

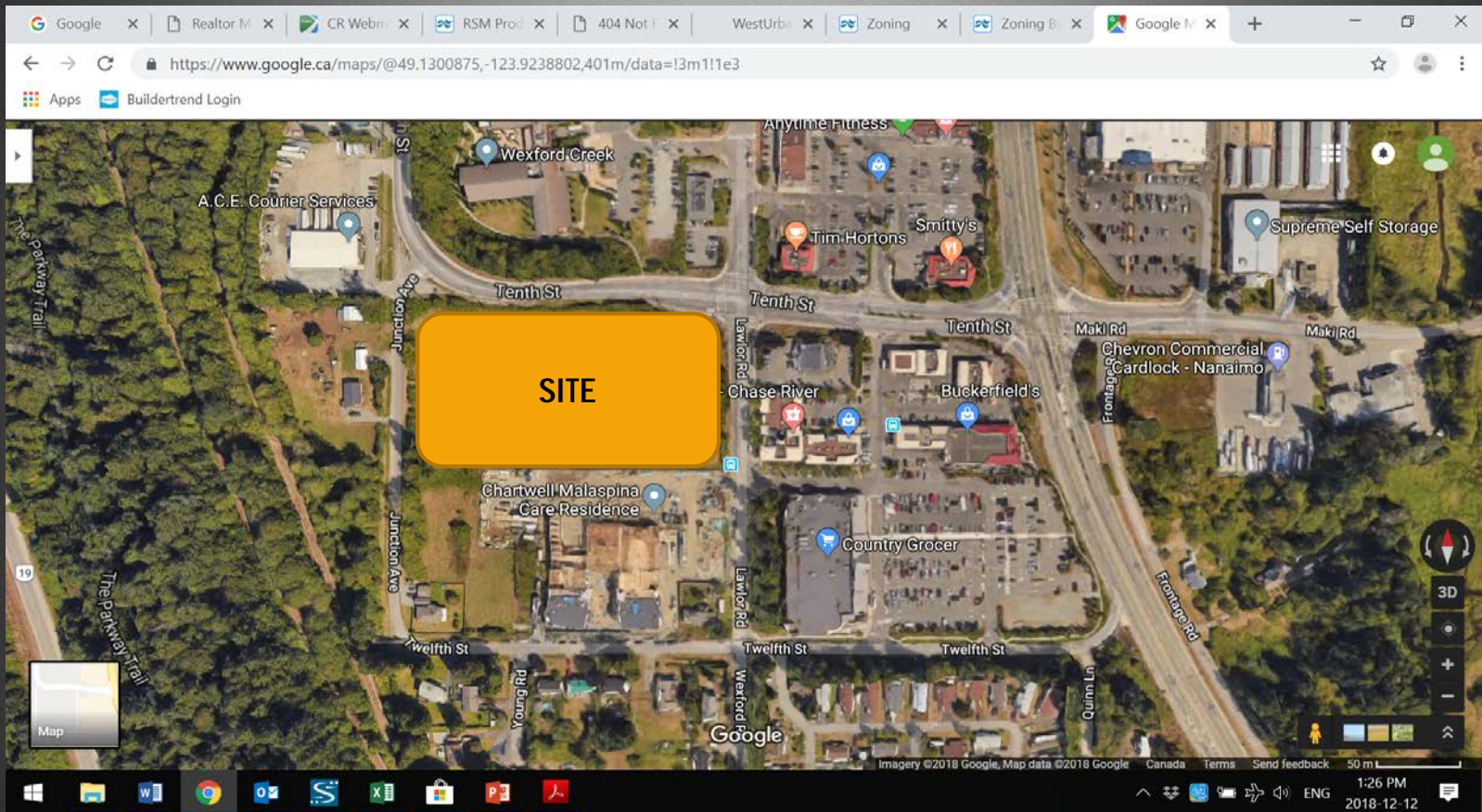


DEVELOPMENTS 

WESTURBAN DEVELOPMENTS LTD.

- ▶ Vancouver Island Based
 - ▶ Owners and staff long time Vancouver Island residents
- ▶ Specializes in Purpose Built Rentals (90% of its operations)
- ▶ Specializes in Complex Development Sites
 - ▶ Redevelops underutilized urban infill lands to increase residential density and rental inventory in locations with existing infrastructure
- ▶ Fully Integrated Company – we plan, build and manage

SITE LOCATION



1300 JUNCTION AVENUE

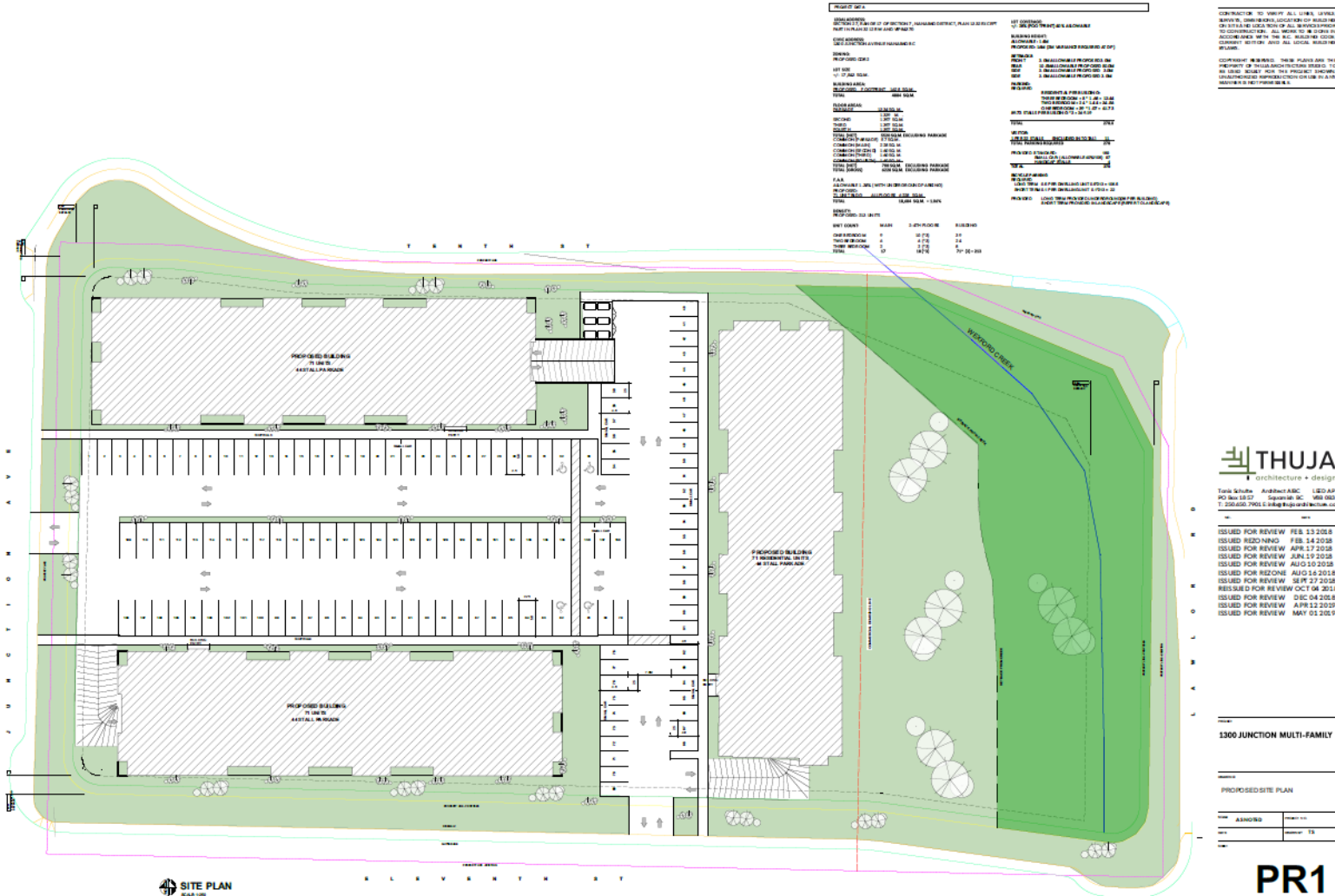
Rezoning Application

Existing Zoning – RS-1 Single Family Residential

Proposed Zoning – COR2 - Corridor Zone 2

- ▶ Official Community Plan Designation
 - ▶ Mainstreet & Medium-High Density Residential
- ▶ Proposed Development – 213 Purpose-Built Apartment Rental Units
 - ▶ Site Area – 1.75 hectares (4.33 acres)
 - ▶ 4 storey on parkade

Proposed Site Layout



1300 JUNCTION AVENUE
NANAIMO, BC
WESTURBAN DEVELOPMENTS LTD.

HEROLD ENGINEERING
1000 JUNCTION AVENUE, SUITE 100, NANAIMO, BC V9X 1A1
TEL: 250-754-1111
WWW.HEROLD-ENGINEERING.COM

SITE SERVING

DATE: 2014-08-01
PROJECT: 1300 JUNCTION AVENUE
DRAWN: [Name]
CHECKED: [Name]
PROJECT NO.: [Number]
SHEET NO.: SK-1

Proposed Building Elevations



DOUBLE GABLE FOUR STOREYS



COLOUR VARIATION



WINDOW COMPOSITION



TYPICAL ELEVATION

CONSTRUCTION OF VARIOUS TYPES OF BUILDINGS, INCLUDING BUT NOT LIMITED TO, RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL, AND THE DESIGN OF BUILDINGS, INCLUDING BUT NOT LIMITED TO, RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL, AND THE DESIGN OF BUILDINGS, INCLUDING BUT NOT LIMITED TO, RESIDENTIAL, COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL.

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THUJA
Architecture + design

3000 Highway 100, Suite 100, Vancouver, BC V6Z 1A6
Tel: 604.681.1000 | Email: info@thuja.ca

ISSUED FOR REVIEW FEB 13 2018
ISSUED FOR REVIEW FEB 14 2018
ISSUED FOR REVIEW APR 17 2018
ISSUED FOR REVIEW JUL 17 2018
ISSUED FOR REVIEW AUG 10 2018
ISSUED FOR REVIEW AUG 14 2018
ISSUED FOR REVIEW SEP 17 2018
REISSUED FOR REVIEW OCT 04 2018
ISSUED FOR REVIEW DEC 06 2018
ISSUED FOR REVIEW APR 12 2019
ISSUED FOR REVIEW MAY 02 2019

1300 JUNCTION MULTI-FAMILY

SCHEMATIC ELEVATION

DATE	2018-02-13	DESIGNED BY	THUJA
DATE	2018-02-13	DESIGNED BY	THUJA

PR3

Benefits – Housing Options

PROVIDE HOUSING TO MEET THE NEEDS OF THE COMMUNITY

- ▶ **Building Composition**

- ▶ 213 market rental units
- ▶ On site parking
- ▶ Diversifies residential housing inventory in the neighbourhood
- ▶ Redevelops underutilized land to higher density

INFRASTRUCTURE IMPROVEMENTS AND COMMUNITY AMENITIES

▶ Improves existing Infrastructure

- ▶ Services, roads, sidewalks, streetlights
 - ▶ New public sidewalk for the full length of property along 10th, Lawlor, 11th and Junction
 - ▶ Provision of SRW for future Wexford Creek rehabilitation

▶ Amenity Contribution

- ▶ Financial contribution towards amenity fund

Benefits – Pedestrian Linkages

- ▶ Livable Community

- ▶ Provision of pedestrian networks on street frontage
- ▶ Walking/biking distance to public transit; commercial nodes; and recreation areas

THANK YOU

▶ Questions??

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www.westurban.ca