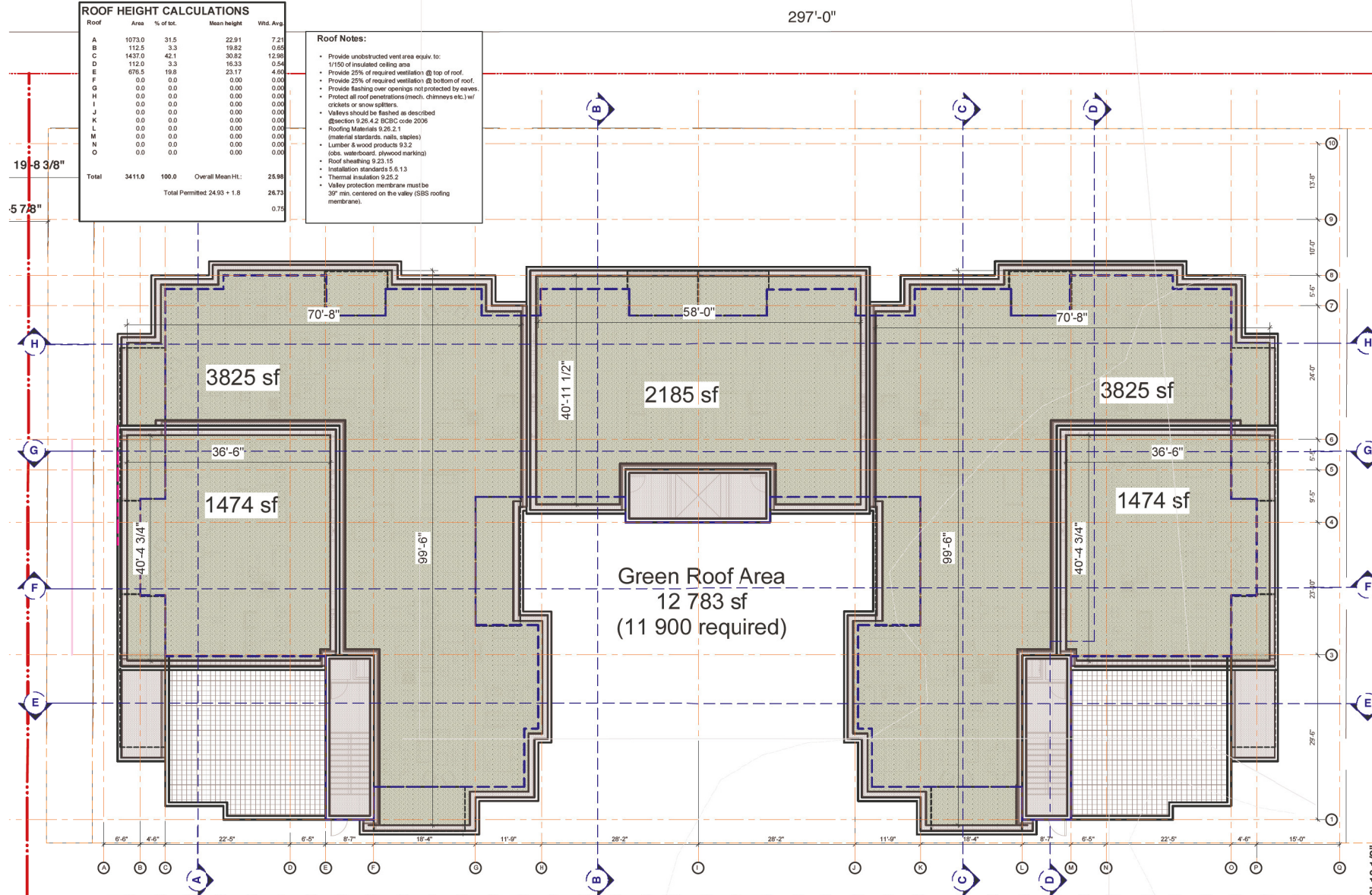
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ROOF HEIGHT CALCULATIONS

Roof	Area	% of tot.	Mean height	Wtd. Avg.
A	1073.0	31.5	22.91	7.21
B	112.5	3.3	19.82	0.55
C	1437.0	42.1	30.82	12.96
D	112.0	3.3	16.33	0.54
E	676.5	19.8	23.17	4.90
F	0.0	0.0	0.00	0.00
G	0.0	0.0	0.00	0.00
H	0.0	0.0	0.00	0.00
I	0.0	0.0	0.00	0.00
J	0.0	0.0	0.00	0.00
K	0.0	0.0	0.00	0.00
L	0.0	0.0	0.00	0.00
M	0.0	0.0	0.00	0.00
N	0.0	0.0	0.00	0.00
O	0.0	0.0	0.00	0.00
Total	3411.0	100.0	Overall Mean Ht.: 25.98	
			Total Permitted 24.93 + 1.8	26.73
				0.75

Roof Notes:

- Provide unobstructed vent area equiv. to: 1/150 of insulated ceiling area
- Provide 25% of required ventilation @ top of roof.
- Provide 25% of required ventilation @ bottom of roof.
- Provide flashing over openings not protected by eaves.
- Protect all roof penetrations (mech. chimneys etc.) w/ crickets or snow splitters.
- Valleys should be flashed as described direction 9.26.4.2 BCBC code 2006
- Roofing Materials 9.26.2.1 (material standards, nails, staples)
- Lumber & wood products 9.3.2 (cls. wet-board, plywood marking)
- Roof sheathing 9.23.15
- Installation standards 5.6.13
- Thermal insulation 9.25.2
- Valley protection membrane must be 39" min. centered on the valley (SSS roofing membrane).



NOTE: DIMENSIONS ARE APPROXIMATE



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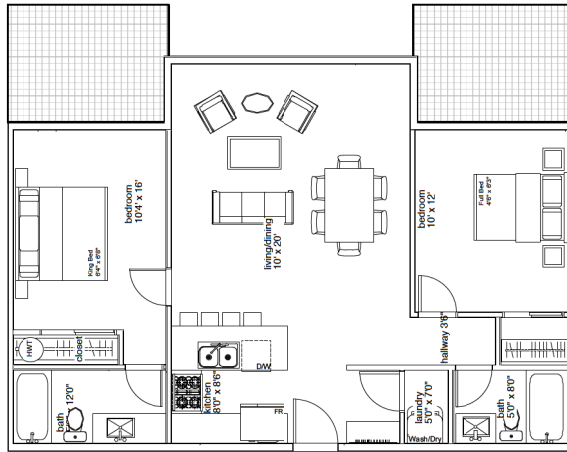
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ROOF PLAN

Project
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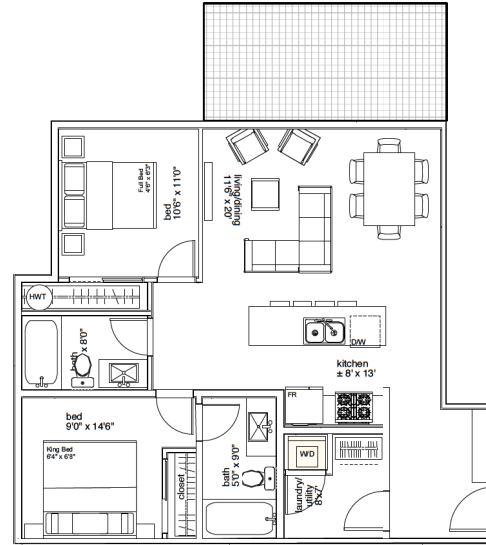
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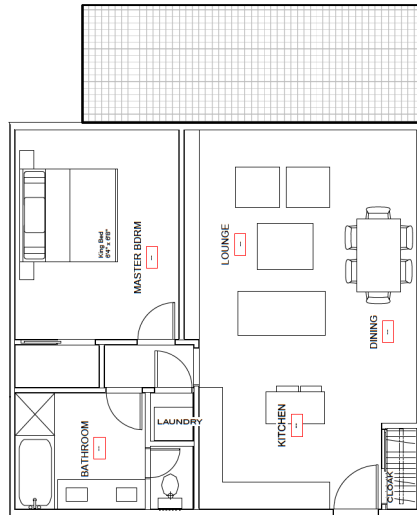
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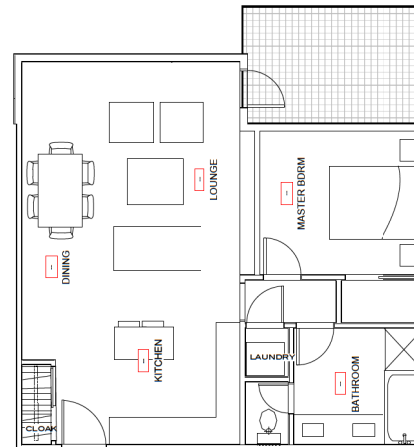
Unit A - 944 sf



Unit B - 860 sf



Unit C - 756 sf



Unit D - 707 sf

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UNIT PLANS
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A-8.1 UNIT PLANS



North Elevation



South Elevation

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ELEVATIONS

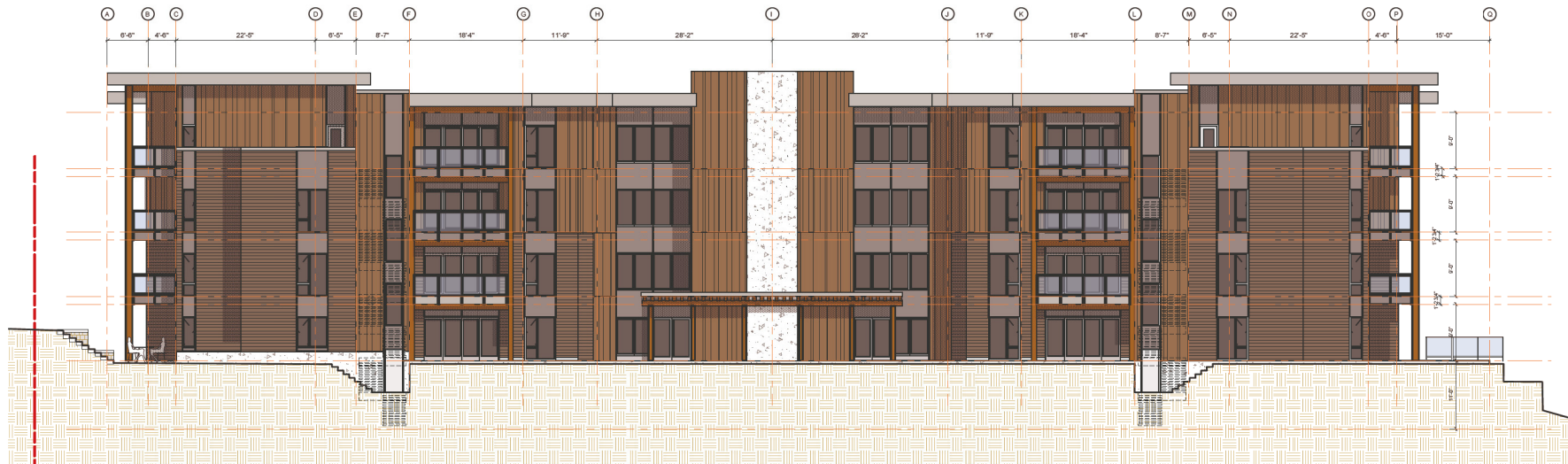
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East Elevation



West Elevation

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ELEVATIONS

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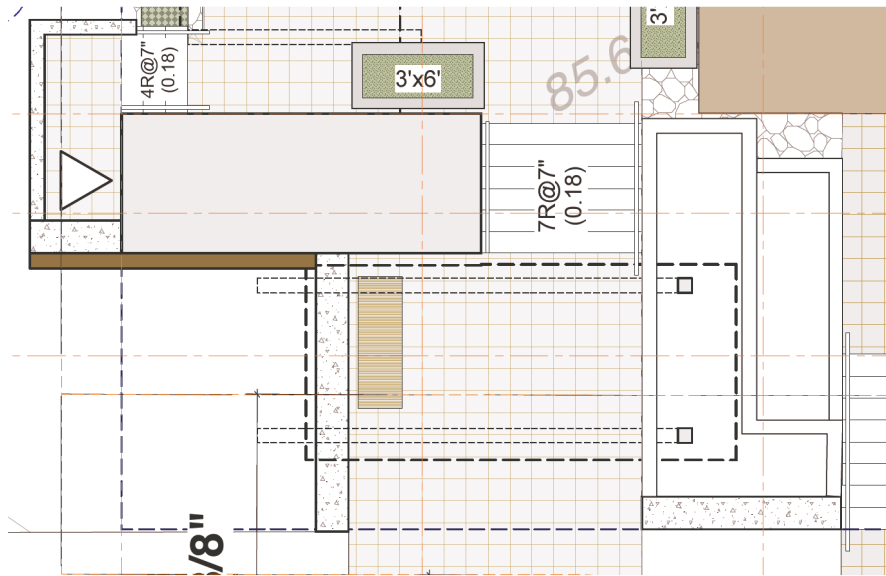
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e-mail: murdoch@hws.net

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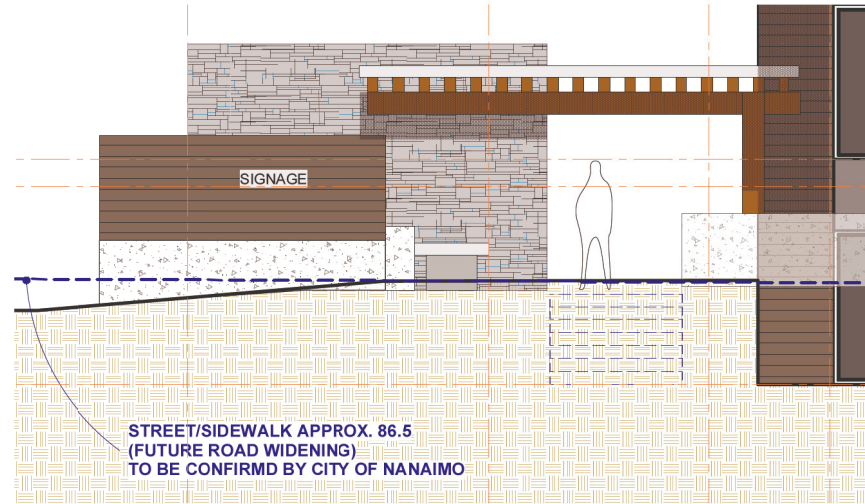
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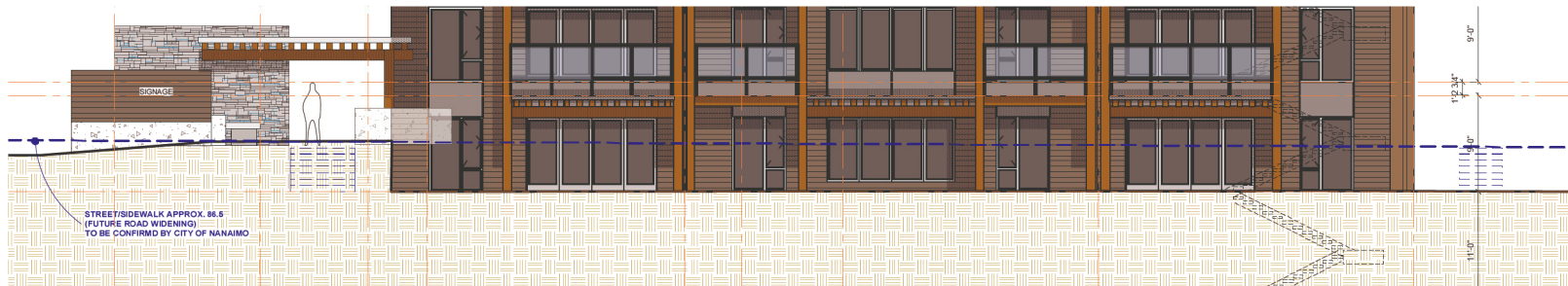
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Front Entry Plan



Front Entry Elevation



Detail Elevation

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DETAIL ELEVATION

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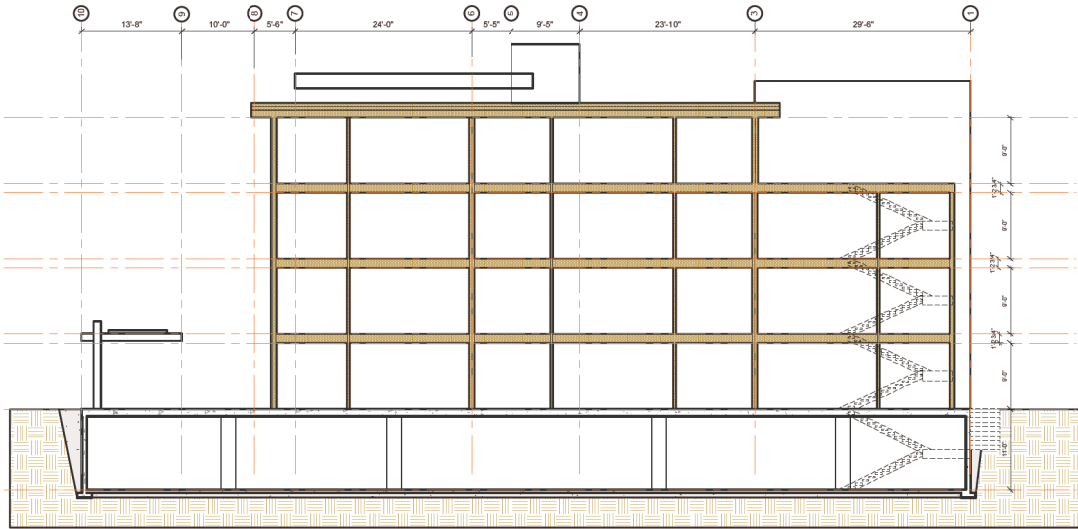
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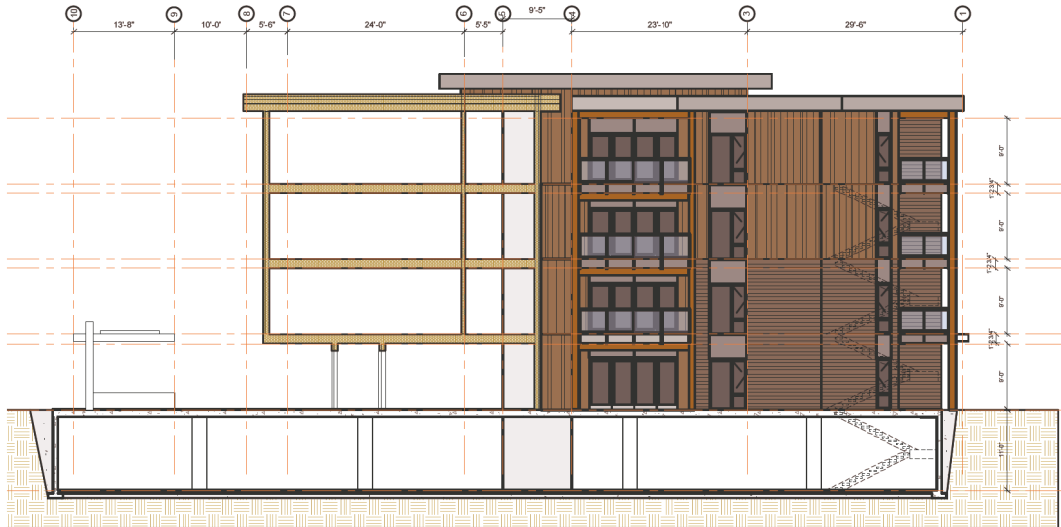
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A-3.3 DETAIL ELEVATION



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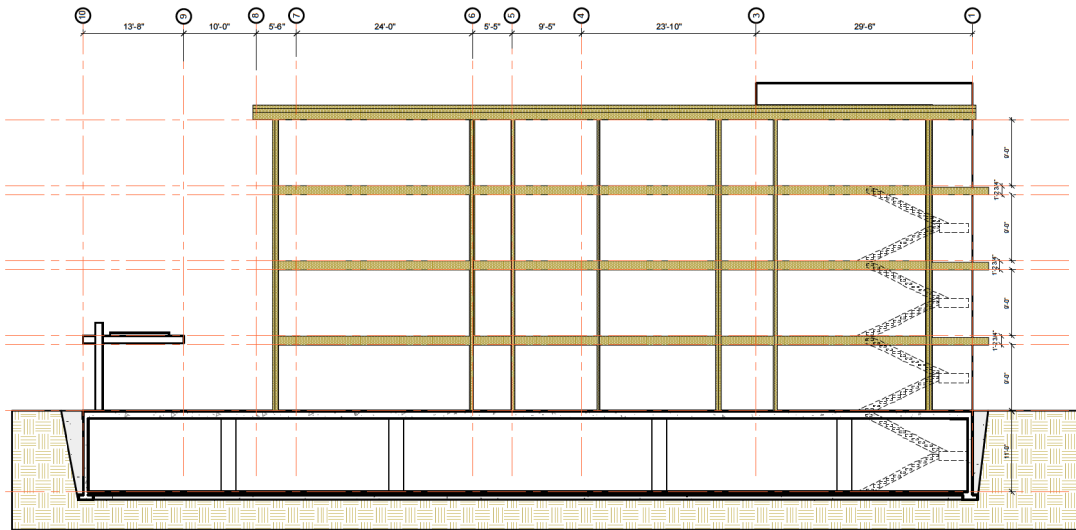
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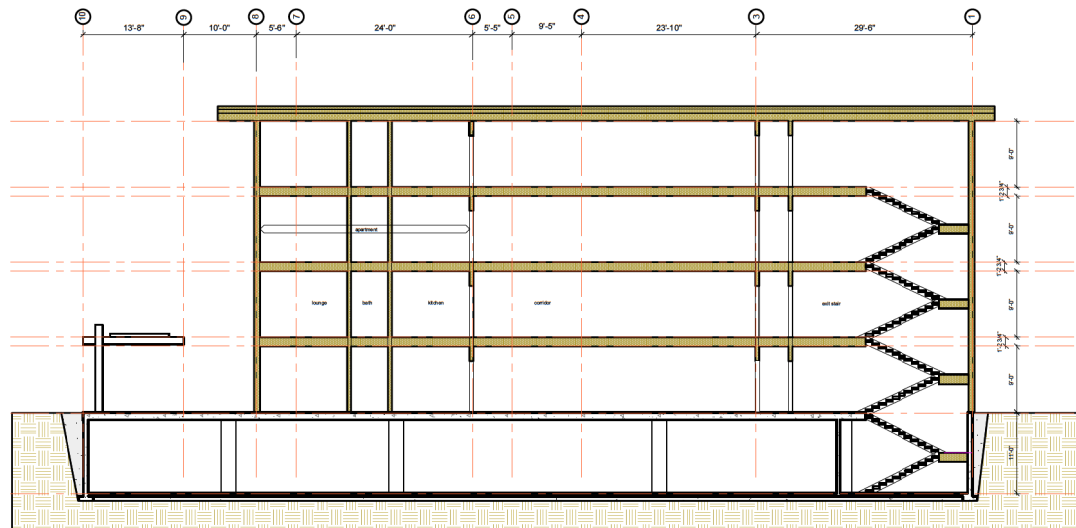
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A-4.1 SECTIONS



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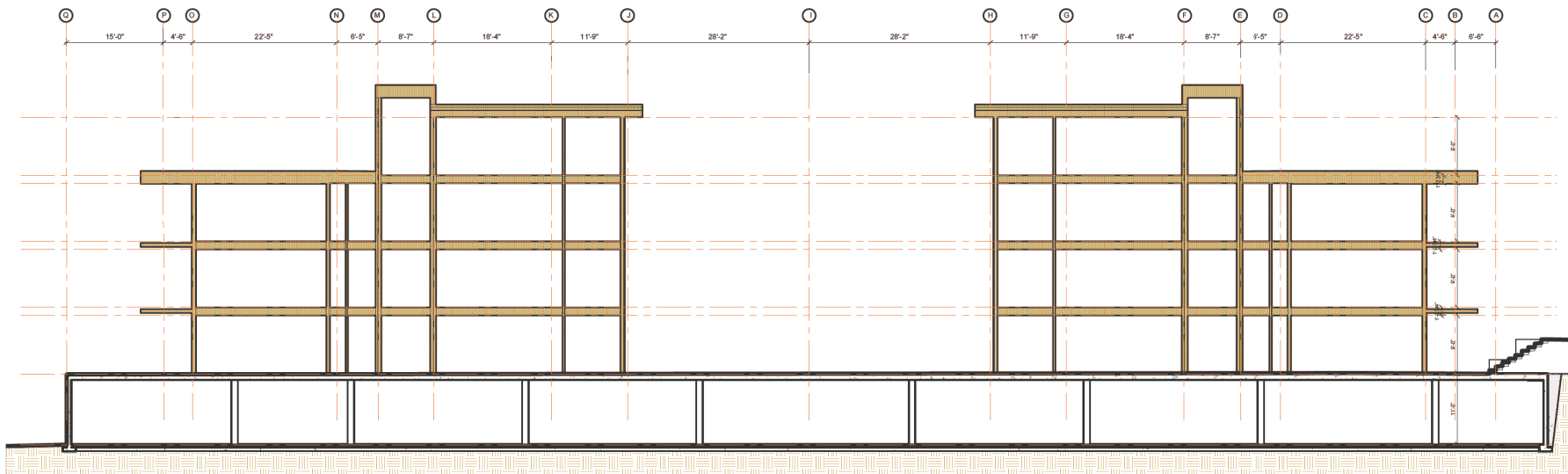
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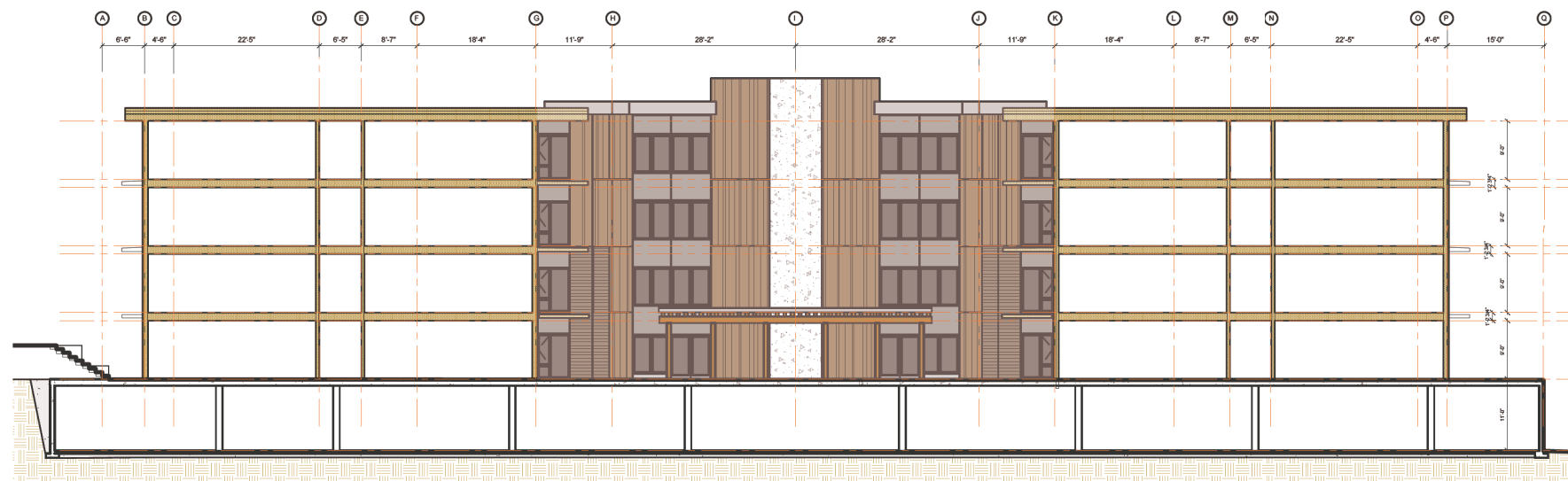
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A-4.2 SECTIONS



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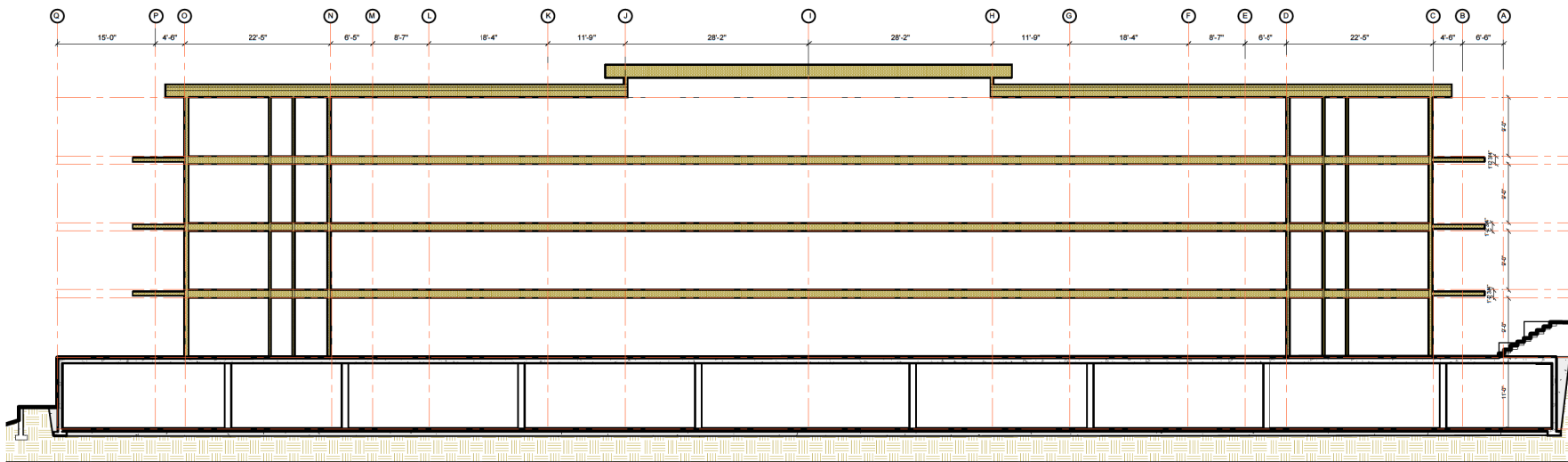
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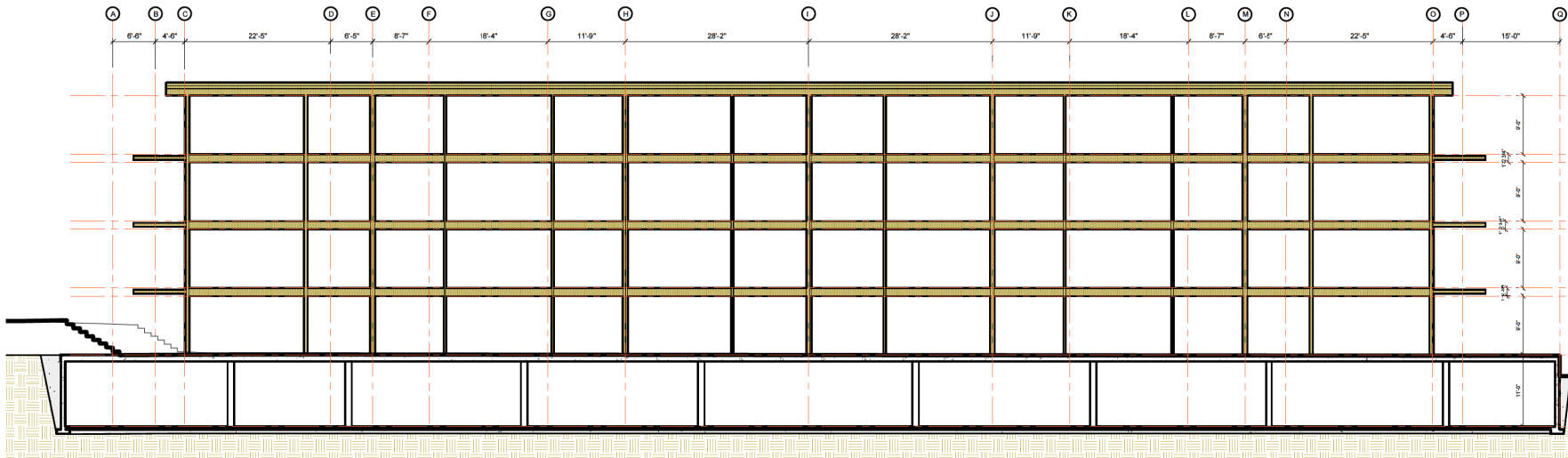
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A-4.3 SECTIONS



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EXTERIOR FINISHES LEGEND

- 1 • 2 Ply torch-on SBS membrane - Grey
- 2 • pPrefinished metal flashing light grey colour
- 3 • Painted hardie panel w/ prefinished metal reveal
- 4 • 1 x 6 T/G Pine soffit - clear stain
- 5 • Horizontal hardie siding - color by Arch.
- 6 • Random spaced hardie board and batten paint by arch.
- 7 • Stone cladding
- 8 • Glulam posts and beams- stained
- 9 • Cast in place Concrete
- 10 • Pre cast concrete slabs - natural
- 11 • PVC windows and doors - aluminum finish
- 12 • cedar horizontal members
- 13 • Prepainted aluminum guardrails w/ glass infill



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A-9.1 Material Board

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001118

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001124 – 6550 Island Highway North

Applicant / Architect: FINN & ASSOCIATES DESIGN LTD.

Owner: CHELCO ENTERPRISES LTD.

Landscape Architect: FINN & ASSOCIATES DESIGN LTD.

Subject Property:

<i>Zoning</i>	CC4 – Woodgrove Urban Centre
<i>Location</i>	The subject property is located at the corner of Hammond Bay Road and the Island Highway.
<i>Total Area</i>	2,203m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Urban Node Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

BACKGROUND

The subject property contains a restaurant (Ricky's All Day Grill).

PROPOSED DEVELOPMENT

The applicant proposes to update the façade of the existing restaurant, to construct a 7.8m² covered entry addition at the front of the building, improve accessibility features at the front of the building, and to add a pedestrian connection from the building entry to the Hammond Bay Road crosswalk.

Site Context

The subject property is located on the prominent Hammond Bay Road/Island Highway intersection. An automotive store is attached to the east wall of the restaurant building, but is located on a separate lot. The surrounding properties are commercially zoned and contain retail and service uses.

Site Design

The site is currently accessible via a private road extending from Applecross Road. Parking spaces line the north, south and west property lines, and the front of the building. An additional accessible parking space is proposed at the building entrance, and three of the parking spaces directly in front of the building entry are being converted into a ramp leading to the building entrance.

A number of existing landscaped islands are located in front of the building and throughout the parking area. Several street trees are located on the highway right of way in front of the subject property.

The applicant is also proposing to connect the accessible entry ramp through the existing parking area to the existing crosswalk at the Hammond Bay – Island Highway intersection. Updated plans illustrating this pedestrian connection are to be submitted.

Staff Comments:

- Consider design elements such as landscaping, surfacing, and/or painting to clearly delineate the new pedestrian features.
- Consider designing the pedestrian connection at the intersection to be accessible.

Building Design:

The materials proposed for the new façade include Hardie panel, longboard aluminum siding, stone columns, metal roofing, louver panels, and louver sunshades. The front of the building facing the highway will change in shape from the existing peaked roof form to a modern style sloped roof. The roof peak facing north will remain pitched and the exterior finishes will be updated.

Staff Comments:

- Consider incorporating a statement piece of art or architecture in recognition of the site's prominent location.
- The proposed louver panel below the new roof is comprised of open slats that allow the existing roofline to be seen behind the new façade. Consider using a solid backing or a different material (with texture) to screen the existing roof.
- The parapets on either side of the new roofline lack detailing.

Landscape Design

The applicant is proposing to replace existing landscape plantings with new materials, and to add further plantings around the front of the building and within the highway right-of-way to augment existing plant material.

Staff comments:

- Consider opportunities to use landscaping to enhance new pedestrian features onsite.

PROPOSED VARIANCES

No variances are proposed.

Design Rationale for Ricky's Restaurant Facade Upgrade



Introduction

The existing exterior of the Ricky's All Day Grill near Woodgrove Center in Nanaimo, has after many years has become dated and the windows, doors and finishes are worn and need replacement. As part of the Facade Upgrade new windows and finishes are proposed and incorporated into 2 storey addition. The concept was to include modern, westcoast style finishes of stone, wood and glass.

Discussion

The current Ricky's building combines a painted stucco finish, aluminum double pane windows and metal and torch on roofing installed in the 1980s. In the proposed scheme, The existing build shell remains and a glass double door entry is added below a new double height facade which incorporates stone columns, aluminum wood-look siding, metal louvers and structure. New windows replace existing leaking ones and canvas awnings are replaced with new aluminum sun louvers to prevent solar heat gain of the west facing building. New landscaping replaces existing in the same planters and sidewalks remain as is but reconditioned and reoriented for a new central entry way. Parking remains the same except that disabled parking is prioritized to be adjacent to the new front entry way for the shortest travel distance.

The new glass entry with double door system will replace the two side entries into the lobby. Currently the lobby is often not large enough to accomodate the number of clients waiting during rush periods. Additionally the side doors cause in and out traffic to walk thru waiting clients which slows down access causing doors to be held open and creating drafts in the main seating areas. With the removal of the doors, There are now 2 exits rather than 3 but this is within the requirements for distance and occupancy. More importantly this increasing the amount of waiting sitting areas to be redesigned by Interior Design Group and creates a flow directly to the hostess from the parking lot.

The exterior upgrades will the client to provide a rainscreen system using Hardie panels and Longboard Aluminum Siding bringing the Building envelope up to code. The current exterior windows are failing and the newly installed commercial grade, double glazed windows will meet new energy code requirements and proper flashing details will be incorporated to prevent water intrusion which currently occurs.

The Main portion of the update, involves a steel frame structure which goes up and over the existing vaulted entry way and demarcates the entry and provides a modern, updated west coast design style which ties into the Woodgrove Mall updates across the highway. Exterior stone and steel columns slope back and carry a low slope roof and aluminum louvers which enshroud the current design but do not penetrate the existing envelope. This allows maximum exposure with minimum impact on closing time to the business which affects many working employees as the restaurant has to be closed during renovations.

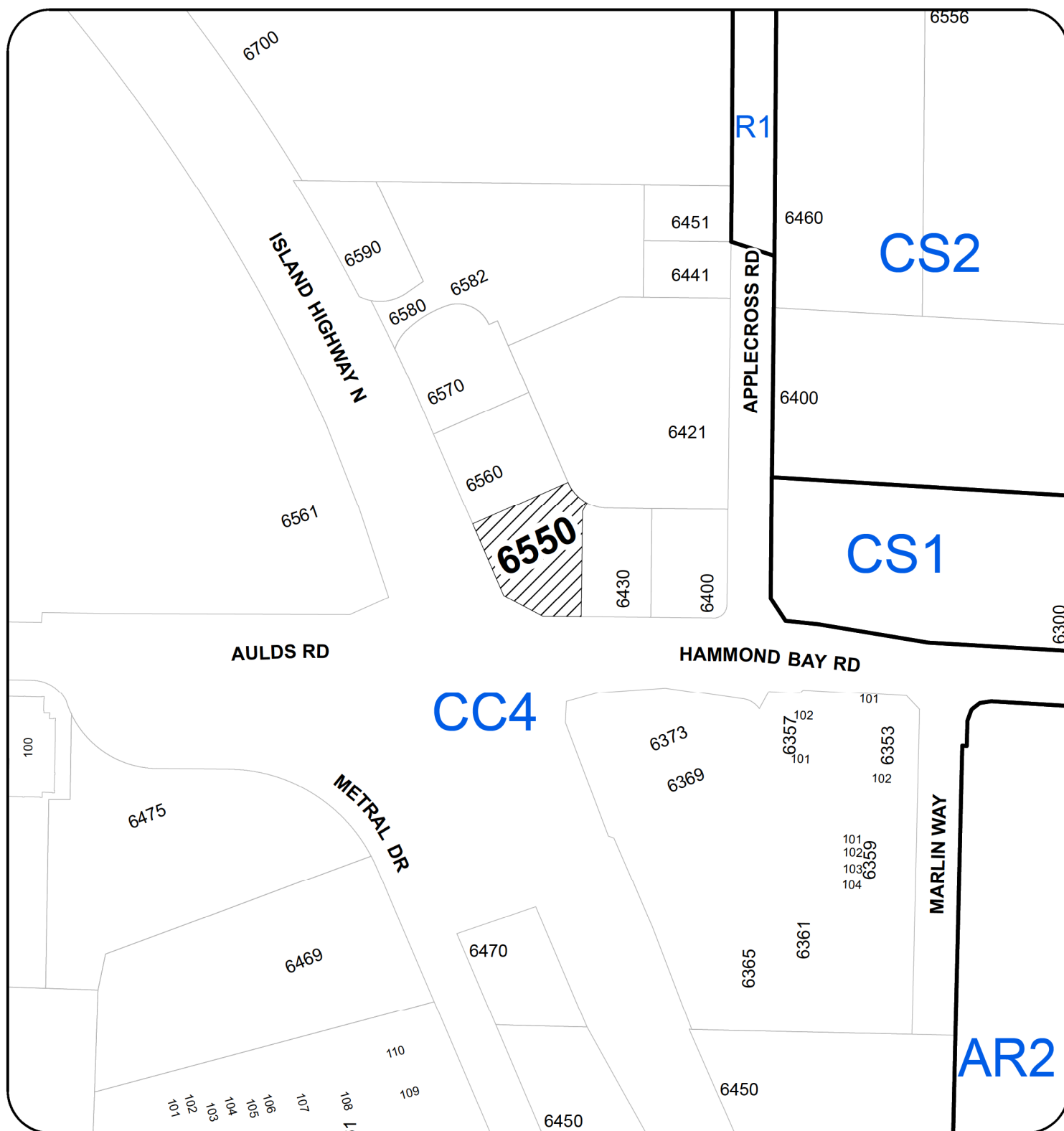
As part of the upgrades, marketing teams are revising the signage and logos to pick up the west coast modern theme which are indicated on the elevations in a schematic way until finalised by others. Additionally, IDG will be updating fabrics, paint colors and some other finishes so the interior and exterior are using the same design language for diners.

Parking lot upgrades will include re-taring and repainting lines and bringing it up to par with the rest of the building. Painted walk access from the end of crosswalk at Hammond Bay will be added to create a cohesive walking path to the front door. Additionally, Landscaping around the building will be removed and replaced with new and in conjunction with the city the landscape along the highway will be revised to use existing trees and add new vibrant and durable hedges.

Conclusions

The proposed Facade Upgrades to the Ricky's All Day Grill at Woodgrove will create a new, fresh, modern west coast structure on a major corner of North Nanaimo. By increasing the height and scale of the entry with stone, steel, glass and wood, the building will become a visual marker to an upscale, developing area of Nanaimo and will hopefully spark adjacent building owners to consider their impact on the area and update their appearances. Combined with better foot access, parking for disabled and a clearer path to enter the restaurant the renovations are not purely cosmetic but necessary part of the deferred maintenance on this structure. Thanks for reviewing and please send any questions through that may come from this document.

LOCATION PLAN



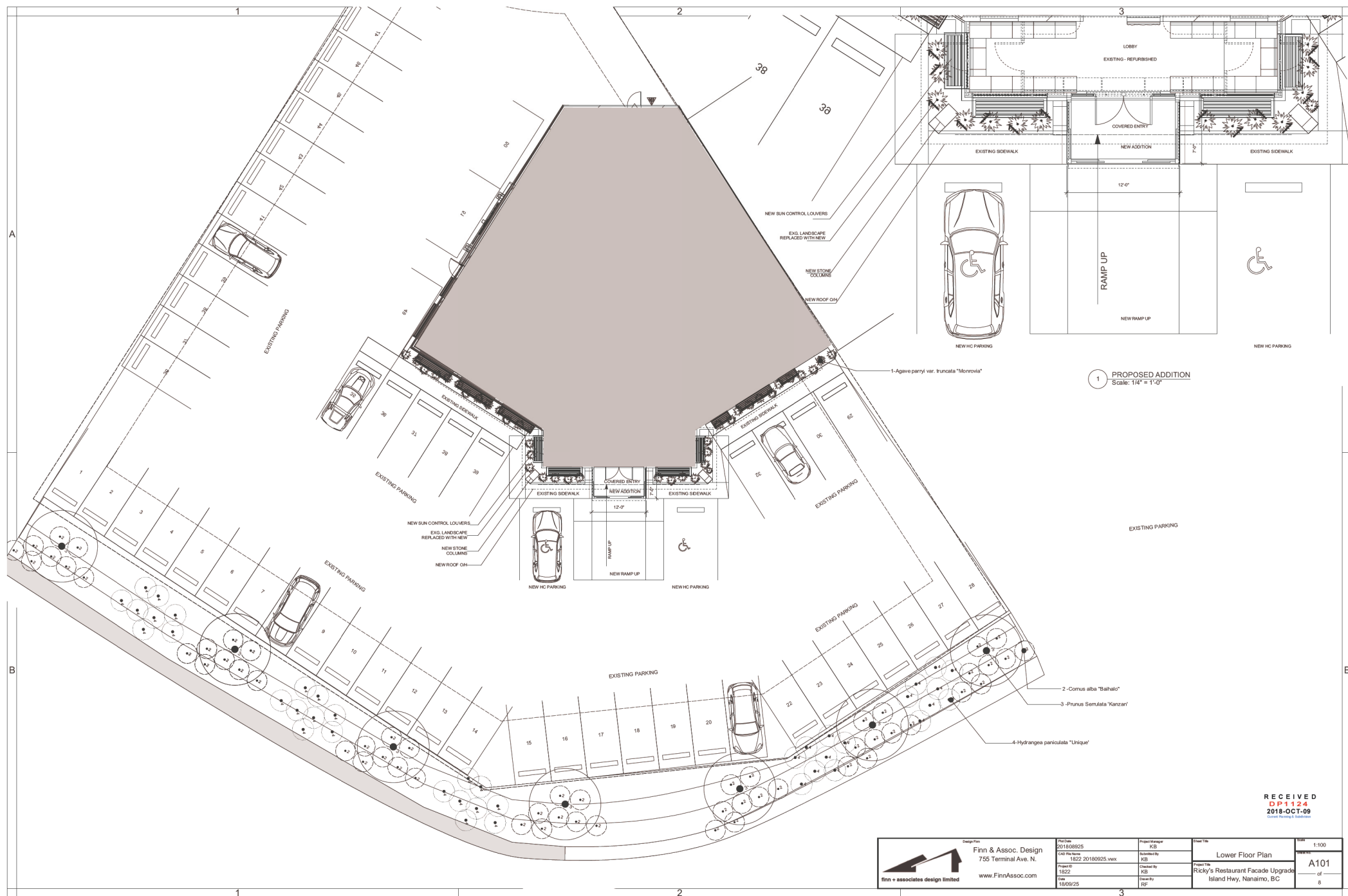
DEVELOPMENT PERMIT NO. DP001124

LOCATION PLAN

Civic: 6550 ISLAND HIGHWAY N
Legal: LOT A, DISTRICT LOT 28
WELLINGTON DISTRICT, PLAN VIP52037

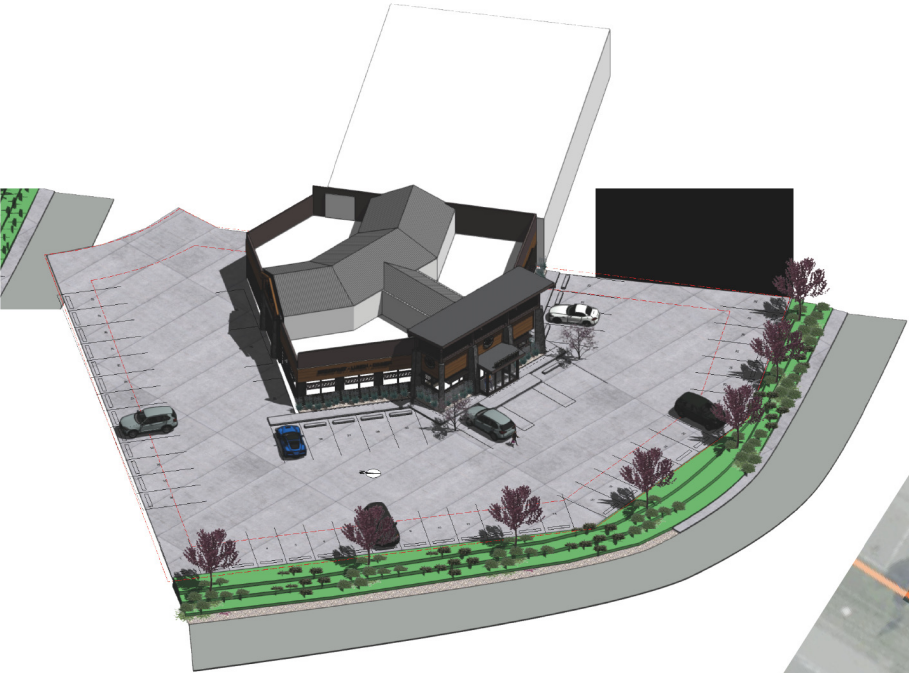


Subject Property



FACADE UPGRADE - Ricky's All Day Grill - Woodgrove

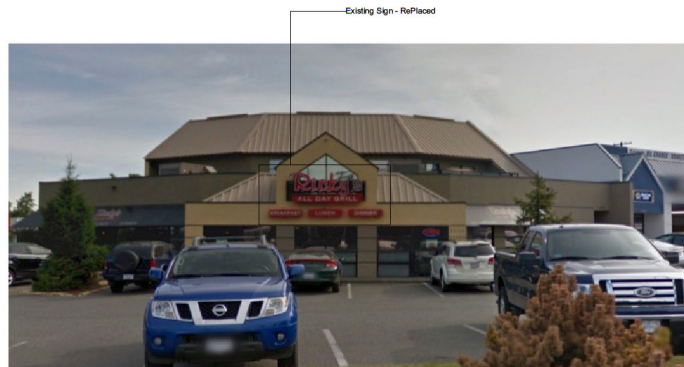
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1 Site Plan
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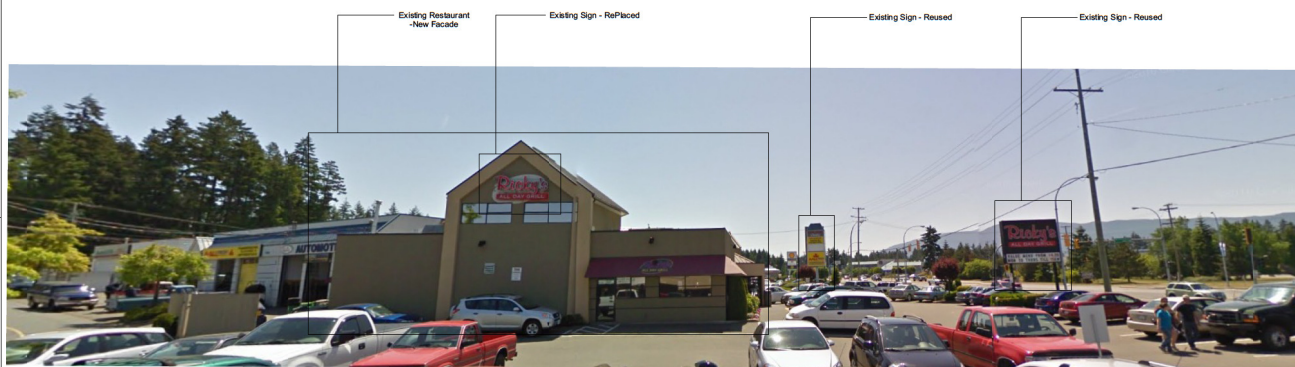
 finn + associates design limited	Design Firm Finn & Assoc. Design 755 Terminal Ave. N. www.FinnAssoc.com		Project Manager KB		Sheet Title Site Plan Project Title Ricky's Restaurant Facade Upgrade Island Hwy, Nanaimo, BC	Scale 1:100 A100 of 8
	Project ID 1822		Checked By KB			
	Date 18/09/25		Drawn By RF			
	Plot Date 2018/09/25		CADD File Name 1822_20180925.vwx			



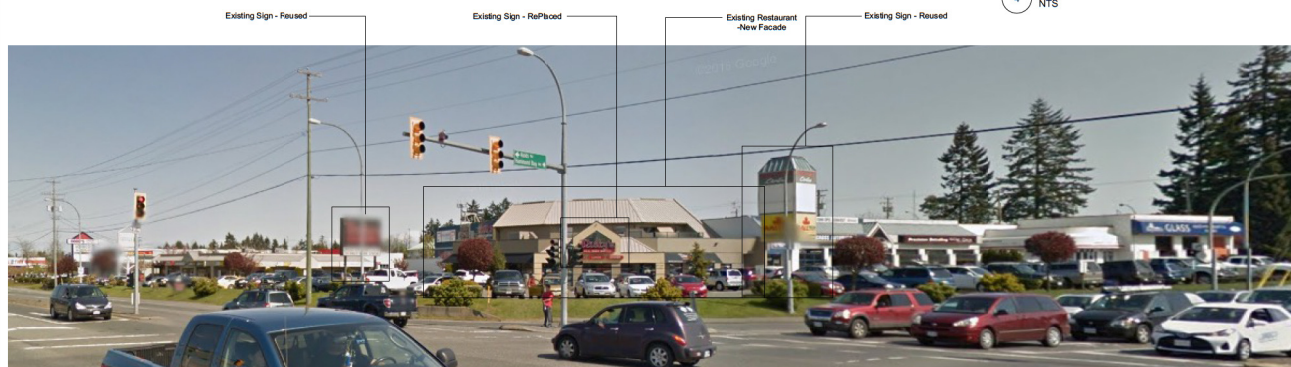
1 Parking Lot View
NTS



2 Hammond Bay Rd. View
NTS



4 Side Parking View
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3 Island Hwy View
NTS



5 Aerial View
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	Finn & Assoc. Design 755 Terminal Ave. N. www.FinnAssoc.com	Date: 2018/08/25 Drawn By: KB Project: 1822 2018/08/25.vwx Project ID: 1822 Date: 18/08/25	Project Manager: KB Checked By: KB Drawn By: KB	Sheet Title: Existing Conditions Ricky's Restaurant Facade Upgrade Island Hwy, Nanaimo, BC	Sheet: A104 of 8
		NTS			



DARK WALNUT
1802/02-753



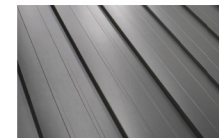
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1802/02-753



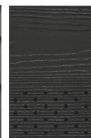
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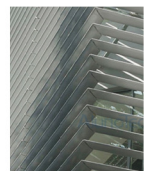
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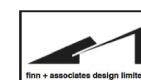
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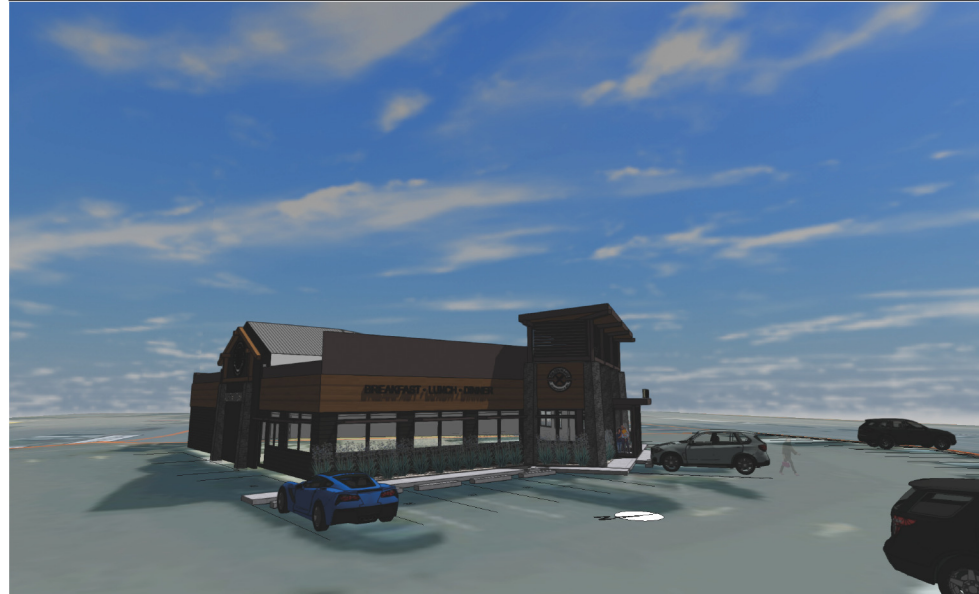
Arch Lower H&P Sunshade Louvers
Kyrer 500 "Back"



Finn & Assoc. Design
755 Terminal Ave. N.
www.FinnAssoc.com

Plot Date 2018/08/25	Project Manager KB	Client Name 1822 2018/09/25 vwx	Drawn By KB	Checked By KB	Scale 1:100
Project ID 1822	Drawn By KB	Project Title Ricky's Restaurant Facade Upgrade Island Hwy, Nanaimo, BC	Sheet No. A102	Sheet Count 8	Revision 1

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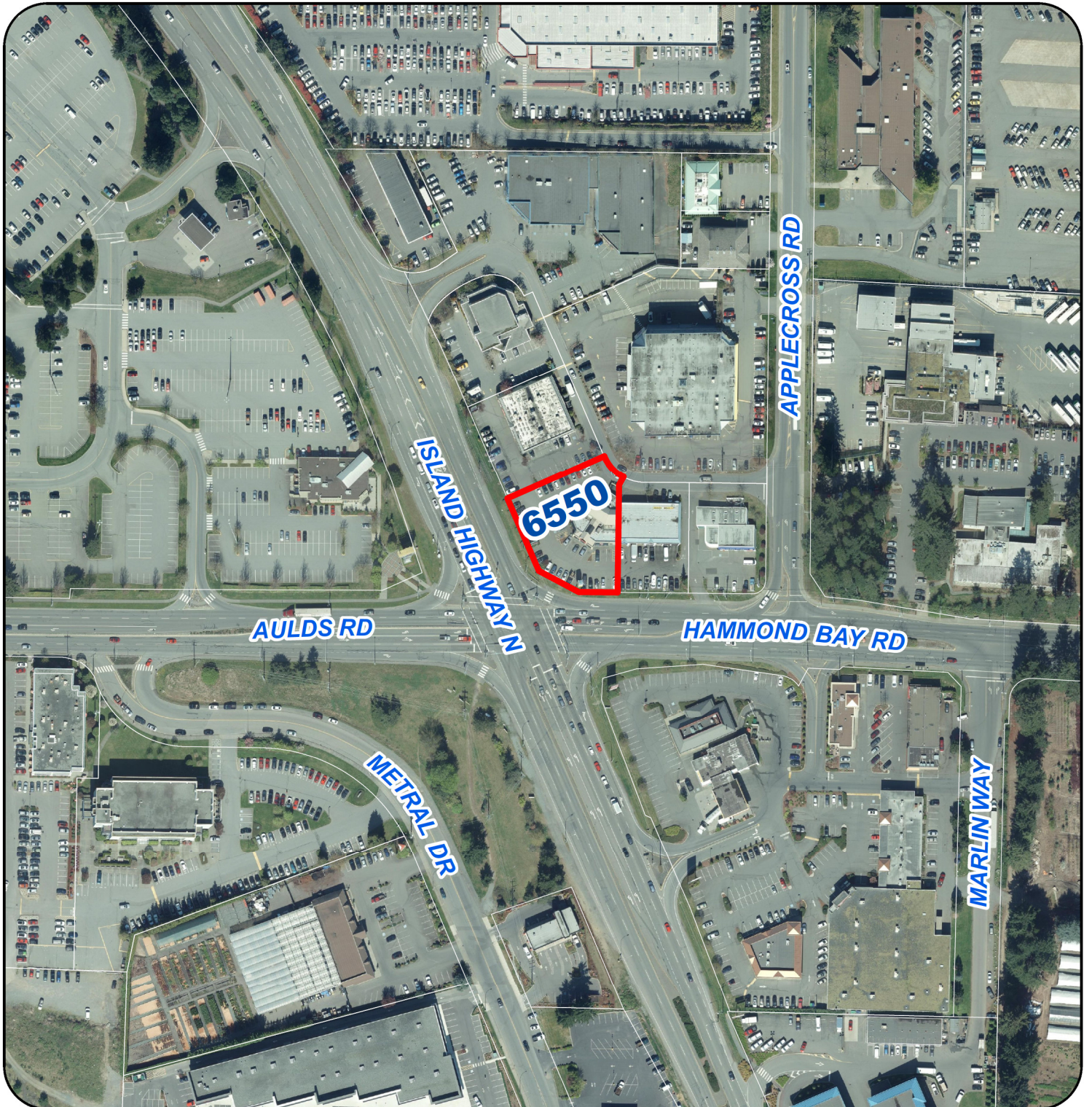


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1822 20180925.vwx
Project ID: 1822
Date: 18/09/25
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Plot Date: 20180925	Project Manager: KB	Sheet Title: Isometric Views	Scale: 1:100
CAD File Name: 1822 20180925.vwx	Drawn By: KB	Project File: Ricky's Restaurant Facade Upgrade	A103
Project ID: 1822	Checked By: KB	Island Hwy, Nanaimo, BC	of 8
Date: 18/09/25	Drawn By: KB		

AERIAL PHOTO



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