



AGENDA DESIGN ADVISORY PANEL MEETING

September 12, 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-AUG-22

2 - 4

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2019-AUG-22.

4. PRESENTATIONS:

a. Development Permit Application No. DP1146 - 3201 Lauren Mary Place

5 - 31

A development permit application DP1146 was received from G3 Architecture Inc., on behalf of Barrington Townhomes Ltd., for the development of a multi-family townhouse development (13 units) at 3201 Lauren Mary Place. The subject property is legally described as Lot 1, District Lot 56, Wellington District, Plan EPP47501.

b. Development Permit Application No. DP1153 - 521 Hecate Street

32 - 45

A development permit application DP1153 was received from Satgur Development Inc., for the development of a 10-unit multi-family apartment building. The subject property is legally described as Lot 10, Block 17, Section 1, Nanaimo District, Plan 584.

5. ADJOURNMENT:

MINUTES
DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE, BOARDROOM,
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-AUG-22, AT 5:00 P.M.

PRESENT: Members: Kevin Krastel, Chair
 Martin Hagarty
 Marie Leduc
 Kate Stefiuk

 Absent: Steve Johnston
 Charles Kierulf
 Gur Minhas

 Staff: J. Holm, Director, Development Approvals
 G. Stevenson, Planner, Current Planning Section
 L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

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

2. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda, 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, Service and Resource Centre, Nanaimo, BC, on Thursday, 2019-JUL-25 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1149 - 415 Prideaux Street

Gepke Stevenson, Planner, Current Planning Section, introduced the project, a six unit multi-family development and spoke regarding zoning, neighbourhood context, incorporated roof styles and the proposed building height variance, and provided a brief overview of the entire project.

Presentations:

1. Ian Niamath, Architect of Ian Niamath Architect presented the project, and spoke regarding: architectural plans, the intent of project, site and

neighbourhood context, Old City Mixed Use (DT8) zoning, the retention of an existing large oak tree, and the proposed building height variance.

- Individual units have their own private entrances and amenity spaces.
- Large panels with numbers provide wayfinding to the units.
- With the existing slope taken into consideration, the building is comprised of two 2-storey units in the front; and, two three-storey units in the back, with two 1-level studio units in the mid-section.
- Rooftop amenity spaces provide privacy and rooftop gardening space.
- Bike and additional storage space is provided in the basement area.
- Parking includes one accessible space.
- Exterior materials include horizontal wood and vertical board-and-batten siding, wood shingles and trellises, and brick.

Mr. Niamath also provided an interpretation of the proposed building height variance, the proposed roof slopes, roof peak, and zoning. Sightlines are taken into account.

2. Fred Brooks, Landscape Architect of Fred Brooks Landscape Architect, presented the landscape plan and spoke regarding proposed planting materials and trees (screening), hardscape features, rooftop amenity and outdoor spaces, fencing and lighting.

Panel discussion took place regarding:

- The side entrances for units located at the back of the building (site grade challenges).
- The window to wall proportion of the front elevation.
- Construction material and screening methods for the proposed garbage enclosure.
- The proposed building height variance and presenting it to Council.
- The proposed landscape plan including the retention of an existing large oak tree; and the removal of periwinkle and trembling aspen trees from the landscape plan.

It was moved and seconded that Development Permit Application DP DP1149 - 415 Prideaux Street be accepted as presented, with the following recommendations:

- Consider altering the lane elevation to reflect a more front elevation form and character;
- Look at the overall balance of windows and walls on the front elevation;
- Create a Milton to Prideaux Street site section to support the height variance rationale with respect to the views from Milton Street;
- Consider an alternative species of tree planting along the north property line;
- Look to add vines to the refuse enclosure; and
- Find an alternative to the proposed periwinkle groundcover (invasive species).

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:26 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001146 – 3201 LAUREN MARY PLACE

Applicant / Architect: G3 ARCHITECTURE INC.

Owner: BARRINGTON TOWNHOMES LTD.

Landscape Architect: FRED BROOKS LANDSCAPE ARCHITECT

Subject Property:

<i>Zoning</i>	R6 – Townhouse Residential
<i>Location</i>	The subject property is located along Lauren Mary Place southwest of the Barrington Road/Rock City Road intersection.
<i>Total Area</i>	4897.54m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area DPA No. 5 – Steep Slope Development; DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential
<i>Neighbourhood Plan</i>	N/A
<i>Relevant Design Guidelines</i>	Steep Slope Guidelines General Development Permit Area Design Guidelines

Site Context:

The subject property is situated along the north edge of a phased townhouse development, located at 3401 Barrington Road, which is still under construction. Mariposa Drive, a private strata road which bisects 3201 Lauren Mary Place (servicing 3401 Barrington Road); and, will connect Barrington Road with Lauren Mary Place.

The properties on either side and across from the subject property are developed as single and/or duplex residential dwellings in a well-established neighbourhood. The property behind the subject property is 3401 Barrington Road.

The subject property slopes steeply downwards from south to north, and has a downward cross-slope (east to west) along Lauren Mary Place. Lauren Mary Place curves uphill from the northwest corner of this site where it intersects with Barrington Road, and terminates in a cul-de-sac.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a 13-unit townhouse development. Building Blocks 1 and 2 each contain 4 units, and Block 3 contains 5 units. The units range in size from 143.93m² to 166.80m². There are ten 3-bedroom units and three 2-bedroom units. The proposed Floor Area Ratio is 0.43 which complies with R6 density requirements.

Site Design

The low point of the site at the northwest corner is undevelopable as it must be used for a storm retention pond. The applicant has provided an Environmental Assessment Report that identifies a number of natural features such as a rock cliff, wildflower meadow, and two “significant” trees in this area. The remainder of the site is steep and requires rock removal, a vegetative cover, and trees to facilitate the development.

The three buildings are sited to follow the curve of Lauren Mary Place. Units 1 to 4 of Block 1 have a somewhat staggered placement. Units 5 to 8 of Block 2 and Units 9 to 13 of Block 3 are uniformly sited with consistent front facades. Each building (Block) consists of a three-storey front elevation and two-storey rear elevation. Blocks 1 and 2 require rear yard setback variances.

Access to the site is via Mariposa Drive. A drive aisle off Mariposa Drive and individual driveways give access to the at-grade garages of each unit. Each garage provides two parking spaces which meets the Parking Bylaw requirements.

Pedestrian connections are provided from the front doors of the units to the drive aisle. Five pedestrian accesses are provided from the drive aisle to the city sidewalk.

Unit amenity spaces consist of a patio located between the rear of each unit and the hillside face.

There are two garbage receptacle areas. One is located next to the visitor parking spaces the other is located between Blocks 2 and 3.

Staff Comments:

- Consider creating more unit variation by staggering the unit placements in Blocks 2 and 3.
- Consider reducing the amount of hard surfaces on-site; and, prevent cars from obstructing the drive aisle, by reducing the length of driveways.
- Consider creating more pedestrian connections (pathways, paving surface treatments, etc.) throughout the site such as an informal sidewalk connecting the units.

Building Design:

Each building is three-storeys at the front and two-storeys at the rear. The front facades are well articulated with the stairwell portion of the unit set back while the garage and the third floor and the third floor bay project forward. The bay projection is topped by a slanted roof and this is reiterated by the roof over front entry which is supported by two angled posts from the ground to the upper edge of the roof. The applicant is requesting height variances for all three buildings.

Unit designs are identical and use three different materials for the front facades. These appear to be synthetic stone on the first floor, horizontal plank on the middle floor and a board and batten siding on the upper-most floor and bay.

Staff Comments:

- Consider ways to de-emphasize the verticality of the building elevations such as:
 - wrapping the stone façade treatment to the side (the entire length);
 - demarcating the floor levels with a band or overhangs;
 - lowering the angle of the entry porch roofs to reduce the length of the support posts;
 - wrapping porch treatments around the corner;
 - enlarging the windows in Units 4 and 5 in order to put “eyes on the street” along Mariposa Drive; and
 - managing the slope along the sides of the buildings with broad and shallow steps/retaining walls combined with landscaping.
- Consider ways to create unit differentiation such as using exterior materials that are varied in design, colour and texture.

Landscape Design

The subject property is located in the “North Nanaimo Landscape Character Area” which is described as “north suburbia with forest backdrop” and specifies that the design layout must be “informal”. It further states that the landscape plan should:

maintain stand of native evergreens where feasible. Include at least 50% evergreen trees in planting scheme. Accent natural features such as rock outcrop.

The landscape requirements in the zoning bylaw also specify that a minimum 1.8m wide landscape buffer must be provided along the street front and the “treatment level” (which specifies the density of plantings) should be level 1d.

The landscape plan shows that existing trees and vegetative cover will be retained at the top of the rock face behind all three buildings. Landscaping around the rear and sides of the buildings consists of planting beds surrounded and connected by a wildflower meadow groundcover. Arbours and privacy lattices along with small shrubs, trees and perennials are proposed for the individual amenity areas. At the front of each unit beside the sidewalk is a planting bed with a pin oak, columnar spruce, a deciduous tree and a groundcover. In the landscape buffer and boulevard along a portion of the front property line are regularly spaced pink flowering dogwood trees and rhododendrons along with spreading blue juniper shrubs. The proposed landscaping is ornamental in style with many flowering deciduous trees and plants and has a formal layout along the street front.

Staff Comments:

- The landscape buffer along the front property line is not dimensioned but scales off at approximately 1.2m. Trees are planted on the property line instead of within the landscape buffer. The boulevard space is quite intensely planted and contains an extensive flight of stairs. This may not be feasible.
- The landscape plan has not included the northwest storm retention area of the site. The Environmental Assessment submitted by the applicant provides specific information concerning the natural features on this portion of the site.

- A revised landscaping plan for the whole site should be developed that meets the landscaping requirements in the zoning bylaw and addresses the constraints, opportunities and recommendations in the Environmental Assessment.
- Consider landscaping the storm retention area to provide passive recreational enjoyment that supplements the individual amenity spaces and contributes to the development's identity at this prominent corner in the neighbourhood.
- Consider ways to make the individual amenity spaces more functional.
- Applicant to provide design details of the patio areas and garbage enclosure.

PROPOSED VARIANCES

Minimum Building Setbacks

The minimum rear yard setback requirement is 7.6m. The proposed setback at the corner of Units 1 and 5 is 7.24m and 7.44m, proposed variances of 0.26m and 0.06m respectively.

Maximum Building Height

The maximum building height is 9.0m, the anticipated building height is approximately 9.7m, a proposed variance of 0.7m. The applicant is requesting a 1.0m variance in order to allow for some flexibility at build-out.

DESIGN CONCEPT AND NEIGHBORHOOD ANALYSIS

The neighborhood comprises of a variety of mid-sloped roofed traditional styled homes, some newer "craftsman" styled townhouses and combined with a variety of non-period/style specific homes. "Modern California Stucco", "Neo-Traditional", "Neo-Heritage", or "West Coast Modern" best describe existing compatible styles throughout the subject area.

The proposed design reflects many of the recommendations of the City of Nanaimo General Development Permit Area Guidelines as well as incorporating the Steep Slope Development Permit Area Guidelines with strong considerations for the neighborhood context, variety and landscaping opportunities. In addition it integrates to studies of the local existing neighborhood characteristics and similar emerging areas outside of this particular neighborhood.

The majority of the homes in this area are two-storey aged approximately 15 to 25 years with some newer developments emerging. The remainder of the homes are predominantly two-storey front entry, in excess of 50 years old and likely to be redeveloped within the next 10 to 15 years.

Most of the homes in the area are of small to medium size based on modern home sizes. Typical habitable areas range between 1200-2200sf. and incorporate an attached two-car. None of the homes appear to be over embellished with detail or significant design traits.

More than half of the existing newer homes have high mass characteristics. In addition, with regards to the front elevation of the homes and their direct relationship of the rear elevations, the upper floors do not exhibit a different setback than the lower floor(s). Most of the existing homes have a 1-storey entrance.

Flat and simple forms are abundant for the main roof with secondary roof forms equally simple and usually flat or economical low pitch (between 4-6/12) common truss roofs with simple gables and common hips on most of the homes. In most cases where the roofs are sloped a fascia gutter is used in place of a fascia board.

Use of exterior materials for the majority of nearby buildings is limited in the most part to one of the following; stucco with painted wood trims for an accent material (dominant) or wood siding for older buildings. Accent trims are not evident on most of the existing homes. Most of the homes do not incorporate neutral or natural colour schemes but rather bold and contrasting color and material schemes which also exhibit many years of fading and deterioration.

In general, landscaping improvements in this neighborhood is of low to moderate planting standards. Most homes in this neighborhood have a front driveway with exposed aggregate and brushed concrete being the common finished surface. In response to the topography and curved roadways the lengths and shapes of driveways and walkways vary throughout the area.

Collectively the homes in this neighborhood do not establish a consistent desirable character nor is there any notable design continuity or cohesiveness throughout the immediate area. The newer residential projects in the immediate area and surrounding neighborhoods reflect characteristics more favorable. Therefore, rather than use the existing homes to provide architectural context for the new development, the best strategy would be to employ modern design, massing and finishing standards.

This physical characteristics, shape, topography and dimensions of this particular site impose significant constraints with respect to building placement, vehicular/pedestrian access, construction logistics and environmental protection to name a few. The proposed site layout promotes an inviting street front elevation for all of the units with simple and clear unobstructed access throughout. Per the recommendations of the City of Nanaimo a significant portion of the westerly lot (west of Mariposa Drive) has been preserved for storm water retention and natural landscaping.

The proposed building designs represents a more traditional west coast styled development standard especially with respect to the overall massing and balance in design and to proportional massing between individual elements. The quality of the design and selection of materials will make a positive contribution to the streetscape and satisfy the intention to provide affordable housing alternatives.

Each Unit has a distinct entry with an inviting covered front entry. Effectively all the units have visitor parking available either on their own private driveway in front of their garage or immediately adjacent to the unit. The siting of the buildings, selection and location of exterior finishes, landscaping and interior layouts all contribute to a successful design and differentiation between the dwelling units without compromising functionality or aesthetics. The variation of building exterior finishes and horizontal and vertical rhythms reinforces the individuality and respects the site topography. In consideration of the steep backyards the overall building heights proposed are consistent with the majority of the newer surrounding developments and blend into the natural landscaping.

The roof design is consistent with the intended style. The projection of the roof eaves within the allowable setbacks with the custom designed ground floor entry canopies provides shade and greater articulation to the building. The moving shadows created by these architectural features mitigate a monotonous elevation. The various façade projections combined with the variation of exterior finishes on all the facades results in the achievement of an overall balance in the design.

The use of cultured stone cladding anchors the building to the ground as well as to create a stronger vertical element to minimize the horizontal effect and break up the mass of the building. All soffits incorporate natural stained cedar tongue and groove material which will complement the use of prefinished metal wood like siding, smooth hardipanel board and batten. The final product shall provide a distinctive west coast feel apparent from the pedestrian and vehicular traffic as well as the users.

Black anodized aluminum framed windows and black powder coated aluminum railings correspond to the overall design intent. The front entries are in scale and proportion with all the other elements on the building facade on which they appear.

Generous sized front yards and greenspace between buildings, combined with existing and new landscaping throughout the site minimize the density achieved and provide ample outdoor space for landscaping and user-friendly spaces.

The proposed design, style, theme, roof forms, volume allocations and detailing features provides a high degree of compatibility between any new home or townhome project introduced and newer existing homes in the area.



13 UNIT TOWNHOUSE DEVELOPMENT 3201 LAUREN MARY PLACE, NANAIMO, BC

 **G3 ARCHITECTURE INC.**
UNIT #130, 1959 - 152ND STREET
SURREY, BC V4A 0C4
604-916-8582 gus@g3projects.com

ISSUED FOR DEVELOPMENT PERMIT
MAY 3, 2019

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DP 1146
2019-JUN-10
Cultural Planning

With regards to specific zoning variance rationale, below is a brief description for your reference and based on R6 Zoning.

Density/FAR - no variance required

Lot Coverage - no variance required

Siting/Setbacks - only variance required is for building Block #1, rearyard proposed of 7.24M. This variance for approx. .26M (10-1/4") is due to the irregular shape of the property. Note, we have modified the design of this particular building to be as "shallow" in building depth as possible while preserving a functional and efficient residential floor plan. Also, this minimum setback occurs only at the northwest corner of Building Block #1.

Building Height - This steep slope site and unique vehicular access, combined with the preservation of a large area of site at the north end of the property (as requested by City of Nanaimo Planning staff) results in a final site plan and building design that, in our opinion, addresses all of the guidelines of both the Steep Slope Development Permit Area Guidelines and General Development Permit Area Design Guidelines. Each typical Building Block is based on standard wood frame construction, we have proposed standard 8'-0" ceilings at the lowest floor (garage and main entry), 9'-0" ceilings at the middle floor (kitchen/living) and 8'-0" ceilings at the top floor (bedrooms). The roofs are proposed to be 4:12 roof slope using standard pre-engineered wood trusses. Effectively each building (x3) is a three storey building with the lowest floor being set into the terrain below the finished grade at the rear and at finished grade at the front for vehicular access. This creates an approximate building height of a typical building block of 9.70M which is slightly over the stipulated 9.0M height in the R6 zoning. We therefore ask for a variance to allow the heights as proposed and not to exceed a maximum of 10.0M.

We look forward to your review of our application and should you require any additional information or clarification please contact myself anytime.

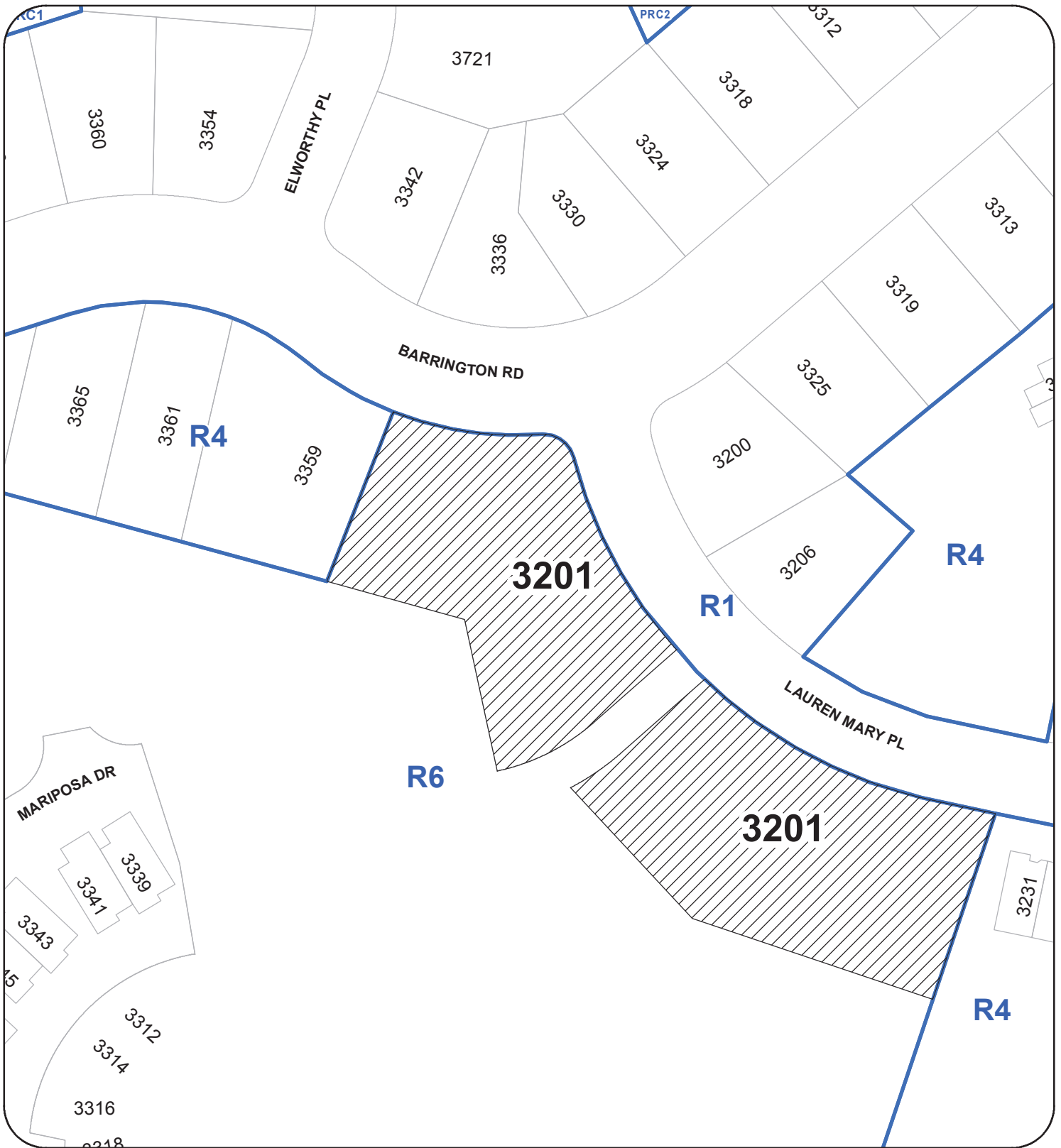
Regards,

Gus da Roza III B.Sc., M.Arch, MRAIC, NCARB
Architect AIBC

G3 Architecture Inc.
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DP1146
2019-JUL-10
Current Planning

LOCATION PLAN



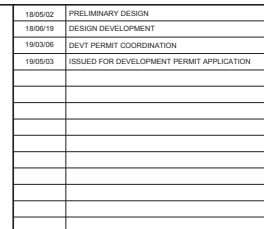
DEVELOPMENT PERMIT NO. DP001146

LOCATION PLAN

Civic: 3201 LAUREN MARY PLACE

Legal: LOT 1, DISTRICT LOT 56

WELLINGTON DISTRICT, PLAN EPP47501



ARCHITECT: **G3 ARCHITECTURE INC.**
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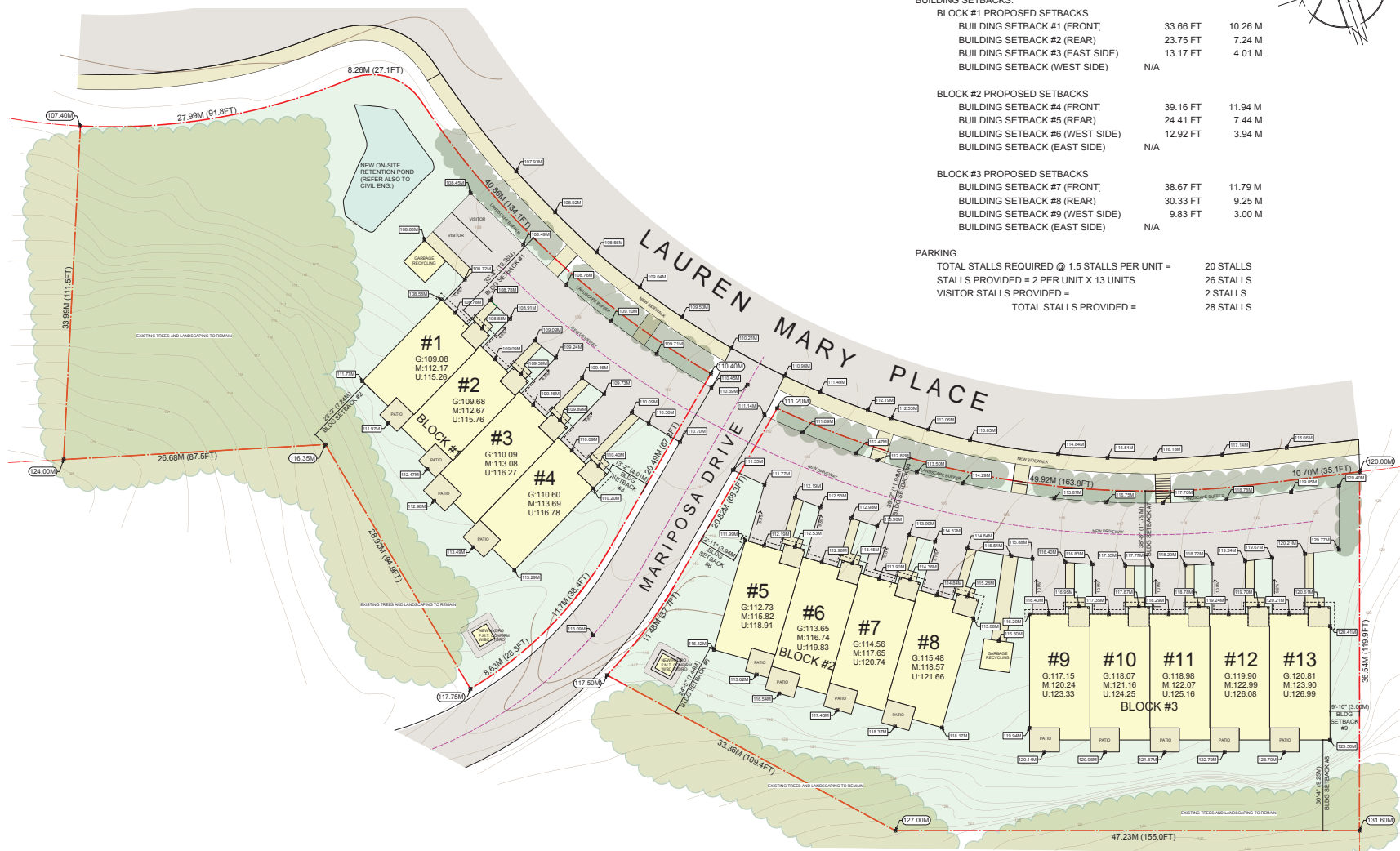
13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC

TITLE:

KEY SITE PLAN

SCALE:	N.T.S.	DRAWING NO.: A100
DATE:	19/05/03	

JELC / 1807



ZONING SUMMARY

ZONING: BASED ON R6 - RESIDENTIAL

BUILDING SETBACKS:

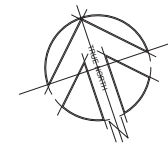
BLOCK #1 PROPOSED SETBACKS		
BUILDING SETBACK #1 (FRONT)	33.66 FT	10.26 M
BUILDING SETBACK #2 (REAR)	23.75 FT	7.24 M
BUILDING SETBACK #3 (EAST SIDE)	13.17 FT	4.01 M
BUILDING SETBACK (WEST SIDE)	N/A	

BLOCK #2 PROPOSED SETBACKS		
BUILDING SETBACK #4 (FRONT)	39.16 FT	11.94 M
BUILDING SETBACK #5 (REAR)	24.41 FT	7.44 M
BUILDING SETBACK #6 (WEST SIDE)	12.92 FT	3.94 M
BUILDING SETBACK (EAST SIDE)	N/A	

BLOCK #3 PROPOSED SETBACKS		
BUILDING SETBACK #7 (FRONT)	38.67 FT	11.79 M
BUILDING SETBACK #8 (REAR)	30.33 FT	9.25 M
BUILDING SETBACK #9 (WEST SIDE)	9.83 FT	3.00 M
BUILDING SETBACK (EAST SIDE)	N/A	

PARKING:

TOTAL STALLS REQUIRED @ 1.5 STALLS PER UNIT =	20 STALLS
STALLS PROVIDED = 2 PER UNIT X 13 UNITS	26 STALLS
VISITOR STALLS PROVIDED =	2 STALLS
TOTAL STALLS PROVIDED =	28 STALLS



18/05/02	PRELIMINARY DESIGN
18/06/19	DESIGN DEVELOPMENT
19/03/06	DEVT PERMIT COORDINATION
19/05/03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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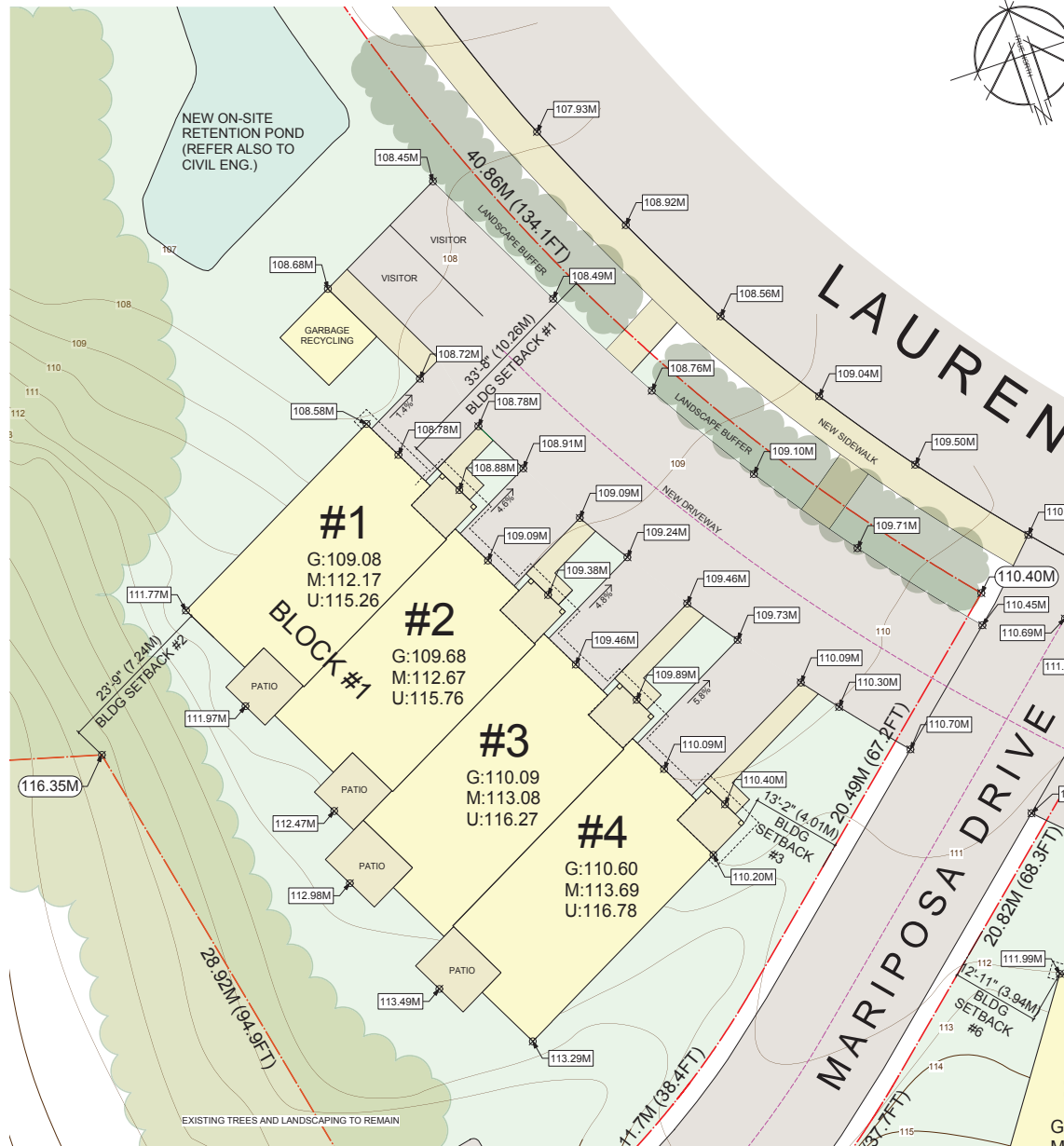
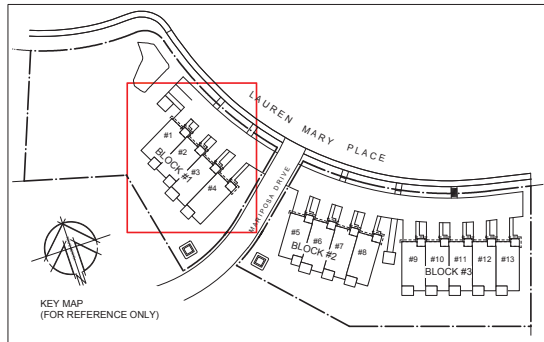
ARCHITECT:
G3 ARCHITECTURE INC.
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 V4A 0C4
 TEL: 604-916-8582
 EMAIL: gus@g3projects.com

**13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC**

TITLE:
PROPOSED SITE PLAN

SCALE: 1/16" = 1'-0"	DRAWING NO.: A110
DATE: 19/05/03	

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DP 1146
 2019-JUN-10
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18/05/02	PRELIMINARY DESIGN
18/06/19	DESIGN DEVELOPMENT
19/03/06	DEVT PERMIT COORDINATION
19/05/03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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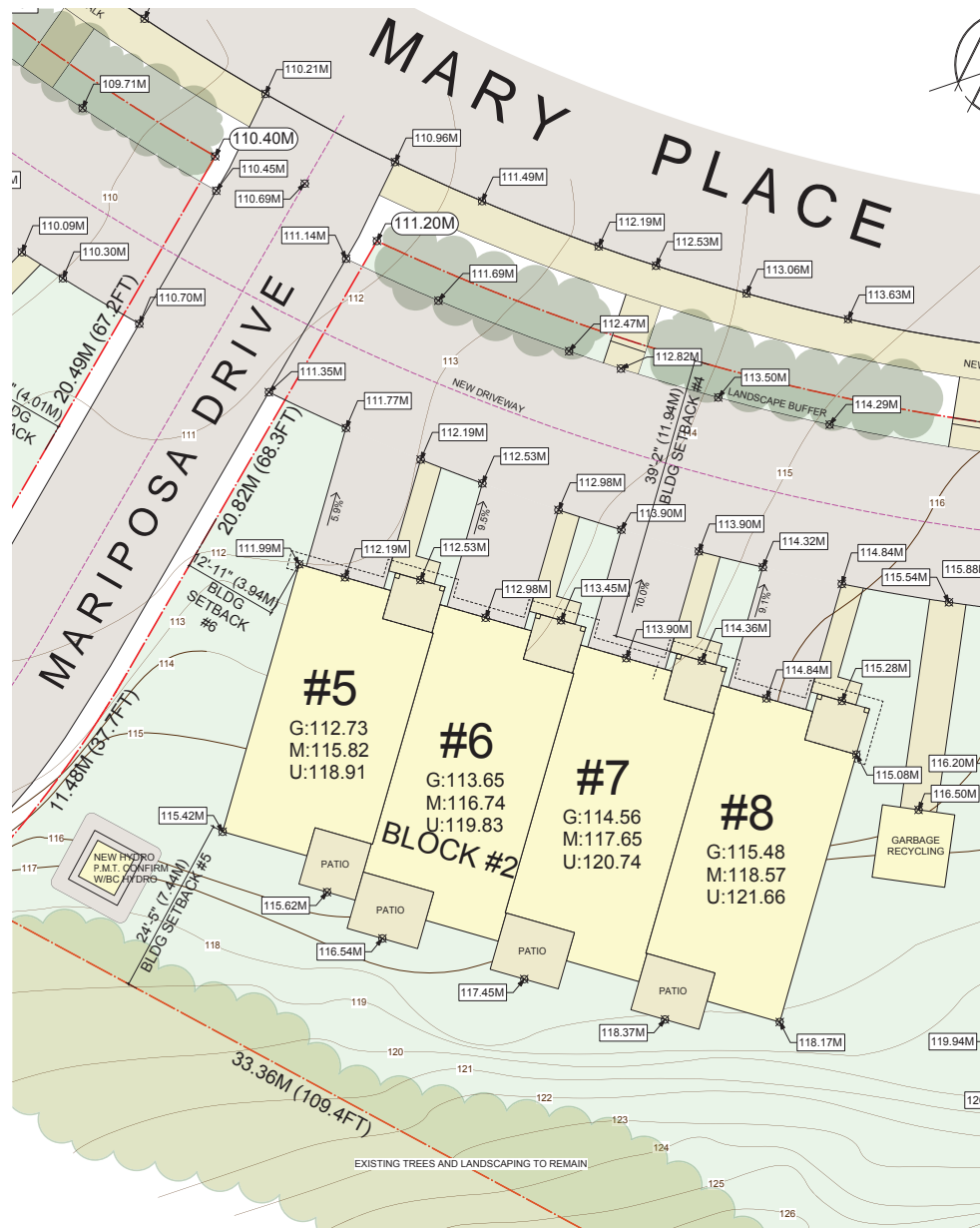
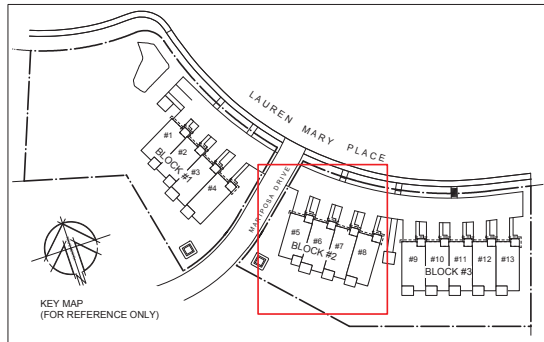
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13 UNIT TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC

TITLE:
PARTIAL SITE PLAN
BLOCK #1

SCALE: 1/8" = 1'-0"
DATE: 19/05/03
DRAWING NO.: **A120**

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18/05/22	PRELIMINARY DESIGN
18/06/19	DESIGN DEVELOPMENT
19/03/06	DEVT PERMIT COORDINATION
19/05/03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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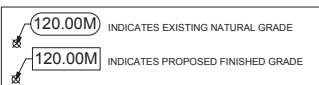
**13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC**

TITLE:
**PARTIAL SITE PLAN
BLOCK #2**

SCALE: 1/8" = 1'-0"
DATE: 19/05/03
DRAWING NO.: **A121**

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2019-JUN-10
Current Planning

UPLC/10021



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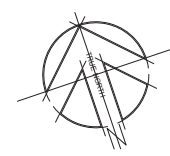
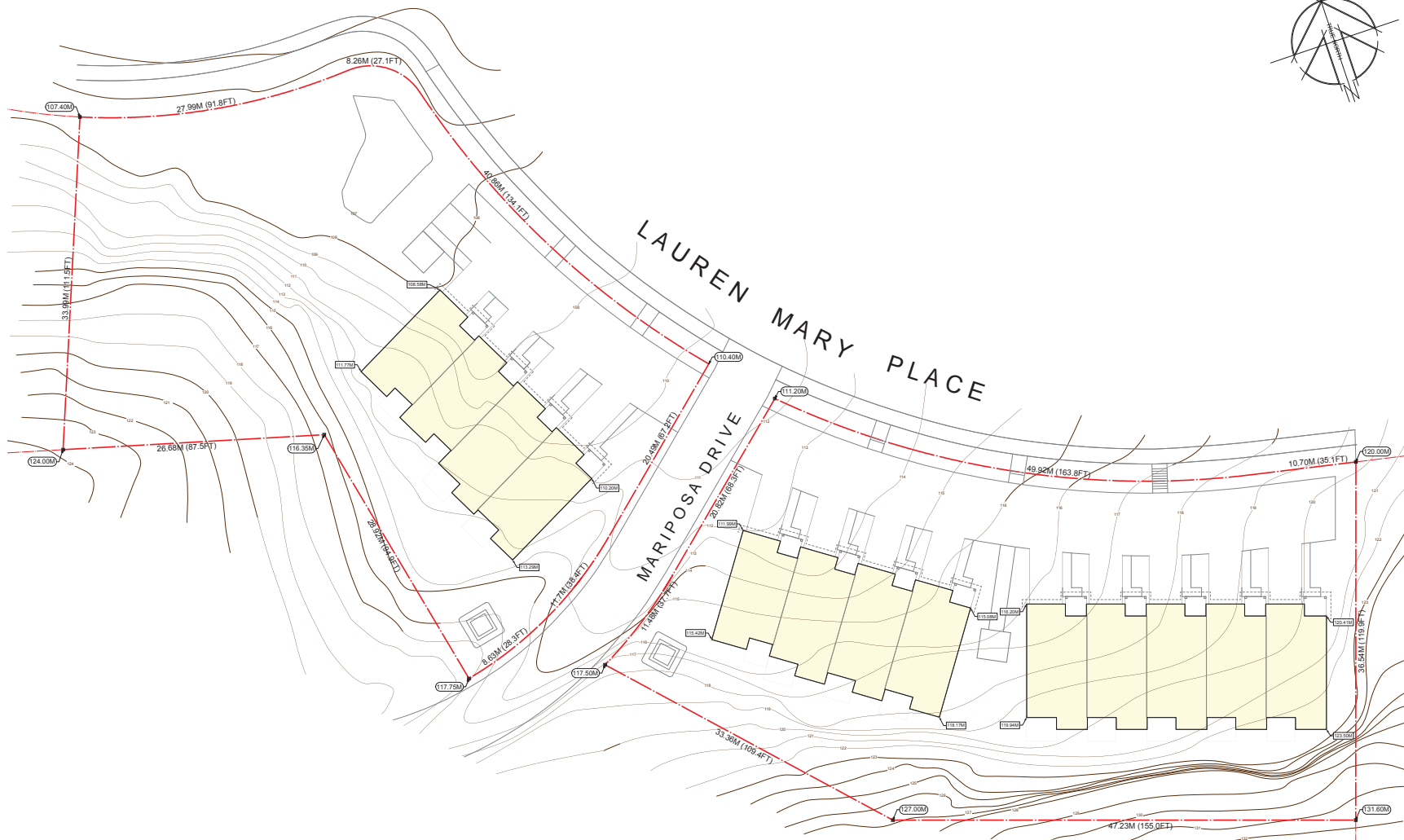
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13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC

TITLE:

**PARTIAL SITE PLAN
BLOCK #3**

SCALE:	1/8" = 1'-0"	DRAWING NO.: A122
DATE:	19/05/03	



19/05/02	PRELIMINARY DESIGN
19/06/19	DESIGN DEVELOPMENT
19/03/06	DEVT PERMIT COORDINATION
19/05/03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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**13 UNIT
 TOWNHOUSE DEVELOPMENT
 3201 LAUREN MARY PLACE
 NANAIMO, BC**

TITLE:
NEW TOPOGRAPHIC

SCALE: 1/16" = 1'-0"	DRAWING NO.:
DATE: 19/05/03	A131

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BUILDING SITE SECTION

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BUILDING HEIGHT: (NOTE BUILDING IS STEPPED INTO HILLSIDE)		
TYPICAL UNIT TYPE A	227.39 FT	69.31 M
PROPOSED BUILDING HEIGHT @ FRONT	36.39 FT	11.09 M
PROPOSED BUILDING HEIGHT @ REAR	25.93 FT	7.90 M
AVERAGE PROPOSED BUILDING HEIGHT	31.16 FT	9.50 M
TYPICAL UNIT TYPE B	227.39 FT	69.31 M
PROPOSED BUILDING HEIGHT @ FRONT	37.06 FT	11.30 M
PROPOSED BUILDING HEIGHT @ REAR	26.60 FT	8.11 M
AVERAGE PROPOSED BUILDING HEIGHT	31.83 FT	9.70 M



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EMAIL: gus@g3projects.com

**13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC**

**BLOCK #1
BUILDING ELEVATIONS
AND SITE SECTIONS**

SCALE:

DATE: 19/05/03

DRAWING NO.:

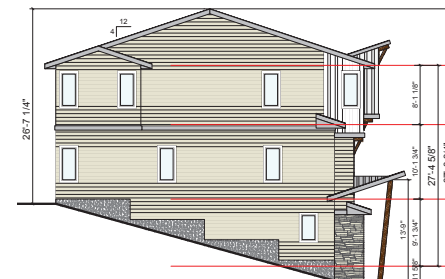
A300



BUILDING SITE SECTION

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SIDE ELEVATION



SIDE ELEVATION

[illegible]

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ARCHITECT:



G3 ARCHITECTURE INC.
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SURREY, B.C.
V4A 0C4

TEL: 604-916-8582
EMAIL: gus@g3projects.com

13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC

TITLE:

**BLOCK #3
BUILDING ELEVATIONS
AND SITE SECTIONS**

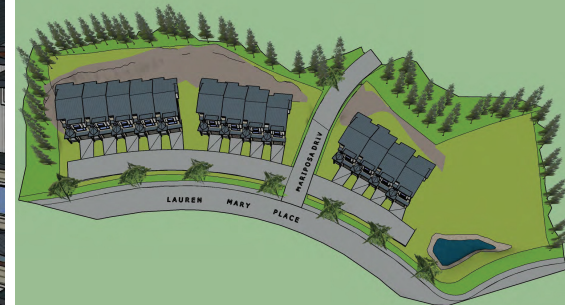
SCALE: $1/8" = 1'-0"$

DATE: 19/05/03

DRAFTING NO.:

A320

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19/05/03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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 EMAIL: gus@g3projects.com

**13 UNIT
 TOWNHOUSE DEVELOPMENT
 3201 LAUREN MARY PLACE
 NANAIMO, BC**

TITLE:
3D RENDERINGS

SCALE:	N.T.S.	DRAWING NO.:
DATE:	19/05/03	A600

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UPIC/10001



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18/06/19	DESIGN DEVELOPMENT
19/03/06	DEVT PERMIT COORDINATION
19/05/03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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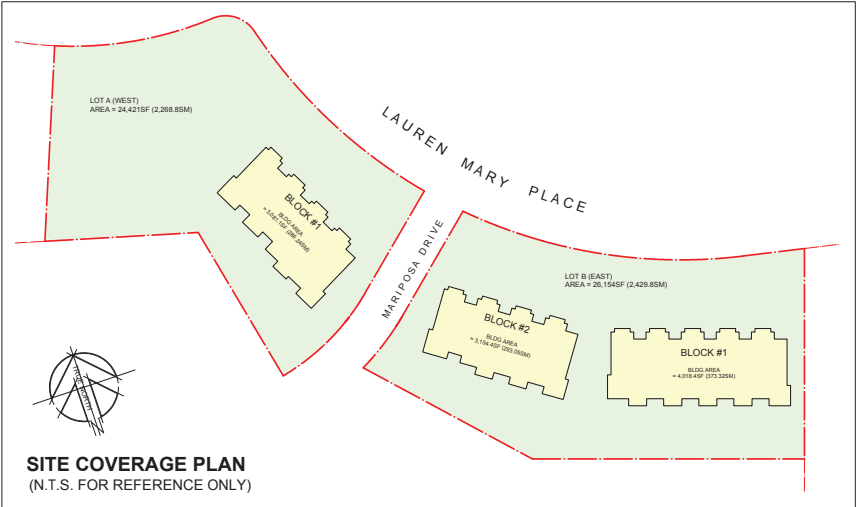
ARCHITECT: **G3 ARCHITECTURE INC.**
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 SURREY, B.C.
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 TEL: 604-916-8582
 EMAIL: gus@g3projects.com

**13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC**

TITLE: 3D RENDERINGS	
SCALE: N.T.S.	DRAWING NO.: A610
DATE: 19/05/03	

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UPLD/00001



PROJECT AREA SUMMARY

ZONING: BASED ON R6 - RESIDENTIAL

SITE AREA:	WEST LOT	24,421 SF	2,268.8 SM
	EAST LOT	26,154 SF	2,429.8 SM
	TOTAL SITE AREA	50,575.0 SF	4,698.6 SM

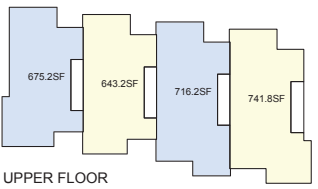
LOT COVERAGE:			
MAX ALLOWABLE	40.0%	20,230.0 SF	1,879.43 SM

PROPOSED COVERAGE			
BLOCK #1	3,081.1 SF	286.24 SM	
BLOCK #2	3,154.4 SF	293.05 SM	
BLOCK #3	4,018.4 SF	373.32 SM	
TOTAL PROPOSED LOT COVERAGE	20.3%	10,253.9 SF	1,905.2 SM

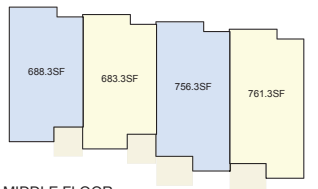
FLOOR AREAS:			
MAX ALLOWABLE	0.45	22,758.8 SF	2,114.36 SM

UNIT #1	GROUND FLR	215.0 SF		
	MIDDLE FLR	675.2 SF		
	UPPER FLR	722.1 SF		
	TOTAL:	1,612.3 SF	149.79 SM	
UNIT #2	GROUND FLR	215.0 SF		
	MIDDLE FLR	643.2 SF		
	UPPER FLR	691.1 SF		
	TOTAL:	1,549.3 SF	143.93 SM	
UNIT #3	GROUND FLR	285.0 SF		
	MIDDLE FLR	756.3 SF		
	UPPER FLR	716.2 SF		
	TOTAL:	1,757.5 SF	163.28 SM	
UNIT #4	GROUND FLR	291.0 SF		
	MIDDLE FLR	761.3 SF		
	UPPER FLR	741.8 SF		
	TOTAL:	1,794.1 SF	166.68 SM	
UNIT #5	GROUND FLR	215.0 SF		
	MIDDLE FLR	688.3 SF		
	UPPER FLR	675.2 SF		
	TOTAL:	1,578.5 SF	146.65 SM	
UNIT #6	GROUND FLR	285.3 SF		
	MIDDLE FLR	756.6 SF		
	UPPER FLR	716.5 SF		
	TOTAL:	1,758.4 SF	163.36 SM	
UNIT #7	GROUND FLR	285.3 SF		
	MIDDLE FLR	756.0 SF		
	UPPER FLR	715.9 SF		
	TOTAL:	1,757.2 SF	163.25 SM	
UNIT #8	GROUND FLR	291.0 SF		
	MIDDLE FLR	761.6 SF		
	UPPER FLR	742.2 SF		
	TOTAL:	1,794.8 SF	166.74 SM	
UNIT #9	GROUND FLR	285.3 SF		
	MIDDLE FLR	761.6 SF		
	UPPER FLR	748.5 SF		
	TOTAL:	1,795.4 SF	166.80 SM	
UNIT #10	GROUND FLR	285.3 SF		
	MIDDLE FLR	756.0 SF		
	UPPER FLR	715.9 SF		
	TOTAL:	1,757.2 SF	163.25 SM	
UNIT #11	GROUND FLR	285.3 SF		
	MIDDLE FLR	756.0 SF		
	UPPER FLR	715.9 SF		
	TOTAL:	1,757.2 SF	163.25 SM	
UNIT #12	GROUND FLR	285.3 SF		
	MIDDLE FLR	756.0 SF		
	UPPER FLR	715.9 SF		
	TOTAL:	1,757.2 SF	163.25 SM	
UNIT #13	GROUND FLR	291.0 SF		
	MIDDLE FLR	761.6 SF		
	UPPER FLR	742.2 SF		
	TOTAL:	1,794.8 SF	166.74 SM	
TOTAL PROPOSED FLOOR AREA		22,463.9 SF	4,173.9 SM	
PROPOSED FAR:	0.44			

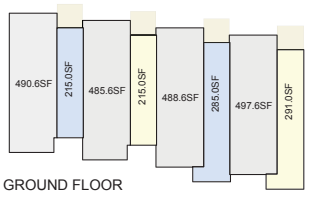
BLOCK #1



UPPER FLOOR

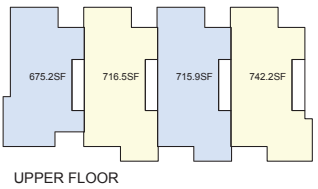


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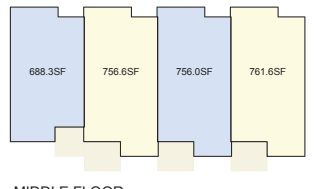


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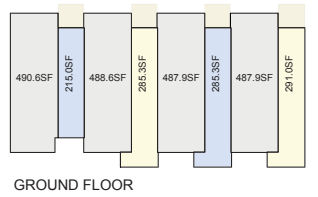
BLOCK #2



UPPER FLOOR

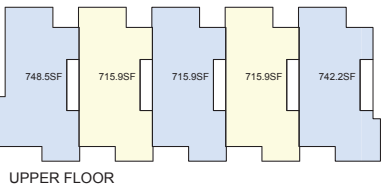


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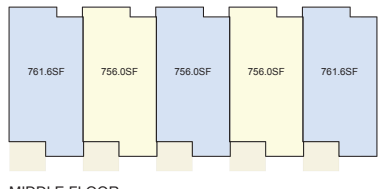


GROUND FLOOR

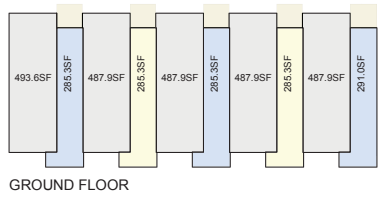
BLOCK #3



UPPER FLOOR



MIDDLE FLOOR




GROUND FLOOR

19/05/02
19/06/19
19/03/06
19/05/03

PRELIMINARY DESIGN
DESIGN DEVELOPMENT
DEVT PERMIT COORDINATION
ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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 G3 ARCHITECTURE INC.
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TEL: 604-916-8582
EMAIL: gus@g3projects.com

13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC

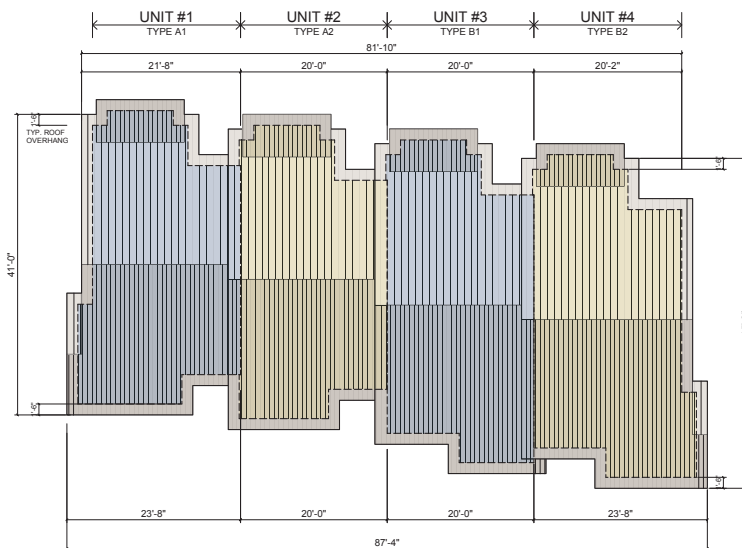
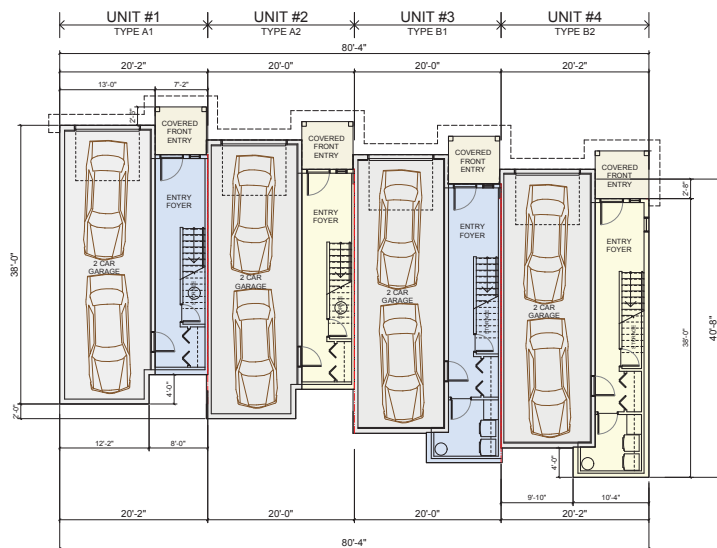
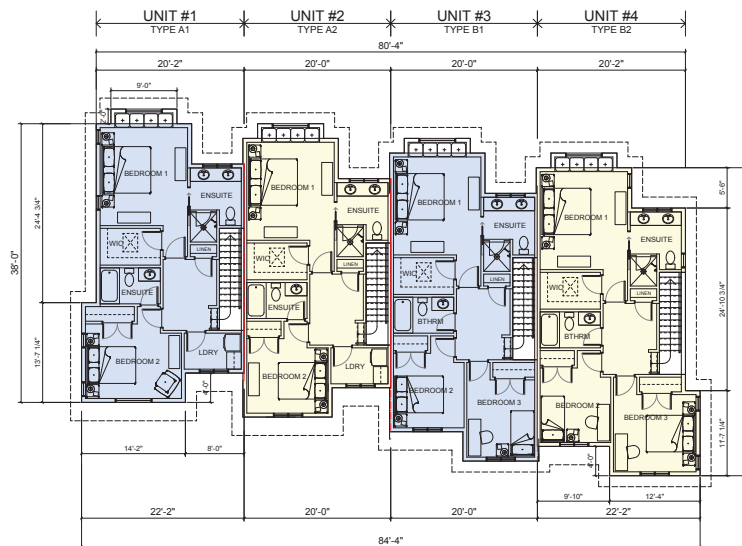
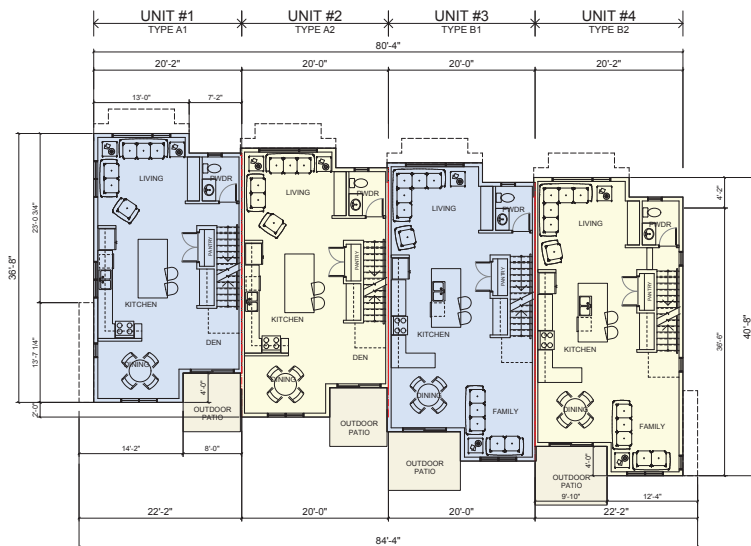
TITLE:
AREA SUMMARY

SCALE: N.T.S.
DATE: 19/05/03

DRAWING NO.:
A150

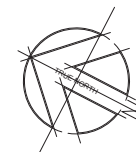
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13 UNIT
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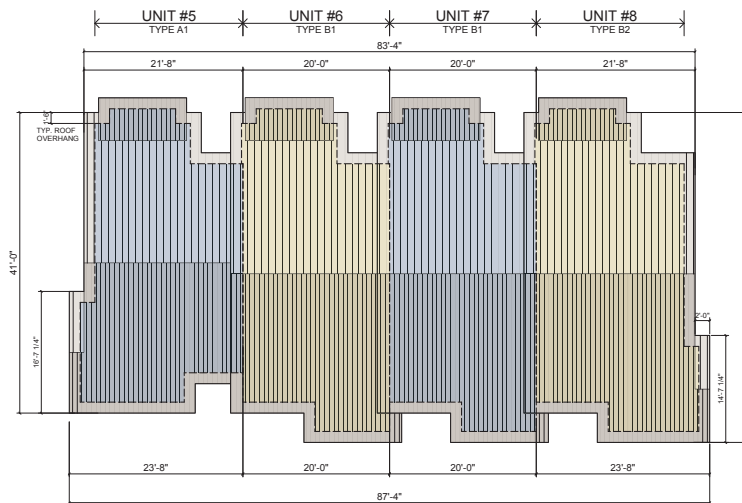
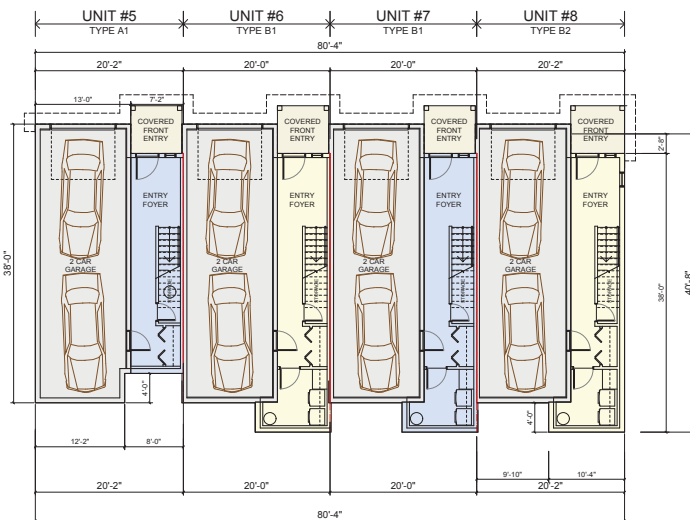
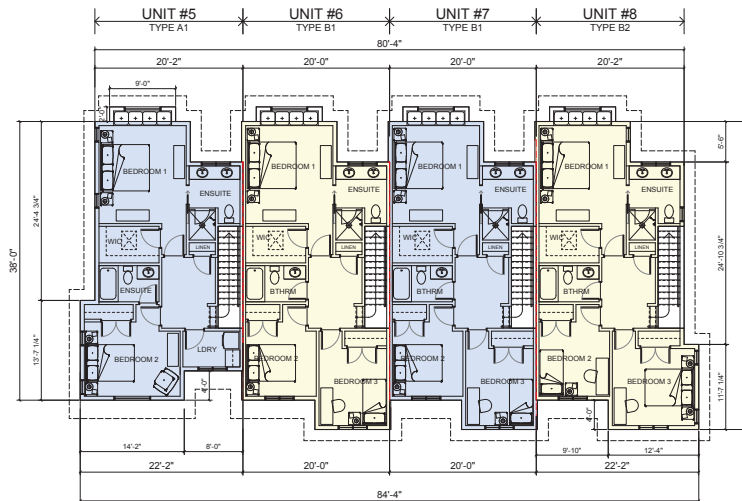
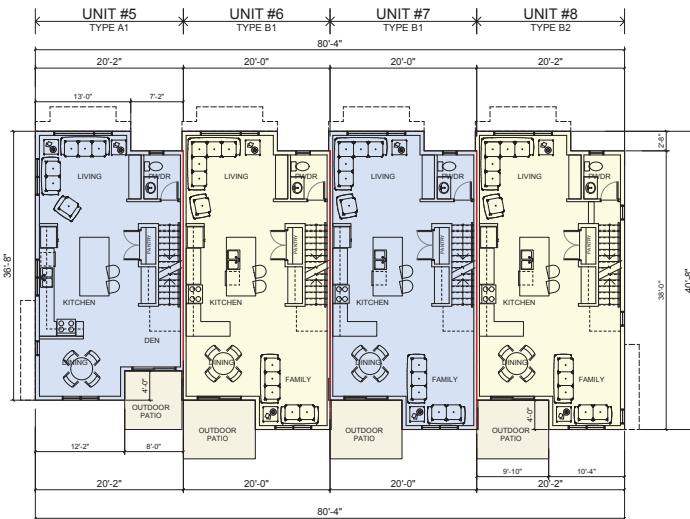
TITLE:

**BLOCK #1
FLOOR PLANS**

SCALE:	1/8" = 1'-0"	DRAWING NO.: A200
DATE:	19/05/03	

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V4A 0C4
TEL: 604-916-8582
EMAIL: gus@g3projects.com



13 UNIT
TOWNHOUSE DEVELOPMENT
3201 LAUREN MARY PLACE
NANAIMO, BC

TITLE:

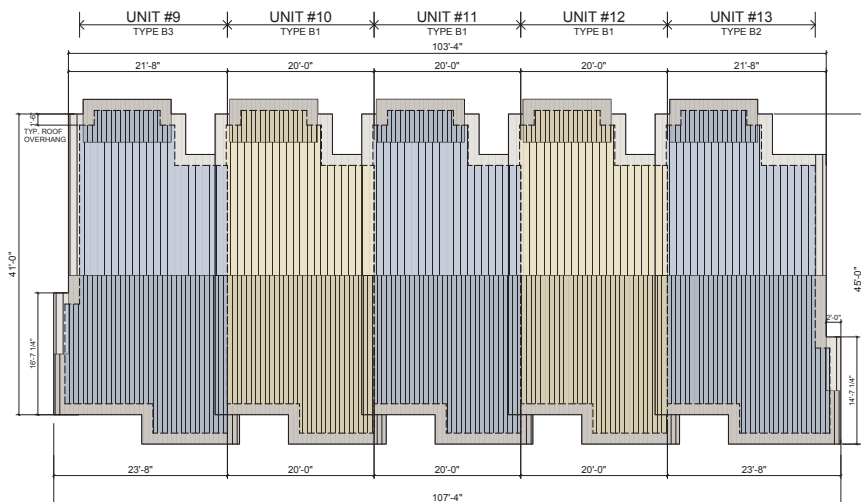
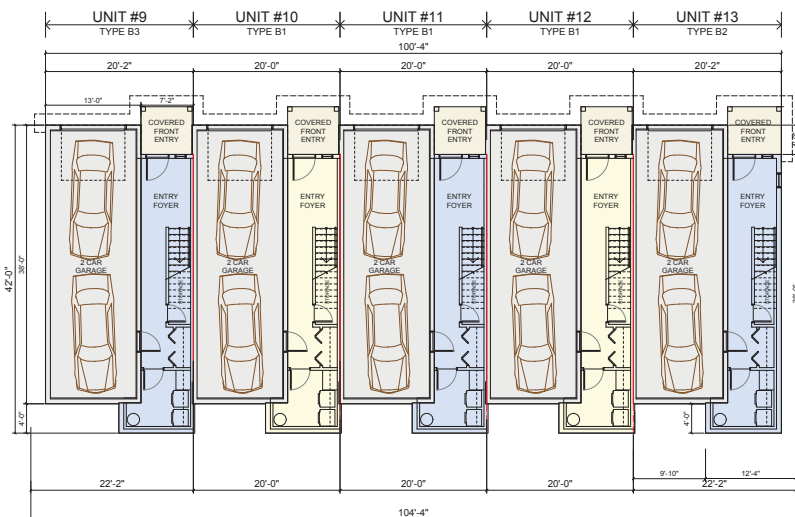
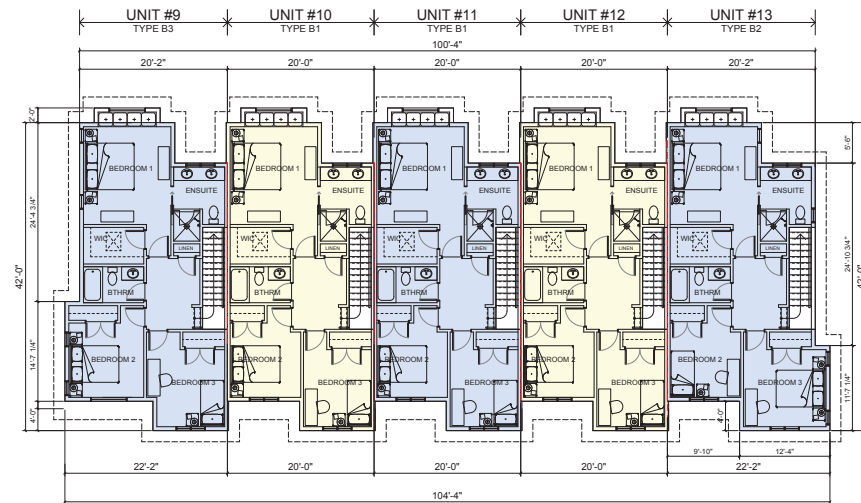
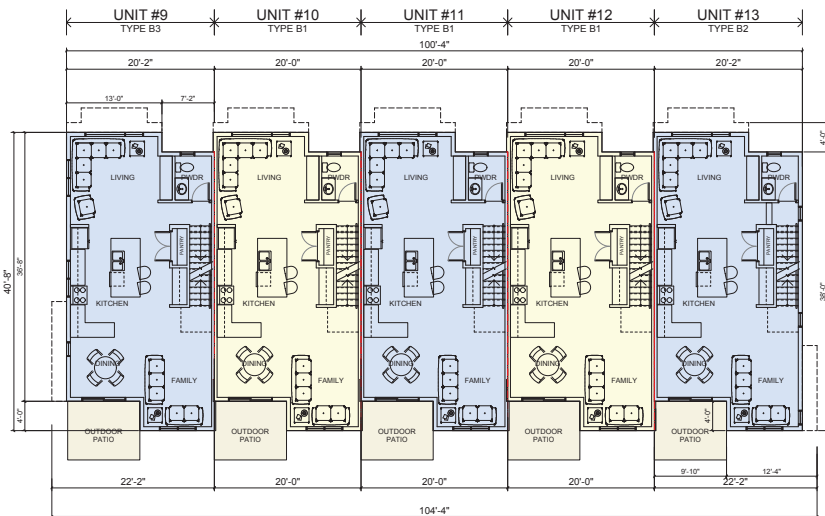
**BLOCK #2
FLOOR PLANS**

SCALE: 1/8" = 1'-0"	DRAWING NO.: A210
DATE: 19/05/03	

A210

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19/05/03	ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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EMAIL: gus@g3projects.com



13 UNIT
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3201 LAUREN MARY PLACE
NANAIMO, BC

TITLE:

**BLOCK #3
FLOOR PLANS**

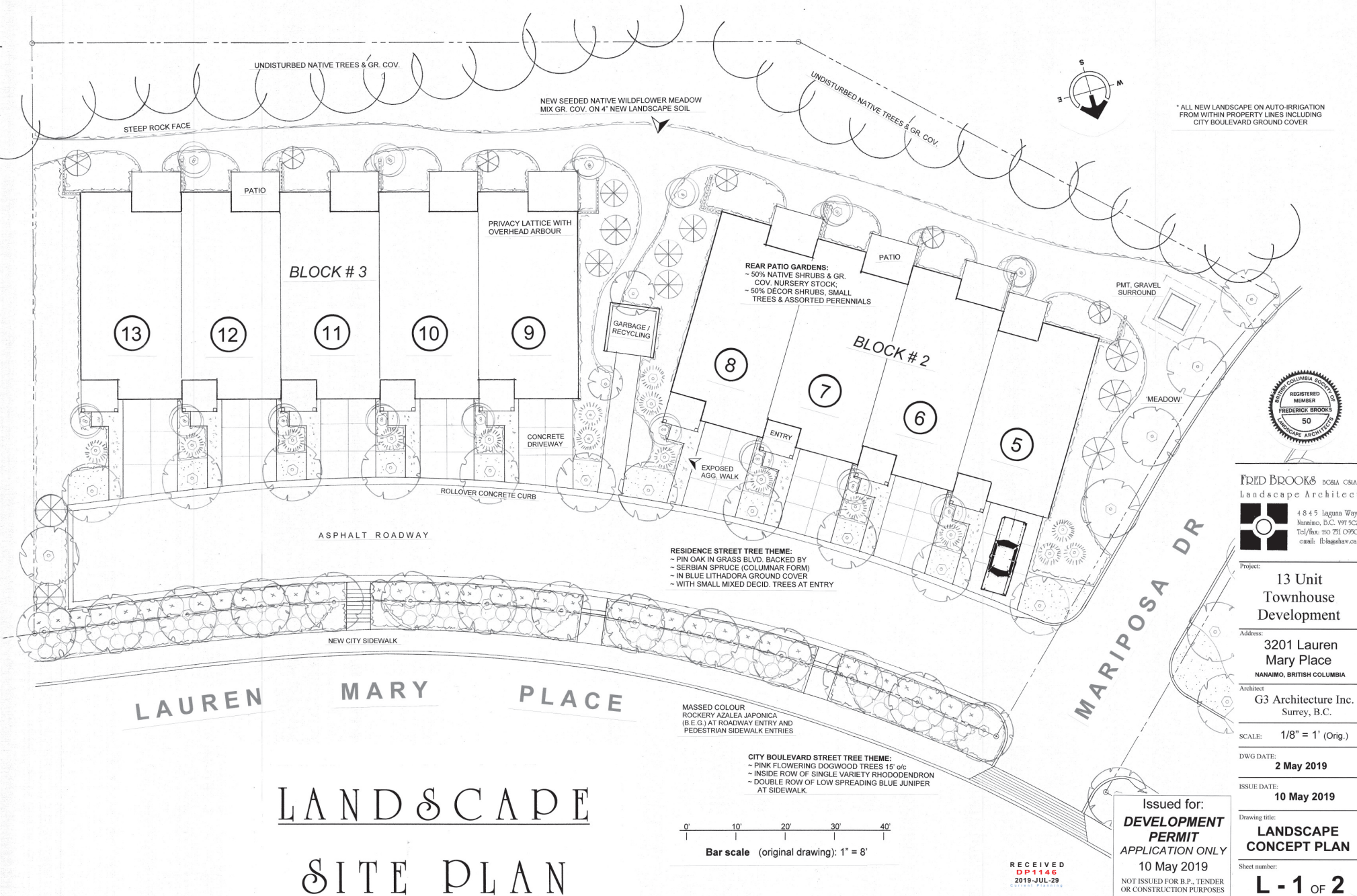
SCALE:

DATE: 19/05/03

DRAWING NO.:

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FRED BROOKS DCMA CMA
Landscape Architect



4845 Laguna Way
Nanaimo, B.C. V9T 5C2
Tel/fax: 250 751 0990
email: f.brooks@g3.ca

Project: 13 Unit
Townhouse
Development

Address: 3201 Lauren
Mary Place
NANAIMO, BRITISH COLUMBIA

Architect
G3 Architecture Inc.
Surrey, B.C.

SCALE: 1/8" = 1' (Orig.)

DWG DATE: 2 May 2019

ISSUE DATE: 10 May 2019

Drawing title:
**LANDSCAPE
CONCEPT PLAN**

Sheet number:
L - 1 OF 2

AUTOMATIC LANDSCAPE IRRIGATION SPECIFICATION

WORKMANSHIP Fred Brooks BCLA Nanaimo, BC ©

The objective is to supply the required amount of water to the landscape planting/ soil areas for the successful establishment and continued health of all existing and new plant material without under-watering, over-watering or missed spot watering due to either design, parts or installation factors, timing controls or blockage or screening by existing or new plant material, structures or site grading & contours. It is recommended that the bidder carefully review the site and bid documents and base his price on the overall intent of the drawings and these specifications.

The responsibility of an acceptable operating system rests solely with the on-site installer of the system, and not the designer, unless they are the same party.

Therefore, compliance with or deviation from any drawings is not an acceptable reason for lack of owner's acceptance of part or all of the system when it is charged & declared operational. The landscape irrigation contractor/installer shall ensure the delivery of a fully functional system with all trees and plants receiving adequate water for a healthy landscape.

All system to be single manufacturer brand, TORO quality or approved equal. Be aware that the use of thin wall piping is usually not a savings for the owner in the long run. Selection & use of optimum materials and best workmanship methods in the beginning will usually result in a quality job, avoiding call-backs and plant failure problems when plant material is under landscaper's warranty. Note on your bid what wall thickness & brand of piping you are proposing to use, as this will be confirmed at installation.

1.2 - Locate all U/G control valve boxes in convenient but unobtrusive locations.

1.3 - I.C. shall ensure that all new trees receive not less than 4 litres of water daily during summer growing season, and more water if subject to dry, hot or wind desiccating environment.

1.4 - Irrig. Contr. shall provide two sets of "as-built" irrigation drawings and specifications to owner prior to acceptance of system, and provide one copy of manufacturer's control station manual to owner and leave one copy securely attached to controller in clear protective case

1.5 - Irrig. Contractor shall provide one year warranty on workmanship and all parts of the system from date of first operational start up of the system, with confirming letter to owner.

1.6 - A signed copy of this spec. shall be attached to your quote.

Irrigation Contractor: Date:

* ALL NEW LANDSCAPE ON AUTO-IRRIGATION FROM WITHIN PROPERTY LINES INCLUDING CITY BOULEVARD GROUND COVER

LANDSCAPE SPECIFICATION

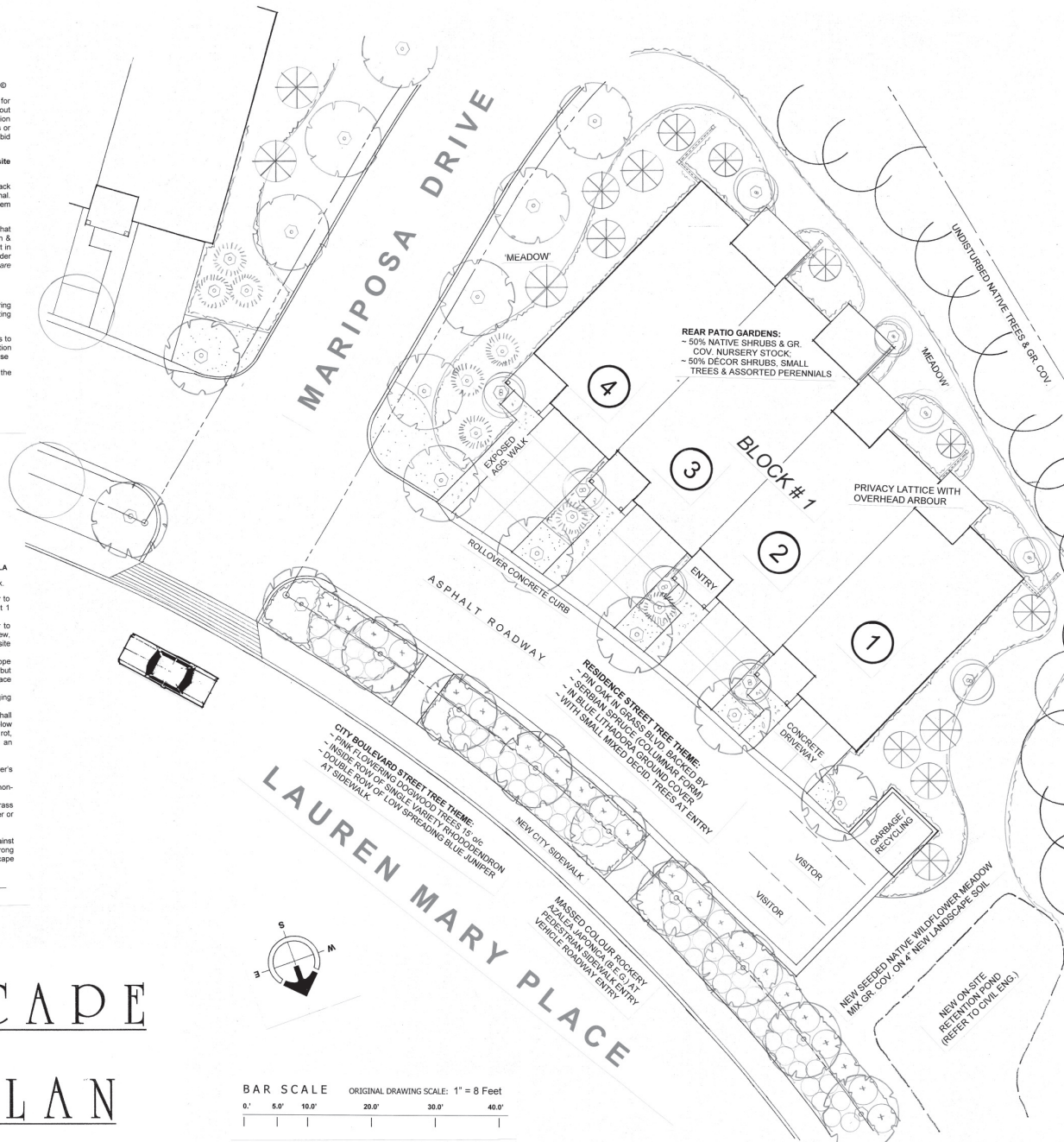
Fred Brooks BCLA

- Plant material to conform to current BCNTA/BCSLA Guide Spec'n. for Nursery stock.
- Landscape Contractor shall be responsible to locate all underground services prior to any excavation by referencing available civil drawings (by others) or "Call First" line at 1 800 474 6886.
- Landscape Contractor to provide seven days notice to Landscape Architect prior to commencement of landscape site work to allow for site meeting and drawing review, especially regarding possible building architect change orders and non-conforming site conditions.
- Landscape Contractor shall ensure that all slopes or paved surfaces which may slope or direct surface water into a landscape area shall not collect or puddle in a soil area but be directed and removed to an acceptable dispersment or drainage area via a surface swale or French drain.
- Planting soil for tree wells shall be structurally and nutritionally capable of encouraging health vigorous plant growth. pH shall range from 5.5 to 7.5.
- Grass areas (turf or seed) shall have 5" new soil base. Shrub planting areas shall have 16" new soil base. New trees shall have 12" (300 mm.) of new soil around and below the root ball. Tree hole excavations shall drain immediately (field test) to prevent root rot, suffocation and drowning. Hardpan subgrades shall be fractured or trenched to an approved run-off destination before topsoil placement.
- If B&B, cut all cords and peel back or cut away B&B backing, and trunk wrap.
- Apply Acer slow release pellet fertilizer over all planting areas per manufacturer's instructions before applying 133g 2" of approved landscape mulch over planting areas.
- Stake all trees to 5 foot height (1.5m) with approved wood or steel stakes and non-abrasive and non-constricting ties. Nursery pot stakes are not acceptable.
- Install approved tree stem bark protectors (Arboguard or equal) on all trees in grass or turf areas which will be at risk of weed-eater type tools, lawnmower strikes, and deer or rodents.
- Remove all nursery marker flags but leave on plant name tags.
- All plant material shall be guaranteed in writing to the owner for one year against death due to unhealthy supply and/or improper installation conditions and/or wrong selection of species or variety or plants. One year period begins at date of Landscape Contractor's final invoice.

Landscape Contractor: Date:

LANDSCAPE SITE PLAN

BAR SCALE ORIGINAL DRAWING SCALE: 1" = 8 Feet
0' 5' 10' 20' 30' 40'



LAUREN MARY PLACE, NANAIMO, BC

9 May 2019 FRED BROOKS BCLA

LANDSCAPE CONCEPT PLANT LIST (SUBJECT TO CHANGE)

LINE	BOTANICAL NAME	COMMON NAME	SIZE
7	KEY	TREES - DECIDUOUS	GAL
8	MPL 8	Acer rubrum	red maple 15'
9	VM 13	Acer circinatum	vine maple 7'
10	JPN-1 4	Acer palmatum 'Natsura'	Japanese maple, green 7'
11	JPN-2 5	Acer palmatum atropurpureum	Japanese maple, red 7'
12	DOGW 23	Cornus florida rubra	pink flowering dogwood 15'
13	CHY 2	Prunus Shirotae	flowering cherry 7'
14	OAK 16	Quercus palustris	pin oak 15'
15	71		
16		TREES & SHRUBS - CONIFEROUS	
17	PINE 5	Pinus nigra	Austrian pine 7'
18	UMBR 4	Sciadopitys verticillata	Japan umbrella pine 7'
19	CEDR 6	Thuja plicata aurea	golden variegated cedar 5'
20	SERB 21	Picea omorika	Serbian spruce 1'
21	FIR 6	Pseudotsuga menziesii	Douglas fir 5'
22	42		
23		SHRUBS - BROAD LEAF EVERGREEN	
24	AZA 75	Azalea japonica	Japan azalea, mixed mass 2'
25	RHO-M 15	Rhodod. mid-size habit	rhododendron, mix 5'
26	RHO-S 60	Rhodod. standard, selected	rhododendron, single var. 5'
27	SKIM 20	Skimmia reevesiana	skimmia 3'
28	VIB 18	Viburnum davidi	viburnum 3'
29	168		
30		SHRUBS - DECIDUOUS	
31	ROSE 24	Rosaecia, semi-deciduous	Madlad rose 3'
32	HYD 9	Hydrangea	hydrangea 3'
33	33		
34		GROUND COVER	
35	FERN 36	Fern varieties	large evergreen 1'
36	SAL 12	Gaultheria shallon	Sisal (Wier) 4'
37	AQUA 8	Maehonia aquilum	Oregon grape 1'
38	NERV 18	Maehonia nervosa	Maehonia, low 1'
39	SARG 26	Sarcococca	Sarcococca 1'
40	LITH 90	Lithodora diffusa	purple gromwell 1'
41	TAMX 96	Juniper sabinia tamariscifolia	blue tamarix juniper 1'
42	286		
43		VINES	
44	BOST 16	Parthenocissus tri.	Boston ivy, walls 1'
45	CLEM 14	Clematis, large, mixed col.	Clematis flowering vine 1'
46	30		
47			
48		PERENNIALS & FILLERS	
49	P 20	Rutbeckia glandulosa	"OR ALTERNATES" * Rutbeckia glandulosa 1'
50	FOX 30	Digitalis purpurea	purple foxglove 1'
51	50		

FRED BROOKS BCLA BCLA
Landscape Architect



Project: 13 Unit
Townhouse
Development

Address: 3201 Lauren
Mary Place
NANAIMO, BRITISH COLUMBIA

Architect: G3 Architecture Inc.
Surrey, B.C.

SCALE: 1/8" = 1' (Orig.)

DWG DATE: 2 May 2019

ISSUE DATE: 10 May 2019

Drawing title: LANDSCAPE
CONCEPT PLAN

Sheet number: L - 2 OF 2

Issued for:
**DEVELOPMENT
PERMIT
APPLICATION ONLY**
10 May 2019
NOT ISSUED FOR B.P., TENDER
OR CONSTRUCTION PURPOSES

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DP 1146
2019-JUL-29

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001146

Legend

 Subject Properties

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001153 – 521 HECATE STREET

Applicant / Owner: SATGUR DEVLEOPMENT INC.

Architect: ELLINS ARCHITECT INC.

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

<i>Zoning</i>	R15 – Old City Medium Density Residential
<i>Location</i>	The subject properties are located on the east side of Hecate Street, between Selby and Prideaux Streets.
<i>Total Area</i>	818m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area DPA No. 8 – Old City Neighbourhood; Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Old City Multiple Family Residential Design Guidelines

Site Context

The site is located in the Nob Hill Neighbourhood, close to Nob Hill Park. The subject property currently contains an existing single residential dwelling dating from 1908. The lot slopes downhill from west to east, away from Hecate Street. There is no rear lane access to the site.

Surrounding land uses include a mix of single residential dwellings, duplexes, and multi-family units. To the north is a 6-unit multi-family building, to the east and south are single residential dwellings, and on the opposite side of Hecate Street are former single residential dwellings converted into multi-family apartments. A three-storey, 33-unit condominium building is located northeast of the subject property.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a three-storey, 10-unit multi-family rental residential building. The building will have a two-storey elevation facing Hecate Street and a three-storey elevation to the rear. Parking will be provided in the rear of the property, partially under the building. The gross floor area will be 695m² with a proposed Floor Area Ratio (FAR) equal to 0.85 which is the maximum allowable FAR in the R15 zone.

Site Design

The proposed building maximizes its lot coverage and is sited within the required minimum setbacks on the sides and rear. A front yard setback variance is requested for the front porches.

Driveway access will be provided from Hecate Street along the north side of the building and will lead to the parking area in the rear. Three parking stalls will be provided under-the-building and six parking stalls will be provided at-grade. Ten parking spaces are required. A one space variance is requested. Long-term and short-term bicycle parking is provided in excess of the Parking Bylaw requirements.

Pedestrian connections are provided by a ground level walkway along the south side of the building, an elevated walkway along the north side of the building, and a central walkway to the two front main-level suites.

Communal ground level amenity space is provided in the front yard.

Staff Comments:

- The site is well utilized.

Building Design

The proposed building has two bachelor suites on the lower level, and two 2-bedroom suites and two 1-bedroom suites on each of the main and upper levels. The two front suites on the main level have direct exterior access. The remaining suites are served by internal stairs and corridors accessed from entrances on the sides of the building. The entrance on the south side of the building is at ground level. The entrance on the north side (driveway side) is on the main level and is reached by an elevated walkway. Each suite has an individual outdoor amenity space – either a front patio with trellis, a front porch, or a balcony.

The building is clad in vinyl siding with horizontal planks on the upper level, board and batten on the main and lower levels, and shingles at various locations. Wooden trim is proposed for the windows, doors, corners, and along floor levels.

The building has a predominately hip roof with a gable end over the front suites on the north half of the building. Fiberglass shingles are proposed.

Staff Comments:

- Consider ways to give visual prominence to the main side entrance to foster way-finding to the interior units.
- Consider ways to differentiate the two front units such as stepping back one façade.
- Consider ways to further reinforce the historical context of the neighbourhood by adding more architectural detail. The existing house has an interesting sunburst detail on its front gable that could be reiterated on gable of the new building.

Landscape Design

The subject property is located in the “Old Nanaimo Landscape Character Area” which is described as “historical city with formal streetscapes” and specifies that the design layout must be “formal”. It suggests an emphasis on seasonal colour and display and encourages heritage planting styles.

The landscaping plan proposes the retention of a mature walnut tree and a number of shrubs in the front yard as well as three Hazel trees along the south property line. Sixteen new deciduous trees are proposed – a mixture of serviceberry, dogwood, apple and cherry. Additional fragrance, colour, and fruit is provided by shrubs some of which are evergreen. Perennials provide understory groundcover and are also a source of berries and fruit. Vines provide plant cover on the front patio trellises and a mixture of perennials and herbs provide additional fill and offer a food source.

The front yard has a historical layout with a symmetrical arrangement of lawn and two trees enclosed by a picket fence and foundation plantings in front of the porches and patios. Screening along the side and rear property lines is provided by deciduous trees and evergreen shrubs.

Staff Comments:

- Consider substituting some coniferous material along the property lines to assist with year-round screening particularly at the rear where balconies will overlook neighbouring back yards.
- Provide dimensions of landscape buffer width along the side and rear property lines.
- Provide details of the perimeter fence (if planned) and the picket fence.
- Provide details of site lighting and irrigation.

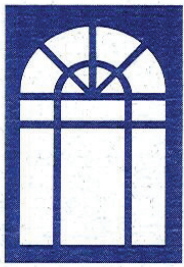
PROPOSED VARIANCES

Minimum Building Setbacks

The minimum front yard setback requirement is 6.0m. The proposed setback for the front porches is 5.62m, a variance of 0.38m is requested.

Parking

The minimum requirement is 10 spaces. Nine spaces are proposed, a one space variance is requested.



ellins architect inc.

architecture • planning • interior design

July 30, 2019

Proposed 10 Unit Apartment at 521 Hecate Street, Nanaimo, BC.

Project Overview

The subject property is located within the DPA-8 area, Old City Neighbourhood and is zoned R15 Medium Density Residential. This zoning allows for redevelopment consistent with a heritage style. The DPA area encourages new multi-family development that incorporates some of the design features of the character homes in the area and reinforces a residential feel. The designation also refers to Nanaimo's Old City Multiple Family Residential Design Guidelines which also cite traditional building forms and detailing such as inclusion of pitched roofs and porches. A pedestrian focus with links to the street and an orientation to take advantage of any water views.

The property is located on the east side of Hecate Street, mid block between Selby and Prideaux. Nob Hill Park lies close by at the foot of Hecate. View lines to the water are to the east or rear of the property. The immediate neighbourhood is in transition. To the north the neighbouring property is a 2 storey apartment building and to the south a small older single family home. Across Hecate Street are two stucco clad sister buildings of 2 storey height. Although in some disrepair the scale and street orientation of these are similar to the proposed apartment building.

Project Siting & Organization

The site is 817.9 sq. metres or 8,804.4 sq. feet, rectangular in shape and slopes from Hecate Street to the rear with a grade differential of about 2.25metres or 7'-4" feet. The apartment takes advantage of this, utilizing the lower area for parking under the building.

The building which will be a 10 unit rental apartment building, takes up all of the allowable lot coverage of 40%. The gross floor area is 7,483 sq. ft or an FAR of .0.84.9 which meets the .85 maximum.

Vehicular and pedestrian access is from Hecate Street and runs along the northern side of the property. There are 9 parking stalls provided, 3 under the building and at the rear of the property. We are asking for a variance here as 10 stalls are required. (See Variances)

Pedestrian access is from Hecate Street. There is a walkway to steps to a central front porch in front of the two Hecate facing units and a walkway to a ramp which runs alongside the building and leads to a small lobby providing access to the 4 main floor

units and to stairs up to the 2nd floor and down to the lower floor. Additionally there is a walkway along the south side of the building from the side exit door.

The main floor has 4 units, 2 that are 1 bedroom plus den accessed from street and from the interior corridor, and 2 that are 2 bedroom units, oriented to the view toward the water. The 2nd floor is organized the same way. The lower floor has 2 small bachelor units, a large storage area for bicycle and group storage, the utility rooms and an entry in to the building from the parking area with mail pick up area.

The garbage and recycling container is located under the building adjacent the parking stalls. Private pick up will be provided.

Site lighting will be addressed with low oriented bollards along all 3 pathways and along the landscape strip on the north side adjacent the driveway. Additionally the building will have soffit perimeter lighting, wall mount fixtures at all entry and exit doors and on private porches or decks.

Building Design

The building presents with a 2-storey look from Hecate Street and features the traditional front porch on the main level and matching open decks above. The shape of the building steps away from the street with the centre portion projecting forward and the wider set further back. The roof lines are sloped hip roofs with feature gable accents, in keeping with the Heritage look of the downtown Old City. The building projects slightly mid way on both sides allowing for a material change. The cladding is varied with narrow horizontal vinyl on the upper storey mimicking traditional wood siding and the lower floors are board and batten vinyl. Feature shingle siding breaks up the long mass on the sides and accents the front and rear in the gables and on the front porch.

The colour scheme is from a Heritage palette featuring grey and beige siding accented with dark dusty blue shingle and russet doors. Corner trims and bargeboards are all in a creamy white and metal railings are in a beige tone.

Two Variances are Required

We are asking for a Variance for front yard setback where the porches encroach by 1'3" or .38 m) The front porch is an important design feature for the area and does not crowd the street-scape but rather enhances it.

The 2nd variance is for parking. We provide 9 off street stalls where the zoning requires 10. Our rationale is that downtown living will people without motor vehicles, we are one block away from the Zone 5 parking area where we would require 7 stalls, and we provide more than double the bicycle required storage.

LOCATION PLAN



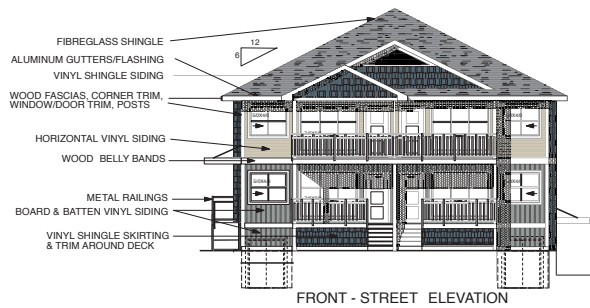
DEVELOPMENT PERMIT NO. DP001153

LOCATION PLAN

Civic: 521 HEcate STREET
Legal: LOT 10, BLOCK 17, SECTION 1
NANAIMO DISTRICT, PLAN 584



Subject Property



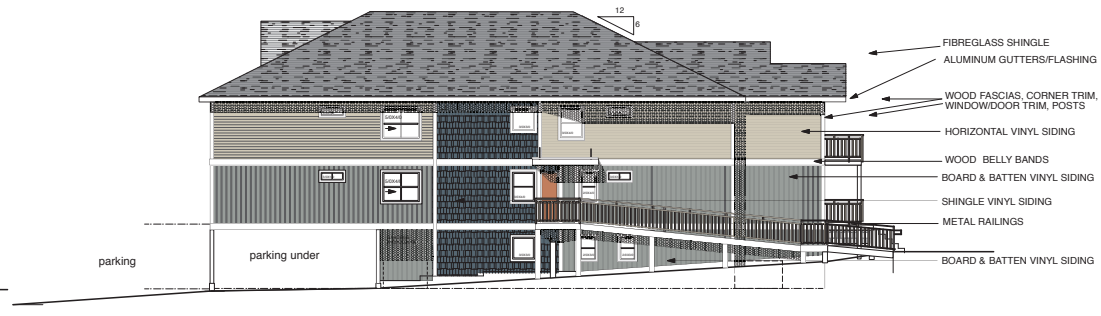
FRONT - STREET ELEVATION



SIDE ELEVATION



REAR ELEVATION



DRIVEWAY SIDE ELEVATION

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NO.	DATE	REVISION
DEC. 2018	PRELIM. SITE/ELEV.	
JAN. 28	2018 PRELIM. D.P.	
APR. 3	2019 REV. PARKING.	
APR. 9	2019 PRELIM. EXT. FINISHES	
APR. 9	2019 FRONT ELEV. EXT. FINISHES	
MAY. 13	2019 PRELIM. D.P.	
JULY 29	2019 D.P. APP.	

**10 UNIT
RESIDENTIAL DEVELOPMENT
521 HECCATE ST
NANAIMO, B. C.**

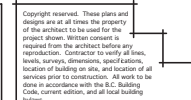
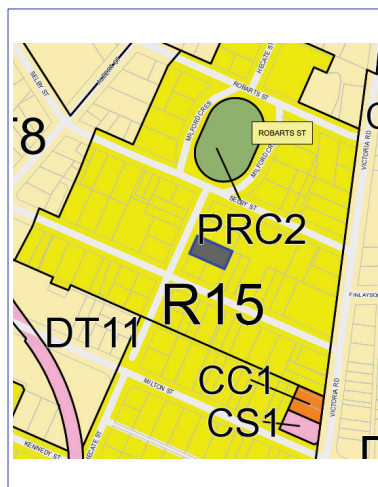
 10 King Road
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Business: (250) 247-8585
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DRAWING:
ELEVATIONS

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GRANT PARKING

DRAWN BY: J.E. / B.E.
DATE: NOV 2017
SCALE: NOTED

PROJECT NO. 2017-12	DRAWING NO. A3.0
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[illegible]

**10 UNIT
RESIDENTIAL DEVELOPMENT
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DRAWING:

COVER SHEET

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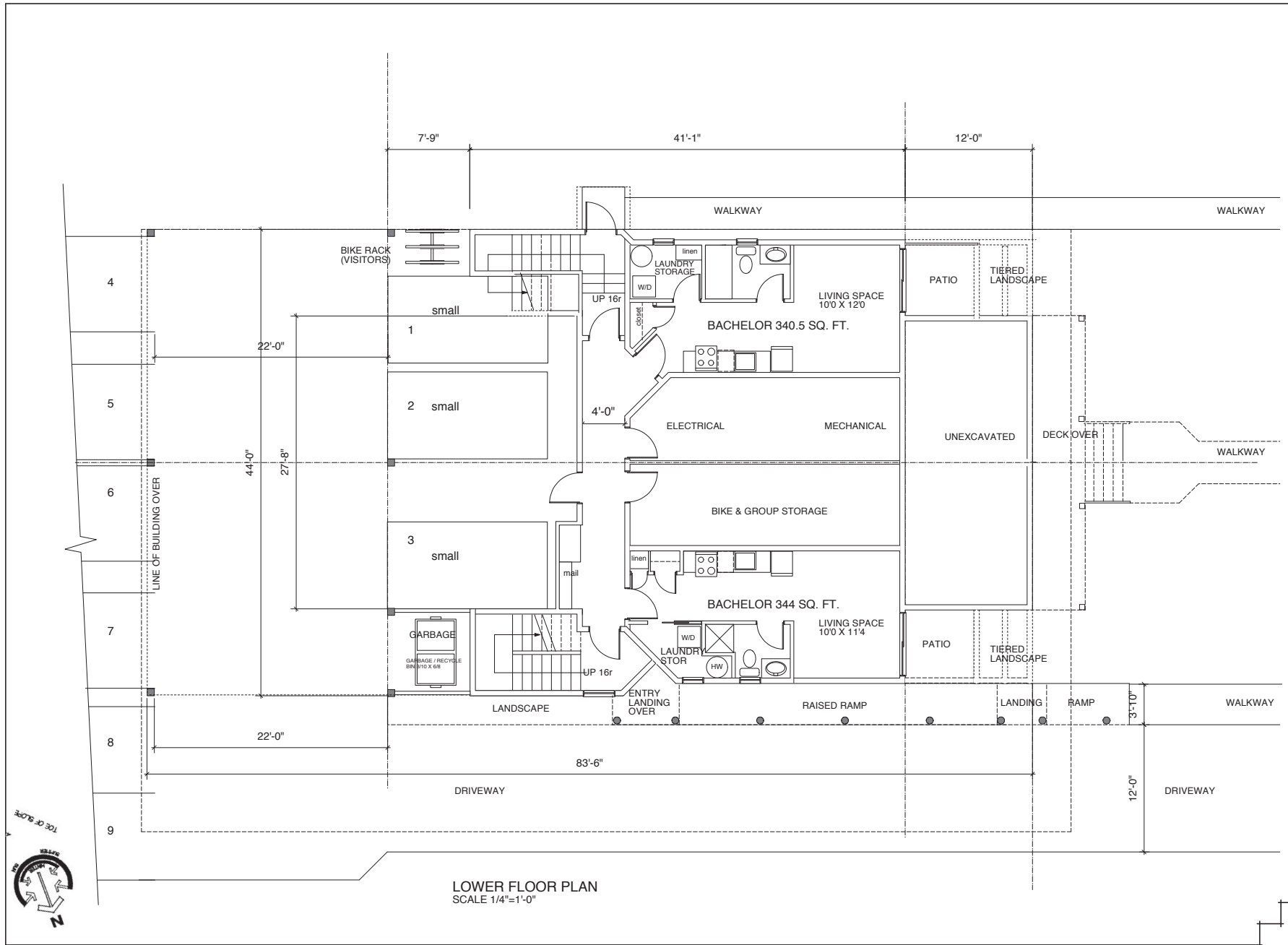
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DATE: NOV 201

SCALE: NOTED

PROJECT NO.	2017-12
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DRAWING NO.
A0.0



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NO. DATE: REVISION:

DEC. 2018 PRELIM. SITE/ELEV.
JAN. 28 2019 PRELIM. D.P.
APR. 3 2019 REV. PARKING
PRELIM EXT. FINISHES
APR. 9 2019 FRONT ELEV.
EXT. FINISHES
MAY. 13 2019 PRELIM. D.P.
JULY 28 2019 D.P. APP.

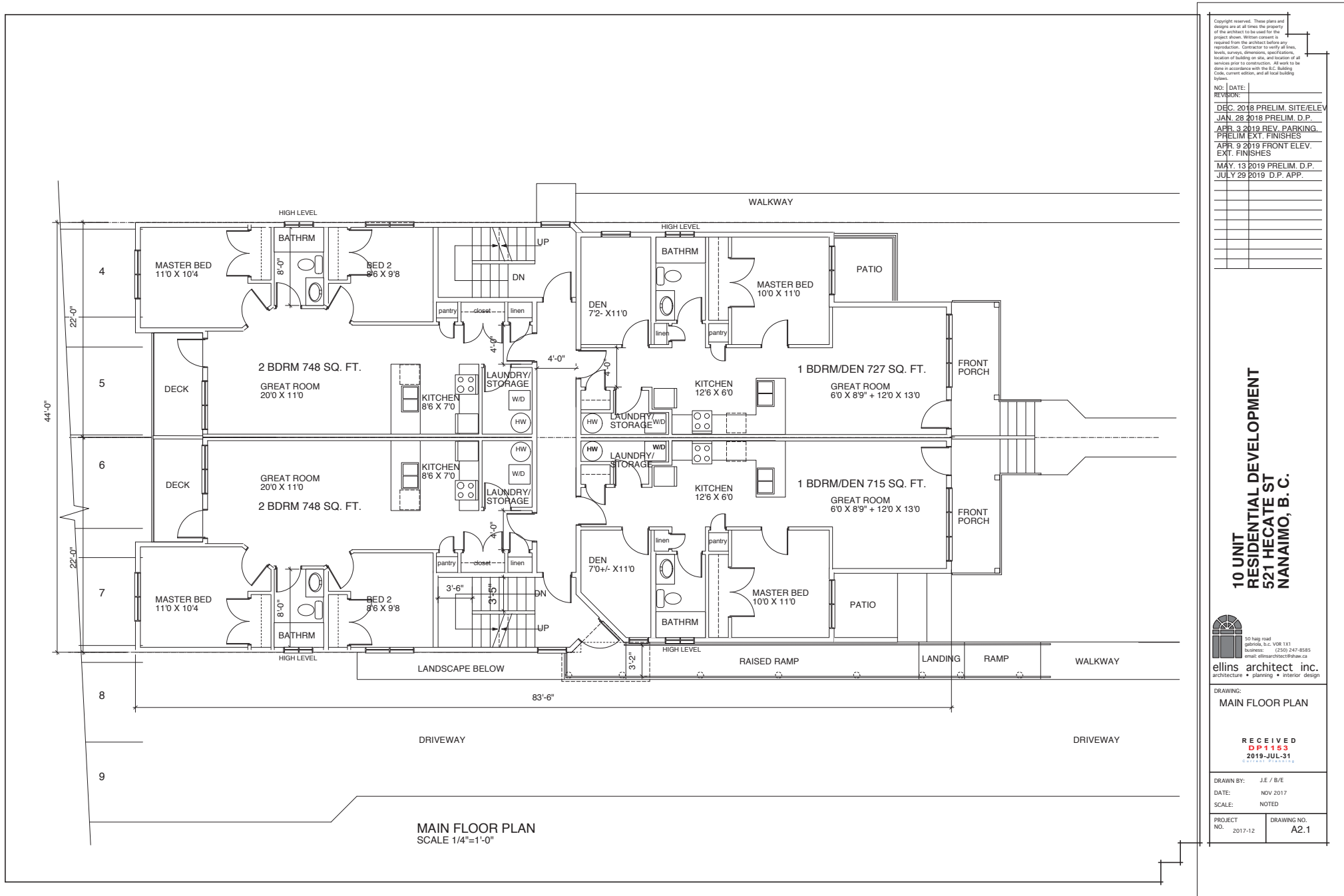
**10 UNIT
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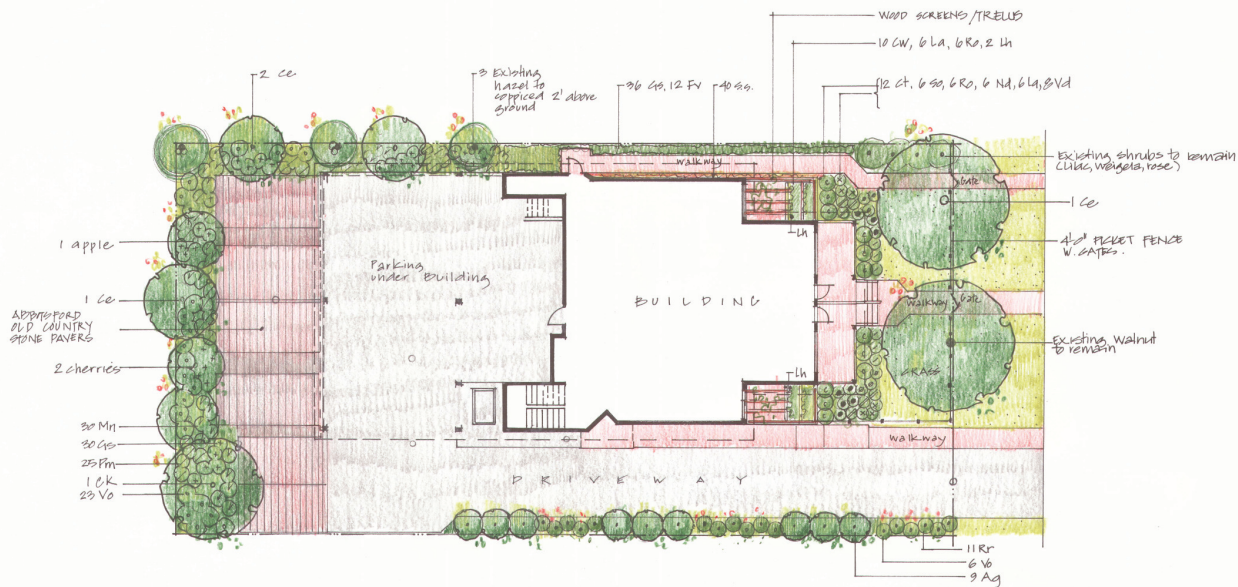
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LOWER FLOOR PLAN

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DATE: NOV 2017
SCALE: NOTED
PROJECT NO. 2017-12
DRAWING NO. A2.0




Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
		Deciduous Trees			
Ag	9	Amselanchier grandiflora Autumn Brilliance	Serviceberry	2.5 m ht	
Ce	3	Cornus eddies white wonder	White Flowering Dogwood	6 cm cal	
Cl	1	Cornus kousa	Chinese Dogwood	2.5m ht	multistem
		Fruit Trees			
	1	Apple			
	2	Cherry			
		Shrubs/Berry plants			
Cl	12	Chosya temata	Mexican Orange Blossom	#1	
Rt	19	Rosa rugosa	Shrub Rose	#1	
Vv	29	Vaccinium ovatum	Evergreen Huckleberry	#1	
Vd	8	Viburnum davidii	David's Viburnum	#1	
		Understory plants			
Fv	12	Frageria vesca	Wild Strawberry	10 cm	45 cm o.c.
Gs	66	Gaulltheria shallon	Salal	#1	60 cm o.c.
Mn	30	Mahonia nervosa	Dwarf Oregon Grape		
Pm	25	Polystachium nuttium	Sweet Fern	#1	60 cm o.c.
		Vines			
Lh	2	Lonicera henryi	Evergreen Honeysuckle	#1	
		Herbs/Perennials			
Cw	10	Campanula waterfall	Bellflower	#1	
La	12	Lavendula Hidcote	Lavender	#1	
Nd	6	Nepeta dropmore blue	Calamin	#1	
Ro	12	Rosmarinus officinale	Rosemary	#1	
Ss	40	Sedum spectabile	Broadleaf Stoncrop	10 cm pot	
So	6	Salvia officinalis	Sage	#1	



HECAT EST

The old garden has a variety of fruit and nut trees, including walnuts, hazelnuts, cherries and pears. This planting scheme has been designed to reflect the historical use of food plants and we are replanting mostly edible plants. Immediate accessibility to food plants will become increasingly important in the future.

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2019-JUL-31
Current Planning

12/01			12/01/2019		
DATE	REV		DESCRIPTION		
CONSULTANT					
					
VICTORIA DRAKEFORD Landscape Architect					
LANDSCAPEARCHITECT					
236 Pine St. Nanaimo, B.C. V9R 2B6 victoria@island.net					
PROJECT					
10 UNIT RESIDENTIAL DEVELOPMENT					
521 HECAETE ST NANAIMO BC					
SHEET TITLE					
CONCEPTUAL LANDSCAPE PLAN					
SCALE 1/8" = 10'-0" DATE 12-7-19					
DRAWN VJD CHECKED					
PROJECT NUMBER hecate 2019					
DRAWING NUMBER 1.1					

AERIAL PHOTO



Legend

 Subject Property

DEVELOPMENT PERMIT NO. DP001153