



AGENDA DESIGN ADVISORY PANEL MEETING

February 28, 2019, 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

3 - 5

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 February 14, 2019.

4. PRESENTATIONS:

a. Development Permit Application No. DP1129 - 4750 Rutherford Road

6 - 18

A development permit application was received from Shape Properties (Nanaimo) Corp., on behalf of 1854 Holdings Ltd., for the exterior redevelopment of a commercial rental unit (Unit 143) located within the Nanaimo North Town Centre Mall. The subject property is legally described as Lot A of Section 14 and District Lots 14 and 17 and Section 4, Range 4, Wellington District, Plan VIP66202.

b. Development Permit Application No. DP1126 – 560 Third Street

19 - 58

A development permit application was received from Wensley Architecture Ltd., on behalf of Third Street Nanaimo Holdings Ltd., for the development of a student housing complex comprised of two four-storey buildings (181 residential units and one commercial rental unit) to be located at 560 Third Street. The subject property is legally described as Section 33, Range 6, Section 1, Nanaimo District, Plan 630 except Part in Plan EPP32701.

A development permit application was received from Raymond de Beeld Architect Inc., on behalf of Anayk Home Builders Ltd., for the development of a 13 unit multi-family building to replace two small residential dwellings located at 576/580 Rosehill Street. Lot consolidation is also underway. The subject properties are legally described as Lots 7 and 8, Suburban lot 32, Newcastle Townsite, Section 1, Nanaimo District, Plan 1505.

5. **ADJOURNMENT:**

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-FEB-14, AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Daniel Appell
 Kevin Krastel
 Charles Kierulf
 Will Melville

 Absent: Frank Basciano
 Martin Hagarty

 Staff: Lainya Rowett, Manager, Current Planning
 Dave Stewart, Planner, Current Planning
 Laurie Nielsen, Recording Secretary

1. CALL THE OPEN DESIGN ADVISOR PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 4:57 p.m.

2. ADOPTION OF AGENDA:

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

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel held in the Boardroom, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2018-DEC-13 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

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, 2019-JAN-10 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1127 - 337 Robson Street

Dave Stewart, Planner, Current Planning Section, introduced the project, a five-storey, multi-family residential building with 31 studio rental units. Mr. Stewart spoke regarding: modular construction form being the first of its kind in Nanaimo, site context, zoning, Schedule D amenity requirements, and the possible need for an encroachment agreement. Staff supports the proposed height variance. Historically, a development permit application of similar design was approved by Council in December of 2010.

Ivica Marinic, Architect of Omicron Architecture Engineering Construction Ltd., presented the project, accompanied by Mehdi Kamali, Construction Technologist of Meridian Group of Companies. Mr. Marinic spoke regarding site context; building design (modular building technology, construction methods, and product quality), floor plans, and, provided an overview regarding various landscape features. Mr. Marinic noted the following points:

- Pedestrian and vehicle access is from Robson Street.
- The building is a modular design which allows increased construction speed, as well as quality and consistency of build. Steel construction. Affordable for the market. Limited maintenance.
- Hallways, stairwells, elevators - each module/two units across the hallways.
- Pipes and wiring run down the internal hallways.
- The fifth level has a complete setback on the southwest side that allows a patio for use by all building residents.
- The green roof includes solar panels and landscaping.
- Exterior building materials include: metal panels of different finishes and profiles.
- The only wood element is a trellis that will require some maintenance.
- An art piece is proposed for the south facade.
- Bicycle storage is proposed for the parking garage.

Panel discussions took place regarding:

- The possibility of leveling out the parking area.
- The possibility of re-orienting perhaps reversing the building plan/layout in order to step the building back from the street.
- The possible relocation (lowering) of the public art piece to ensure a more human scale.
- Directional traffic from Franklyn Street and possibly relocating the building entrance to the south side of the front façade.
- Appreciation was conveyed for providing wheelchair accessibility.
- The angular design of the entrance way roofline out of place for the rest of the building.
- It was also suggested the applicant have a representative at the Council meeting in order to provide any clarification regarding this project.
- It was recommended that communication with BC Hydro happen sooner than later to determine the location of the hydro service box.

It was moved and seconded that Development Permit Application No. DP1127 – 337 Robson Street be accepted as presented with support for the proposed building height variance. The following recommendations were provided:

- Look at flattening out the entrance roof to better match the character of the rest of the building.
- If the public art remains on the south side of the building, consider lowering it to a more human scale.

The motion carried unanimously.

5. OTHER BUSINESS

(a) Member Term Completions

Lainya Rowett, Manager, Current Planning provided a brief overview of the process currently underway advertising for panel members, and invited the at-large members to submit their applications to Legislative Services for Council consideration.

6. ADJOURNMENT:

It was moved and seconded at 5:55 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001129 – 4750 RUTHERFORD ROAD, UNIT 143

Applicant Architect: MUSSON CATTELL MACKAY PARTNERSHIP

Owner: 1854 HOLDINGS LTD

Landscape Architect: PMG LANDSCAPE ARCHITECTS LTD

Subject Property:

<i>Zoning</i>	CC3 – City Commercial Centre
<i>Location</i>	The proposed development is located within Nanaimo Northtown Centre, on the northeast side of the mall facing Uplands Drive.
<i>Total Area</i>	Subject property size: 24.7 ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – City Commercial Centre; Map 3 – Development Permit Areas – DPA No. 9 – Commercial, Industrial, Institutional, Multi-family and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

Site Context

The proposed development is located on the exterior of a vacant unit in the southeast quadrant of the existing commercial development, Nanaimo North Town Centre (NNTC). NNTC contains a variety of commercial businesses, and is surrounded by residential neighbourhoods.

PROPOSED DEVELOPMENT

The applicant proposes to renovate the exterior elevation of NNTC's Commercial Retail Unit (CRU) #143, which is 9,030ft² in size and located between London Drugs and Fairway Market. The application proposes to create a new exterior storefront in an area that currently functions as the back of the building.

The proposal also includes:

- updated pedestrian features;
- six new parking stalls;
- new landscape plantings; and,
- a new loading bay location.

Site Design

The application proposes to convert two existing loading bays and a landscaped area into an improved sidewalk area and six new parking spaces directly in front of the unit. The applicant proposes to move the loading bay from the front of the building to the side (northwest) of the store entrance. The new loading bay requires the existing sidewalk and crosswalk location to be altered, with the new layout resulting in a shorter crosswalk between wider sidewalks. Landscaping is proposed to separate the new loading bay from the sidewalk.

Because NNTC currently has a surplus number of parking spaces, the proposed parking is not required. However, the new parking spaces and loading bay will use permeable material, as per City of Nanaimo Parking Bylaw No. 7266.

Staff Comments:

- Consider ways to minimize potential conflicts between pedestrian/vehicle movement at the new loading bay location
- Consider reducing the number of surplus parking spaces to allow for further landscaping and/ or pedestrian space
- Consider incorporating accessible parking.

Building Design:

The exterior renovations will create a new storefront for an existing CRU, with an internal connection to the mall, in an area that currently acts as a “back of building” loading and waste management zone. The new design features glazed doors, large windows, and new exterior signage. Finishing materials include brick and an EIFS (exterior insulation finishing system) bulkhead with walnut wood soffit.

Staff Comments:

- Consider adding weather protection over the entrance

Landscape Design

The landscaping plan proposes to add trees and concrete planters along the pedestrian area, and two landscape islands. The planters will screen the existing gas meter located on the exterior wall near the unit entrance, and the landscape islands provide separation and screening for the loading bay and garbage enclosure. Three trees will be placed in front of the new parking stalls, and there will be an additional three trees with a variety of shrubs in the raised landscape planters.

Staff Comments:

- Reconsider the use of specked *Pachysandra terminalis* (concern over invasive tendencies).
- Consider adding further space for programming of use outside the unit (e.g. public seating, display areas, etc.)
- Consider adding pedestrian scale lighting throughout the updated pedestrian area.

PROPOSED VARIANCES

No variances are proposed.

MK/

UNIT 143 DEVELOPMENT PERMIT - DESIGN RATIONALE

We are pleased to provide the Development Permit Application for the new exterior storefront of Unit 143 at Nanaimo North Town Centre.

Site Works

The pedestrian experience will now be enhanced by transforming what is now a “back of house” area into part of the public realm and creating more continuous pedestrian experience from the mall entrances between London Drugs and Fairway Market.

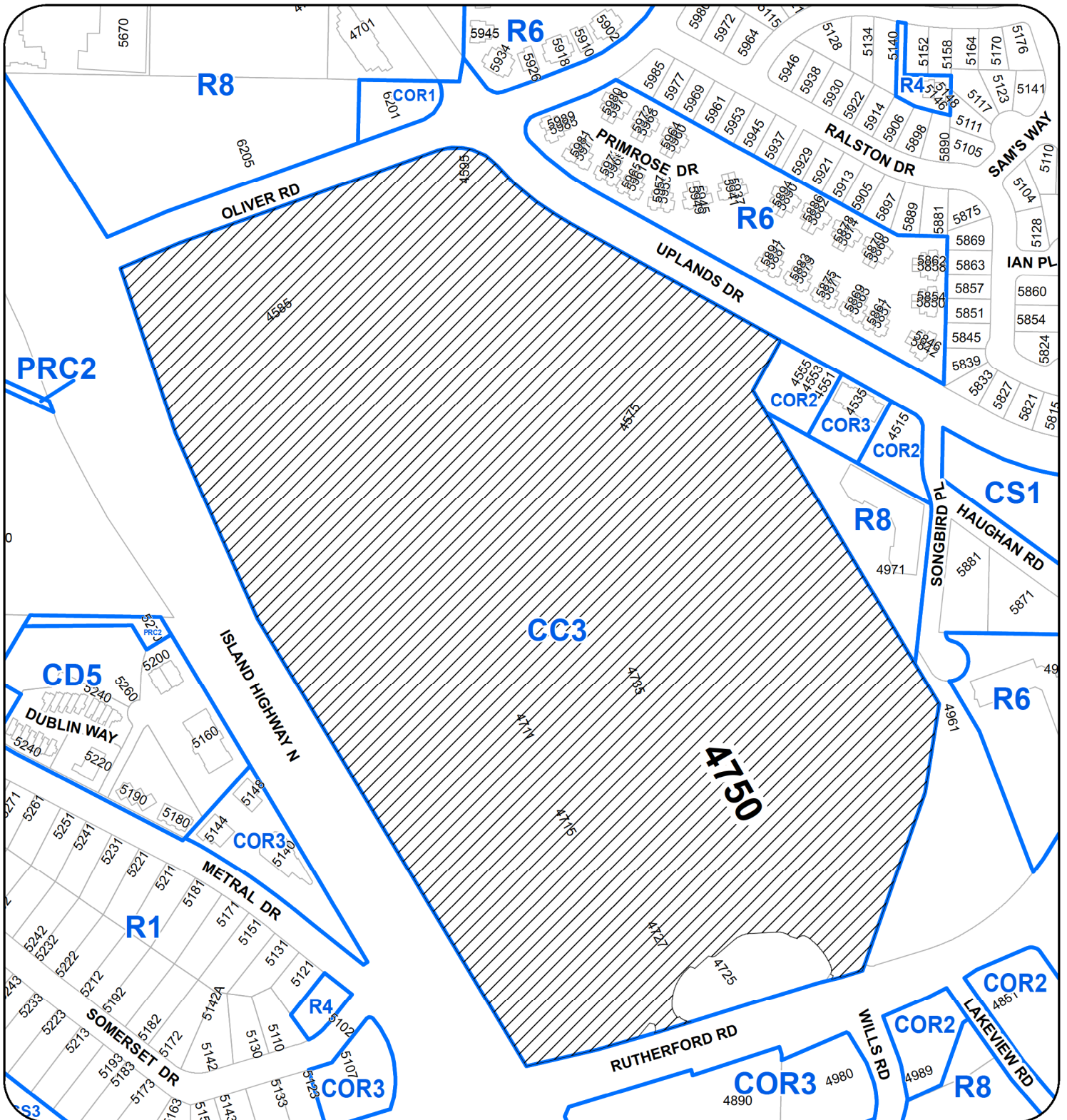
Form & Character

The form and character of the new exterior storefront remains consistent with other new storefronts that have been done on site over the past years.

Material & Colour

The design of this storefront uses mainly neutral colours with a touch of wood for warmth and ties in the new storefront with existing tenant Fairway Market with the use of the same brick colour while creating a striking modern look with the black EIFS bulkhead.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001129

LOCATION PLAN

Civic: 4750 Rutherford Road
 Legal: LOT A OF SECTION 14 AND DISTRICT LOTS
 14 AND 17 AND SECTION 4 RANGE 4 WELLINGTON
 DISTRICT PLAN VIP66202



Subject Property



MCM

**Musson
Cattell
Mackey
Partnership**

Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6E 3X1
T: 604.687.2990
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SHAPE

1 | 22 NOVEMBER 2018
00:00 FOR DP
Revision: YYYY-MM-DD

Seal
**NANAIMO NORTH
TOWN CENTRE**

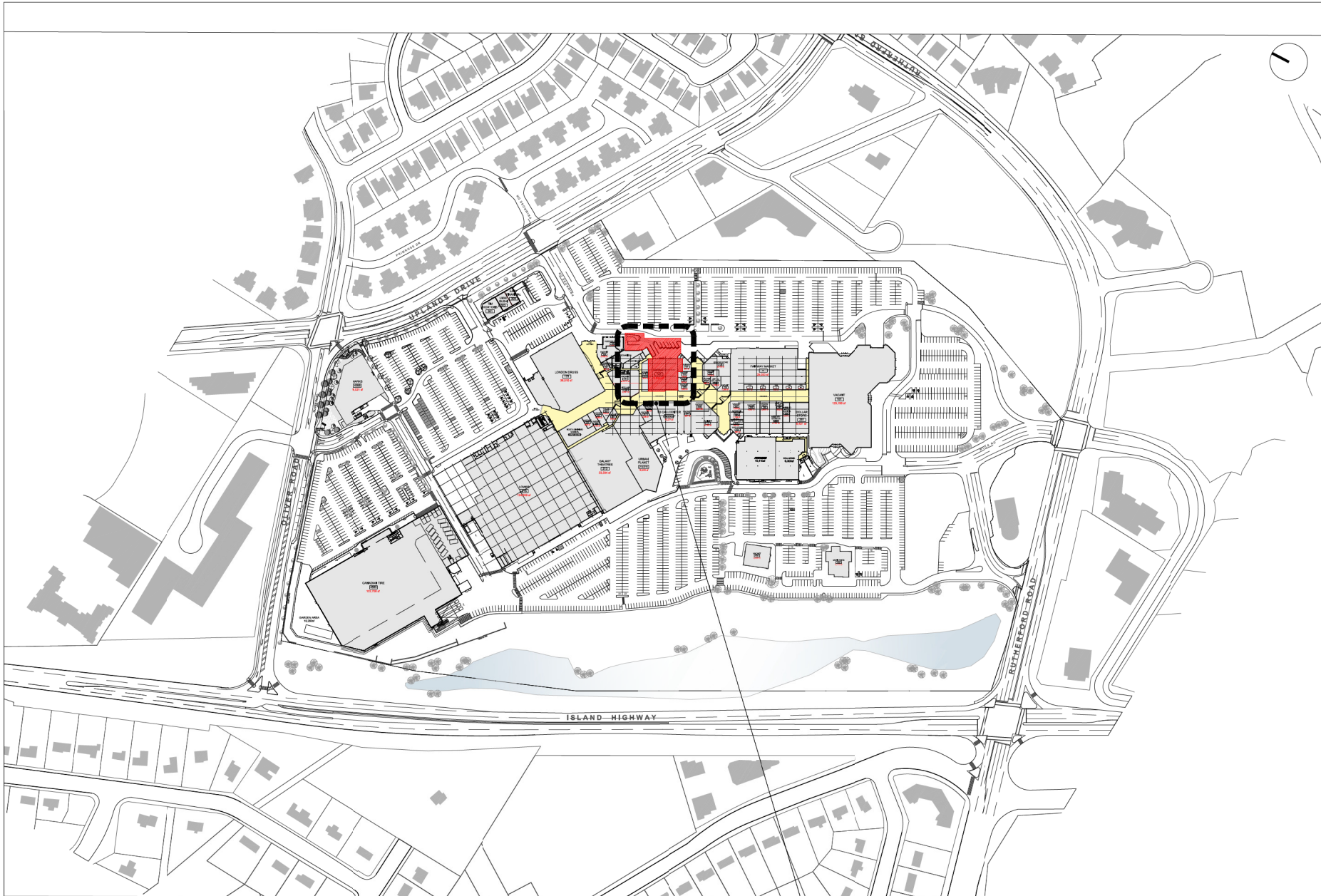
Project
PERSPECTIVES

RECEIVED
DP 1129
2018-NOV-23
City of Nanaimo

Drawing
Scale: 1/8" = 1'-0"
Project: 2160585

Sheet **A 801**





PROPOSED PROJECT LOCATION FOR THIS PERMIT
UNIT 143, NAINAIMO NORTH TOWN CENTRE



**Musson
Cattell
Mackey
Partnership**

Architects Designers Planners
Oceanic Plaza
1066 West Hastings Street
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T: 604.687.2990
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MCMPartners.com

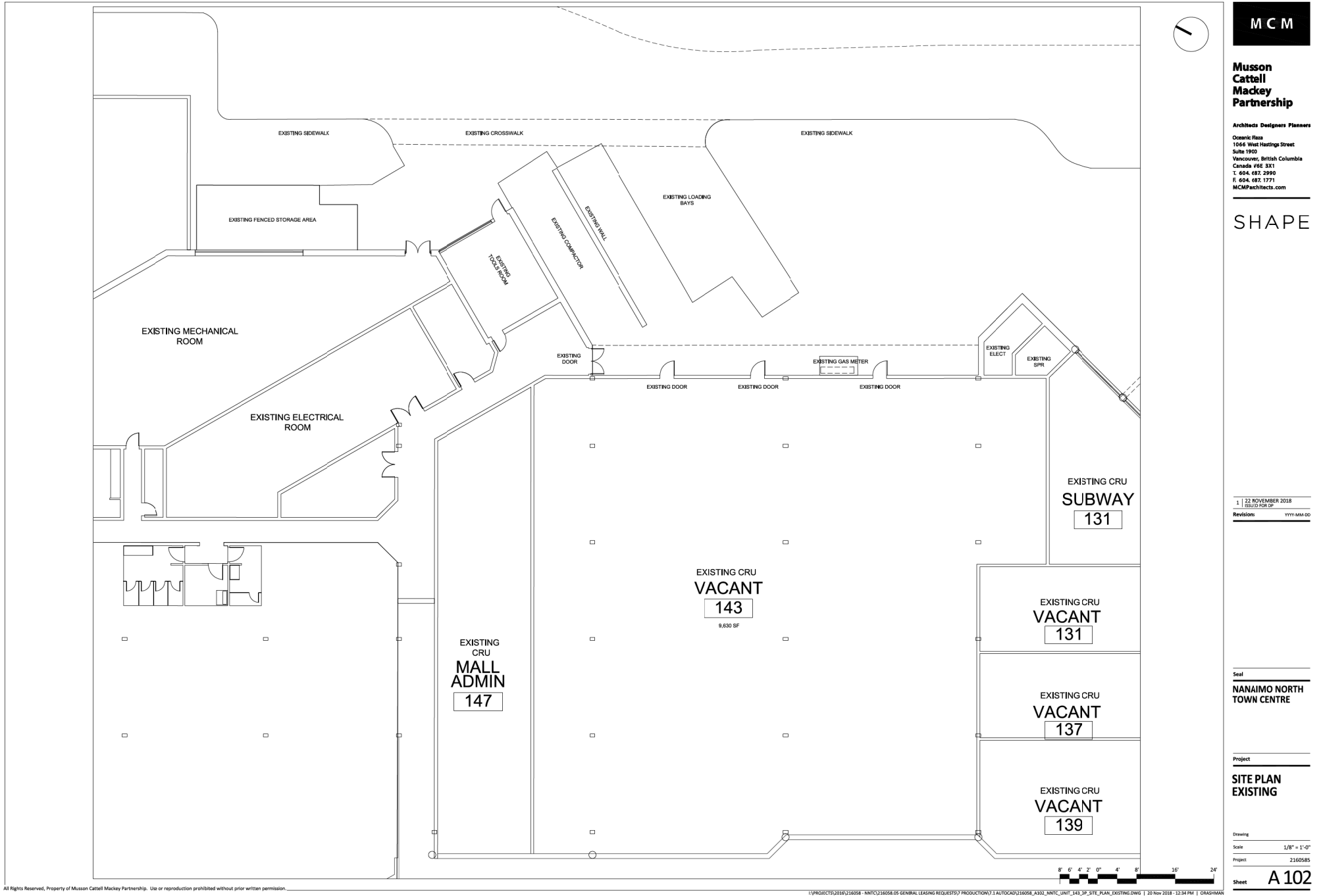
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1 | 22 NOVEMBER 2018
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Revisions YYY-AAA-DD

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**NAINAIMO NORTH
TOWN CENTRE**
RECEIVED
DP 1129
2013-NOV-23
Current Planning

Project
**OVERALL
SITE PLAN**

Drawing
Scale 1/128" = 1'-0"
Project 2160585
Sheet **A 101**



**Musson
Cattell
Mackey
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SHAPE

1 | 22 NOVEMBER 2018
10/12/2018 FOR DP

Revisions

Seal
NANAIMO NORTH
TOWN CENTRE

Project

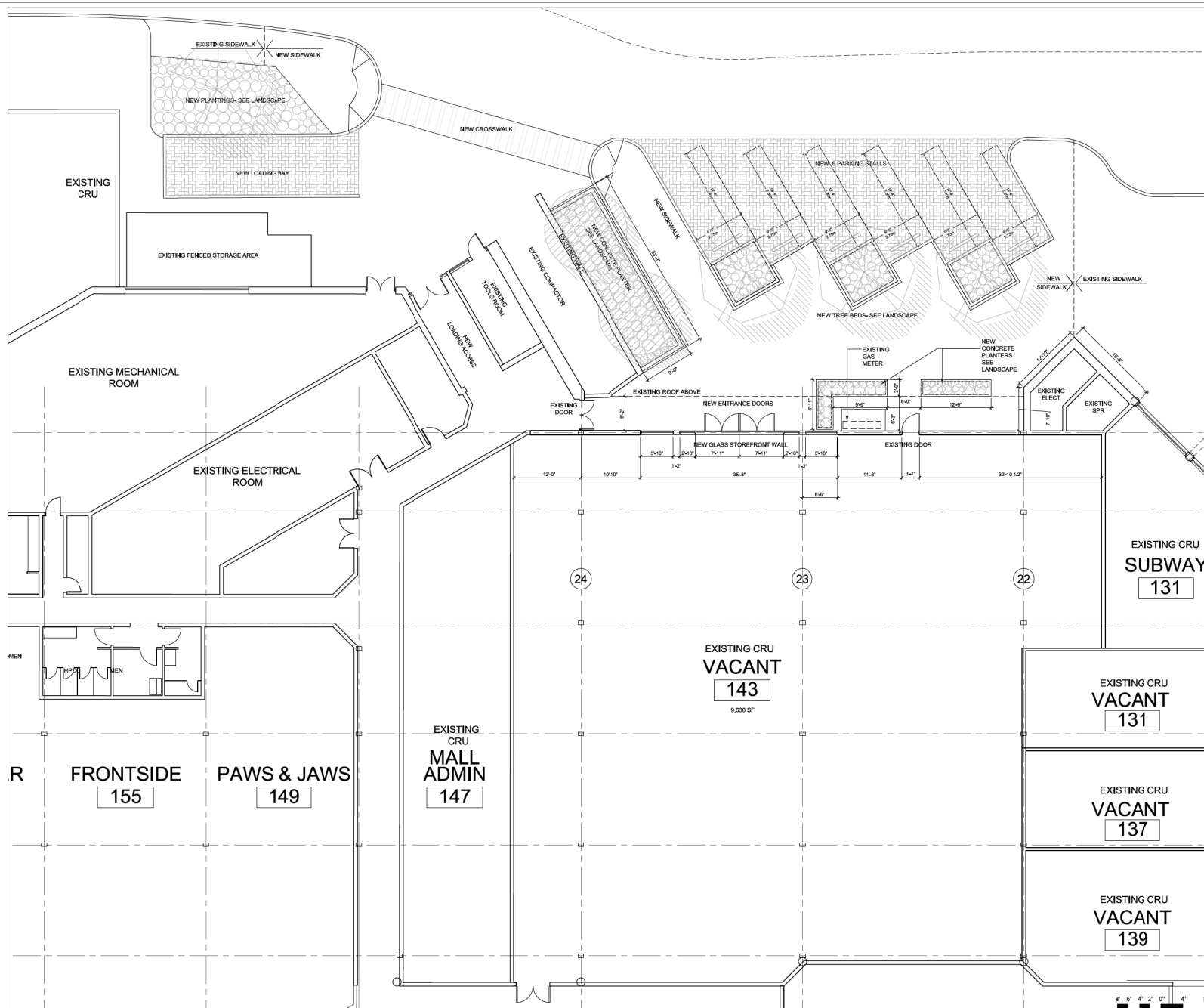
**SITE PLAN
EXISTING**

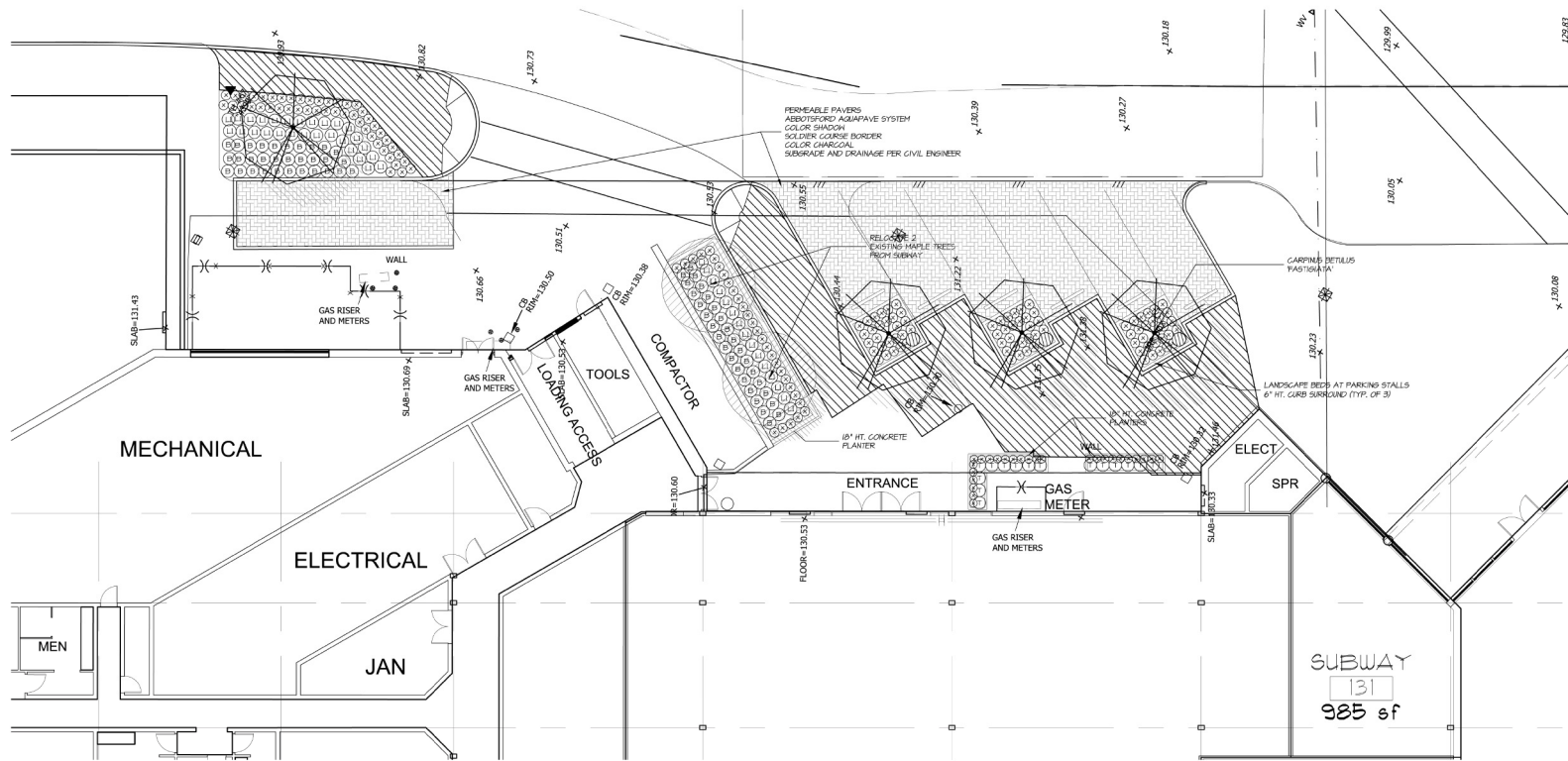
Drawing

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Project: 2160585

Sheet: A 102



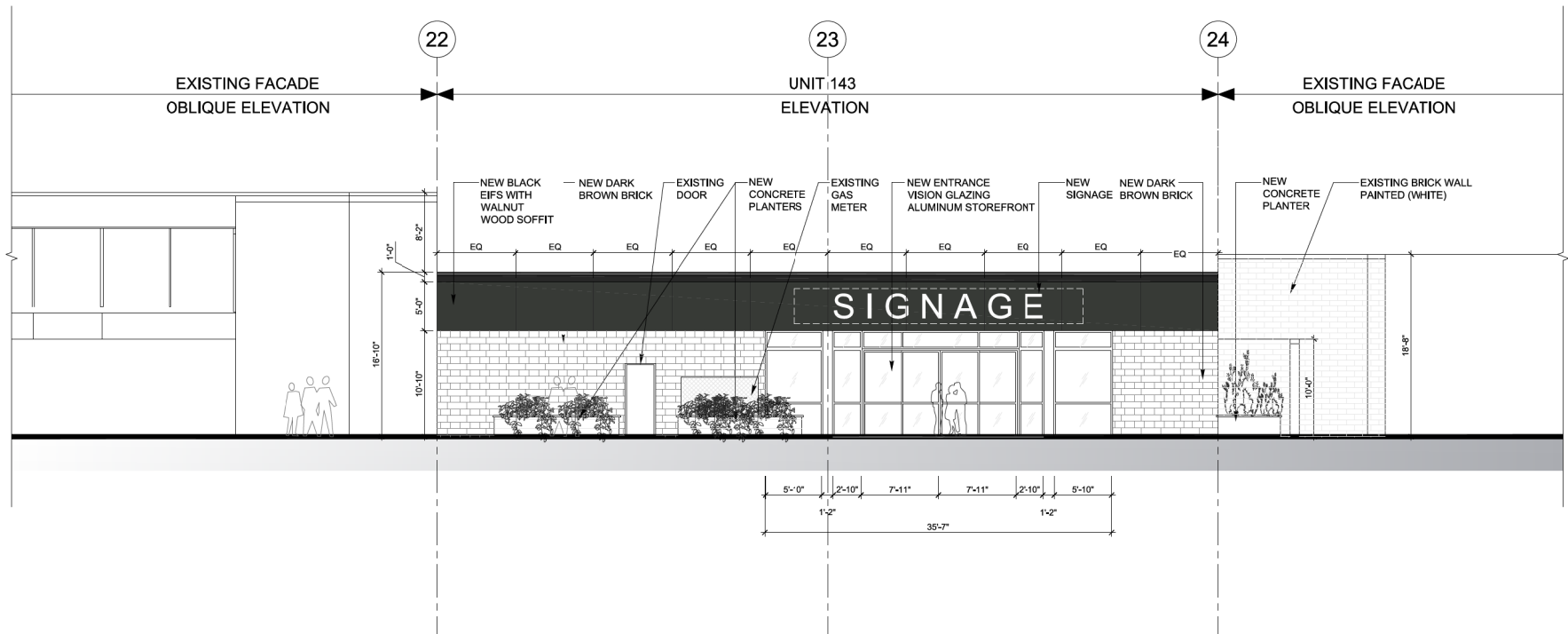


PLANT SCHEDULE - UNIT 143

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	4	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL EUROPEAN HORNBEAM	7CM CAL: 1.8M STD. 858
SHRUB	9	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#2 POT: 25CM
T	15	TAXUS X MEDIA 'HICKSII'	HICKS YEW	1.2M HT: 888
GC	L1 43	LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT: 25CM
X	107	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	#1 POT: 15CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NOTES:
1. REFER TO CIVIL DRAWINGS FOR ALL GRADING AND RETAINING WALL INFO.
2. CONTRACTOR TO PROVIDE DESIGN-BUILD AUTOMATIC IRRIGATION SYSTEM. SHOP DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT. TIE INTO EXISTING SYSTEM IF FEASIBLE.


 1 22 NOVEMBER 2018
 10:12 PM DP
 Revisions
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 NANAIMO NORTH
 TOWN CENTRE

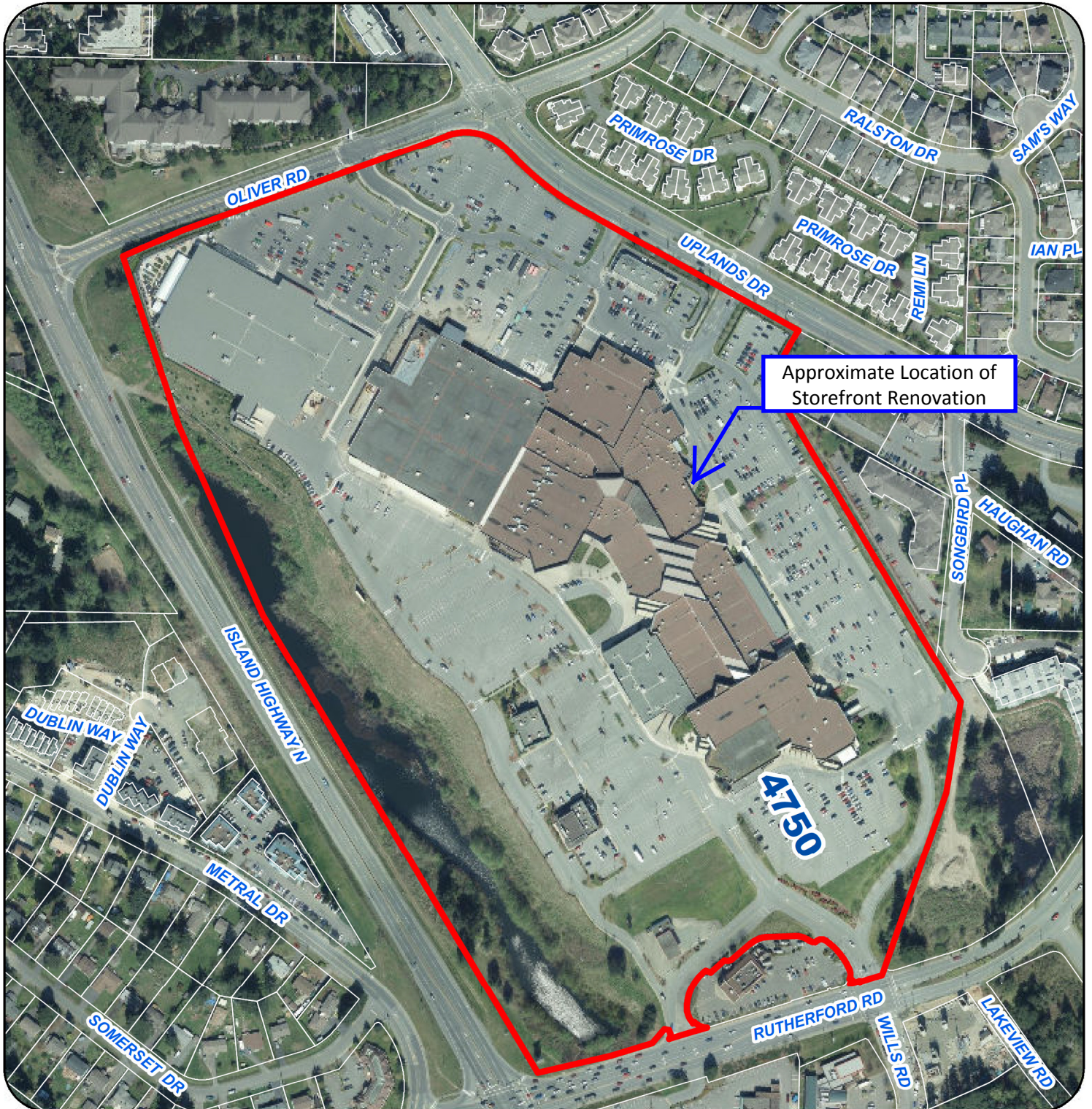
 Project
 ELEVATION

 Drawing
 Scale 3/16" = 1'-0"
 Project 2160585
 Sheet A 301

 RECEIVED
 DP 1123
 2018-NOV-23
 Current Planning

4' 2' 0' 2' 4' 8' 12'

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001129

Legend



Subject Property

DEVELOPMENT PERMIT NO. DP001126 –560 THIRD STREET

Applicant Architect: DEVON SKINNER, WENSLEY ARCHITECTURE LTD.

Owner: THIRD STREET NANAIMO HOLDINGS LTD.

Landscape Architect: MACDONALD GRAY

Subject Property:

<i>Zoning</i>	COR 2 – Mixed Use Corridor
<i>Location</i>	The proposed development fronts on Third Street, with Lambert Avenue and Howard Avenue flanking the subject property.
<i>Total Area</i>	1.3ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor; Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multi-family and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; Harewood Neighbourhood Plan Urban Design Guidelines

Site Context

The site is located on Third Street, between Howard Avenue and Lambert Avenue in the University District. The lot is rectangular in shape and slopes down towards the north, with a significant grade change from west to east. At present, the lot contains an orchard of mature fruit trees remaining from the lot's historic use as a farm. There are no buildings or structures on the lot.

The property is immediately surrounded by residential uses, including single residential dwellings to the north and west, and townhouses to the east. To the south are single residential dwellings, and a new development under construction at 525 Third Street which contains student housing, multi-family units/ townhouses and ground-level commercial along Third Street.

PROPOSED DEVELOPMENT

The applicant proposes to construct two four-storey apartment buildings, one of which is mixed use, with a total of 181 residential condominium units. 511m² of commercial space is proposed adjacent to the plaza between the two buildings, mid-block on the Third Street frontage of Building B. The proposed residential units include ±30m² micro units, ±42m² studio units, ±57m² one bedroom units, ±87m² two bedroom units, and one and two bedroom loft units ranging in size from ±63m² to ±102m².

Background

In 2012, the site was rezoned and the lots to the north were subdivided and developed with single residential dwellings.

Site Design

The proposed apartment buildings are configured to build a streetscape along Third Street, Lambert Avenue, and Howard Avenue. A plaza is proposed between the two buildings on the Third Street frontage.

Because of the lot's sloping topography, retaining walls are proposed to create three tiered parking areas. 188 parking spaces are required under the City of Nanaimo Parking Bylaw No. 7266, and 211 are proposed, a surplus of 24 parking spaces. Of the proposed parking spaces, 188 are surface parking spaces and 24 are under-the-building parking spaces (beneath Building A). Each building has a loading space, and a total of 100 bicycle parking spaces are provided, with 50 spaces in each building.

The plaza between the two buildings is accessible from Third Street by both stairs and a ramp, and a walkway leads from the courtyard to an existing pedestrian path that was created as part of the subdivision of the single residential lots to the north.

Staff Comments:

- The Harewood Neighbourhood Plan suggests that buildings with four storeys or more should use underground or under-the-building parking. Consider opportunities to reduce surface parking / increase under-the-building parking.
- The Harewood Neighbourhood Plan encourages urban agriculture within the community. Consider opportunities to retain existing mature fruit trees, preserve existing site soils, and create opportunities for a community garden and/or other forms of urban agriculture.
- The proposed plaza and onsite walkway are misaligned with the existing pedestrian path to the north, and Watfield Avenue to the south. Consider whether there are opportunities to bring these features into alignment.
- Consider opportunities to create cohesion between this development and the new development across Third Street.

Building Design:

The two buildings are four storeys in height, with a rectilinear form and a series of “white boxes”, intended to break up the building mass and add visual interest. Finishing materials include stucco, Hardie panel, metal cladding and concrete. Balconies are included on most building elevations, and either ground level or raised patios are included with street accesses to connect to Third Street. Building A is located on a significant slope, and has been broken into two sections to follow the grade change. Building entrances are provided on all street frontages and from the northern parking area.

The commercial unit is located on the ground floor of Building B, and is accessible from the courtyard through glass doors with a steel and glass awning. The unit's design features uniform storefront glazing and metal sign lettering mounted to Hardie panel siding.

The buildings also include vertical circulation towers with corrugated metal cladding and windows into the stairwells. The towers extend over the roof to accommodate the stairs, elevator and enclosed mechanical equipment space.

The ground level units in Building A have balconies with glazed railings set atop a retaining wall to mitigate the grade change.

The units in Building B fronting on Lambert Avenue are described by the applicant as having a “townhome-like feel”, and are differentiated from other units in the development by having substantial glazing, and an increased ceiling height to accommodate loft spaces within these units. Patio spaces on a retaining wall, raised above street level and accessible by concrete stairs, are included for each of these units.

Staff comments:

- The Harewood Neighbourhood Plan encourages development of properties with historic interest in a manner that respects the site’s history. Housing forms, designs, and materials that respect and celebrate the rural/agricultural traditions of Harewood are encouraged by the Plan. At present, the proposal does not appear to include any elements that reflect the site’s agricultural heritage.
 - Consider opportunities to celebrate the site’s history as a five acre farm through building design elements, architectural features, public art, and landscaping
- The Harewood Neighbourhood Plan encourages the use of natural building materials including wood, stone, brick and metal. Consider incorporating more natural materials into the building finishes.
- Consider further ways to break up the rectilinear building form along the Third Street frontage e.g. breaks in the roofline; more pronounced building entrances; and further distinguish the commercial use.
- Consider further design detail at the corner of Third Street and Howard Avenue.
- Consider ways to better transition the building elevations toward the plaza space between Buildings A and B:
 - increase interaction between the plaza and the adjacent apartment units, particularly for the units in Building B;
 - break up blank wall building elevations, particularly Building B’s east-facing wall;
 - redesign the stairwell exit doors to function as welcoming entrance/exit points for the buildings that interface with the plaza space.
- The Harewood Neighbourhood Plan encourages multi-family building massing to respect adjacent building forms, and states that upper storeys should be stepped back when placed next to single residential development and walkways.
 - Consider opportunities to step down the building massing to ease the transition from single family to multi-family densities.

Landscape Design

The landscaping plan can be broken down into three categories:

The parking area includes:

- Trees in shrub filled landscape islands throughout the parking area;
- A hedge comprised of Japanese holly and emerald arborvitae lining the drive aisle to screen the single residential dwellings to the north;
- Shrub filled planters lining the north drive aisle.

The street frontage includes:

- Street trees along the Third Street and Howard Avenue frontages;
- A lawn area surrounding the street trees on either side of the plaza's Third Street frontage, including the area in front of the commercial unit;
- Shrub filled landscape planters at the building corners, and surrounding a number of the street trees.

The plaza includes:

- Trees with grates;
- Interlocking paving stones;
- Shrub filled planters;
- Picnic tables;
- Benches;
- Bollard lights.

Staff Comments:

- In recognition of the site's history and the Harewood Neighbourhood Plan's policy for urban agriculture, consider the use of edible landscaping, retention of existing mature fruit trees, and/or the introduction of a community garden space;
- More details are required to better illustrate the retaining walls and corresponding landscape screening;
- Consider whether the proposed hedge will provide sufficient screening for properties to the north;
- Consider opportunities to enhance the interface between the plaza, the adjacent commercial unit, and the apartment entrances;
- Consider opportunities to enhance the interface between the plaza and the apartment entrances;
- Reconsider the use of Heavenly Bamboo (concern over toxicity to birds).

PROPOSED VARIANCES

A building height variance is proposed for Building B. The applicant is to confirm the extent of the proposed variance at the Design Advisory Panel meeting.



October 30, 2018

City of Nanaimo Community Development

41 Dunsmuir Street
 Nanaimo BC
 V9R 0E4

**Re: 560 Third Street "DLX on Third", Nanaimo BC
 Architectural Design Rationale & Variance Rationale**

Wensley Architecture Ltd., on behalf of WDC Nanaimo Developments Ltd., is pleased to submit this development permit application for the property located at 560 Third Street. The intent of the application is to construct two new 4 storey buildings containing 181 residential units and a ±5500 ft² commercial retail unit (CRU). The units are a mix of micro-suites, studios, as well as 1- and 2-bedroom units, for a total of ±97,611 ft² of residential area.

Site Information

The site is located on the north side of 560 Third Street, spanning between Howard Avenue to the east and Lambert Avenue to the west. The north side of the site is bordered by single family residential, and the south side faces Third Street. The site forms a rectangular shape and features a significant grade change from west to east. The site is approximately 12,600.4m² in area and is currently zoned COR 2.

Massing and Siting

The two buildings (A & B) are placed on the site adjacent to Third Street, Lambert Ave, and Howard Ave. Each building is 4 storeys and is proposed to be built with a combination of concrete suspending slab and wood frame construction. Building A is split into A1 and A2 by a firewall.

Surface parking has been located on the north side of the site, with the parking ramp adjacent to the northern property line. Retaining walls and a landscape buffer will be utilized to transition between the proposed development and the existing developments. Due to the nature of the topography, any development here would require retaining structures. To minimize the height of these structures and avoid creating overwhelmingly large areas of pavement, the parking areas have been broken into 3 tiers. Each tier provides convenient access to one of the buildings.

Architecturally, the building form steps up with the natural site grades to mitigate the amount of cut and fill required and to maintain as much of the natural character of the site and topography as possible. To avoid the creation of a monolithic building form over the length of Third Street, the two buildings have been broken up using a series of "white boxes" that pop up and out from the primary faces of the buildings. The design intent is to break up the length of the buildings by creating varied elements marching down the street and provide a livelier experience for pedestrians and vehicles passing by.

In addition, we have proposed a central amenity space between Buildings A and B. This space provides a common gathering area for the site, access to the main entrance of the CRU, and acts as the destination point for the pedestrian passthrough from the north side of the site.

1. **Variance:** Building B is over height based on Average Grade
 - a. **Rationale:** Main floor of Building B is 16'. This is proposed to provide a more generous main floor height for the CRU (16' floor height) to attract and retain commercial tenants. As a side benefit, it

allows for the opportunity to introduce unique loft units at the main level of building B that have a “town home-like” feel along Third and Lambert. This contributes to the activity and vibrancy along Third Street especially.

Streetscape & Relationship to the Street

1. North Elevation –

The parking access lane runs along north property line with vehicular access from Lambert and Howard Avenues. We are also proposing connecting the existing pedestrian connection on the north side of the site through to the central plaza on Third Street.

To minimize the height of the retaining walls required along the north side, a balance between the building main floor geodetic elevations and the parking areas had to be negotiated. To keep the units as accessible as possible from Third Street, Lambert Ave. and Howard Ave., retaining walls are required at the north side of the site to be able to access the parking areas and keep the slopes of the ramps within acceptable parameters. A 1m planted landscape buffer is proposed between the retaining walls and the property line to soften the interface and provide screening for the adjacent properties. Refer to landscape.

Building A and B have accessible main entrances to the lobby from the northern parking area. Building B's loading area, residential, and commercial garbage are also accessed from this side.

2. East Elevation (Howard Ave) –

Building A's main entrance faces Howard Avenue with access to the lobby and bicycle racks adjacent to the main doors. The loading areas and residential garbage is accessed from this side as well. These areas are screened with landscaping.

The main floor patios are elevated from the sidewalk due to the grade change along Howard Ave, but glass guardrails and planting is utilized to maintain visual interest and soften the interface between the raised patios and streetscape.

3. South Elevation (Third Street) –

Along Third Street, the intent is to break up the length and mass of the building by creating varied forms that march along the street. Building A features as many at grade patio entrances with sidewalks as possible to relate to the streetscape and public realm. Each patio is screened with landscaping to ensure a comfortable level of privacy for the owners.

Building B features a higher main level (16') to accommodate the Commercial unit. The CRU has large storefront windows and landscape trees spaced to allow views to and from the inside space from Third Street. The residential portion of the main floor of Building B features a series of “town home” units. These have denser landscaping to provide privacy and contribute to the street frontage. These units also take advantage of the higher floor height to create unique loft style units with increased glazing and generous outdoor patios with access from the street.

A central public plaza is proposed between Buildings A2 and B. We have proposed interlocking paving stones with landscaping, lighting and public street furniture to enhance the quality of the space. Additionally, there will be steps and an accessible ramp from the pedestrian sidewalk along Third Street to provide easy access to the plaza and commercial unit. This space is a gathering point on the site and forms an important part of the cross connection through the site.

4. *West Elevation (Lambert Ave) –*

The residential portion of Building B's main floor continues around the corner of Third and Lambert. These units feature large outdoor patios with stairs to access Lambert Avenue. Each set of stairs is terminated with an architectural concrete post with lighting and unit number. The street entries are also landscaped to soften their interface with the property line. One of the main entrances to Building B is also located off Lambert Avenue. It features a wider stair with planters on either side as well as a steel and glass canopy over the door.

Exterior Finishes

Exterior cladding materials were selected based to satisfy three primary factors:

- Visually appealing for the current and future markets
- Materials to be durable
- Low Maintenance

As discussed above, the lengths of the buildings are broken up using a series of rectangular white boxes. Smooth acrylic stucco is the proposed cladding. This will provide a high quality and durable finish. The inside faces of the white boxes introduce white horizontal cementitious siding as the primary material, with balcony insets being clad with vertical wood grain siding. The upper inside soffit will match this wood grain. Balconies feature black picket guardrails. Flashings and trims will be coloured to match adjacent finishes.

The portions of the buildings that are set back from the white boxes are clad with dark grey vertical siding. The juxtaposition of the white boxes against the dark backdrop make the building more visually interesting and de-emphasizes the length of the site. The white boxes punctuate the dark backdrop and create a more lively and animated building form. To further distinguish the light areas from the dark, we have opted for different mullion patterns for the windows and have proposed glass guardrails at the balconies instead of picket guardrails. A light grey stucco provides a visual cue at the inset balconies on the upper floors.

Vertical circulation towers are clad with corrugated metal and feature windows into the stairwells where appropriate. The towers wrap up on to the top of the roof to create enclosed mechanical spaces.

Where the building meets the grade, natural concrete bases are proposed for durability. These will be completed with complimentary landscaping. Town homes along the main floor of building B feature concrete stairs with metal picket guardrails. Lighting and unit numbers will be incorporated at main level entrances and patios.

The Commercial Unit in Building B features large storefront glazing with black frames and a glass and black steel canopy above.

The central plaza features landscape planting beds, public street furniture, decorative rock adjacent to the foundations of the buildings, and a higher quality paver for the ground treatment.

Safety & Security (CPTED)

The programming and configuration of the buildings provide healthy opportunities for natural surveillance. While privacy is maintained for individual dwellings, the parking areas, common areas, and outdoor spaces have sightlines from multiple dwelling units.

Landscaping has been utilized to create a sense of ownership for residents on the site. Symbolic barriers in hard and soft landscaping create a sense of place when entering the site and provide visual screening for at grade patios. Additionally, the outdoor plaza and benches provide a central place for residents to meet and interact.

Authorized by:

Devon Skinner, Architect AIBC, AAA, SAA

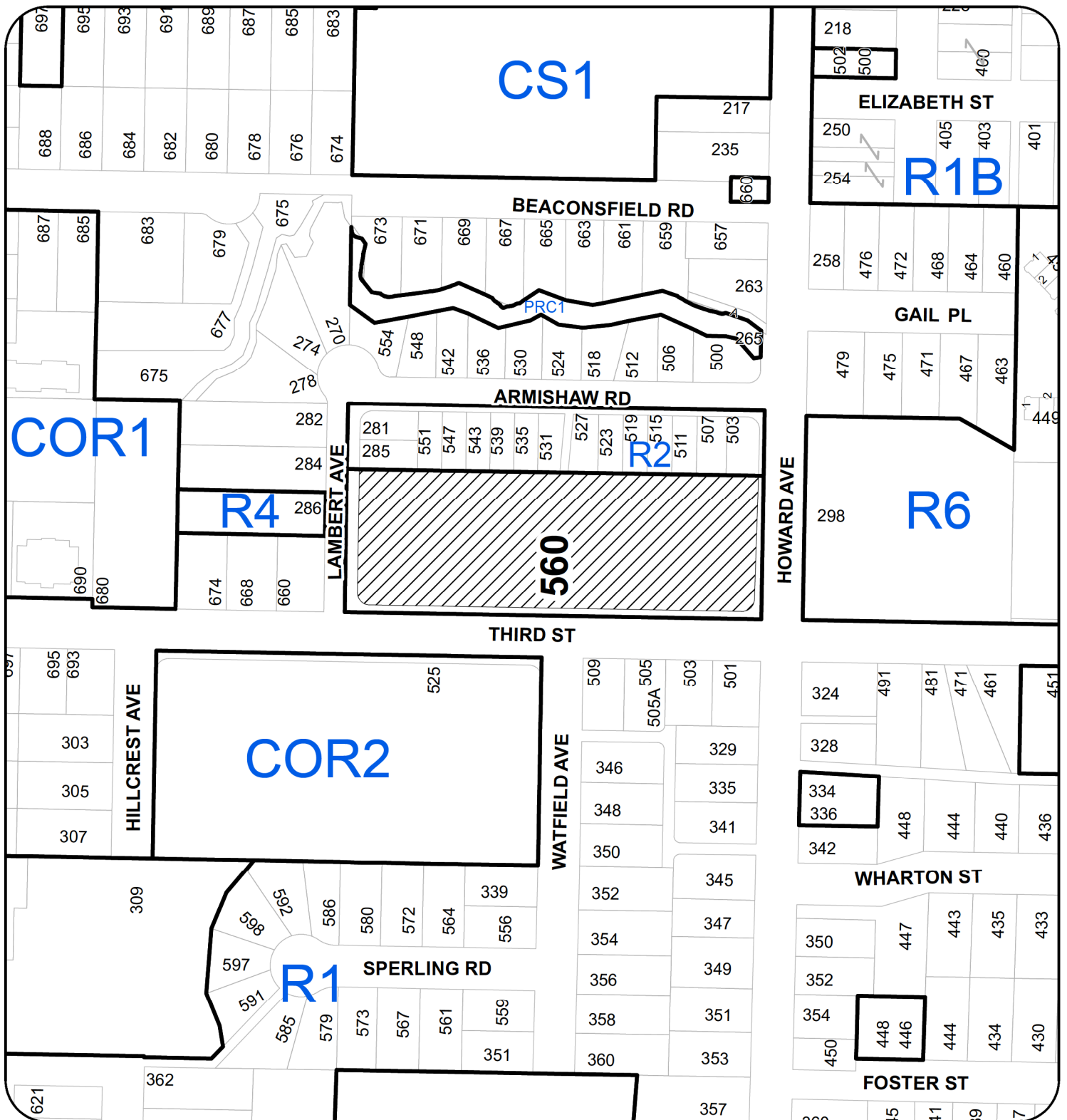
Please Print Name and Title



Authorized Signature

Date: OCTOBER 30, 2018

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001126

LOCATION PLAN

Civic: 560 THIRD STREET
 Legal: SECTION 33, RANGE 6, SECTION 1
 NANAIMO DISTRICT, PLAN 630
 EXCEPT PART IN PLAN EPP32701



Subject Property



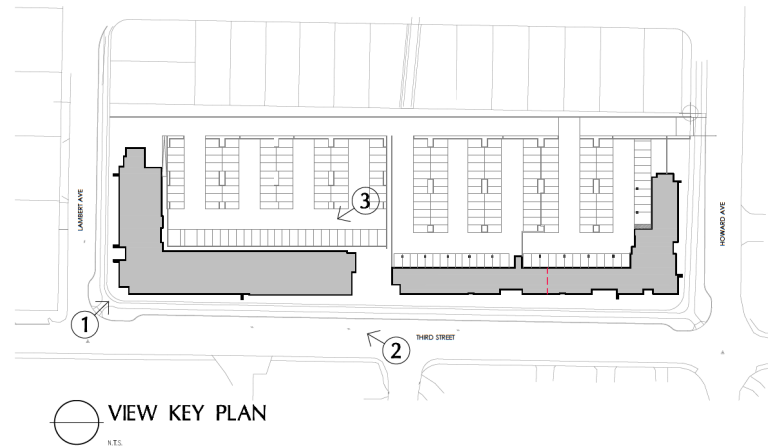
1 BLDG B – VIEW FROM LAMBERT AVE. & THIRD ST.
N.T.S.



2 BLDG B – VIEW ALONG THIRD STREET
N.T.S.



3 BLDG B – VIEW OF NORTH SIDE
N.T.S.



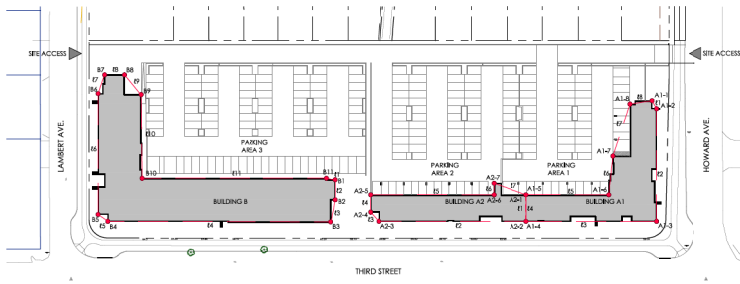
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SEAL

OWNER/CLIENT

1	ISSUED FOR DEVELOPMENT PERMIT	10/20/18
NO.	REVISION	MODIFY
PROJECT NAME		
DLX ON THIRD		
PROJECT ADDRESS: 560 THIRD STREET NANAIMO, BC		
WA WENSLEY ARCHITECTURE LTD. 301-1444 Alberni St. Vancouver, BC V6C 2C7 T: 604 681 3029 info@wensleyarch.com		
CONSULTANTS:		
STRUCTURAL: WM		
MECHANICAL: JAVON MECHANICAL CONSULTANTS		
ELECTRICAL: PERKINS+KIRBY		
CIVIL: J. ANDERSON & ASSOCIATES		
LANDSCAPE: MACDONALD ORRY		
DRAWING TITLE:		
RENDERINGS		
PROJECT NO:	17007	DRAWN BY: DS
SCALE:	N.T.S.	REVIEW BY: DM
DATE:	JULY 26, 2018	DRAWING NO: A702

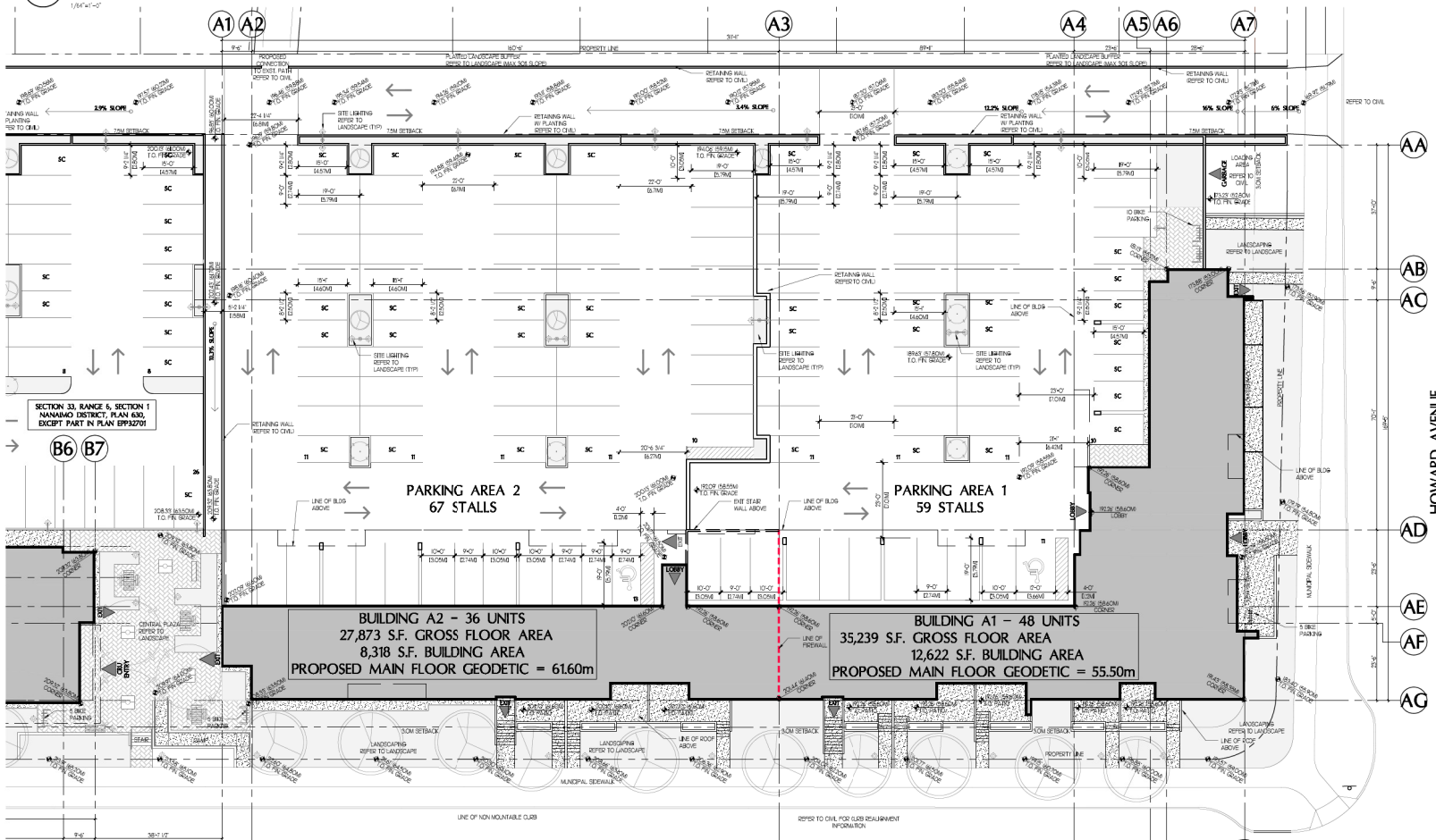
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2018-NOV-05
Current Planning



1 SITE KEY PLAN

AVERAGE GRADE CALCULATIONS									
DLX ON THIRD - BUILDING A1				*elevation points start at north-east corner and continue clockwise around building					
FINISHED ELEVATION (FT)		NATURAL ELEVATION (FT)		LENGTH (FT)		FINISHED GRADE CALCS		NATURAL GRADE CALCS	
A1-1 173.88	A1-2 173.88	A1-1 175.53	A1-2 175.75	41	4.83	$(173.875 + 173.875) \div 2 \times 4.83 =$	839.82	$(175.53 + 175.75) \div 2 \times 4.83 =$	848.34
A1-3 191.43	A1-4 192.10	A1-3 189.80	A1-4 198.45	122	122.08	$(173.875 + 151.43) \div 2 \times 122.08 =$	22,298.22	$(175.75 + 189.8) \div 2 \times 122.08 =$	22,313.17
A1-5 192.26	A1-6 192.26	A1-5 196.85	A1-6 214.90	91	141.90	$(191.43 + 192.1) \div 2 \times 141.92 =$	27,215.29	$(189.8 + 198.45) \div 2 \times 141.92 =$	27,550.22
A1-7 192.26	A1-8 181.13	A1-7 192.26	A1-8 177.16	29	29.02	$(192.1 + 192.26) \div 2 \times 29 =$	5,573.22	$(198.45 + 196.85) \div 2 \times 29 =$	5,731.85
A1-9 181.13	A1-10 181.13	A1-9 181.13	A1-10 181.13	42	42.25	$(192.26 + 192.26) \div 2 \times 42.25 =$	8,122.99	$(196.85 + 214.9) \div 2 \times 42.25 =$	8,698.22
				57	56.58	$(192.26 + 192.26) \div 2 \times 56.58 =$	10,878.07	$(214.9 + 177.99) \div 2 \times 56.58 =$	11,114.86
				4	3.67	$(192.26 + 181.13) \div 2 \times 3.67 =$	685.17	$(177.99 + 177.16) \div 2 \times 3.67 =$	651.70
				19	18.67	$(181.13 + 205.6) \div 2 \times 18.67 =$	4,431.60	$(177.16 + 175.53) \div 2 \times 18.67 =$	3,292.36
TOTALS				419.0		LOWER		80,044.37	
BUILDING A1 AVERAGE GRADE =				80044.37 ÷ 419' =		191.04'			

AVERAGE GRADE CALCULATIONS									
DLX ON THIRD - BUILDING A2				*elevation points start at north-east corner and continue clockwise around building					
FINISHED ELEVATION (FT)		NATURAL ELEVATION (FT)		LENGTH (FT)		FINISHED GRADE CALCS		NATURAL GRADE CALCS	
A2-1 192.26	A2-2 201.44	A2-1 196.85	A2-2 198.33	29	29.02	$(192.26 + 201.44) \div 2 \times 29.02 =$	5,712.59	$(196.85 + 198.33) \div 2 \times 29.02 =$	5,734.06
A2-3 208.66	A2-4 208.66	A2-3 208.66	A2-4 206.69	161	161.00	$(201.44 + 208.66) \div 2 \times 161 =$	33,013.05	$(198.33 + 208.66) \div 2 \times 161 =$	32,762.70
A2-5 208.66	A2-6 208.66	A2-5 207.32	A2-6 206.69	14	13.58	$(208.66 + 208.66) \div 2 \times 13.58 =$	2,833.60	$(208.66 + 206.69) \div 2 \times 13.58 =$	2,820.23
A2-7 208.66	A2-8 202.10	A2-7 207.32	A2-8 199.48	18	18.83	$(208.66 + 208.66) \div 2 \times 18.83 =$	3,929.07	$(206.69 + 207.32) \div 2 \times 18.83 =$	3,897.90
A2-9 208.66	A2-10 202.10	A2-9 207.32	A2-10 199.48	135	134.83	$(208.66 + 202.1) \div 2 \times 134.83 =$	27,691.39	$(207.32 + 199.48) \div 2 \times 134.83 =$	27,424.42
A2-11 202.10	A2-12 200.13	A2-11 198.26	A2-12 198.26	13	12.83	$(202.1 + 200.13) \div 2 \times 12.83 =$	2,580.31	$(199.48 + 198.26) \div 2 \times 12.83 =$	2,551.50
A2-13 200.13	A2-14 192.26	A2-13 198.26	A2-14 198.26	37	36.42	$(200.13 + 192.26) \div 2 \times 36.42 =$	7,145.42	$(198.26 + 196.85) \div 2 \times 36.42 =$	7,194.95
TOTALS				406.5		LOWER		82,905.42	
BUILDING A2 AVERAGE GRADE =				82385.76 ÷ 406.51' =		203.95'		82,385.76	



1 SITE PLAN - BUILDINGS A1 & A2

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SEAL

OWNER/CLIENT
MFC NANAIMO DEVELOPMENTS LTD.
560 - 100 WEST FINDER STREET
VANCOUVER, BC V6P 2C7
TEL: 604-681-1188

PROJECT ADDRESS:
560 THIRD ST
NANAIMO, BC

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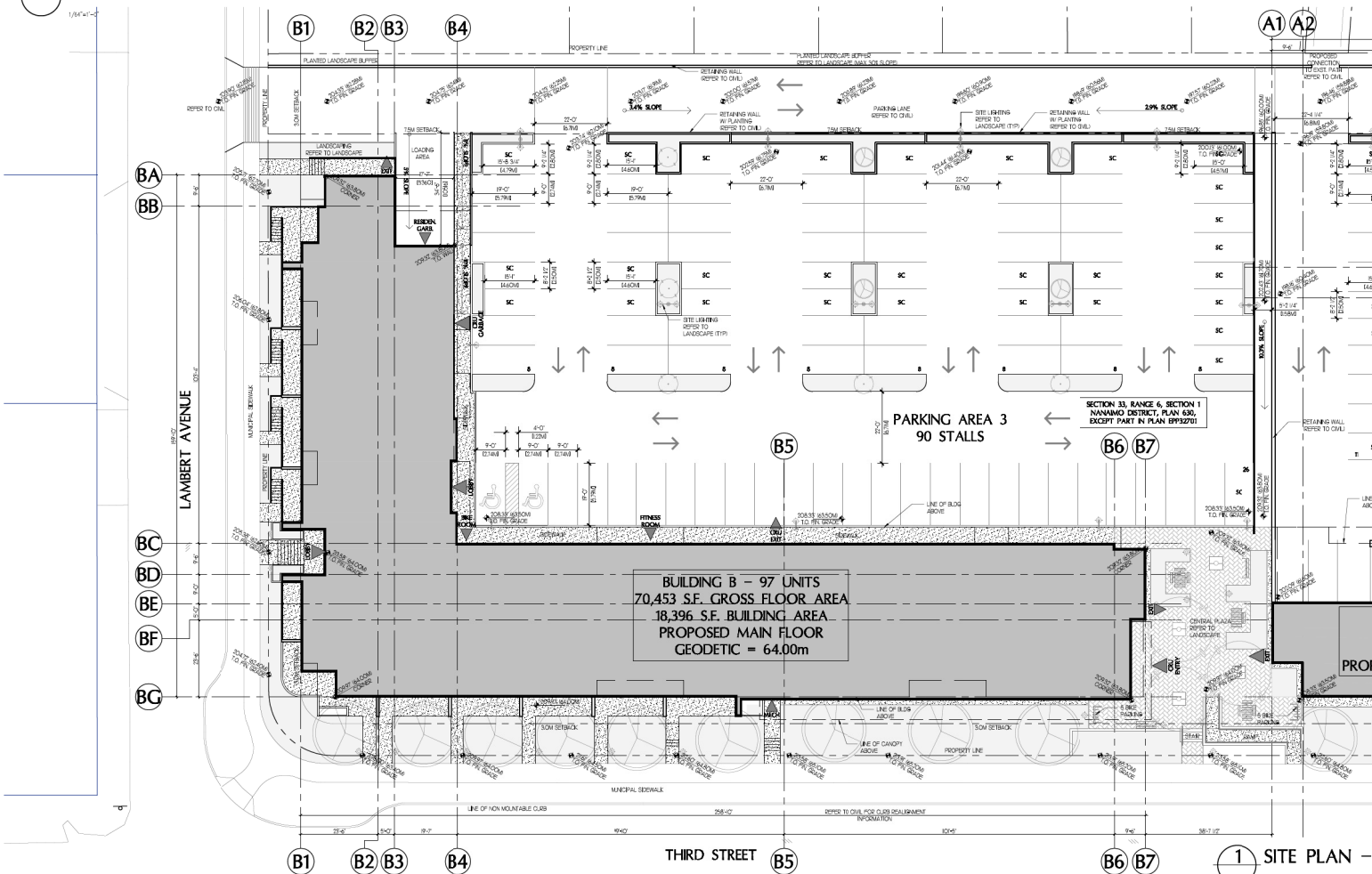
SITE PLAN
BLDGA1& A2

PROJECT NO: 17007 DRAWN BY: DS
SCALE: 1/8"=1'-0" REVIEWED BY: DM
DATE: JUL 25, 2018 DRAWING NO: A101



AVERAGE GRADE CALCULATIONS									
DLX ON THIRD - BUILDING B									
FINISHED ELEVATION (FT)	NATURAL ELEVATION (FT)	LENGTH (FT)	FINISHED GRADE CALCS	NATURAL GRADE CALCS					
B-1 209.32	B-2 209.32	B-1 107.22	B-2 207.25	(1) 21.92	(209.32 + 209.32) + 2 x 21.92'	= 4,588.29	(207.22 + 107.25) + 2 x 21.92'	= 4,542.59	
B-2 209.32	B-3 209.32	B-2 107.25	B-3 208.17	(2) 24.92	(209.32 + 209.32) + 2 x 24.92'	= 5,126.25	(207.25 + 108.17) + 2 x 24.92'	= 5,176.13	
B-3 209.32	B-4 209.97	B-3 108.17	B-4 208.66	(3) 244.00	(209.32 + 209.97) + 2 x 244'	= 51,153.38	(208.17 + 208.66) + 2 x 244'	= 50,853.26	
B-4 209.97	B-5 209.97	B-4 208.66	B-5 207.02	(4) 12.94	(209.97 + 209.97) + 2 x 12.94'	= 2,717.01	(208.66 + 207.02) + 2 x 12.94'	= 2,689.45	
B-5 209.97	B-6 209.97	B-5 107.02	B-6 204.63	(5) 131.75	(209.97 + 209.97) + 2 x 131.75'	= 27,663.55	(207.02 + 204.63) + 2 x 131.75'	= 27,117.44	
B-6 209.97	B-7 209.32	B-6 204.63	B-7 203.41	(6) 21.69	(209.97 + 209.32) + 2 x 21.69'	= 4,547.20	(204.63 + 203.41) + 2 x 21.69'	= 4,425.19	
B-7 209.32	B-8 209.32	B-7 103.41	B-8 203.08	(7) 21.92	(209.32 + 209.32) + 2 x 21.92'	= 4,588.29	(203.41 + 203.08) + 2 x 21.92'	= 4,455.13	
B-8 209.32	B-9 209.32	B-8 103.08	B-9 203.08	(8) 28.08	(209.32 + 209.32) + 2 x 28.08'	= 5,877.71	(203.08 + 203.08) + 2 x 28.08'	= 5,702.49	
B-9 209.32	B-10 209.32	B-9 103.08	B-10 207.09	(9) 91.33	(209.32 + 209.32) + 2 x 91.33'	= 19,117.20	(203.08 + 207.09) + 2 x 91.33'	= 18,730.41	
B-10 209.32	B-11 209.32	B-10 207.09	B-11 207.35	(10) 201.33	(209.32 + 209.32) + 2 x 201.33'	= 42,142.40	(207.09 + 207.35) + 2 x 201.33'	= 41,719.60	
B-11 209.32	B-12 209.32	B-11 207.35	B-12 207.22	(11) 9.54	(209.32 + 209.32) + 2 x 9.54'	= 1,995.91	(207.35 + 207.22) + 2 x 9.54'	= 1,977.50	
		TOTALS		809.4			159,608.19		
BUILDING B AVERAGE GRADE =		167389.2 + 809.42' =		209.55'				LOWER 167,389.20	

1 SITE KEY PLAN



1 SITE PLAN - BUILDING B

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SEAL

OWNER/CLIENT
MFC NANAIMO DEVELOPMENTS LTD.
885 - 120 WEST PENDER STREET
VANCOUVER, BC
TEL: 604-681-1188

PROJECT ADDRESS:
560 THIRD ST
NANAIMO, BC

WA
WENSLEY ARCHITECTURE LTD.

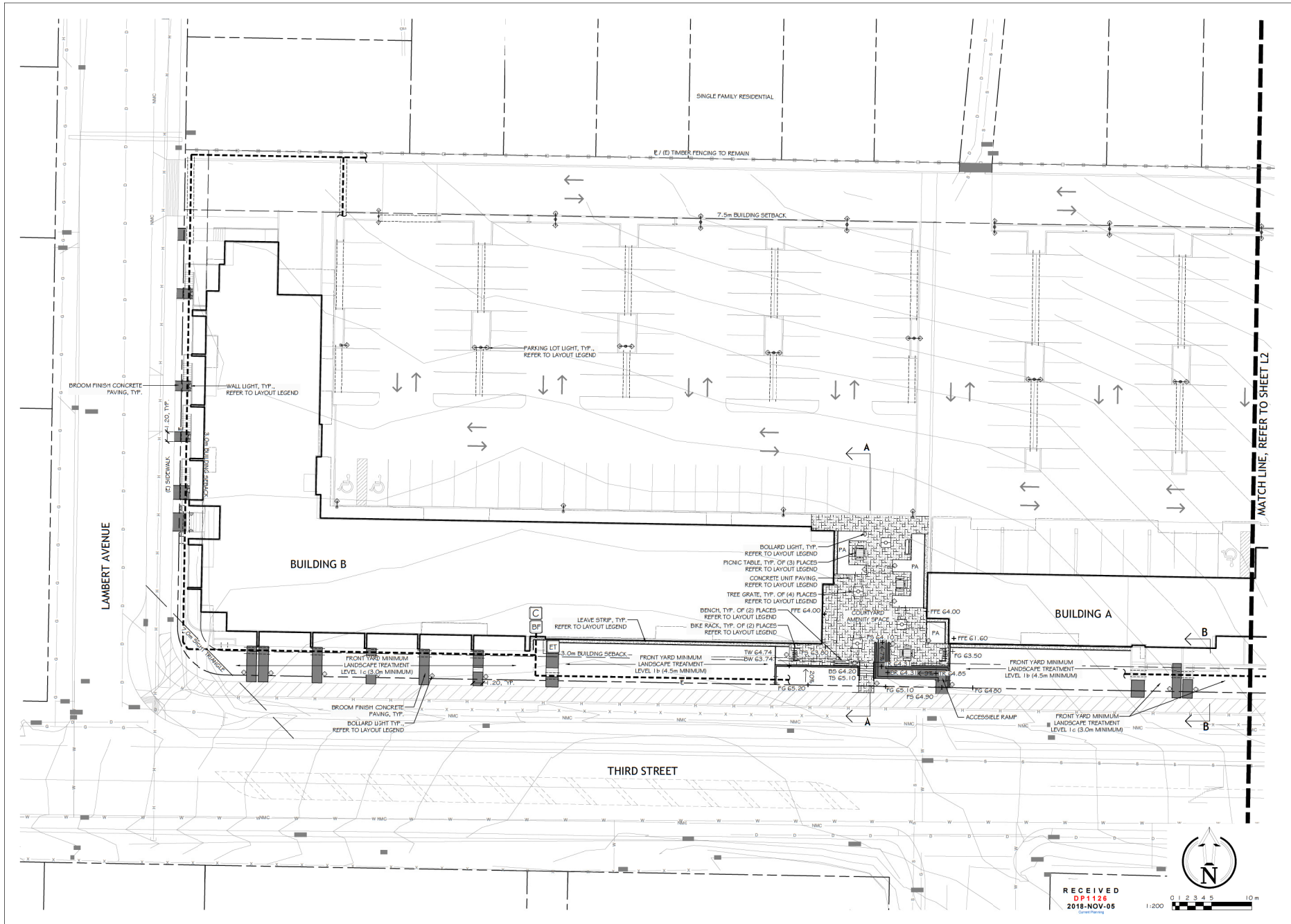
CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PERIMETERWORK
CIVIL: J. ANDERSON & ASSOCIATES
LANDSCAPE: LANDSCAPED GUY

DRAWING TITLE:
SITE PLAN
BLDG B

PROJECT NO: 17007
SCALE: 1/8"=1'-0"
DATE: JULY 25, 2018

DRAWN BY: DS
REVIEWED BY: DM
DRAWING NO: A102

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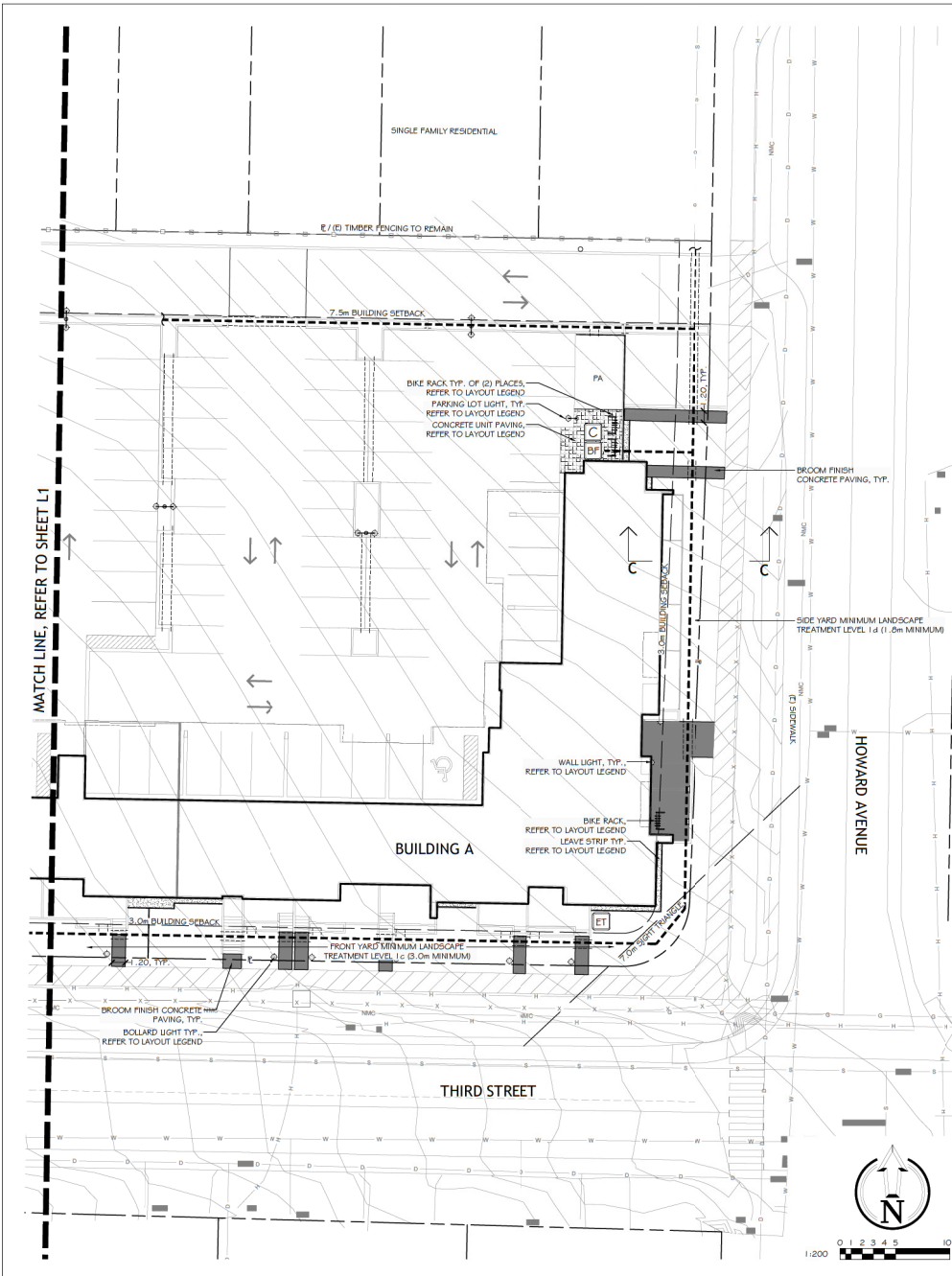
560 Third Street

Wertman Development Corporation

Nanaimo, BC

LANDSCAPE ARCHITECTURE	
SITE PLAN	
Date:	October 29, 2018
Drawn:	CM
Checked:	MG
Scale:	1:200 metric
Project Number:	18-0008
Drawing Number:	L1 of 5

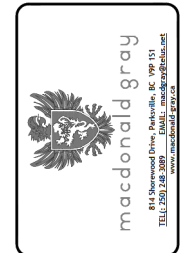
REVISION SCHEDULE	
#	NOTES
0	13JUN2018 Coordination Review
1	26JUL2018 Preliminary Review
2	29AUG2018 Issued for Pricing
3	19SEP2018 Issued for DP
4	19OCT2018 Issued for DP
5	29OCT2018 Issued for DP



IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
(C)	HUNTER	TBD	(2) AUTOMATIC IRRIGATION CONTROLLERS IN MECHANICAL ROOMS OF BUILDINGS
(ET)	HUNTER	WS6-SN	(2) WIRELESS SOLAR-SYNC SENSORS ON SOUTH-FACING GAVES
(BP)	BY MECHANICAL	BY MECHANICAL	(2) 30mm (1.5") DOUBLE CHECK BACKFLOW PREVENTERS AND WATER SUPPLY
---	SCHEDULE 40		(2) 30mm (1.5") PVC MAINLINES
---	SCHEDULE 40		PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN. TYP.
---			MAINLINE & LATERALS: 100mm (4") LATERALS ONLY: 75mm (3") CONTROL WIRE: 50mm (2") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

- IRRIGATION NOTES**
- THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH SMART-ET EQUIPMENT AND SHALL OPERATE WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.
 - THE IRRIGATION SYSTEM SHALL MEET OR EXCEED THE MOST CURRENT STANDARDS AND SPECIFICATIONS SET OUT BY THE IRRIGATION INDUSTRY ASSOCIATION OF BRITISH COLUMBIA (IIBCO) AS REFERENCED IN THE MOST CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD PREPARED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) & CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA).
 - IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO/ DRIP EQUIPMENT.
 - THE PLACEMENT AND RADIUS OF SPRINKLERS SHALL BE ADJUSTED AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
 - ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
 - ESTABLISHMENT WATERING SHALL MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.



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560 Third Street
Wertman Development Corporation
Nanaimo, BC

LANDSCAPE ARCHITECTURE SITE PLAN
 Date: October 29, 2018
 Drawn: CM
 Checked: NG
 Scale: 1:200 metric
 Project Number: 18-0208
 Drawing Number: L2 of 5

REVISION SCHEDULE

#	Date	NOTES
0	13/NOV/2018	Coordination Review
1	26/AUG/2018	Preliminary Review
2	29/AUG/2018	Issued for Pricing
3	19/SEP/2018	Issued for DP
4	19/OCT/2018	Issued for DP
5	29/OCT/2018	Issued for DP

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560 Third Street
Wertman Development Corporation
Nanaimo, BC

PLANTING PLAN
Date: October 29, 2018
Drawn: CM
Checked: NG
Scale: 1:200 metric
Project Number: 18-0008
DRAWING NUMBER: **L3 of 5**

REVISION SCHEDULE		
#	Date	NOTES
0	13/08/2018	Coordination Review
1	26/08/2018	Preliminary Review
2	29/08/2018	Issued for Pricing
3	19/09/2018	Issued for DP
4	19/09/2018	Issued for DP
5	29/09/2018	Issued for DP



PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
TREES					
1.5m BUFFER					
	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' SWEETGUM	6cm CAL.	+/- 6m O.C. SEE PLAN	7	DROUGHT TOLERANT
	PYRUS CALLERYANA 'RED SPIRE' RED SPIRE FLOWERING PEAR	5cm CAL.	SEE PLAN	15	DROUGHT TOLERANT
	TELA CORDATA 'LITTLE LEAF' UNDEN	6cm CAL. 5cm CAL.	+/- 1.0m O.C. SEE PLAN	19 12	THIRD STREET FRONTAGE PARKING LOT DROUGHT TOLERANT
SHRUBS					
	ACER CIRCINATUM VINE MAPLE	#5 POT	SEE PLAN	8	NATIVE SPECIES
	BERBERIS THUNBERGII 'CHERRY BOMB' CHERRY BOMB JAPANESE BARBERRY	#1 POT	1.0m O.C.	124	DROUGHT TOLERANT
	ILEX CRENATA 'CONVEXA' JAPANESE HOLLY	1.0m	0.9m O.C.	124	HEDGE/SHRUB SCREEN, DROUGHT TOLERANT
	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	#5 POT	SEE PLAN	31	DROUGHT TOLERANT
	JUNIPERUS SQUAMATA 'BLUE STAR' BLUE STAR JUNIPER	#1 POT	0.75m O.C.	177	DROUGHT TOLERANT
	NANDINA DOMESTICA 'HEAVENLY BAMBOO' HEAVENLY BAMBOO	#2 POT	1.0m O.C.	69	DROUGHT TOLERANT
	PHYTOSCARPUS OPULIFOLIUS 'DIABOLO' DIABOLO NINEBARK	#3 POT	SEE PLAN	13	DROUGHT TOLERANT
	POLYSTICHUM MUNITUM SWORD FERN	#2 POT	1.0m O.C.	26	NATIVE SPECIES
	POTENTILLA FRUTICOSA 'GOLDEN PINK' & 'ABDOTTWOOD' YELLOW & WHITE SHRUBBY CINQUEFOIL	#1 POT	1.0m O.C.	97	PLANT 50/50 MIX, NATIVE CULTIVARS
	SENECIO GREYI 'SUNSHINE' SUNSHINE DAISY BUSH	#1 POT	1.0m O.C.	17	DROUGHT TOLERANT
	TAXUS X MEDIA H.M. EDDIE H.M. EDDIE YEW	1.0m	0.9m O.C.	26	HEDGE/SHRUB SCREEN, DROUGHT TOLERANT
	THUJA OCCIDENTALIS 'SMARAGD' EMERALD ARBORVITAE	1.0m	0.9m O.C.	191	HEDGE/SHRUB SCREEN, DROUGHT TOLERANT
	VIBURNUM DAVIDI DAVID'S VIBURNUM	#2 POT	1.0m O.C.	37	DROUGHT TOLERANT
PERENNIALS, VINES & GROUNDCOVERS					
	ASTILBE 'YOUNIQUE WHITE' & 'BURGUNDY RED' RED & WHITE ASTILBE	#1 POT	0.6m O.C.	21	SHADE TOLERANT
	ELIONOMOUS FORTUNEI VAR. RADICANS WINTER CREEPER	1.0cm POT	0.45m O.C.	205	DROUGHT TOLERANT
	GALLUM ODORATUM SWEET WOODRUFF	1.0cm POT	0.45m O.C.	35	SHADE TOLERANT
	MAKONCHLOA MACRA 'AUREOLA' GOLDEN JAPANESE FOREST GRASS	#1 POT	0.6m O.C.	24	SHADE TOLERANT
	HOSTA 55P, BLUE & VARIEGATED HOSTA	#1 POT	0.6m O.C.	22	SHADE TOLERANT
	PENISTETUM ALOPECUROIDES 'HAMELIN' DWARF FOUNTAIN GRASS	#1 POT	0.6m O.C.	272	DROUGHT TOLERANT
	LAWN, ON-SITE	500		275 sq.m.	
	LAWN, OFF-SITE	HYDROSEED		250 sq.m.	

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Curtis Peck



560 Third Street
Wertman Development Corporation
Nanaimo, BC

PLANTING PLAN

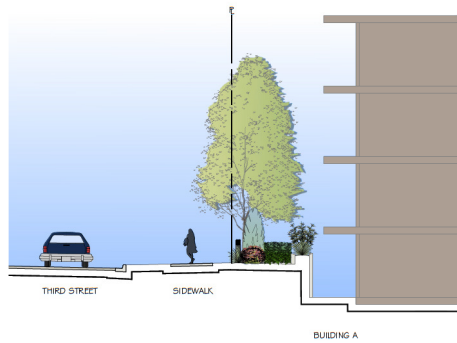
Date: October 29, 2018
Drawn: CM
Checked: NG
Scale: 1:200 metric
Project Number: 18-0008
DRAWING NUMBER: L4 of 5

#	REVISION SCHEDULE	NOTES
0	13JUN2018	Coordination Review
1	26JUL2018	Preliminary Review
2	29AUG2018	Issued for Pricing
3	19SEP2018	Issued for DP
4	19OCT2018	Issued for DP
5	29OCT2018	Issued for DP



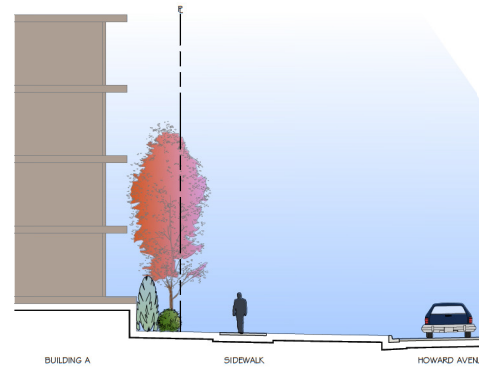
Section A-A
1:100 metric

Section/ Elevation



Section B-B
1:100 metric

Section/ Elevation



Section C-C
1:120 metric

Section/ Elevation

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DP 1126
2018-NOV-05



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560 Third Street Wertman Development Corporation Nanaimo, BC

SECTIONS

Date: October 29, 2018

Drawn: C.M.

Checked: M.G.

Scale: 1:200 metric

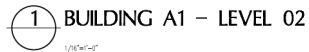
Project Number: 18-0008

DRAWING NUMBER: L5 of 5

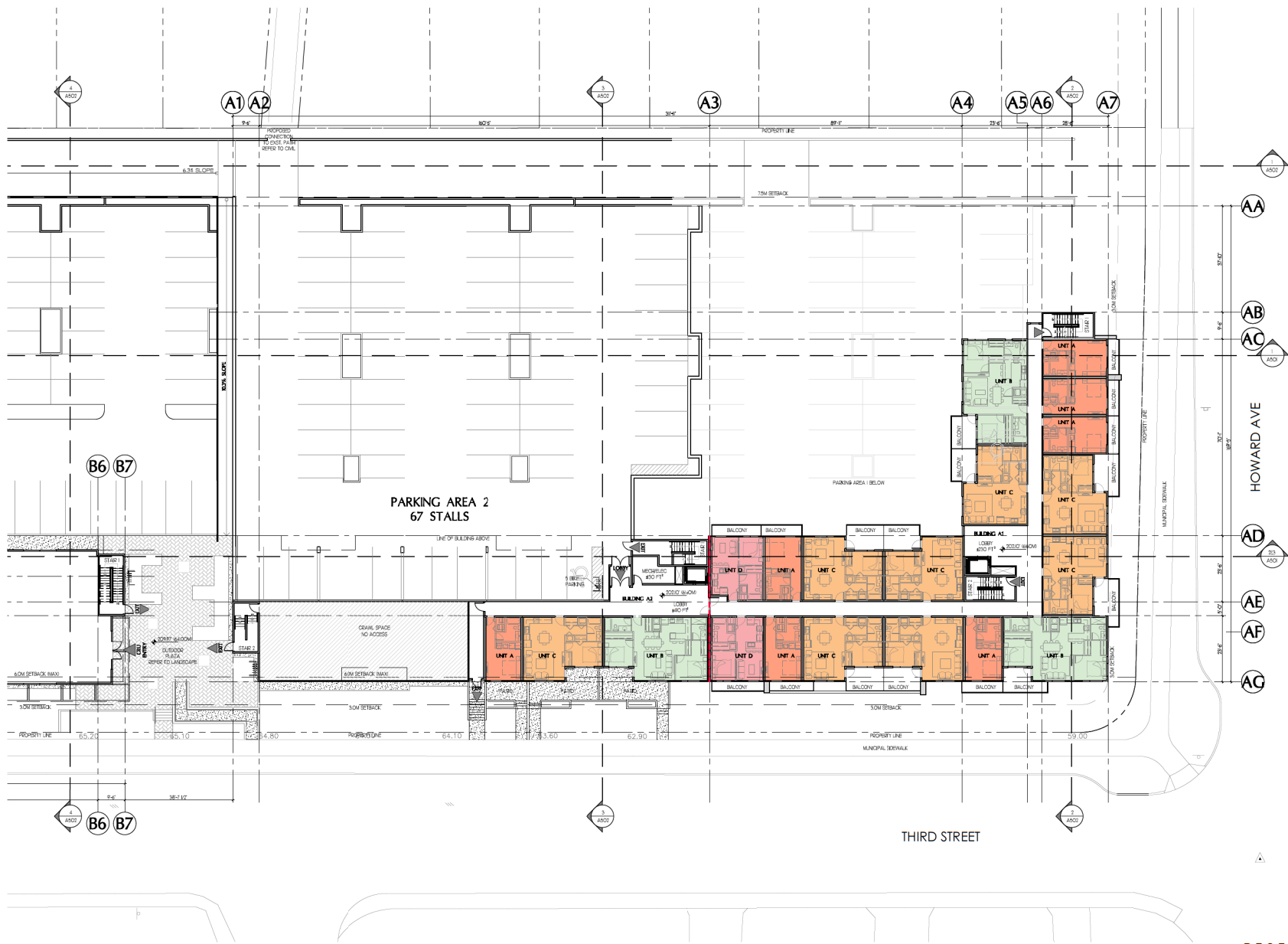
#	DATE	NOTES
0	13JUN2018	Coordination Review
1	26JUL2018	Preliminary Review
2	29AUG2018	Issued for Pricing
3	19SEP2018	Issued for DP
4	19OCT2018	Issued for DP
5	29OCT2018	Issued for DP



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1 BUILDING A1 - LEVEL 03, BUILDING A2 - LEVEL 01
1/16"=1'-0"

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VANCOUVER, BC
TEL: 604-480-1188

11	ISSUED FOR DEVELOPMENT PERMIT	10/20/18
NO	REVISION	MDP

PROJECT NAME

DLX ON
THIRD

PROJECT ADDRESS:
560 THIRD STREET
NANAIMO, BC

WA
WENSLEY ARCHITECTURE LTD

CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PEAK ENGINEERING
CIVIL: R. ANDERSON & ASSOCIATES
LANDSCAPE: WILCOXSON DRY

DRAWING TITLE

BLDG A1 - LEVEL 03
BLDG A2 - LEVEL 01

PROJECT NO:	17007	DRAWN BY:	DS
SCALE:	1/16"=1'-0"	REVIEWED BY:	DM
DATE:	JULY 26, 2018	DRAWING NO:	A303

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Current Planning

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11	ISSUED FOR DEVELOPMENT PERMIT	10/20/18
NO	REVISION	NOV

PROJECT NAME

**DLX ON
THIRD**

PROJECT ADDRESS:
560 THIRD STREET
NANAIMO, BC

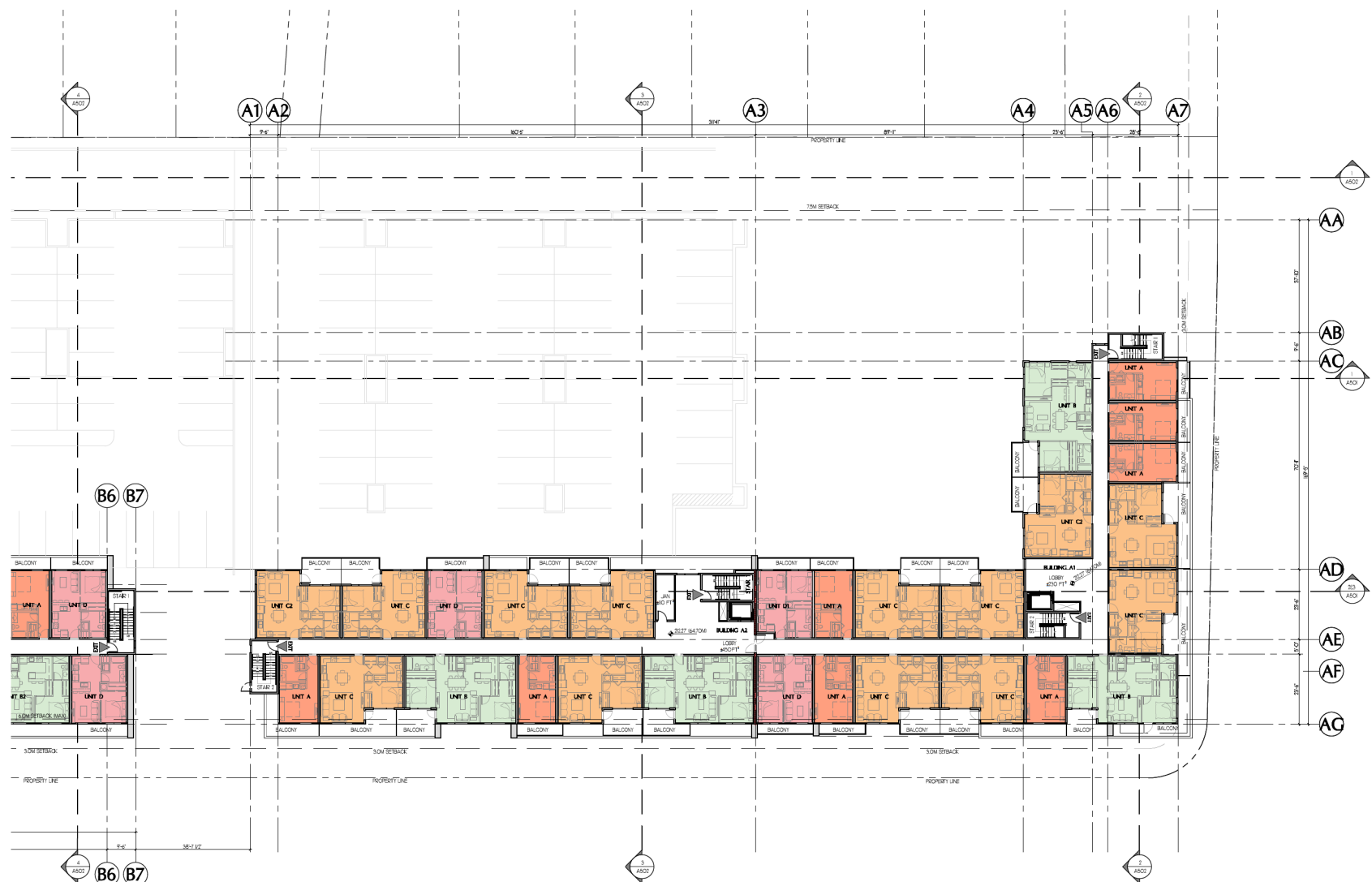
WA
WENSELY ARCHITECTURE LTD

CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PERINERWORKING
CIVIL: R. ANDERSON & ASSOCIATES
LANDSCAPE: WILCOX/DAVID ORRY

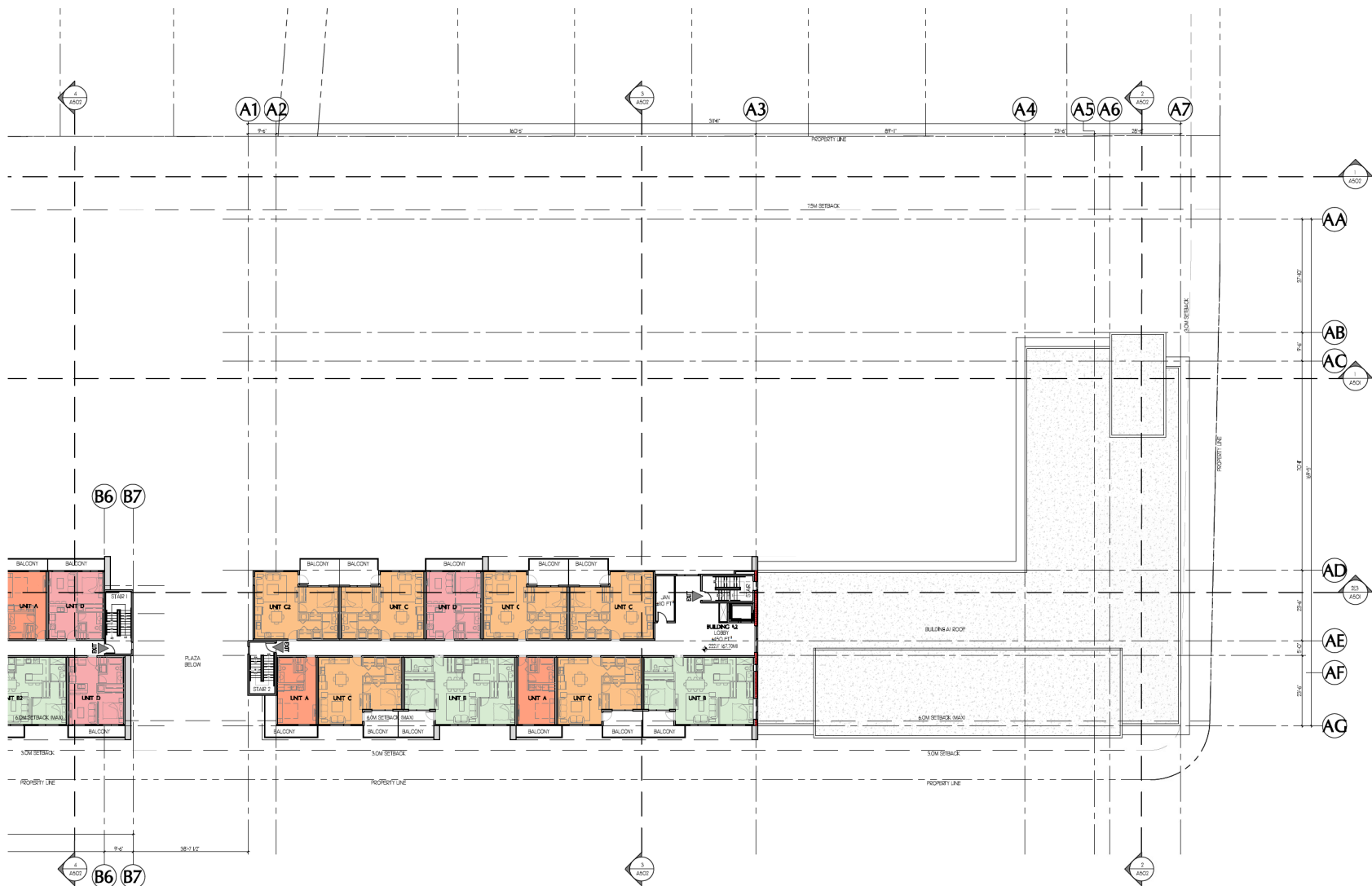
DRAWING TITLE:
**BLDG A1 - LEVEL 04
BLDG A2 - LEVEL 02**

PROJECT NO:	17007	DRAWN BY:	DS
SCALE:	1/8"=1'-0"	REVIEW BY:	DM
DATE:	JULY 26, 2018	DRAWING NO:	A304

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2018-NOV-05
Current Planning



1 BUILDING A1 - LEVEL 04, BUILDING A2 - LEVEL 02
1/8"=1'-0"



1 BUILDING A1 - ROOF, BUILDING A2 - LEVEL 03
1/8"=1'-0"

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10	ISSUED FOR DEVELOPMENT PERMIT	10/20/18
NO	REVISION	MDP

PROJECT NAME

DLX ON
THIRD

PROJECT ADDRESS:
560 THIRD STREET
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WA
WENSLEY ARCHITECTURE LTD

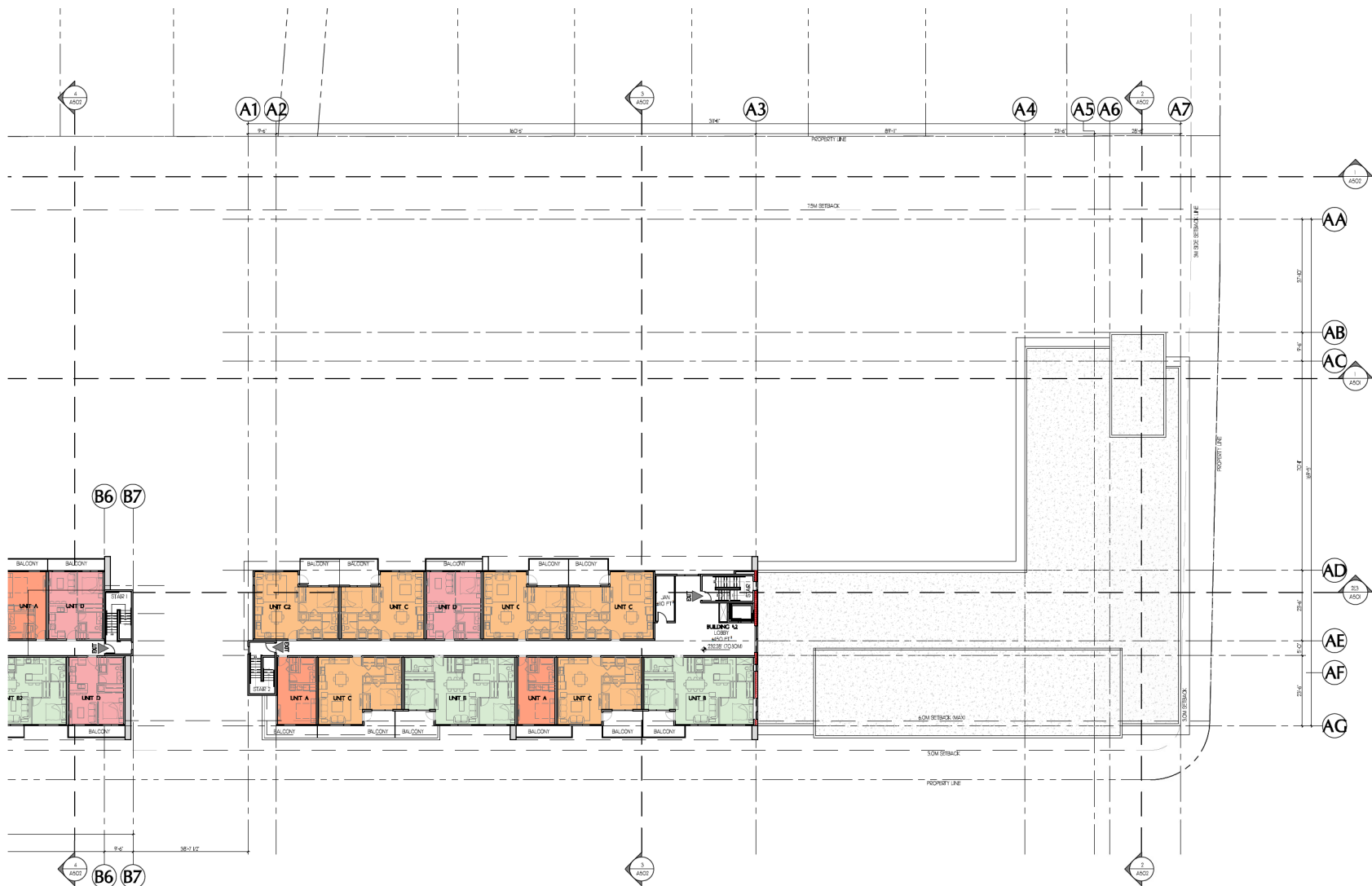
CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PERKINS+WILL
CIVIL: R. ANDERSON & ASSOCIATES
LANDSCAPE: MACDONALD ORRY

DRAWING TITLE

BLDG A2 - LEVEL 03

PROJECT NO:	17007	DRAWN BY:	DS
SCALE:	1/8"=1'-0"	REVIEW BY:	DM
DATE:	JULY 26, 2018	DRAWING NO:	A305

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2018-NOV-05
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1 BUILDING A2 - LEVEL 04
1/8"=1'-0"

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10	ISSUED FOR DEVELOPMENT PERMIT	10/20/18
NO	REVISION	NOV

PROJECT NAME

DLX ON
THIRD

PROJECT ADDRESS:
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NANAIMO, BC

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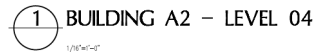
CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PERKINS+WILL
CIVIL: J. ANDERSON & ASSOCIATES
LANDSCAPE: MACDONALD ORRY

DRAWING TITLE

BLDG A2 - LEVEL 04

PROJECT NO:	17007	DRAWN BY:	DS
SCALE:	1/8"=1'-0"	REVIEW BY:	DM
DATE:	JULY 26, 2018	DRAWING NO:	A306

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PROJECT NO:	17007	DRAWN BY:	DS
SCALE:	1/16"=1'-0"	REVIEW BY:	DM
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PROJECT NAME

**DLX ON
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PROJECT ADDRESS:
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WA
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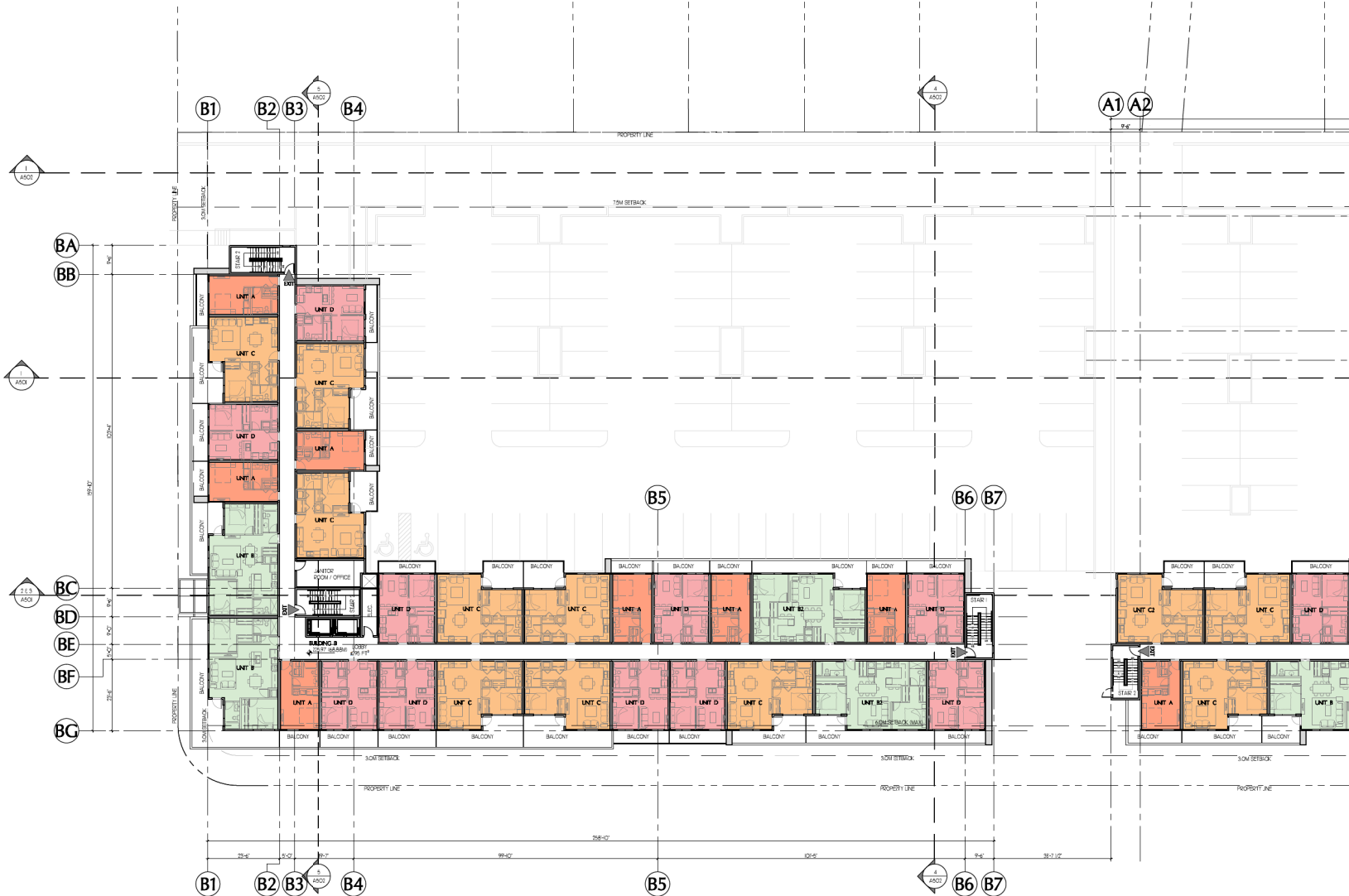
CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PEI ENGINEERING
CIVIL: R. ANDERSON & ASSOCIATES
LANDSCAPE: WILCOXSON GRIFF

DRAWING TITLE:
BLDG B - LEVEL 02

PROJECT NO:	17007	DRAWN BY:	DS
SCALE:	1/8"=1'-0"	REVIEW BY:	DM
DATE:	JULY 26, 2018	DRAWING NO:	A309

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1 BUILDING B - LEVEL 02
1/8"=1'-0"



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PROJECT NAME

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PROJECT ADDRESS:
560 THIRD STREET
NANAIMO, BC

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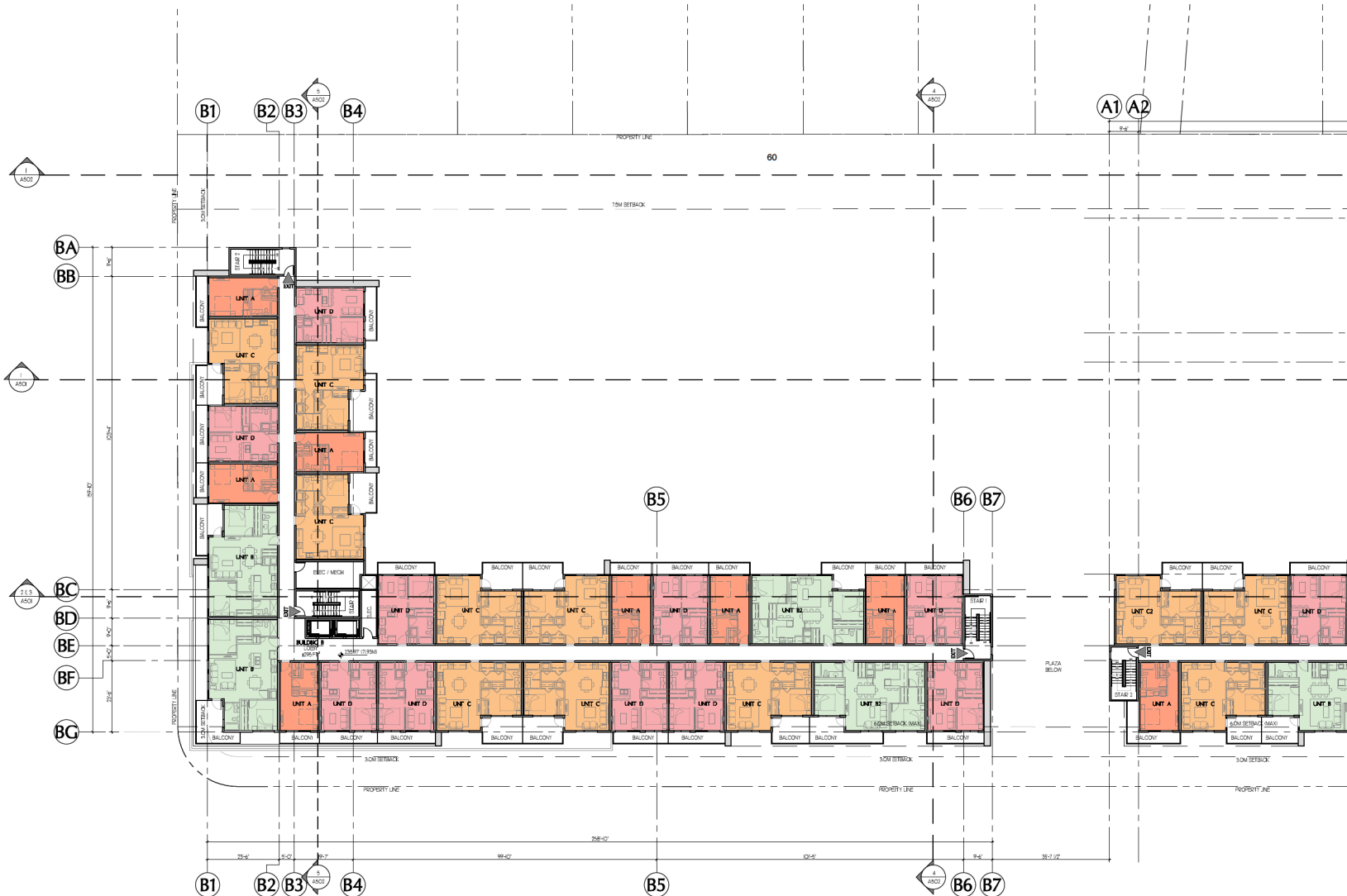
CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PEI ENGINEERING
CIVIL: R. ANDERSON & ASSOCIATES
LANDSCAPE: WILCOXSON GRIFF

DRAWING TITLE:
BLDG B - LEVEL 03

PROJECT NO:	17007	DRAWN BY:	DS
SCALE:	1/8"=1'-0"	REVIEW BY:	DM
DATE:	JULY 26, 2018	DRAWING NO:	A310

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1 BUILDING B - LEVEL 03
1/8"=1'-0"



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PROJECT NAME

**DLX ON
THIRD**

PROJECT ADDRESS:
560 THIRD STREET
NANAIMO, BC

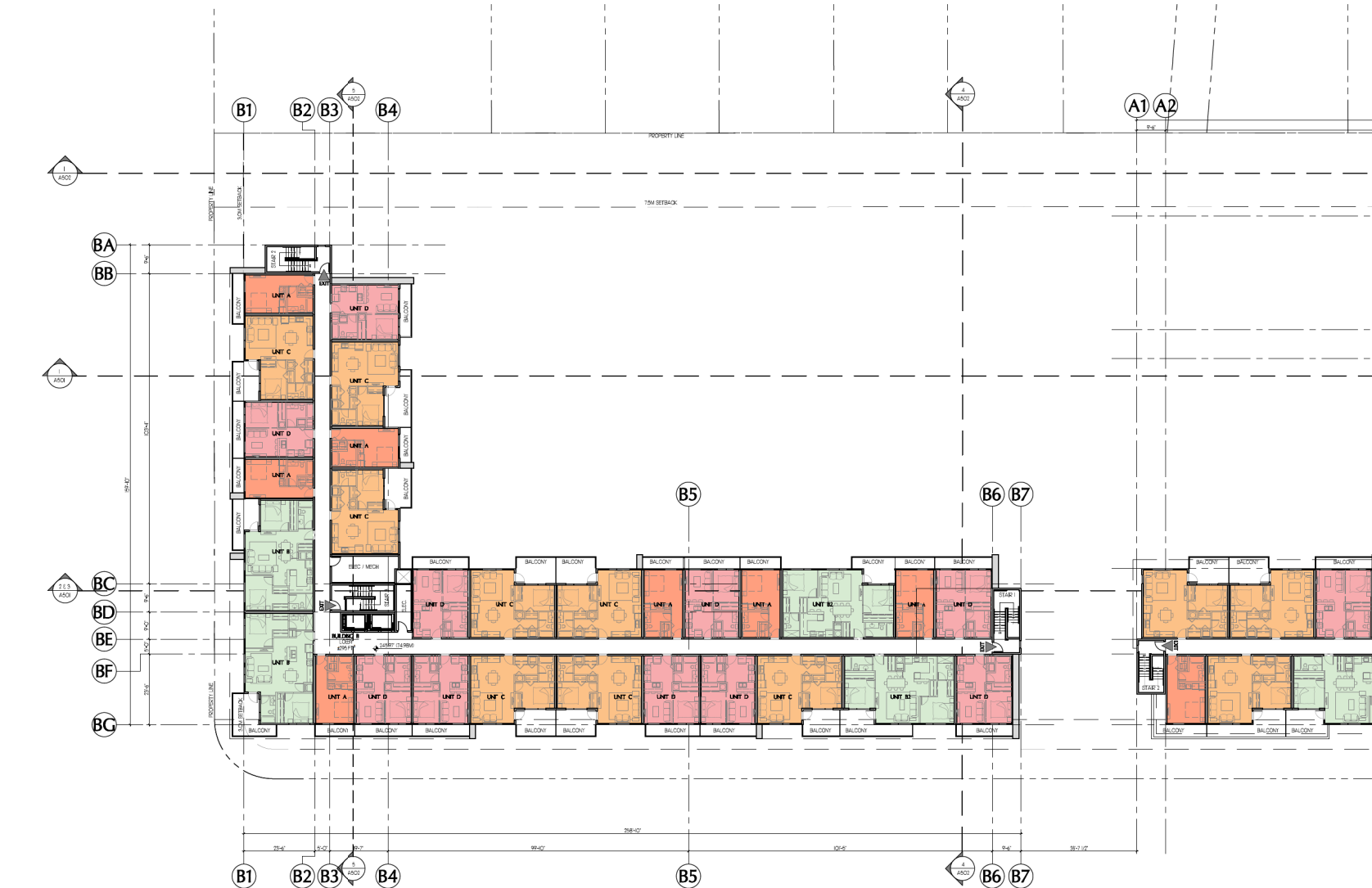
WA
WENSLEY ARCHITECTURE LTD

CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PEI ENGINEERING
CIVIL: R. ANDERSON & ASSOCIATES
LANDSCAPE: WILCOXSON DRY

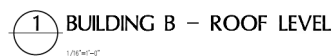
DRAWING TITLE:
BLDG B - LEVEL 04

PROJECT NO:	17007	DRAWN BY:	DS
SCALE:	1/8"=1'-0"	REVIEW BY:	DM
DATE:	JULY 26, 2018	DRAWING NO:	A311

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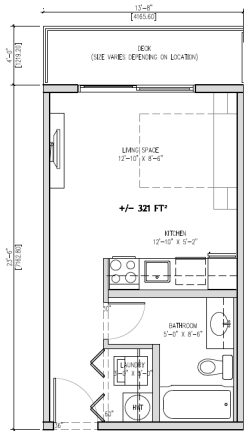


1 BUILDING B - LEVEL 04
1/8"=1'-0"

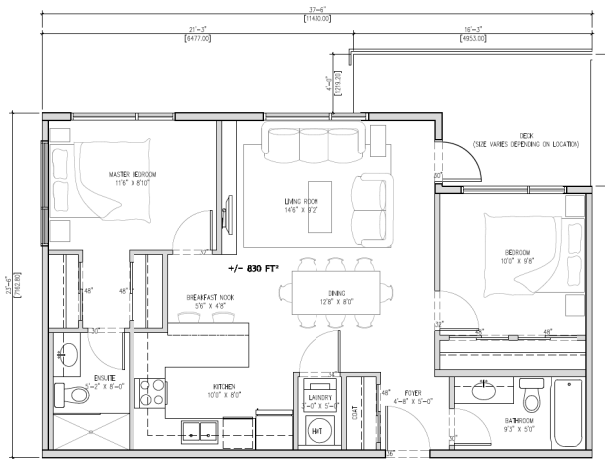


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SCALE:	1/16"=1'-0"	REVIEW BY:	DM
DATE:	JULY 25, 2019	DRAWING NO:	A312

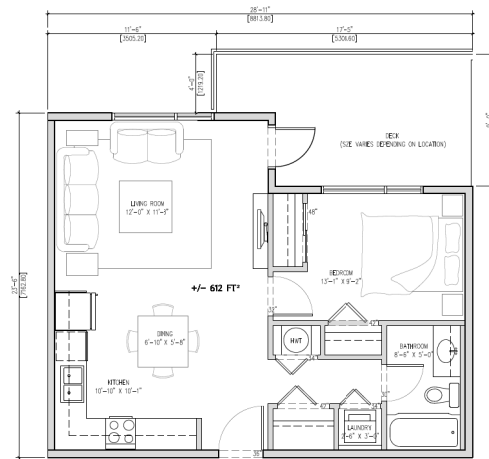
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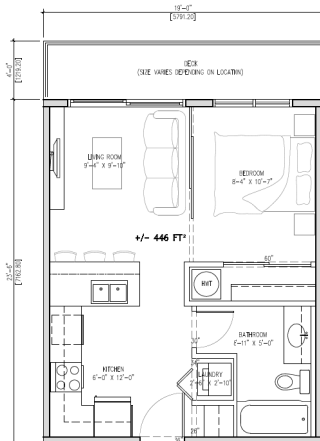
1 UNIT A1 - MICRO
1/4"=1'-0"



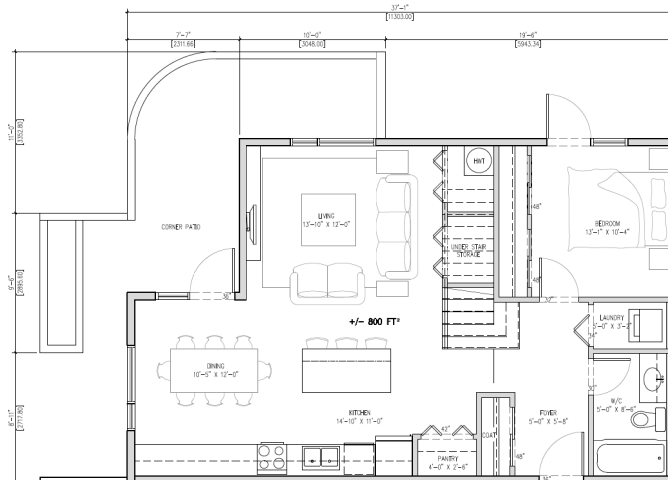
2 UNIT B - TWO BED / 2 BATH
1/4"=1'-0"



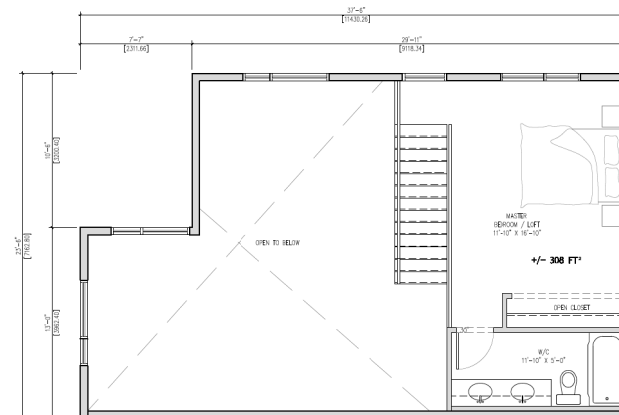
3 UNIT C - 1 BED / 1 BATH
1/4"=1'-0"



4 UNIT D - STUDIO
1/4"=1'-0"



5 UNIT E - 2 BED / 2 BATH - MAIN LEVEL / LOFT LEVEL
1/4"=1'-0"



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10 ISSUED FOR DEVELOPMENT PERMIT 10/20/2018
NO. REVISION MODY

PROJECT NAME

560 THIRD ST
MIXED USE

PROJECT ADDRESS:
560 THIRD ST
NANAIMO, BC

WA
WENSELY ARCHITECTURE LTD

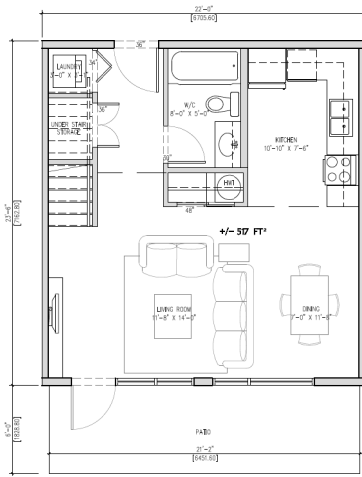
CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PERKINS+WILL
CIVIL: R. ANDERSON & ASSOCIATES
LANDSCAPE: WILSON/DAVEY

DRAWING TITLE

UNIT PLANS

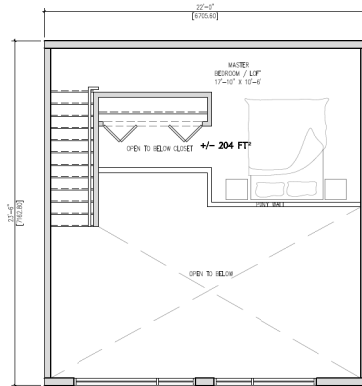
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SCALE: 1/4"=1'-0" REVISION BY: DM
DATE: JULY 26, 2018 DRAWING NO: A321

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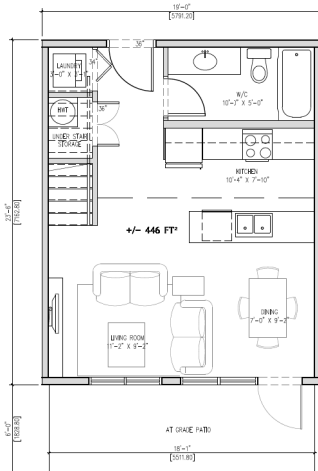
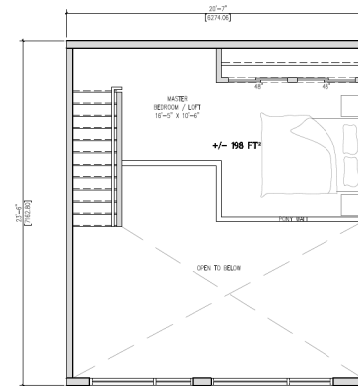
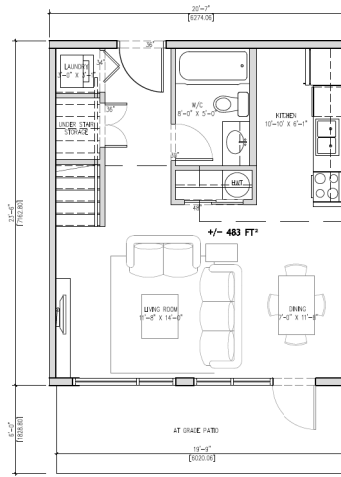
1 UNIT F - 1 BED / 1 BATH - MAIN LEVEL / LOFT LEVEL

1/4"=1'-0"



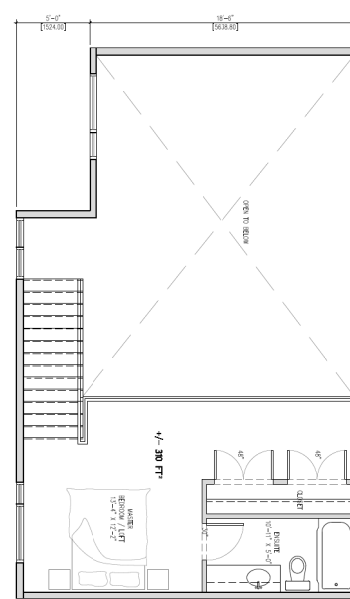
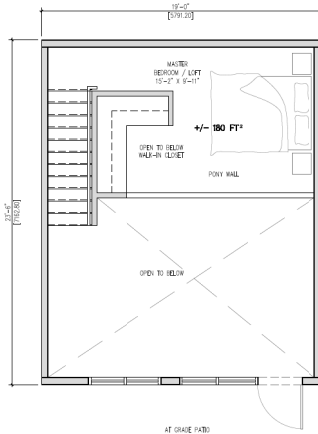
2 UNIT F1 - 1 BED / 1 BATH - MAIN LEVEL / LOFT LEVEL

1/4"=1'-0"



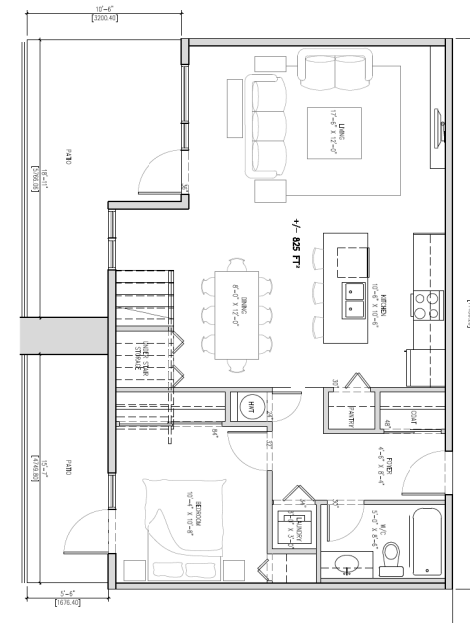
3 UNIT F2 - 1 BED / 1 BATH - MAIN LEVEL / LOFT LEVEL

1/4"=1'-0"



4 UNIT G - 2 BED / 2 BATH - MAIN LEVEL / LOFT LEVEL

1/4"=1'-0"



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NO. REVISION MODY

PROJECT NAME
**560 THIRD ST
MIXED USE**

PROJECT ADDRESS:
560 THIRD ST
NANAIMO, BC

WA
WENSLY ARCHITECTURE LTD

CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PERMANENT
CIVIL: R. ANDERSON & ASSOCIATES
LANDSCAPE: WACONED ONLY

DRAWING TITLE:

UNIT PLANS

PROJECT NO: 17007 DRAWN BY: DS
SCALE: 1/4"=1'-0" REVIEW BY: DM
DATE: JULY 26, 2018 DRAWING NO: A322

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2018-NOV-05
Current Planning



1 BLDG A1 - HOWARD AVE. ELEVATION (EAST)



2 BLDG A1 - PARKING ELEVATION 1 (WEST)



3 BLDG A1 - PARKING ELEVATION (NORTH)



4 BLDG A1 - THIRD STREET ELEVATION 1 (SOUTH)

LEGEND OF FINISHES

- 1 WOODFIBRE VERTICAL SIDING, SELECT CEDARSHED, BROWN GRAY
- 2 STUCCO, SMOOTH ACRYLIC, GRAY/WHITE
- 3 STUCCO, SMOOTH ACRYLIC, SUPER WHITE
- 4 WOODFIBRE VERTICAL SIDING, SELECT CEDARSHED, BROWN GRAY
- 5 WOODFIBRE VERTICAL SIDING, SELECT CEDARSHED, BROWN GRAY
- 6 WOODFIBRE VERTICAL SIDING, SELECT CEDARSHED, BROWN GRAY
- 7 CORRUGATED METAL, GALVALUME, ANTI-KOAT
- 8 CORRUGATED METAL, GALVALUME, ANTI-KOAT
- 9 CORRUGATED METAL, GALVALUME, ANTI-KOAT
- 10 CORRUGATED METAL, GALVALUME, ANTI-KOAT
- 11 CORRUGATED METAL, GALVALUME, ANTI-KOAT
- 12 CORRUGATED METAL, GALVALUME, ANTI-KOAT
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- 21 CORRUGATED METAL, GALVALUME, ANTI-KOAT
- 22 CORRUGATED METAL, GALVALUME, ANTI-KOAT
- 23 CORRUGATED METAL, GALVALUME, ANTI-KOAT
- 24 CORRUGATED METAL, GALVALUME, ANTI-KOAT

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NO. REVISION

PROJECT NAME

DLX ON THIRD

PROJECT ADDRESS:
560 THIRD STREET
NANAIMO, BC

WA
WENSLY ARCHITECTURE LTD

CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PERKINS+WILL
CIVIL: J. ANDERSON & ASSOCIATES
LANDSCAPE: WILSON & ASSOCIATES

DRAWING TITLE:

ELEVATIONS

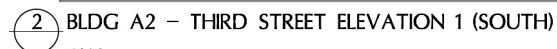
PROJECT NO.: 17007

SCALE: 3/32"=1'-0"

DATE: JULY 25, 2018

DRAWING NO.: A401

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2018-NOV-05
Current Planning



- 52



1 BLDG B - THIRD STREET ELEVATION (SOUTH)



2 BLDG B - PARKING ELEVATION (NORTH)

LEGEND OF FINISHES

- 1 WIREFORM VERTICAL SIDING, SELECT CEDARSHILL, BROWN GRAY
- 2 SERGGS. SMOOTH ACRYLIC, GRAY GRAY
- 3 SERGGS. SMOOTH ACRYLIC, SUPER WHITE
- 4 WIREFORM VERTICAL SIDING, SELECT CEDARSHILL, BROWN GRAY
- 5 WIREFORM VERTICAL SIDING, SELECT CEDARSHILL, BROWN GRAY
- 6 WIREFORM VERTICAL SIDING, SELECT CEDARSHILL, BROWN GRAY
- 7 COMBUSTIBLE METAL CLADDING, ANODIZED
- 8 PRE-FINISHED METAL CLADDING, ANODIZED
- 9 PRE-FINISHED METAL CLADDING, WHITE
- 10 WIREFORM VERTICAL SIDING, SELECT CEDARSHILL, BROWN GRAY
- 11 SANDER VERTICAL SIDING, BROWN GRAY
- 12 --- RESERVED ---
- 13 CONCRETE, INTERIOR, SAK, BROWN
- 14 ALUMINUM CLAD PVC SIDING, BLACK FRAMES BY CLEAR GLAZING
- 15 ALUMINUM CLAD PVC SIDING, WHITE FRAMES BY CLEAR GLAZING
- 16 SKELETON CLAD PVC SIDING, BLACK FRAMES BY CLEAR GLAZING
- 17 METAL DOOR, SOLID, PAINTED TO MATCH
- 18 METAL DOOR, SOLID, PAINTED TO MATCH
- 19 SECONDARY OVERHEAD DOOR, PRE-FINISHED BLACK
- 20 PICKET GUARD RAIL, PRE-FINISHED BLACK
- 21 CLEAR GLASS GUARD RAIL, BLACK POSTS, THERMOFLEX
- 22 CLEAR GLASS GUARD RAIL, BLACK POSTS, THERMOFLEX
- 23 SIGNAGE - METAL LETTERS ON GLASS, STANDARDS - LITING, T8
- 24 PRE-FINISHED BLACK STEEL & GLASS CANOPY - THERMOFLEX

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DP 1126
2018-NOV-05
Current Planning

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SEAL

OWNER/CLIENT

11	ISSUED FOR DEVELOPMENT PERMIT	10/10/18
NO	REVISION	NOV

PROJECT NAME

DLX ON THIRD

PROJECT ADDRESS:
560 THIRD STREET
NANAIMO, BC

301-1444 Albert St
Vancouver, BC V6C 2C7
T: 604 682 3028
info@wensleyarch.com

WA
WENSLEY ARCHITECTURE LTD

CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PERKINS+WILL
CIVIL: R. ANDERSON & ASSOCIATES
LANDSCAPE: WILSON & GRIFFIN

DRAWING TITLE:
ELEVATIONS

PROJECT NO:	17007	DRAWING BY:	DS
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	JULY 26, 2018	DRAWING NO:	A403



1 BLDG B - PLAZA ELEVATION (EAST)
3/32"=1'-0"



2 BLDG B - LAMBERT AVE. ELEVATION (WEST)
3/32"=1'-0"

LEGEND OF FINISHES

- 1 BRICKFACED VERTICAL SIDING, SELECT CEDARSHILL, BROWN GRAY
- 2 STERCO, SMOOTH ACRYLIC, GRAY/WHITE GRAY
- 3 STERCO, SMOOTH ACRYLIC, SUPER WHITE
- 4 BRICKFACED, SMOOTHFACED, IN BAYES RED/BLACK, BROWN GRAY
- 5 BRICKFACED, SMOOTHFACED, IN BAYES RED/BLACK, BROWN GRAY
- 6 SANDER VERTICAL SIDING, V-SMOOTH PROFILE, PANEL GRAY
- 7 CORRUGATED METAL, CLADDING, ANODIZED
- 8 PRE-FINISHED METAL, FLUSHING, ANODIZED
- 9 PRE-FINISHED METAL, FLUSHING, WHITE
- 10 BRICKFACED, SANDER, SMOOTH, COLOR TO MATCH ADJACENT
- 11 SANDER VERTICAL SIDING, PANEL GRAY
- 12 --- RESERVED---
- 13 CONCRETE, INTERNAL, SMOKE TINTED
- 14 ALUMINUM CLAD PVC INSULATED, BLACK FRAMES IN CLEAR GLAZING
- 15 ALUMINUM CLAD PVC INSULATED, WHITE FRAMES IN CLEAR GLAZING
- 16 STRENGTHENED GLASS, BLACK FRAMES IN CLEAR GLAZING
- 17 METAL DOOR, SMOOTH, WHITE, THERMOFORM, CLEAR
- 18 METAL DOOR, SOLID, PAINTED TO MATCH
- 19 SECTIONAL OVERHEAD DOOR, PRE-FINISHED TO MATCH
- 20 PICKET GUARD RAIL, PRE-FINISHED BLACK
- 21 CLEAR GLASS GUARD RAIL, BLACK POSTS, THERMOFORM
- 22 CLEAR GLASS GUARD RAIL, BLACK POSTS, THERMOFORM
- 23 SIGNAGE - METAL LETTERS ON SOLID STANDARDS - LAMINATED, CLEAR
- 24 PRE-FINISHED BLACK STEEL & GLASS CANOPY - THERMOFORM, CLEAR

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PROJECT NAME

DLX ON
THIRD

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560 THIRD STREET
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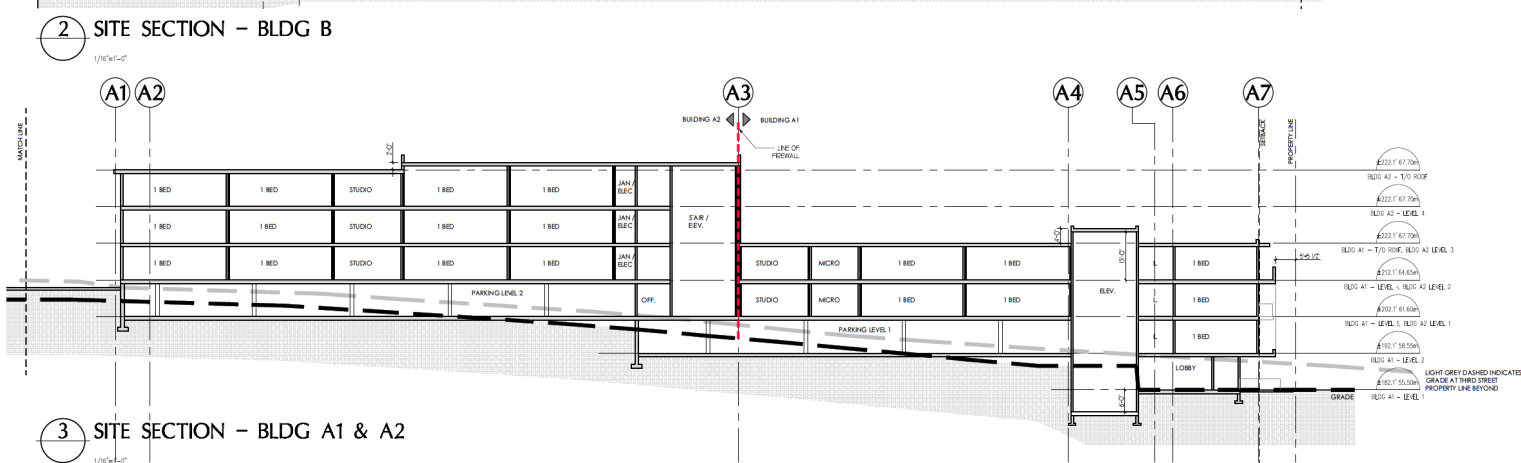
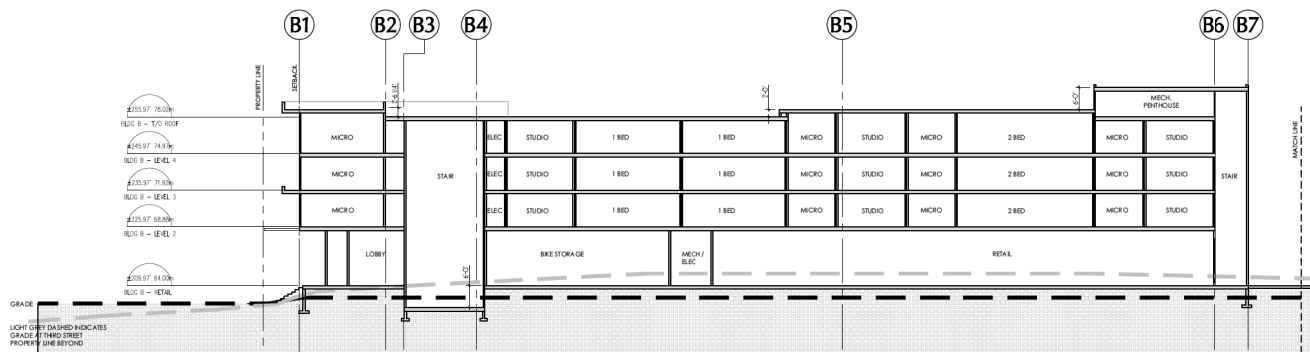
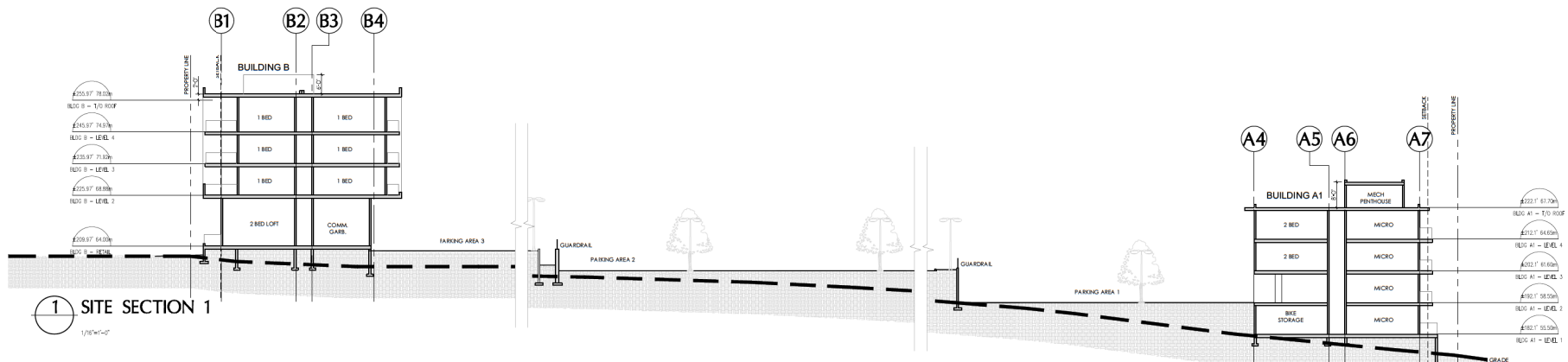
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CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PERKINS+WILL
CIVIL: J. ANDERSON & ASSOCIATES
LANDSCAPE: WILSON & GRIFFIN

DRAWING TITLE

ELEVATIONS

PROJECT NO:	17007	DRAWN BY:	DS
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	JULY 26, 2018	DRAWING NO:	A404



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11 ISSUED FOR DEVELOPMENT PERMIT 10/10/18
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PROJECT NAME

**560 THIRD ST
MIXED USE**

PROJECT ADDRESS:
560 THIRD ST
NANAIMO, BC

WA
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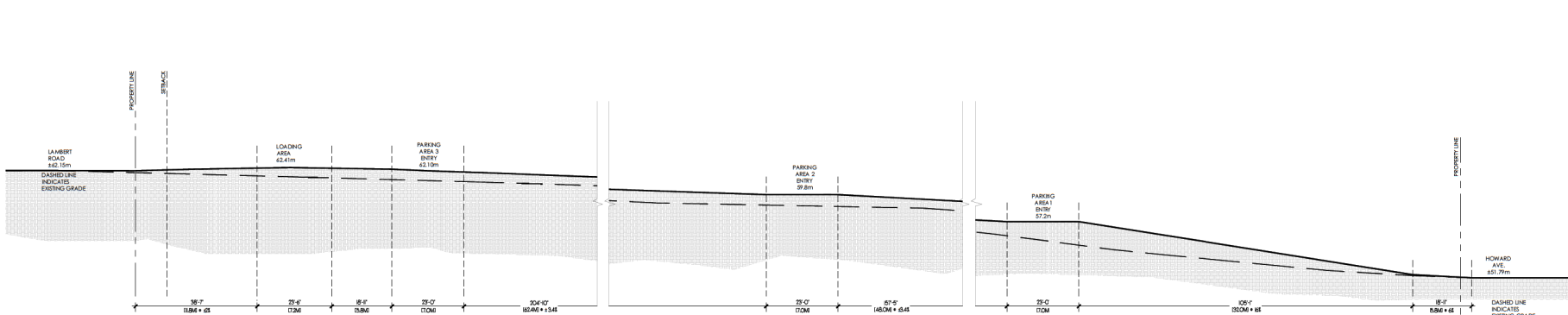
CONSULTANTS:
 STRUCTURAL: WM
 MECHANICAL: AVALON MECHANICAL CONSULTANTS
 ELECTRICAL: PERINER ENGINEERING
 CIVIL: R. ANDERSON & ASSOCIATES
 LANDSCAPE: MACDONALD GRAY

DRAWING TITLE

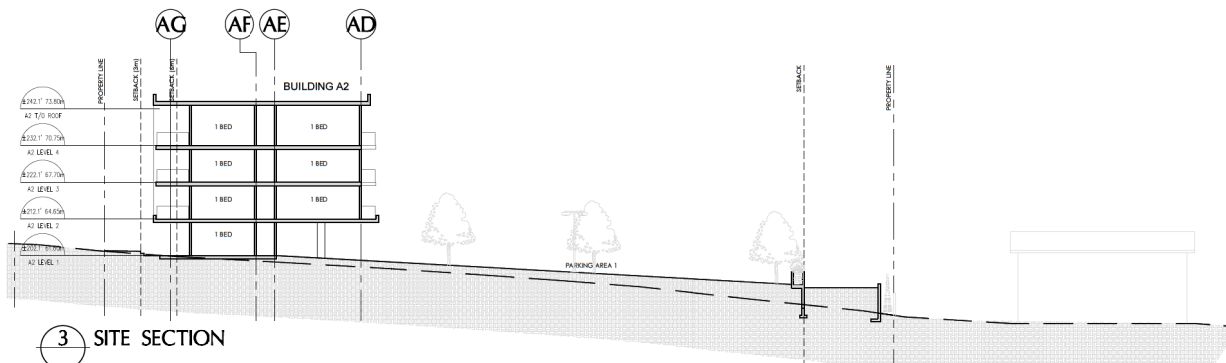
SECTIONS

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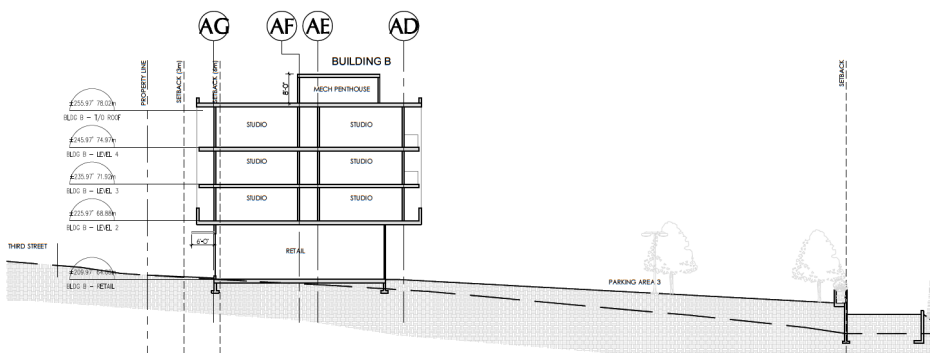
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 SCALE: 1/16"=1'-0" REVIEWED BY: DM
 DATE: JUL 26, 2018 DRAWING NO: A501



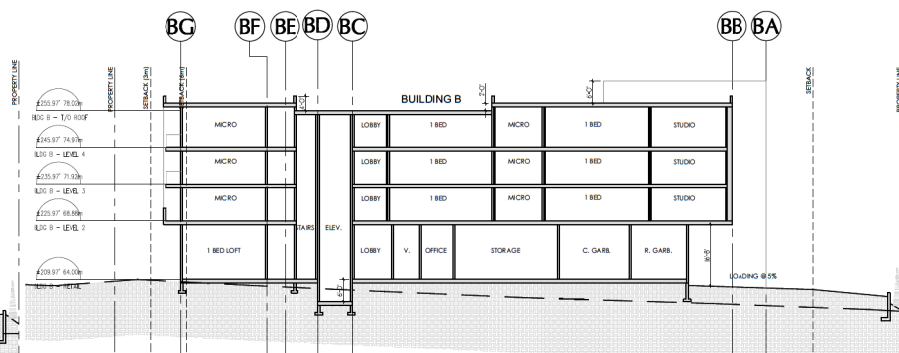
1 SITE SECTION – NORTH PARKING RAMP
1/16"=1'-0"



3 SITE SECTION
1/16"=1'-0"



4 SITE SECTION
1/16"=1'-0"



5 SITE SECTION
1/16"=1'-0"

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SEAL

01

OWNER/CLIENT

NO.	REVISION	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	10/20/18
02		
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PROJECT ADDRESS:
560 THIRD ST
NANAIMO, BC

WA
WENSLY ARCHITECTURE LTD

CONSULTANTS:
STRUCTURAL: WM
MECHANICAL: AVALON MECHANICAL CONSULTANTS
ELECTRICAL: PERKINS+WILL
CIVIL: R. ANDERSON & ASSOCIATES
LANDSCAPE: WILSON+DRY

DRAWING TITLE:
SECTIONS

PROJECT NO.	17007	DRAWN BY:	DS
SCALE:	1/16"=1'-0"	REVIEW BY:	DM
DATE:	JULY 26, 2018	DRAWING NO.	A502



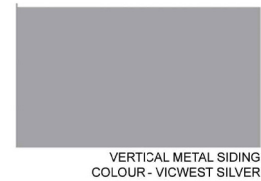
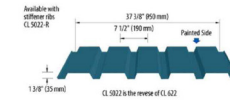
BUILDING B - CORNER OF THIRD AND LAMBERT



BUILDING A - HOWARD AVE

COLOUR SCHEDULE

- | | |
|---------------------------------|--|
| 1) HARDIE PANEL VERTICAL SIDING | SELECT CEDARMILL COLOUR PLUS - IRON GRAY |
| 2) STUCCO FINISH SMOOTH | ACRYLIC - GRANITE GRAY |
| 3) STUCCO FINISH SMOOTH | ACRYLIC - SUPER WHITE |
| 4) HARDIE REVEAL PANEL | SMOOTH - COLOUR PLUS - IRON GRAY |
| 5) HARDIE PLANK LAP SIDING | SMOOTH - COLOUR PLUS - ARTIC WHITE |
| 6) SAGIPER VERTICAL SIDING | SAGIPER #6 HAZEL OAK |
| 7) VERTICAL METAL CLADDING | VICWEST - ARGENT 6724 SILVER |
| 8) PRE-FINISHED METAL FLASHINGS | COLOUR TO MATCH ADJACENT |
| 9) HARDIE TRIM BOARDS | SMOOTH - COLOUR MATCH ADJACENT |
| 10) SAGIPER SOFFIT | SAGIPER #6 HAZEL OAK |
| 11) VINYL WINDOWS & DOORS | BLACK FRAMES W/CLEAR GLAZING |
| 12) VINYL WINDOWS & DOORS | WHITE FRAMES W/CLEAR GLAZING |
| 13) STOREFRONT | BLACK FRAMES W/CLEAR GLAZING |
| 14) PICKET GUARD RAIL | PRE-FINISHED FRAME-BLACK |
| 15) GLAZING GUARD | PRE-FINISHED FRAME-BLACK |
| 16) CONCRETE | NATURAL SACK RUBBED |



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SEAL

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PROJECT NAME

DLX ON
THIRD

PROJECT ADDRESS:
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MECHANICAL: HALLON MECHANICAL CONSULTANTS
ELECTRICAL: PE ENGINEERING
CIVIL: R. ANDERSON ASSOCIATES
LANDSCAPE: MCDONALD/DAVEY

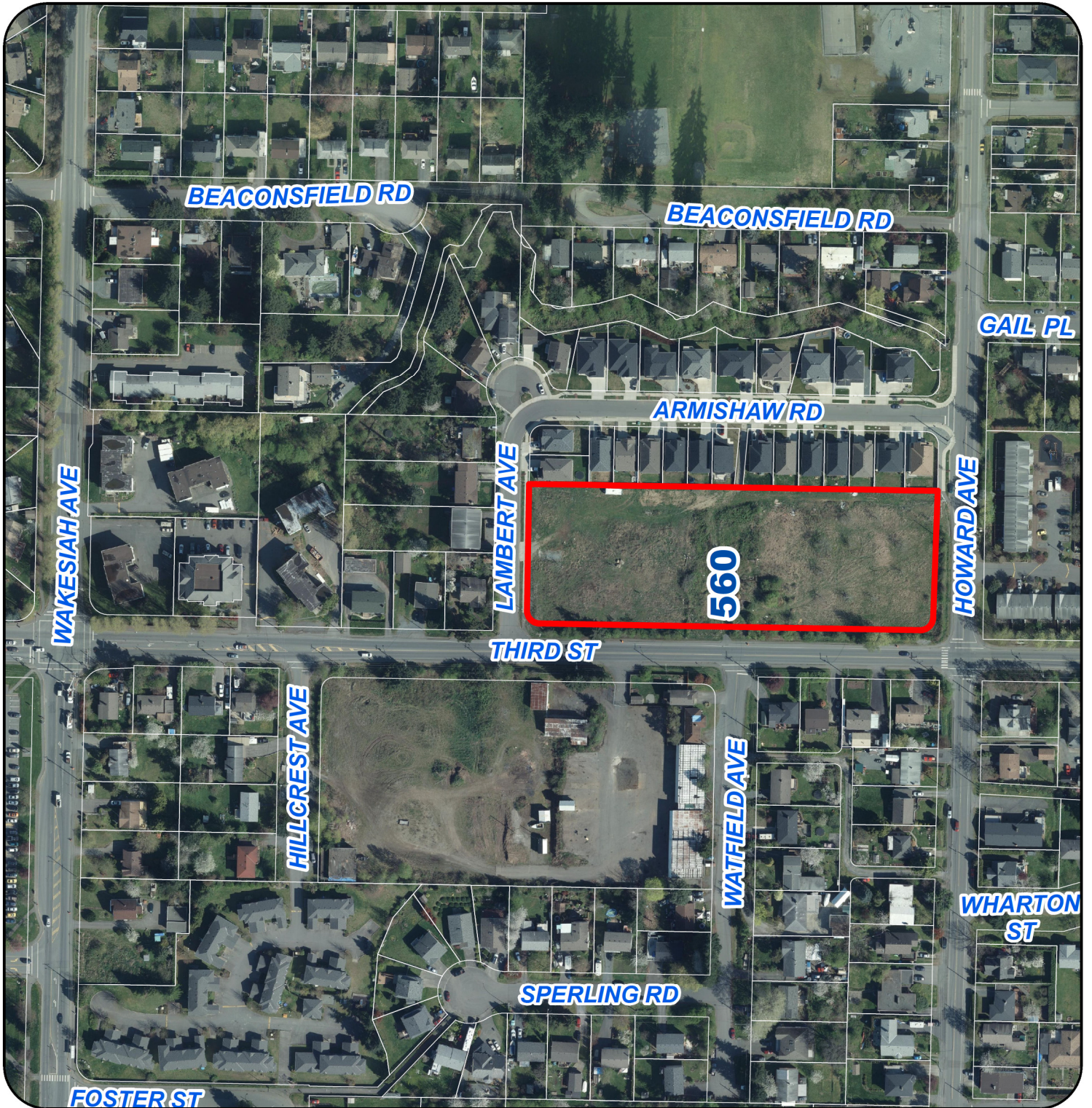
DRAWING TITLE

MATERIALS
BOARD

PROJECT NO: 17047 DRAWN BY: DS
SCALE: N.T.S. REVIEW BY: DM
DATE: JULY 25, 2018 DRAWING NO: A601

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AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001126

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001128 – 576/ 580 ROSEHILL STREET

Applicant/Architect: RAYMOND DE BEELD ARCHITECT INC.

Owner: ANAYK HOME BUILDERS LTD.

Landscape Architect: LANARC

Subject Property:

<i>Zoning</i>	R8- Medium Density Residential
<i>Location</i>	The subject properties are located on the north side of Rosehill Street, within the Townsite neighbourhood.
<i>Lot Area</i>	576 Rosehill- 558m ² 580 Rosehill- 558m ² Total area- 1,116m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood 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 area includes two separate properties which will be consolidated into a single lot as a condition of the Development Permit.

Site Context

The subject properties are long narrow lots with rear yard lane access. Each property currently includes a single residential dwelling which will be removed.

The area between Townsite Road and Bradley Street, inclusive of the subject properties, includes a number of small narrow lots which are zoned Medium Density Residential (R8). A number of these lots have been consolidated in order to construct multiple family housing developments; as such, the area includes a range of residential densities and lot sizes.

A small commercial plaza located at the corner of Townsite Road and Millstone Avenue provides local services within the neighbourhood. Bowen Park and the Millstream River are approximately 200m directly south of the subject properties. The properties are located approximately 15 minutes (1.2km) from 1 Terminal Avenue, considered the northernmost downtown property.

PROPOSED DEVELOPMENT

The proposed development is a four-storey (13 unit) multiple family development.

The R8 Zone permits a base floor area ratio (FAR) of 1.25 with an additional 0.1m FAR available by achieving Tier 1 of the Schedule 'D' Amenity Requirements for Additional Density in

Zoning Bylaw 4500. The proposed FAR is 1.33 and as such, the applicant proposes to provide the amenities required for the additional density such as the following:

- a letter from a mechanical engineer confirming the building exceeds ASHRAE 90.1 2010 Energy Standards by 5% or more;
- public art;
- plumbing features which use 35% less water than the BC Building Code standard;
- a water efficient irrigation system;
- a green roof; and,
- at least 50% of the site will be covered with a permeable surface area.

The applicant will be rewarded with additional points required to achieve Tier 1, due to the subject property location.

Site Design

Site layout was partially dictated by the existing grade of the properties as well as by lot orientation, daylighting, security and access. The applicant notes, the existing grade drops diagonally 3.25m across the site. To address the grade and avoid basement units, the pedestrian access to the apartment building will be via a set of stairs from Rosehill Street. Low height landscaped retaining walls are included within the front yard setback. An accessible ramp is provided to the rear entry of the street. Short term bicycling parking is available adjacent to the stairway; and, long term bicycle parking is provided within the lower floor of the building.

Vehicle access to the site will be from the rear laneway. Surface and under-the-building parking is provided at-grade. Fifty percent of the parking provided is located under-the-building with the remaining 50% is located behind the building. The proposed site configuration requires variances to the front yard setback, lot coverage and off-street parking requirement.

Building Design

The proposed building is a four-storey building with the fourth floor set back from the lower wall faces on all sides. A green roof and rooftop deck space are provided above the third storey. While the Townsite neighbourhood does not have any area specific design guidelines, setting back the upper storey of a four-storey building is encouraged within other recently developed neighbourhood plan design guidelines. Setting back the upper storey allows for additional amenity space, reduces the scale of the building, and increases the availability of daylight to adjacent properties. Due to the sloped lot conditions and the preferred 2.74m (9 ft.) ceiling height in units, the applicant is requesting a 0.31m height variance.

The front façade of the building is enhanced with a varied building form, a mixture of colours and materials and the inclusion of corner balconies. The centre of the front façade is recessed from the adjacent wall face and includes a covered building entrance. The front entryway is raised above the street and accessed by a stairway. Building materials are predominately Hardi-plank with some tile used on either side of the building entrance.

The lower rear portion of the building includes under-the-building parking supported by concrete pillars. Approximately 50% of the lower portion of the structure is open air.

Staff Comments:

- The raised entryway presents challenges in establishing a direct connection to the street for the building. The applicants have worked to address this challenge by reducing the front yard setback and including strong entry features and a central stairway.
- The design of the building and related site lighting needs to address Crime Prevention through Environmental Design (CPTED) concerns related to the under-the-building parking area and the front façade. Consideration needs to be given to ensuring that illumination of parking area is adequately screened and the appropriate light intensity used to avoid negative impacts on neighbours.

Landscape Design

The landscape plan is coordinated with the onsite storm water management plan. A rain garden is provided along the eastern property side lot line. Landscaping along either side of the paved parking area was designed to accommodate surface flow of water. The green roof also provides additional storm water retention.

A water fountain is included within the front yard setback adjacent to the stairway. The water feature takes advantages of the grade by allowing water to cascade down a series of decorative retaining walls (tiled mosaic with sculptural metal salmon silhouettes) before being pumped back up for re-circulation. The tiled mosaic feature continues within the adjacent retaining wall and stairwell. The two tiers of retaining walls will include landscaping on both levels with trees (Red Japanese maple) and patio paving on the upper level.

A low height wooden fence, trees and hedge will screen the parking area from the side property lines. Due to the parking layout and access, no parking is provided along the rear property line adjacent to the laneway. Two separate garbage enclosures will be provided on either side of the parking area, directly adjacent to the lane.

Staff Comments:

- Consider additional design or landscape opportunities to add visual interest or screen the front yard retaining walls.
- Consider lighting within the fountain to add a point of interest to the streetscape.
- Details on building/site lighting to be provided.

PROPOSED VARIANCES

The following variances are for DAP consideration:

Maximum Allowable Lot Coverage

The maximum allowable lot coverage within the R8 zone is 40%. The proposed lot coverage is 46%, a proposed variance of 6%.

Maximum Allowable Building Height

The maximum allowable building height within the R8 zone is 14m. The proposed building height is 14.31m, a proposed variance of 0.31m.

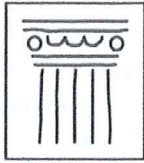
Front Yard Setback

The minimum front yard setback is 6m. The proposed setback is 4.58m, a proposed variance of 1.42m.

The following variance is technical in nature and is not a form and character discussion:

Off-street Parking

The required parking is 20 parking spaces. The proposed parking is 16 parking spaces, a proposed variance of 4 parking spaces.



**RAYMOND
de BEELD
ARCHITECT Inc.**

755 Terminal Avenue North, Nanaimo, BC V9S 4K1
Tel: (250) 754-2108 Fax: (250) 754-2118
Email: info@rdbarchitect.ca
Web: www.rdbarchitect.ca

Nov 02, 2018

Design Rationale – 576/ 580 Rosehill Street Multi Family

Project:

New multi family condominium residences with under building parking.

Project Background:

Replace two small rundown single family homes and consolidate two small lots for a mid value multifamily condo development.

Site Layout:

Site layout dictated by existing grades, accessibility, security, daylighting, and lot orientation. Existing grade drops 3.25m diagonally across the 80ft x 150ft site, with an existing retaining wall and tall fence along the east side yard. Lane provides access to efficient parking layout and garbage/ recycling. Main floor height determined by accessibility access from the street and cross slope of parking lot. Below grade suites avoided. Height of the main floor provides definition of public/ private space, layering of landscaping to reduce building mass, and simplifies underground storm water detention tanks under front yard patios. Required side yard setbacks respected to allow landscaping, suite daylighting, and privacy from adjoining properties.

Parking:

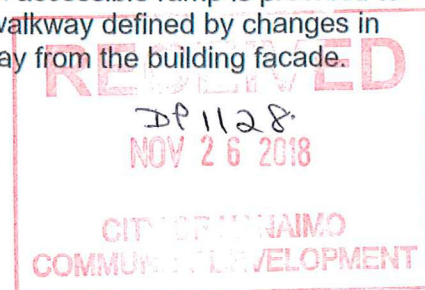
Vehicle parking provide at grade under building to minimize cost and maximize stalls. Given transient neighbourhood, parking area secured from lane and side yards for security. Secured covered storage provided for bikes/ scooters with access to lane or street.

Vehicular Circulation:

Off-street parking/ drop off provided along street. Resident vehicular access provided from the lane. An automatic steel picket sliding gate along the lane is provided for security. To maximize parking, highly detailed/ durable garbage/ recycling enclosures are provided in the side yards.

Pedestrian Circulation:

Main pedestrian/ visitor access provided to the main entry from the street. Vehicular access provided from the lane with full or partial weather protection. An accessible ramp is provided to the rear entry from the street. Rear under building pedestrian walkway defined by changes in colour/ material and provides a buffer for vehicle movement away from the building facade.



Form:

Majority of units take advantage of two facades for daylighting, views and privacy. Large balconies at building corners provide a transition of building mass with adjacent properties. Street facade enhanced with variegated form/ balconies, mix of materials, and colours to provide interest and break down the building mass to better fit with the mix of low rise apartment buildings and single family dwellings. Building form is contemporary, a bit more upscale, but compatible with neighbourhood box form rental apartment buildings. A flat roof form is provided to limit building mass and allow more daylighting onto adjacent lots. A defined base, middle, and top is provided to provide a reduced scale and interest. Roof deck, amenity space, and 4th floor unit setback from main building perimeter to obscure presence and increase daylighting of adjacent properties.

Materials & Colour:

Colour scheme incorporates softer neutral/ natural colours to blend with the existing neighbourhood of mixed single family and multi family buildings. Upscale materials and details provided on street facade, but minimized on side yards that are less visible. Changes in vertical and horizontal materials/ colours/ textures break down the mass economically and fit the building better with the older single family dwellings. Smooth finished rod and cone formed concrete retaining walls are provide along the street. Retaining walls are terraced to break the scale and avoid guard rails on patios. A top level reveal in the concrete retaining wall adds interest between any gaps of landscaping that will water fall over the walls. Garbage/ recycling enclosure incorporates materials/ colours of retaining walls, fencing, and building cladding to provide an integrated composition.

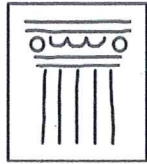
Exterior Lighting:

Ground level lighting provided in yards to minimize impact of lighting on adjacent single family dwellings. Under building parking features indirect lighting on concrete columns, with sconce wall lights at recessed building entry from parking lot. Bollard lighting along accessible sidewalk ramp and in parking area beyond building. Step lights and at grade accent lighting provided at main entry/ water feature from street. Balconies provided with pot light or wall sconce with unit controlled dimmers. Exterior lighting with daylight and/ or motion sensor controls for energy efficiency, dark sky, and light spillage control.

Features:

Large exterior functionally shaped balconies provide useable outdoor space to enjoy the natural environment as well as provide 'eyes on the street' and yard. Common roof top deck with ocean/ downtown/ Bowen Park views provided for socialization, recreational use, and urban food production. Roof top amenity room, storage for tools/ seasonal furniture, and roof canopy provided to ensure functional use. Roof top deck provides environmental benefits such as storm water retention, wildlife habitat and reduce heat island effect, as well as compensate for the higher zoning lot coverage.





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Nov 23, 2018

576/ 580 Rosehill Street – Development Permit Rationale for Variances

Front Yard Setback:

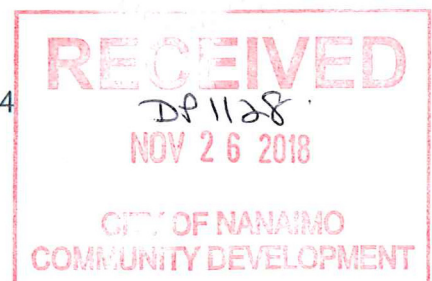
- **Requirement:** 6.0m.
- **Provided:** 4.58m (excluding main entry canopy).
- **Variance:** 1.42m.
- **Rationale:**
 - Only living rooms and open balconies encroach within the setback.
 - Open balconies at building corners provide transition to adjacent structures with minimal side yard windows.

Lot Coverage:

- **Requirement:** 40%.
- **Provided:** 46%.
- **Variance:** 6%.
- **Rationale:**
 - Small lot size.
 - Maximize quantity of ground level units, common indoor spaces, and affordable surface parking.
 - Provide a private/ secure common outdoor area with surrounding distant views and good solar exposure.
 - Increased lot coverage compensated with roof top deck.

Parking:

- **Requirement :**
 - Total: 1.62 stalls for 2 bedrooms & 1.26 for 1 bedroom = 20
 - 33% (40%) max small cars = 7
 - Designated Visitor: 1/ 22 units = 1
 - Accessible Parking: 21- 100 stalls (12'2"x19'0") = 2
 - EV Parking Level 2 Charging 10% of required parking = 2
 - EV Parking Level 2 rough-in, additional 20% of required parking = 4
 - Bicycle – Long Term (secured/ covered) = 6.5

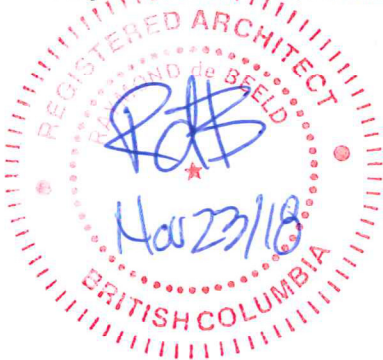


- Bicycle – Short Term (visitor/ uncovered) = 0.13
- Scooter – Long Term (secured/ covered) = 0
- **Provided:**
 - Total = 12
 - Small cars = 2
 - Designated Visitor = 1.
 - Accessible Parking: 1 + oversized stall shared with level sidewalk.
 - EV Parking Level 2 Charging 10% of required parking = 2
 - EV Parking Level 2 rough-in, additional 20% of required parking = 4
 - Bicycle – Long Term (secured/ covered) = 16
 - Bicycle – Short Term (visitor/ uncovered) = 2
 - Scooter – Long Term (secured/ covered) = 3
- **Variance:**
 - Total: 4 stalls.
 - Accessible Parking: 1.
- **Rationale:**
 - See also Traffic consultant report by Watt Consulting Group, dated Sept 18, 2018.

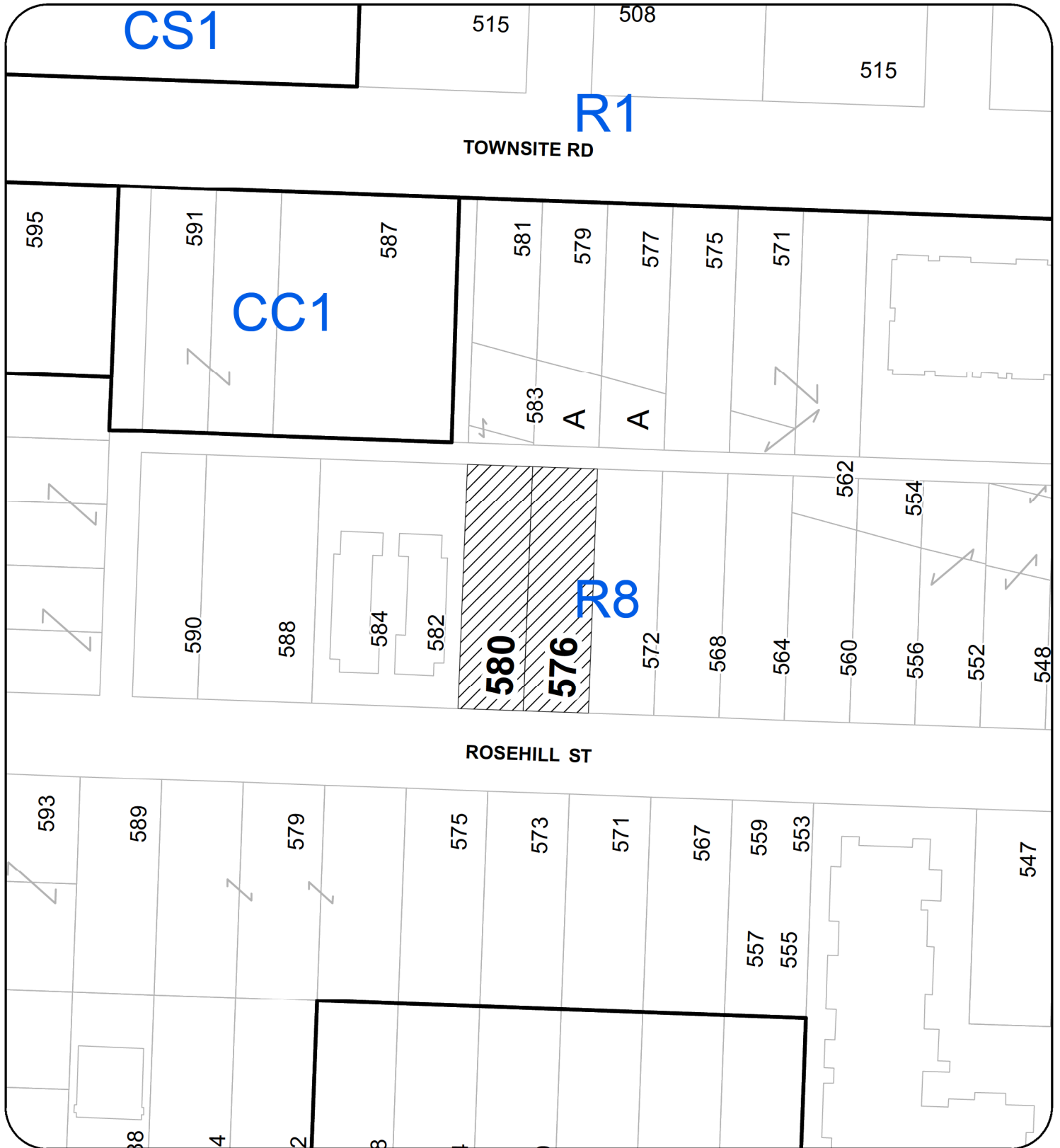
Building Height Variance:

- **Requirement:**
 - 14m.
- **Provided:**
 - 14.305m
- **Variance:** 0.305m
- **Rationale:**
 - Minimum Roof Slope provided @ 1:12 for L4.
 - Preferred Ceiling Height at 9'0" clear for floor levels.
 - Sloped Lot

Raymond de Beeld, Architect AIBC



LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001128

LOCATION PLAN

Civic: 576 & 580 ROSEHILL STREET
 Legal: LOT 7 & 8, SUBURBAN LOT 32
 NEWCASTLE TOWNSHIP, SECTION 1,
 NANAIMO DISTRICT, PLAN 1505



Subject Property



2 DRAWING LIST

ARCHITECTURAL	
Dwg. No.	Drawing Name
A0.0	Coversheet
P0.1	Preliminary
A0.2	Project Data, Content
A0.3	Neighbourhood Plan/Amenity Uses
A1.1	Site Plan
A1.2	Permeability Plan
A2.1	Floor Plan L1
A2.2	Floor Plan L2 & L3
A2.4	Roof Plan
P8.1	Elevations 1
A7.1	Sections 1
CIVIL	
Dwg. No.	Drawing Name
-	Coversheet
C1	Off-site services & Roadwork and On-site Parking Grading
C2	On-site stormwater retention, road details, notes and sedimentation control
LANDSCAPE	
Dwg. No.	Drawing Name
L1.1	Landscape Concept Plan
-	Option of Private Cost - Landscape DP Concept
TRAFFIC STUDY	
Dwg. No.	Drawing Name
-	Report Name
-	Parking Study

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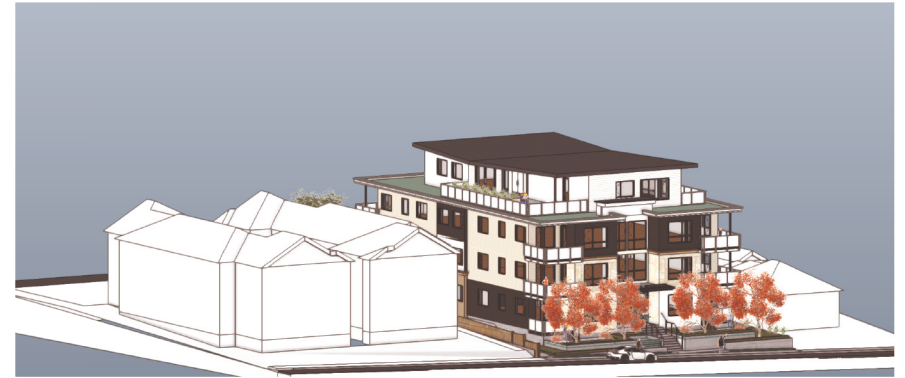
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1 Right Front Isometric
Scale: Actual Size



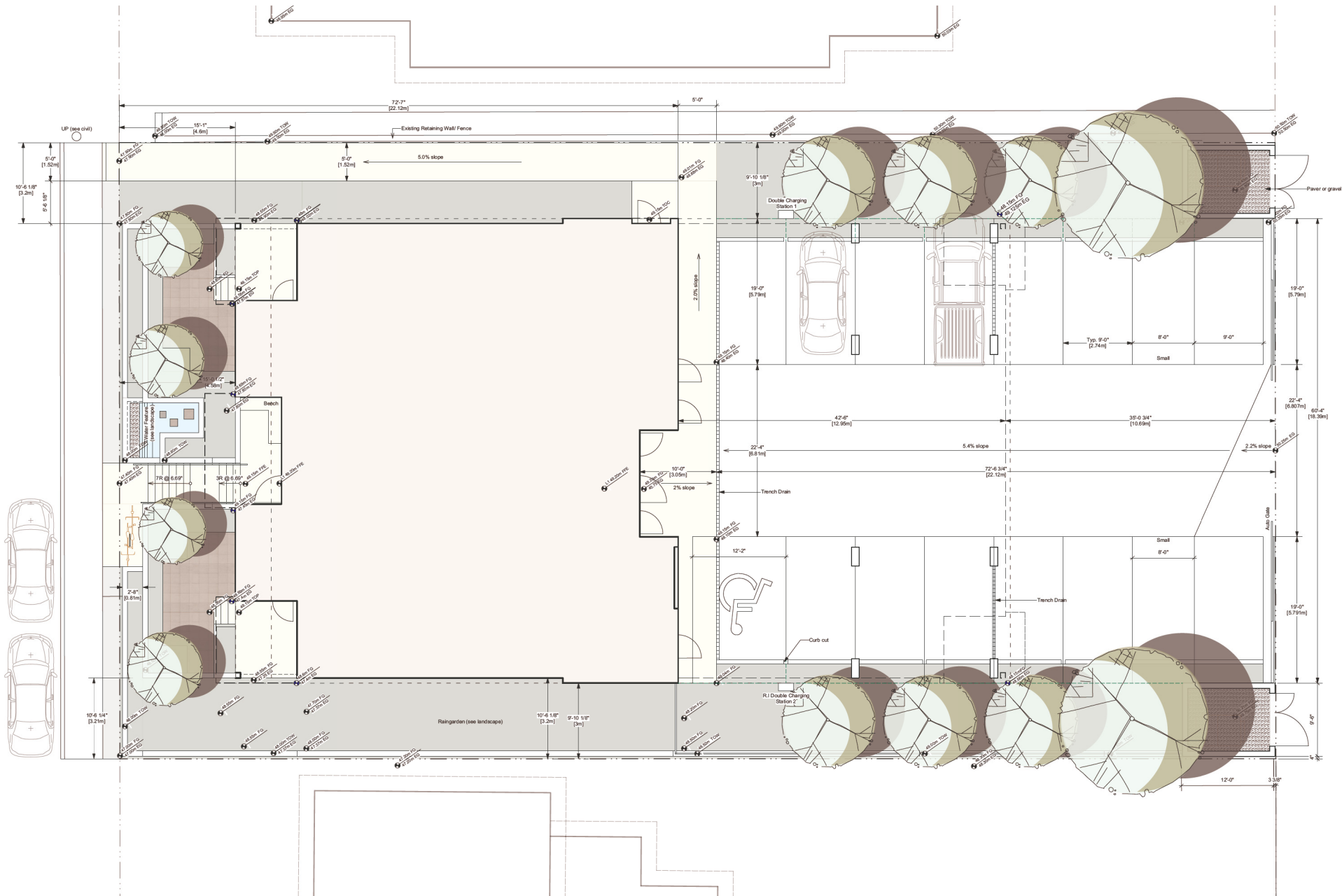
2 Left Front Isometric
Scale: Actual Size



3 Left Rear Isometric
Scale: Actual Size



4 Right Rear Isometric
Scale: Actual Size



ROSEHILL CONDOS

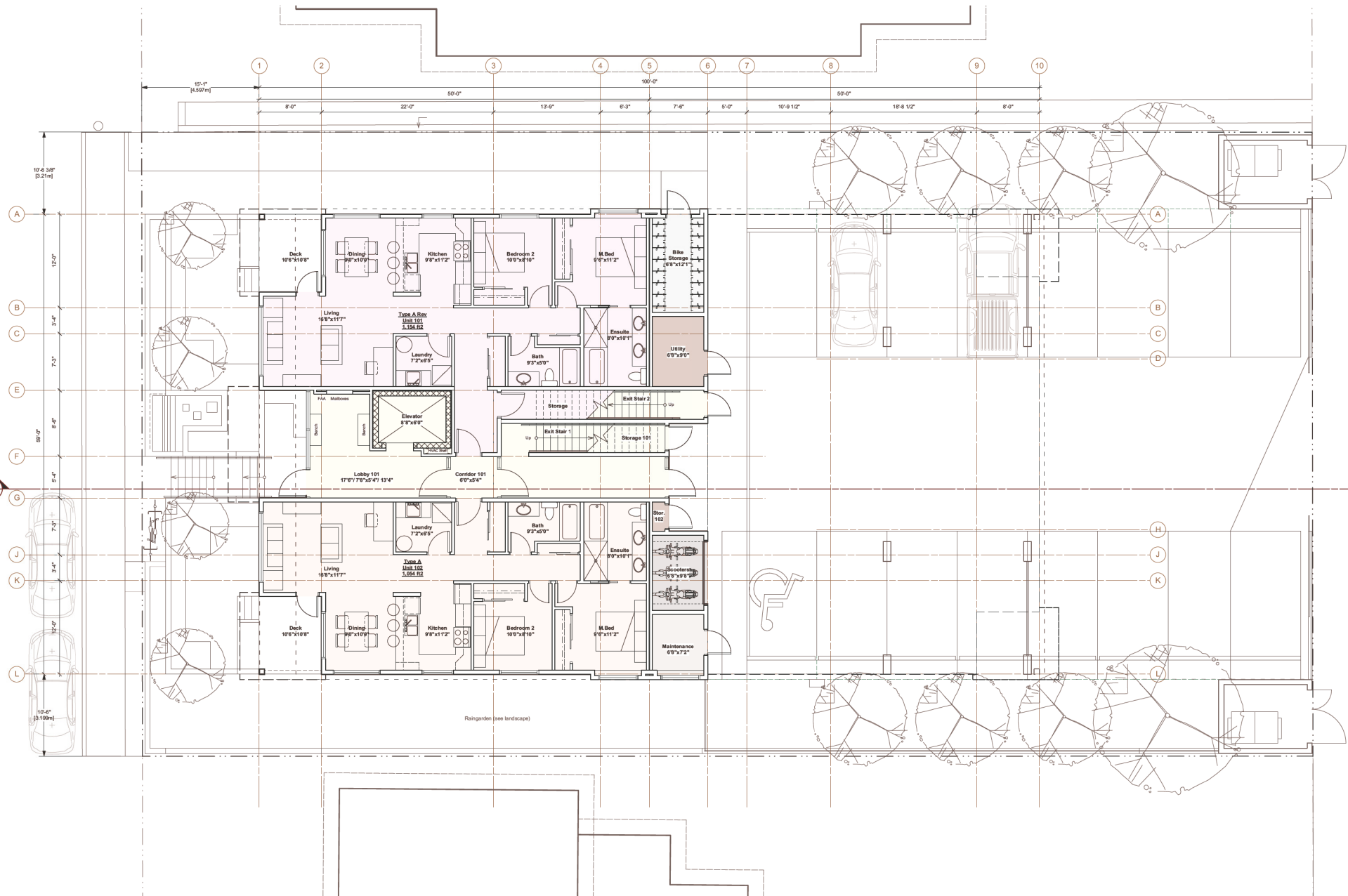
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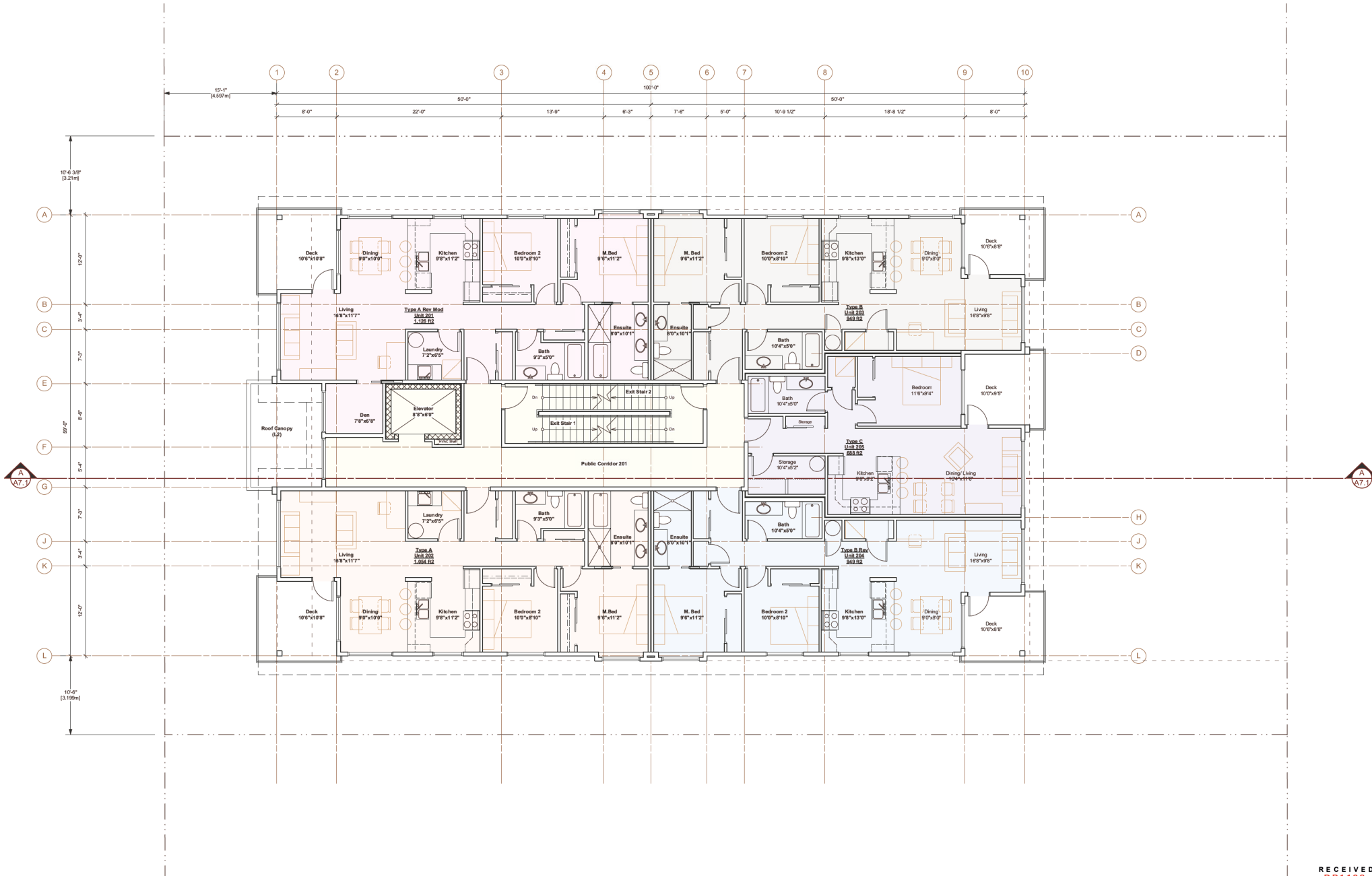
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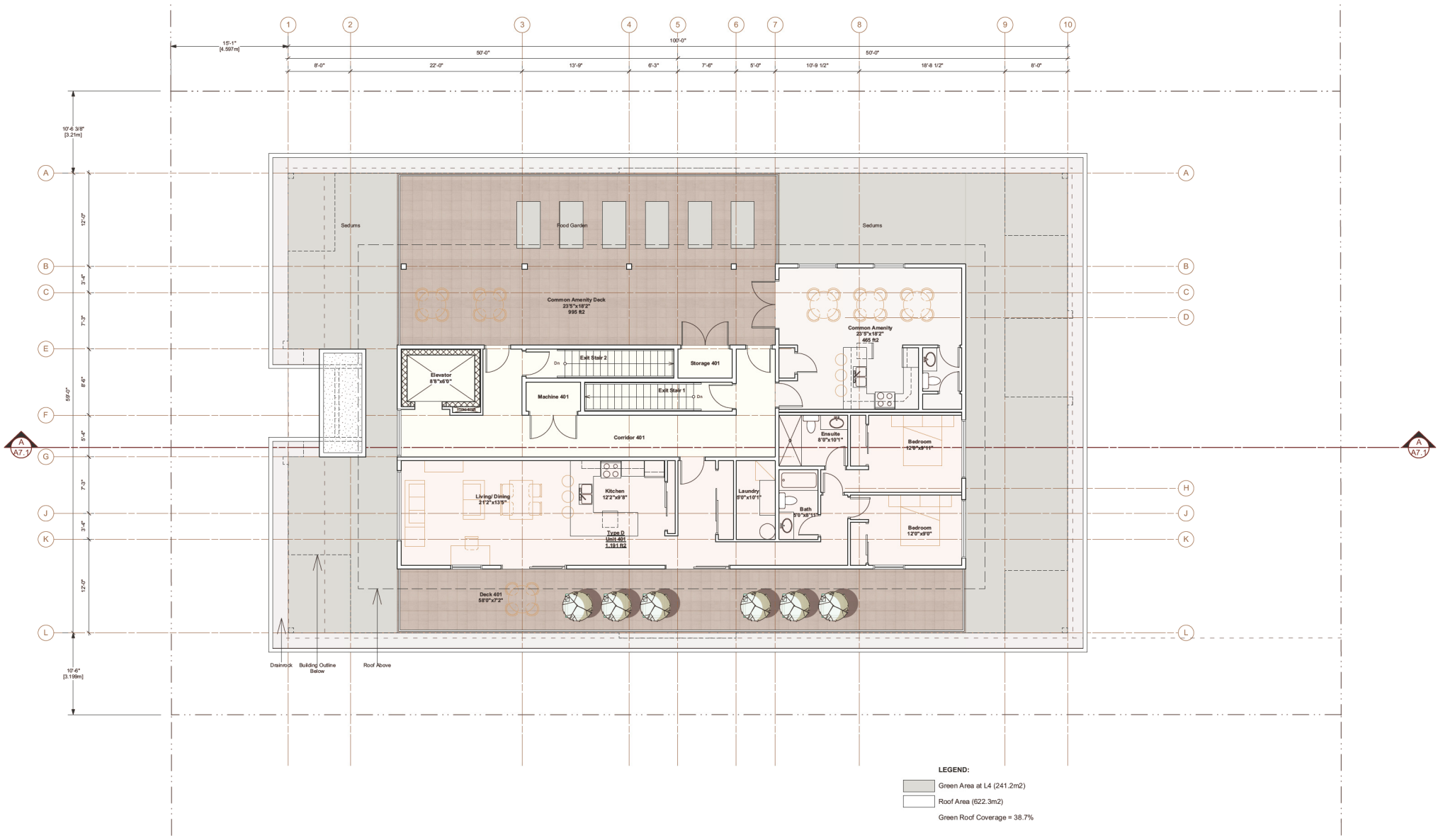
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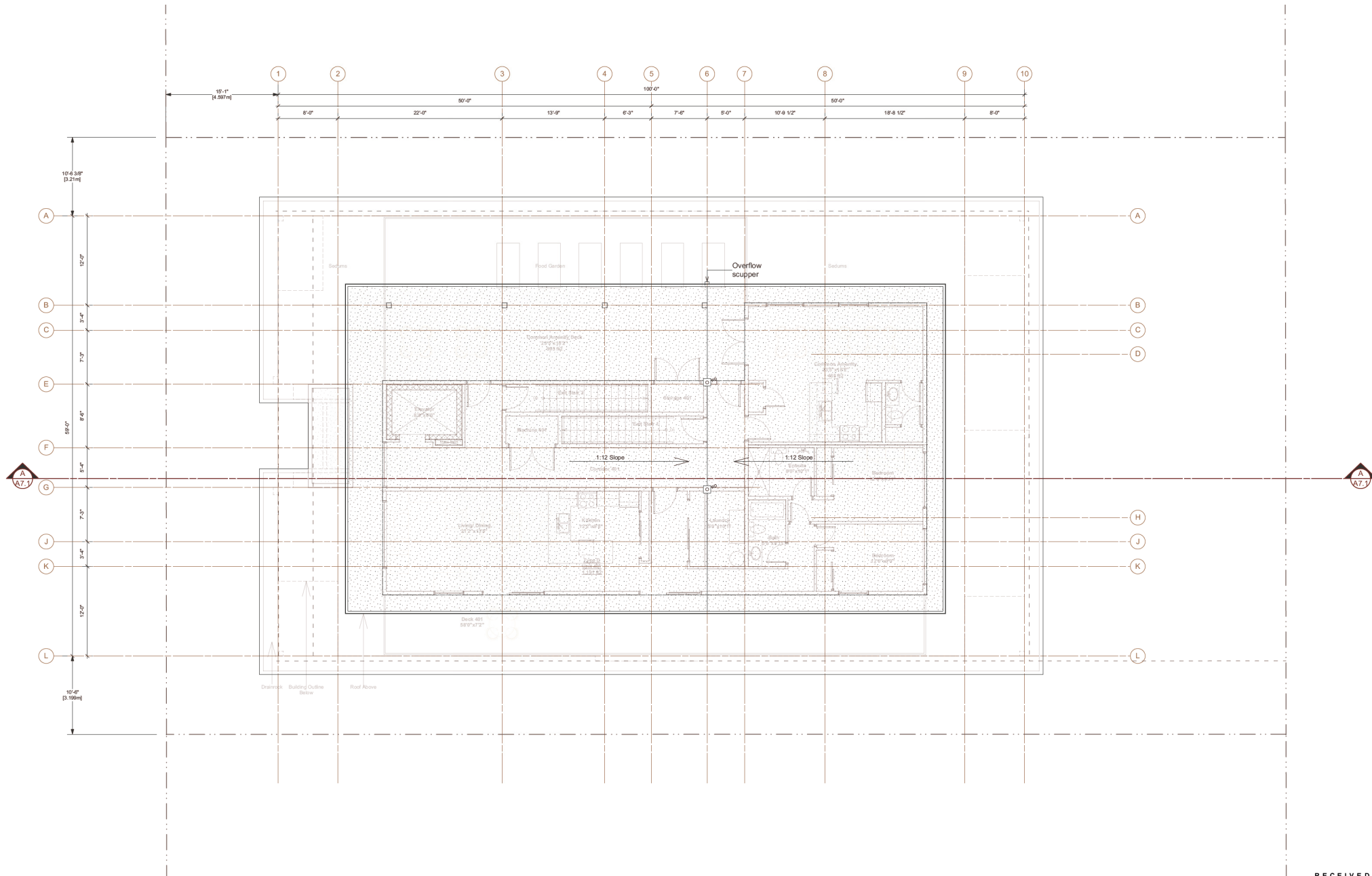
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A2.1











FINISHES LEGEND



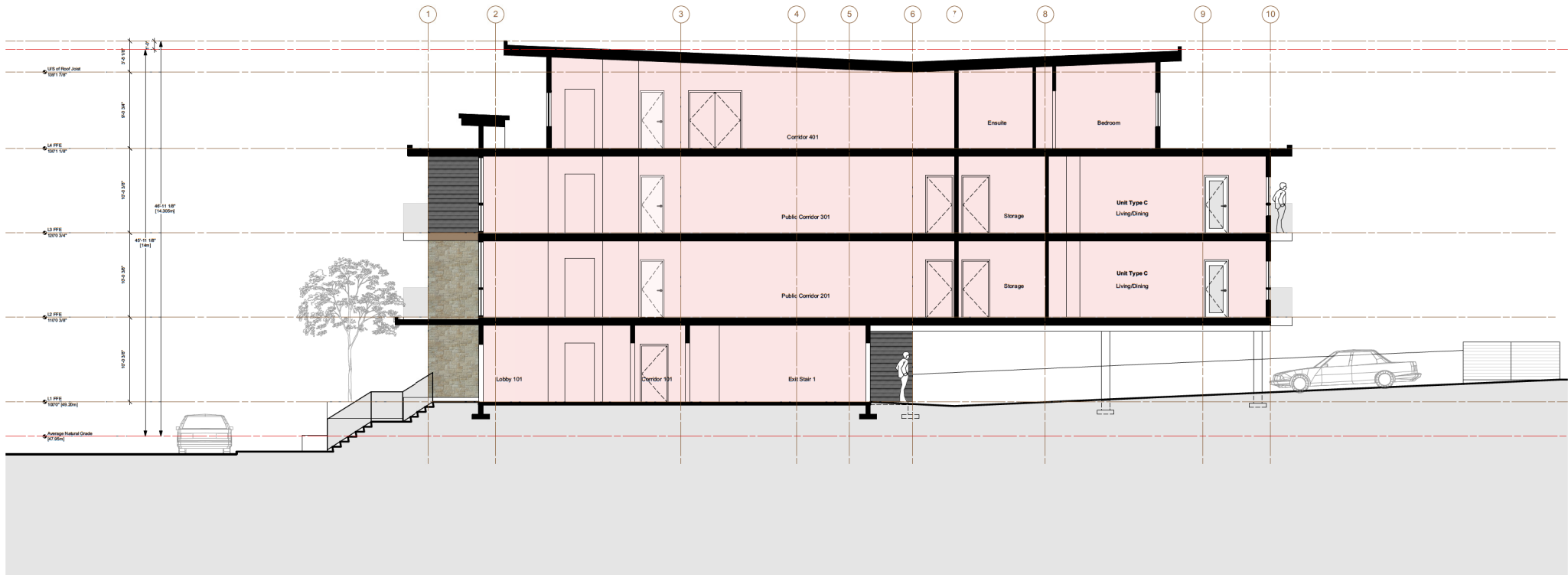
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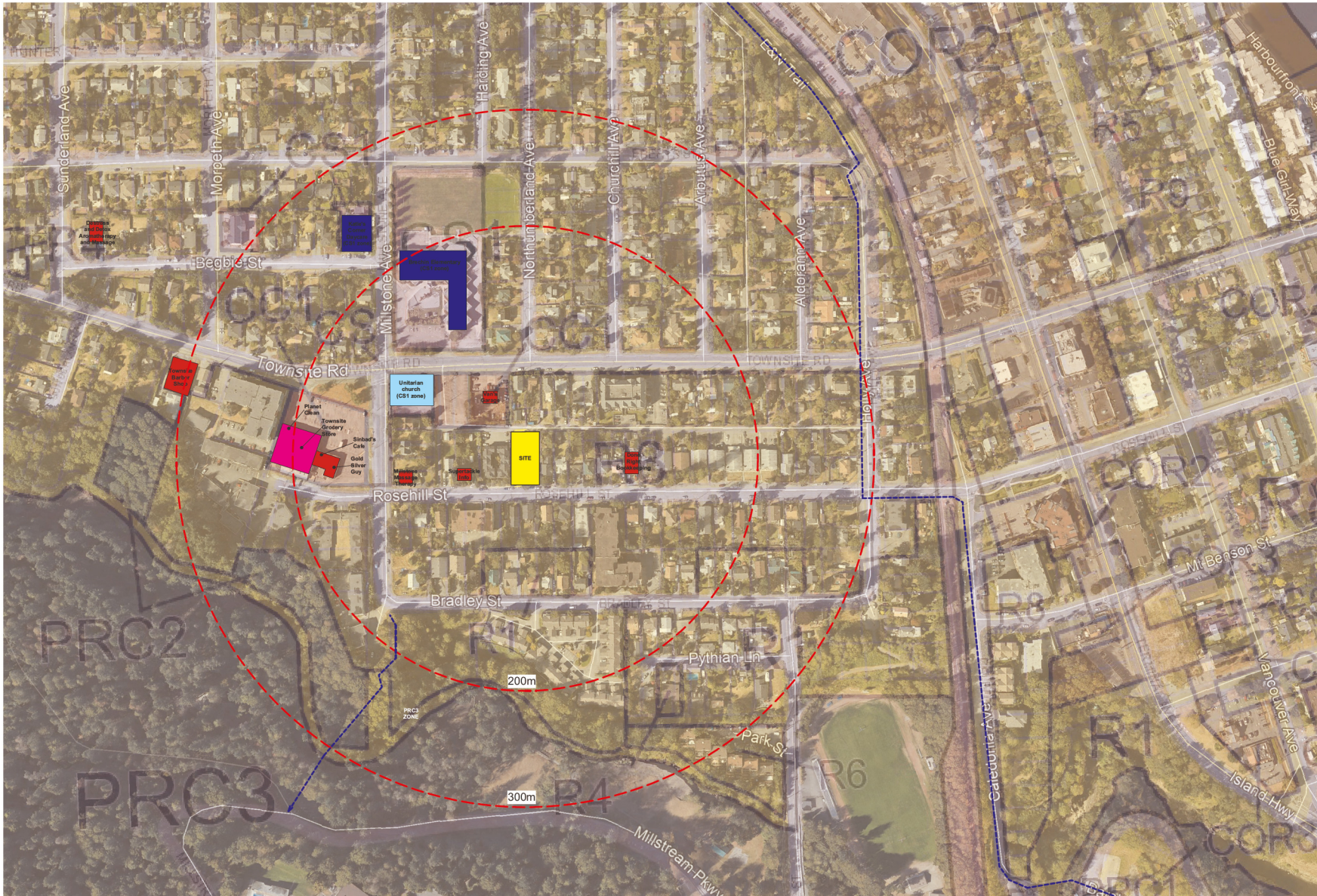
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Elevations

Nov 22, 2018

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F6.1





- LEGEND & NOTES:
- Site
 - Schools & Daycare
 - Places of Worship
 - Grocery Store
 - Business
 - Trail



AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001128