



AGENDA
DESIGN ADVISORY PANEL MEETING

September 24, 2020, 5:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. CALL THE MEETING TO ORDER:

[Note: This meeting will be live streamed and video recorded for the public.]

2. ADOPTION OF AGENDA:

3. ADOPTION OF MINUTES:

a. Minutes

2 - 6

August 13, 2020

4. PRESENTATIONS:

a. Development Permit Application No. DP1187 - 550 Brechin Road

7 - 26

To be introduced by Caleb Horn, Planner, Current Planning Section

This project, as originally presented to the Design Advisory Panel on 2020-JUN-25, is returning with design revisions as requested. Development permit application, DP1187, was received from 1228590 BC Ltd., for the development of a four-storey multi-family residential building (87 dwelling units). The subject property is legally described as Lot 12, Section 1, Nanaimo District, Plan 12987.

b. Development Permit Application No. DP1200 - 155 Fry Street

27 - 46

To be introduced by Caleb Horn, Planner, Current Planning Section

A development permit application, DP1200, was received from Daryoush Firouzli Architecture, on behalf of 0742637 BC Ltd., for the development of a five-storey mixed use building (55 dwelling units and 1 commercial rental unit). The subject property is legally described as Lot 3, Section 1, Nanaimo District, Plan EPP55139.

5. OTHER BUSINESS:

6. ADJOURNMENT:

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-AUG-13, AT 5:00 P.M.

PRESENT: Members: Charles Kierulf, Chair
 Tony James (joined electronically)
 Steve Johnston (joined electronically)
 Kevin Krastel (joined electronically)
 Marie Leduc (joined electronically)
 Kate Stefiuk (joined electronically)

 Absent: Councillor Tyler Brown
 Gur Minhas

 Staff: C. Horn, Planner, Current Planning Section
 L. Brinkman, Planner, Current Planning Section
 S. Robinson, Planning Assistant, 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 5:03 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 Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2020-JUL-09 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1197 – 11 Port Drive

Introduced by Lisa Brinkman, Planner, Current Planning Section. The proposed project is for a new lease (Western Canada Marine Response Corporation) area on Nanaimo Port Authority assembly wharf property. This design review is being conducted as a courtesy. There are no proposed variances.

Presentation:

1. Brian Kapuscinski, Architect of BJK Architecture Ltd., presented the project and spoke regarding the proposed building elevations, floor plans, exterior materials, building siting, site access and architectural features.
 - The building is sited to face Port Drive with the industrial portion located within a fenced in area.
 - The floor plans include a second floor office/administration space with training and meeting rooms. A separate warehouse area is located in the back half of the main level.
 - Exterior materials include insulated metal panel, cement board and wood paneling, heavy timbers and canopy overhangs at each entrance for weather protection.
 - Plantings will be contained in pots as the site is considered contaminated.

Panel discussions took place regarding:

- The location of the building in relation to the proposed waterfront walkway and pedestrian links
- Pedestrian connectivity and site lighting
- Screening materials for possible rooftop equipment
- Corporate branding or graphics for water-side elevation
- Building access and connection to the street
- Innovative landscaping in a contaminated site setting

It was moved and seconded that Development Permit Application No. DP1197 be accepted as presented. The following recommendations were provided:

- Consider providing a pedestrian access link to the building/site, and to the waterfront;
- Consider enhancing the waterfront elevation with colour or graphics; and
- Consider providing screening for rooftop equipment.

The motion carried unanimously

L. Brinkman vacated the Boardroom at 5:27 p.m.

(b) Development Permit Application No. DP1189 – 200 Tenth Street

Introduced by Sadie Robinson, Planning Assistant, Current Planning Section. This project proposes a combined heavy equipment maintenance shop, warehouse and storage yard with an accessory caretaker's suite. A watercourse variance is proposed.

Presentations:

1. Vipul Chauhan, Architect, Senior Project Manager of Aplin Martin Consulting provided an overview of the project and spoke regarding site context,

building siting, form and character, the floor plans and proposed exterior materials.

- The site/building will be used as a 24 hour maintenance and repair facility for Island West Coast Developments Ltd.
- Exterior materials consist of concrete tilt up panels with exposed steel components.
- The one bedroom caretaker's suite will be located in the site's northeast corner.

2. Chris Windjack, Landscape Architect of LADR Landscape Architects overviewed the landscape plan and spoke regarding screening along the north property line, the creation of a berm with a high vegetative screen to cut down sightlines, the planting plan and the pedestrian link through the property to a park.

- The landscape area in the panhandle, considered a restoration area, is being planted with small plants and native tree species to bring the forested edge out into the site.
- Onsite planting will consist of low maintenance native and adaptive plants with perimeter planting along the property line.
- The loc-block retaining wall along the berm will be well hidden.
- A chain link fencing will surround the entire property.
- Landscaped areas will be irrigated.

3. Scott Lewis, Senior Project Manager of Aplin Martin Consulting overviewed the Site Civil Works including storm water management, and the proposed loc-block retaining wall.

Panel discussions took place regarding:

- Wexford Creek riparian concerns and planting palette
- Landscape buffer on north side of property and park side
- Concern regarding the transition between light industrial and residential properties
- Concern regarding the proposed building height
- Sound issues related to the proximity of the maintenance building (heavy equipment) to neighbouring residences, if 24 hour operation
- The finishing of the proposed loc-block retaining wall

It was moved and seconded that Development Permit Application No. DP1189 be accepted as presented. The following recommendations were provided:

- Consider enhancing landscape screening for the north and west property lines; and
- Consider continuing the riparian planting on both sides of the walkway and along the parking landscape bump-out.

The motion carried unanimously.

S. Robinson vacated the boardroom at 6:17 p.m.

(c) Development Permit Application No. DP1191 – 326 Wakesiah Avenue

Introduced by Caleb Horn, Planner, Current Planning Section. This project is a mixed use student housing building which consists of 162 residential units and three commercial rental units. A parking variance is proposed.

Presentations:

1. David Echaiz-McGrath, Architect of WA Architects presented the project and spoke regarding site context including the proximity to schools and recreation centre, the consolidation of three lots, architectural features and the building's form and character while referencing the Design Comments prepared by Staff.
 - The proposed public art consists of a graffiti art wall located on the lower level, substantially on the north side.
 - The under-the-building open breezeway parkade is enclosed with a 6' metal fence for security.
 - No visitor parking is proposed.
 - Bike parking will be located on the south side, under-the-building.
 - A lit pedestrian walkway is proposed for the north face of the building and will showcase the graffiti art wall.
 - Most units are one-bedroom with six two-bedroom units.
 - Exterior materials consist of fluted corrugated metal, acrylic stucco Hardie panel and woodgrain pattern horizontal vinyl siding providing a modern look.
 - Garage doors front and back will include windows.
2. Jim Partlow, Landscape Architect of Lombard North, presented the Landscape Plan and spoke regarding the proposed tree species and restrictions, planting material, fencing considerations and overviewed the design for the outdoor student common area.
 - A hedge is proposed to create lower level unit privacy.
 - The southeast corner will include a saw board/lattice fence, columnar trees and planters will also be located there.
 - No trees or garden areas are proposed to be installed in front of the commercial retail units on the ground level.
 - The student common area could include a garden plot area.

Panel discussions took place regarding:

- The overall visual of the exterior building elements, proposed colour scheme, and interaction with the proposed public art graffiti wall
- How the walkway is to be shielded from the neighbourhood so the graffiti art wall does not become part of the neighbouring yards.
- Building siting and its close proximity to the south and east property lines
- As the building creates a courtyard feel, would like to see that incorporated into the design
- The under-the-building parking area and vehicle movement concerns within

- The visual strength of the columns under-the-building's Wakesiah Avenue side
- The possibility of a pedestrian path being created to access the student housing project that is currently underway on Third Street just east of this location
- The landscape plan and possible expansion and furnishing of the proposed amenity/common space(s)
- The possibility of adding a communal food garden area in raised beds
- The fence design being in contrast with the building's modern design
- The COVID-19 factor and providing for social distancing within common spaces
- Possible lighting pollution and how it may impact neighbouring properties.

It was moved and seconded that Development Permit Application No. DP1197 be accepted as presented with support for the proposed parking variance. The following recommendations were provided:

- Consider the overall balance of materials and colour on the elevations;
- Give consideration to adding gathering spaces to the common area landscaping; and
- Give further consideration to the north walkway regarding screening, lighting, and fence design with respect to the neighbouring properties.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:37 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY



WESTURBAN DEVELOPMENTS LTD.

111-2036 South Island Hwy, Campbell River, BC V9W 2C8

Phone: (250)-914-8485

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July 28, 2020

via email: Caleb.Horn@nanaimo.ca

Caleb Horn, Planner, Current Planning Section
City of Nanaimo
411 Dunsmuir Street
Nanaimo, BC, V9R 5J6

Dear Mr. Horn:

RE: RESPONSE TO DESIGN ADVISORY PANEL RECOMMENDATION, DP001187

In response to the Design Advisory Panel's (DAP) recommendations, made on June 25, 2020, regarding the proposed development at 550 Brechin Road, the following revisions have been made to the proposed design. Also, specific and relevant guidelines from the General DP Guidelines, Steep Slope Guidelines and Newcastle + Brechin Urban Design Guidelines have been included to show how our changes align with the plan. We have also addressed the comments from the Staff Report that was included as part of the DAP meeting materials.

Design Advisory Panel Recommendations

1. Consider ways to provide increased amenity space onsite.

We have added an amenity area to the parkade roof that is accessible from the main floor of the building.

In alignment with:

- Newcastle + Brechin Neighbourhood Plan: Part III – Site Design – Section 4 “*Site design should create large blocks or areas of usable open space.*” (pg. 8)
- General DP Guidelines Part III – Site Design – Section 4 “*Site design should create large blocks or areas of usable open space.*” (pg. 8)

2. Consider ways to strengthen the columns on the braces of the building.

The columns have been adjusted in size to give the perception of added strength.

3. Consider the use of local indigenous species within the landscape concept plan.

The extensive landscape plan includes 74% native species as shown in the Project Plant List detailed by percent allocation.

RECEIVED
DP 1187
2020-AUG-14
Current Planning

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# of plants	709	248
% native plants	74%	26%

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Trees				
VM	Acer dincinatum	Vine Maple (multi stem)	15	#5pot
Dm	Acer glabrum	Douglas Maple	16	#5pot
Cn	Cornus nuttallii 'Eddie's White Wonder'	Pacific Dogwood Eddie's White Wonder	11	5cm Cal.
CN	Chamaecyparis nootkatensis	Alaska Yellow Cedar	12	2m
Fs	Fagus sylvatica 'Red Obelisk'	Red Obelisk Beech	13	6cm Cal.
Pf	Pinus sylvestris	Scots Pine	4	2m
PB	Picea nigra	Black Spruce	3	2m
Pu	Pinus uncinata	Mountain Pine	6	#5pot
Pp	Pinus ponderosa	Ponderosa Pine	13	2m
Shrubs				
Arl	Azalea x 'Rosy Lights'	Rosy Lights Azalea	11	#2pot
Cs	Cornus stolonifera	Red Twig Dogwood	66	#2pot
DI	Diervilla lonicera	Northbush Honeysuckle	47	#2pot
O	Holodiscus discolor	Oceanspray	26	#2pot
Og	Mahonia aquifolium	Tall Oregon Grape	74	#2pot
Mr	Mahonia repens	Creeping Oregon Grape	114	#2pot
Pl	Philadelphus x virginialis	Mock Orange	3	#2pot
Rhc	Rhododendron x 'Cunningham'	Cunningham Rhododendron	6	#2pot
Sdr	Spiraea 'Darts Red'	Darts Red Spirea	55	#2pot
Sc	Sarcococca confusa	Sweetbox	14	#2pot
S	Gaultheria Shallon	Salal	55	#2pot
Sb	Symphoricarpos albus	Snowberry	67	#2pot
Vd	Viburnum davidii	David Viburnum	30	#2pot
Ornamental Grasses & Groundcover				
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	46	#1pot
Dc	Deschampsia cespitosa	Tufted Hairgrass	106	#1pot
H	Helictotrichon sempervirens	Blue Oat Grass	13	#1pot
k	Arctostaphylos uva-ursi	Kinnickinnick	6	10cm pot
Perennials				
Mf	Adiantum pedatum	Maidenhair Fern	72	#1pot
Of	Matteuccia struthiopteris	Ostrich Fern	24	#1pot
sr	Smilacina racemosa	False Solomon's Seal	29	10cm pot

Figure 1 Project Plant List

Staff Report Comments

1. Consider opportunities to reduce the perceived vertical massing.

In order to reduce the perceived massing, we have:

- reduced the slope of the roof, bringing the height down;
- lightened the siding colour; and
- added more and larger window boxes in a natural wood colour to break up the verticality of the project.

In alignment with:

- General DP Guidelines Part III – Building Design – Section 1 “Building mass should be compatible with adjacent buildings and the streetscape” and “Large, bulky buildings out of scale with adjacent developments are discouraged.” (pg. 11)

2. Further rationale should be provided in support of the height variance request.

We have eliminated the requirement for a height variance by reducing the slope of the roof. The building design also takes into account the views from adjacent overlooking properties. These

properties are on Brechin Road and they are situated at a much higher elevation than our proposed building (approximately 3 storeys). The roof is designed to dip in the middle to allow for a view corridor over the top of this section. All other surrounding properties do not overlook this project.

In alignment with:

- General DP Guidelines Building Design – Section 2 “Building heights should be designed in consideration of views from overlooking properties, access to sunlight of adjacent properties, and provide for privacy from overlooking adjacent uses” (pg. 12)

3. Retaining wall details are required to help determine support for the retaining wall height variance.

Retaining wall heights have been reduced through a new grading scheme and a variance is no longer required. The design of the retaining walls is within the character of the neighbourhood and will be completely screened once landscaping is established.

In alignment with:

- Steep Slope Design Guidelines:
 - Section 3.13 – 4 – Guideline #2 “Retaining walls should respect the natural character of the site and not be dominating or fortress-like.” (pg. 15)
 - Section 3.13 – 4 – Guideline #3 “Retaining wall height should generally be limited to 3.0m for roads and site works, 1.2m for front yards, and 2.4m for rear and side yards. Higher walls may be appropriate where they are articulated, have a surface texture/pattern, or where sufficient landscaping is provided at its base.” (pg. 15)

4. Look at opportunities to break the long horizontal roofline and building mass.

The roofline was selected because of its minimal mass. A low sloping roof is much less intrusive and more streamlined (appearing less bulky) than a traditional gable or hip roof. The butterfly roof form allows the height of the building to remain as low as possible (while meeting RCABC standards) and provides variation by dipping in the middle of the building form. This is a dramatic and architecturally pleasing roofline. A flat roof would not allow for as much articulation and a gable roof would make the building much larger.

The facade of the building is broken up by inset decks, larger window boxes and varying materials.

The angle of the building created by fronting two streets also breaks up the massing. Vehicles and pedestrians travelling along Brechin Road would experience the building as much smaller than it actually is as they would only see the Brechin Road portion. This view would be combined with direct sight lines to the beach as they near the intersection.

In alignment with:

- Steep Slope Guidelines:
 - Section 3.4.2 – 2 – Guideline #1 “Respond to the natural slope of the hillside by using a stepped foundation and setting the building into the hillside to help integrate it with the natural landform.” (pg. 35);
 - Section 3.4.2 – 2 – Guideline #3 “Avoid large, unbroken expanses of wall and long building masses. Rather, design buildings with smaller or less massive building components which reflect the sloped character of the site.” (pg. 35))

5. The guideline recommends new projects to be contextual with adjacent developments. This can be achieved by breaking up the massing, providing a view corridor through the entry lobby, and/or mimicking the form of single residential dwellings in the entryways for ground-level units (as discussed, to be explored along Beach Drive).

Based on our assessment of the neighbouring properties, our proposed building is contextual with adjacent developments:

- The property is flanked by two waterfront zones that both allow for 4 storey buildings that would be similar in scale to our building.
- This property is also adjacent to one single family home and a generous setback and plantings have been provided as screening and a buffer.
- The remaining houses that surround this proposal sit much higher or do not front onto this property.
- Additionally, the building will read as a 3-storey building at this intersection because the main floor is lower than the corner of Beach Drive and Brechin Road.

To help reduce the perceived mass, lighter material has been added to the smaller ends of the building.

To allow for a view corridor through the lobby, the elevators have also been moved.

In alignment with:

- Newcastle + Brechin Urban Design Guidelines: Section 2.12 – Guideline #1 “Infill housing should preserve adjacent buildings’ access to light and privacy, and be contextual with adjacent development.” (pg. 107))

6. While the additional 2.2m setback is recommended, there are other ways to reduce the impact of taller buildings near single family homes as noted in the Staff Design Comments presented to the Design Advisory Panel. For example, consider lighter materials on upper floors or projecting the lower floors of ground-level units.

Lighter wood material has been added to the smaller ends of the building and additional (larger) window boxes to help lighten the overall project. The darker colour was also lightened throughout the building. We will not be stepping the building due to the higher potential of water ingress issues because of site exposure.

In alignment with:

- Newcastle + Brechin Urban Design Guidelines: Section 2.12 – Guideline #3 “An additional minimum setback of 2.2m above the 3rd storey is recommended to ensure variety along the building façade, reduce the impact of taller building on the street, and complement the scale of single-family houses.” (pg. 107)

7. Individual ground-level units and patio areas could continue the rhythm of single-family dwelling front yards found along Beach Drive.

We have enlarged the patio spaces on Beach Drive and increased the grade along this section of the building to continue the front yard rhythm along this frontage.

In alignment with:

- Newcastle + Brechin Urban Design Guidelines: Section 2.12 – Guideline #26 “Continuing neighbourhood patterns including green front yards is encouraged.” (pg. 112)

8. Consider reducing the overall building scale, for example by removing the roof overhangs on the ends of the building and using more variety in the materials and colours.

As noted above, we have added more of the lighter material throughout the building. The roof overhang on the parkade amenity space remains the same to meet the guideline of year-round

covered space. The remaining overhangs provide weather protection for the suites and have been sized accordingly.

In alignment with:

- Newcastle + Brechin Urban Design Guidelines: Section 2.12 – Guideline #27 *“Reducing the overall building scale is encouraged through the use of articulated elevations, architectural features, and combinations of contrasting materials and colours.”* (pg. 112)

9. While setting back the 4th floor is recommended, as indicated earlier the overall perceived massing can be reduced through varied materiality (see example image on pg. 112 of the Newcastle + Brechin Design Guidelines).

As noted above, we have varied the massing by adding larger window boxes, adding more of the lighter materials and inset decks, and projecting overhangs. Again, the building is large in plan, but from the street it will be perceived as much smaller because of the angle it is on only allowing one wing of the building to be seen at a time from each road.

In alignment with:

- Newcastle + Brechin Urban Design Guidelines: Section 2.12 – Guideline #29 *“Setting back the 4th storey emphasizes the 3rd storey form on the streetscape.”* (pg. 112)

The attached schematics and renderings show the updates that address the point discussed at the DAP. We look forward to the next steps in the approval process.

Sincerely,

WESTURBAN DEVELOPMENTS LTD.

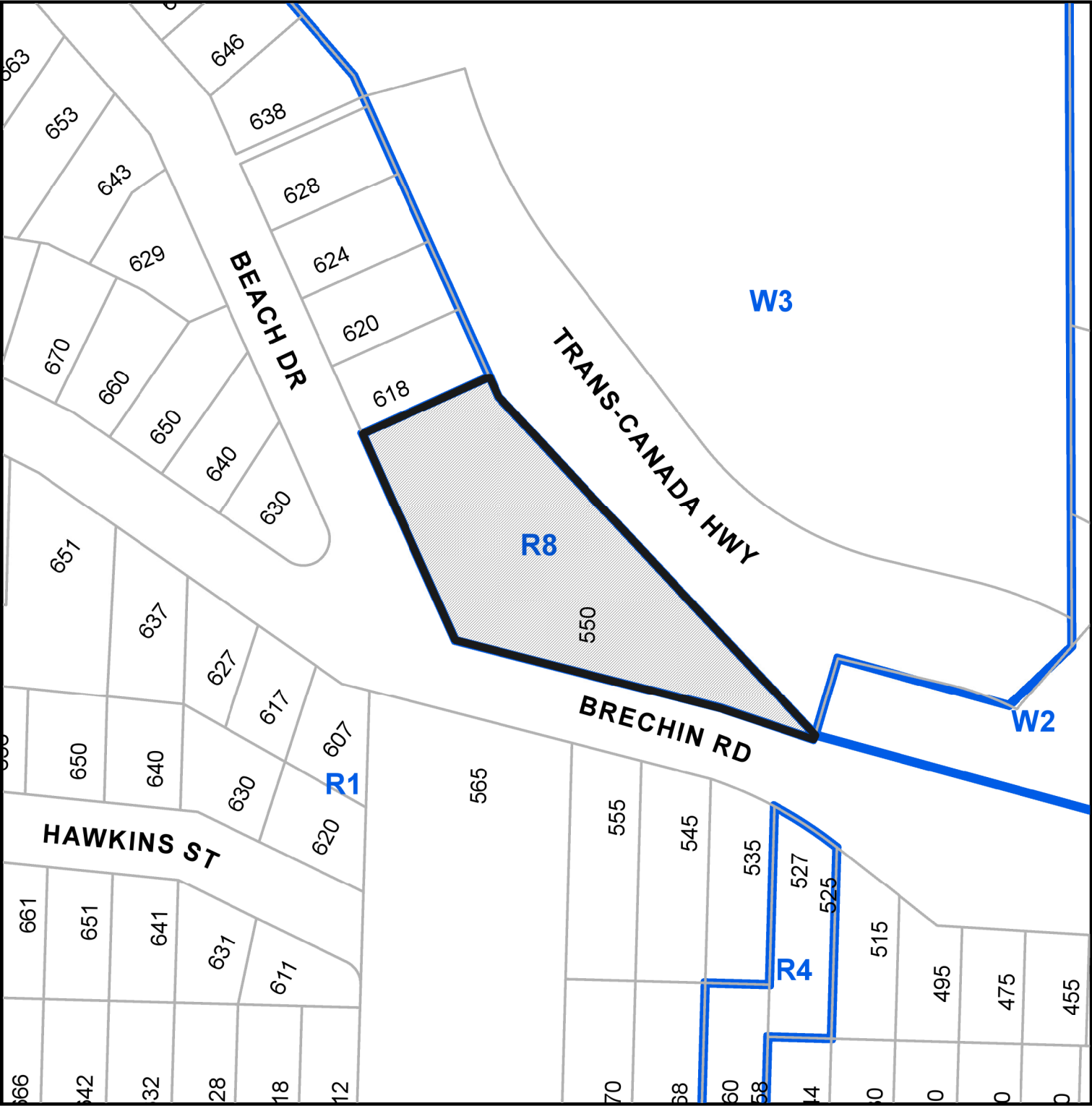


Sarah Alexander, P.Eng., MBA
Director of Development

Attachments:

- Renderings
- Revised Architectural Plans
- Revised Landscape Plans

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP1187



Subject Property

CIVIC: 550 BRECHIN ROAD

LEGAL: LOT 12, SECTION 1, NANAIMO DISTRICT, PLAN 12987

CONSULTANTS LIST

OWNER / DEVELOPER
WESTURBAN DEVELOPMENTS LTD.
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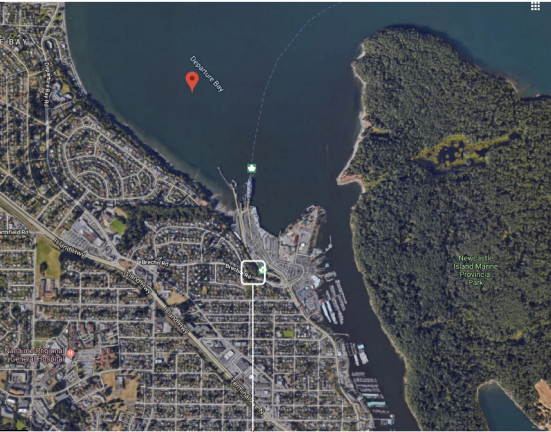
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DRAWING INDEX

- PR1 LOCATION PLAN & SITE PLAN
- PR2 PARKADE PLANS
- PR3 FLOOR PLANS
- PR4 UNIT PLANS
- PR5 EXTERIOR ELEVATIONS
- PR6 EXTERIOR ELEVATIONS
- PR7 SCHEMATIC SECTIONS
- PR8 MATERIALS
- PR9 RENDERINGS
- PR10 RENDERINGS



LOCATION PLAN

SITE LOCATION

PROJECT DATA

LEGAL ADDRESS:
LOT 12 SECTION 1 NANAIMO DISTRICT PLAN 12987

OWN ADDRESS:
600 BRECHIN ROAD, NANAIMO BC

ZONING:
R8 - MEDIUM DENSITY RESIDENTIAL

LOT SIZE:
41,821 SQ.M. (56,145 SQ.FT.)

BUILDING AREA:
PROPOSED FOOTPRINT 1916 SQ.M. (20,624 SQ.FT.)

FLOOR AREAS:

PASSAGE	1815 SQ.M. (19,537 SQ.FT.)
MAIN	1416 SQ.M. (15,242 SQ.FT.)
SECOND	1440 SQ.M. (15,580 SQ.FT.)
THIRD	1440 SQ.M. (15,580 SQ.FT.)
FOURTH	1440 SQ.M. (15,580 SQ.FT.)
TOTAL (NET)	5736 SQ.M. EXCLUDING PARKADE (61,742 SQ.FT.)
COMMON (PARKADE)	78 SQ.M. (840 SQ.FT.)
COMMON (MAIN)	300 SQ.M. (3228 SQ.FT.)
COMMON (SECOND)	276 SQ.M. (2970 SQ.FT.)
COMMON (THIRD)	276 SQ.M. (2970 SQ.FT.)
COMMON (FOURTH)	276 SQ.M. (2970 SQ.FT.)
TOTAL (NET)	1128 SQ.M. EXCLUDING PARKADE (12,142 SQ.FT.)
TOTAL (GROSS)	6864 SQ.M. EXCLUDING PARKADE (73,883 SQ.FT.)

FLOOR AREA RATIO:
ALLOWABLE: 1.25 V.U. UNDERGROUND 10.25 PERCENTAGE OF PARKING = 1.40
PROPOSED: 1.32

DENSITY:
PROPOSED: 87 UNITS

LOT COVERAGE:
40% ALLOWABLE
34.1% PROPOSED (OPEN DECKS INCLUDED)

USABLE OPEN SPACE:
REQUIRED:

BUILDING HEIGHT:
ALLOWABLE: 14M
PROPOSED: 14M

UNIT COUNT:	MAIN	2-4TH FLOORS	BUILDING
STUDIO BEDROOM	0	1 ("3)	3
ONE BEDROOM	11	11 ("3)	44
TWO BEDROOM	10	10 ("3)	40
TOTAL	21	22 ("3)	87

SETBACKS	6.0M ALLOWABLE / PROPOSED 6.0M
FRONT	10.0M ALLOWABLE / PROPOSED 10.0M
REAR	4.0M ALLOWABLE / PROPOSED 4.74M
SIDE (PLANNING)	4.0M ALLOWABLE / PROPOSED 5.5M

PARKING:	
REQUIRED (AREA 2) 1.62 PER TWO BED * 40 = 64.80	
1.26 PER ONE BED * 44 = 55.44	
1.06 SELF-STORAGE BEDS 3.11 * 15 = 46.65	
TOTAL	126.89
VISITOR = 1 PER 22 STALLS (INCLUDED IN TOTAL) = 5.4	
PROVIDED STANDARD:	
HANDICAP STALLS	69
SMALL CAR (GOL.)	4
TOTAL	123

BICYCLE PARKING	
REQUIRED	
LONG TERM 0.6 PER DWELLING UNIT 0.787 * 84 = 66.11	
SHORT TERM 0.1 PER DWELLING UNIT 0.118 * 87 = 10.27	
PROVIDED LONG TERM PROVIDED UNDERGROUND AT EACH STALL	
SHORT TERM PROVIDED IN LANDSCAPE (REFER TO LANDSCAPE)	

CONTRACTOR TO VERIFY ALL LEVELS, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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THUJA
architecture + design

Tania Schulte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.550.7901 E: info@thujaarchitecture.ca

NO.	DATE
ISSUED FOR REVIEW	JUL 07 2019
ISSUED FOR REVIEW	AUG 13 2019
ISSUED FOR REVIEW	OCT 29 2019
ISSUED FOR REVIEW	NOV 14 2019
ISSUED FOR COOPD	NOV 21 2019
ISSUED FOR REVIEW	NOV 26 2019
ISSUED FOR REVIEW	DEC 10 2019
ISSUED FOR REVIEW	DEC 11 2019
ISSUED FOR PREAPP	DEC 18 2019
ISSUED FOR DP	MAR. 02 2020
REISSUED FOR DP	AUG. 10 2020

PROJECT

DEPARTURE BAY

DRAWING

SITE PLAN

SCALE	AS NOTED	PROJECT NO.	19-00
DATE		DRAWN BY	TS/SW
SHEET			

RECEIVED
D 1187
2020-AUG-14
Current Planning

PR1



SITE PLAN

SCALE: 1:250

BRECHIN ROAD

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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NO. DATE

ISSUED FOR REVIEW JUL 07 2019
ISSUED FOR REVIEW AUG 13 2019
ISSUED FOR REVIEW OCT 29 2019
ISSUED FOR REVIEW NOV 14 2019
ISSUED FOR COORD NOV 21 2019
ISSUED FOR REVIEW NOV 26 2019
ISSUED FOR REVIEW DEC 10 2019
ISSUED FOR REVIEW DEC 11 2019
ISSUED FOR PRE-APP DEC 18 2019
ISSUED FOR DP MAR. 02 2020
REISSUED FOR DP AUG. 10 2020

PROJECT
DEPARTURE BAY

DRAWING
ELEVATIONS

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- MATERIAL LEGEND**
- ① FIBRE CEMENT LAP SIDING 7" "SHOU-SUGI-BAN"
 - ② FIBRE CEMENT LAP SIDING 7" "CEDARTONE"
 - ③ WINDOW BOXES: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
 - ④ SBS ROOFING: "BLACK"
 - ⑤ VINYL WINDOWS - BLACK EXTERIOR
 - ⑥ HANDRAILS, FASCIAS, DOWNSPOUTS, FLASHING: "BLACK"
 - ⑦ SCOFFITS: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
 - ⑧ COLUMNS: CORTEN STEEL

THUJA
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ISSUED FOR REVIEW	DEC 10 2019
ISSUED FOR REVIEW	DEC 11 2019
ISSUED FOR PREAPP	DEC 18 2019
ISSUED FOR DP	MAR. 02 2020
REISSUED FOR DP	AUG. 10 2020

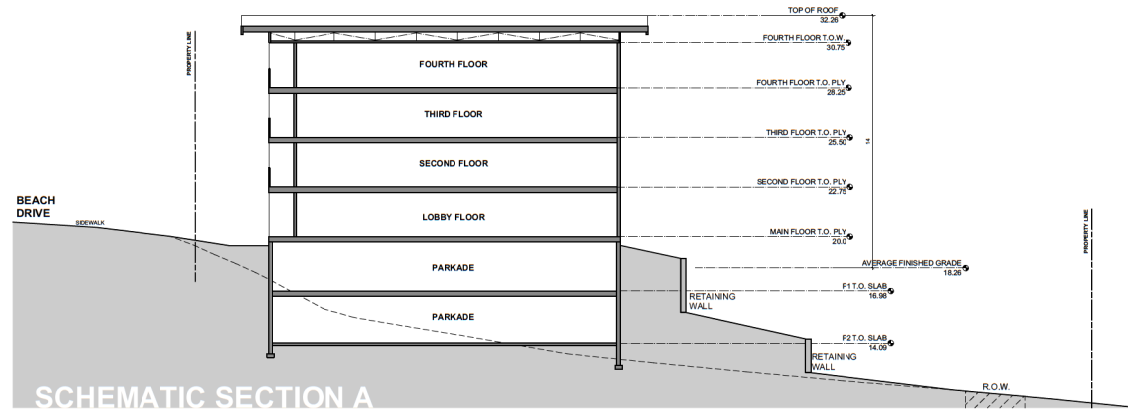
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DEPARTURE BAY		
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ELEVATIONS		
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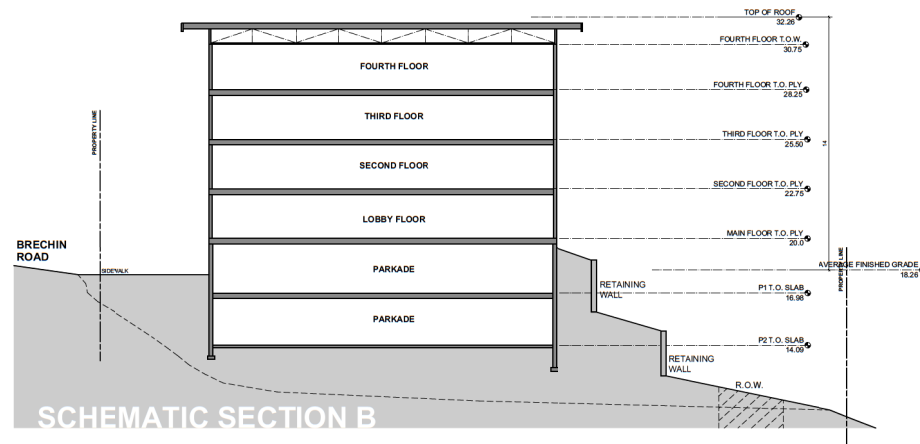
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SCHEMATIC SECTION A



SCHEMATIC SECTION B

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BRECHIN ROAD VIEW



DEPARTURE BAY VIEW

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PR9



FRONT ENTRY



AMENITY AREA



BRECHIN ROAD VIEW

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PROJECT
DEPARTURE BAY

DRAWINGS
RENDERINGS

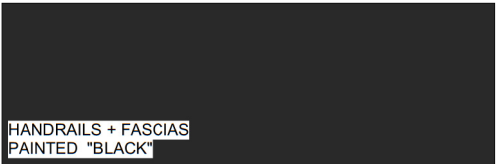
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PR10



COLUMNS
CORTEN STEEL



HANDRAILS + FASCIAS
PAINTED "BLACK"



SOFFIT + SECONDARY SIDING FIBRE CEMENT "CEDARTONE"



PRIMARY SIDING FIBRE CEMENT "SHOU-SUGI-BAN"

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PROJECT
DEPARTURE BAY

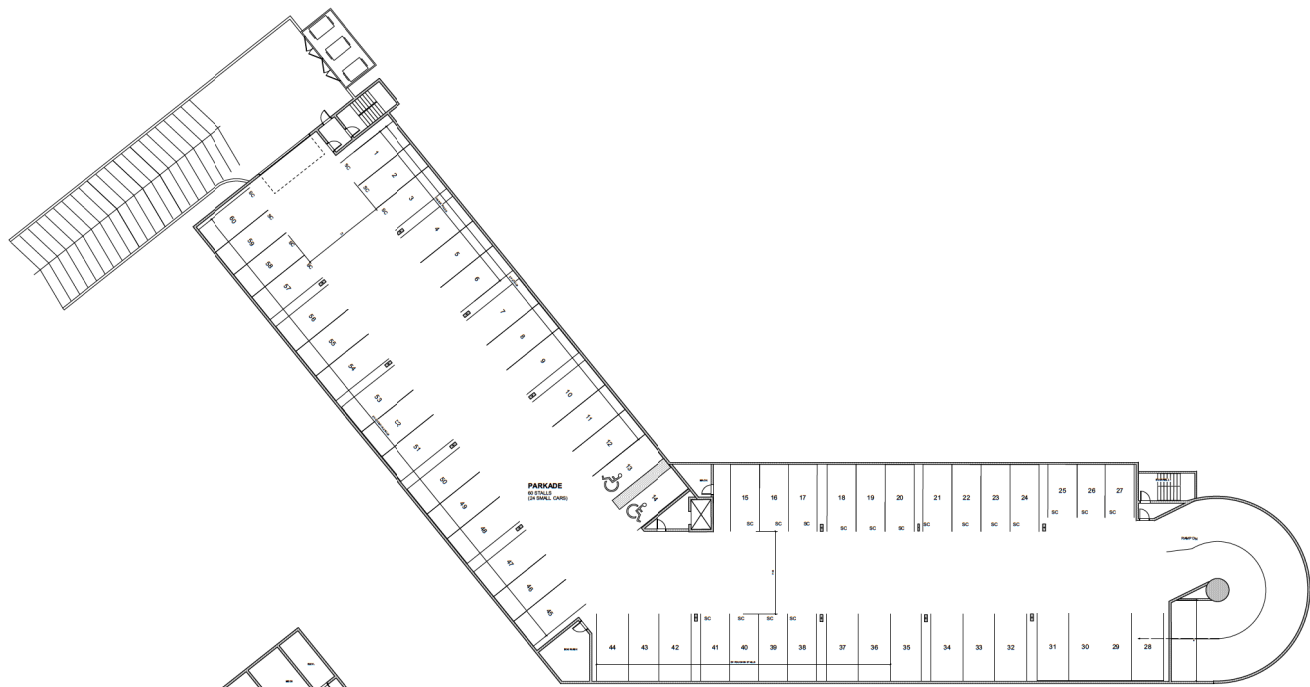
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MATERIALS

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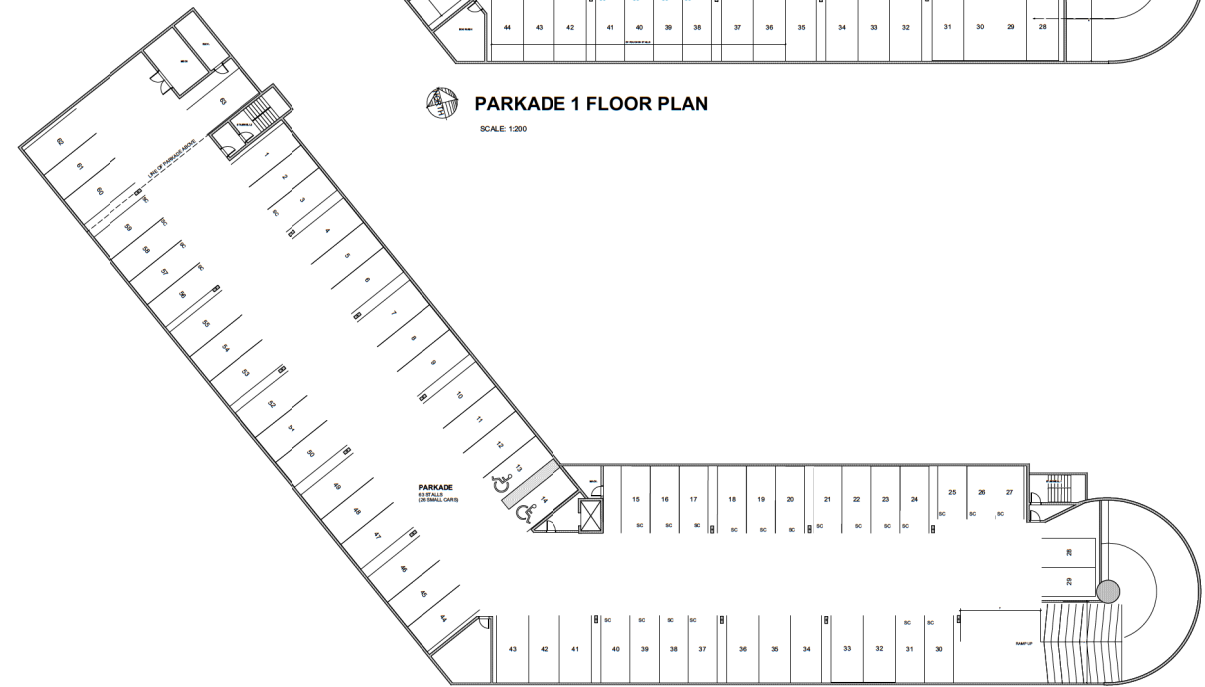
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PARKADE 1 FLOOR PLAN
SCALE: 1:200



PARKADE 2 FLOOR PLAN

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PROJECT
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DRAWING
P1/2 FLOOR PLANS

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PR2

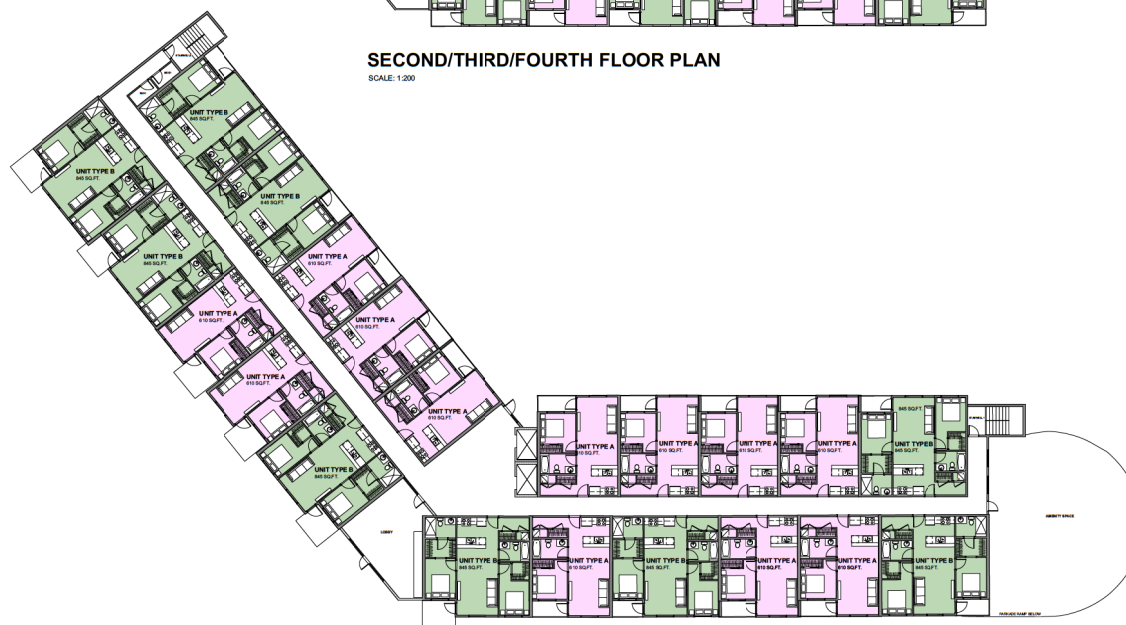
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SECOND/THIRD/FOURTH FLOOR PLAN

SCALE: 1/200



MAIN FLOOR PLAN

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PROJECT

DEPARTURE BAY

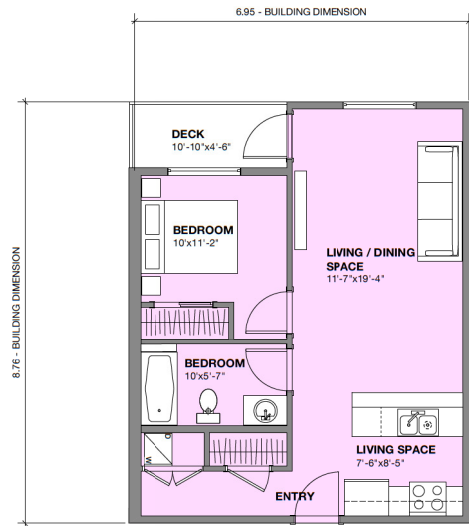
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MAIN FLOOR PLAN

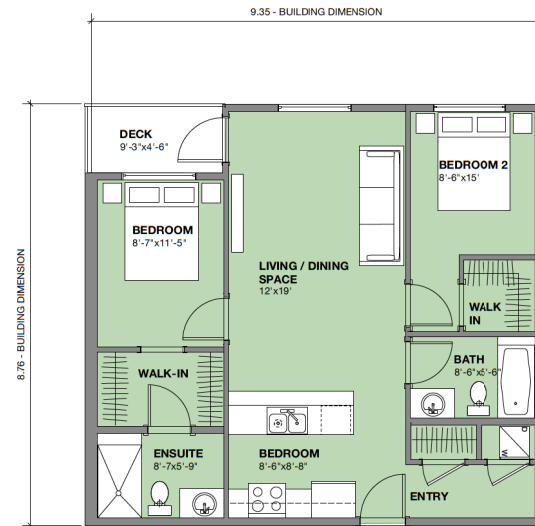
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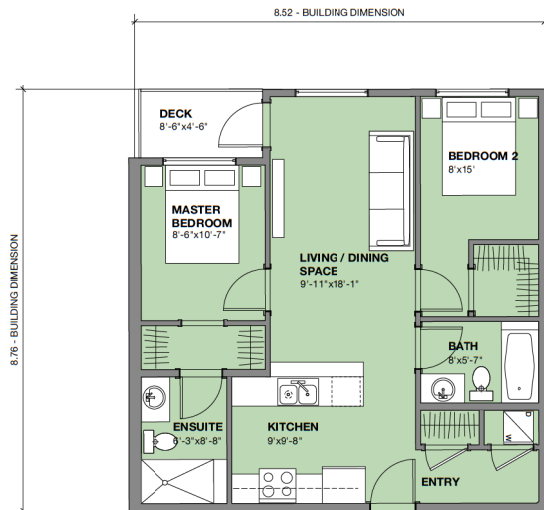
PR3



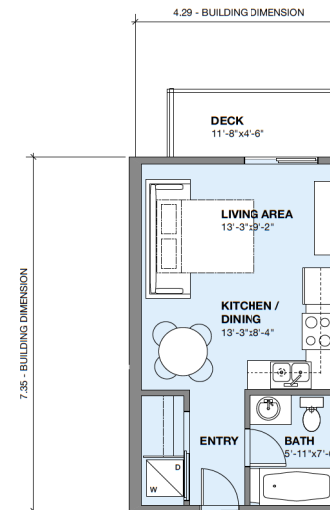
ONE BEDROOM - "A"
610 SQ.FT.



TWO BEDROOM - "B"
845 SQ.FT.



TWO BEDROOM - "C"
762 SQ.FT.



STUDIO BEDROOM - "D"
400 SQ.FT.

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UNIT PLANS

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Date	Revisions	By
Dec 18 2019	DRAFT FOR DISCUSSION ONLY	LS/SD
Feb 4 2020	DRAFT FOR DISCUSSION ONLY	LS/SD
Mar 3 2020	DRAFT FOR DISCUSSION ONLY	LS/SD
Mar 5 2020	FOR IP SUBMISSION	LS
Aug 7 2020	FOR DISCUSSION ONLY (REVISED LANDSCAPE)	LS

LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS

205-1300 1st Avenue, Prince George B.C. V2L 2Y3
250-563-6158 www.la-la-landarch.com

Project
WESTURBAN DEVELOPMENTS
DEPARTURE BAY
550 BRECHIN ROAD
NANAIMO, BC

Sheet Title
Landscape Plan

Date November 13, 2019
Scale 1:200 METERS
Drawn By LS/SD
Project No.

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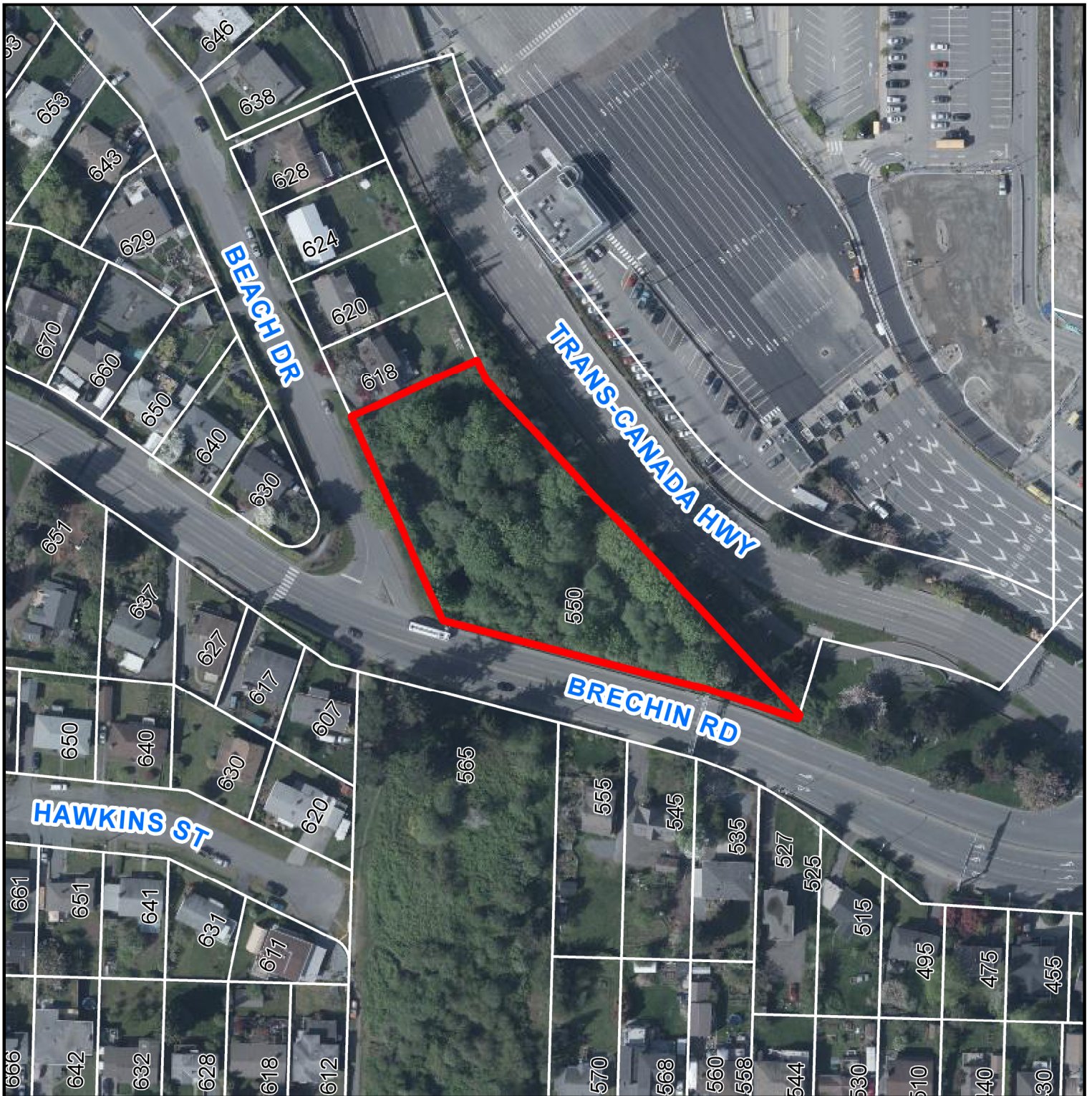
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L 1


PROJECT PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE	NATIVE
	Trees				
VM	Acer circinatum	Vine Maple (multi stem)	16	#5pot	NATIVE
Dm	Acer glabrum	Douglas Maple	16	#5pot	NATIVE
Cn	Cornus nuttallii 'Eddie's White Wonder'	Pacific Dogwood Eddie's White Wonder	15	5cm Cal.	NATIVE
CN	Chamaecyparis nootkatensis	Alaska Yellow Cedar	12	2m	NATIVE
Fs	Fagus sylvatica 'Red Obelisk'	Red Obelisk Beech	13	6cm Cal.	NON
Pc	Pinus contorta v.contorta	Shore Pine	6	2m	SWAP
Ps	Picea sitchensis	Sitka Spruce	3	2m	SWAP
Pu	Pinus uncinata	Mountain Pine	6	#5pot	#5pot
Tb	Taxus brevifolia	Pacific Yew	13	2m	2m
	Shrubs				
Arl	Azalea x 'Rosy Lights'	Rosy Lights Azalea	11	#2pot	#2pot
Cs	Cornus stolonifera	Red Twig Dogwood	65	#2pot	#2pot
O	Holodiscus discolor	Oceanspray	26	#2pot	#2pot
Og	Mahonia aquifolium	Tall Oregon Grape	56	#2pot	#2pot
Mr	Mahonia repens	Creeping Oregon Grape	112	#2pot	#2pot
Pl	Philadelphus x virginalis	Mock Orange	3	#2pot	#2pot
Rn	Rosa nutkana	Nootka Rose	12	#2pot	#2pot
Rh	Rhododendron macrophyllum	Pacific Rhododendron	6	#2pot	#2pot
Sdr	Spiraea 'Darts Red'	Darts Red Spirea	55	#2pot	#2pot
Sc	Sarcococca confusa	Sweetbox	14	#2pot	#2pot
S	Gaultheria Shallon	Salal	73	#2pot	#2pot
Sb	Symphoricarpos albus	Snowberry	63	#2pot	#2pot
Vd	Viburnum davidii	David Viburnum	30	#2pot	#2pot
	Ornamental Grasses & Groundcover				
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	46	#1pot	#1pot
Dc	Deschampia cespitosa	Tufted Hairgrass	106	#1pot	#1pot
H	Helictotrichon sempervirens	Blue Oat Grass	13	#1pot	#1pot
k	Arctostaphylos uva-ursi	Kinnickinnick	31	10cm pot	10cm pot
Lb	Lonicera x brownii 'Dropmore Scarlet'	Climbing Honeysuckle	46	#2pot	#2pot
	Perennials				
Mf	Adiantum pedatum	Maidenhair Fern	77	#1pot	#1pot
Lf	Athyrium filix-femina	Lady Fern	23	#1pot	#1pot
sr	Smilacina racemosa	False Solomon's Seal	27	10cm pot	10cm pot

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP1187

 550 BRECHIN ROAD

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001200 – 155 FRY STREET

Applicant/Architect: DARYOUSH FIROUZLI ARCHITECT INC.

Landscape Architect: JPH CONSULTANTS INC.

Owner: 0742637 BC LTD.

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Community Corridor (COR3)
<i>Proposed Zoning</i>	Mixed Use Corridor (COR2)
<i>Location</i>	The subject property is located at the northeast corner of Fry Street and Milton Street.
<i>Total Area</i>	4,390m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – 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 South End Neighbourhood Plan Urban Design Framework & Guidelines

The subject property is located in the South End Neighbourhood and is part of the Robin's Grove development. The surrounding neighbourhood is designated Corridor in the Official Community Plan (OCP). Existing uses are predominantly industrial with some older single residential dwellings nearby. The railway yard is located one block away to the east. Phase 1 of Robin's Grove, a 14-unit multi-family residential building, completed in 2016, is adjacent to the property to the north.

The subject property and the neighbouring 150 Esplanade are currently under an active rezoning application (RA419) to rezone from COR3 to COR2.

PROPOSED DEVELOPMENT

As Phase 2 of the Robin's Grove development, the applicant is proposing to construct a five-storey mixed-use building with 55 dwelling units and a 288m² commercial retail unit. The unit composition consists of 37 one-bedroom units and 187 two-bedroom units. The project will include a public plaza with public art at the corner of Fry and Milton Streets, as a condition of the rezoning.

The applicant is proposing to achieve a Floor Area Ratio (FAR) of 1.49 through the provision of additional amenities as outlined in 'Schedule D' of the Zoning Bylaw. The maximum permitted FAR under Tier 1 of 'Schedule D' in the COR2 zone is 1.5. Some of the amenities proposed include:

- Educational signage;
- Street trees; and
- Construction to exceed the required BC Energy Step Code by one step.

Site Design

The proposed building is sited in the centre of the site, with a shared drive aisle accessed from Milton Street to the east of the building to serve the existing building, the proposed building, and the future Phase 3 at 150 Esplanade. Seventeen surface parking stalls will be provided along the drive aisle on the subject property, and the remaining 45 parking spaces will be provided in an underground parking level accessed from the drive aisle. The required electric vehicle charging station, accessible parking, and bicycle parking is provided on-site. A variance is requested to increase the percentage of small car parking.

A large urban plaza, with public access from the corner of Fry and Milton Streets, will be provided on the south side of the building. This plaza will include a feature public art gateway and seating.

Staff Comments:

- Explore the opportunity to provide direct pedestrian connections between the ground-level units and Fry Street.
- Ensure that the public plaza is accessible without gates or stairs to impede access for those with mobility limitations.

Building Design

The proposed building design complements the existing Phase 1 of Robin's Grove and replicates similar historical references. The design contains Victorian architecture elements and includes a significant mansard roof that wraps around the entire upper level of the building.

A mix of materials will create a strong base and prominent upper level. The ground level and portions of the second level will feature Hardie plank siding as cladding that will mimic the appearance of bricks. The middle levels will be clad with a smooth finish Hardie panel wall. The mansard roof will utilize a metal roof system. A series of balconies will project on all elevations for the residential portions, in addition to inset decks on the upper floor. Significant ground-level fenestration is proposed along the exterior of the commercial component.

The primary entry to the residential component of the building will be from the drive aisle to the east, and the primary entry to the commercial component will be from Fry Street to the west.

Staff Comments:

- Consider the further incorporation of heritage-themed cladding elements, to complement the façade of the existing Phase 1 building. For example, reconsider the use of metal roof materials to better represent the mansard roof style of the previous phase.
- Consider a more visible entryway for the commercial retail unit with a prominent entryway.
- Look at alternate cladding materials with more historical references for the ground-level canopy system that wraps across the south portion of the building.

Landscape Design

The site was previously an arboretum and the proposed landscape design incorporates a number of trees. An existing heritage tree collection has been retained on the Phase 1 property to the north, and a significant copper beech tree to the east will be protected and retained through construction. A specimen stewartia tree in the centre of the public plaza, and 11 magnolia street trees are proposed. A grass bioswale is proposed to the north of the building, to be flanked by columnar beech trees. Smaller shrubs will be incorporated around the public plaza, around the north and west base of the building, and to border the entryway of the building from the drive aisle. A refuse receptacle enclosure is proposed adjacent to the drive aisle, near the property line for Phase 1.

Staff Comments:

- Provide more rain-garden appropriate vegetation in place of grass for the bioswale on the north side of the building.
- Provide a landscape buffer to surround the refuse receptacle enclosure as per the minimum standard as outlined in Part 17 of the Zoning Bylaw.

PROPOSED VARIANCES

Building Height

A variance to increase the maximum permitted building height from 14m to 14.8m is requested, a proposed variance of 0.8m.

Small Car Parking

A variance to increase allowable percentage of small car parking spaces from 40% to 80%.



Reference: 2858

May 25th, 2020

Dear Ms. Lainya Rowett
Manager, Current Planning
Community Development

Design Rational and Community contribution for 155 Fry Street

The proposed project is at corner of Milton and Fry street recently rezoned from COR3 to COR2,

The proposed development proposed for mixed use building which include few commercial space facing the public square as suggested by OCP at corner for Fry Street and Milton Street and 5 storey Residential floors plus Underground parking,

The proposed development Phase #1 high end Residential condo “Robin’s Garden” in Victorian style Architecture completed few years ago, Phase #2 of this development planning to have Similar style Residential Building,

Pubic Amenity will provide move connectivity to neighbourhood and also move building to north which make the corridor view from Milton Street even more open.

.

Community contribution

The proposed open public space at corner of Fry and Milton with public art and commercial Space, it is community Contribution to area and will create the public activity at this area as deserves.

Variances

There are 3 Variances for these project

1. Setback at Fry street

Underground parking is extended into Fry street setback but, because the structure fully underground and don’t have any impact in above ground

2. Small car percentage

R E C E I V E D
DP1200
2020-MAY-25
Current Planning

The proposed project asking for Variance for Small Car percentage Variance from 40% to change to 80%, the rational for this Variance: this building is very close to Downtown core and Shopping mall and people most likely leave in this building they working in Mall or offices in Downtown and don't have big trucks, the majority for new cars have smaller design and even SUV can park in small car stall

3. Building Height

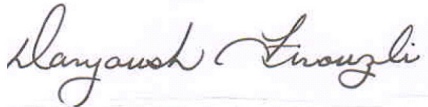
The proposed project building height from average is 18.8m vs 14.0m allowed in bylaw, this project provide 45 stalls (75% of required parking at underground and if there was just 3 more stalls and total of 48 stalls(80%) bylaw will allowed additional 4.0m which will reduce the Variance to .8m,

As COP recommend to have higher density closer to downtown core and many of new development proposing similar approach, we believe this is right chose ofr this property as well

Tier #1 additional Density

The proposed development also would like to use of Tier #1 additional density allowed by bylaw and the Tier #1 proposal is attached,

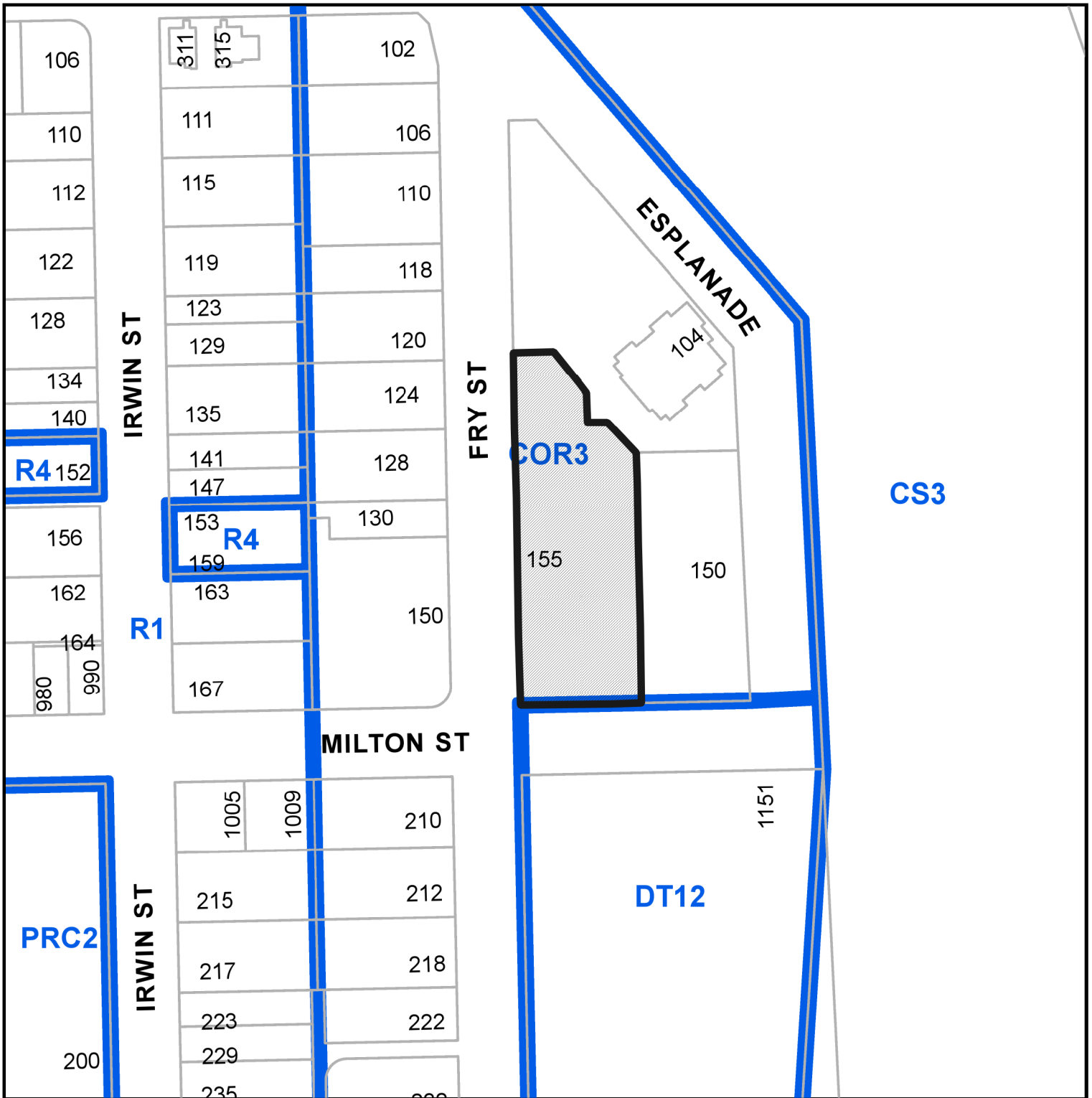
Sincerely,



Daryoush Firouzli

Architect AIBC, RAIC, AIA, MArch

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001200

CIVIC: 155 FRY STREET

LEGAL: LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN EPP55139

 Subject Property

SITE PARTICULARS

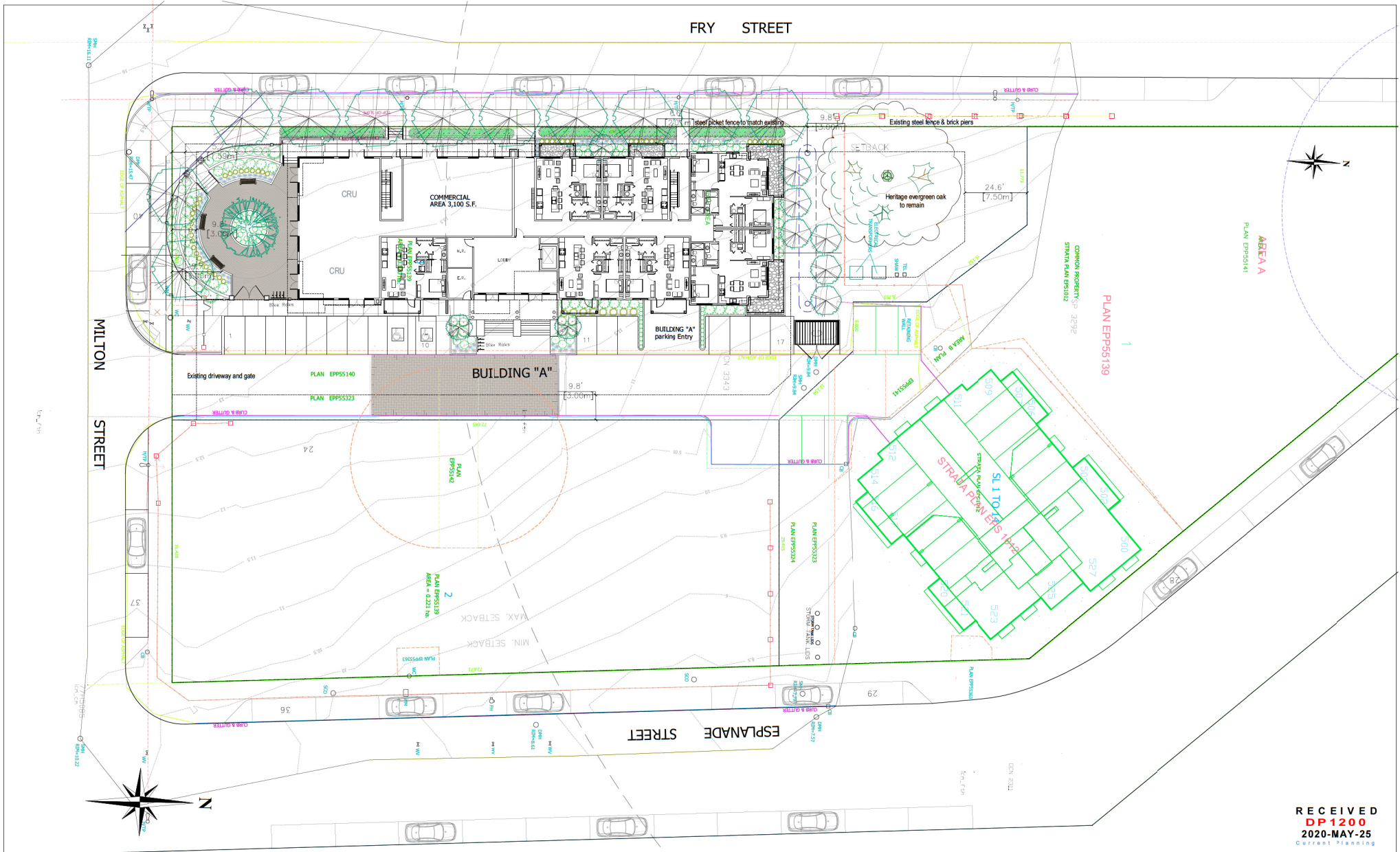
CIVIC ADDRESS: 155 Fry Street, Nanaimo, BC
 LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN EPP55139
 LEGAL ADDRESS:

SITE AREA: 34,444 SQ.FT. (3,200 M2)

ZONING: COR2 COMMUNITY CORRIDOR

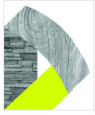
PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	COR2 COMMUNITY CORRIDOR	COR2 COMMUNITY CORRIDOR
LOT AREA	34,444 S.F. (3,200 M2)	34,444 S.F. (3,200 M2)
LOT COVERAGE	60%	30%
BUILDING GROSS FLOOR AREA	- - Total =	- Underground parking 14,236 S.F. - Main Floor 10,400 S.F. - Typical Floors (2,3&4) 10,450 S.F. - Fifth Floor 9,880 S.F. Total = (without underground Parking) 51,630 S.F.
DENSITY	1.25 = 43,055 S.F. 0.25 FOR TIER 1 = 8,611 Total = 51,666 S.F.	1.49 = 51,630 S.F. (4,796 m2)
SETBACKS	FRONT: 9.84'(3.0m)Min.19.69' (6.0 m) Max. REAR: 24.60' (7.5 m) Min. SIDE:1 0.0' (0.0 m) Min. SIDE:2 9.84' (3.0 m) Min. SIDE (flanking street): 9.84' (3.0 m) Min.	FRONT: 9.84'(3.0m)Min.19.69' (6.0 m) Max. REAR: 24.60' (7.5 m) Min. SIDE:1 0.0' (0.0 m) Min. SIDE:2 9.84' (3.0 m) Min. SIDE (flanking street): 6.56' (2.0 m) Min.
HEIGHT OF BUILDINGS	45.93' (14 m) Max.	- Building "A" = 62' 0"
AMENITY AREAS		- 2,500 S.F. Open Public Space at corner of Fry Street & Milton Street
OFF-STREET PARKING	BUILDING "A" total Units are 18 Two bedrooms & 37 One bedroom units - 1.26 Stall per 2 bedroom units X 18 = 22.68 - 0.88 Stall per 1 bedroom units X 37 = 32.56 - Retail Space 1 stall/ 25m2 net area = 11.52 - TOTAL: = 66.76 - Mix use deduction 10%: = 60.08	- Large Parking 8 stalls - Small Parking 50 stalls - HC Parking 4 stalls - Total 62 stalls RECEIVED DP1200 2020-MAY-25 Current Planning - plus 40 on street stalls



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DP 1200
2020-MAY-25
CURRENT PLANNING

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PRELIMINARY

D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9Y 1N4
T: 250-933-1991, E: FIROUZLI@D-A.COM
DARYOUSH FIROUZLI ARCHITECTURE INC.

SCALE

CONSULTANT LOGO

SCALE
1" = 16' - 0"
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DATE
19 MAY 20








PROJECT
155 FRY STREET
NANAIMO, BC

CURRY
0742637 b.c. Ltd.
PROJECT NO.
2858


SHEET TITLE
SITE PLAN

SHEET NO.
A1.1
REVISION

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
①		HARDIEPANEL WALL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # TBS
②		6" HARDIEPLANK SIDING (HORIZONTAL) TRUE GRAIN (CEDARTON)
③		6" HARDIEPLANK SIDING (HORIZONTAL) COLOUR # TBS
④		HARDIEPANEL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # TBS
⑤		METAL ROOF COLOUR # TBS
⑥		VINYL WINDOWS
⑦		ALUMINUM RAILING



NOTE:		NO. DATE REVISIONS			D-ARCHITECTURE 6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4 T: 250-933-1991, E: FIRUZLI@SHAW.CA DARYDUSH FIRUZLI ARCHITECTURE INC.	SCALE 1/8" = 1'-0" DATE 19 MAY 20	CONSULTANT LOGO RECEIVED DP 1200 2020-MAY-25 CURRENT PLANNING	PROJECT 155 FRY STREET NANAIMO, BC	CLIENT 0742637 b.c. Ltd. PROJECT NO. 2858	SHEET TITLE BUILDING "A" BUILDING ELEVATION	SHEET NO. A3.1 REVISION —
The design is an integral part of the property of the client and is not to be reproduced or used in any form without the written consent of the architect.											
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NORTH ELEVATION



MILTON STREET ELEVATION (SOUTH)



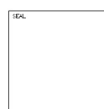
EAST ELEVATION

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SCALE
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PROJECT
 155 FRY STREET
 NANAIMO, BC

CLIENT
 0742637 b.c. Ltd.
 PROJECT NO. 2858

SHEET TITLE
 BUILDING "A"
 BUILDING ELEVATION

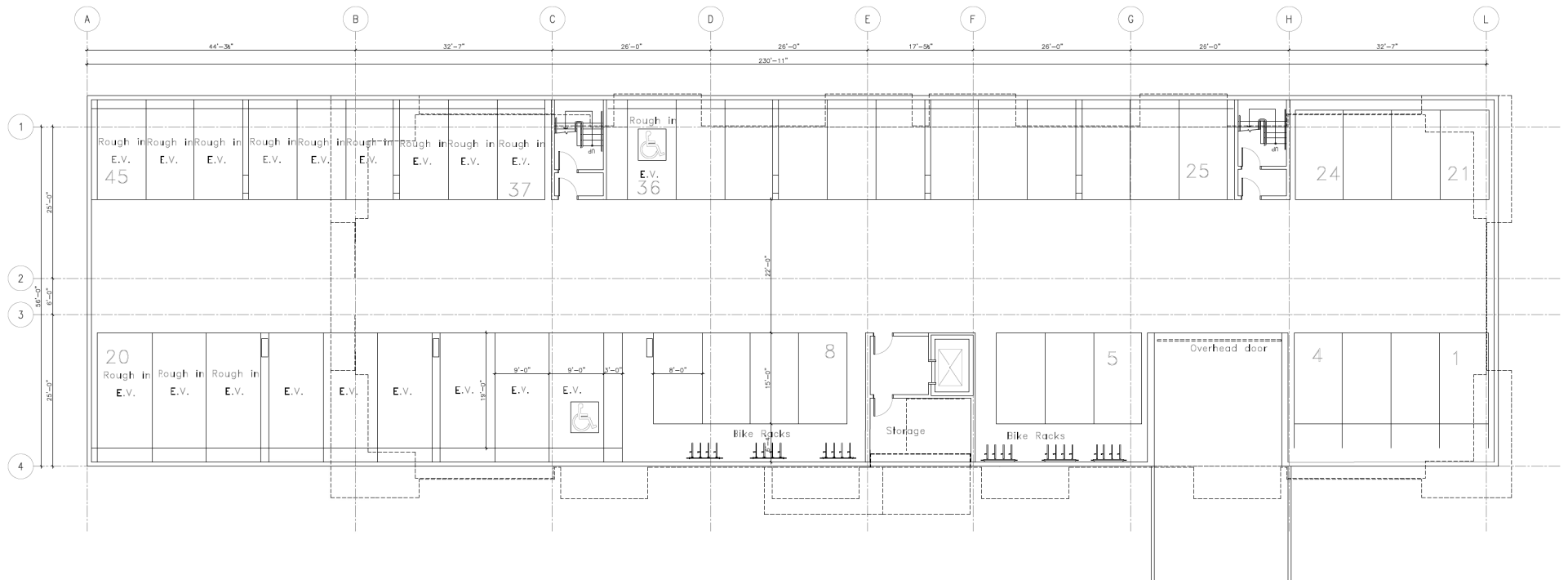
SHEET NO.
A3.2
 REVISION



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155 FRY STREET
 150 ESPLANADE,
 NANAIMO, BC



UNDERGROUND PARKING

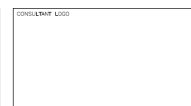
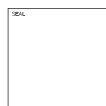
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CITY OF NANAIMO

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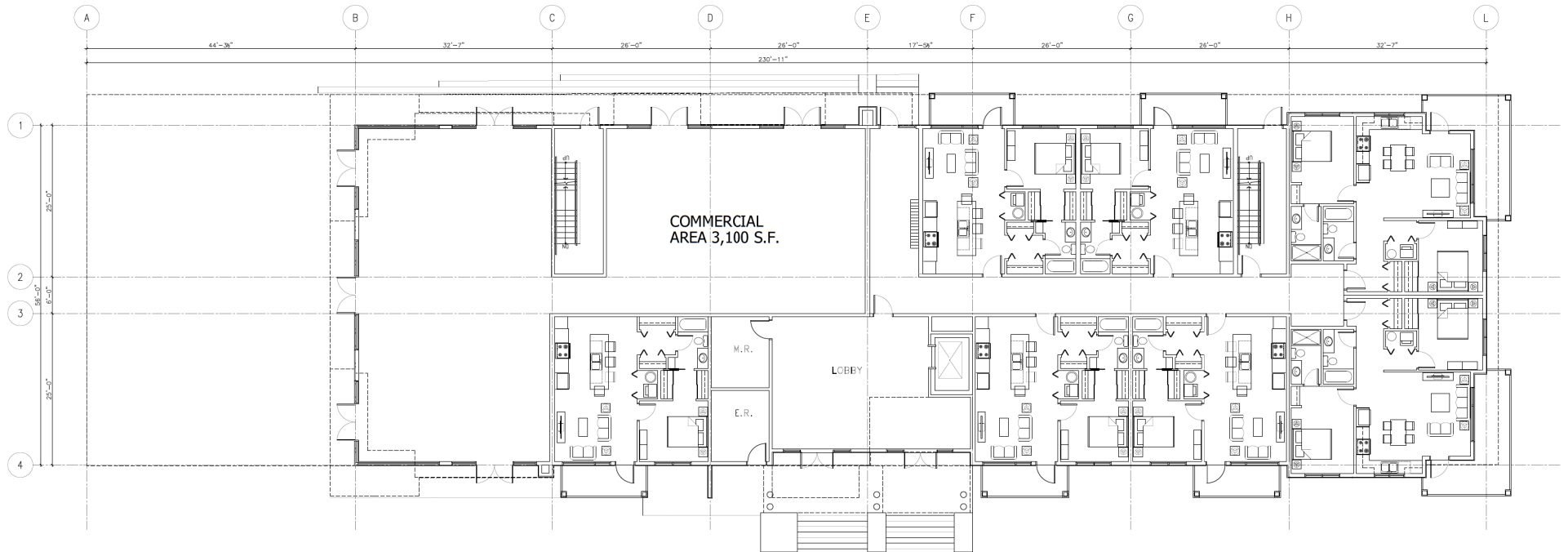
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DATE	19 MAY 20

PROJECT	155 FRY STREET NANAIMO, BC
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CLIENT	0742637 b.c. Ltd.
PROJECT NO.	2858

SHEET TITLE	UNDERGROUND PARKING
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SHEET NO.	A2.3
REVISION	



MAIN FLOOR

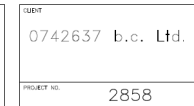
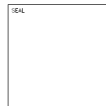
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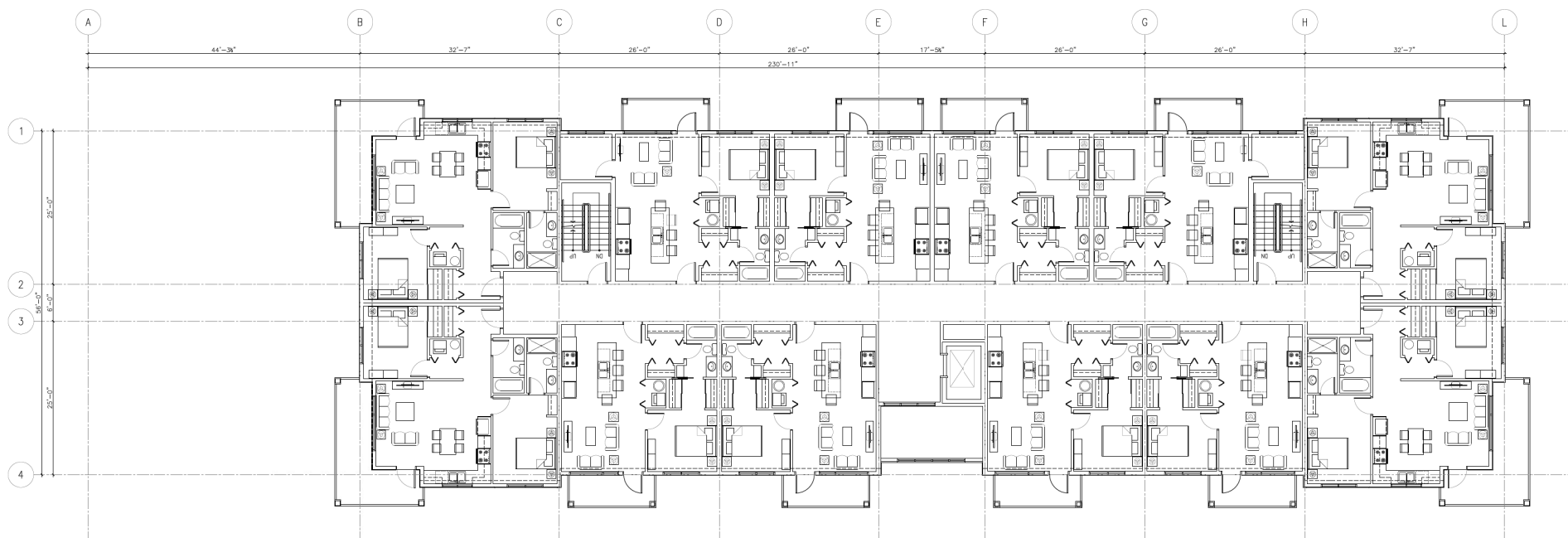
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TYPICAL FLOORS 2, 3 & 4 TH

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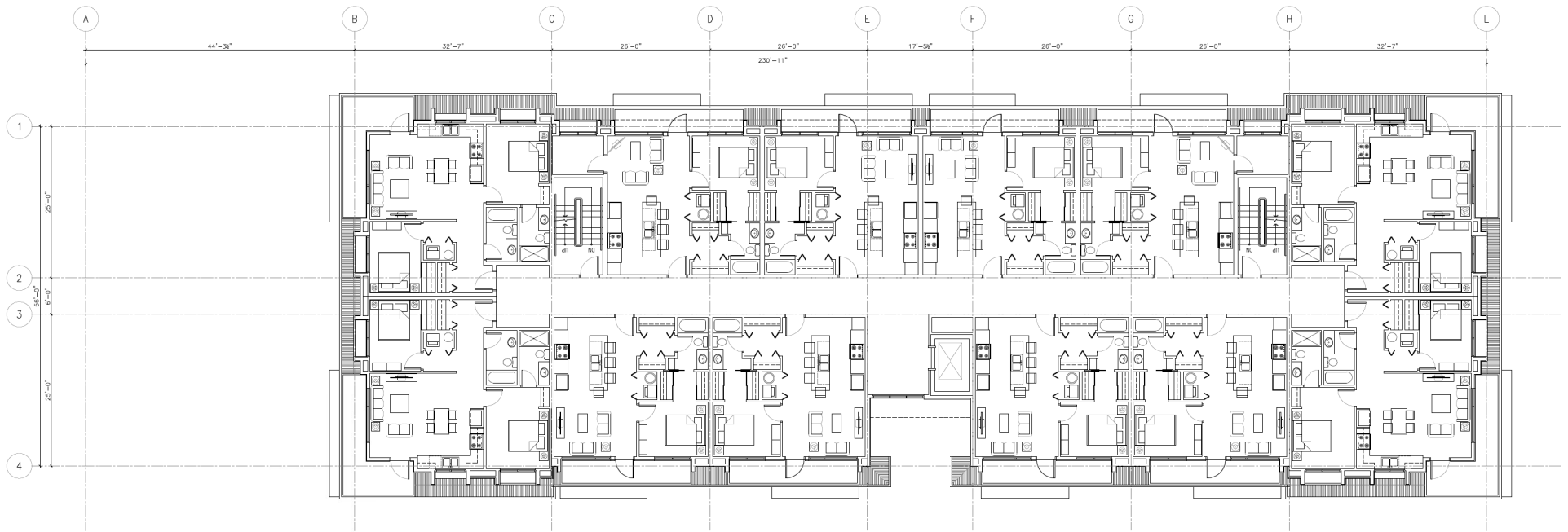
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(CHECKED)
DATE 19 MAY 20

PROJECT
155 FRY STREET
NANAIMO, BC

CLIENT
0742637 b.c. Ltd.
PROJECT NO. 2858

SHEET TITLE
BUILDING "A"
TYPICAL FLOOR PLAN

SHEET NO.
A2.1
REVISION



FIFTH FLOOR

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T: 250-933-1991, E: FIROUZU@SHAW.CA
DARYOUSH FIROUZU ARCHITECTURE INC.



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DATE 19 MAY 20

PROJECT
155 FRY STREET
NANAIMO, BC

CLIENT
0742637 b.c. Ltd.
PROJECT NO. 2858

SHEET TITLE
BUILDING "A"
FIFTH FLOOR PLAN

SHEET NO.
A2.2
FIFTH

Public Gateway - Art Concept 1:20

Brick piers to match existing - opportunity for inset artwork.
Metal archway - opportunity for art (proxy shown) and lighting.

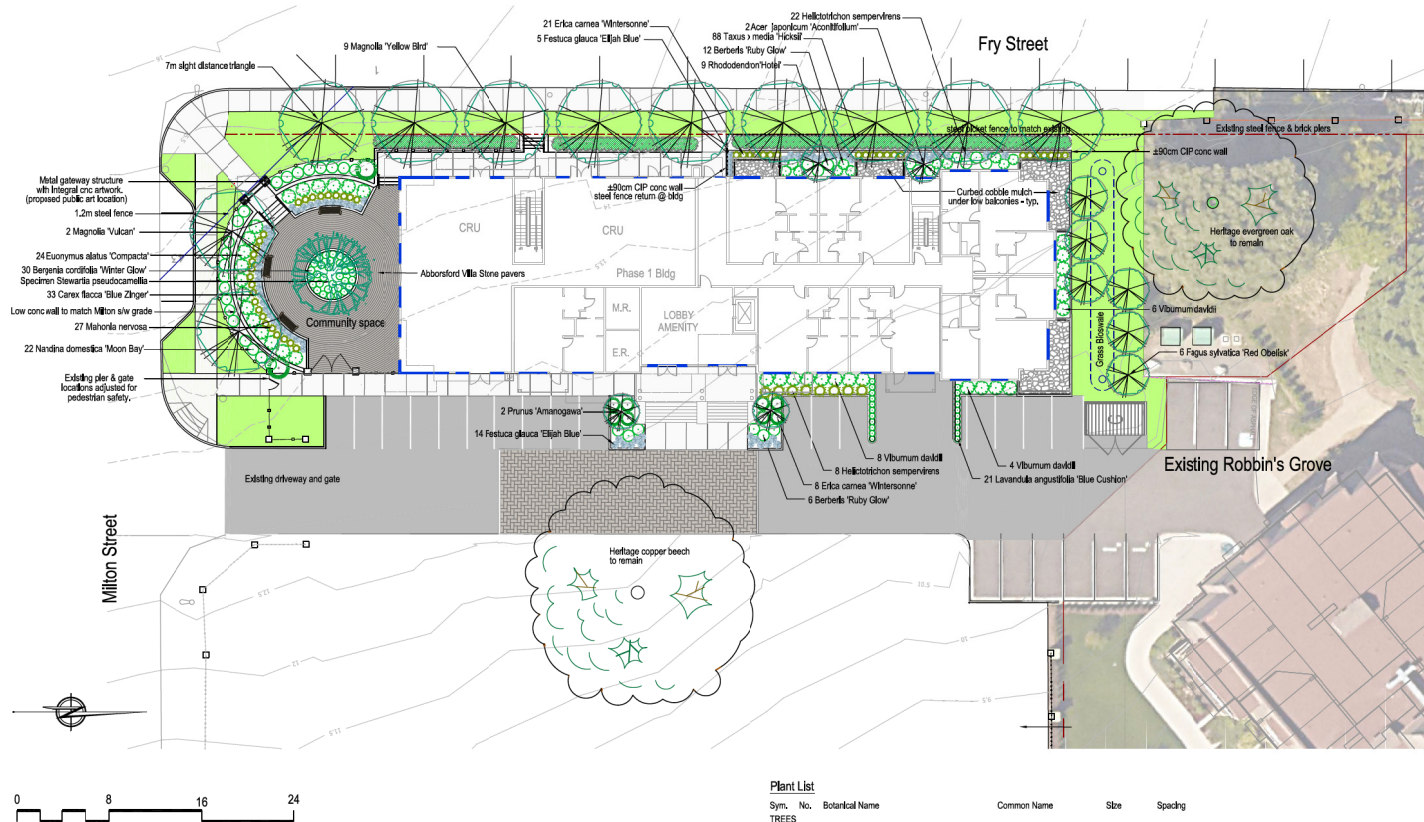
Landscape Design Rationale

The heritage context (Samuel Robins' arboretum) informs the landscape design which features a range of less common specimen trees.

The landscape features a compact public plaza space that will serve as a forecourt to a proposed CRU and a place for the expression of public art.

Necessary low (under 1m ht) retaining walls provide crisp grade changes and provide a sense of intimate scale for the square. Accessibility is accommodated from the existing internal driveway.

Storm water management is proposed at the north end of the building and is de-emphasized as a simple (effective) grass bioswale.



Plant List

Sym.	Botanical Name	Common Name	Size	Spacing
TREES				
AJA	<i>Acacia jupiaea</i> "Aconitifolium"	Full moon maple	#20	
FSR	<i>Acacia lyallii</i> "Red Obelisk"	RO columnar beech	#20	3.6m 0.C.
MYB	<i>Myrica gale</i> "Yellow Bird"	Yellow bird shrub	6cm cal	8m 0.C.
PA	<i>Prunus serrulata</i> "Amogawa"	Amogawa cherry	5cm cal	
SP	<i>Stewartia sinensis</i>	Stewartia specimen	9-10cm cal	
SHRUBS				
RB	<i>Berberis thunbergii</i> "Ruby Carousel"	CR barberry	#3 pot	1m 0.C.
ECW	<i>Erica carnea</i> "Wintercone"	Winterstone heather	#1 pot	
EN	<i>Euryas detorta</i> "compens"	Deert burning bush	#3 pot	1.2m 0.C.
MN	<i>Mahonia nervosa</i>	Dad Oregon grape	#1 pot	70cm 3.C.
NDM	<i>Nandina domestica</i> "Moon Bay"	MB heavenly bamboo	#2 pot	1m 0.C.
PH	<i>Photodendron "Ice"</i>	"Ice" rhodod	#2 pot	1.2m 0.C.
TMH	<i>Taxus x media</i> "Hickisk"	Hick's Yew	#3 pot	61cm 3.C.
VB	<i>Viburnum davidii</i>	David's viburnum	#2 pot	1m 0.C.
PERENNIALS & GRASSES				
BGW	<i>Bergenia cordifolia</i> "Winter Glow"	BG bergenia	#1 pot	61cm 0.C.
CFB	<i>Carex flacca</i> "Blue Zinger"	BZ sedge	#1 pot	1m 0.C.
FGE	<i>Festuca glauca</i> "Eljish Blue"	Eljish blue fescue	#1 pot	61cm 0.C.
HS	<i>Hosta "Blue Angel"</i>	BA blue hosta	#1 pot	61cm 0.C.
LBC	<i>Lavandula "Blue Cushion"</i>	CB lavender	#1 pot	61cm 0.C.

Revisions

Date	Details	Init.
11/05/20	DPA	JPH
30/09/19	Public Art location	JPH
9/11/18	Application for Rezoning	JPH

Robins Grove - Fry Street, Nanaimo

Proposed Phase 1 Landscape



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JPH Consultants Inc.
434 Millon Street Nanaimo BC V9R 2L1
Phone: 250-754-5857 Cell: 250-714-5858

Project: 20-Fry St
Date: 05/05/20
Drawn: JPH Checked: DF
Scale: 1:200
Sheet: **L1** of 1



Reference: 2858

May 25th, 2020

Dear Ms. Lainya Rowett
Development Planner
Community Development

155 Fry Street , Nanaimo BC Tier 1 proposal

The proposed project proposing to use Tier 1 additional density and here are the 3 Categories requirements:

Category 2: Retention and Restoration of Natural Features (8 points required)

	Amenity	Points
E	The Proposed development includes Street Trees, Yes	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm. Yes,, No trees on site with a caliper greater than 6 cm.	1
G	Post development, the total amount of trees on property, or adjacent road right of way or public space is at least 20% more than the number of trees on the property before development. Yes, 8 trees in property and proposal is 27 trees,	2
H	Restore a minimum of 50% of the site area (Excluding the building footprint) by maintaining pervious surfaces.	3
I	The Development includes permanent educational signage or display regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
	Total	8

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Category 3: Parking and Sustainable Transportation (10 points required)

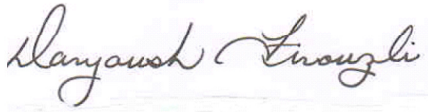
	Amenity	Points
D	The parking are within the proposed development includes at least one electric vehicle charging station.	1
E	A Minimum of 80% of the total parking area is located underground or in a parking structure incorporated into design of the building.	4
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate, a) multiple family residential development: 1 motorized Scooter or motorcycle space per 15 dwelling units	2
H	Parking does not exceed minimum parking requirements within the City's Development parking Regulations Bylaw.	2
I	The development includes signage regarding the sustainable transportation alternatives available on site or within the immediate area.	1
	Total	10

Category 5: Energy Management (11 points required)

	Amenity	Points
A	The proposed development meets at least the requirements of the Step 2 of BC Energy Step Code and exceeds the requirement specified in the Building Bylaw.	10
D	The development includes permanent education signage or display regarding sustainable energy management practices used on site	1
	Total	10

Please feel free to contact if there is any question

Sincerely,

A handwritten signature in black ink, reading "Daryoush Firouzli", written in a cursive style.

Daryoush Firouzli

Architect AIBC, RAIC, AIA, MArch

This is an aerial map of a residential neighborhood. The map shows a grid of streets: Irwin St, Fry St, Milton St, and Esplanade. House numbers are labeled on various lots. A red outline highlights a specific lot area.

Streets:

- IRWIN ST
- FRY ST
- MILTON ST
- ESPLANADE

House Numbers:

- 106, 110, 112, 122, 128, 134, 140, 152, 156, 162, 164, 167, 180, 190
- 102, 106, 110, 118, 120, 124, 128, 130, 150
- 104, 155, 150
- 1005, 1009, 210, 212, 218, 222, 223, 229, 235, 200
- 1151

