



AGENDA
DESIGN ADVISORY PANEL MEETING

March 12, 2020, 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:**
4. **PRESENTATIONS:**
 - a. **Development Permit Application No. DP1177 - 191/195 Fourth Street** 2 - 22

A development permit application was received from RW (Bob) Wall Ltd., on behalf of the City of Nanaimo (Nanaimo Search and Rescue) for renovations to the existing building to meet current building envelope standards and upgrade building aesthetics. The subject properties are legally described as Lot A, Section 1, Nanaimo District, Plan 10331 and That Part of Section 28, Range 9, Section 1, Nanaimo District, Plan 630 shown outlined in red on Plan 563R.
 - b. **Development Permit Application No. DP1175 - 25 Victoria Road - Harbour City Theatre** 23 - 32

A development permit application was received from Herold Engineering Limited for the building enclosure and cladding replacement (facade redesign) for Harbour City Theatre, located at 25 Victoria Road. The subject property is legally described as Lot 4, Block AA, Section 1, Nanaimo District, Plan 584, except Parcel A (DD 9405N) and Parcel B (DD 11647N) of said lot.
 - c. **Development Permit Application No. DP1170 - 1615 Northfield Road** 33 - 51

A development permit application was received from Anayk Home Builders Ltd., on behalf of Shelley and Ron Cantelon for multi-family development (11 rental units) at 1615 Northfield Road. The subject property is legally described as Lot 1, Section 17, Range 8, Mountain District, Plan VIP57545, except Part in Plan VIP82531.
5. **ADJOURNMENT:**

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001177 – 191/195 FOURTH STREET

Applicant: R.W. (BOB) WALL LTD.

Owner: CITY OF NANAIMO

Architect: DE HOOG & KIERULF ARCHITECTS

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	CS1 – Community Service One; and R1 – Single Dwelling Residential
<i>Location</i>	The subject properties are located on the southwest corner of Fourth Street and Chesterlea Avenue
<i>Total Area</i>	1,769 m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; Harewood Neighbourhood Plan Urban Design Framework and Guidelines

The subject properties are located at the southwest corner of the intersection of Fourth Street and Chesterlea Avenue. The properties are owned by the City of Nanaimo and are currently being leased to Nanaimo Search and Rescue.

The existing building is non-conforming in siting and straddles 195 Fourth Street (zoned Single Dwelling Residential, R1) and 191 Fourth Street (zoned Community Service One, CS1). As a condition of the development permit, the lots will need to be consolidated, and the CS1 zoning boundary realigned through a general amendment to the Zoning Bylaw.

The immediately adjacent properties are residentially zoned, developed with single family dwellings and apartment buildings. There are commercially zoned properties nearby, on the corner of Fourth Street and Bruce Avenue.

PROPOSED DEVELOPMENT

The proposed development is a renovation to the existing Nanaimo Search and Rescue building in order to meet current building envelope standards, seismically upgrade the building, and reinstate the overhead doors facing Chesterlea Avenue. The footprint of the existing building will not change with the proposed renovations.

Site Design

Because of the site contours, the building varies from one-storey on the west side, to two-storeys on the east side. There are two access points to the site on Fourth Street and one from Chesterlea Avenue.

Two vehicle bays face Fourth Street and four proposed vehicle bays will face Chesterlea Avenue. The existing parking stalls in front of the vehicle bays will be moved to accommodate the bay openings.

The parking area is located between the proposed vehicle bays on the east side of the property and Chesterlea Avenue. Some parking stalls are currently encroaching onto the City right-of-way. However, the applicant is proposing to reconfigure the parking to include it within the subject property (191 Fourth Street). One parking stall will be lost in the reconfiguration; however, there will still be adequate parking within the site.

Building Design

The existing two-storey building has 529m² of floor area and covers approximately 18.5% of the subject properties, with a Floor Area Ratio of 0.30. The main entrance is accessed from the higher elevation, facing Fourth Street. There are more egresses located at the rear of the property, on the southern elevation, and at ground level on the eastern elevation.

The proposed building renovations include a variety of materials that will provide visual interest to the existing flat-roof building. The building front façade (north elevation) is predominately corrugated metal siding with fibre cement panels and some glazing. Yellow seismic steel structures will provide an accent around the entrance and vehicle bays.

The eastern building façade includes corrugated metal siding wrapped around the northeastern corner of the top storey. The corrugated metal transitions into fibre cement board that extends to the rear of the façade, which is broken up by glazing. The four proposed ground level vehicle bays are also accented by yellow steel structures.

The south (rear) and west elevations are predominantly comprised of fibre cement panels. A small projection on the top of the building is meant to screen equipment with fibre cement board.

Staff Comment:

- Consider more opportunities for detailing (ie. glazing or a more textured finish) on the south and west elevations.
- Consider glazed bay doors on the north and east elevations to provide further articulation and transparency along the building façades.
- Section 2.2.12 of the OCP encourages energy efficient building design and green features in commercial buildings. Staff encourage energy efficiency and sustainable design within the building and site design.

Landscape Design

The proposed landscape design includes a landscaped garden area between the building façade and Fourth Street (north elevation). The garden is composed of evergreen shrubs (such as salal and evergreen huckleberry), shore pine, and deciduous shrubs (such as red flowering currant and Saskatoon berries). Boulders, scree slope fractured rock, and ground plantings accentuate the proposed trees and shrubs. The proposed garden area provides overall enhancement of the landscaping conditions on the site.

Staff Comment:

- Confirm existing landscaping to be retained and clarify pedestrian connections from streets to the main entrance and on-site pedestrian movement through landscaped areas.
- Provide details regarding the proposed landscaped area between Chesterlea Avenue and the parking area.
- A location for garbage/recycling receptacles will need to be shown on the landscape plan.

PROPOSED VARIANCES

Rear Yard Setback

The CS1 zone requires a rear yard setback of 7.5m. The existing building is located 1.3m from the rear property line, a proposed variance of 6.2m.

Minimum Landscape Treatment Level

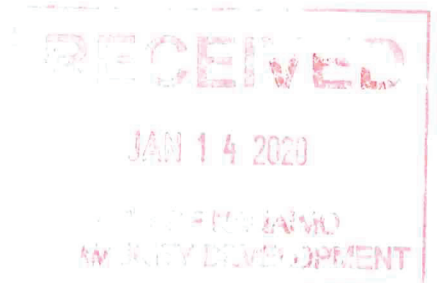
Part 17 of the City of Nanaimo Zoning Bylaw requires that properties within the CS1 zone meet a minimum landscape treatment level of 1 along the front and flanking side yards, and a minimum landscape treatment level of 2 along the side and rear property lines. These treatment levels require a landscape buffer with varying widths around all sides of the property. The landscape plan does not meet any of the minimum landscape treatment level requirements and no buffer is proposed. A variance is therefore required.

Design Rationale

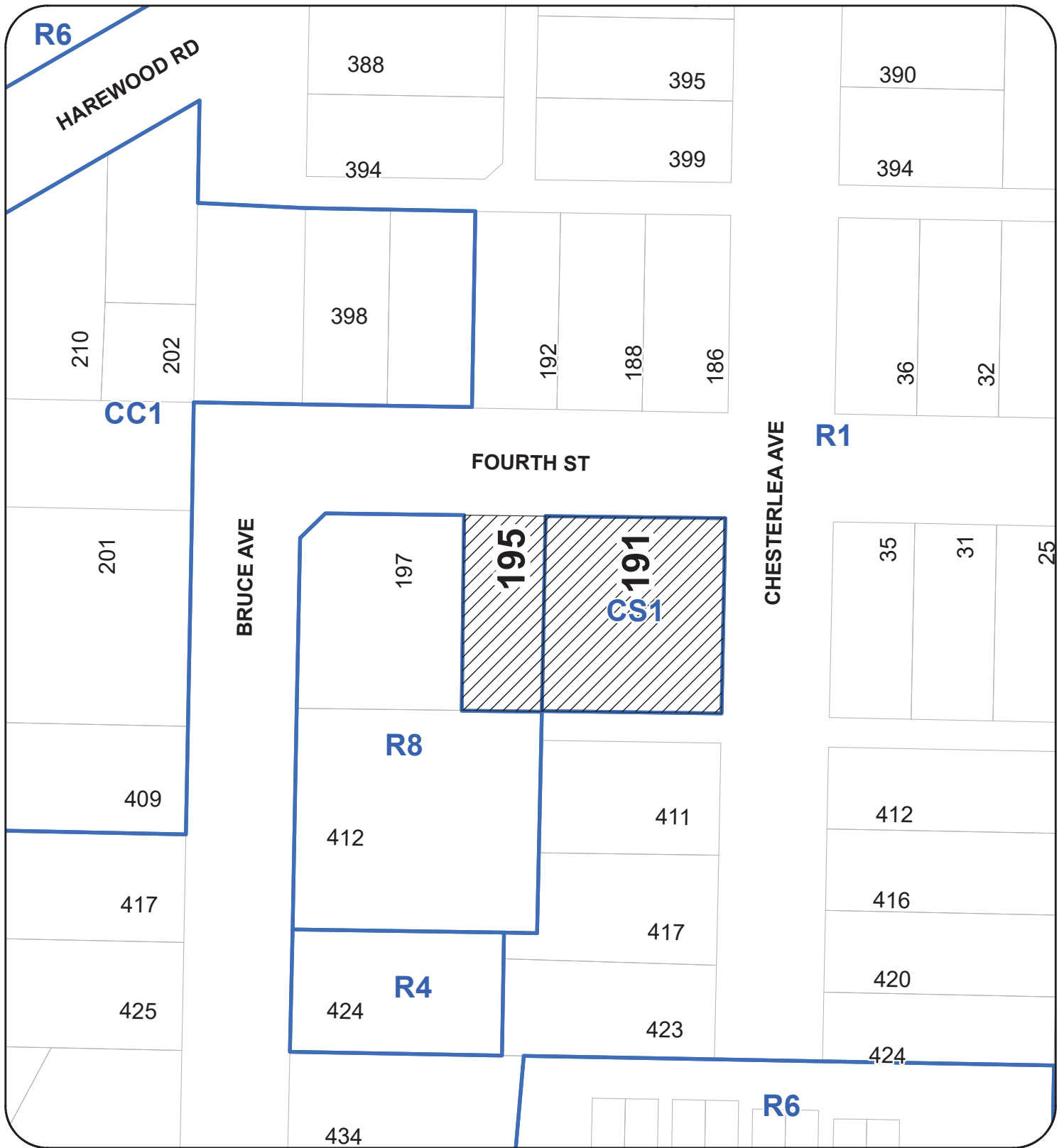
Nanaimo Search & Rescue Building Renovations;

Renovations are proposed, to meet current building envelope standards, to make the building seismic sound, to re-instate overhead doors at lower level, to upgrade washrooms and to upgrade building aesthetics.

With the use of contemporary alternating materials the existing building has been re-created into a building of this time. A form / function emphasis on building entrance and office space was created by the use of corrugated metal cladding with a recessed window and recessed blue fibre cement cladding. For the same purpose as well as for weather protection, an extension of the roof over the entrance area was provided. Different building materials were used to identify the existing building volumes.



LOCATION PLAN

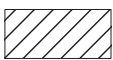


DEVELOPMENT PERMIT NO. DP001177

LOCATION PLAN

Civic: 191 & 195 FOURTH STREET

Legal: LT A, SEC 1, PLN 10331, HAREWOOD FIREHALL-COMM HALL
 THT PRT SEC 28, RGE 9, SEC 1, PLN 630, SHWN IN RED ON PLN 563R
 (LEASE TO RDN - SEARCH & RESCUE)



SUBJECT PROPERTIES

B.C. LAND SURVEYOR'S CERTIFICATE OF EXISTING BUILDING LOCATION ON:

**THAT PART OF SECTION 28, RANGE 9, PLAN 630, SECTION 1, NANAIMO DISTRICT SHOWN
OUTLINED IN RED ON PLAN 563-R AND LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 10331**

SCALE 1:250



DISTANCES AND ELEVATIONS ARE IN METRES.

NOTES:

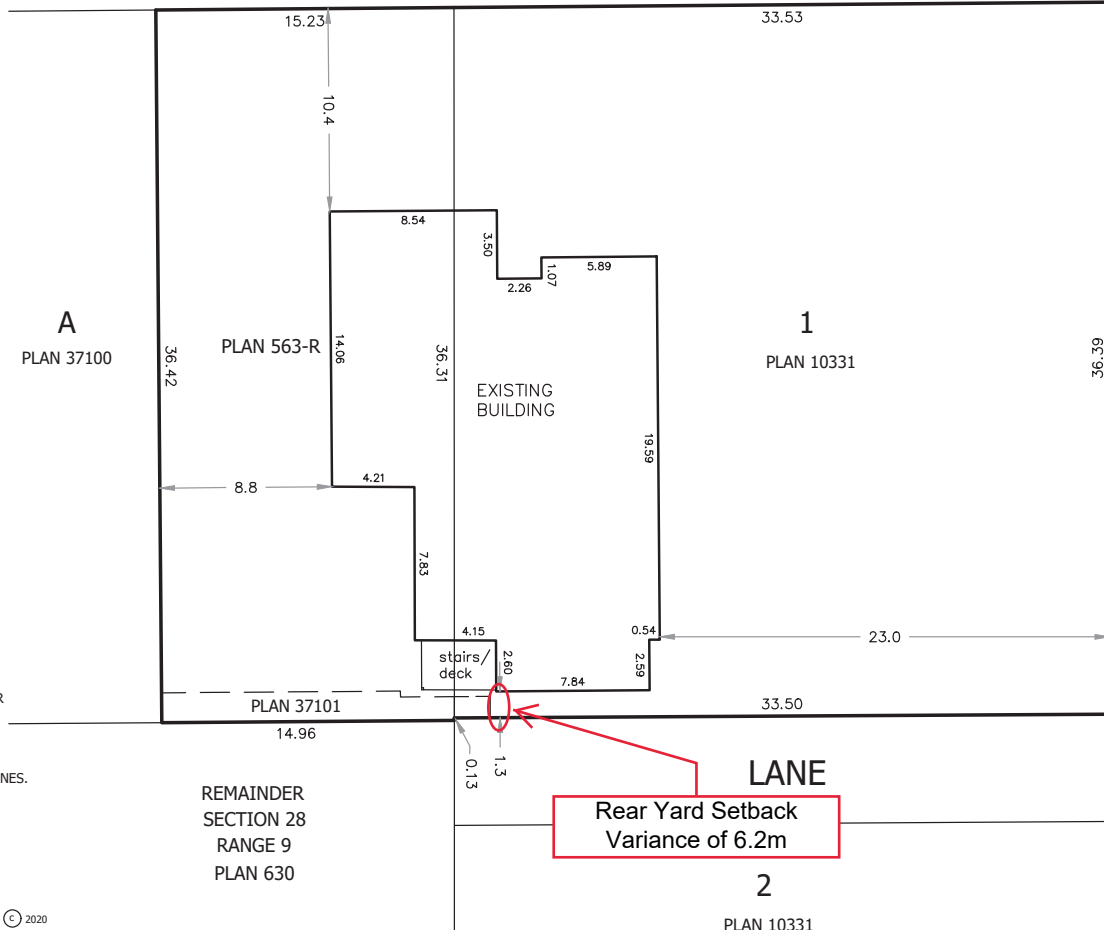
CIVIC ADDRESS: 195 & 191 FOURTH STREET.

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

THE TITLE FOR LOT 1, PLAN 10331 DESCRIBES IT AS LOT A, PLAN 10331. THE REASON IS UNKNOWN AT THIS TIME.

THESE PARCELS (191 & 195 FOURTH STREET) MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.



THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).
THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S).
THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS © 2020
3088 BARONS ROAD NANAIMO B.C. V9T 4B5
PHONE: 250-756-7723 FAX: 250-756-7724
EMAIL: WAPS@VIBCLS.CA
FILE: 20022-1 CERT (BASE PLAN 20022)

CHESTERLEA AVENUE



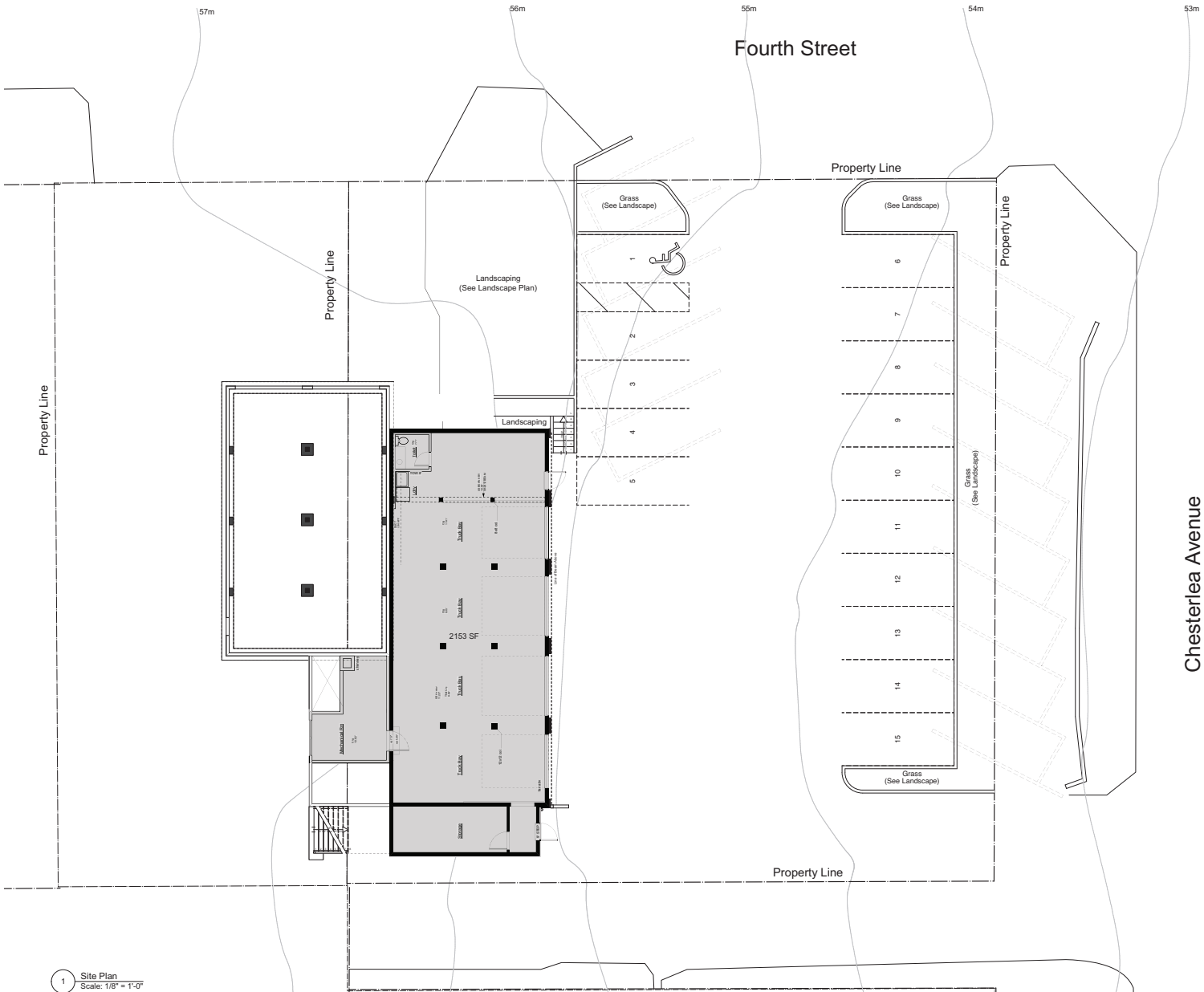
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DP 1177
2020-MAR-04
Current Planning

DUE TO THE LIMITED SCOPE OF THIS SURVEY AND THE LIMITED SURVEY EVIDENCE AVAILABLE THIS PLAN SHOWS ONLY THE APPROXIMATE POSITION OF IMPROVEMENTS. BOUNDARY RESOLUTION GENERALLY BASED UPON EVIDENCE FROM PLAN 37101

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL & IS CERTIFIED CORRECT THIS DATE OF: MARCH 04, 2020
Digitally signed by Brian Henning QNXB8H
DN: c=CA, ou=Brian Henning QNXB8H, o=BC Land Surveyor, ou=Verify ID at www.juricert.com/LKUP.cfm?id=QNXB8H
Date: 2020.03.04 10:18:33 -08'00'

Brian S. Henning B.C.L.S.
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.



Chesterlea Avenue

1 Site Plan
Scale: 1/8" = 1'-0"

2 Site Data

LEGAL DESCRIPTION
 LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 10331, HAREWOOD FIREHALL-
 COMMUNITY HALL, ETC
 &
 THAT PART OF SECTION 28, RANGE 9, SECTION 1, NANAIMO DISTRICT, PLAN 630,
 SHOWN OUTLINED IN RED ON PLAN 563R (LEASE TO RDN - SEARCH & RESCUE)

Municipal Address
 191 & 195 Fourth Street,
 Nanaimo, B.C.

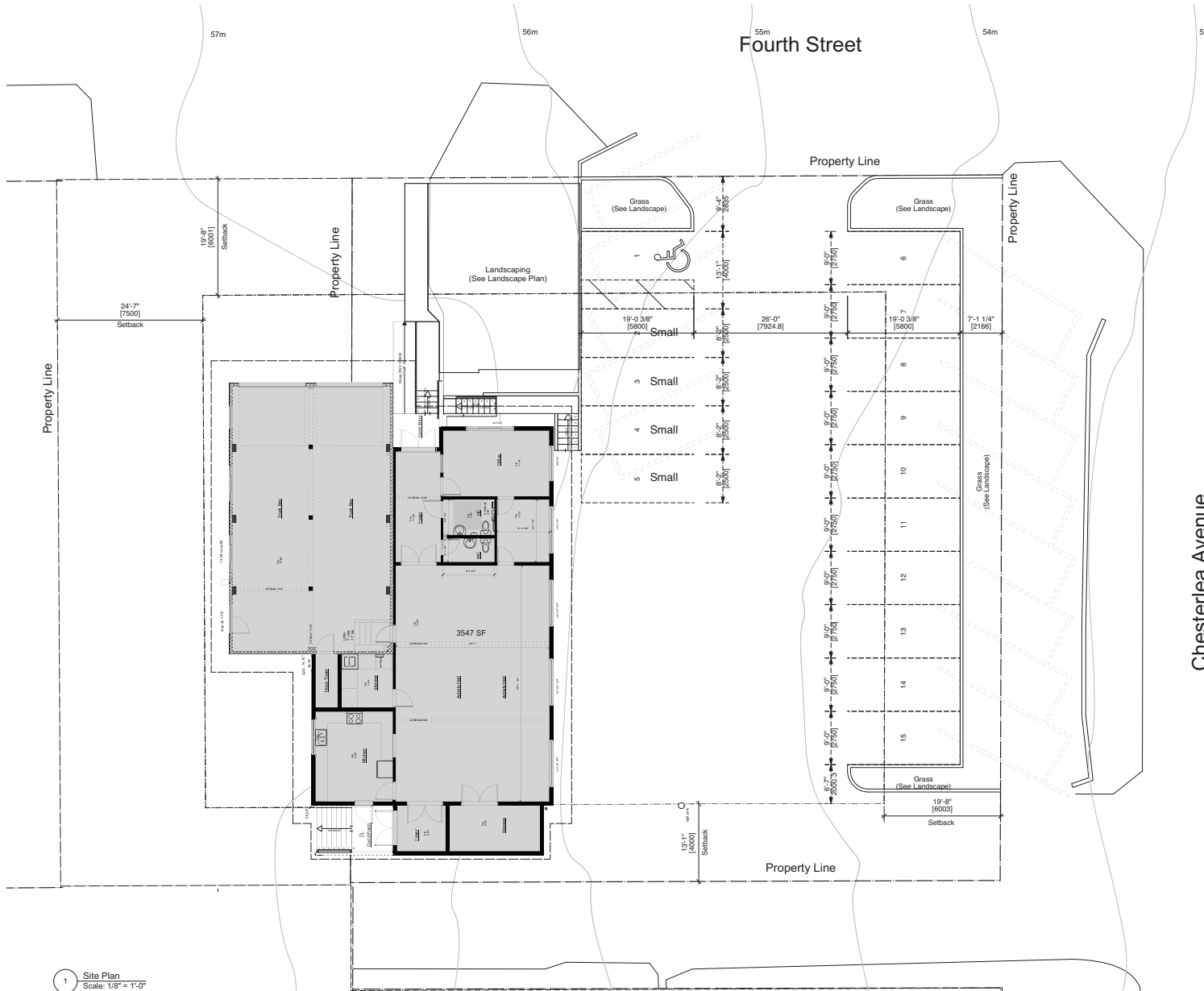
SITE DATA

Zone CS1				
Site Area	13200	6000	19200	SF total
Site coverage	18.5%			
Building Area:				
Main Floor:	3547	sq.ft.	329	m ²
Lower Floor:	2153	sq.ft.	200	m ²

Parking re-arranged within property lines. Overhead doors reinstalled at lower level.
 Occupancy unchanged
 Fire hall / Search & Rescue

A total of 16 Currently provided, 3 to be removed at re-installed overhead doors
 15 Provided

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DP1177
 2020-MAR-05



1 Site Plan
Scale: 1/8" = 1'-0"

2 Site Data

LEGAL DESCRIPTION
 LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 10331, HAREWOOD FIREHALL - COMMUNITY HALL, ETC. & THAT PART OF SECTION 28, RANGE 9, SECTION 1, NANAIMO DISTRICT, PLAN 630, SHOWN OUTLINED IN RED ON PLAN 563R (LEASE TO RDN - SEARCH & RESCUE)

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Building Area:				
Main Floor:	3547	sq.ft.	329	m ²
Lower Floor:	2153	sq.ft.	200	m ²

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DP 4177
 2020-MAR-05
 CONSULT PLANNING

Parking re-arranged within property lines. Overhead doors reinstalled at lower level.
 Occupancy unchanged
 Fire hall / Search & Rescue

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1 North Elevation
Scale: 1/4" = 1'-0"

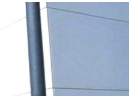
1 Fibre Cement board
Fascia's and Wall



2 Corrugated Metal



3 Fibre Cement Panel



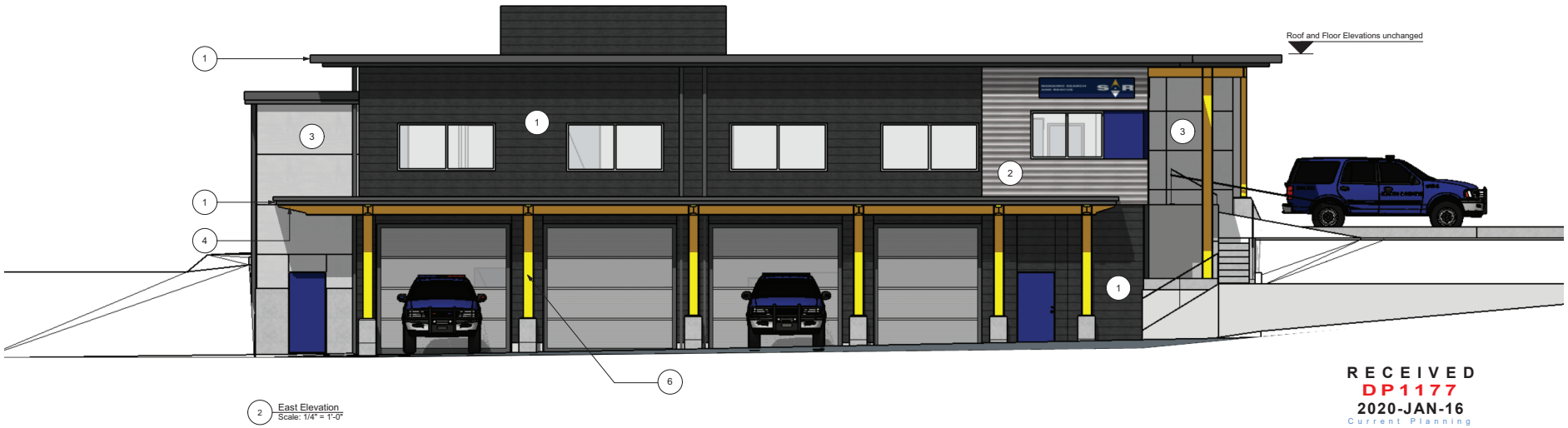
4 Vinyl Soffits, Wood look



5 Fibre Cement Panel
Blue Accent



6 Seismic Steel Structure
Yellow Accent



2 East Elevation
Scale: 1/4" = 1'-0"

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2020-JAN-16
Current Planning



1 South Elevation
Scale: 1/4" = 1'-0"

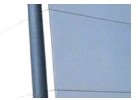
1 Fibre Cement board
Fascia's and Wall



2 Corrugated Metal



3 Fibre Cement Panel



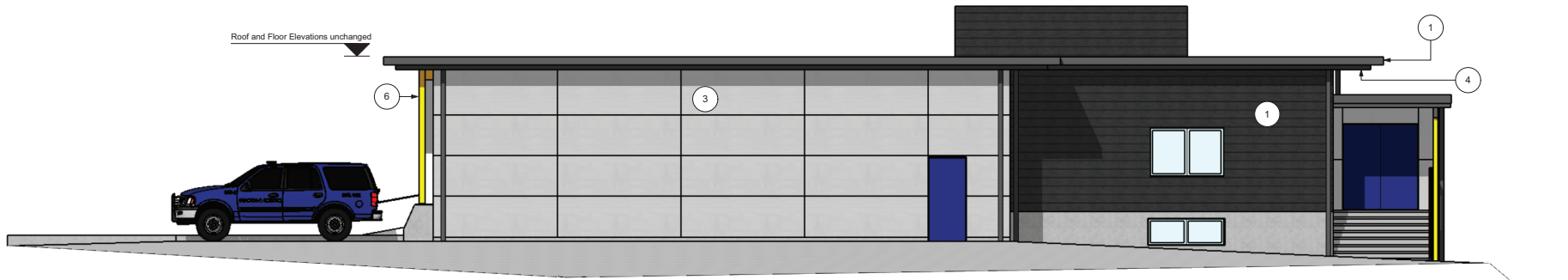
4 Vinyl Soffits, Wood look



5 Fibre Cement Panel
Blue Accent



6 Seismic Steel Structure
Yellow Accent



2 West Elevation
Scale: 1/4" = 1'-0"

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2020-JAN-16
Current Planning



1 Design Rationale

Nanaimo Search & Rescue Building Renovations;

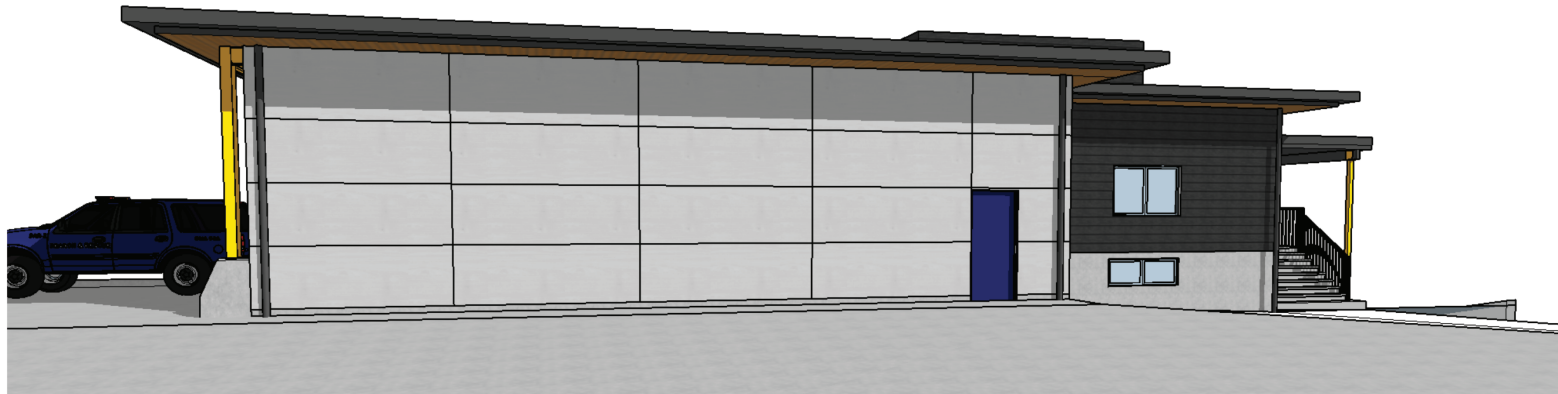
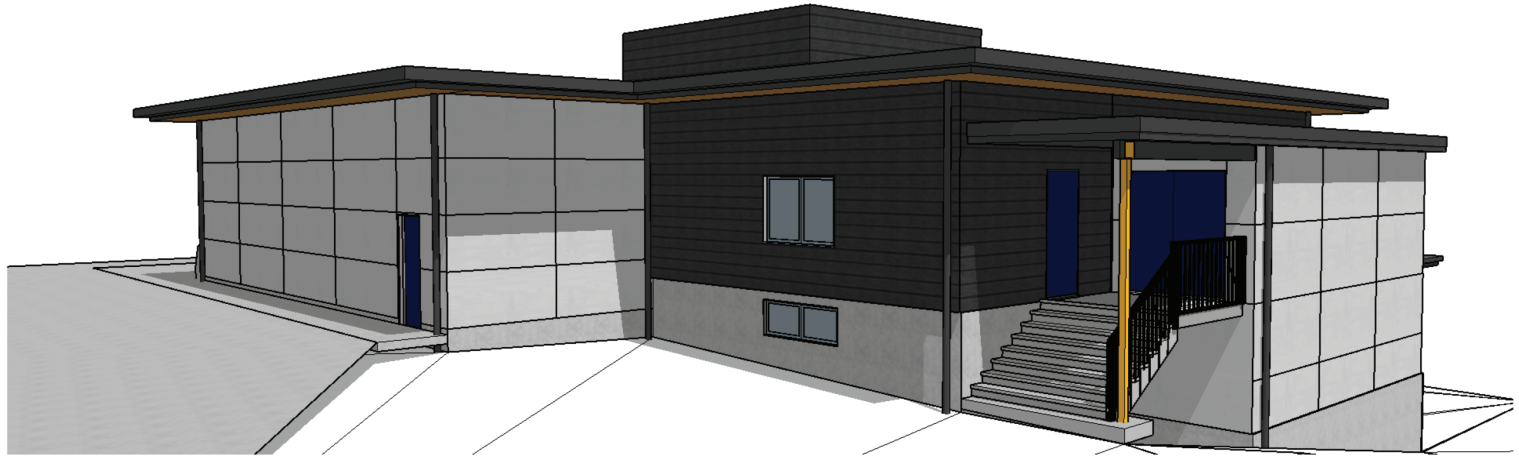
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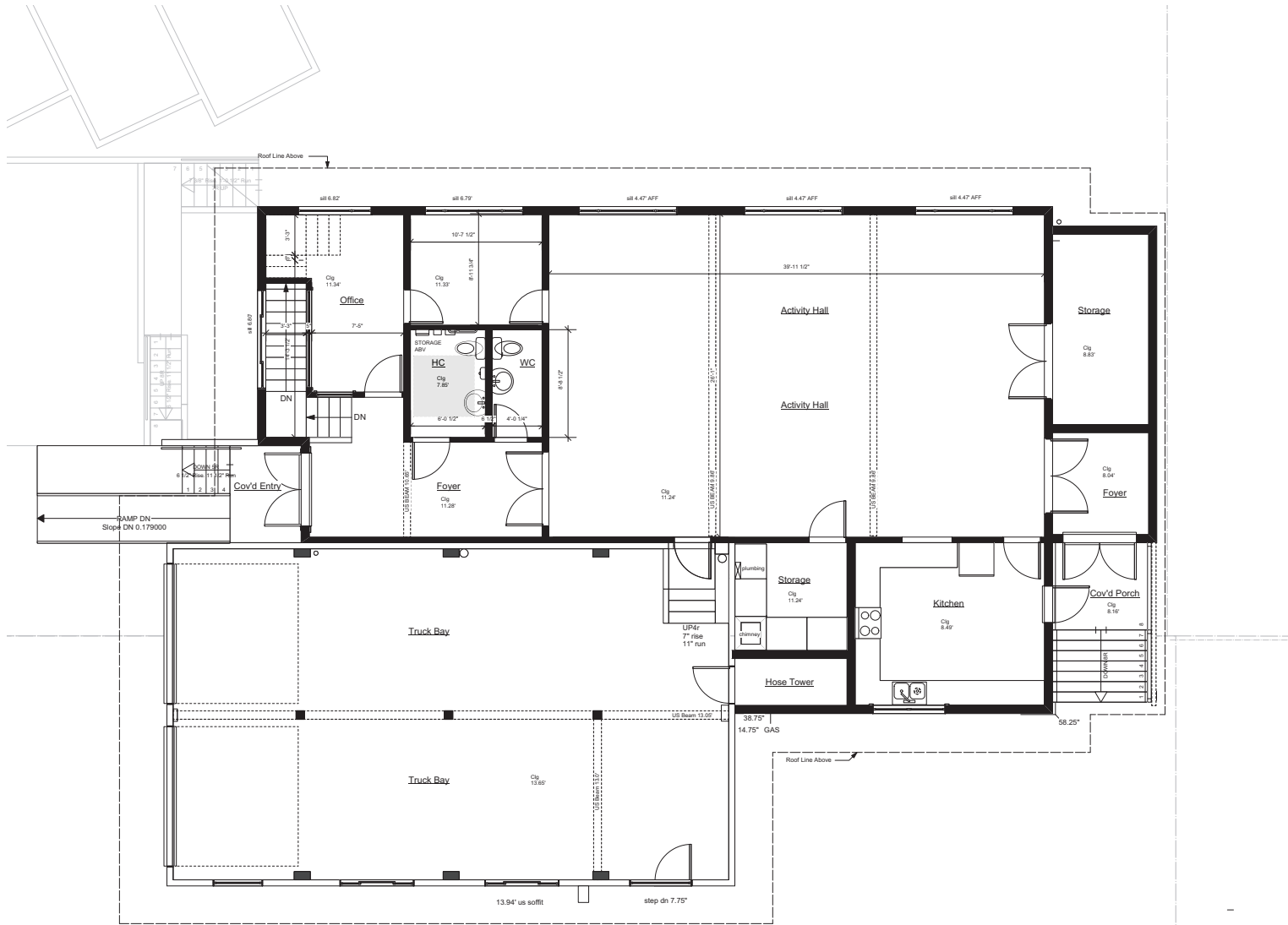
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 2020-JAN-16
 Current Planning



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 2020-JAN-16
 Current Planning

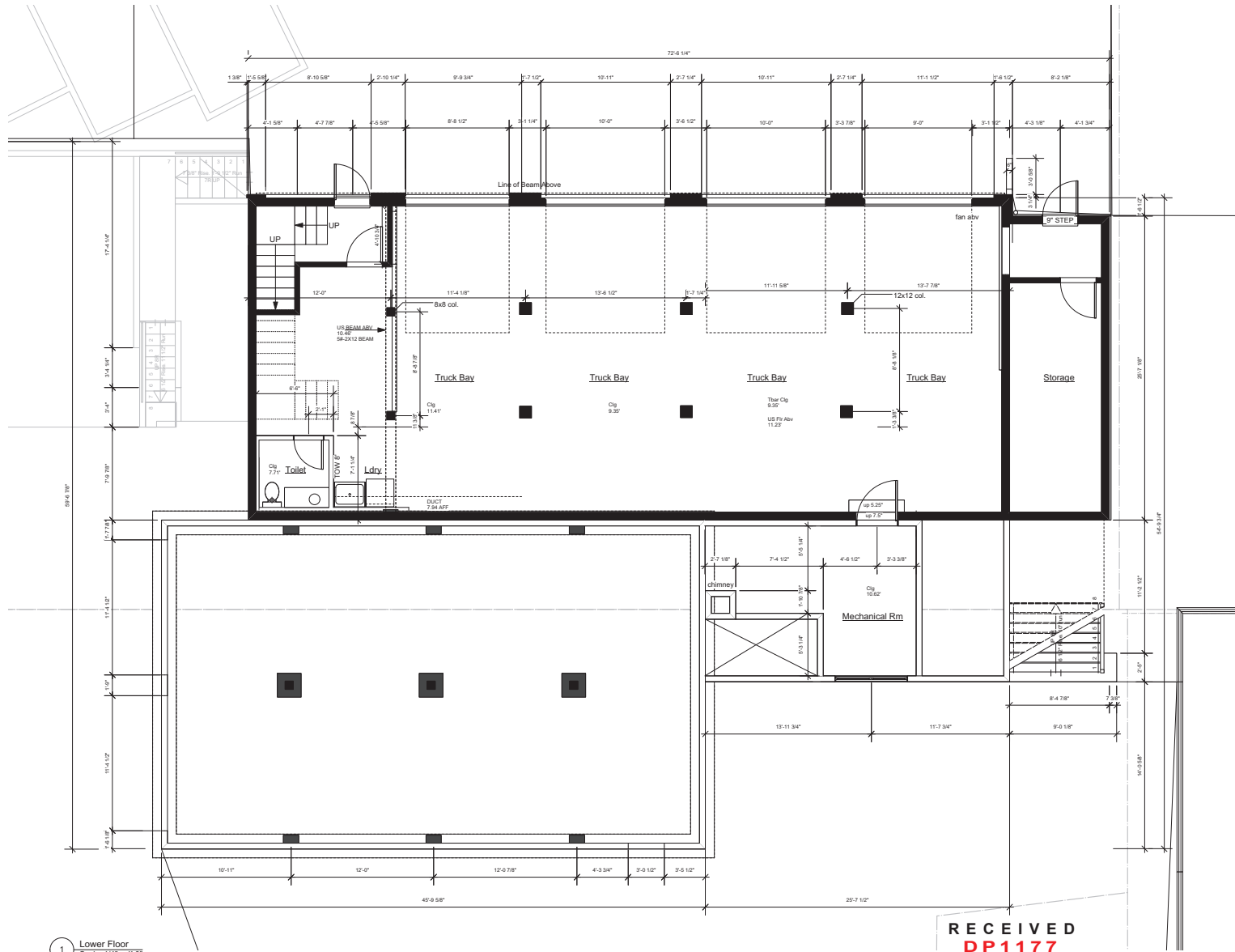


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Current Planning



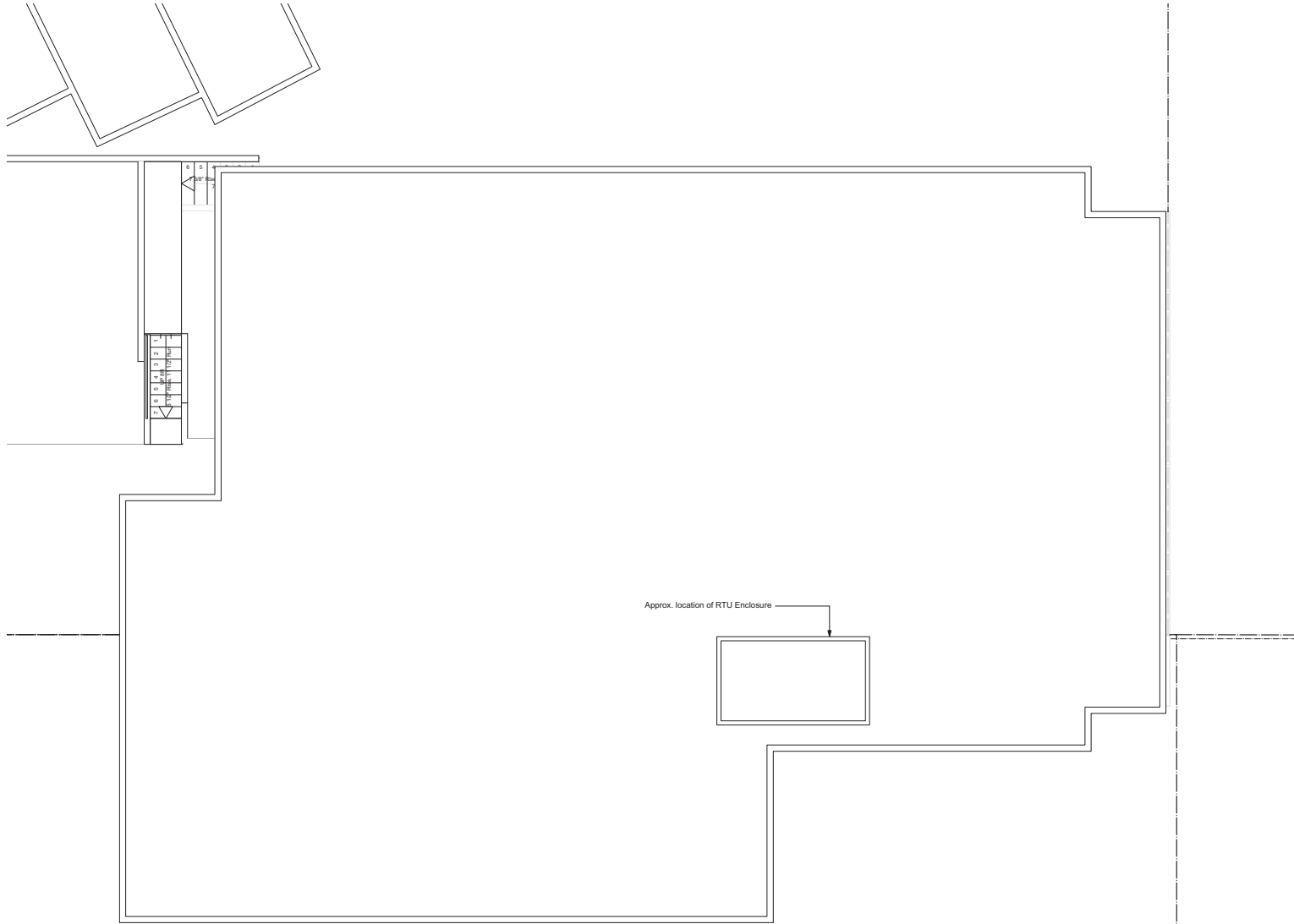
2 Main Floor
Scale: 1/4" = 1'-0"

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DP1177
2020-JAN-16
Current Planning



1 Lower Floor
Scale: 1/4" = 1'-0"

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DP1177
2020-JAN-16
Current Planning



2 Lower Floor
Scale: 1/4" = 1'-0"

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2020-JAN-16
Current Planning



VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

236 Pine Street, Nanaimo, B.C. Canada V9R 2B6 Phone/Fax (250) 754-4335

memo

to: Lainy Nowak, City of Nanaimo, Planner
date: March 4, 2020
project: NSR
re: Landscape Plan
cc: Donna Hais, RW Wall

Re: Planting along Chesterlea

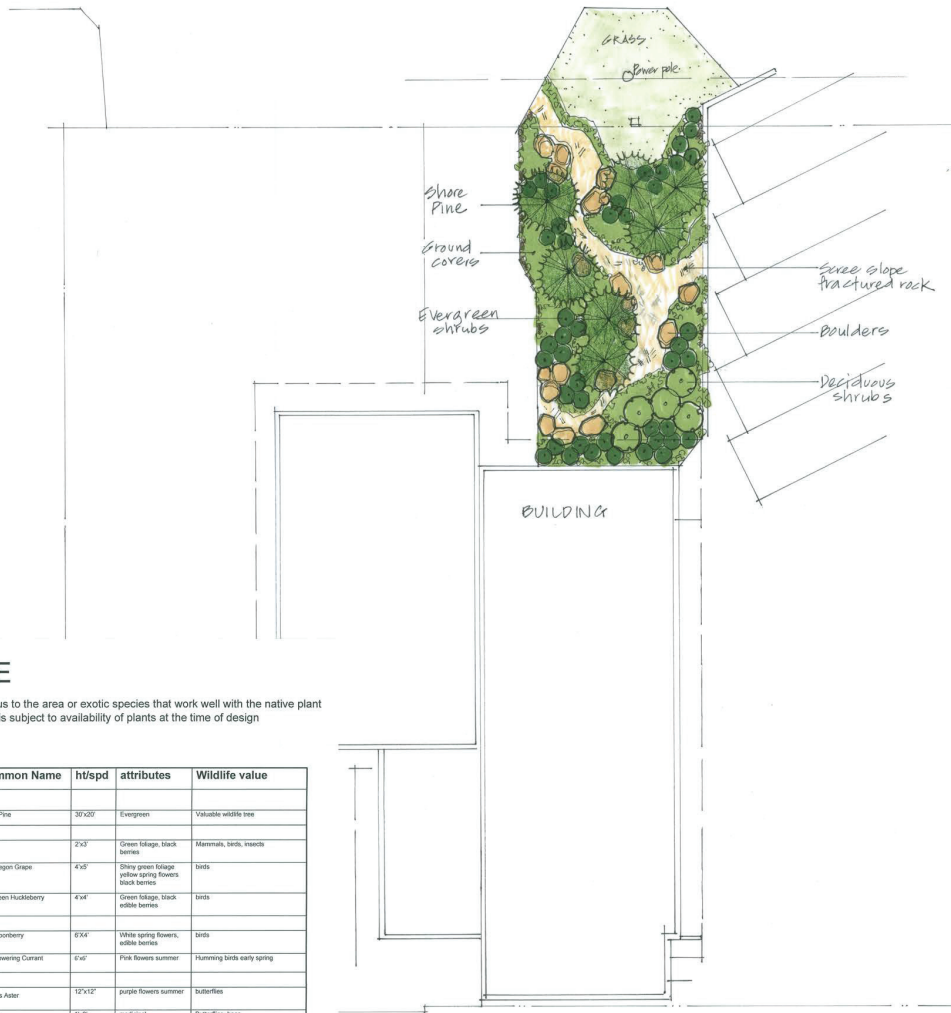
The Landscape Bylaw requires the site to have 6 trees, 1 in front of the building and 5 along Chesterlea, with grass as a groundcover.

We are proposing instead that the garden in front of the building be considered as the landscape contribution to the project. The 5 trees required along Chesterlea have been incorporated into this design, which also provides a richer understory environment. We feel this garden has more ecological value and will be more easily maintained than trees and grass.

The above-mentioned garden design in front of the building consists of complex layers of indigenous plants, that will over time create, an easily sustained microhabitat for birds and insects. There are 7 shore pine and several flowering deciduous and evergreen shrubs, grasses, perennials and other groundcovers. As noted in the design rationale, this small garden is evocative of a small ecosystem typical of the ridges surrounding Mt Benson.

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DP1177
2020-MAR-04
Current Planning

FOURTH STREET



Design rationale

The landscape design is a representation of the rocky knolls occurring on the slopes of Mount Benson and Westwood Ridges. The plants listed below are drought resistant species that will be suitable for the growing conditions on the site.

While drought resistant once established, these plants will need water for their first two growing season and subsequent years of extreme drought.



Rock outcrops



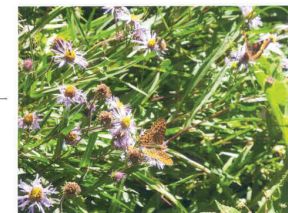
Pines, groundcovers, grasses



Boulders + groundcovers



scree slopes - angular rock colonized by plants



Flowering plants to attract wildlife

PLANT PALETTE

This list consists of plants that are indigenous to the area or exotic species that work well with the native plant ecology. This plant list is not definitive and is subject to availability of plants at the time of design development and installation.

	Botanical Name	Common Name	ht/spd	attributes	Wildlife value
Native plants					
Coniferous trees	<i>Pinus contorta contorta</i>	Shore Pine	30'x20'	Evergreen	Valuable wildlife tree
Evergreen shrubs	<i>Saxifraga stolonifera</i>	Slate	2'x2'	Green foliage, black berries	Mammals, birds, insects
	<i>Mahonia aquifolium</i>	Tall Oregon Grape	4'x5'	Silky green foliage, yellow spring flowers, black berries	birds
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	4'x4'	Green foliage, black edible berries	birds
Deciduous shrubs	<i>Ambrosia artemisiifolia</i>	Saskatoonberry	6'x4'	White spring flowers, white berries	birds
	<i>Silbes langshuim</i>	Red Flowering Currant	6'x4'	Pink flowers summer	Humming birds early spring
Grasses, Groundcovers, Perennials	<i>Aster subspicatus</i>	Douglas Aster	12"x12"	purple flowers summer	butterflies
	<i>Achillea</i> spp.	Yarrow	1'x2'	medicinal	Butterflies, bees
	<i>Androsaphilus ova-urta</i>	Kinnikinnick	1' x 3'	Evergreen, berries	birds
Exotic Evergreen shrubs	<i>Adiantum subcordata</i>	Coastal Sage	2'x2'	Grey foliage, aromatic	birds, insects, butterflies
	<i>Caestoma californica</i>	California Cotgrass	2'x1'	Bunchgrass, good for dry slopes	Food and cover for mammals, birds and insects
	<i>Eriophyllum lanatum</i>	Woody Sunflower	12"x12"	yellow flowers, silver foliage	butterflies, bees
	<i>Festuca idahoensis</i>	Slate Fescue	1'x1'	Good for dry slopes	Food and cover for mammals, birds and insects
	<i>Fragaria chiloensis</i>	Coastal Strawberry	2'x2'	White flowers, berries	birds insects
	<i>Sedum</i> spp.	Stonecrop	various	various	bees
Exotic Evergreen shrubs	<i>Adiantum undecompacta</i>	Strawberry Tree	6'x6'	late winter flowers	hummingbirds

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DP 1177
2020-MAR-03
COURT PLANNING

DATE	REV.	DESCRIPTION
2020-03-03	1	ISSUED D.P.

CONSULTANT
VICTORIA DRAKEFORD
LANDSCAPE ARCHITECT
236 Pine St. Nanaimo,
B.C. V9P-2B9
250-754-4338
victoria@island.net

PROJECT
NANAIMO
SEARCH and
RESCUE

SHEET TITLE
LANDSCAPE
PLAN

SCALE 1/8"=1'-0" DATE DEC 23 19

DRAWN VID CHECKED

PROJECT NUMBER NSR 19

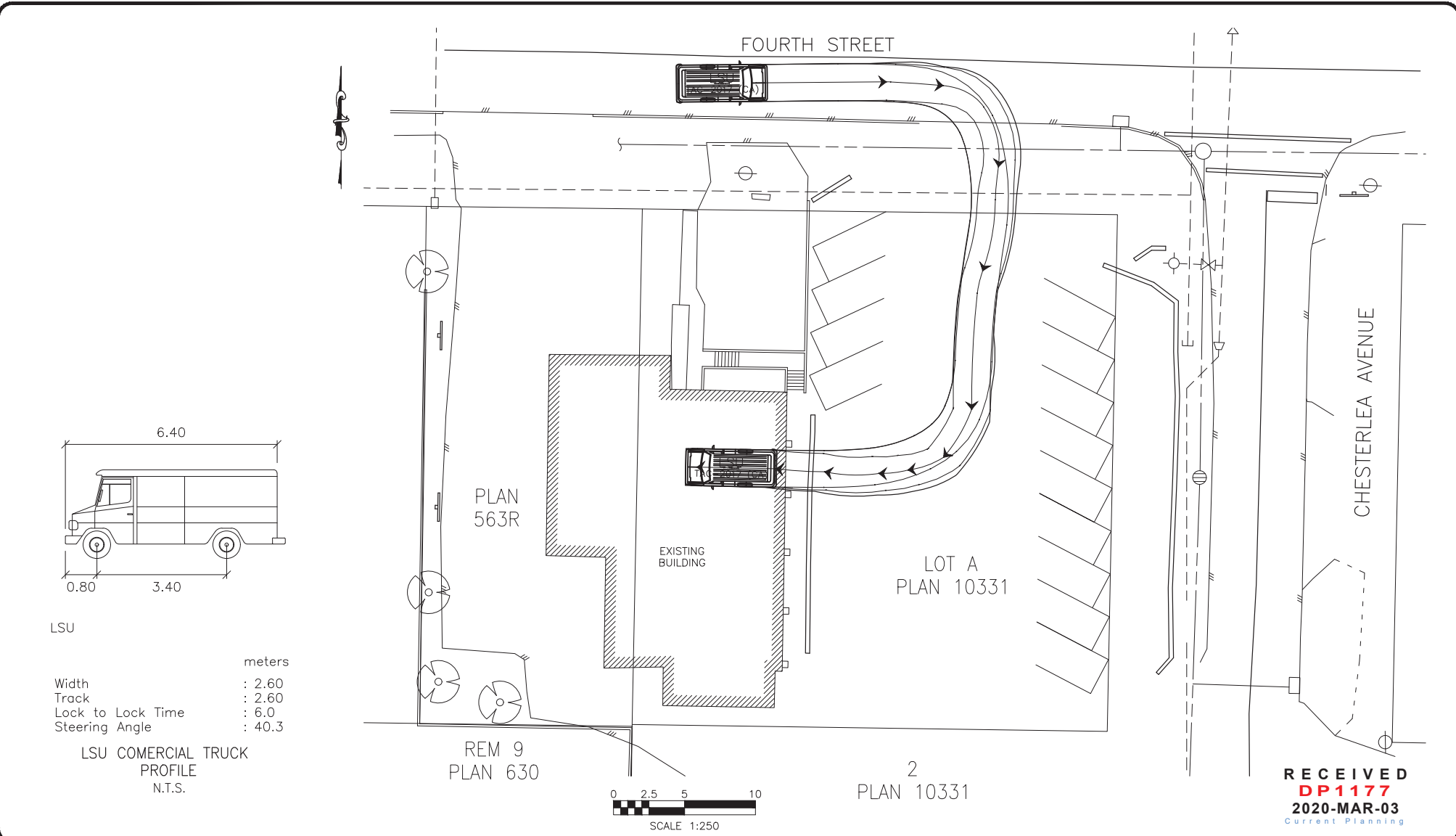
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PLANT PALETTE

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Native plants					
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Evergreen Shrubs	<i>Gaultheria shallon</i>	Salal	2'x3'	Green foliage, black berries	Mammals, birds, insects
	<i>Mahonia aquifolium</i>	Tall Oregon Grape	4'x5'	Shiny green foliage yellow spring flowers black berries	birds
	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	4'x4'	Green foliage, black edible berries	birds
Deciduous Shrubs	<i>Amelanchier alnifolia</i>	Saskatoonberry	6'x4'	White spring flowers, edible berries	birds
	<i>Ribes sanguineum</i>	Red Flowering Currant	6'x6'	Pink flowers summer	Humming birds early spring
Grasses, Groundcovers, Perennials	<i>Aster subspicatus</i>	Douglas Aster	12"x12"	purple flowers summer	butterflies
	<i>Achillea spp.</i>	Yarrow	1'x3'	medicinal	Butterflies, bees
	<i>Arctostaphyllum uva-ursi</i>	Kinnickinnick	1' x 3'	Evergreen, berries	birds

	<i>Artemisia suksdorfii</i>	Coastal Sage	3'X3'	Grey foliage, aromatic	Birds, insects, butterflies
	<i>Danthonia californica</i>	California Oatgrass	2'x1'	Bunchgrass, good for dry slopes	Food and cover for mammals, birds and insects
	<i>Eriophyllum lanatum</i>	Woolly Sunflower	12"x12"	yellow flowers, silver foliage	butterflies, bees
	<i>Festuca idahoensis</i>	Idaho Fescue	1'x1'	Good for dry slopes	Food and cover for mammals, birds and insects
	<i>Fragaria chilioensis</i>	Coastal strawberry	2'x2'	White flowers, berries	Birds insects
	<i>Sedum spp</i>	Stonecrops	various	various	bees
Exotic Evergreen Shrubs					
	<i>Arbutus unedo compacta</i>	Strawberry Tree	6'x6'	late winter flowers	hummingbirds



RECEIVED
DP1177
2020-MAR-03
 Current Planning

PROJECT NAME
 NANAIMO SEARCH AND RESCUE
 FACILITY IMPROVEMENTS
 195 FOURTH STREET

CLIENT NAME
 R.W. (BOB) WALL LTD.

DRAWING TITLE
 SEARCH AND RESCUE TRUCK
 TURNING PATH

NE NEWCASTLE
 ENGINEERING LTD.
 4-3179 BARONS ROAD
 NANAIMO, B.C. V9T 5W5

Scale 1:250
 Drawn DB
 Date: MAR-3-2020
 Dwg. No. 0406-022-TF

AERIAL PHOTO



N



DEVELOPMENT PERMIT NO. DP001177

Legend

 SUBJECT PROPERTIES

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001175 – 25 Victoria Road

Applicant / Designer: HEROLD ENGINEERING

Owner: CITY OF NANAIMO

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	DT12 Gateway
<i>Location</i>	The subject property is located in the south end of downtown, between Victoria Road and Nicol 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 No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Neighbourhood Plan</i>	South End Neighbourhood Plan Map 1 – Neighbourhood Land Use – Urban Node
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines South End Neighbourhood Plan Urban Design Guidelines

The subject property is a sloping site, surrounded by commercial and residential uses in the downtown area. The property is zoned DT12 ‘Gateway’, and the existing building is used for theatre events.

PROPOSED DEVELOPMENT

The applicant is proposing upgrades to the front façade (facing Victoria Road), and to the north side façade. The rear facade (facing Nicol Street) was improved in 2013. The south elevation is not visible or accessible as it is sited at a zero lot line abutting the adjacent building.

Site Design

The building at 25 Victoria Road was constructed in 1892 as a church, and is not on the City’s Heritage Register. The building is sited at approximately a zero lot line at the front, rear and both side lot lines. The applicant intends to design the front façade such that there are minimal encroachments past the front lot line.

Building Design

The rear façade was improved in 2013 with brick veneer, grey fiber cement panels and horizontal siding with white trim. The applicant is proposing to improve the front and north side façade with the same materials. The red doors on the front façade are accented by a canopy and timber feature framing the front entry. The ‘Harbour City Theatre’ sign above the doors will be lit by gooseneck lighting. Two service doors on the front façade are grey to reflect their secondary use. The two existing metal signage boxes will be reused and relocated on the building at the pedestrian level. The windows on the north façade will be replaced with aluminum framed windows, except that two windows would be eliminated.

Staff Comments:

- The design guidelines emphasize creating a rich and varied pedestrian environment. Consider design features that would enhance visual interest and the pedestrian experience along Victoria Road.

Landscape Design

For safety purposes a metal railing will be added to the existing retaining wall along the front property line (Victoria Road). The top of the retaining wall will continue to be relatively flush with the sidewalk. The images shown in A-301 and A-302 seem to demonstrate that the retaining wall will extend above the sidewalk, however it will follow the existing grade.

PROPOSED VARIANCES

There are no proposed variances.

December 19, 2019

0017-376

City of Nanaimo
Development Services Division
28 Franklyn Street
Nanaimo, BC, V9R 5J6

Attn: Lisa Brinkman, Development Planner

**Re: Development Permit for Building Enclosure Remediation
25 Victoria Road, Nanaimo, BC**

Dear Lisa:

The following is a design rationale for the proposed Cladding replacement and Building Enclosure upgrade to the City of Nanaimo owned property located at 25 Victoria Drive, Nanaimo BC. The building currently has Nanaimo Centre Stage as a tenant.

Project Site Description

The project site is located at 25 Victoria Road and is boarded by Victoria Rd to the West, Nicol St. to the East. The North and South are Zero lot line builds, with the North boarding a landscaped area of the Nanaimo Entertainment Centre.

Herold Engineering had previously designed (2013) the Façade and Building Enclosure upgrade on the Nicol Street Façade and a portion of the North Elevation based on a condition report from 2011 stating the existing stucco cladding was falling off and could pose a danger. The condition report states that the remaining North and West cladding systems are failing, or are not optimal for the coastal Nanaimo climate.

Herold Engineering is proposing a new Façade and Building Enclosure Design to complete the exterior cladding of the building, following the design that was set forth on the Nicol Street (East) façade.

The roof systems, both the Asphalt shingles and Membrane roofing systems are not being replaced in this phase of the project, as both are in serviceable condition.

Proposed Building, Form and Character

The existing building is a 3 storey, wood framed building with a flat roof segment to the North, and a steep, sloped roof at the southern end. The North elevation is punctuated by window openings, while the East and West facades have the entrance / exit doors and a smaller amount of glazing.



The building has an existing mix of exposed concrete foundations, brick cladding, stone veneer, stucco cladding, wood board and batten and plywood cladding.

The plan for the façade redesign includes removing all the existing claddings and upgrading the underlying Building Enclosure elements. Then the design calls for extending the red brick and grey lapped cement board cladding along the north elevation of the building and replacing the existing windows with new aluminum framed windows. Some of the existing window openings are being infilled, namely the two upper most windows closest to Victoria Road, a washroom and a storage room. On the lowest floor northern façade, there are some existing infilled window openings that are to be completely removed.

The front elevation along Victoria Rd. is getting a façade that matches Nicol street. This includes red brick for the first storey, stepping up with an Architectural dentil detail transitioning to a charcoal grey panelized fibre cement board panel in an anodized aluminum reveal system. The entrance will have a new timber accents to the existing canopy overhang, accenting the existing main entrance. It is the intent to keep the existing entrance doors in the bright red colour, as this has become an accent on the building with the fabric canopies. All remaining man-doors will be charcoal grey, as they are exits or service entrances. The glass block infill will be re-instated back to a man door, as to provide a direct exiting from the upper floor stairwell.

The area above the entry will be charcoal horizontal fibre cement board and will host the Marquee signage. This is illuminated with downlighting with gooseneck style light fixtures to match the existing lamps on the Nicol Street elevation. The soffit lighting will be updated to new LED pot lights to replace the existing Fluorescent bulb pot lights.

We look forward to hearing the results of the City of Nanaimo Planning Department review of the proposed development and ask that you contact the undersigned with any questions you may have.

Yours truly,

HEROLD ENGINEERING LIMITED



**Kyle Riley, Architectural Technologist, AIBC
Associate**

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001175

LOCATION PLAN

Civic: 25 VICTORIA ROAD

Legal: LOT 4, BLOCK AA, SECTION 1, NANAIMO DISTRICT, PLAN 584
EXCEPT PARCELS A (DD 94054) & PARCEL B (DD 11647N)



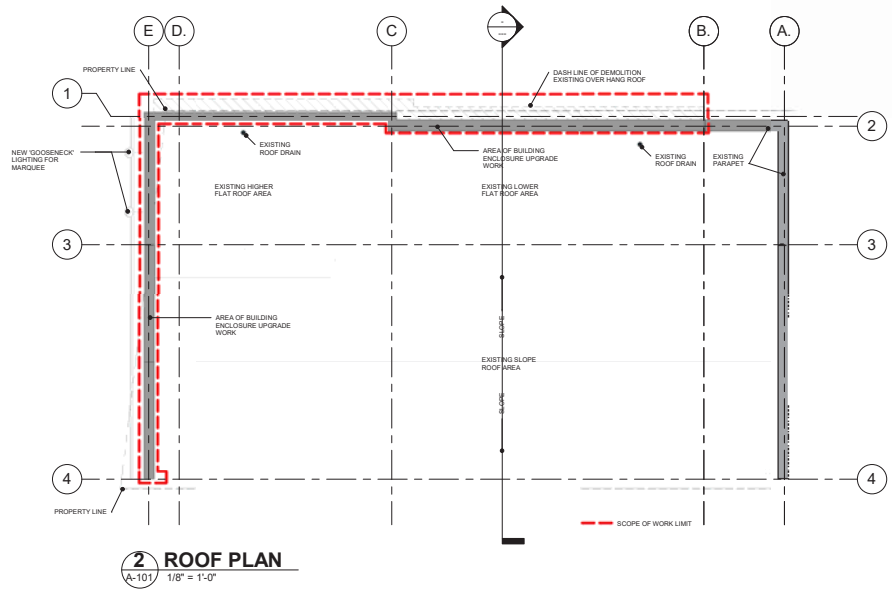
SUBJECT PROPERTY



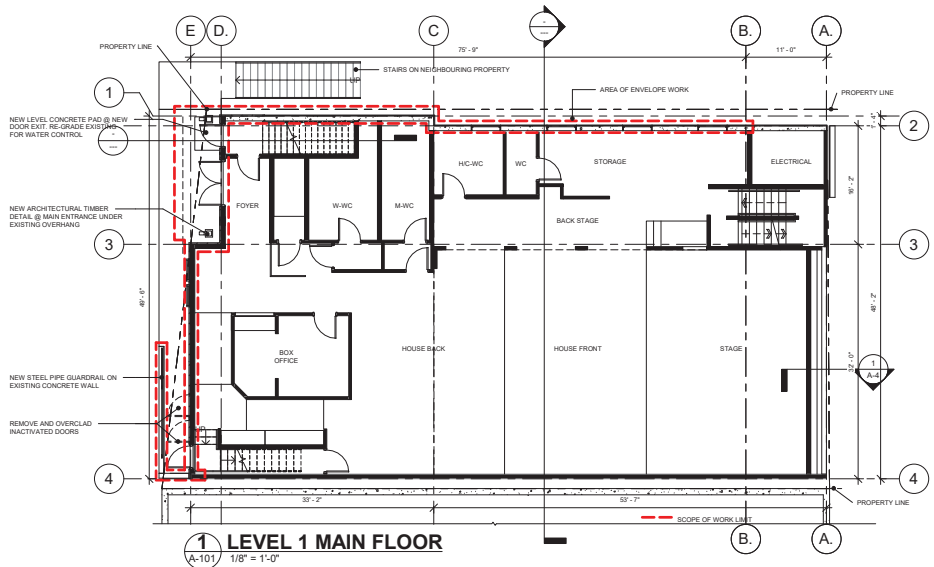
LOCATION PLAN

SITE INFORMATION:

ADDRESS: 25 VICTORIA ROAD, NANAIMO, BC
 LEGAL ADDRESS: LOT 4, BLOCK AA, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT PARCELS A (DD 94054) & PARCEL B (DD 11647N)
 PID: 001-667-501
 ZONING: DT12



NOT FOR CONSTRUCTION
 ISSUED FOR DEVEL. PERMIT



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No.	DATE

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 2020-JAN-09
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PARTIAL BUILDING REMEDIATION
 25 VICTORIA ROAD, NANAIMO, BC (NANAIMO CENTRE STAGE)
 CITY OF NANAIMO

HEROLD ENGINEERING LIMITED
 Consulting Engineers
 3701 Shenton Rd., Nanaimo, BC V9T 2H1
 T: 250 751 8558 | F: 250 751 8559
 Email: herold@heroldengineering.com
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LOCATION PLAN, ROOF PLAN, MAIN FLOOR PLAN

DESIGNED LYH	SCALE
DESIGN REVIEW JK	CLIENT DRAWING No.
DRAWN LYH	
DRAFTING REVIEW KAR	REVISION No.
PROJECT No. 0017-376	SCALE 1/8" = 1'-0"
SCALE 1/8" = 1'-0"	REVISION A-101

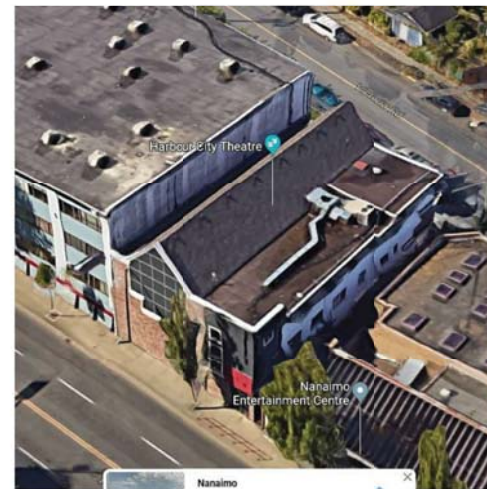
DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



1 3D Street View 1
 (STREET VIEW @ VICTORIA ROAD)



2 3D Street View 2
 (STREET VIEW @ TRANS-CANADA HWY)



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PARTIAL BUILDING REMEDIATION

25 VICTORIA ROAD, NANAIMO, BC (NANAIMO CENTRE STAGE)
 CITY OF NANAIMO

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 T: 250 751 8558 | F: 250 751 8559
 E: info@heroldengineering.com

STREET VIEWS

DESIGNED SW/LHY	SEAL
DESIGN REVIEW JK	
DRAFTED LHY	
DRAFTING REVIEW KAR	
PROJECT No. 0017-376	CLIENT Drawing No.
SCALE	PERMIT No.
HEL DRAWING No. A-301	REVISION OF 1

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EXTERIOR FINISHES LEGENDS
SEE SPEC = DENOTES BOOK SPEC SECTION 05 12 25 PRE-ENG BUILDINGS

- | | |
|---|---|
| <ul style="list-style-type: none"> 1 CULTURED BRICK VENEER WALL FINISH (RAIN-SCREEN) COLOUR - SEE SPEC 2 HIGH GLOSS PAINT FINISH - FIBRE CEMENT PANELS (w/ EXTRUDED ALUMINUM TRIM SYSTEM (RAIN-SCREEN)) COLOUR - SEE SPEC 3 GABLE FASCIA BOARDS PAINT FINISH COLOUR - SEE SPEC 4 FIBRE CEMENT - HORIZONTAL LAP SIDING (TYP.) (RAIN-SCREEN) COLOUR - SEE SPEC 5 PARAPET (w/ BUILT-UP FASCIA) DETAIL EXISTING FLAT ROOF CUT-BACK COLOUR - SEE SPEC 6 METAL TRANSITION FLASHING (TYP.) TO GABLE FASCIA DENTIL/CROWN MOULDINGS EACH SIDE AS SHOWN COLOUR - SEE SPEC 7 ARCHITECTURAL (SPRUCE) BAND BOARD COLOUR - SEE SPEC 8 ALUMINUM FRAME / CANVAS AWNING COLOUR - SEE SPEC 9 GOOSENECK EXTERIOR WALL LIGHT COLOUR - SEE SPEC | <ul style="list-style-type: none"> 10 THERMALLY BROKEN ALUMINUM FRAME - INSULATED GLAZING PANEL WINDOW UNITS (w/ ARCHITECTURAL TRIM BOARDS (TYP.) COLOUR - SEE SPEC 11 PAINTED METAL DOOR COLOUR - SEE SPEC 12 42" MM, 207" G.G. (APPROX.) 1-1/2" DIA. METAL PIPE GUARDRAIL INSTALL ON EXISTING CONCRETE RETAINING WALL COLOUR - SEE SPEC 13 FINE FINISH METAL ROOF, WOOD POST AND BEAM CONCRETE FOOTING CANOPY COLOUR - SEE SPEC 14 EXISTING CHAINLINK SECURITY IN-FILL PANELS 15 EXISTING WALL MOUNTED METAL FRAMING GLAZING POST BOX AS PER OWNER (N.C.) 16 CAST-IN-PLACE CONCRETE SLAB (TYP.) AS PER STRUCTURAL DESIGN 17 BUILDING SIGNAGE, MOUNTED TO FIBRE CEMENT WALL CLADDING FIRE RESCUE CREST AS PER OWNER (N.I.C.) |
|---|---|



1 WEST ELEVATION
1/4" = 1'-0"
(NEW BUILDING REMEDIATION AREA @ VICTORIA ROAD)

2 EAST ELEVATION
1/4" = 1'-0"
(EXISTING BUILDING REMEDIATION AREA @ NICOL STREET)

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PARTIAL BUILDING REMEDIATION

 25 VICTORIA ROAD, NANAIMO, BC (NANAIMO CENTRE STAGE)
 CITY OF NANAIMO

HEROLD ENGINEERING LIMITED
Consulting Engineers
3701 Shenton Rd., Nanaimo, BC V9T 2H1
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mail@heroldengineering.com
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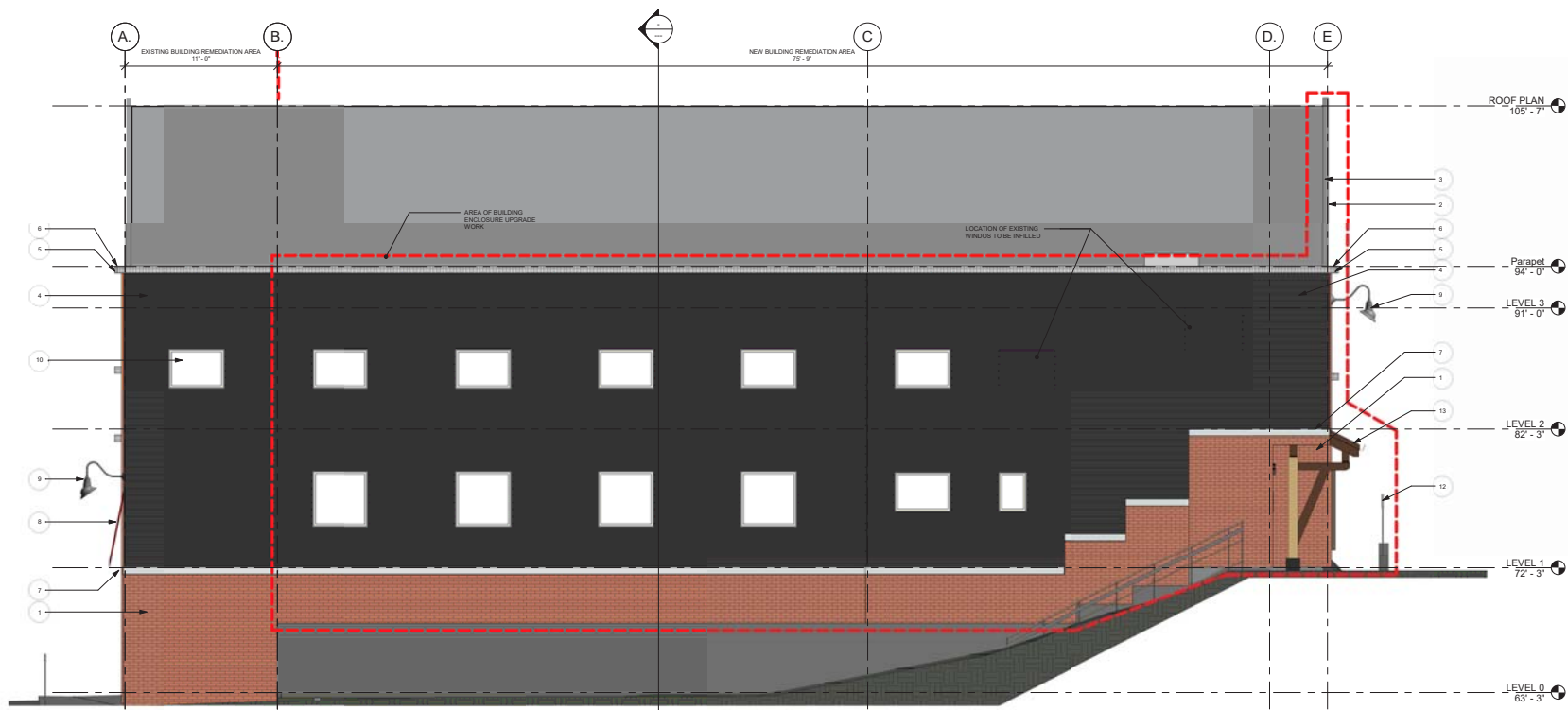
BUILDING ELEVATIONS

DESIGNED SW/LHY	SEAL
DESIGN REVIEW JK	
DRAFTED LHY	
DRAFTING REVIEW KAR	
PROJECT NO. 0017-376	CLIENT DRAWING NO.
SCALE As indicated	PERMIT NO.
HEL DRAWING NO. A-302	REVISION 1

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1 NORTH ELEVATION
 A-303 / 1/4" = 1'-0"
 NEW BUILDING REMEDIATION AREA

EXTERIOR FINISHES LEGENDS
 SEE SPEC - DENOTES ROOM SPEC SECTION 05 12 25 PRE-ENG BUILDINGS

- | | |
|---|---|
| <ul style="list-style-type: none"> 1 CULTURED BRICK VENEER WALL FINISH (RAIN-SCREEN)
COLOUR - SEE SPEC 2 HIGH GLOSS PAINT FINISH - FIBRE CEMENT PANELS (w/ EXTRUDED ALUMINUM TRIM SYSTEM (RAIN-SCREEN))
COLOUR - SEE SPEC 3 GABLE FASCIA BOARDS PAINT FINISH
COLOUR - SEE SPEC 4 FIBRE CEMENT - HORIZONTAL LAP SIDING (TYP.) (RAIN-SCREEN)
COLOUR - SEE SPEC 5 PARAPET (w/ BUILT-UP FASCIA/DENTIL DETAIL EXISTING FLAT ROOF CUT-BACK)
COLOUR - SEE SPEC 6 METAL TRANSITION FLASHING (TYP.) TO GABLE FASCIA (DENTIL/CROWN MOLDINGS EACH SIDE AS SHOWN)
COLOUR - SEE SPEC 7 ARCHITECTURAL (SPRUCE) BAND BOARD
COLOUR - SEE SPEC 8 ALUMINUM FRAME / CANVAS AWNING
COLOUR - SEE SPEC 9 GOOSENECK EXTERIOR WALL LIGHT
COLOUR - SEE SPEC | <ul style="list-style-type: none"> 10 THERMALLY BROKEN ALUMINUM FRAME, INSULATED GLAZING PANEL WINDOW UNITS (w/ ARCHITECTURAL TRIM BOARDS (TYP.))
COLOUR - SEE SPEC 11 PAINTED METAL DOOR
COLOUR - SEE SPEC 12 4" MIN. 120" LG. (APPROX. 1 1/2" DIA. METAL PIPE GUARDRAIL INSTALL ON EXISTING CONCRETE RETAINING WALL)
COLOUR - SEE SPEC 13 PRE-FINISH METAL ROOF, WOOD POST AND BEAM, CONCRETE FOOTING GANTRY
COLOUR - SEE SPEC 14 EXISTING CHAIN-LINK SECURITY 'IN-FILL' PANELS 15 EXISTING WALL MOUNTED METAL FRAMING GLAZING POST BOX AS PER OWNER (N/C) 16 CAST-IN-PLACE CONCRETE SLAB (TYP.) AS PER STRUCTURAL DESIGN 17 BUILDING SIGNAGE, MOUNTED TO FIBRE CEMENT WALL CLADDING FIRE RESCUE CREST AS PER OWNER (N/C) |
|---|---|

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PARTIAL BUILDING REMEDIATION

25 VICTORIA ROAD, NANAIMO, BC (NANAIMO CENTRE STAGE)
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 Consulting Engineers
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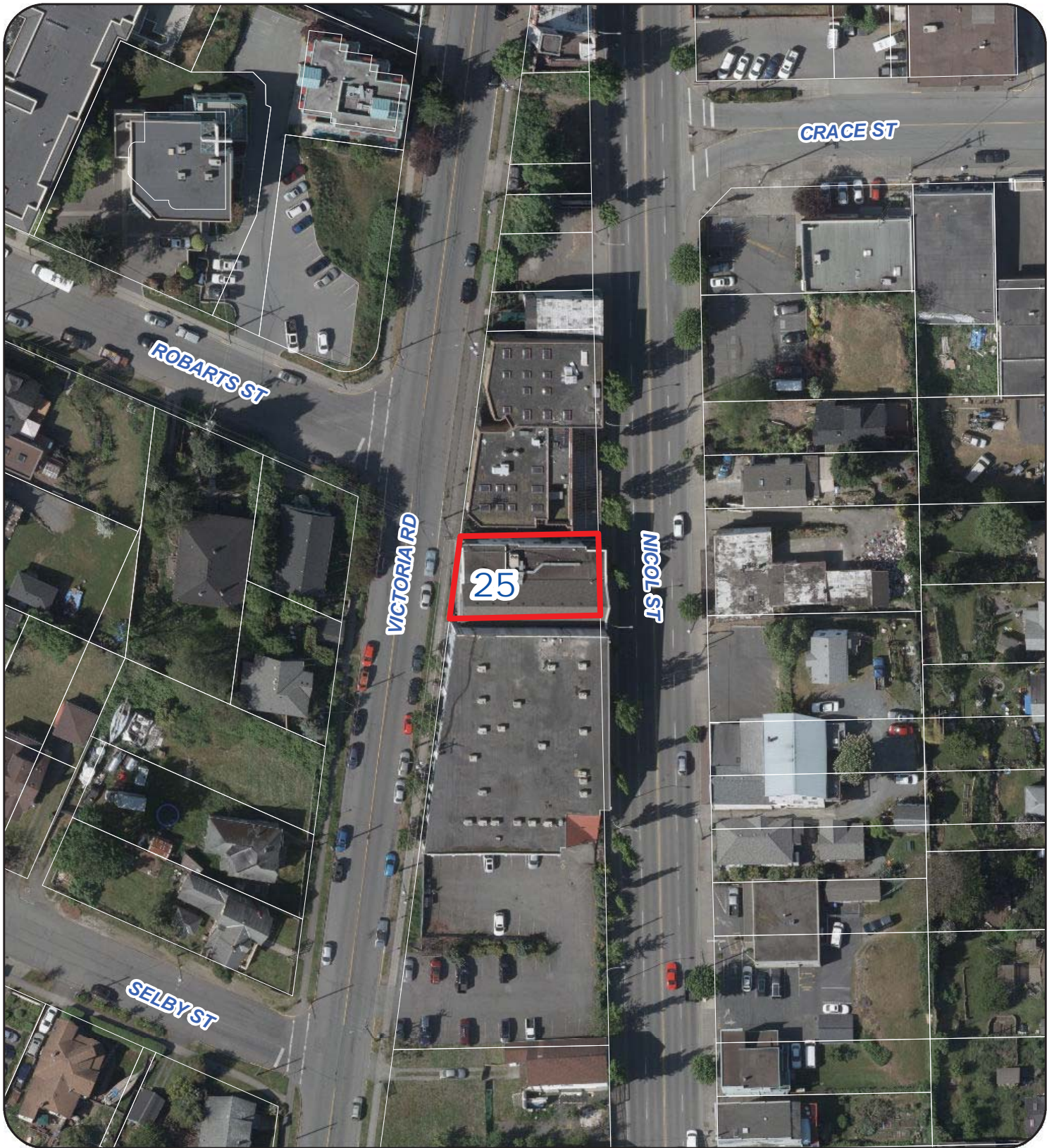
BUILDING ELEVATION	
DESIGNED SW/LHY	SEAL
DESIGN REVIEW JK	
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PROJECT NO. 0017-376	CLIENT DRAWING NO.
SCALE As indicated	PERMIT NO.
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AERIAL PHOTO



N



DEVELOPMENT PERMIT NO. DP001175

Legend

 SUBJECT PROPERTY

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001170 – 1615 Northfield Road

Applicant / Owner: ANAYK HOME BUILDERS LTD.

Designer, Building and Landscape: FINN AND ASSOCIATES DESIGN

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	COR1 Residential Corridor
<i>Location</i>	The subject property is located on Northfield Road, within 150m of the Island Highway and E&N trail.
<i>Total Area</i>	1,700m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is a relatively level site, and is surrounded by residential use on the south side of Northfield Road and commercial uses on the north side of Northfield Road. A dwelling currently exists on the property which will be removed for the proposed development.

PROPOSED DEVELOPMENT

The applicant is proposing 11 townhouse units to be located on the property. The units would be accessed by one driveway from Northfield Road. The COR1 zone allows for a Floor Area Ratio (FAR) of 1.0 and an FAR of 0.9 is proposed. Each townhouse unit is three-storeys in height and approximately 144m² in size.

Site Design

The site is designed such that a triplex and duplex townhouse building form front onto Northfield Road, and two sets of triplex townhouse buildings are located along the rear parcel line. The front door and garage door for each townhouse unit are accessed by an internal driveway. Two tandem parking spaces are provided for each unit, one space in the garage and one space in front of the garage door.

Staff Comments:

- The location of the required electric vehicle parking spaces and the required one accessible parking space is to be shown on the plans.
- Consider finding a location within the first storey of the townhouse(s) for the storage of the garbage and recycling bins such that they are not stored outside. Bins stored outside require landscape screening on three sides.

Building Design

Each townhouse unit is proposed to be approximately 4.5m in width and 10m in height with a butterfly roof. The ground floor would contain a garage, bathroom and family room with ground level patio. The second floor would contain the kitchen and living room with patio; and the third floor would contain two bedrooms. The units facing Northfield Road provide a roof structure for weather protection for the ground level patio and the second storey deck, and these patios and decks are screened from the adjacent units. Four of the units have decks from a third storey bedroom. The exterior façade materials are proposed to be vinyl siding, with vinyl windows and deck railings.

Staff Comments:

- For the five townhouse units facing Northfield Road consider creating a stronger architectural and functional relationship with Northfield Road, (i.e. enhance the front door presence at the street, and create a stronger pedestrian connection to the sidewalk).
- Consider more articulation for the rear building façade, (i.e. add a weather protection feature for the patios of Units 6 to 11).

Landscape Design

The front, sides and rear yard areas are proposed to be landscaped with deciduous trees and shrubs. A pedestrian path is provided from the sidewalk, between the triplex and duplex buildings, to the interior driveway of the property. Paving stones are proposed to provide access from the sidewalk to the front yard patios. Note that the applicant has decided to not construct the concrete walls surrounding the patios, as shown in A12.

Staff Comments:

- Provide a fence and landscaping adjacent to the driveway along the east property line.
- Provide more information regarding the location, materials and height for all proposed fencing.
- Site lighting details will also need to be provided.

PROPOSED VARIANCES

Minimum Required Yard Setbacks

The minimum required front yard setback is 3.5m. The proposed front yard setback is 3m, a proposed variance of 0.5m.

The minimum required side yard setback is 3m. The side yard setback along the east and west property lines is 1.5m, a proposed variance of 1.5m each.

The minimum required rear yard setback is 7.5m. The proposed rear yard setback is 6m, a proposed variance of 1.5m.

Minimum Landscape Treatment Level 2d

The Zoning Bylaw requires a minimum landscape buffer width of 1.8 m along the side property lines, and a landscape buffer width of 1.5m is proposed along the west side property line and a portion of the east side property line, thus a variance of 0.3m is proposed. No landscape buffer

is proposed along the driveway portion of the east property line, thus a variance of 1.8m is proposed for this portion.

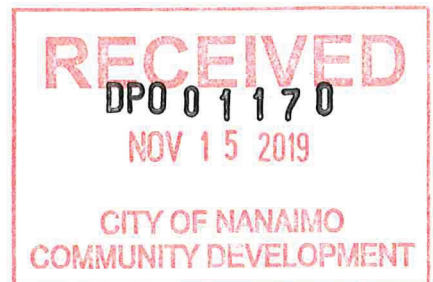


Northfield Residences

1615 Northfield Road, Nanaimo, BC • **Design Rationale** • October 2019



design rationale by
Finn & Assoc. Design
755 Terminal Ave. North
Nanaimo, BC V9S 4k1
FinnAssoc.com



Overview

Northfield Residences have been designed to provide affordable homes in line with local incomes near amenities that don't require a vehicle. By converting one existing single family home into homes for 11 families this project will help with the affordable housing crisis that is currently occurring in Nanaimo.

Early design layouts for this COR1 Zoning were for a Fourplex but with some collaboration with City of Nanaimo Planners, the design evolved into 4 groups of townhouses forming a total of 11 units. To realize this higher density, certain setback variances to the rear and front of the property were granted by the Planning Department in 2018. Specifically, the required rear setback of 7.5m is reduced to 6m, required front setback of 3.5m is proposed to 3.0m and Side setback 2 is required to be 3.0m is proposed to be 1.5m. There are no height, density or parking variances required.

Goals

1. Modern style with energy efficient specifications and safe seismic design.
2. Location near amenities, services, schools , transit and bike and walking trails.
3. Family size units with 3 bedrooms and parking for 2 vehicles.
4. Housing which allows median incomes to be able to purchase.

Design

The majority of units available in Nanaimo tend to be constructed with 2 bedrooms in highrise style buildings. These units tend to be investment units which will enter the rental market as apartments. The **Northfield Residences** were designed with multi-generational families in mind with 2 bedrooms up and a family or 3rd bedroom down and 3 ½ bathrooms over 1500 sqft.

The **First Floor** incorporates a Single Car Garage with Storage and Utilities. The Family Room with adjoining Bathroom can double as a third bedroom for a senior or disabled person if required. A Covered Patio provides a connection to extensive landscaping creating the effect of a large private yard for each unit but privacy from roads and adjoining properties.

The **Second Floor** is the main living floor with a large Living Room with Sundeck at one end, a ½ Bathroom in the middle and a full size Kitchen and Dining area with large windows for lots of natural light.

The **Third Floor** is the bedroom level with a large Master Suite with 2 Closets and Ensuite bathroom. A second full Bathroom, Laundry and Bedroom with large windows for light is located opposite. In some cases there will be balconies from the bedrooms.

Materials & Specification

A contemporary yet classic exterior finish is specified to provide durability that will be stylish for years to come.

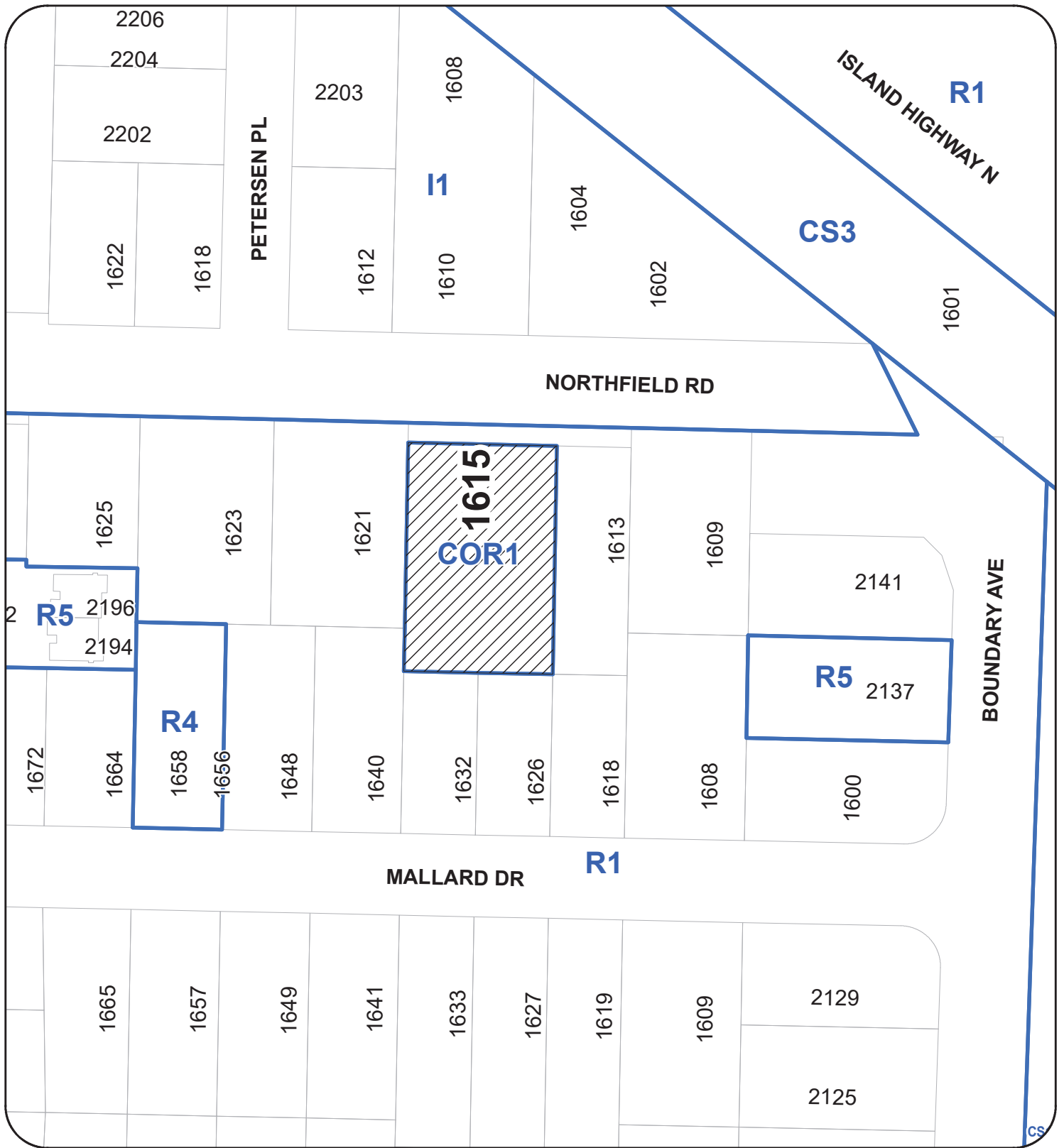
The Facade will use an Edmonton based, locally available product, Sagiwall, from Sagiper in shades Light Grey (Mountain Oak), White (White Oak) siding with Dark Grey (Titanium Coalwood) and Wood (Mocha Redwood) accents. The "Sagiwall" exterior PVC siding product is impervious to water and insects, is maintenance free, UV protected, impact and scratch resistant with a Class A Fire Rating and 50 year warranty. More importantly it's visual quality is almost impossible to discern from real products.

Windows and Doors are specified to be **Westeck**, a Chilliwack based company with offices in Nanaimo, to provide quality architectural windows and doors. Westeck products provide units with smaller frames and more glass while providing a higher than required energy rating to reduce energy useage to end users. The **Windows** are Westeck Combo Window which partners the natural richness of a wood interior with a fully extruded vinyl exterior. The **Doors** are Westeck Vinyl Liftslide which allow 2 of 3 panels to be opened and locked into any position to provide large openings when desired to have an outside connection and intruder resistant ventilation when locked partially open. Doors will match windows with a KC Black Vinyl Exterior and Mocha Redwood interior wood finish to match exterior accents. Front doors and Garage Doors will be Mocha Redwood finish at the Entry Levels.

Railings and Posts will be in a matching KC Black to match windows and doors exteriors.

Driveways shall be the minimum amount of concrete with grass where possible and a small front lawn with **Landscaping** and a medium size decorative tree and shrubbery to provide some privacy from lane and opposite townhouses.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001170

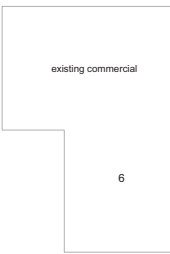
LOCATION PLAN

Civic: 1615 NORTHFIELD ROAD
 Legal: LOT 1, SECTION 17, RANGE 8, MOUNTAIN DISTRICT
 PLAN VIP57545 EXCEPT PART IN PLAN VIP82531



SUBJECT PROPERTY

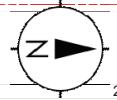
NORTHFIELD RESIDENCES
1615 Northfield Road



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Project Data:

1615 Northfield Road		
Zoning	COR1	
Setbacks	Allowed	Proposed
Front 1	3.5 metres	3.0 metres
Front 2	6.0 metres	3.0 metres
Side 1	1.5 metres	
Side 2	3.0 metres	1.5 metres
Rear	7.5 metres	6.0 metres
Density	Allowed FAR 1.0	Proposed FAR 0.925
Site	18,355 sqft	
11 Units x 1,545 sqft	16,995 sqft	
Building Height	Allowed	Proposed
Min 2-stories, Max 14m		3 Stories and 10m
Units	11 Townhouses	3 bedroom, 2.5 bathrooms 1545 sqft
Parking	Required	Proposed
1.95 x 11 units = 18.26		11 Garages
		11 Open Spaces
Alide Width	6.5 metres	6.8 metres



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

Proj Date: 20191025
 Prepared By: J. Manhas
 Checked By: RF
 Project ID: 1615
 Drawn By: JM
 Date: 2019-10-25

Site Plan

Northfield Residences
1615 Northfield Road, Nanaimo

Scale: 1/8"
 Sheet: C01
 of 7



1 Side Elevation
Scale: 1/8" = 1'-0"

East Elevation



2 Side Elevation
Scale: 1/8" = 1'-0"

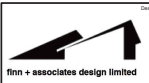
West Elevation



3 Units 1-5 Front Elevation
Scale: 1/8" = 1'-0"

North Elevation
(Northfield Road)

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2019-NOV-15
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Finn & Assoc. Design
755 Terminal Ave. N.
www.FinnAssoc.com

Design File:	1615 DP_20191022
File Date:	20191025
CAD File Name:	1615 DP_20191022
Project ID:	1615
Client:	RF
Issue:	1019-10-28

Project Manager:	J.Manhas
Submitted By:	KJM
Checked By:	KJM
Drawn By:	RF

Sheet Title:	Elevations
Project File:	Northfield Residences
Location:	1615 Northfield Road, Nanaimo

Scale:	1/4"
Sheet No.:	A109
Of:	7

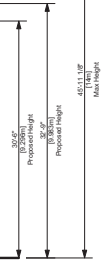
NORTHFIELD RESIDENCES
1615 Northfield Road



1 Units 6-11 Front Elevation
Scale: 1/8" = 1'-0"



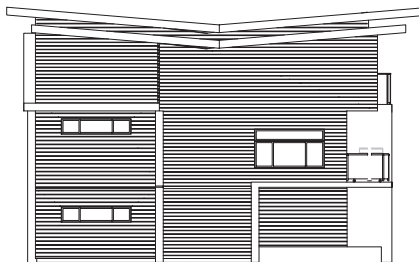
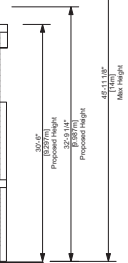
3 Units 6-11 Rear Elevation
Scale: 1/8" = 1'-0"



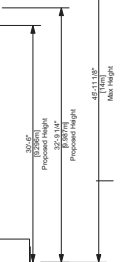
4 Units 1-5 Front Elevation
Scale: 1/8" = 1'-0"



2 Units 1-5 Rear Elevation
Scale: 1/8" = 1'-0"



5 Side Elevation
Scale: 1/8" = 1'-0"



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Design Firm: **Finn & Assoc. Design**
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File Date: 20191025
CAD File Name: 1615 DP_20191022
Project ID: 1615
Date: 2019-10-22

Project Manager: J.Manhas
Submitted By: KJM
Checked By: KJM
Drawn By: RF

Sheet Title: Elevations
Project Name: Northfield Residences
1615 Northfield Road, Nanaimo

Scale: 1/4"
Sheet No: A10
Of: 7



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Design Firm: **Finn & Assoc. Design**
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File Date: 20191025
CAD File Name: 1615 DP_20191022
Project ID: 1615
Client: RF
Date: 2019-10-22

Project Manager: J.Marhas
Submitted By: KJM
Checked By: KJM
Drawn By: RF

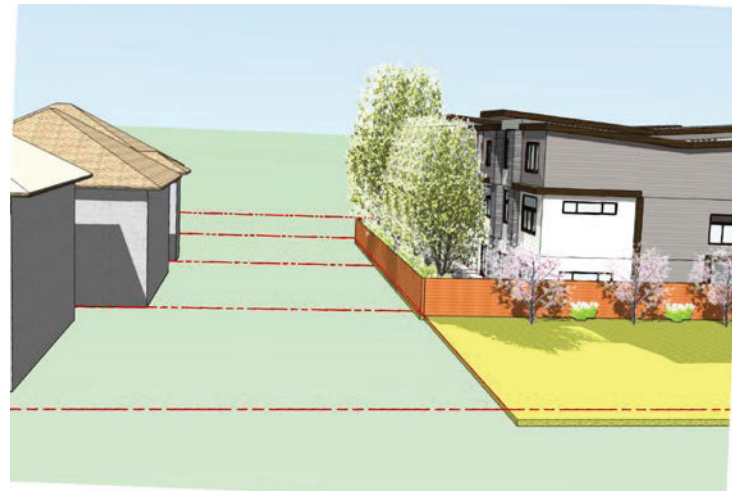
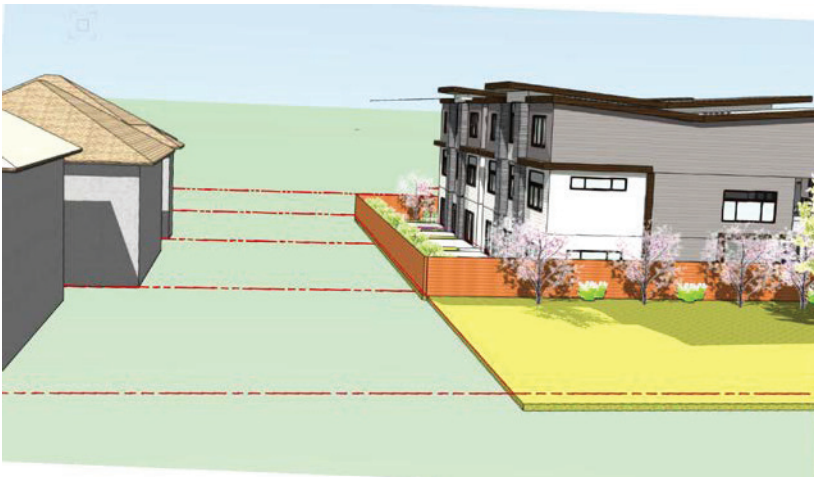
Sheet Title: **Renderings**
Project File: Northfield Residences
1615 Northfield Road, Nanaimo

Scale: 1/4"
Sheet No.: **A11**
Of: 7

South Elevation



South Elevation (no landscaping)





- F3
- F4
- F2A
- F2B
- F3
- F4
- F1
- F1
- F1



WESTECK - VINYL LIFT SLIDE



F1 - DC7005 - KC BLACK



F2A - SAGIPER PVC SIDING
"TITANIUM COALWOOD"
V-GROOVE 4MM GROOVE
F2B - SAGIPER PVC SIDING
"TITANIUM COALWOOD"
CHANNELED 1CM GROOVE



F3 - SAGIPER PVC SIDING
"MOCHA REDWOOD"

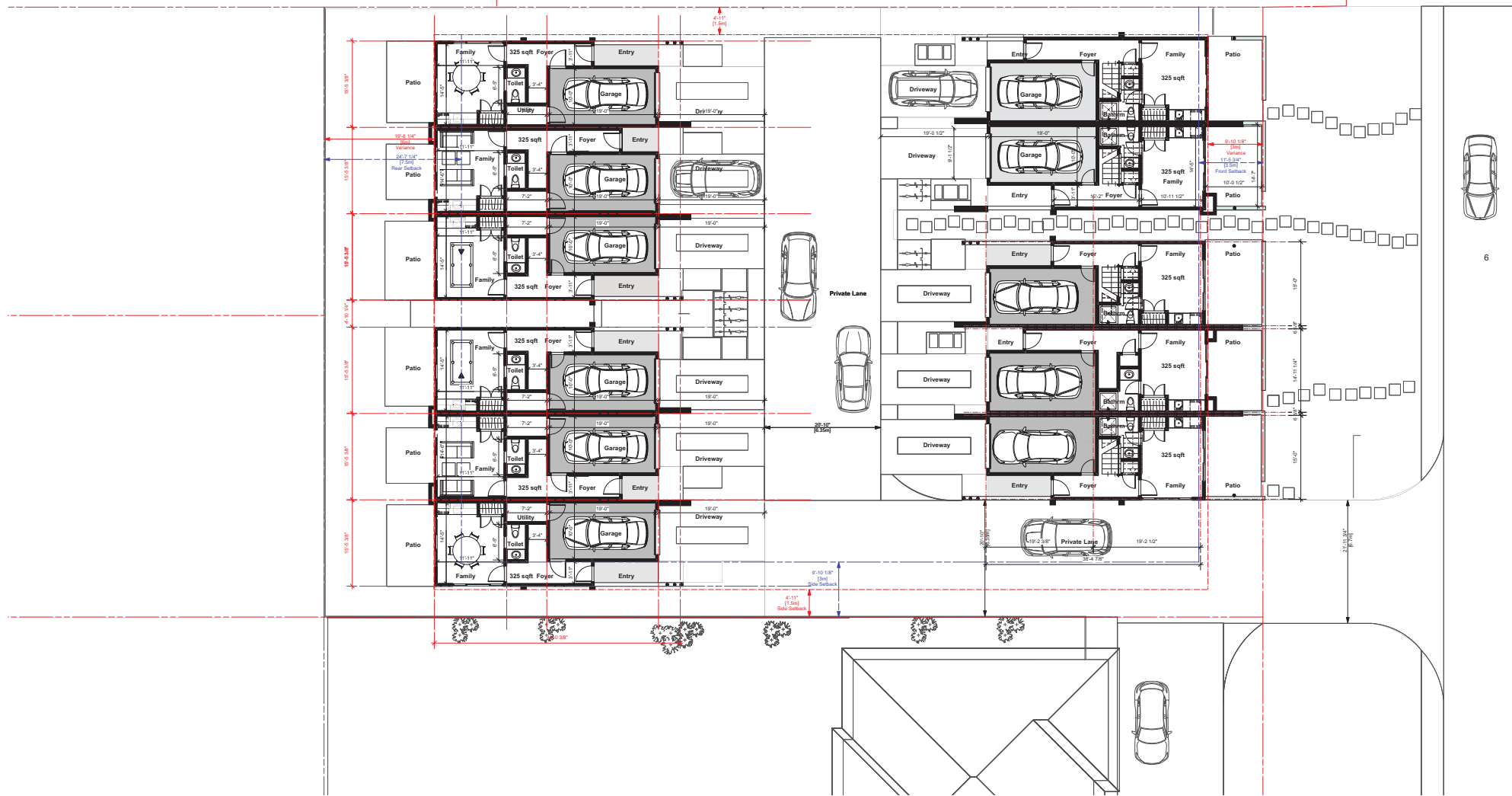


F4 - SAGIPER PVC SIDING/SOFFIT
"WHITE OAK"

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2019-NOV-15
Current Planning

Design Firm: **Finn & Assoc. Design**
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File Date: 20191025	Project Manager: J.Marhas	Sheet Title: FINISHES	Scale: 1/4"
CAD File Name: 1615 DP_20191022	Submitted By: KJM	Project Name: Northfield Residences	Sheet No: A12
Project ID: 1615	Checked By: KJM	Client: 1615 Northfield Road, Nanaimo	Of: 7
Date: 2019-10-22	Drawn By: RF		



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Proj. No. 20191025
 Client: 1615 DP 20191022
 Date: 2019-10-25

Project Manager: J. Manhas	Sheet Title: 1st Floorplan	Scale: 1/8"
Drawn By: RF	Project Title: Northfield Residences	Sheet No: A01
Checked By: J.M.	Address: 1615 Northfield Road, Nanaimo	of 7
Drawn By: RF		



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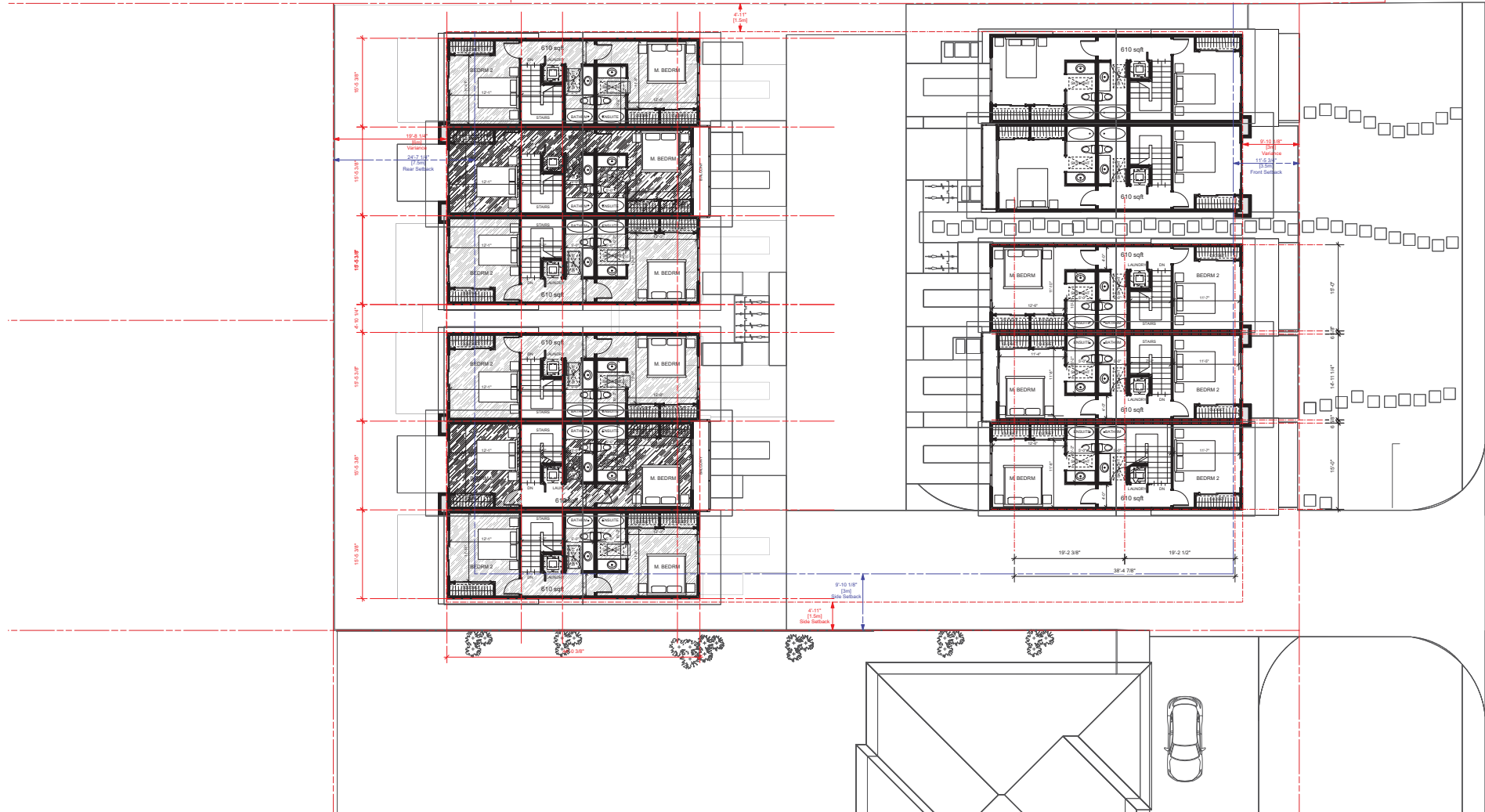
Design Firm
 Finn & Assoc. Design
 755 Terminal Ave. N.
 www.FinnAssoc.com

Proj. No.
 20191025
Project Name
 1615 DP 20191022

Project Manager
 J. Manhas
Checked By
 RF
Drawn By
 JAM
Scale
 1/8" = 1'-0"

Sheet Title
 2nd Floorplan
Project Title
 Northfield Residences
 1615 Northfield Road, Nanaimo

Sheet No. **A02**
 of 7



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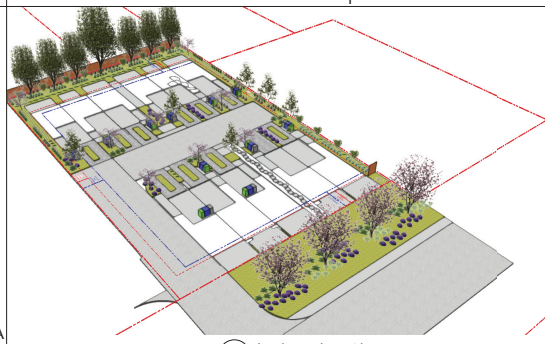
Finn & Assoc. Design
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Proj. No.	20191025	Project Manager	J. Manhas
Client	1615 DP 20191022	Designer	RF
Scale	1/8" = 1'-0"	Checker	J.M.
Date	2019-10-25	Drawn By	RF

Sheet Title	3rd Floorplan	Scale	1/8"
Project Title	Northfield Residences	Sheet No.	A03
Address	1615 Northfield Road, Nanaimo	Total Sheets	7

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2 Landscape Isometric
Scale: 1/8" = 1'-0"



3 Northfield Perspective
Scale: 1/8" = 1'-0"



4 Lane Perspective
Scale: 3/32" = 1'-0"



1 Landscape Isometric
Scale: 1/8" = 1'-0"

CANDIDATE PLANT SPECIES - GROUND LEVEL					
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
	101	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
	102	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
	103	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
DECIDUOUS SHRUBS					
	104	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
	105	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
EVERGREEN SHRUBS					
	106	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
	107	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
GROUNDCOVERS					
	108	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
	109	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
PERENNIALS					
	110	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
	111	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
GRASSES					
	112	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
	113	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
BULBS					
	114	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN
	115	<i>Prunella lauro-coccinea</i>	Red-flowered Nectar	10' Cal.	REF. PLAN

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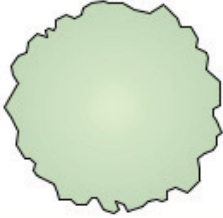













File No: 20191025
CAD File Name: 1615 DP_20191022
Project ID: 1615
Date: 2019-10-22

Project Manager: J. Marhas
Submitted By: KJM
Checked By: KJM
Drawn By: RF

Client Title: Landscape Plan
Project Title: Northfield Residences
1615 Northfield Road, Nanaimo

Scale: AS SHOWN
Sheet: L01
Of: 7

CANDIDATE PLANT SPECIES - GROUND LEVEL

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
DECIDUOUS TREES					
	ACE	<i>Acer palmatum</i> 'Emperor I'	Red Japanese Maple	6cm Cal	SEE PLAN
	ACF	<i>Acer x freemanii</i> 'Jeffersred'	Autumn Blaze Maple	6cm Cal	SEE PLAN
	ACS	<i>Acer x freemanii</i> 'Scarlet Sentinel'	Scarlet Sentinel Maple	6cm Cal	SEE PLAN
DECIDUOUS SHRUBS					
	CS	<i>Cornus sericea</i> 'Kelsevi'	Kelsev's Dwarf Red-Osier Dogwood	#2 Pot	120cm O.C.
	SA	<i>Symphoricarpos albus</i>	Snowberry	#1 Pot	70cm O.C.
EVERGREEN SHRUBS					
	AR	<i>Arbutus unedo</i> 'Compacta'	Dwarf strawberry tree	#2 Pot	
	B	<i>Blechnum spicant</i>	Deer Fern	#2 Pot	40cm O.C.
	LP	<i>Lonicera pileata</i>	Honeysuckle	#2 Pot	100cm O.C.
	MN	<i>Mahonia nervosa</i>	Dull Oregon Grape	#1 Pot	60cm O.C.
	PO	<i>Polystichum munitum</i>	Sword Fern	#1 Pot	SEE PLAN
GROUNDCOVERS					
	AU	<i>Arctostaphylos uva-ursi</i> 'Vancouver Jade'	Vancouver Jade Kinnikinnick	10cm Pot	30cm O.C.
	PS	<i>Phlox subulata</i>	Moss phlox	#1 Pot	70cm O.C.
PERENNIALS					
	VH	<i>Vancouveria hexandra</i>	American Barrenwort	#1 Pot	30cm O.C.
GRASSES					
	CA	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Feather Reed Grass	#1 Pot	60cm O.C.
	ST	<i>Stipa tenuissima</i>	Feather Grass	#1 Pot	45cm O.C.
BULBS					
	T	<i>Iris tenax</i>	Oregon Iris	10cm Pot	SEE PLAN

AERIAL PHOTO



N



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Legend

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