



AGENDA DESIGN ADVISORY PANEL MEETING

May 23, 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 of Meeting held 2019-MAY-09

Minutes of the Open Design Advisory Panel meeting held in the Board Room of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday 2019-MAY-09.

[Document to be distributed on Addendum]

4. PRESENTATIONS:

a. Development Permit Application No. DP1133 - 930 Terminal Avenue

2 - 21

A development permit application (DP1133) was received from Joyce Reid Troost Architecture on behalf of Red Hare Realty Development Ltd., for a proposed 32 unit multi-family residential development at 930 Terminal Avenue. The subject property is legally described as Lot 1 of Lots 96B and 96G Newcastle Reserve, Section 1, Nanaimo District, Plan EPP80711.

b. Development Permit Application No. DP1136 - 470 Franklyn Street

22 - 40

A development permit application (DP1136) was received from Raymond de Beeld Architect Inc. on behalf of Freedom 56 Investments Ltd., for a proposed 9-unit multi-family residential development (rental) at 470 Franklyn Street. The subject property is legally described as The Southerly 92 feet of Lot 3, Block 27, Section 1, Nanaimo District, Plan 584 except that part in Plan 221R.

5. ADJOURNMENT:

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001133 – 930 TERMINAL AVENUE

Applicant/Architect: JOYCE REID TROOST ARCHITECTURE

Owner: RED HARE REALTY DEVELOPMENT LTD.

Landscape Architect: 4 SITE LANDSCAPE ARCHITECTURE

Subject Property:

<i>Zoning</i>	COR2- Mixed Use Corridor
<i>Location</i>	The subject property is located on the northeast side of Terminal Avenue, abutting St. George Ravine Park to the north.
<i>Lot Area</i>	2,746m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area No. 1 - Watercourses; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development
<i>Newcastle + Brechin Neighbourhood Plan</i>	Mixed Use Corridor
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Downtown Urban Design Plan and Guidelines

BACKGROUND

The development permit is required to consider the development near the watercourse and the overall form and character of the proposed development. The Design Advisory Panel is requested to comment on the form and character of the development only.

The subject property is located within the Newcastle + Brechin Neighbourhood Plan area. The neighbourhood plan encourages mixed use developments with ground floor uses that invite public activity and residential uses above in four to six-storey building forms along Terminal Avenue North.

Site Context

The subject property is located on the corner of Terminal Avenue North and Cypress Street. The site is currently undeveloped, the majority of the lot is cleared, with a natural area abutting the rear and both side property lines. St. George Creek runs behind the property, in a west to east direction. The site is somewhat constrained by the watercourse setback from the top of the creek bank and the unique property shape. The site slopes approximately 4m from the northeast to southwest.

The property is bordered by St. George Ravine Park to the north, the Colonial Motel to the west, a three storey apartment building on Cypress Street to the east and Terminal Avenue to the southwest. A number of other multi-unit residential and commercial uses exist within the surrounding area.

PROPOSED DEVELOPMENT

The proposed development includes 32 residential units, a café restaurant and two levels of under-building parking. Residential units include three-storey townhouse live/work units along Terminal Avenue with the remaining condominium units located above the first storey. The café will be located on the corner of Terminal Avenue and Cypress Street. The development also includes a rooftop garden and club room for the residents.

The applicant is proposing to use Tier 1 of Schedule D in Zoning Bylaw 4500 in order to achieve additional density including amenities such as:

- Public art;
- A green roof;
- Street trees and on site tree planting;
- A rain garden; and
- Plumbing features which use 35% or more less water than the BC Building Code.

Site Design

The proposed development celebrates the site's prominent location by including a pedestrian level plaza to support the café use on the corner. Access to the partially in-ground parking will be provided from Terminal Avenue. Commercial parking spaces are provided outside of a controlled access gate that leads to the secure residential parking area. Garbage is enclosed within a separate room between the commercial and residential parking.

The majority of the building is setback 3m, the minimum required setback in the zone, from Terminal Avenue. The 3m front yard setback addresses the Newcastle + Brechin Neighbourhood Plan which encourages a minimum 1m setback in Corridors in order to provide opportunities for landscaping, canopies, street furniture and other street side accessories.

Individual patio entries are provided from the three townhouses on Terminal Avenue, while the primary building entrance is identified by a stairway which connects directly to the sidewalk. The prominence of the four separate pedestrian entryways adds street presence to the building and encourages pedestrian activity along Terminal Avenue.

A portion of rear of the property will remain undeveloped due to the proposed 7.5m watercourse setback.

Staff Comments:

- The commercial parking area is located on the opposite side of the site area as the proposed commercial use. Access from the parking area to the commercial unit is inconvenient. Consider opportunities to enhance wayfinding and connectivity from the parking area to the public sidewalk and commercial unit.
- Consider accessibility of refuse receptacles.

Building Design

The Newcastle + Brechin Neighbourhood Plan encourages:

- a strong overall building form with a simple material palette emphasizing natural materials;

- texture, rhythm and visual interest on large scale building facades using balconies, awnings, overhangs and glazing patterns;
- architectural elements and detailing which contribute to the overall building massing; and
- weather protection, landscaping and architectural detail at the street level to maintain a pedestrian scale and interest for taller building forms.

The proposed five-storey building responds well to the design guidelines. The majority of the building is clad with Hardie Panel. Stonework is used to define the lower floors of the townhouse units and the café entrance. The townhouse units are further defined by projecting wood elements which add visual interest to the building, provide separation between the units, and create a visual setback between the lower townhouse units and the upper apartment storey above the units. All balconies are covered and the corner balconies are recessed and enhanced with a canopy element.

Colour is used to highlight principal entry points to the building, and a canopy is provided above the principal building entrance and the proposed café. Due to site grading the primary residential entrance is accessed from a prominent stairway which projects to the property line.

The east elevation (facing Cypress Street) includes a raised outdoor amenity area for building tenants which has a direct connection to the street. The stone treatment wraps around the commercial unit and is replaced by the exposed wall of the parkade. Balconies and a mixture of material treatments add variety to the remaining façades.

Staff Comments:

- The Newcastle + Brechin Neighbourhood Plan recommends the upper storeys of the building be setback 2.2m from the lower four storeys in order to provide variety along the street, opportunities for outdoor spaces and landscaping and reduce shadowing. The upper storey is not technically setback; however the projecting wood elements create the appearance of an upper storey setback. Consider if the building design meets the intent of the design guidelines.
- Consider adding architectural detailing, continuing the stone cladding or public art to address the exposed parkade wall face.

Landscape Design

The principal landscape feature on the site is the hardscape patio established to support the proposed café at the corner of Terminal Avenue and Cypress Street. The patio can be accessed from Terminal Avenue by way of a wooden bridge located over a narrow raingarden which separates the patio from Terminal Avenue. The patio area includes a semi-circular coffee bar feature which focuses on a planted rose garden, raised planter beds and a small existing tree to be retained. A large deciduous shade tree highlights the corner of the property. Three other similar sized shade trees are to be provided along the street frontage in front of the townhouse units. The Newcastle + Brechin Neighbourhood Plan encourages street furniture, in addition to the café seating in the patio area, the landscape plan includes a bench in front of the building near the principal building entrance.

A rear portion of the yard will remain in its natural state and be fenced with a 1.2m high split rail fence to protect the riparian area adjacent to the watercourse. A softscape path connects the rear of the property from the loading bay to the west to the patio in the southeast corner of the site. A second larger raingarden will be located to the rear behind the access drive aisle. A raised

landscape area is located behind the building which includes lawn space, raised planters, seating and a rooftop pavilion. The rear portion of the western side yard will be separated from the patio area and adjacent property by a gated 1.6m high solid-wood fence.

Staff Comments:

- The site plan includes a door from the underground commercial parking area to the sidewalk. The landscape plan does not show the doorway and includes heavy planting adjacent to the proposed doorway location. Consider connectivity from the parking area to the sidewalk, café and patio area.
- Consider a larger use of native plants within the rear property to further support species habitat within the riparian area.
- Public art will be included within the patio space, but a public art design concept has not yet been submitted. Consider providing recommendations for how public art may be incorporated into the landscape plan and building design.

PROPOSED VARIANCES

Maximum Building Height

The maximum allowable building height is 18m. The proposed building height is 18.6m, a proposed variance of 0.6m.

Due to the site grading, the limited building footprint and the two levels of under building parking provided the applicant is requesting a minor height variance of 0.6m

Watercourse Setback

The required setback from the top of bank of the creek is 15m. The proposed watercourse leave strip setback is 7.5m, a proposed variance of 7.5m

Off-street Parking

The required parking is 56 parking spaces. The proposed parking is 54 parking spaces, a proposed variance of 2 parking spaces.

The maximum percentage of small car parking spaces is 40% of the required parking. The applicant is proposing 46% of the parking as small car spaces, a proposed variance of 6%.

The Watercourse Setback and Off-Street Parking variances are technical in nature and are not part of the form and character design discussion.

930 TERMINAL AVE | PROJECT DESCRIPTION

February 23, 2019

The proposed mixed-use 32 unit residential project was designed to be set into the hillside, utilize the views of the water and add to the neighborhood character with bold architectural forms along Terminal Avenue and a community café on the corner.

Bold architectural forms are used to create movement and give the development an “identity” along Terminal Ave. A variety of materials are used to add texture, create scale and further define a residential atmosphere.

Neighborhood Context

Currently the lot is undeveloped. To the north is a minimally used natural area. A 3 storey Multi-family building sits to the east and a 2-story small hotel sits to the west. The frontage is along Terminal Ave.

Proposed Building Designs:

- 32 Residential Units
 - Unit Design
 - Unit plans designed to maximize light with corner windows and views of the water when possible
 - 3 Storey Live/Work Townhomes along Terminal Ave.
- Two Level Underground parkade/ bike parking
 - Access into the parkade level one right off access lane (level 1 is commercial and residential parking), a speed ramp takes cars down to the lower level of parking
 - Elevators provide access into the residential levels.
 - Covered bike parking located in parkade
- Podium Roof top Garden
 - Located on west side with the potential for views of the water
 - Communal outdoor space for tenants to enjoy
- Club room
 - Located adjacent to the podium garden
 - Area designed to promote and foster community, provide residents opportunity to have larger gathering
- Café
 - Located on a prominent corner with access to the public outdoor space

Character & Form

- Overall Massing
 - The building is shaped to maximize views
 - Density is focused towards the view and reduced building height along Terminal

RECEIVED
DP1133
2019-MAR-05
Current Planning

- Café is located at the prominent corner of the site and adjacent to the public outdoor space
- Townhomes along Terminal:
 - Creating an appropriately scaled building form along Terminal with 3 storey townhomes with live/work spaces along the ground level. This program is consistent with the many small businesses currently housed in small buildings along Terminal
 - Private entries along Terminal Ave, direct entry through the parkade and additional access through the building corridor
 - Bold tilted forms are used on the townhomes to create rhythm and movement on the building.
- Bold architectural forms are used to create a unique building identity
- The colour “orange” is used strategically to highlight/mark entry points into the building

Official Community Plan- Sustainability

The proposed development addresses the official community plan *through building density, adjacency to a transportation corridor and developing a corner café along the ground level to strengthen the already existing commercial centre.*

- A corner café is proposed on the corner to activate the ground floor of the building and provide the local residents an area to gather
- “These communities offer safe and convenient opportunities to walk, cycle or take public transit . . . Inherent in this approach is increased housing density to generate a population base that will support commercial services, other utilities and the provision of public transit . . .this approach requires support for mixed-use development so that a variety of uses can be found within a convenient distance and an investment in alternative modes of transportation including pedestrian and cycling trails which connect one place to another.”
 - The proposed development is adding housing density along a highly used transportation corridor
 - Proposed location is within walking distance to the future waterfront walking paths & a number of local parks
 - The proposed corner café will further strengthen a highly visited commercial centre encouraging alternative modes of transportation

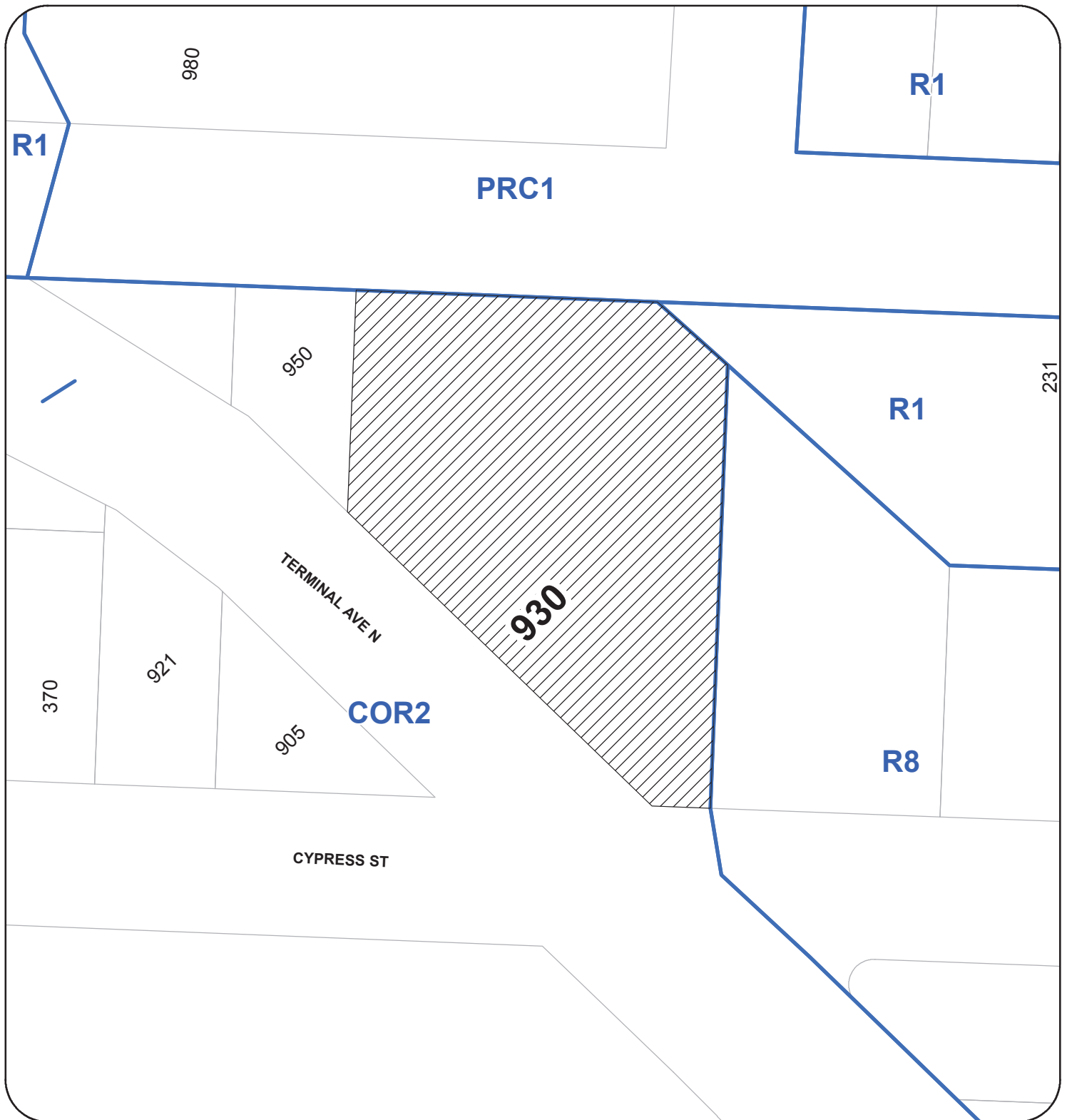
Supporting Brechin & Newcastle Community Plan

- The building is massed to maximize the number of units that have views.
- Creating Neighborhood gathering places: Café located on the corner with a generously sized outdoor space for people to gather
- The building is located on a prominent community corner
 - The corner is highlighted with a community café, public outdoor space

Variance Rationale:

- Watercourse Setback Reduction: 15M to 7.5M
 - The property is described in the biologist report as having “low aquatic habitat values, and moderately low terrestrial habitat values
 - Without a reduction the site would be extremely difficult to develop
- Over-height Building-
 - 2 levels of parking are required, gaining access into the parkades restricts the amount the building can go into the ground
 - The parking footprint is limited because of the required watercourse setback
- Parking Variance- 1 stall reduction
 - Due to the tight site and required watercourse setback, there is a limited area for parking. The site’s inherent location makes it an attractive location for people to walk, bike or utilize public transportation
 - The building is located along the most accessible bus lines
 - Access to many commercial services
 - The unusually shaped site restricts the amount of parking

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001133

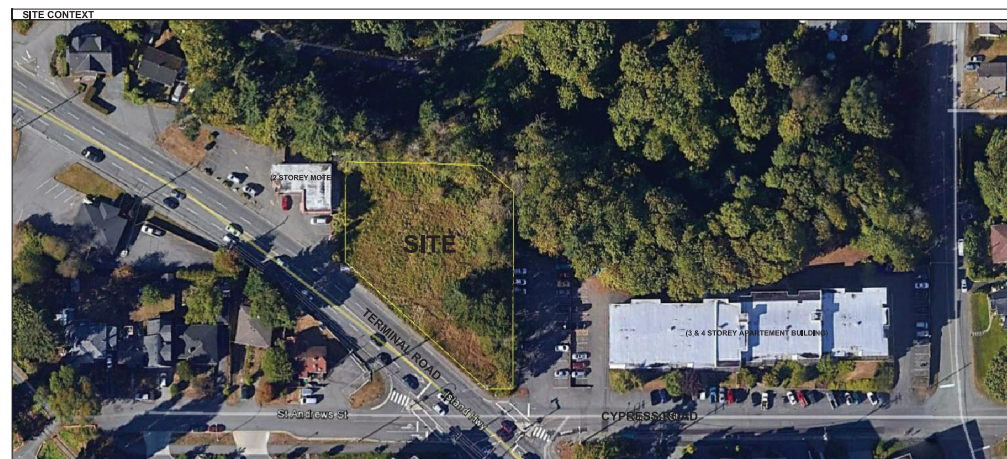
LOCATION PLAN

Civic: 930 TERMINAL AVENUE N
Legal: LOT 1 OF LOTS 96B AND 96G
NEWCASTLE RESERVE, SECTION 1
NANAIMO DISTRICT, PLAN EPP80711



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A4-1	PERSPECTIVES
A4-2	PERSPECTIVES





WEST ELEVATION ALONG TERMINAL AVE



NORTH ELEVATION



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PROJECT NAME:
930 TERMINAL AVENUE

ADDRESS:
930 TERMINAL AVE
NANAIMO, BC

CLIENT:
RED HARE REALTY
DEVELOPMENT LTD

ISSUE:
19-02-23 | DEVELOPMENT PERMIT

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DP-1135
2019-MAY-15
CITY OF NANAIMO

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FEBRUARY 23, 2019

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JOYCE TROOST

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ELEVATIONS

SHEET:

A3-1



EAST ELEVATION



SOUTH ELEVATION ALONG CYPRESS



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ELEVATIONS

SHEET:

A3-2



CORNER OF TERMINAL & CYPRESS

CAFE LOCATED AT CORNER
OF TERMINAL & CYPRESS

OUTDOOR SEATING AREA FOR CAFE



ELEVATION ALONG TERMINAL (FACING SOUTH EAST)



PERSPECTIVE ALONG TERMINAL

TOWNHOMES (3 STOREY)
POTENTIAL FOR LIVE/WORK SPACE

TOWNHOME STOOPS & FRONT DOORS

LANDSCAPE BUFFER FROM THE STREET

MAIN ENTRANCE LOCATED
ALONG TERMINAL AVE.

CAFE LOCATED AT CORNER
OF TERMINAL & CYPRESS

OUTDOOR SEATING AREA FOR CAFE



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PROJECT NAME:

**930 TERMINAL
AVENUE**

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930 TERMINAL AVE
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DEVELOPMENT LTD.

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SITE MODEL

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A4-1



BUILDING ENTRANCE ALONG TERMINAL



TOWNHOME ENTRIES ALONG TERMINAL



EAST ELEVATION




VEHICULAR ACCESS TO
2 PARKING LEVELS

TOWNHOME STOOPS & FRONT DOORS

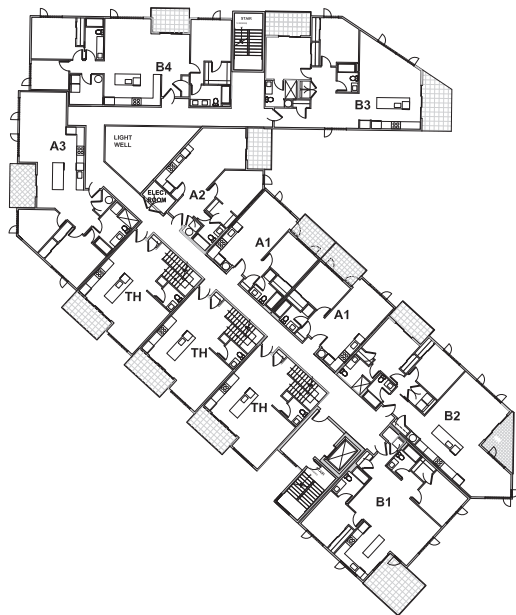
LANDSCAPE BUFFER FROM THE STREET

MAIN ENTRANCE LOCATED
ALONG TERMINAL AVE.

CAFE LOCATED AT THE CORNER
OF TERMINAL & CYPRESS

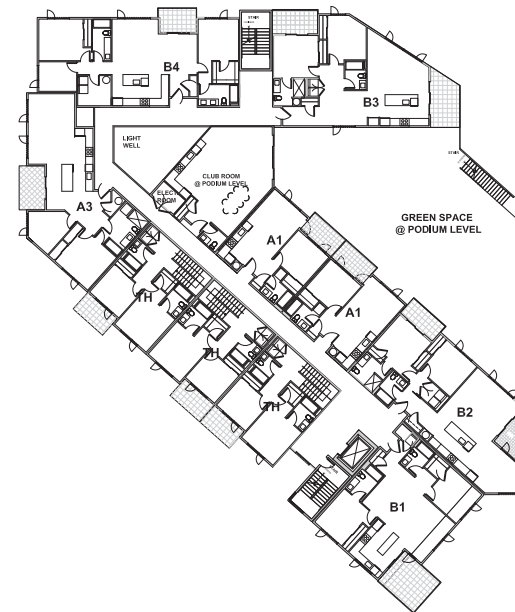
 <p>JOYCE RED TROOST ARCHITECT ABC 2515 GLENAYRE DRIVE, BC V9S 3B9 250.714.8749 - joyce@jrtarchitect.com</p>	
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<p>DRAWING TITLE: SITE MODEL</p>	
<p>SHEET: A4-2</p>	

LEVEL 4 | RESIDENTIAL



WATER VIEWS
→

LEVEL 3 | RESIDENTIAL, PODIUM LEVEL



WATER VIEWS
→



JOYCE REID WOOD ARCHITECT INC.
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PROJECT NAME:
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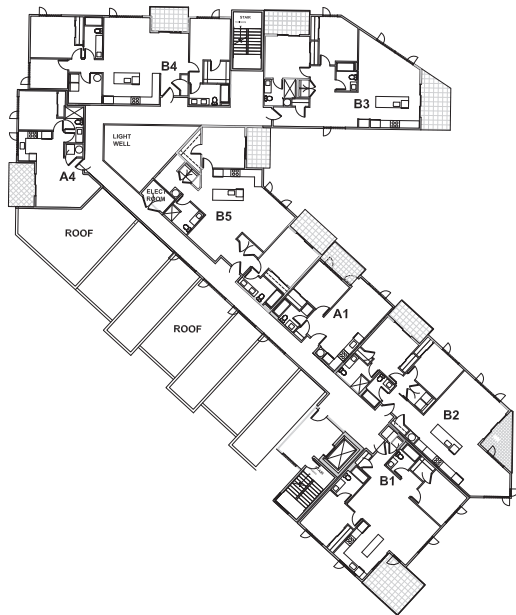
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BUILDING PLANS

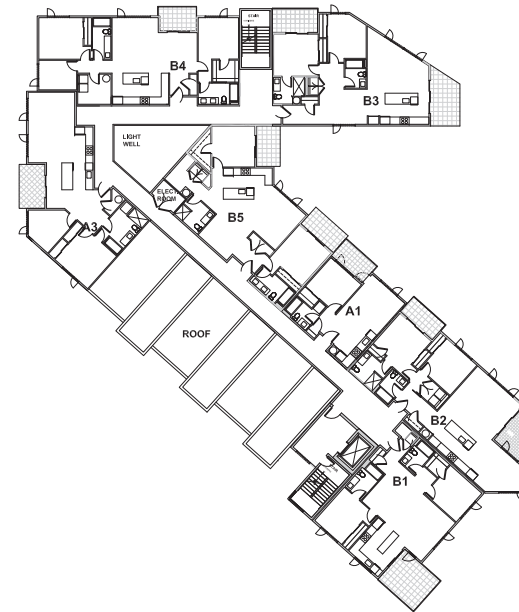
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A1-2

LEVEL 5 | RESIDENTIAL



WATER VIEWS
→

LEVEL 5 | RESIDENTIAL



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BUILDING PLANS

SHEET:
A1-3



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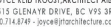
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UNIT PLANS

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A2-1



ADDRESS:
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UNIT PLANS

SHEET:

A2-2

Floor plan of a 1,200 sq. ft. ranch-style house. The layout includes a front porch, a large deck, a living room with a fireplace, a dining room, a kitchen with a breakfast bar, a family room, a master bedroom with a walk-in closet, a second bedroom, a bathroom, a laundry room, and a den/media room. The house features a central hallway and multiple closets.

1,200 sq. ft. ranch-style house. The layout includes a front entry leading to a living room with a fireplace and TV, a dining room with a table and chairs, and a kitchen with a breakfast bar. The kitchen is adjacent to a bedroom and a bathroom. A large deck is attached to the bedroom. The master bedroom features a fireplace, a large closet, and a private bathroom. The house also includes an office/storage area, a central closet, and a rear deck.

The floor plan for the second floor includes a Guest Bedroom with a bed and dresser, a Bath with a toilet and sink, and a large Office/Flex Space. A Deck is attached to the Office/Flex Space. An Entry Garage leads into the main living area. A closet with stairs labeled 'UP' is located near the Bath. A small closet is also shown near the Entry Garage.

Floor plan for the second floor. The layout includes a Master Bedroom (MSTR BEDRM) with a large bed, dresser, and closet. A Deck is attached to the MSTR BEDRM. A central hallway provides access to a Bedroom (BEDRM) with a bed and dresser, a Bathroom (BATHRM) with a toilet, sink, and bathtub, and a Closet. A central staircase leads down (DN). A front entrance (W) and back entrance (D) are shown at the bottom.

A floor plan of a house. At the top is a large rectangular area labeled 'DECK'. Below the deck is the 'KITCHEN' area, which contains a refrigerator labeled 'REF' on the right wall and a stove labeled 'D' at the bottom. To the left of the kitchen is the 'LIVING' area, featuring a sofa and a television labeled 'TV' on the left wall. Below the living area is the 'BATHROOM' with a toilet and a bathtub. To the right of the living area is a 'DINING' area represented by a cloud shape. Below the dining area is an 'ENTRY' area with a 'CLOSET' (represented by a circle with a line through it). A staircase is located between the living area and the entry, with an arrow pointing up labeled 'UP' and an arrow pointing down labeled 'DN'.

Floor plan of the first floor of a house. The plan includes a Lounge, Dining area, Kitchen, Bathroom, and Entry. A closet is located near the entry.

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001133

Legend

 Subject Property

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001136 – 470 FRANKLYN STREET

Owner: FREEDOM 56 INVESTMENTS LTD.

Applicant / Architect: RAYMOND DE BEELD ARCHITECT LTD.

Landscape Architect: FRED BROOKS

Subject Property:

<i>Zoning</i>	DT2 - Fitzwilliam
<i>Location</i>	The subject property is located on the north side of Franklyn Street between Selby Street and Wesley Street.
<i>Total Area</i>	419m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Node Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Neighbourhood or Area Plan</i>	Nanaimo Downtown Plan
<i>Relevant Design Guidelines</i>	Downtown Urban Design Plan and Guidelines General Development Permit Area Design Guidelines

Site Context

The subject property is a small lot in the Old City Neighbourhood currently occupied by an older single residential dwelling. The surrounding neighbourhood is a mix of commercial and residential uses.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a four-storey residential building with under-the-building parking at ground level. A total of nine residential units are proposed, including six 1-bedroom units and three 2-bedroom units. A rooftop amenity space including a patio, gardens, and elevator and staircase access is proposed.

The proposed building's gross floor area is 331m² and the floor area ratio (FAR) is equal to 0.79, within the maximum permitted FAR of 2.3.

Site Design

The proposed building is sited adjacent to the west property line, taking advantage of the 0m side lot lines in the DT2 zone and providing an adequate drive aisle on the east side of the property. All six required parking spaces are provided below the building with access at ground level. Pedestrian access will be adjacent to the drive aisle entrance on Franklyn Street. A garbage enclosure is proposed at the north end of the drive aisle and the parking area and will be gated at night for security reasons.

Staff comments:

- Provide details on the gate proposed at the drive aisle entrance.

Building Design:

The building design is emphasized vertically with a reduced building footprint on the small lot. The building is oriented towards the east with no units on the west side of the building. No balconies are provided due to the constrained nature of the lot, but the building maintains a residential character. Large windows and projecting features provide articulation along the east elevation, as well as portions of the north and south elevations. Building materials generally consist of concrete blocks, fiber cement panels, and horizontal wood cladding. The west elevation will include coloured glass fins and metal shadow castings to provide visual interest.

The ground floor of the building will contain a common lobby, a utility room, and bicycle storage. The residential units will be on the upper floors. A flat roof allows for a rooftop amenity space including green roof features. The elevator and stair access to the rooftop accentuate the southwest corner of the building.

Staff comments:

- Consider continuing the articulation present on the east elevation to the street-facing south elevation.
- Consider design options to break up the vertical wall on the south exterior of the elevator shaft.

Landscape Design

Landscaping on the site is limited to within the front yard and the green roof. The ground level landscaping will include rows of evergreen shrubs and a tulip tree. The green roof will include different ground cover vegetation with shallow soil.

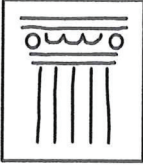
Staff Comments:

- Provide landscaping adjacent to the garbage enclosure at the rear of the site.

PROPOSED VARIANCES

Maximum Building Height

A variance is requested to increase the maximum building height from 12m to 15.2m. The additional height is requested in order to accommodate the elevator and stair access to the rooftop amenity space.



**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

Jan 26, 2019

Design Rationale – Multi Family Residential – 470 Franklyn Street

Project:

New multi family strata/ rental residences with under building parking.

Project Background:

Replace an existing single family dwelling with a 9 unit strata/ rental multifamily residential development catering to empty nestors, students, young professionals, and commuters from the Lower Mainland, all of whom want to live near the downtown and not be reliant of vehicles for everyday use. To provide a contemporary design of quality that is sympathetic to the heritage values of the old city quarter.

Site Layout:

Site layout dictated by narrow 49 foot wide lot with a cross slope of 4'7" (9.4%). Redevelopment resolves outstanding long standing legal access and utilities through lot from adjacent properties. All units have views towards the downtown, and upper units with additional harbour views. Building setback from the east property should a zero lot line building occur in the future at the dental clinic site.

Pedestrian Circulation:

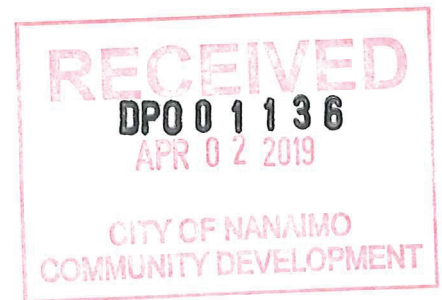
Accessible main building entrance located level at grade and oriented to downtown. Entrance lobby is fully glazed with a feature interior wall with dynamic night time lighting to provide qualities of a porch that interacts with the street. Mail area is tucked out of site and access to bikes/ utility room from exterior to maintain the minimalist lobby character. Glazing may function as openable doors or windows to provide further connection to the street.

Vehicular Circulation:

Due to small lot and sloping street, parkade entrance located on low side of site. This also maximizes setback of building facade from viewside. Main entrance demarcated with textured surface and functions as plaza area/ pickup/ drop off.

Parking:

Parking provided at grade, underbuilding and primarily out of sight. With a site history of security concerns, parking area gated at night. Sliding gate hides out of site during the day to avoid a seiged mentality. Gate tied into the fire alarm system and retracts in a power failure to



maintain emergency egress. Secure indoor storage provided for bikes/ scooters. Short term bike parking lockable against concrete wall.

Form:

Generated by the small site, parking, and legal easement requirements. Upper floors overhang the lower to maximize the unit size and provide weather protection of exterior spaces at grade, sympathetic to recesses/ projections of many old city quarter buildings. Columns reduce building cantilever, demarcate the pedestrian zone to building services, and mimic neighbourhood porch/ veranda qualities. Flat roofs used to minimize building height and provide common recreational space, providing resident social interaction at an extended family scale. Roof type similar to the more commercial character of immediate buildings. Elevator location dictated by interior stairway and parking stall dimensions.

Materials & Colour:

Contemporary scheme reflecting traditional colour, texture, pattern of the old city neighbourhood. Non combustible fiber cement cement panel used for durability, cost effectiveness, and fire protection. Contemporary coloured glass mimic stained glassed features of older residential buildings. West side wall decorated with paint and subdivided with fascia bands at upper and lower roofs. Protruding elements in the wall provide artistic/ dynamic movement thru shadows and lighting. Materials and colours varied to break up the mass of building, provide unit identity, as well as provide a distinct base, middle and top.

Exterior Lighting:

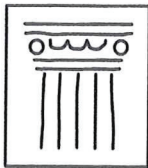
Exterior lighting unique, small scaled, indirect, and on daylight/ timers/ motion sensors. Exterior pedestrian areas lighted with fixture on columns to uplight level 1 soffits. Similar treatment for roof top covered walkway to reduce night sky impact and wildlife conflicts. Feature wall of glazed lobby provides decorative treatment from street and overflow of small landscaping area. Landscape area to incorporate some low voltage lighting of key plants for night time visual interest to residents and those walking on the sidewalk. Rear exit passage way lighted by motion sensor to minimize lighting onto adjacent properties. Parking stalls under building lit with indirect lighting onto ceiling from concealed fixtures behind ceiling beams below east wall.

Utilities/ Garbage/ Recycling:

Building servicing located close to utility connections to reduce service lengths. To maximize area for parking and common building services at grade, garbage/ recycling provided at rear of property. High quality material enclosure and gate, partially screened and additionally secured with sliding gate for parking area. The deep location and higher grade than sidewalk reduces visual impact from street.

Key Features:

Public interaction between residents and public sidewalk environment day and night. Green roof and roof deck for resident amenities and public environmental benefits. A quality designed contemporary project within a historic neighbourhood that adds an evolving layer to the urban fabric suitable to our time and avoiding historic falsification.



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Jan 26, 2019

Multi Family Residential - 470 Franklyn Street
Building Height Variance

Requirement:

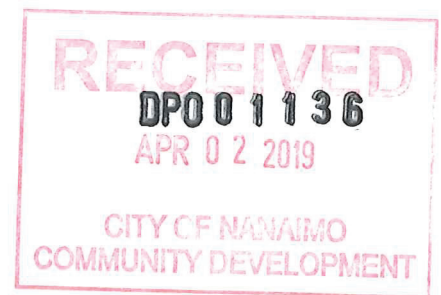
- 12m.

Provided:

- 15.5m (12.4m roof deck/ green roof).

Rationale:

- To provide elevator and stairway for outdoor amenity space and green roof maintenance.
- Narrow lot with access and utility easements on rear and side to benefit neighbouring property, resulting in a narrow building type despite a modest density achieved from that permitted.
- View Corridor Impact
 - Minimal view corridor or ocean view impact to neighbouring properties.
 - Adjacent properties could potentially redevelop to similar height with green roofs.
 - See also google 3D height study of various viewpoints.
- Public Benefit
 - Green roof benefits
 - Storm water management.
 - Increase habitat for wildlife.
 - Increase longevity of roofing membranes.
 - Reduce heat flux thru the roof assembly impacting heating and cooling of indoor spaces.
 - Reduce urban heat island effect.
 - Opportunity for local food production.
 - Reduction in green house gas emissions.
 - Provide amenity/ recreation space.
 - Provide handicapped accessibility via elevator to public functions/ building amenities (2018 BC Building Code requirement).
 - Provide increased rental residential accommodation downtown.
 - Provide small size affordable units.



Raymond de Beeld, Architect AIBC, RAIC.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001136

LOCATION PLAN

Civic: 3200 ISLAND HIGHWAY N
Legal: THE SOUTHERLY 92 FEET OF LOT 3, BLOCK 27
SECTION 1, NANAIMO DISTRICT
PLAN 584 EXCEPT THAT PART IN PLAN 221R





1 Context Map
Ref. Aerial Photo from City of Nanaimo 2018



Note: Red North arrow represents Project North.

Civic Address:	470 Franklyn St, Nanaimo, BC		
Legal Address:	The Southerly 82 Feet Of Lot 3, Block 27, Section 1, Nanaimo District, Plan 584 Except That Part In Plan 2215		
Zoning:	DT2 (Fitzwilliam)		
Property Area:	m2	m2	
	4,508	418.8	
Floors:	Area (ft2)	Area (m2)	Comments
Level 1 - Common	640	59.5	Excl. Lobby & Bike Storage (259 ft2)
Level 2, 3, 4 - Residential	2427	244.1	3 Units per Floor, 9 units total
Level 5 - Roof Deck	217	20.5	Excl. Open Roof Deck (900 ft2)
Total (GFA - Include L1 exemptions)	3,883	367.0	Open Roof Deck not included
Total (FAR - Exclude exemptions)	3,584	333.0	
Zoning Requirements:	DT2 Required	Proposed	Comments
Lot Coverage:	100%	98.3%	2,628 ft2 foot print
FAR (Excludes 0.20 + 0.25):	2.30	0.80	No bonus density required
Major Road Setback	2.5m	7m	Waived by City
Sidewalk Setback	2.5m	2.0m	Planning request
Bldg Front setback (Southeast) - min	3m	2.0m	
Bldg Front setback (Southeast) - max	4m	2.0m	
Bldg Side setback (Northeast)	0m	1.2m	
Bldg Side setback (Southwest)	0m	3m	
Bldg Flanking setback	0m	N/A	
Bldg Rear setback (Northwest)	0m	1.2m	
Building Height:	12.0m (39.4 ft)		Top of L5 Roof Deck
Roof Deck:	12.0m (39.4 ft)	15.2m (49.9 ft)	Top of L5 stairwell roof, excl. Elevator Roof
Number of Storeys	N/A	4 + Roof Deck	
Parking (Area 5)	Required	Proposed	Comments
Total Parking:			
1 Bedroom (6 @ 0.50/unit):	3		
2 Bedroom (3 @ 0.90/unit):	3		
Total Parking:	6	6	
Type:			
Regular Car (9'x19'):		6	
Small car (8'2" x15.1'): 40% max:	2	0	
Designated Visitor (1 per 25):	0	0	
Accessible (12'2" x18'4.5"): 1/20, +1/10	0	0	
Parallel (8'2" x22'):	0	0	
Electric Vehicle (10%):	1	4	
Electric Vehicle Power Rough in (20%):	1	0	
Bicycle Parking:	Required	Proposed	
Total Parking:			
Short Term (0.1 / Dwelling):	1	1	Visitor stall located inside bike storage room
Long Term (0.5 / Dwelling):	5	13	
Notes:			
*Variance			

2 Project Data
March 28, 2019



3 North-West Aerial Perspective
Ref. Google Earth



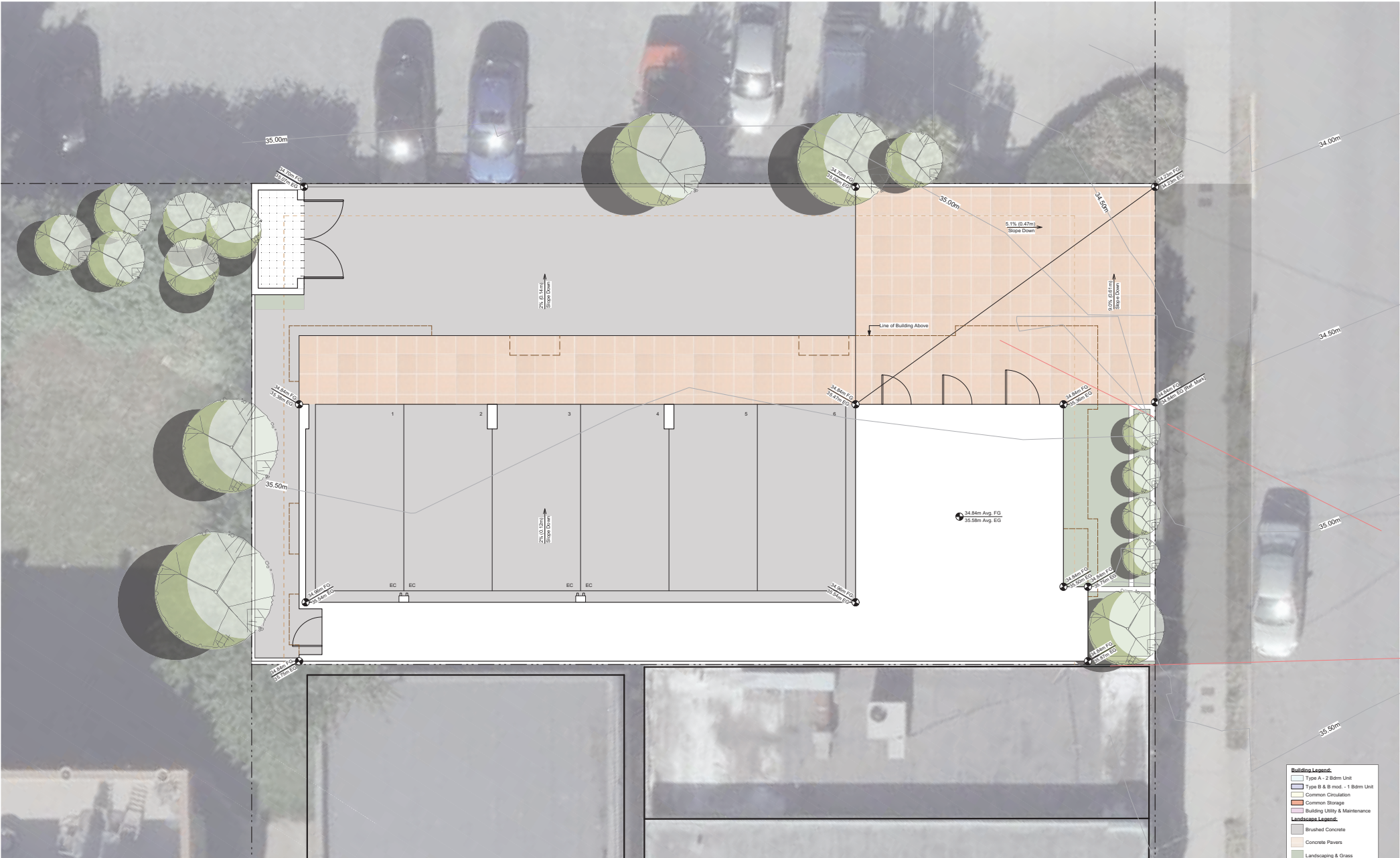
4 South-East Aerial Perspective
Ref. Google Earth



5 North-East View from Roof Deck
Ref. Google Earth



6 South-West View from Milton St.
Ref. Google Earth
Note: This view is not referenced on Context map above.



Building Legend:	
	Type A - 2 Bdrm Unit
	Type B & B mod. - 1 Bdrm Unit
	Common Circulation
	Common Storage
	Building Utility & Maintenance
Landscaping Legend:	
	Brushed Concrete
	Concrete Pavers
	Landscaping & Grass
	Gravel



Multi Family Residential

470 Franklyn Street, Nanaimo B.C.

Site Plan w/ Aerial Photo



Note: Red North arrow represents Project North.

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DP-136
2019-APR-03
CITY OF NANAIMO

March 28, 2019

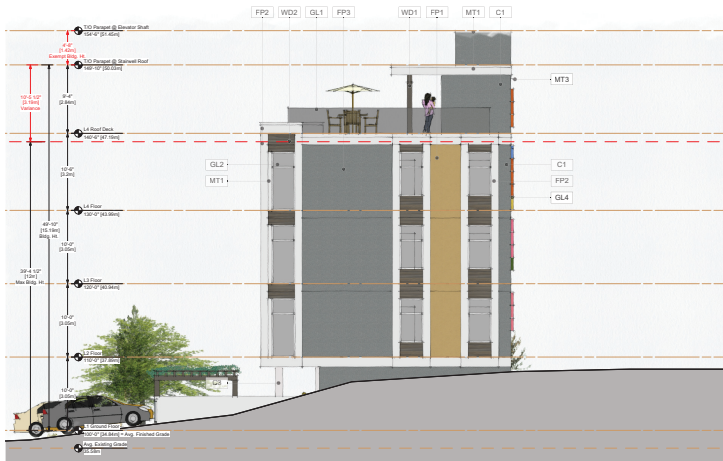
A1.0



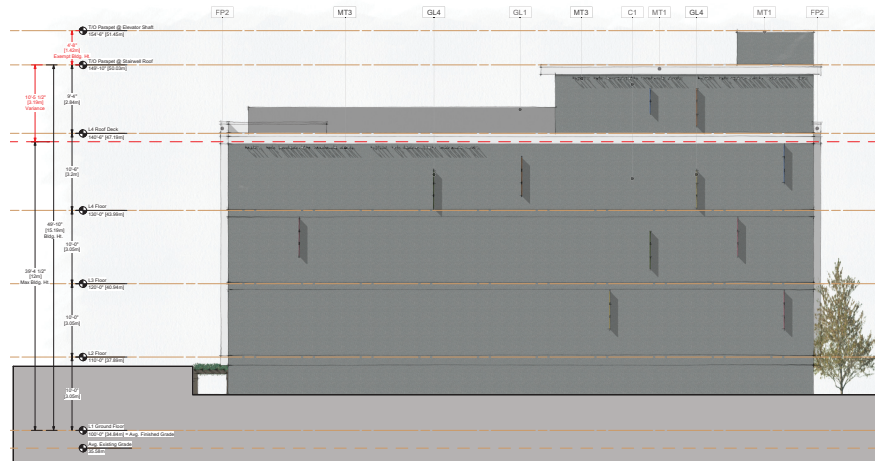
1 South Elevation
1/8" = 1'-0"



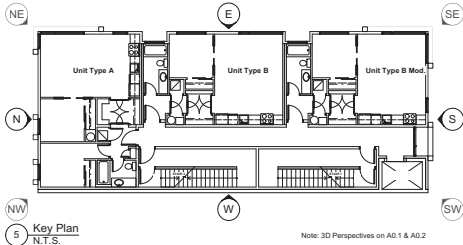
2 East Elevation
1/8" = 1'-0"



3 North Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"



5 Key Plan
N.T.S.
Note: 3D Perspectives on A0.1 & A0.2

Type	Description	Colour / Finish
C1	Concrete Block	Sealed
C2	Concrete Wall	Paint White
C3	Concrete Column	Paint White
FAA	Fire Alarm Annunciator	
FP1	Fiber Cement Panel	Yellow
FP2	Fiber Cement Panel	White
FP3	Fiber Cement Panel	Sinny
GL1	Tempered Glass Rail	
GL2	Vinyl Window System	White
GL3	Aluminum Storefront System	Clear Anodized
GL4	Colour Glass Fin	
GW1	Green Living Wall	
MT1	Metal Flashing	White
MT2	Metal Flashing	Brown (Match WD2)
MT3	Metal Shadow Casting Letters	Stainless
WD1	Heavy Timber Structure	Rough Cut, Clear Finish
WD2	Horizontal Wood Cladding	

Multi Family Residential

470 Franklyn Street, Nanaimo B.C.

Elevations

March 28, 2019

A2.1



1 South-East Low Perspective
N.T.S.

Owner: Rob Grey & Melanie Donohue Freedom 56 Developments Ltd. Tel: 250-713-3322 Email: rob@robgrey.com Email: melanie@robgrey.com	Architect: Raymond de Beeld Raymond de Beeld Architect Inc. 755 Terminal Ave. W. Nanaimo, B.C. V9S 4K1 Tel: 250-754-2108 Email: raymond@rdbarchitect.ca Email: rdba@rdbarchitect.ca	General Contractor: Duck Duck Duck General 4515 Uplands Dr. Nanaimo, B.C. V9T 6M8 Tel: 250-756-4480 Email: duckcontracting@shaw.ca	Electrical: David Moss RB Engineering 1850 Northfield Rd. Nanaimo, B.C. V9S 3B3 Tel: 250-756-4444 Email: David@rbengineering.ca	Civil: George Herold Engineering Ltd. 3701 Shenton Rd. Nanaimo, B.C. V9T 2H1 Tel: 250-751-8558 Email: G@heroldengr.com	Landscape: Fred Brooks Fred Brooks Landscape Arch. 4845 Laguna Way Nanaimo, B.C. V9T 5C2 250-751-0950 Email: fba@shaw.ca	Mechanical: Aaron Mulaney Rocky Point Engineering Ltd. 102 - 3721 Shenton Rd. Nanaimo, B.C. V9T 2H1 Tel: 250-585-0222 Email: info@rpeng.ca	Geotechnical: Steve Stacey Lewkowich Engineering Associates Ltd. 1900 Bowwood Rd. Nanaimo, B.C. V9S 5Y2 Tel: 250-756-3831 Email: sstacey@lewkowich.com	Surveyor: Brock Williamson Williamson & Associates 3028 Barons Rd. Nanaimo, BC V9T 4B5 Tel: 250-756-7723 Email: brock@victols.ca	Environmental:	Interior Designer:	Building Envelope (BEP): Jeroed Herold Engineering Ltd. 3701 Shenton Rd. Nanaimo, B.C. V9T 2H1 Tel: 250-751-8558 Email:	Code Consultant:	Building Consultant:
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2 Consultants List
March 28, 2019



① South-East High Perspective
N.T.S.



② South-West High Perspective
N.T.S.



③ South-East Low Perspective
N.T.S.



④ South-West Low Perspective
N.T.S.



⑤ Coloured Glass Fins @ West Elevation
N.T.S.



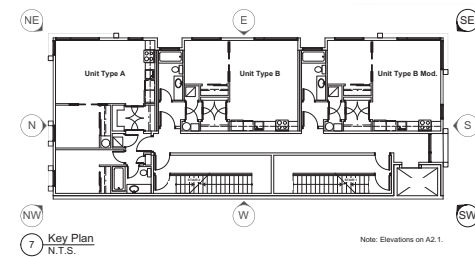
⑥ Shadow Casting Text @ West Elevation
N.T.S.



Multi Family Residential

470 Franklyn Street, Nanaimo B.C.

Perspectives 1



⑦ Key Plan
N.T.S.

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2019-APR-03

Note: Elevations on A2.1.

March 28, 2019

A0.1



1 North-East High Perspective
N.T.S.



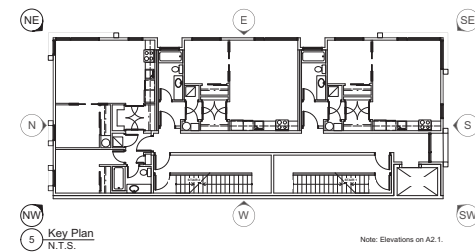
2 North-West High Perspective
N.T.S.



3 North-East Low Perspective
N.T.S.

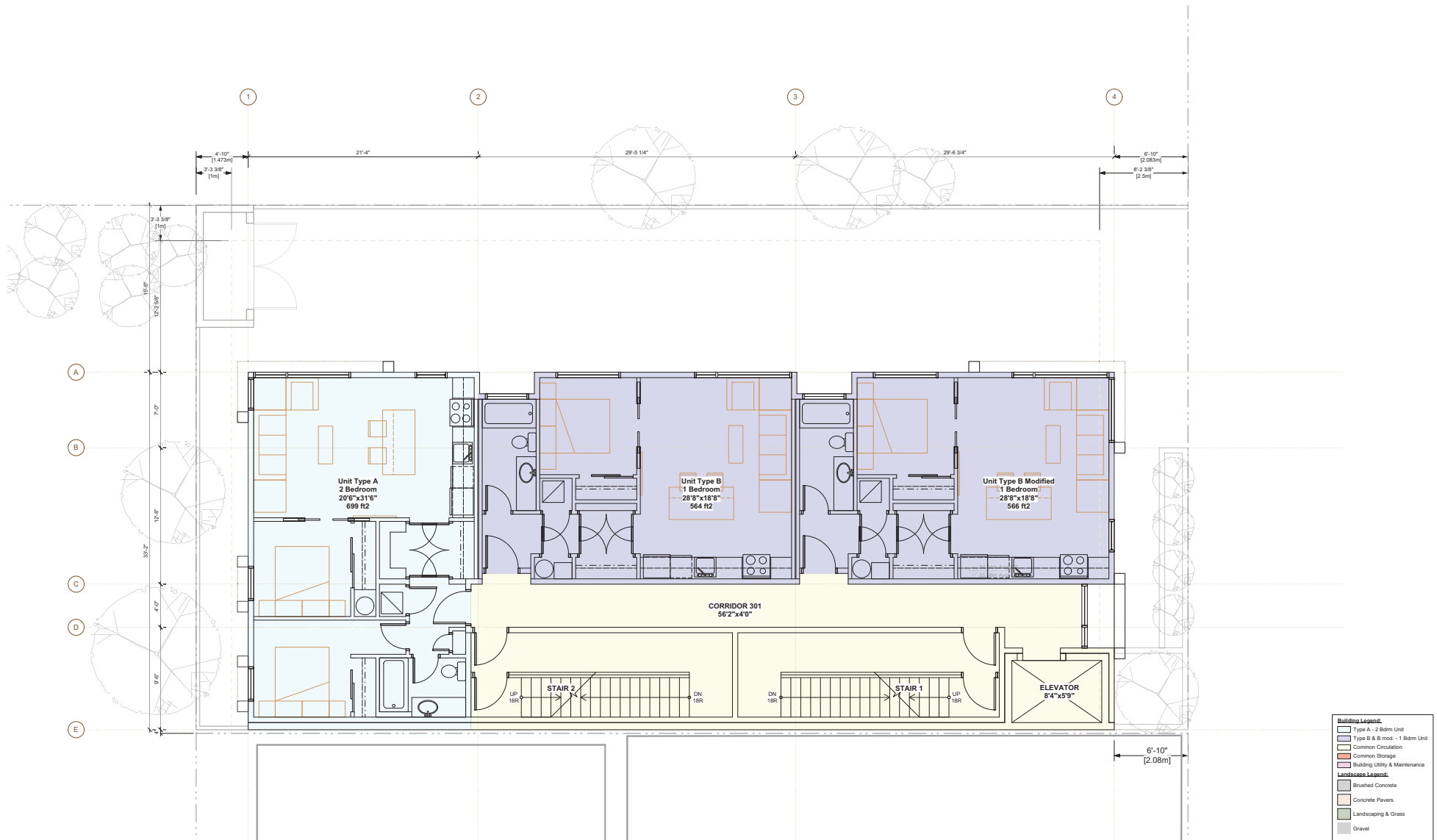


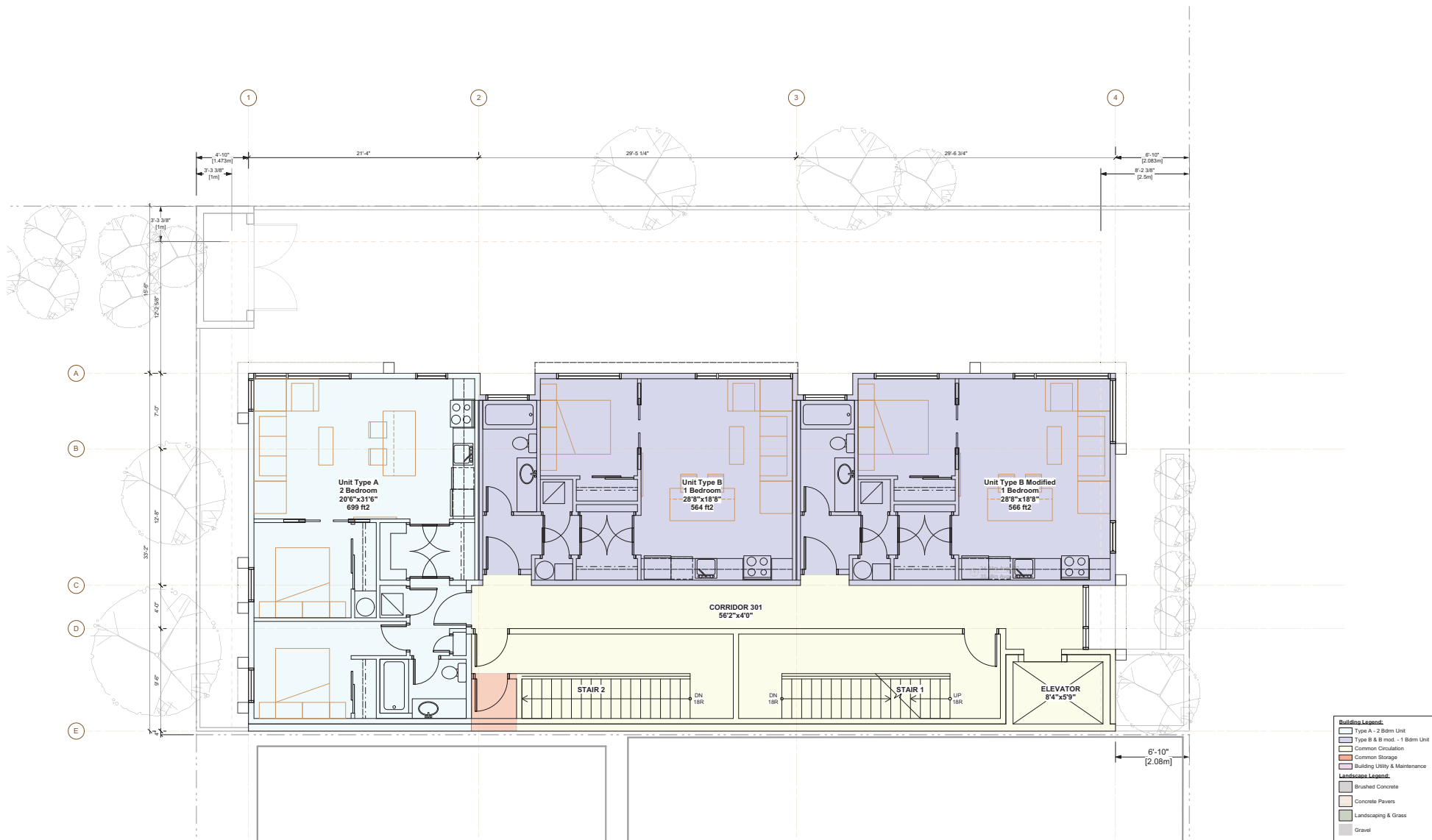
4 North-West Low Perspective
N.T.S.

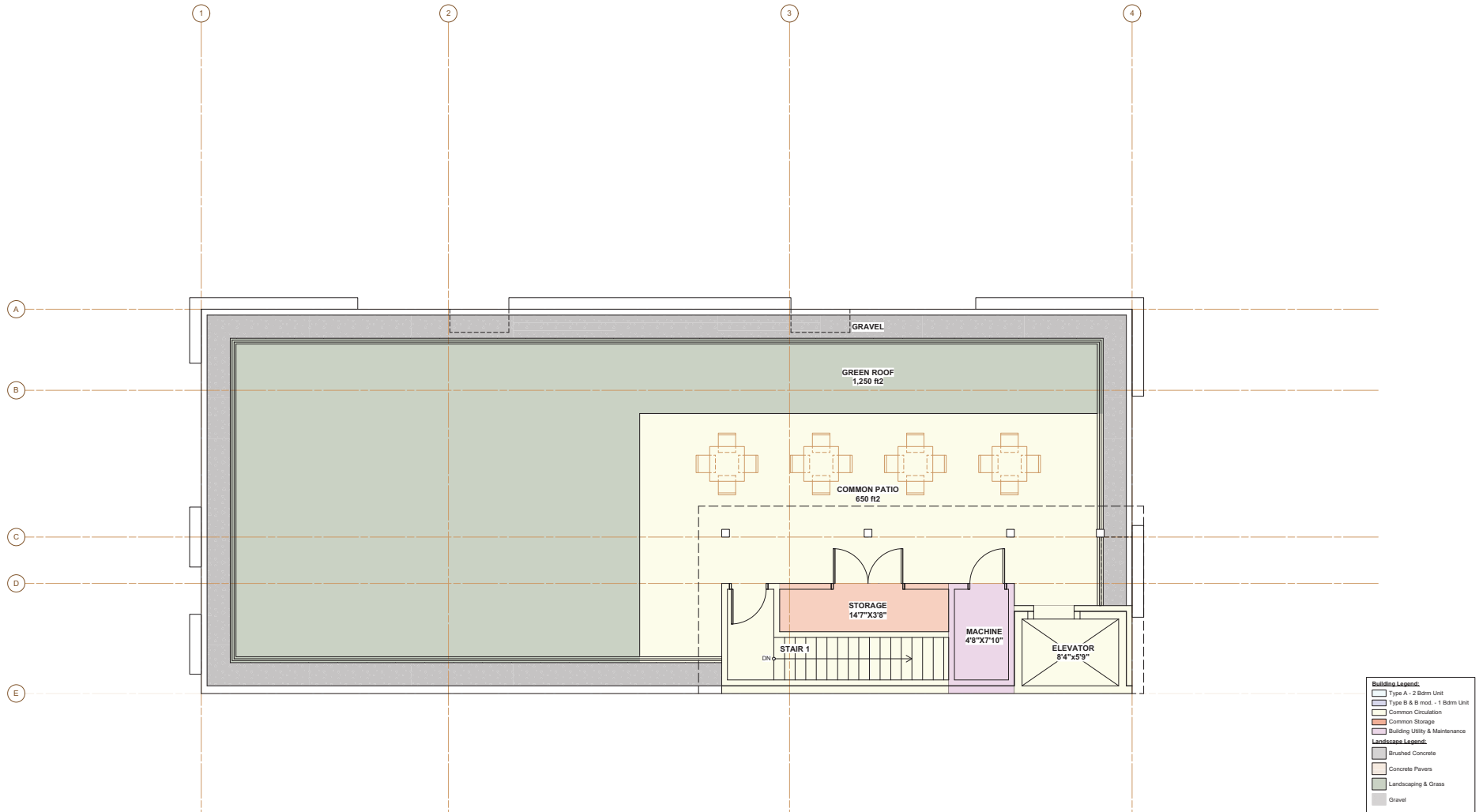


5 Key Plan
N.T.S.

Note: Elevations on A2.1.







1 April 2019

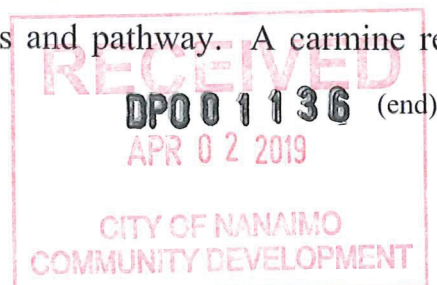
470 Franklyn Street Landscape Design Rationale

Street Level ~

A simple trio of rows of broadleaf evergreen shrubs form a layered planting terrace from the glass-fronted lobby to the public sidewalk. Large-scale white round river rock under the roof overhang between the glazing and rhododendrons keep foliage off and away from the glass and allow more natural daylight into the lobby. Front planting row of broadleaf evergreen azaleas at sidewalk provide a strong springtime accent of flowering colour. A single tulip tree, tall growing but with a loosely casual columnar form is a foil for the elevator wall, with two Boston ivy for texture, fall colour and surface relief. The front boulevard between the roadway curb and new sidewalk is a row of surface-sealed dark gray precast 2'x2' pavers to avoid weed and litter accumulation with easy lift-off maintenance access.

Roof Deck ~

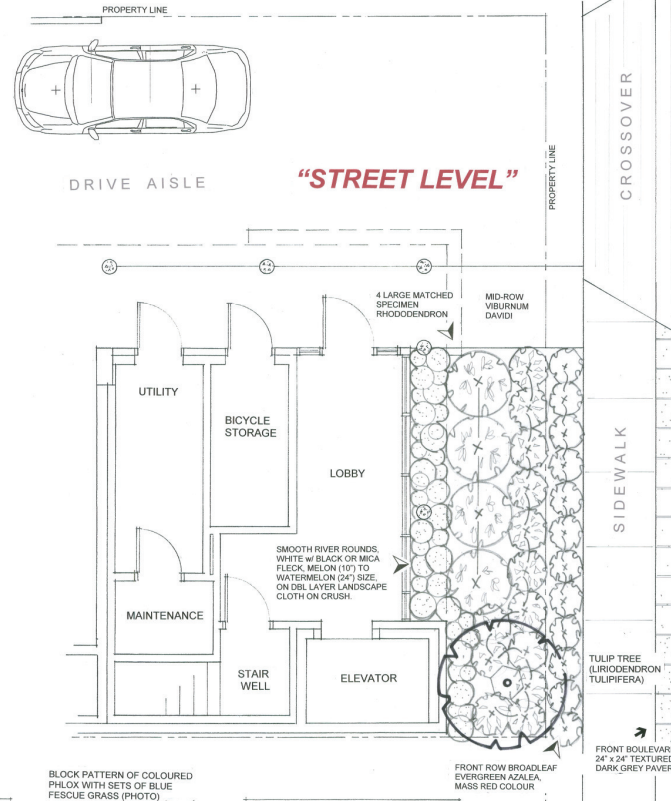
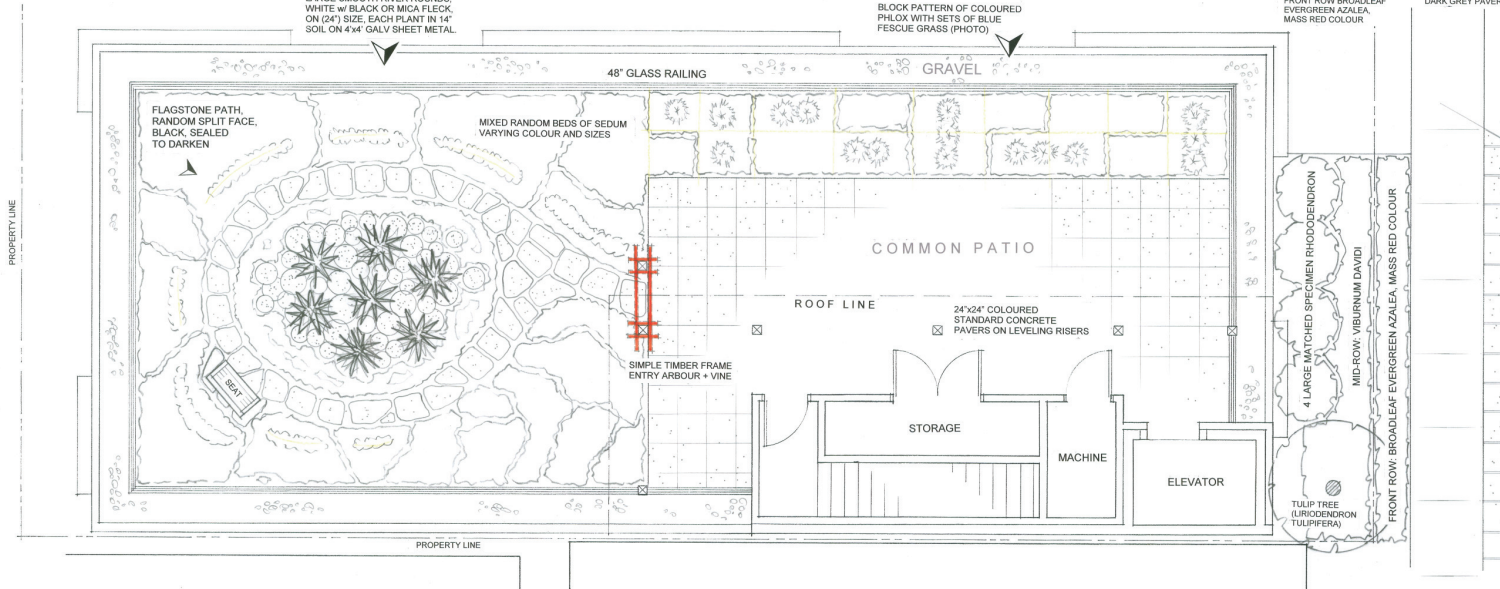
Architect has provided a generous roof top view patio deck for owners comprised of a hard paver surface adjoining an accessible green roof component. Behind the common patio is a grid of ground cover planting somewhat mirroring the paver pattern. The green roof is a casual palette of sedum-type ground cover of mixed colour and textures surrounding a central element of bi-colour yucca in a field of large white river rounds (similar to front lobby area). All plantings are on shallow soil with seasonal drip irrigation. The fieldstone or flag stone paver ring to be dark coloured, sealed to further contrast the river rounds and pathway. A carmine red timber arbour connects patio to circular path.





"ROOF DECK"

CENTRAL YUCCA FILAMENTOSA (ADAM'S NEEDLE) GARDEN AMONG LARGE SMOOTH RIVER ROUNDS, WHITE w/ BLACK OR MICA FLECK, ON (24") SIZE, EACH PLANT IN 14" SOIL ON 4"x4" GALV SHEET METAL.



470 Franklin Street, Nanaimo

LANDSCAPE PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
STREET LEVEL				
LIQ	1	Liriodendron tulipifera	Tulip tree, one-sided select	# 20
RHO	4	Rhododendron	(to be selected)	# 7
DAV	14	Viburnum davidi	David's viburnum	# 2
AZA	14	Azalea japonica	Rockery azalea, massed, strong	# 2
ROSE	10	Rosa rugosa	rose, 'pink'	# 2
FERN	16	Polystichum	fern varieties	# 1
ROOF TOP				
		Rubus calycinoides	Tiawan creeping rubus	flats
		Sedum	Stonecrop	flats
		Sempervivum	Hens and chicks	flats
		Thymus lanuginosus	Woolly thyme	flats
		Yucca	Yucca	# 5
		Festuca ovina glauca	Blue fescue	# 1



FRED BROOKS BCLSA CMLA
Landscape Architect
4845 Inga Way
Nanaimo, B.C. V9T 4C3
Tel/Fax: 779 751 0950
email: f.brooks@bcna.ca

Project:
Nine Unit Residential Apartment

Address:
470 Franklyn Street
Old City Quarter, Nanaimo, B.C.

Owner:
Mr Rob Grey, Nanaimo, BC

Architect:
Raymond de Beeld, Nanaimo

SCALE: **1/4" = 1'** (Orig.)

DWG DATE:
25 March 2019

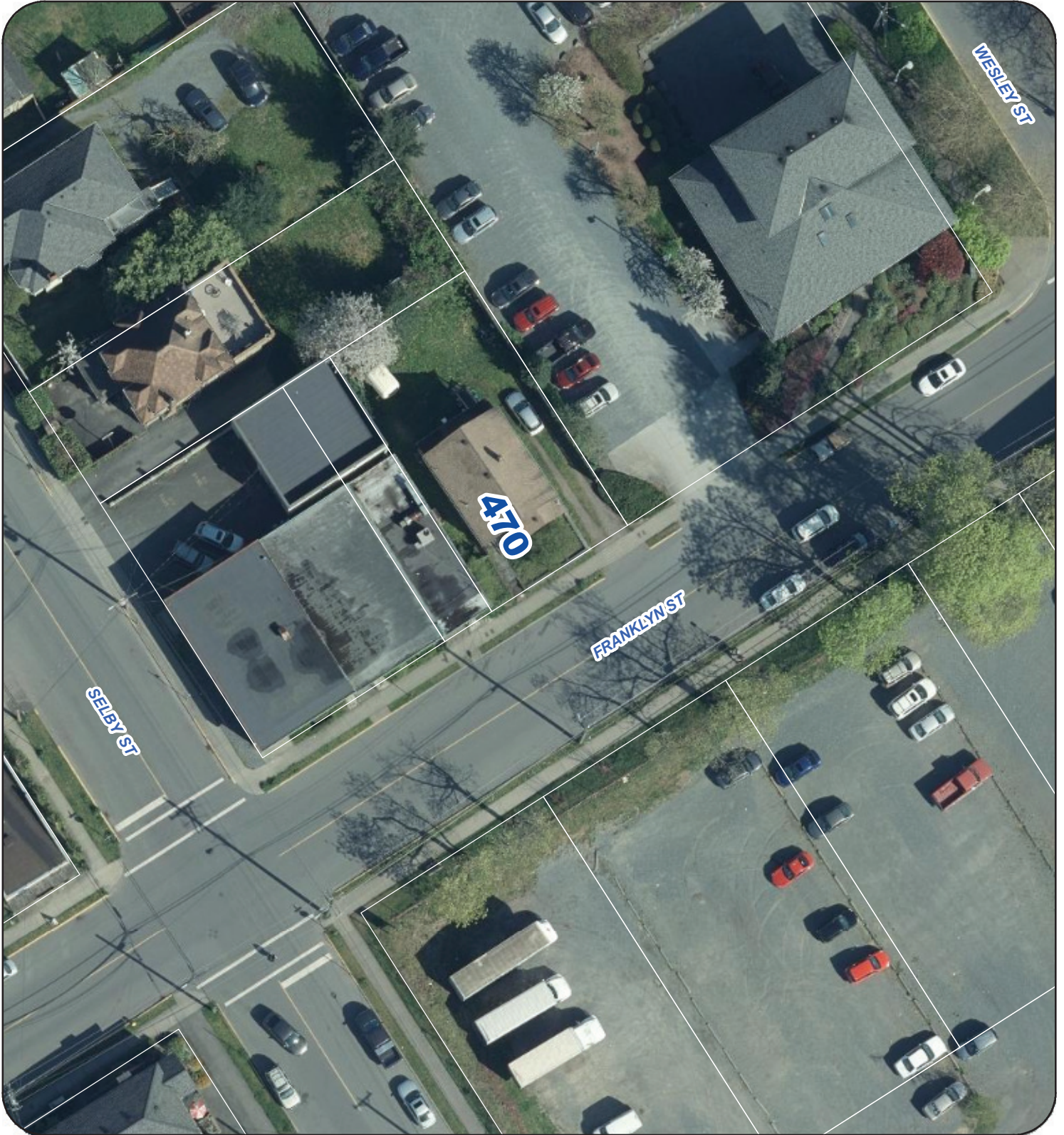
ISSUE DATE:
26 March 2019

Drawing title:
LANDSCAPE CONCEPT SITE PLAN

Sheet number:
L - 1 OF 1

Issued for:
DEVELOPMENT PERMIT APPLICATION ONLY
25 March 2019
NOT ISSUED FOR B.P., TENDER OR CONSTRUCTION PURPOSES

AERIAL PHOTO



Legend



Subject Property

DEVELOPMENT PERMIT NO. DP001136