



AGENDA
DESIGN ADVISORY PANEL MEETING

January 28, 2021, 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. INTRODUCTION OF LATE ITEMS:

3. ADOPTION OF AGENDA:

4. ADOPTION OF MINUTES:

a. Minutes

2 - 4

Minutes of the Design Advisory Panel Meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2021-JAN-14.

5. PRESENTATIONS:

a. Development Permit Application No. DP1210 - 6030 Linley Valley Drive

5 - 49

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

A development permit application was received from WA Architects Ltd., on behalf of Rutherford House Nominee Ltd., for a multi-family residential project of three buildings, consisting of 152 residential rental units. The unit mix is comprised of studio, one, two and three bedroom units. Indoor amenities include fitness room and functional space, while the outdoor amenities include an exterior patio area and multi-purpose trail. The subject property is legally described as Lot 3, District Lot 30, Wellington District.

6. OTHER BUSINESS:

7. ADJOURNMENT:

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2021-JAN-14, AT 5:00 P.M.

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

 Absent: Gur Minhas

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

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:05 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 Special Meeting of the Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2020-DEC-15 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1209 – 702 Nicol Street

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Presentations:

1. Mike Ryan, Architect of S2 Architecture presented the project and spoke regarding historical use of the property, environmental assessment and reclamation, current zoning, site and neighbourhood context, building

siting, amenity spaces and provided an overview of the floor plans and architectural features. Chad Zyla, Architect of S2 Architecture was also in attendance.

- The intended use of this building is personal care facility
- The building is sited close to Nicol Street to allow rear amenity space
- Vehicle access to the site is from Robins Street
- A large canopy provides weather protection for the main front entrance
- A building height variance is needed due to modular building methods
- A screened refuse/recycling enclosure is located to the rear of the building near the lane and main floor kitchen
- A large amount of secure bike parking is provided for residents and visitors

2. Michael Holm, Landscape Architect of WSP Landscape Architecture presented the landscape plan and spoke regarding existing site conditions, amenity spaces, street connections, and the overall planting and hardscape plan.

- Native species will be used as much as possible
- The site is organized in three zones which include the Nicol Street frontage, private rear family amenity space and communal amenity space and small communal garden space
- The amenity spaces are fenced in
- Shrubs and groundcovers will be used in front yard area
- Large trees will be included to screen the rear amenity spaces and to provide privacy for neighbours and building residents

Panel discussions took place regarding:

- The Nicol Street corridor regarding road maintenance and ensuring the building and surrounding area stays in good order
- The possibility of widening the sidewalk along Nicol Street
- The possible inclusion of amenity or seating areas along Nicol Street
- The possible reconsideration of tree selection to replace the proposed alder tree and ensure the selection is suited to the local climate, perhaps through consultation with the City's urban forester
- The community engagement process with community feedback integrated into the project design
- Façade connections between stacked modules and weatherproofing
- Ways to improve the front façade (Nicol Street side) to create a more residential character
- Detailing for the windows on the front façade
- The proposed exterior materials and ways to further reduce the building massing
- The sidewalk location on the rear elevations
- Implementing storage space for garden tools for the community garden area

It was moved and seconded that Development Permit Application No. DP1209 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Review all tree selections to ensure suitability for local climate
- Give further consideration to Staff Comments

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:00 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001210 – 6030 LINLEY VALLEY DRIVE

Applicant / Architect: WA ARCHITECTS LTD.

Landscape Architect: LOMBARD NORTH GROUP INC.

Owner: RUTHERFORD HOUSE NOMINEE LTD.

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Community Corridor (COR3)
<i>Location</i>	The subject property is located on the north side of Linley Valley Drive, to the northeast of its intersection with Turner Road.
<i>Total Area</i>	1.03ha
<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

The subject property is located in the Longwood Neighbourhood in North Nanaimo and was created through subdivision in 2020. The property was rezoned to the COR3 zone in 2015. The lot is currently vacant and is partially cleared of vegetation. Statutory rights-of-way cross the property to protect existing underground services. Molecey Creek, a protected watercourse, runs behind the subject property through a linear park that was dedicated through subdivision. There is a 7.5m riparian setback from Molecey Creek that was established through Development Permit No. DP927 approved in 2018 in support of the subdivision. The property slopes gradually downhill from south to north.

Surrounding land uses are a mix of residential and commercial uses. Adjacent properties include a 72-unit multi-family residential building and another multi-family development with 251 dwelling units under construction across Linley Valley Road to the southeast, undeveloped lands to the south, a furniture retail development to the southwest, and undeveloped lands across Turner Road to the west and across Molecey Creek to the north. There is an active rezoning application for a multi-family development at 6033 and 6053 Nelson Road to the northeast.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a multi-family rental residential development consisting of two 5-storey buildings and one 4-storey building with a combined total of 152 dwelling units.

The lowest level of each building will contain under-the-building parking and will be exposed above-grade to the north. On the south elevations, the buildings will present 4- and 3-storey facades. Building A will face the roundabout at the intersection of Linley Valley Drive and Turner Road and will be sited on the west portion of the lot, Building B will be sited centrally on the lot, and Building C will be sited in the east.

The proposed unit composition is as follows:

	3-Bedroom	2-Bedroom	1-Bedroom	Studio	Total
Building A	6	18	18	15	57
Building B	2	22	25	11	60
Building C	-	16	3	16	35
Total	8	56	46	42	152

The 3-bedroom units will range in area from 90m² to 113m², the 2-bedroom units will range from 81m² to 100m², the 1-bedroom units will range from 50m² to 62m², and the studio units will range from 48m² to 50m².

Building A will have a gross floor area (GFA) of 4,691m², Building B will have a GFA of 5,205m², and Building C will have a GFA of 2,917m². The development will have a combined total GFA of 12,813m² and the total Floor Area Ratio (FAR) will equal 1.25. The maximum base FAR in the COR3 zone is 0.75 and an additional 0.50 is permitted where a development meets Tier 1 and 2 in the Zoning Bylaw's 'Schedule D - Amenity Requirements for Additional Density'. The applicant is proposing to meet Tier 2 by providing amenities including the following:

- educational signage;
- electric scooter parking;
- wood as the primary building material;
- exceeding the minimum BC Energy Step Code requirement by two steps;
- a minimum of 10% of dwelling units meeting Building Code accessibility requirements;
- a Housing Agreement to keep at least 50% of dwelling units within the rental market for at least 10 years;
- public art;
- a children's play area; and
- dedicated garden space.

Site Design

The siting of buildings on the property is dictated by the location of existing statutory rights-of-way (see attached site survey) that split the property into three feasible areas for building footprints. A drive-aisle is proposed to the rear of the buildings, with accesses from Turner Road at the northwest corner of the lot and from Linley Valley Road between Buildings B and C. The drive-aisle will connect to the under-the-building parking levels and surface parking.

Each building will have two entryways: one facing the street and one facing the drive-aisle to the rear. The front entrance of Building A will face Turner Road near the roundabout, and the front entrances of Buildings B and C will connect directly to the sidewalk along Linley Valley Drive.

An outdoor plaza with seating is proposed for residents between Buildings A and B, connecting Linley Valley Drive to the drive-aisle. A public walkway between Buildings B and C, adjacent to the vehicle access, will connect with a bridge across Molecey Creek and eventually continue through the linear park to the north. A community garden is proposed to the east of Building C and a small playground is proposed behind the drive-aisle across from Building A. Building B will include an outdoor amenity space for residents on its fifth floor patio.

Of the 188 parking spaces proposed, 37 spaces will be located under Building A, 35 spaces will be located under Building B, 16 spaces will be located under Building C, and 100 parking spaces will be at-grade. A total of 107 long-term bicycle parking spaces are proposed, to be split among

the bicycle storage rooms in the parking level of each building. Additionally, 26 short-term bicycle spaces are proposed.

Refuse receptacle rooms are proposed within the parking level of each building.

Staff Comments:

- Look at opportunities to provide pedestrian circulation between buildings and to the common amenity areas. In particular, look at providing direct connections from buildings to the public walkway adjacent to Building B, the plaza between Buildings A and B, the playground, and the community garden.
- Excess parking is to be permeable as per the Off-Street Parking Bylaw, or parking stall numbers are to be reduced to comply with the required amount of parking.
- Show the location of short-term bicycle parking racks on the site or landscape plans.
- Label electric vehicle charging stations and visitor parking spaces on the site or parking level plans.
- Ensure that front entry walkways are accessible.

Building Design

The buildings are contemporary in design and each building will have a unique layout. Building A presents a 3-storey elevation and will have an L-shape layout with its two wings aligned with street frontages. Building B presents a 4-storey elevation and will have a slight curve in its massing as it follows the bend of Linley Valley Road. Building C is a smaller building with a rectangular footprint and presents a 4-storey elevation.

A consistent rhythm will be carried between buildings, alternating between framed balconies and window walls. The buildings are further articulated by a flat roofline that is broken up and recessed to align with framed balcony blocks. Front doors to each building will be framed by a prominent entryway. Visual interest will be provided through composition, particularly at the southeast corner of Building B.

The primary cladding on street-facing elevations will be white cement panels. Building accent materials will include wood-grain panel cladding for recessed balconies, corrugated metal panel cladding to frame the balconies, dark grey corrugated metal panels on the sides of the buildings, and coloured panels to differentiate the buildings.

Most units will include a private balcony or deck. Building B will have a fitness room on its ground level and both indoor and outdoor common amenity space on its fifth level.

Staff Comments:

- Explore opportunities to create more prominent front entryways for each building, for example by carrying the accent colour materials for the entire height of the building. In particular, look at ways to further distinguish the prominent corner of Building A facing the roundabout.
- Consider ways to further differentiate the buildings while keeping a cohesive architectural character, and consider expanding the accent colour materials.
- Use more of the contrasting materials to break up the expanses of white cement panels and to ground the buildings.
- Add weather protection above stairwell exists and repeat similar design elements and colour accents as in main entry of each building.
- Provide direct connections between ground-level units and the street where possible.

Landscape Design

A landscape buffer is proposed along both street frontages with a mix of small shrubs, small deciduous trees, and larger conifer trees. Significant areas of additional planting will include around the entryway of Building A and in the plaza area between Buildings A and B. The plaza will feature shade-tolerant plants. To the rear of the property, adjacent to the riparian area, a mix of medium and small columnar deciduous trees including maples and dogwoods will be provided. A larger existing tree will be retained adjacent to the small playground.

Two green walls are proposed, one at the front entry of Building A and one on the north side of Building C.

Staff Comments:

- Provide details (e.g. lighting, decorative elements, surface materials, seating, etc.) and examples for outdoor spaces including the plaza between Buildings A & B, the outdoor amenity space, playground, and community garden.
- Ensure a continuous landscaped edge along the north property line between the drive aisle and the linear park.
- Look at opportunities for landscape screening of exposed parking level walls on the north elevations.
- Consider a living wall on the east elevation of Building B to provide a visual vertical greenbelt between the public walkway and the landscaping in the rooftop amenity space.

PROPOSED VARIANCES

Building Height

The maximum permitted building height in the COR3 zone is 14.0m. The proposed building height of Building B is 16.2m and the proposed building height of Building C is 16.0m, requested variances of 2.2m and 2.0m respectively. No building height variance is requested for Building A.

Where at least 75% of the required parking is provided below a building, the maximum permitted building height would be 18m. The current proposal includes 47% of the parking below a building.



WA Architects Ltd.

| PRINCIPALS

Barry Weih
ARCHITECT, AIBC, AAA, SAA,
SAA, LEED® AP

Neil Banich
DESIGN DIRECTOR

Joel Smith
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October 23, 2020

Caleb Horn, Planner
Development Services
455 Wallace Street
Nanaimo, BC
V9R 5J6

RE: DEVELOPMENT PERMIT APPLICATION FOR 6030 LINLEY VALLEY DRIVE, NANAIMO

DESIGN RATIONALE - OCTOBER 23, 2020

PROJECT SUMMARY

The project at 6030 Linley Valley Drive proposes the development of 152 residential units across three buildings between 4 and 5 storeys, comprising of 137,918sqft of floor area.

The ground floor includes 196 parking spaces, secured and public bike parking and service rooms. Landscaping ground floor features include a linear park connecting the upper sidewalk level to the lower ground floor level, a play area and a multi-purpose trail connecting Linley Valley Drive to the City's proposed bridge location.

The buildings are intended for rental use, with a unit mix of studios, one, two and three beds. Resident amenities include an indoor function room with exterior patio area and a fitness room. The project adheres to all setback and statutory right-of-way (SRW) requirements, and targets the Tier 2 bonus density for 1.25 FAR.

BUILDING FORM AND CHARACTER

The existing SRWs break the site massing into three separate forms, labelled building A, B and C from west to east. These volumes align with Turner Road and Linley Valley Drive to create a street edge and lobby entrances off the sidewalks. As the site steeply slopes down to the creek on the northeast, the ground level surface and secured parking is generally below the sidewalk elevation, with primary lobby entrances and wheelchair access located at ground level.

The parking floors are design for concrete construction with wood frame above. Nearly all residential units include generous balcony or deck spaces, which punctures the building massing and create a rhythm of volumes along the façade. To further break down the form, the design uses white masses intersected by anodized corrugated frames around balconies. The framing fins provide integrated privacy between interior spaces. Wood-grain cladding lining the interior balcony spaces brings a warmth to the otherwise cooler material palette, and relate to the forested landscape surrounding the site. The roof elevation is similarly staggered to create visual variation.

Although the three buildings use a similar language to provide architectural cohesion, they contrast in form and with coloured accents. The length, size, height and angle of all buildings are distinct, responding to their position on the site. Building A located at the roundabout between Linley Valley Drive and Turner Road is cranked with a break



in the massing to highlight the edge condition. This void allows the building entrance and signage to directly address the junction and existing sidewalk axis. A planted wall is proposed here, as well as increased landscaping to contrast the sharp building form. Red, blue and green entrance portals and weather-protective fins weave through each building to provide individual character for separate addresses.

ENVIRONMENTAL AND COMMUNITY CONTRIBUTION

The proposal responds to the environmental and public realm in multiple ways. Higher density buildings provide thermal efficiency and the latest in building science technology, while minimizing the footprint on the landscape. Storm water retention is provided in the proposal. Balcony and roof overhangs, which are present for all exterior units, passively shade units in the summer and provide useable space in the rain.

The buildings are set far back from the creek, with interspersed planted areas to soften the parking condition. A play space, a planted seating area and a community garden is proposed adjacent to the creek boundary, which blur the line between built and unbuilt. These public and semi-public features lead into a multi-purpose trail to connect the community with a proposed bridge over the creek, and on the other side, a linear park from the street that reconciles the steep change in grade. Two planted walls are proposed, at the southwest entrance of building A and northeast entrance of building C. As well as providing the residents and community with vegetated spaces, these pockets also promote the urban forest concept.

The project is targeting the Tier 1 and Tier 2 bonus density as outlined in the zoning bylaw, for which it will achieve 65 or more points across five amenity categories. A public art installation is being considered to achieve points in category one. The proposal supports multiple forms of transport by providing more than the required bike parking stalls and generous, well-designed pedestrian paths with edge planting.

A fitness room is proposed on the second floor of building B, by sidewalk elevation on Linley Valley Drive, for the residents of all three buildings. An exterior patio area is included to create some interaction between the public and private realm. On the fifth floor of building B, an indoor amenity room is proposed for resident gatherings and functions. The outdoor deck space provides a sheltered area, planting and barbeque use. The common programmed areas allow the residents to meet and socialize, fostering a stronger sense of community.

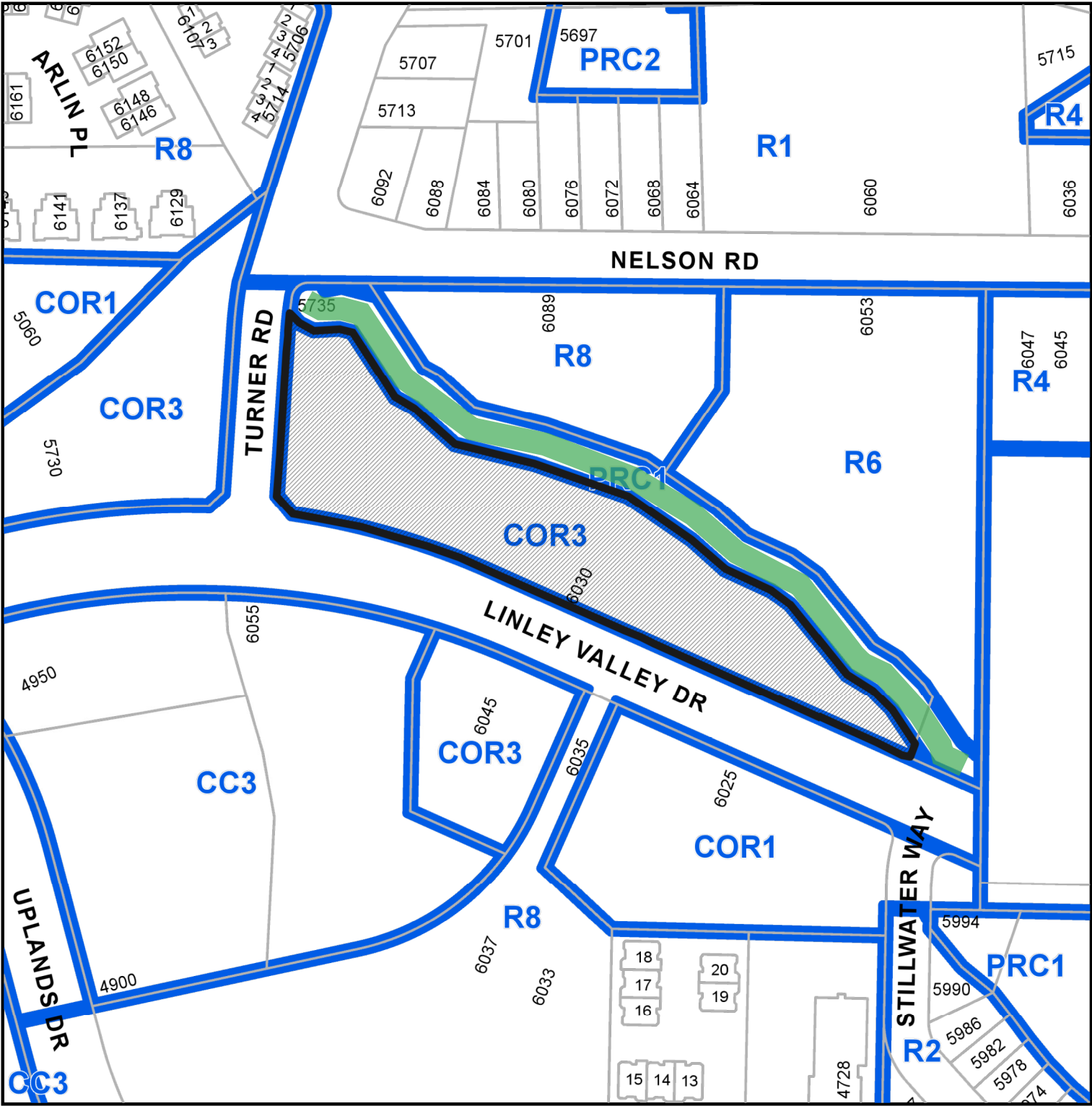
I trust you will find the proposal meets the intent of the City's development goals. Please do not hesitate to contact me if you have any questions or further requirements.

Regards,

David McGrath – Principal
Architect AIBC, SSA, AAA

WA ARCHITECTS LTD.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001210



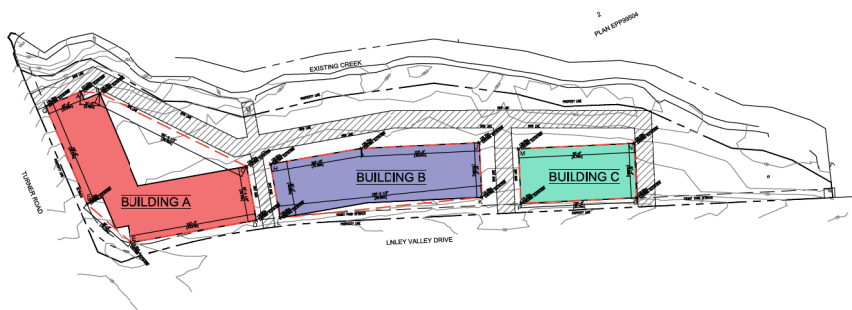
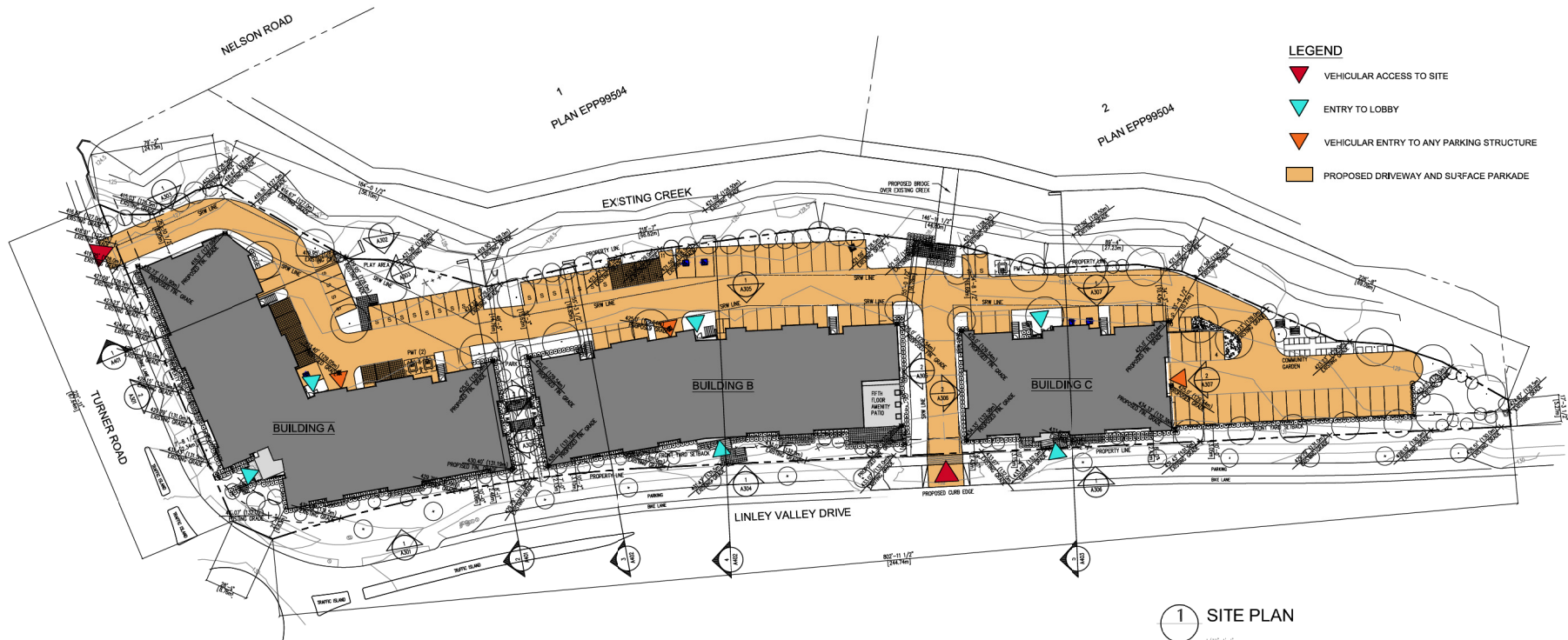
Subject Property



PRC-1 - Parkland

CIVIC: 6030 LINLEY VALLEY DRIVE

LEGAL: LOT 3, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN EPP99504



BUILDING A						
AB	127.92	+	128.19	/	2	x 6.48 = 829.8
BC	128.19	+	129.75	/	2	x 56.4 = 7273.9
CD	129.75	+	130.8	/	2	x 18.71 = 2437.4
DE	130.8	+	131.55	/	2	x 43.67 = 5284.4
EF	131.55	+	131.22	/	2	x 20.12 = 2643.5
FG	131.22	+	128.3	/	2	x 36.27 = 4706.4
GA	128.3	+	127.92	/	2	x 12.9 = 1652.6
TOTAL						17622.2
AVERAGE FINISHED GRADE						129.7

BUILDING B						
HI	129.85	+	129.75	/	2	x 31.35 = 4039.2
IJ	129.75	+	129.75	/	2	x 40.67 = 5276.8
JK	129.75	+	131	/	2	x 18.69 = 2466.7
KL	131	+	130.82	/	2	x 69.56 = 9305.1
LH	130.82	+	129.85	/	2	x 18.69 = 2466.0
TOTAL						22024.9
AVERAGE FINISHED GRADE						130.3

BUILDING C						
MN	130	+	129.58	/	2	x 39.75 = 5309.2
NO	129.58	+	130.8	/	2	x 18.69 = 2433.3
OP	130.8	+	131.45	/	2	x 39.75 = 5212.2
PM	131.45	+	130	/	2	x 18.69 = 2433.3
TOTAL						15147.8
AVERAGE FINISHED GRADE						130.5

RECEIVED
DP1210
2020-OCT-28

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OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	29/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	29/09/21
03	ISSUED FOR PRE-APPLICATION MEETING	29/09/21
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CONSULTANT:

IWA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6B 2Z4
VIC 104 - 2512 Jessima Road Victoria, V8B 2J5
604.486.3328 | office@iwaarch.ca | www.iwa.ca

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
SITE PLAN

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: A1.01



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NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

RECEIVED
DP1210
2020-OCT-28

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/20
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/20
03	OF REVIEW SET	20/09/20
04	ISSUE	20/09/20
05	ISSUE	20/09/20
06	ISSUE	20/09/20
07	ISSUE	20/09/20
08	ISSUE	20/09/20
09	ISSUE	20/09/20
10	ISSUE	20/09/20
11	ISSUE	20/09/20
12	ISSUE	20/09/20
13	ISSUE	20/09/20
14	ISSUE	20/09/20
15	ISSUE	20/09/20
16	ISSUE	20/09/20
17	ISSUE	20/09/20
18	ISSUE	20/09/20
19	ISSUE	20/09/20
20	ISSUE	20/09/20

CONSULTANT:



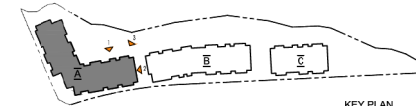
VAN 301 - 1444 Abbott Street Vancouver, V6G 2Z4
TEL: 604 - 261-2222 JESSIE ROAD VICTORIA, V8B 0J5
604-686-3333 | OFFICE@IWAARCHITECTS.COM | WWW.IWAARCHITECTS.COM

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**ELEVATIONS
BUILDING A**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: A3.01



MATERIAL LEGEND

- 1 WHITE CONCRETE PANEL
- 2 DARK CHARCOAL CORRUGATED METAL PANEL
- 3 POLISHED ALUMINUM CORRUGATED METAL PANEL
- 4 WOOD-GRAIN LIKE PANEL CLADDING
- 5 GREEN PANEL CLADDING
- 6 BLUE PANEL CLADDING
- 7 RED PANEL CLADDING
- 8 METAL QUARTZMASTER PAINTED CHARCOAL
- 9 CLEAR GLAZING
- 10 VINYL WINDOW FRAMING - PRETINTED GREY
- 11 SECURITY FENCING - GREY
- 12 FIRE STOP THRU FLASHING
- 13 CAP FLASHING - COLOUR TO MATCH
- 14 BUILDING STORAGE

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NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
03	OF REVIEW SET	20/09/2021
NO.	ISSUE	DATE



CONSULTANT:

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PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

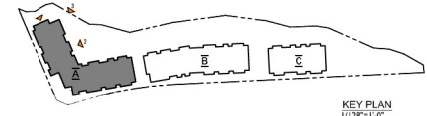
DRAWING TITLE:
**ELEVATIONS
BUILDING A**

PROJECT NO: 20033 DRAWN BY: AAM

SCALE: AS NOTED REVIEW BY: DEM

DWG NO: **A3.02**

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2020-OCT-28



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OWNER/CLIENT:

GENERAL NOTES:

03	ISSUED FOR DEVELOPMENT PERMIT	29/09/21
02	ISSUED FOR PRE-APPLICATION MEETING	29/09/21
01	DP REVIEW SET	29/09/20
NO.	ISSUE	Y/M/D



CONSULTANT:

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PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
 6030 LINLEY VALLEY DRIVE
 NANAIMO, B.C.

DRAWING TITLE:
**ELEVATIONS
 BUILDING A**

PROJECT NO: 20033 DRAWN BY: AAM
 SCALE: AS NOTED REVIEW BY: DEM
 DWG NO: **A3.03**



1 NORTH ELEVATION (2)
 A3.01 3/32"=1'-0"



3 NORTH-EAST CORNER VIEW
 A3.01 NTS



2 EAST ELEVATION (2)
 A3.02 3/32"=1'-0"

- MATERIAL LEGEND**
- 1 WHITE CEMENT PANEL
 - 2 DARK CHARCOAL CORRUGATED METAL PANEL
 - 3 GALVANIZED ALUMINUM CORRUGATED METAL PANEL
 - 4 WOOD-GRAIN LINE PANEL CLADDING
 - 5 GREEN PANEL CLADDING
 - 6 BLUE PANEL CLADDING
 - 7 RED PANEL CLADDING
 - 8 MET. QUARTER PAINTED CHARCOAL
 - 9 CLEAR GLAZING
 - 10 ANVL WINDOW FRAMING - PRETINTED GREY
 - 11 SECURITY FENCING - GREY
 - 12 FIRE STOP THRU FLASHING
 - 13 CAP FLASHING - COLOUR TO MATCH
 - 14 BUILDING SIGNAGE

**RECEIVED
 DP1210
 2020-OCT-28**

MATERIAL LEGEND

- | | | |
|--|--|-----------------------------------|
| 1 WHITE CEMENT PANEL | 7 RED PANEL CLADDING | 13 OFF FLASHING - COLOUR TO MATCH |
| 2 DARK CHARCOAL CORRUGATED METAL PANEL | 8 METAL GUARDRAIL PAINTED CHARCOAL | 14 BUILDING SIGNAGE |
| 3 GALVANNEED ALUMINUM CORRUGATED METAL PANEL | 9 CLEAR GLAZING | |
| 4 WOOD-GRAIN LAM PANEL CLADDING | 10 VINYL WINDOW FRAMING - PRETINTED GREY | |
| 5 GREEN PANEL CLADDING | 11 SECURITY FENCING - GREY | |
| 6 BLUE PANEL CLADDING | 12 FIRE STOP THRU FLASHING | |



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NORTH ARROW:

OWNER/CLIENT:

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01	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
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03	OF REVIEW SET	20/09/20
04	ISSUE	20/09/20



CONSULTANT:

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PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**ELEVATIONS
BUILDING B**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: **A3.05**



1 SOUTH ELEVATION



2 WEST ELEVATION



3 SOUTH-WEST CORNER VIEW

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2020-OCT-28**

① WHITE CEMENT PANEL	⑦ RED PANEL CLADDING
② DARK CHARCOAL CORRUGATED METAL PANEL	⑧ METAL GUARDRAIL PAINTED CHARCOAL
③ GALVANIZED ALUMINUM CORRUGATED METAL PANEL	⑨ CLEAR GLAZING
④ WOOD-GRAIN LINE PANEL CLADDING	⑩ VINYL WINDOW FRAMING - PRE-FINISHED GREY
⑤ GREEN PANEL CLADDING	⑪ SECURITY FENCING - GREY
⑥ BLUE PANEL CLADDING	⑫ FIRE STOP THRU FLASHING



NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

[illegible]

CONSULTANT:

WA ARCHITECTS

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VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
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PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:
**ELEVATIONS
BUILDING B**

PROJECT NO: 20033	DRAWN BY: AAM
SCALE: AS NOTED	REVIEW BY: DEM
DWG NO:	A3.06



1 NORTH ELEVATION
A306
1/8" = 1'-0"



2 EAST ELEVATION
 $3/32" = 1'-0"$



3 NORTH-EAST CORNER VIEW
A306 NTS

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2020-OCT-28



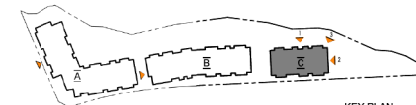
1 NORTH ELEVATION
A300 1/8"=1'-0"



2 EAST ELEVATION
A300 1/8"=1'-0"



3 NORTH-EAST CORNER VIEW
A300 1/8"=1'-0"



KEY PLAN
1/128"=1'-0"

MATERIAL LEGEND

- 1 WHITE CEMENT PANEL
- 2 DARK CHARCOAL CORRUGATED METAL PANEL
- 3 POLISHED ALUMINUM CORRUGATED METAL PANEL
- 4 WOOD-GRAIN LIKE PANEL CLADDING
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GENERAL NOTES:

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02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
03	OF REVIEW SET	20/09/2021
NO.	ISSUE	DATE



CONSULTANT:

IWA ARCHITECTS

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VAN 302 - 3012 Jackson Road Victoria, V8B 2J5
604-686-3328 | office@iwaarchitects.com | www.iwa.com

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**ELEVATIONS
BUILDING C**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: **A3.09**

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2020-OCT-28

RUTHERFORD HOUSING

6030 LINLEY VALLEY DRIVE, NANAIMO, B.C.

PROJECT # 20033

CIVIC ADDRESS: 6030 LINLEY VALLEY DRIVE, NANAIMO BC

LEGAL DESCRIPTION: SITE PLAN OF LOT 3, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN EPP99504

ISSUED FOR DEVELOPMENT PERMIT

OCTOBER 23, 2020



CONTEXT PLAN

N.T.S.

DRAWING LIST		
ARCHITECTURAL	A1.00	EXISTING SURVEY
	A1.01	SITE PLAN
	A2.01	BUILDING A PARKING PLAN
	A2.02	BUILDING A BUILDING AROUND FLOOR PLAN
	A2.03	BUILDING A 2ND & 3RD FLOOR PLAN
	A2.04	BUILDING A ROOF PLAN
	A2.05	BUILDING B PARKING PLAN
	A2.06	BUILDING B GROUND FLOOR PLAN
	A2.07	BUILDING B 2ND & 3RD FLOOR PLAN
	A2.08	BUILDING B 4TH FLOOR PLAN
	A2.09	BUILDING B ROOF PLAN
	A2.10	BUILDING C PARKING PLAN
	A2.11	BUILDING C GROUND FLOOR PLAN
	A2.12	BUILDING C 2ND-4TH FLOOR PLAN
	A2.13	BUILDING C ROOF PLAN
	A3.01	BUILDING A ELEVATIONS
	A3.02	BUILDING A ELEVATIONS
	A3.03	BUILDING A ELEVATIONS
LANDSCAPE	P1	LANDSCAPE PLAN
	C1	CIVIL SITE PLAN

PROJECT STATISTICS

RUTHERFORD RESIDENTIAL

Project No: 20033

REVISION NO. 7	DATE	23-Oct-20
SITE INFORMATION		
LEGAL DESCRIPTION	SITE PLAN OF LOT 3, DISTRICT LOT 30, Wellington District, Plan EPP99504	
CMAC ADDRESS	6030 LINLEY VALLEY DRIVE, NANAIMO, BC	
ZONING	EXISTING	PROPOSED
	COR3	
AREA	AREA	AREA
110.523	110.523	110.523
FAR	FAR	FAR
0.75	0.75	0.75
City of Nanaimo Zoning Bylaw No. 4500 (updated Dec 02, 2019)	FAR Bonus Tier 1	0.25
per 9.3.1	FAR Bonus Tier 2	0.25
	TOTAL FAR	1.25
SITE COVERAGE (per 9.7)	60%	35%
BUILDING HEIGHT (per 9.7)	45.52 (14.0m)	53.32 (16.2m)
SE BACKS (per 9.5)	FRONT	10.47 (3.05m)
City of Nanaimo Zoning Bylaw No. 4500 (updated Dec 02, 2019)	REAR	24.61 (7.51m)
	SIDE	10.47 (3.05m)
	SIDE	8.64 (3m)
	SIDE	39.85 (12.05m)
BUILDING DATA		
RESIDENTIAL UNITS		
UNITS	DESCRIPTION	NET AREA (m²)
# OF UNITS		
COMBINED (m²)		
UNIT A	STUDIO + 1BATH	517
UNIT B	STUDIO + 1BATH	503
UNIT C	STUDIO + 1BATH	534
UNIT D	1BR + 1BATH	672
UNIT E	2BR + 2BATH	1060
UNIT F	2BR + 2BATH	1027
UNIT G	2BR + 2BATH	664
UNIT H	2BR + 2BATH	966
UNIT I	2BR + 2BATH	1025
UNIT J	2BR + 2BATH	667
UNIT K	3BR + 2BATH	1169
UNIT L	2BR + 2BATH	1151
UNIT N	2BR + 2BATH	594
UNIT P	1BR + 1BATH	549
UNIT Q	2BR + 2BATH	629
UNIT R	2BR + 2BATH	674
UNIT S	2BR + 2BATH	674
TOTAL	TOTAL	162
TOTAL	TOTAL	115,431
GROSS FLOOR AREA	137,918	
HORIZONTAL PROJECTION	137,918	
PARKING DATA	43,346	
PROPOSED PARKING		
STANDARD PARKING	154	
VISITOR'S PARKING (INCLUDED)	8	
SMALL CAR PARKING	29	
ACCESSIBLE PARKING	5	
TOTAL PROPOSED PARKING	196	
REQUIRED PARKING (City of Nanaimo - CP Street Parking Regulations Bylaw 2018 No. 7266)	174	
UNIT TYPE PERCENTAGE		
# OF PARKING		
Area 3 - 0.50 spaces per Studio (per 7.1)	25.6%	41
Area 3 - 1.07 spaces per 1BR unit (per 7.1)	25.0%	50
Area 3 - 1.44 spaces per 2BR unit (per 7.1)	33.6%	75
Area 3 - 1.68 spaces per 3BR unit (per 7.1)	6.0%	8
MAX SMALL CAR PARKING (included) (per 4.3)		70
VISITOR'S PARKING (included) (per 7.4)		8
ACCESSIBLE PARKING (included) (per 7.5)		5
TOTAL REQUIRED PARKING		174
MOTORCYCLE PARKING DATA		
TOTAL REQUIRED MOTORCYCLE PARKING (Density Bonus Analysis Category 3 F = 1 per 15 units)	8	
TOTAL PROPOSED MOTORCYCLE PARKING	8	
BICYCLE PARKING DATA		
short-term residential	107	
long-term residential	26	
TOTAL PROPOSED BICYCLE PARKING	133	
REQUIRED BICYCLE PARKING		
City of Nanaimo - CP Street Parking Regulations Bylaw 2018 No. 7266		
residential short-term residential = 0.1 space per dwelling (per 7.5)		15
residential long-term residential = 0.5 space per dwelling (per 7.5)		76
TOTAL REQUIRED BICYCLE PARKING		91

PROJECT TEAM

CLIENT:
THE MOLNAR GROUP
570-1285 WEST BROADWAY
VANCOUVER, BC
TEL: 604-730-7333

ARCHITECT:
WA ARCHITECTS LTD.
SUITE 301, 1444 ALBERNI STREET,
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TEL: 604-685-3529

CIVIL ENGINEERING:
JE ANDERSON AND ASSOCIATES
1A-3411 SHENTON RD,
NANAIMO, BC
TEL: 250-758-4631

LANDSCAPE ARCHITECT:
LOMBARD NORTH GROUP
836 CORMORANT STREET,
VICTORIA, BC
TEL: 250-386-3366

SURVEYOR:
MILVANEY RILEY LAND SURVEYING INC.
#113-2244 SOOKE ROAD,
VICTORIA, BC
TEL: 250-474-5538

BUILDING A		110.523	
SITE AREA (m²)			
FAR		Base FAR	0.75
City of Nanaimo Zoning Bylaw		FAR Bonus Tier 1	0.25
No. 4500 (Updated Dec 02, 2019)		FAR Bonus Tier 2	0.25
per 9.3.1		Total FAR	1.25
			0.46
RESIDENTIAL UNITS			
UNITS	DESCRIPTION	NET AREA (m²)	# OF UNITS
UNIT A	STUDIO + 1BATH	517	3
			11,551
UNIT B	STUDIO + 1BATH	503	12
			6,036
UNIT C	1BR + 1BATH	534	3
			1,603
UNIT D	1BR + 1BATH	672	15
			10,080
UNIT E	2BR + 2BATH	1027	3
			3,561
UNIT F	2BR + 2BATH	966	12
			11,466
UNIT G	2BR + 2BATH	966	3
			2,886
UNIT H	2BR + 2BATH	975	3
			2,915
UNIT I	3BR + 2BATH	1169	3
			3,557
UNIT J	2BR + 2BATH		
	TOTAL	97	43,251
SITE DATA			
GROSS FLOOR AREA			
50,482			
HORIZONTAL PROJECTION			
PARKING DATA			
PROPOSED PARKING			
			# OF PARKING
STANDARD PARKING			
MINIMUMS PARKING (INCLUDED)			
49			
SMALL CAR PARKING			
14			
ACCESSIBLE PARKING			
64			
TOTAL PROPOSED PARKING			
127			
REQUIRED PARKING			
On Street Parking Regulations Bylaw 2016 No. 7288			
UNITS	UNITS TYPE	PERCENTAGE	% OF PARKING
Area 1: 3.0 spaces per studio (per 7.1)		30.3%	32.5
Area 2: 3.0 spaces per studio (per 7.1)		30.3%	16.05
Area 3: 1.4 spaces per 1BR unit (per 7.1)		21.6%	25.52
Area 4: 1.6 spaces per 2BR unit (per 7.1)		5.3%	6.56
SMALL CAR PARKING (included per 4.3)			
24			
ACCESSIBLE PARKING (included per 4.3)			
3			
TOTAL REQUIRED PARKING			
61			
MOTORCYCLE PARKING DATA			
REQUIRED MOTORCYCLE PARKING (Density Bonus Analysis Category 2/1 + per 15 units)			
4			
TOTAL PROPOSED MOTORCYCLE PARKING			
4			
TOTAL REQUIRED MOTORCYCLE PARKING			
0			
SHORT TERM RESIDENTIAL			
short-term residential			
0			
PROPOSED SHORT-TERM RESIDENTIAL			
short-term residential			
49			
TOTAL PROPOSED SHORT-TERM RESIDENTIAL			
49			
TOTAL REQUIRED SHORT-TERM RESIDENTIAL			
57			
REQUIRED BICYCLE PARKING			
City of Nanaimo On Street Parking Regulations Bylaw 2016 No. 7288			
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On Street Parking Regulations Bylaw 2016 No. 7288			
On Street Parking Regulations Bylaw 2016 No. 7288			
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On Street Parking Regulations Bylaw 201			

[illegible]

CONSULTANT:

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VAN 301 • 1444 Alberni Street Vancouver, V6G 2Z4
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 604.685.3529 | office@wa-arch.ca | wa-arch.ca

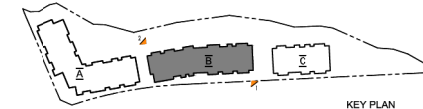
PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:
PERSPECTIVE VIEW
BUILDING A

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: **A3.04**

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2020-OCT-28



- ### MATERIAL LEGEND

- 1 WHITE CEMENT PANEL
- 2 DARK CHARCOAL CORRUGATED METAL PANEL
- 3 GALVANIZED ALUMINUM CORRUGATED METAL PANEL
- 4 WOOD-GRAIN LUXE PANEL CLADDING
- 5 GREEN PANEL CLADDING
- 6 BLUE PANEL CLADDING
- 7 RED PANEL CLADDING
- 8 METAL QUARTER PAINTED CHARCOAL
- 9 CLEAR GLAZING
- 10 WIND WINDOW FRAMING - PRE-FINISHED GREY
- 11 SECURITY FENCING - GREY
- 12 FIRE STOP THRU FLASHING
- 13 CAP FLASHING - COLOUR TO MATCH
- 14 BLENDING SOFFICE

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NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

[illegible]

03	ISSUED FOR DEVELOPMENT PERMIT	20/10/23
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02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
01	DP REVIEW SET	20/09/08

NO.	ISSUE	YMD
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SEAL: 

CONSULTANT:

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ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

RUTHERFORD HOUSING

PROJECT ADDRESS:

6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:

PERSPECTIVE VIEWS
BUILDING B

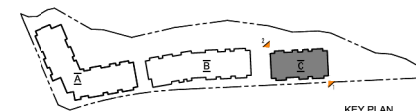
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PROJECT NO. 20033	DRAWN BY: ARM
SCALE: AS NOTED	DESIGNED BY: DEM

SCALE: AS NOTED REVIEW BY: DEM
 BUREAU: **A307**



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2020-OCT-28



- ### MATERIAL LEGEND
- | | |
|----|--|
| 1 | WHITE CEMENT PANEL |
| 2 | DARK CHARCOAL CORRUGATED METAL PANEL |
| 3 | GALVANIZED ALUMINUM CORRUGATED METAL PANEL |
| 4 | WOOD-GRAIN LUXE PANEL CLADDING |
| 5 | GREEN PANEL CLADDING |
| 6 | BLUE PANEL CLADDING |
| 7 | RED PANEL CLADDING |
| 8 | METAL, GLOSS, PAINTED CHARCOAL |
| 9 | CLEAR GLAZING |
| 10 | WIND WINDOW FRAMING - PRETINTED GREY |
| 11 | SECURITY FENCING - GREY |
| 12 | FIRE STOP THRU FLASHING |
| 13 | CAP FLASHING - COLOUR TO MATCH |
| 14 | BUILDING SCOURGE |

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NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

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[illegible]

03	ISSUED FOR DEVELOPMENT PERMIT	20/1
02	ISSUED FOR PRE-APPLICATION MEETING	20/2
01	DP REVIEW SET	20/2
NO.	ISSUE	Y/A

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604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

RUTHERFORD HOUSING

PROJECT NAME:
RUTHERFORD HOUSING

RUTHERFORD HOUSING

PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

NANAIMO, B.C.

DRAWING TITLE

DRAWING TITLE:
**PERSPECTIVE VIEW
BUILDING C**

PROJECT NO: 20033 DRAWN BY:

SCALE: AS NOTED

PROJECT NO: 20033 DRAWN BY: AAM

SCALE: AS NOTED REVIEW BY: DEM

DWG NO: **A3.10**





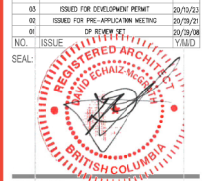
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OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
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20	ISSUED FOR REVIEW	20/09/21



CONSULTANT:

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250 688 - 2512 Jackson Road Victoria, V8B 0J5
604-686-3328 | office@iwaarchitects.com | www.iwa.com

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**BUILDING A
PARKADE LEVEL**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: A2.01

1 PARKADE PLAN RECEIVED
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2020-OCT-28



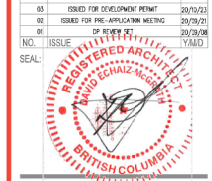
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GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
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20	ISSUED FOR REVIEW SET	20/09/21



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604-686-3328 | OFFICE@IWAARCHITECTS.COM | WWW.IWAARCHITECTS.COM

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**BUILDING A
GROUND LEVEL**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: A2.02

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NORTH ARROW:



OWNER/CLIENT:

GENERAL NOTES:

03	ISSUED FOR DEVELOPMENT PERMIT	29/07/21
04	ISSUED FOR PRE-APPLICATION MEETING	29/07/21
05	DP REVIEW SET	29/07/21
06	ISSUE	29/07/21



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PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

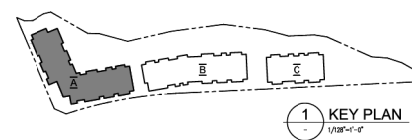
DRAWING TITLE:
**BUILDING A
LEVEL 2-3**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: **A2.03**



1 2ND-3RD FLOOR PLAN
A203 3/32"=1'-0"

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NORTH ARROW



OWNER/CLIENT:

GENERAL NOTES:

[illegible]

03	ISSUED FOR DEVELOPMENT PERMIT	20/1
02	ISSUED FOR PRE-APPLICATION MEETING	20/2
01	DP REVIEW SET	20/2
NO.	ISSUE	Y/A

SEAL:



CONSULTANT:

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VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:
**BUILDING A
ROOF PLAN**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: **A2.04**



1 GROUND FLOOR PLAN
A206 3/32"=1'-0"

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NORTH ARROW:



OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/20
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/20
03	OF REVIEW SET	20/09/20
04	ISSUE	20/09/20
05	ISSUE	20/09/20



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604-686-3328 | office@iwaarchitects.com | www.iwa.com

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**BUILDING B
GROUND LEVEL**

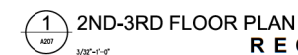
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SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: A2.06



GENERAL NOTES:

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PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: **A2.07**



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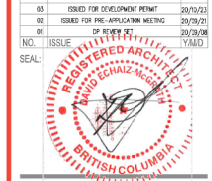
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OWNER/CLIENT:

GENERAL NOTES:

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100	ISSUED FOR PRE-APPLICATION MEETING	20/09/21



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TEL: 604 - 261 - 2212 Jackie Road Victoria, V8B 0J5
604-686-3328 | office@iwarchitects.com | www.iwa.ca

PROJECT NAME:
RUTHERFORD HOUSING

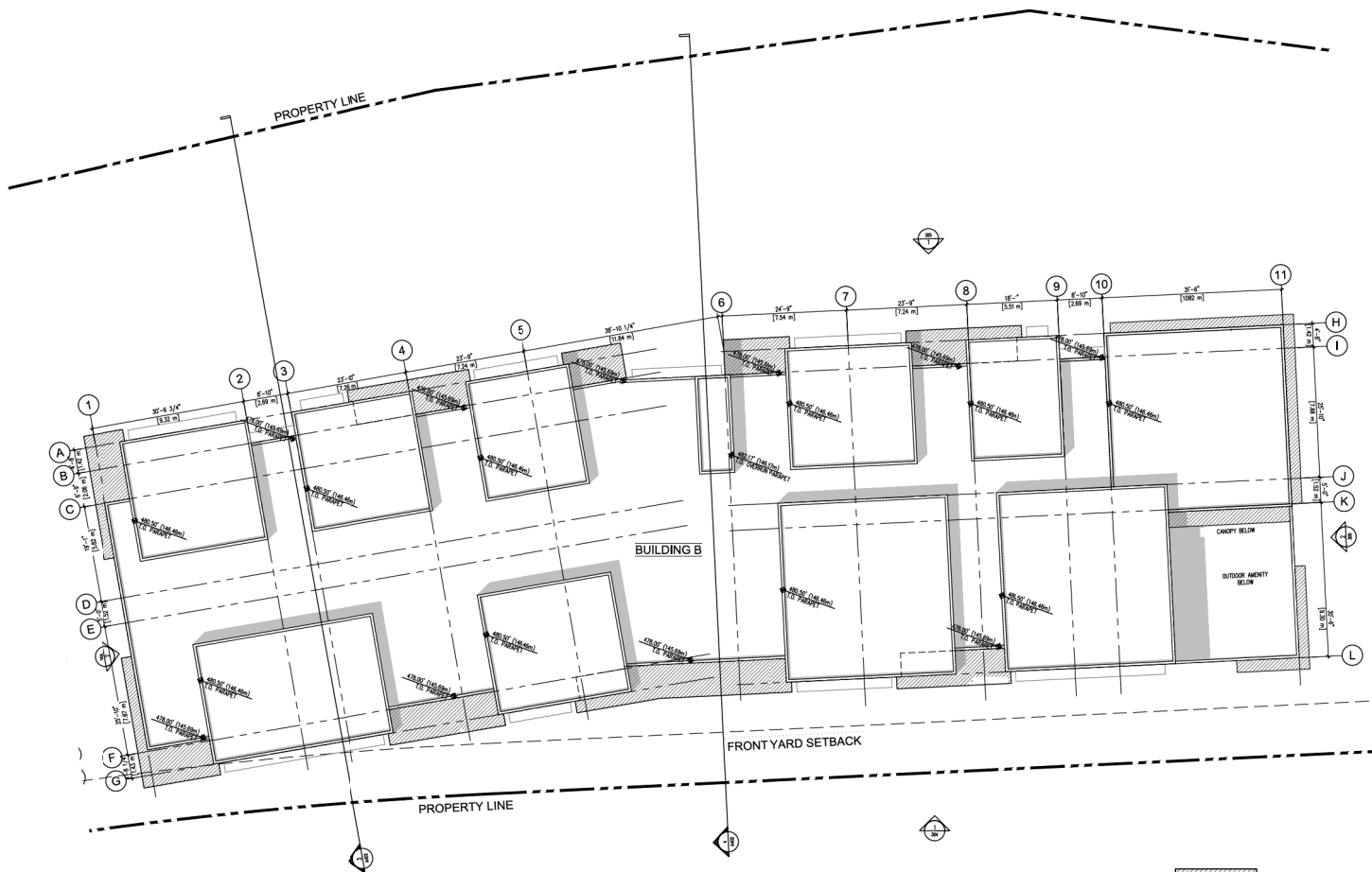
PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**BUILDING B
LEVEL 4**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: A2.08

1 4TH FLOOR PLAN
A2.08 3/32"=1'-0"

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BALCONY COVER

1 ROOF PLAN
3/32"=1'-0"

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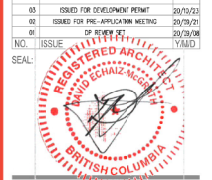
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GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/20
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/20
03	DP REVIEW SET	20/09/20
04	ISSUE	20/09/20



CONSULTANT:

IWA ARCHITECTS

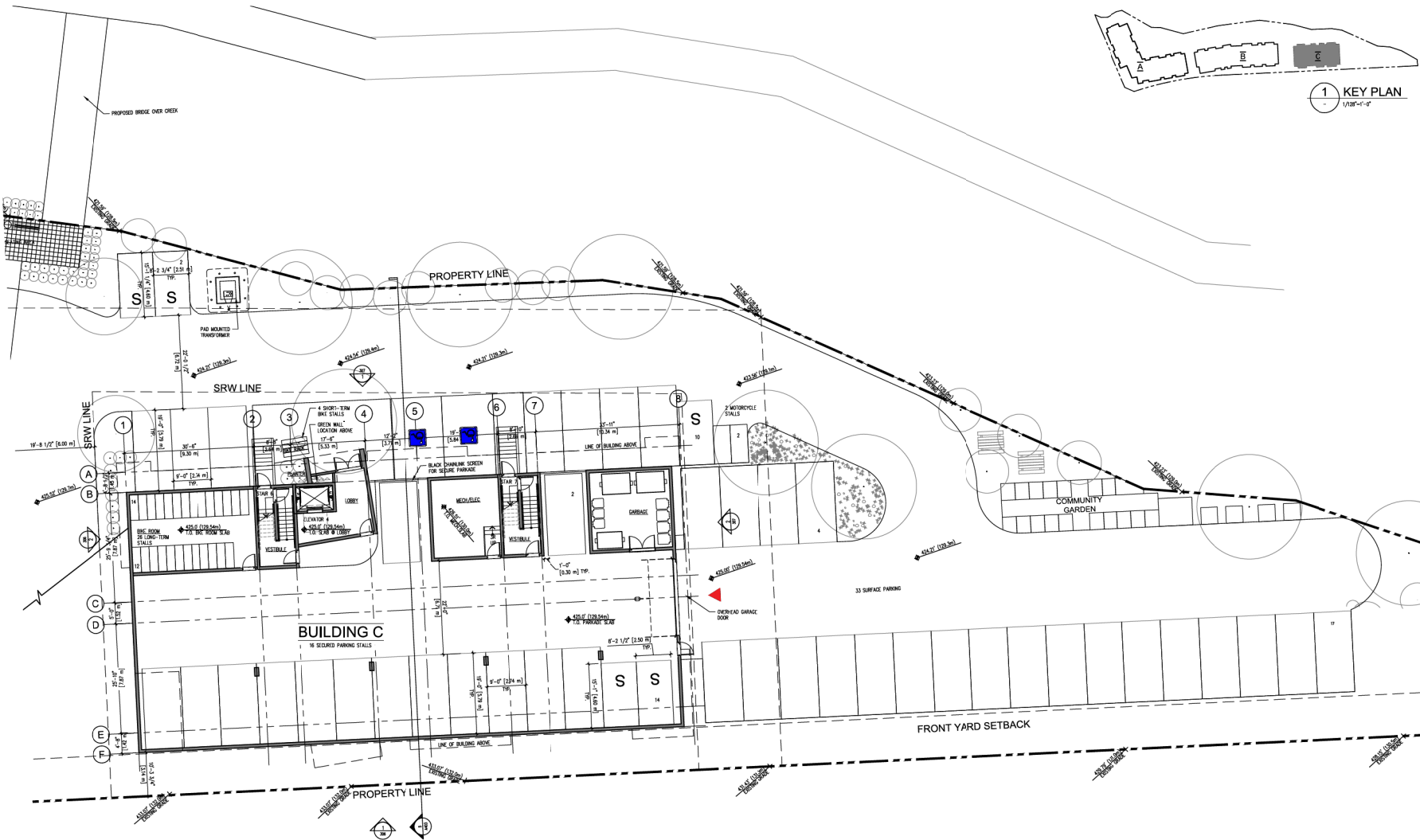
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TEL: 604 - 251-2212 Jocklin Road Victoria, V8B 0J5
604-686-3328 | office@iwaarchitects.com | iwaarchitects.com

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**BUILDING B
ROOF PLAN**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: A2.09



1 PARKADE PLAN
A210 3/16"=1'-0"

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08	ISSUED FOR REVIEW SET	20/10/20
09	ISSUED FOR REVIEW SET	20/10/20
10	ISSUED FOR REVIEW SET	20/10/20
11	ISSUED FOR REVIEW SET	20/10/20
12	ISSUED FOR REVIEW SET	20/10/20
13	ISSUED FOR REVIEW SET	20/10/20
14	ISSUED FOR REVIEW SET	20/10/20
15	ISSUED FOR REVIEW SET	20/10/20
16	ISSUED FOR REVIEW SET	20/10/20
17	ISSUED FOR REVIEW SET	20/10/20
18	ISSUED FOR REVIEW SET	20/10/20
19	ISSUED FOR REVIEW SET	20/10/20
20	ISSUED FOR REVIEW SET	20/10/20

CONSULTANT:



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TEL: 604 - 251-1234 | 2512 Jackson Road Victoria, V8B 0J5
604-686-3338 | office@iwaarchitects.com | www.iwa.ca

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:
BUILDING C
PARKADE LEVEL

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/16"=1'-0" REVIEW BY: DEM
DWG NO: A210



GENERAL NOTES:

SEAL: REGISTERED ARCHITECT

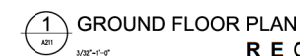


VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

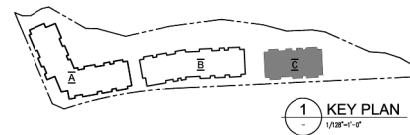
PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:
BUILDING C
GROUND LEVEL

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: **A2.11**



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NORTH ARROW:



OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
03	DP REVIEW SET	20/09/2021
NO.	ISSUE	Y/M/D



CONSULTANT:

**IWA
ARCHITECTS**

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PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**BUILDING C
LEVEL 2-4**

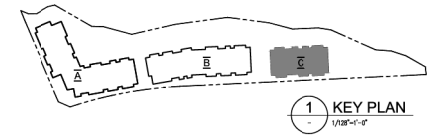
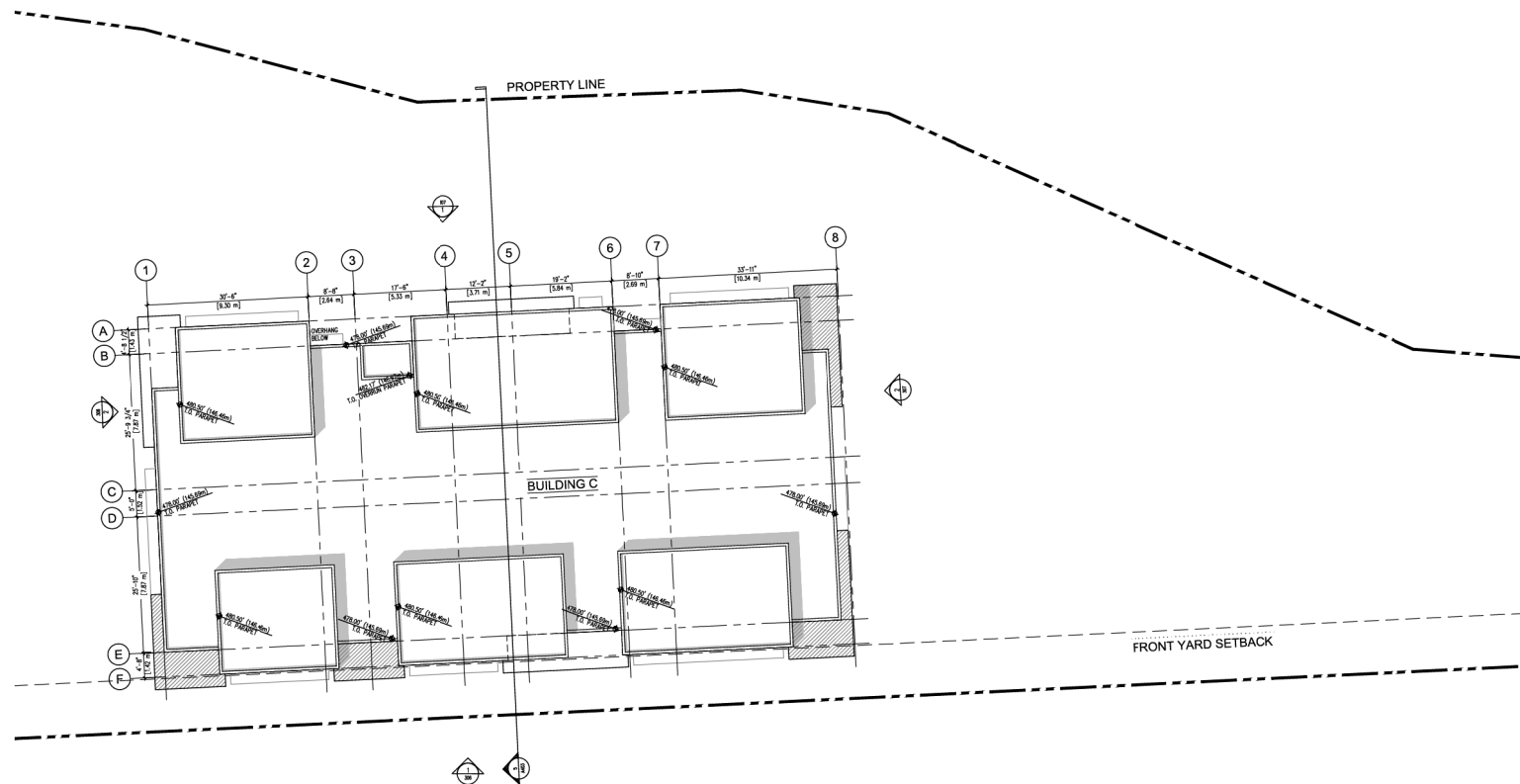
PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32" = 1'-0" REVIEW BY: DEM
DWG NO: **A2.12**



1 2ND-4TH FLOOR PLAN
A2.12 3/32" = 1'-0"

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C P



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OWNER/CLIENT:

GENERAL NOTES:

03	ISSUED FOR DEVELOPMENT PERMIT	29/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	29/09/21
01	ISSUED FOR REVIEW SET	29/09/20
NO.	ISSUE	DATE



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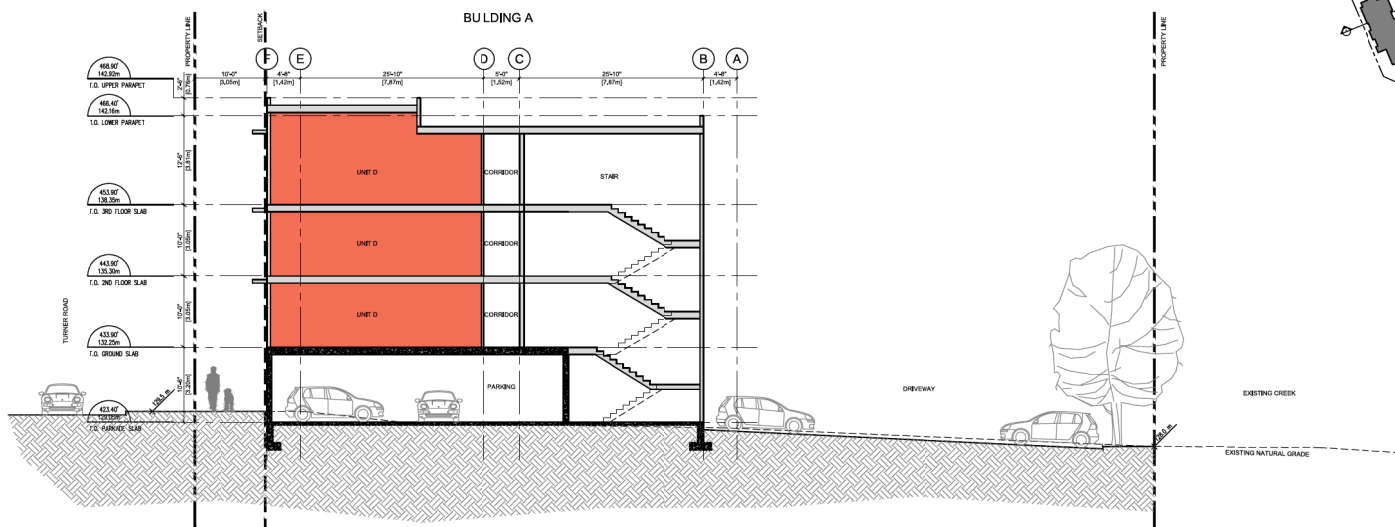
PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

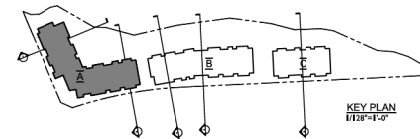
DRAWING TITLE:
**BUILDING C
ROOF PLAN**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: A2.13

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1 SECTION 1
1/8"=1'-0"



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NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	26/10/20
02	ISSUED FOR PRE-APPLICATION MEETING	26/09/21
03	ISSUED FOR PRE-APPLICATION MEETING	26/09/21
NO.	ISSUE	DATE
1	1	1



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VIC 104 - 3212 Jackson Road Victoria, V8B 6J5
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PROJECT NAME:
RUTHERFORD HOUSING

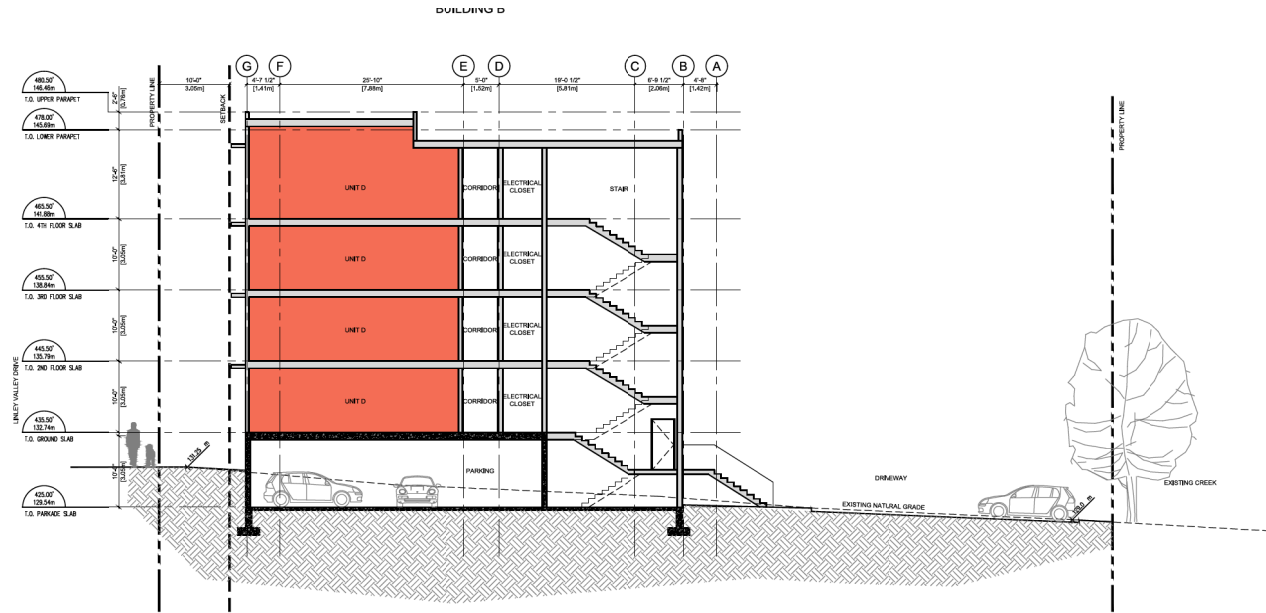
PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**SECTIONS
BUILDING A**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 1/8"=1'-0" REVIEW BY: DEM

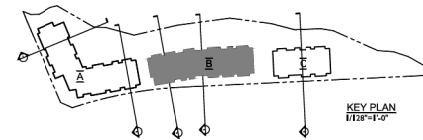
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1 SECTION 3
1/8"=1'-0"

BUILDING B



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NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	26/05/20
02	ISSUED FOR PRE-APPLICATION MEETING	26/09/20
03	2 ND REVIEW	26/09/20
NO.	ISSUE	DATE



CONSULTANT:

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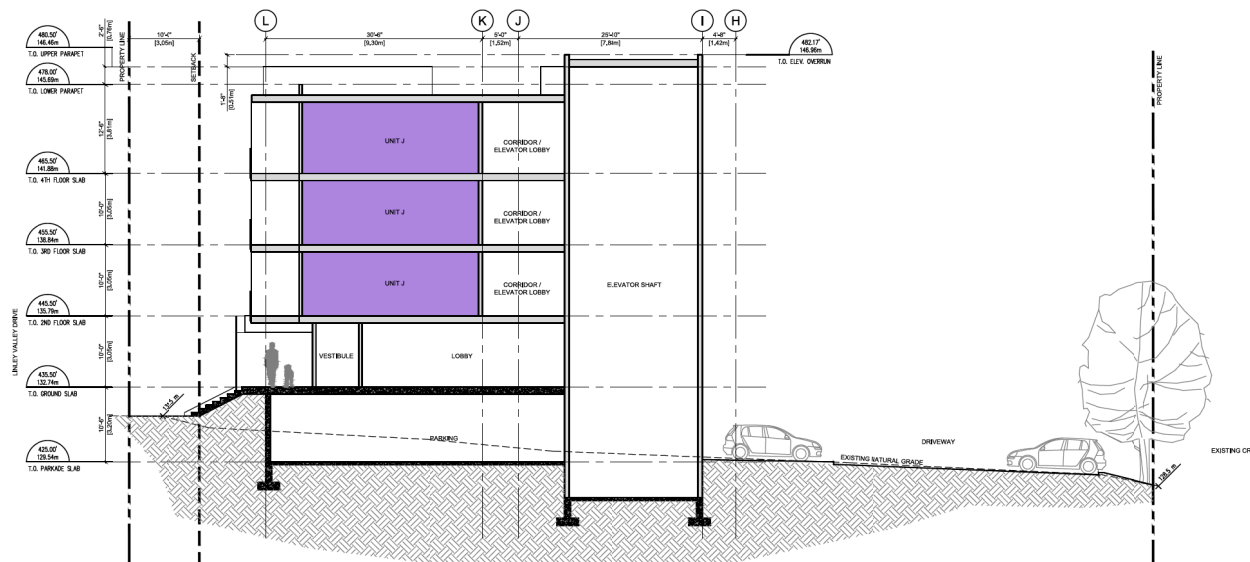
PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

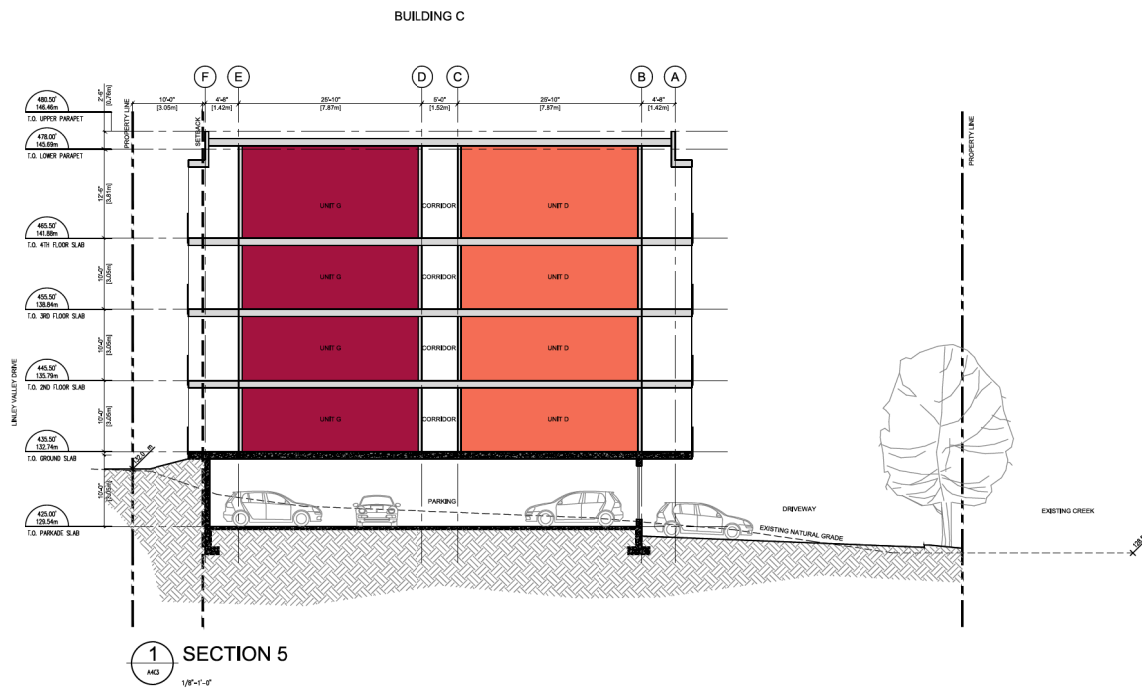
DRAWING TITLE:
**SECTIONS
BUILDING B**

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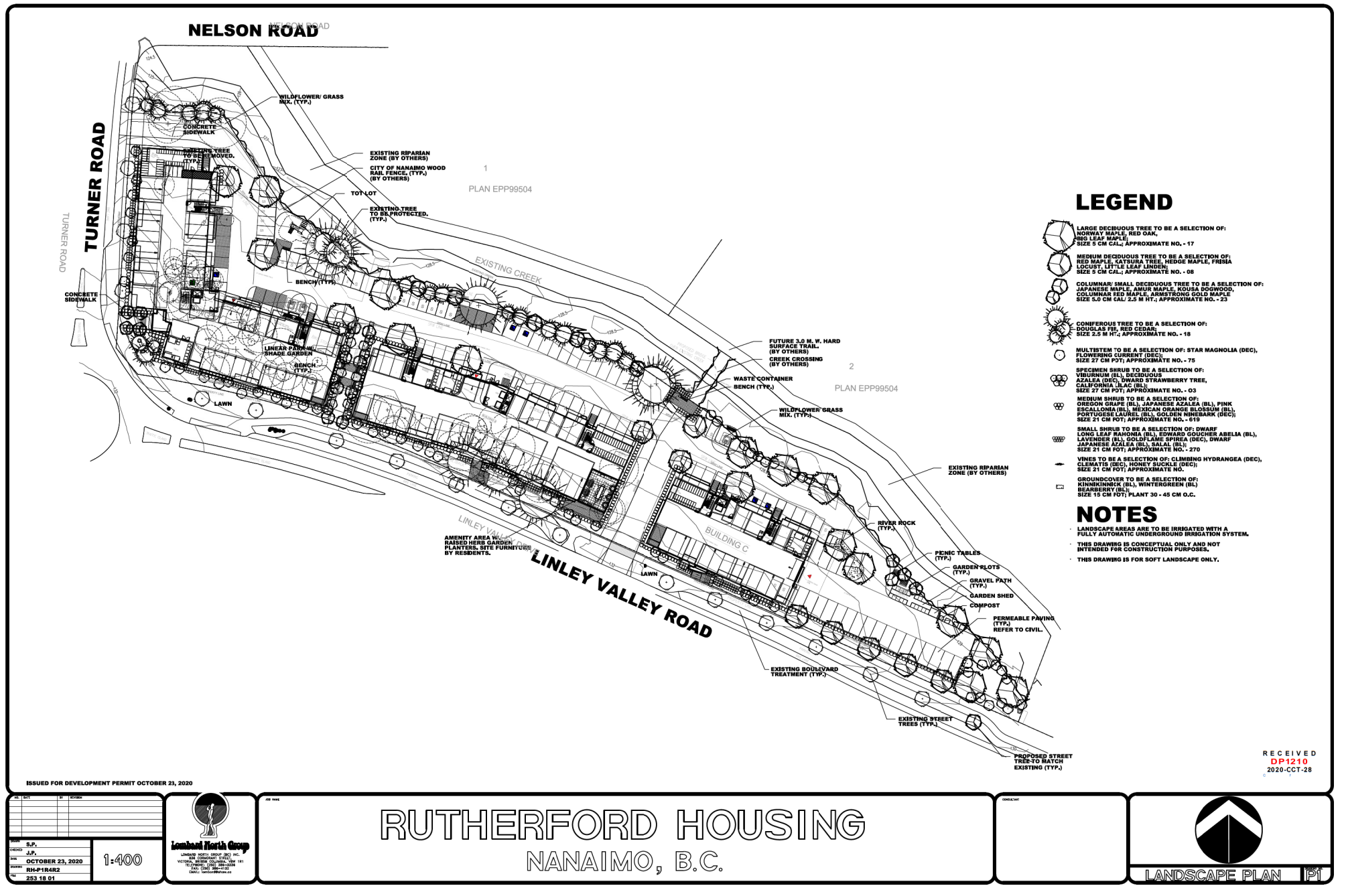
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SCALE: 1/8"=1'-0" REVIEW BY: DEM
DWG NO: **A4.02**



2 SECTION 4
1/8"=1'-0"

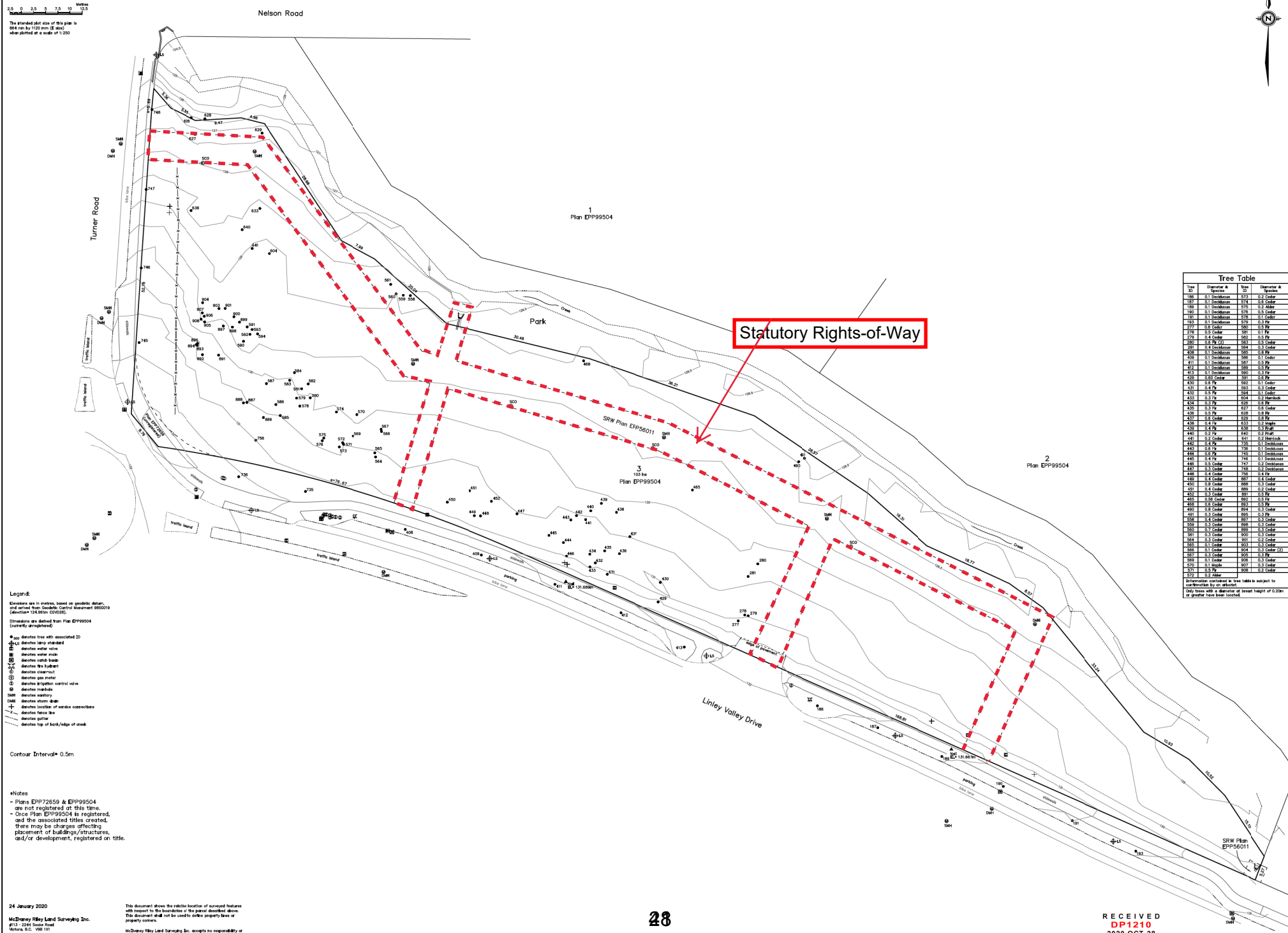
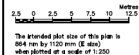


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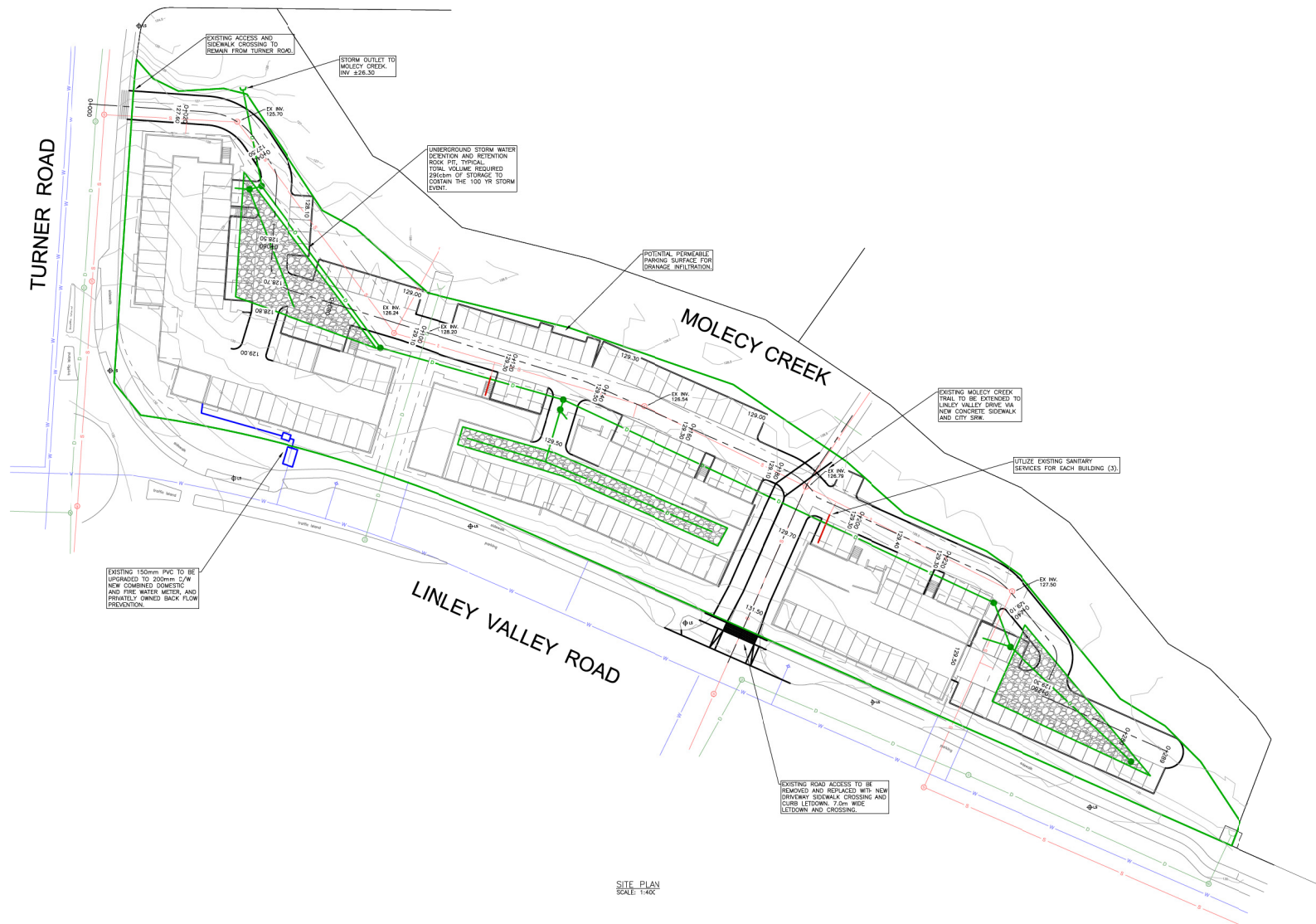


'City of Nanaimo'

The intended plot size of this plan is 664 mm by 1120 mm (E size) when plotted at a scale of 1:250



Tree Table					
Type	Operator	Value	Type	Operator	Value
182	10.0	272	0.2	0.0	0.0
187	0.1	0.0	0.2	0.0	0.0
190	0.1	0.0	0.2	0.0	0.0
191	0.1	0.0	0.2	0.0	0.0
193	0.1	0.0	0.2	0.0	0.0
195	0.1	0.0	0.2	0.0	0.0
200	0.0	0.0	0.0	0.0	0.0
278	0.3	0.0	0.1	0.1	0.0
280	0.3	0.0	0.1	0.1	0.0
282	0.3	0.0	0.1	0.1	0.0
283	0.3	0.0	0.1	0.1	0.0
285	0.3	0.0	0.1	0.1	0.0
408	0.1	0.0	0.0	0.0	0.0
411	0.1	0.0	0.0	0.0	0.0
413	0.1	0.0	0.0	0.0	0.0
414	0.1	0.0	0.0	0.0	0.0
415	0.1	0.0	0.0	0.0	0.0
416	0.1	0.0	0.0	0.0	0.0
417	0.1	0.0	0.0	0.0	0.0
418	0.1	0.0	0.0	0.0	0.0
419	0.1	0.0	0.0	0.0	0.0
420	0.1	0.0	0.0	0.0	0.0
421	0.1	0.0	0.0	0.0	0.0
422	0.1	0.0	0.0	0.0	0.0
423	0.1	0.0	0.0	0.0	0.0
424	0.1	0.0	0.0	0.0	0.0
425	0.1	0.0	0.0	0.0	0.0
426	0.1	0.0	0.0	0.0	0.0
427	0.1	0.0	0.0	0.0	0.0
428	0.1	0.0	0.0	0.0	0.0
429	0.1	0.0	0.0	0.0	0.0
430	0.1	0.0	0.0	0.0	0.0
431	0.1	0.0	0.0	0.0	0.0
432	0.1	0.0	0.0	0.0	0.0
433	0.1	0.0	0.0	0.0	0.0
434	0.1	0.0	0.0	0.0	0.0
435	0.1	0.0	0.0	0.0	0.0
436	0.1	0.0	0.0	0.0	0.0
437	0.1	0.0	0.0	0.0	0.0
438	0.1	0.0	0.0	0.0	0.0
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441	0.1	0.0	0.0	0.0	0.0
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444	0.1	0.0	0.0	0.0	0.0
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446	0.1	0.0	0.0	0.0	0.0
447	0.1	0.0	0.0	0.0	0.0
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450	0.1	0.0	0.0	0.0	0.0
451	0.1	0.0	0.0	0.0	0.0
452	0.1	0.0	0.0	0.0	0.0
453	0.1	0.0	0.0	0.0	0.0
454	0.1	0.0	0.0	0.0	0.0
455	0.1	0.0	0.0	0.0	0.0
456	0.1	0.0	0.0	0.0	0.0
457	0.1	0.0	0.0	0.0	0.0
458	0.1	0.0	0.0	0.0	0.0
459	0.1	0.0	0.0	0.0	0.0
460	0.1	0.0	0.0	0.0	0.0
461	0.1	0.0	0.0	0.0	0.0
462	0.1	0.0	0.0	0.0	0.0
463	0.1	0.0	0.0	0.0	0.0
464	0.1	0.0	0.0	0.0	0.0
465	0.1	0.0	0.0	0.0	0.0
466	0.1	0.0	0.0	0.0	0.0
467	0.1	0.0	0.0	0.0	0.0
468	0.1	0.0	0.0	0.0	0.0
469	0.1	0.0	0.0	0.0	0.0
470	0.1	0.0	0.0	0.0	0.0
471	0.1	0.0	0.0	0.0	0.0
472	0.1	0.0	0.0	0.0	0.0
473	0.1	0.0	0.0	0.0	0.0
474	0.1	0.0	0.0	0.0	0.0
* 0.2 = 1/5					
Arithmetic conducted on tree tables subject to the following rules:					
Only trees with a Boolean of Boolean at Output of Output are allowed.					



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LEGAL DESCRIPTION		LOT 3, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN EPP9504		ISSUED												LEGEND												<div><div>JEA</div><div>J.E. ANDERSON & ASSOCIATES</div><div>SURVEYORS - ENGINEERS</div><div>VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER</div><div>#16-5411 SHERIDAN ROAD, NANAIMO, BC V9T 2H1</div><div>PHONE: 250-758-4831 EMAIL: name@jea.ca WEB: www.jeanderson.ca</div></div>		JURISDICTION CITY OF NANAIMO		CLIENT 1252186 BC LTD		PROJECT 6030 UNLEY VALLEY DRIVE MULTI-FAMILY CONCEPTUAL CIVIL SITE PLAN		MUN. FILE ---		89789 01 DP-1		SHEET 1 OF 1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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Rutherford Residential

Project # 20033

Jan 12th, 2021

Proposed Amenity Requirements for Additional Density - Tier 1 & 2

Category 1: Site Selection (10 points required)

AMENITY		Points Available	Points Attained
A	The proposed development is located on a brownfield site.	5	-
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3	3
C	The proposed development is located within 200m of a park or trail network.	1	1
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none">• retail store;• daycare facility;• Nanaimo Regional District transit bus stop;• any PRC (Parks, Recreation and Culture) Zoned property; and / or• a CS-1 (Community Service One) zoned property.	1 point each	5
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: <ul style="list-style-type: none">• retail store or public market;• daycare facility;• Nanaimo Regional District transit bus stop;• any PRC (Parks, Recreation and Culture) Zoned property;• a CS-1 (Community Service One) zoned property; and / or• public art.	1 point each	1
Total Points Attained		20	10

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

AMENITY		Points Available	Points Attained
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2	-
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally-sensitive area buffer.	3	-
C	The proposed development includes at least 50% retention of natural soils.	1	-
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2	-
E	The proposed development includes street trees.	1	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1	1
G	Post development, the total amount of trees on the 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.	2	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1	1
Total Points Attained		16	8

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

AMENITY		Points Available	Points Attained
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3	3
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	1	-
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4	-
D	The parking area within the proposed development includes at least one electric vehicle charging station.	1	1
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the 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 the following number of spaces: a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter or motorcycle space per 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² of additional Gross Floor Area.; and c) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.	2	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of- way, provided the City agrees to accept the right-of-way.	2	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2	-
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1	1
Total Points Attained		20	9

Category 4: Building Materials (8 points required)

AMENITY		Points Available	Points Attained
A	Wood is the primary building material.	1	1
B	The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 10% of the total value of materials on the project.	2	-
C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada. <i>This wording has been amended by city to read: Be advised that in order to meet "Category 4 – C", 'Schedule D' has been amended to now accept construction certified to the Canadian Standards Association – Sustainable Forest Management (CSA-SFM) standard, or recognized equivalent</i>	3	3
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project.	2	-
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled.	2	2
F	At least 75% of the materials used in construction are renewable resources.	2	-
G	The property includes an existing building and at least 75% of existing building structure or shell is retained.	3	-
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.	1	1
Total Points Attained		16	7

Category 5: Energy Management (11 points required)

AMENITY		Points Available	Points Attained
A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.*	10	B
B	The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by two steps.*	15	15
C	The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.*	30	-
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1	1
Total Points Attained		56	16

* Points will be awarded for only one of A, B, or C.

Category 6: Water Management (8 points required)

AMENITY		Points Available	Points Attained
A	At least 50% of the property is covered with a permeable surface area which may include a green roof. (no green roof) Currently ~23%, would need another 29,840sqft for 50%	2	-
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2	2
C	A green roof is installed to a minimum 30% of the roof area.	3	-
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2	-
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3	-
F	A water efficient irrigation system (such as drip) is installed.	1	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1	1
Total Points Attained		16	6

Category 7: Social and Cultural Sustainability (10 points required)

AMENITY		Points Available	Points Attained
A	At least 10% of the residential dwelling units within a building are no greater than 29m ² in area.	1	-
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the <i>British Columbia Building Code 2012 (BCBC)</i> or any subsequent Act or Acts which may be enacted in substitution therefore.	3	3
C	The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives final occupancy.	3	3
D	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of residential units sold will be sold for at least 20% less than the medium sell price for condos (apartment), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the units provided for within the Housing Agreement must be greater than 29m ² in area.	4	-
E	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the <i>Strata Property Act</i> or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2	-
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2	2
G	A children's play area is provided.	1	1
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1	-
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3	-
Total Points Attained		21	10

***OVERALL TOTAL PROPOSED – 66**
TOTAL REQUIRED FOR TIER 2 – 65



 6030 LINLEY VALLEY DRIVE