



**AGENDA**  
**DESIGN ADVISORY PANEL MEETING**

April 22, 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. ADOPTION OF AGENDA:**

**3. 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-APR-08.

**4. PRESENTATIONS:**

**a. Development Permit Application No. DP001220 - 4961 Songbird Place**

5 - 31

To be introduced by Lisa Brinkman, Planner

A development permit application was received from Westmark Construction Ltd., on behalf of 486407 BC Ltd., for the development of a multi-family residential development consisting of 108 units at 4961 Songbird Place. The subject property is legally described as Lot 4, District Lot 17, Wellington District, Plan VIP60166, except that part in Plan VIP65179.

**5. OTHER BUSINESS:**

**a. Discussion: Meeting Protocol**

Sky Snelgrove, Steno Coordinator / Legislative Services to be in attendance.

**6. ADJOURNMENT:**

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
BOARD ROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2021-APR-08, AT 5:00 P.M.

---

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

Absent:       Gur Minhas, At Large

Staff:         L. Rowett, Manager, Current Planning Section  
                  C. Horn, 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 5:04 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 Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2021-MAR-11 at 5:03 p.m. be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1218 – 41/45 Haliburton Street

Introduced by Caleb Horn, Planner, Current Planning Section

Presentations:

1.    Matt Hansen, principal of Matthew T. Hansen Architect presented the project and spoke regarding site and neighbourhood context, and provided an overview of the proposed architectural plans and building features.

- A minor height variance is requested to accommodate the five storey building and rooftop patio
  - Street level units will have individual patios separated by landscape buffers and fences, with secure direct access from the street
  - All parking is underground with access provided from Haliburton Street along the north end of the property
  - The underground parking area will provide bike parking area and electric vehicle charging receptacles
  - Studio, 1 and 2 bedroom units each take advantage of views and natural light where possible
  - Each unit will have access to outdoor space (patio or deck space)
  - Heritage elements include: strong building base and massing, high quality detailing (ie. custom brackets, dentils, curved cornices)
  - The upper two floors are stepped back to reduce building massing on the west elevation as recommended by the South End Neighbourhood Plan Design Guidelines
  - Exterior materials include brick cladding, Hardie panel siding, granite tile, and cedar soffits in an overall earth tone colour palette
  - Materials change and soften on the upper two levels
  - The south stairwell is capped with a lighthouse form, an illuminated lantern room with pergola shaped roof
  - Crime prevention methods include secured street level patios and street lighting
2. Cameron Murray, Landscape Architect of Topographics Landscape Architecture, presented the landscape plan, and spoke regarding the proposed planting plan, hedges, trees, and amenity spaces.
- Existing trees along Haliburton Street will be retained where possible
  - A rooftop garden courtyard is proposed to include container and mixed low level meadow plantings and a couple of small trees for shade
  - Gardening space for residents may be provided on the east side
3. Scott Jensen, Engineer in Training of Herold Engineering Ltd., provided an overview of the proposed civil site servicing plans and spoke regarding building and parkade access, water and sanitary service, and the proposed storm water management plan.

Panel discussions took place regarding the following:

- A question was raised regarding the need for building setback variances for the front & rear yard
  - Staff clarified that setbacks are measured to building not to underground parking structure, and no setback variances are anticipated
- Underground parking and building height variance allowance
- The possibility of carrying the scale and textural elements from the west elevation (front side) of the building to the remaining elevations

- The possible consideration of reducing the heaviness of the building's roof overhang
- The building's fit to the existing neighbourhood and similarity to a newly constructed building along Haliburton Street
- The possibility of adding more trees to the landscape plan
- Street frontage upgrade requirements for Haliburton Street
- The inclusion of lighting to the proposed plans
- The possible addition of a green screen/wall to the north side

It was moved and seconded that Development Permit Application No. DP1218 be accepted as presented with support for the proposed height variance. The following recommendation was provided:

- Consider carrying the form and character of the west elevation around to all sides of the building.
- Consider an alternate design and a lighter shade for the roof overhang fascia

The motion carried unanimously.

5. OTHER BUSINESS:

Charles Kierulf, Chair announced Sky Snelgrove, Steno Coordinator of Legislative Services will attend the meeting of 2021-APR-22 to discuss meeting protocol and the City's Conflict of Interest Policy. Panel members were encouraged to review the policy prior to the meeting.

Kevin Krastel suggested the City revisit and review the Urban Design Guidelines due to changes occurring in the downtown area.

6. ADJOURNMENT:

It was moved and seconded at 6:07 p.m. that the meeting terminate. The motion carried unanimously.

---

CHAIR

CERTIFIED CORRECT:

---

RECORDING SECRETARY



## STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001220 – 4961 Songbird Place

**Applicant:** WESTMARK CONSTRUCTION LTD

**Architect:** DARYOUSH FIROUZI ARCHITECTURE INC

**Owner:** 486407 B.C. LTD.

**Landscape Architect:** VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

---

### SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	COR1 Residential Corridor
<i>Location</i>	The subject property is located to the southeast of the North Nanaimo Town Centre, between Rutherford Road and Songbird Place.
<i>Total Area</i>	1.25ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Corridor Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional Multiple Family and Mixed Commercial/Residential development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

---

The subject property is currently vacant and includes a wetland on the eastern portion. The wetland requires a 15m aquatic setback. The lot is triangular in shape with a narrow access at Songbird Place and increased width to the south with frontage on Rutherford Road. Due to the wetland location and the unique shape of the property, the developable area is limited to the southwest portion.

### PROPOSED DEVELOPMENT

The applicant is proposing a five-storey residential building with 108 rental units and underground parking. The subject property is zoned COR1 which permits a floor area ratio of 1.0, and a floor area ratio of 0.74 is proposed for the development. The unit composition is as follows:

<i>Unit Type</i>	<i>Number of Units</i>	<i>Unit Size</i>
One bedroom	68	63.6 m <sup>2</sup>
Two bedroom	32	84-85 m <sup>2</sup>
Three bedroom	8	94.7 m <sup>2</sup>
<i>Total</i>	108 units	

### Site Design

The proposed building is L-shaped, with one section facing Rutherford Road and the other section facing the wetland area. The siting of the building is outside of the 15m aquatic setback. Driveway access is from Songbird Place, and access to the underground parking area is provided at the north end of the building. A landscape buffer, surface parking, and the garbage/recycling/organics enclosure is provided along the northwest property line.

Staff Comments:

- The siting of the building creates an active frontage along Rutherford Road, and is located outside of the aquatic setback area.
- The applicant is to show the proposed location of electric vehicle (EV) charging stations for electric vehicles and bicycles.
- Consider siting the garbage/recycling/organics enclosure near or inside the underground parking garage.

Building Design

The L-shaped building is proposed to be five storeys in height, with horizontal and vertical accent walls, and a blend of exterior materials and colours to break the building massing. The exterior building materials are proposed to be cement board panel and 'wood-like' cement board plank, with vinyl windows and aluminum balcony railings. The lobby, building entrances, and amenity room are on the first storey in the centre of the building with the primary entrance facing the surface parking area, and a secondary entrance facing Rutherford Road. The underground parking area contains 89 parking spaces, bicycle storage rooms, and a fitness room.

Staff Comments:

- Find ways to reduce the overall perceived massing of the building (i.e. grounding the base of the building with robust façade materials such as stone or brick).
- Consider ways to better distinguish the primary entrances to the building.
- Consider simplifying the rhythm of the exterior façade elements (i.e. glass railings on the balconies, less variation along the roofline, window placement/size/mullions, and exterior architectural elements).
- Consider a roofline that will provide better weather protection for balconies, and ensure the balconies on the southwest corner of the building extend to maximize southern exposure.
- Ensure rooftop equipment is screened.

Landscape Design

Three pedestrian connections are provided from the Rutherford Road sidewalk to building entrances. Two pedestrian path connections, an outdoor amenity space and retained grove of arbutus trees are located by the east building entrances. The path at the west end of the property winds through a landscaped area and raingarden to the surface parking area. A painted line pedestrian path is provided along the driveway to Songbird Place. A landscaped buffer with evergreen trees is proposed along the full length of the west property line. Approximately 75% of the property is protected wetland, riparian area. The vegetation management of the riparian area will include removing invasive species and any debris, maintaining the soil, and replanting approximately 25% of the area with indigenous plants.

**Staff Comments:**

- Consider revising the circular courtyard drop-off area to allow for a greater separation and landscape buffering between the first storey patios and the pedestrian paths.
- Consider using pavers for the parking spaces near the circular drop-off area to improve the aesthetic.
- Ensure continuous accessible connections from the main building entrances to Songbird Place and Rutherford Road. These walkways should be raised or textured with a different surface material where shared with a drive aisle or crossing the entrance to the underground parking garage.
- Consider increasing the size of the outdoor amenity areas to allow more seating and a play area for children.
- Provide details of site lighting, and ensure lighting is located along pedestrian pathways and in outdoor amenity spaces.

**PROPOSED VARIANCE**

*Building Height*

The maximum allowable building height is 18m, and the proposed building height is 18.39m, a proposed variance of 0.39m.

*Minimum Front Yard Setback*

The minimum required front yard setback is 3.5m. The proposed front yard setback for a small portion of the building is 2.45m, a proposed variance of 1.05m.

*Parking*

A maximum of 40% of the required parking spaces may be small car parking spaces (45 small car spaces). It is proposed that 41% of the parking spaces are small car parking spaces for this development (46 small car spaces), a proposed variance of 1% to the permitted small car parking spaces.



Reference: 2755

January 28, 2021

**Dear Mr. Caleb Horn**  
**Development Planner**  
**Planning & design Section**  
**Community Development**

**Building Design & Variance Rationale for 4961 Songbird Place, Nanaimo BC**

The proposed project is rezoned in recent years to Corridor Zone CO1 and located in intersection of Rutherford Road and Rutherford mall Entry but the access to property is through Uplands Drive and Songbird Place. Which goes around existing pond.

Around 10 years ago we design and built 63 units Apartment building cross pond, the project build completed when the Market was very slow but project did very well, which approved the location of project it is promising and well located to all amenities in area,

The access to Site is very unique going around pond and tree and this will give nicer feel when you entering to property, also units facing to pond will also going to enjoy nice view, The property shape changed the design team to go with similar building shape “L” which will provide different angle view to outdoor and just ¼ of units will looking toward the mail and other unit will looking either Long like, mountain or pond.

This project is somehow similar to project cross pond but it is larger numbers of unit and will be Rental building, with more than 80% parking requirement underground and 5 Storey of wood frame building.

The design of façade is very simple cementite Panel and plank with Wood looking plank to warm up the color palate,

Mixed line of Horizontal and Vertical used to break up building mass and larger decks in corner also help to reduce the box shape of building,

This Project will providing mixed of One Bedroom and Two bedroom units, there are also Amenity room facing to Rutherford Road in Main floor provided, the Fitness room with nice outdoor space provide at lower portion of land close to intersection which also covered exterior side of parking structure.

We are looking for Three Minor Variances for this project

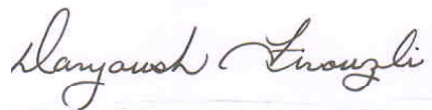
**Variance Rationale:**

**Parking**

- Small Parking percentage from 33% to 41%, As most of unit are One bedroom,
- Building Height:  
Allowed building height with 4m bounce for more 75% underground parking is 18m and building height from average ground finish at 8 corner of building is 18.39m we asking for 0.39 m height Variance
- The Last Variance is front minimum setback at Rutherford Road, the min. Setback id 3.5m and because road in bending one corner of building will be 2.45m from property line, we asking for 1.05m just in one corner of building to be varied,

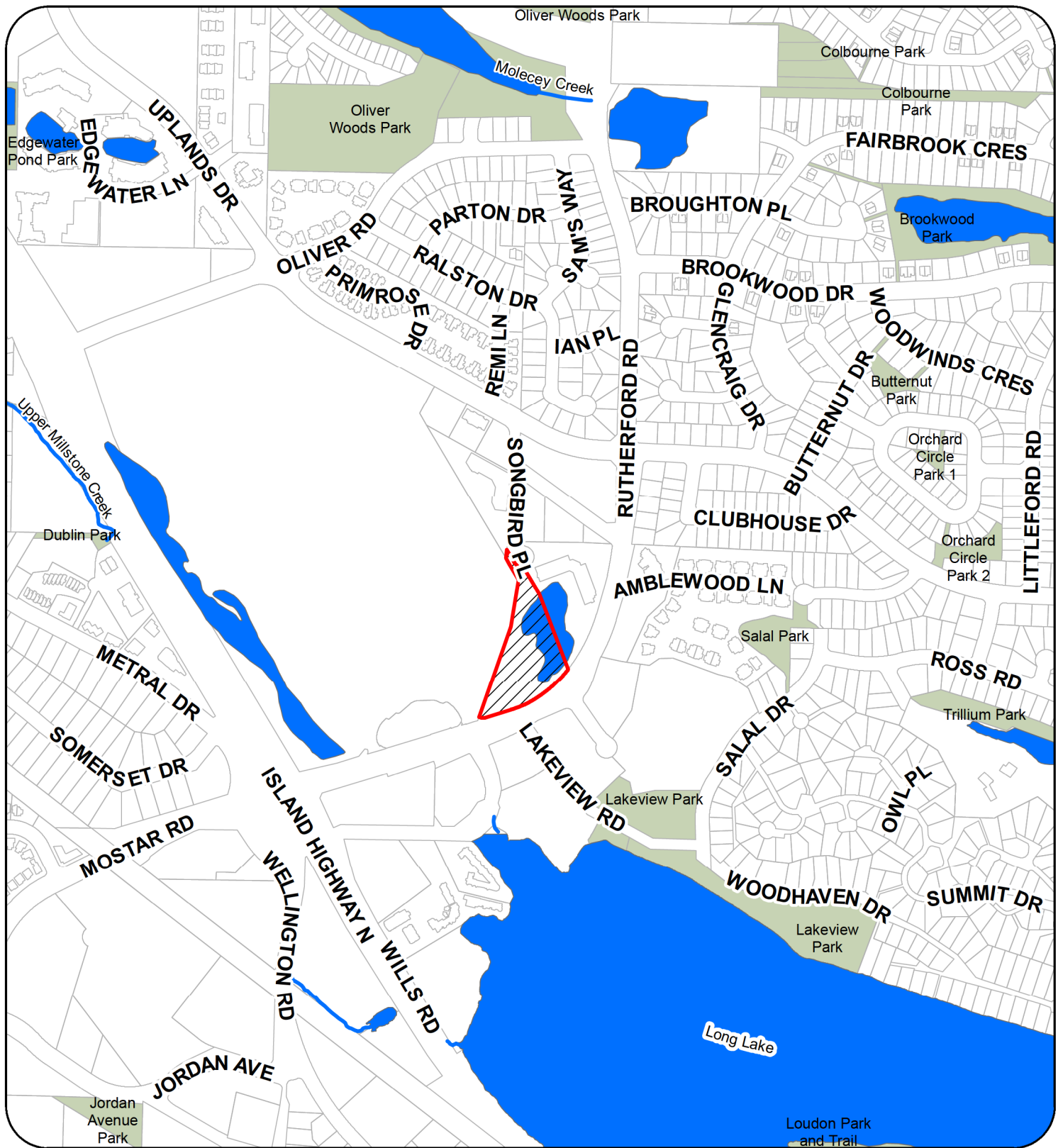
Please feel free to contact us if there is any additional information required by City of Nanaimo,

Sincerely,



**Daryoush Firouzli**  
Architect AIBC, RAIC, AIA, MArch

# CONTEXT MAP

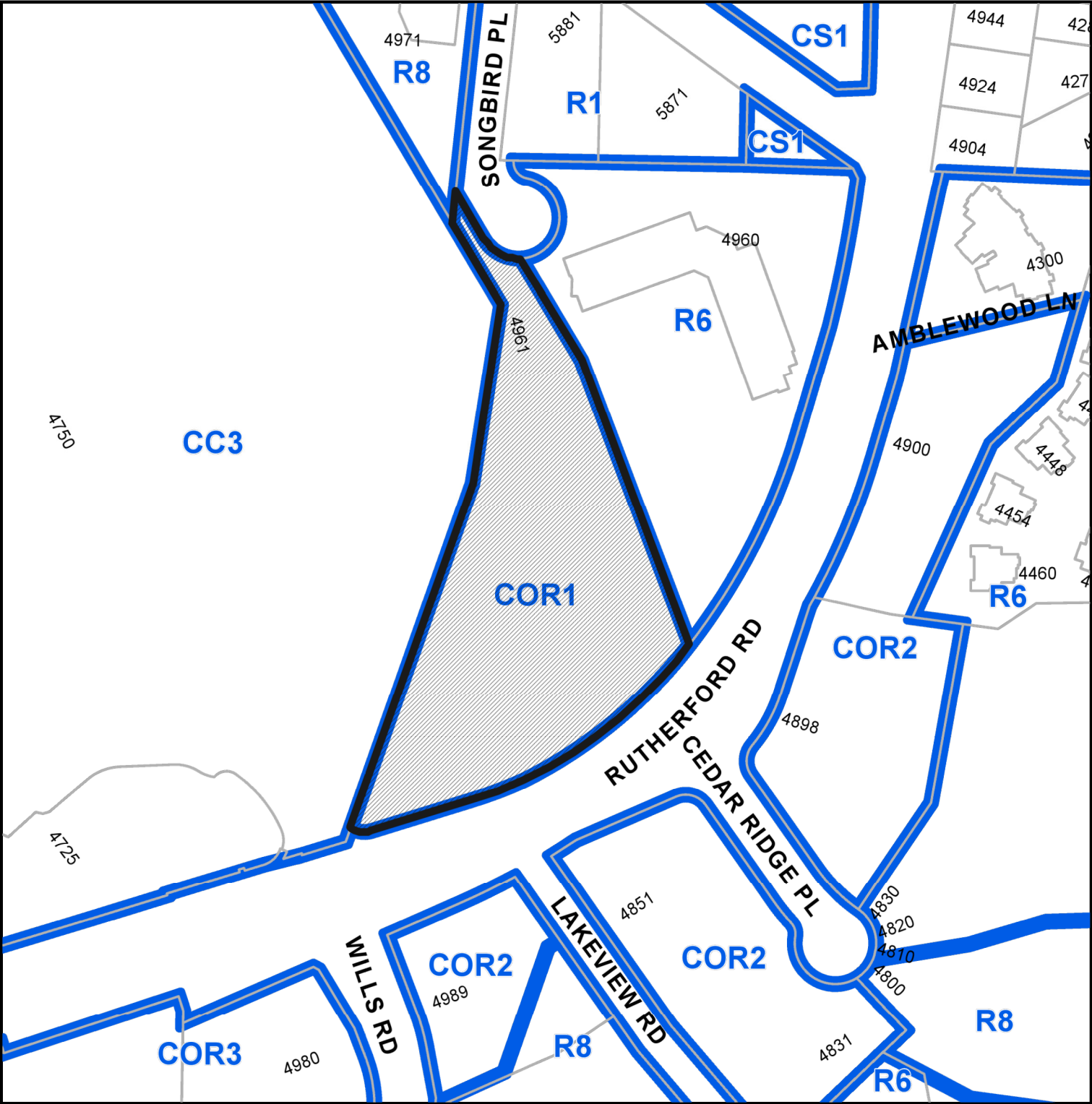


N



4961 SONGBIRD PLACE

LOCATION PLAN



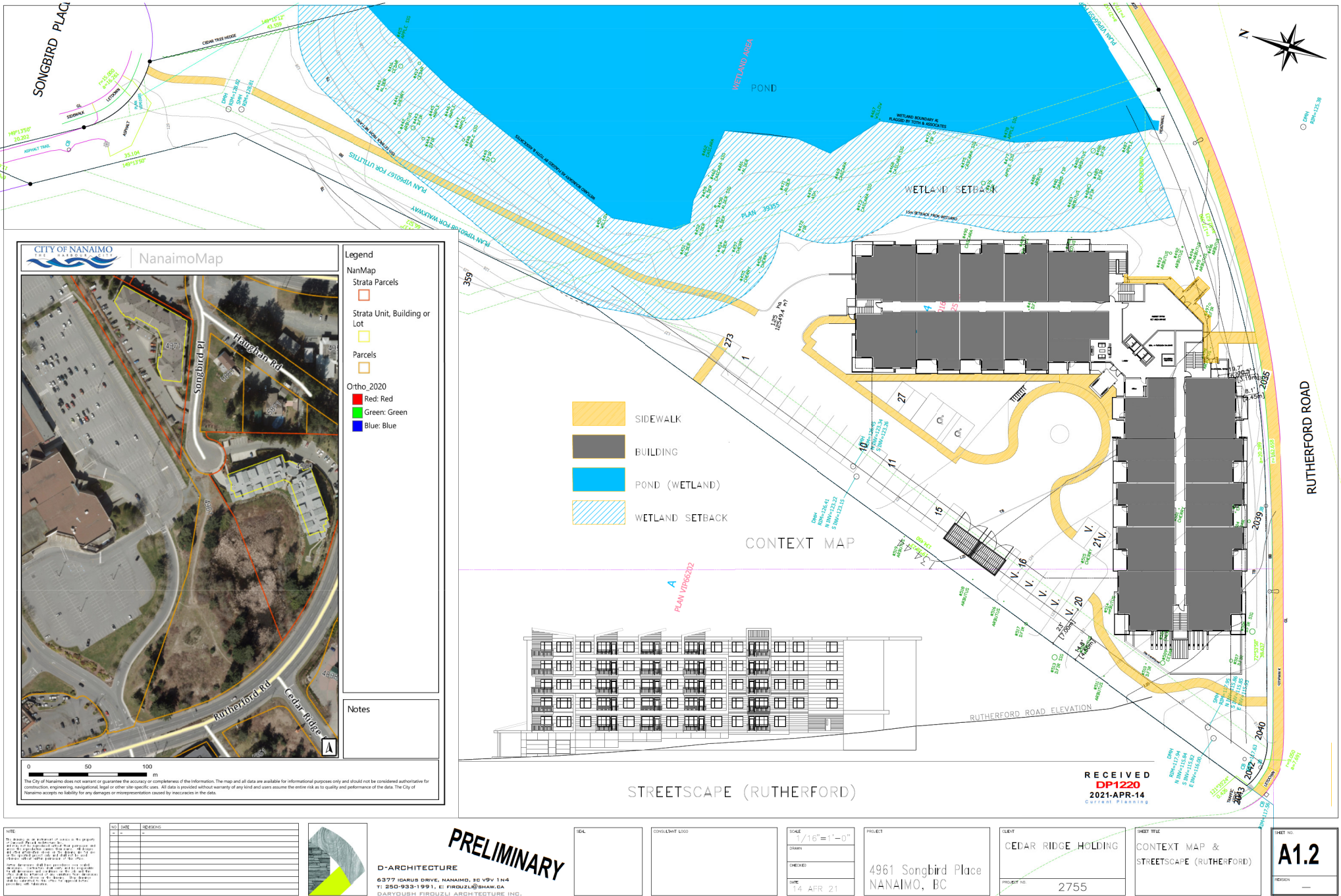
**Subject Property**

**DEVELOPMENT PERMIT NO. DP001220**

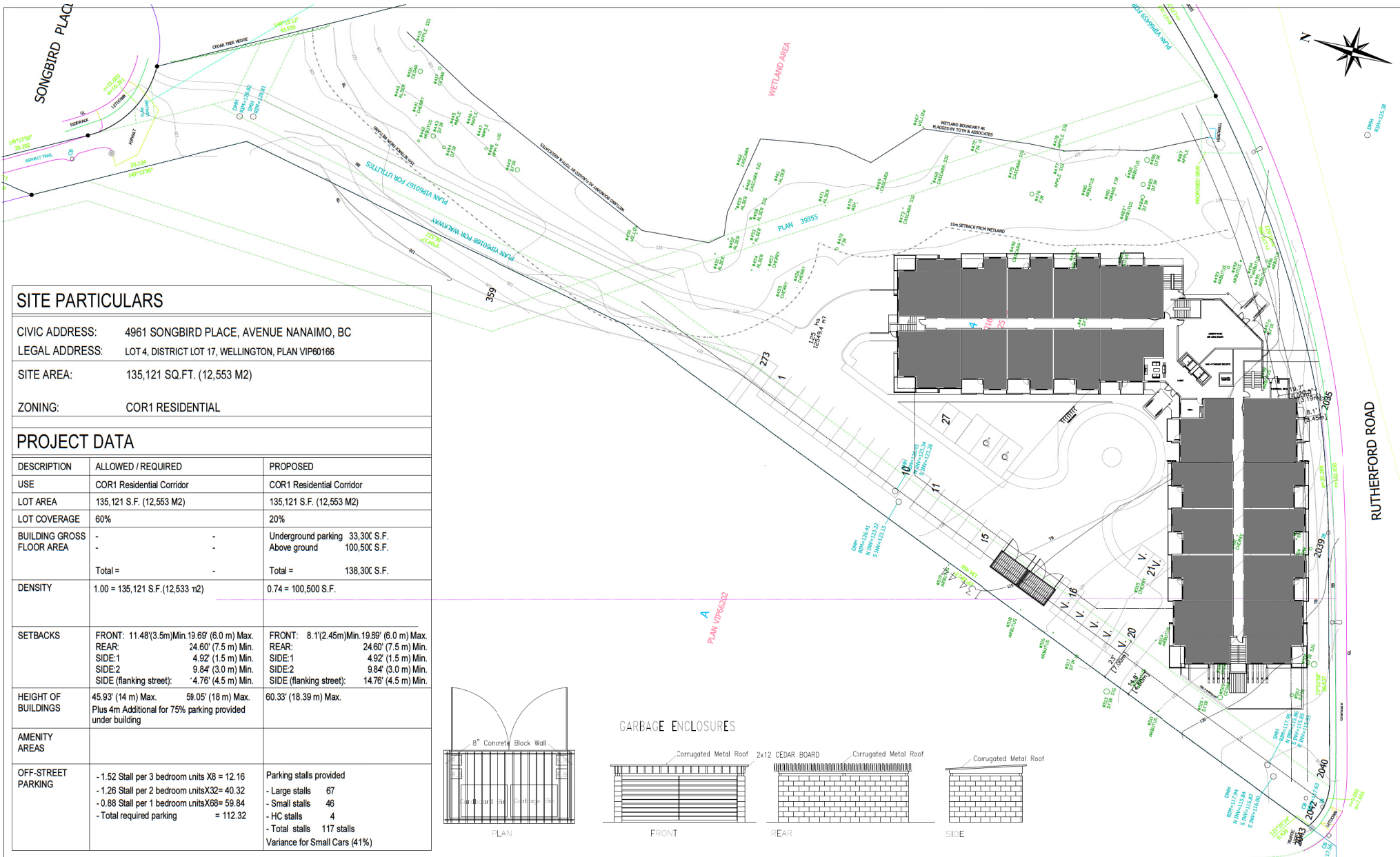
CIVIC: 4961 SONGBIRD PLACE

LEGAL: LOT 4, DISTRICT LOT 17, WELLINGTON, PLAN VIP60166 EXCEPT THAT  
PART IN PLAN VIP65179







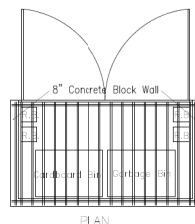


## SITE PARTICULARS

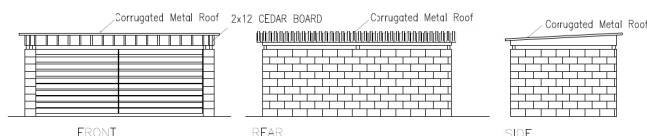
CIVIC ADDRESS: 4961 SONGBIRD PLACE, AVENUE NANAIMO, BC  
 LEGAL ADDRESS: LOT 4, DISTRICT LOT 17, WELLINGTON, PLAN VIP60166  
 SITE AREA: 135,121 SQ.FT. (12,553 M2)  
 ZONING: COR1 RESIDENTIAL

## PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	COR1 Residential Corridor	COR1 Residential Corridor
LOT AREA	135,121 S.F. (12,553 M2)	135,121 S.F. (12,553 M2)
LOT COVERAGE	60%	20%
BUILDING GROSS FLOOR AREA	-	Underground parking 33,300 S.F. Above ground 100,500 S.F.
	Total = -	Total = 138,300 S.F.
DENSITY	1.00 = 135,121 S.F. (12,533 m2)	0.74 = 100,500 S.F.
SETBACKS	FRONT: 11.48'(3.5m)Min.19.69'(6.0 m) Max. REAR: 24.60'(7.5 m) Min. SIDE:1 4.92'(1.5 m) Min. SIDE:2 9.84'(3.0 m) Min. SIDE (flanking street): 4.76'(4.5 m) Min.	FRONT: 8.1'(2.45m)Min.19.69'(6.0 m) Max. REAR: 24.60'(7.5 m) Min. SIDE:1 4.92'(1.5 m) Min. SIDE:2 9.84'(3.0 m) Min. SIDE (flanking street): 14.76'(4.5 m) Min.
HEIGHT OF BUILDINGS	45.93'(14 m) Max. 59.05'(18 m) Max. Plus 4m Additional for 75% parking provided under building	60.33'(18.39 m) Max.
AMENITY AREAS		
OFF-STREET PARKING	- 1.52 Stall per 3 bedroom units X8 = 12.16 - 1.26 Stall per 2 bedroom units X32 = 40.32 - 0.88 Stall per 1 bedroom units X68 = 59.84 - Total required parking = 112.32	Parking stalls provided - Large stalls 67 - Small stalls 46 - HC stalls 4 - Total stalls 117 stalls Variance for Small Cars (41%)



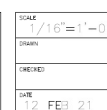
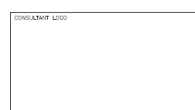
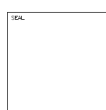
## GARBAGE ENCLOSURES



NO.	DATE	REVISIONS
1	2021-03-30	ISSUED FOR PERMITTING
2	2021-03-30	REVISIONS
3	2021-03-30	REVISIONS
4	2021-03-30	REVISIONS
5	2021-03-30	REVISIONS
6	2021-03-30	REVISIONS
7	2021-03-30	REVISIONS
8	2021-03-30	REVISIONS
9	2021-03-30	REVISIONS
10	2021-03-30	REVISIONS



**PRELIMINARY**  
 D-ARCHITECTURE  
 6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
 T: 250-933-1991, E: FIROUZLI@D-ARCH.COM  
 DARYOUSH FIROUZLI ARCHITECTURE INC.



PROJECT  
 4961 Songbird Place  
 NANAIMO, BC

CLIENT  
 CEDAR RIDGE HOLDING  
 PROJECT NO. 2755

SHEET TITLE  
 SITE PLAN & PARKING  
 RECEIVED  
 DP1220  
 2021-MAR-30  
 CEDAR RIDGE HOLDING

SHEET NO.  
**A1.1**  
 REVISION





BUILDING ELEVATION #4 (West)



BUILDING ELEVATION #5 (North)



BUILDING ELEVATION #6 (East facing Wetland)



BUILDING ELEVATION #7  
Southeast

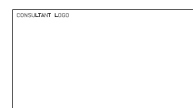
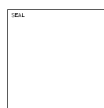
RECEIVED  
DP1220  
2021-APR-14  
Current Planning

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



**PRELIMINARY**

D-ARCHITECTURE  
6377 ICARUS DRIVE, NANAIMO, BC V9Y 1N4  
T: 250-933-1991, E: FIROUZLI@SHAW.CA  
DARYDUSH FIROUZLI ARCHITECTURE INC.



SCALE  
1/32" = 1'-0"  
DRAWN  
CHECKED  
DATE  
12 FEB 21

PROJECT  
4961 Songbird Place  
NANAIMO, BC

CLIENT  
CEDAR RIDGE HOLDING  
PROJECT NO.  
2755

SHEET TITLE  
BUILDING ELEVATION

SHEET NO.  
**A3.2**  
SECTION





RECEIVED  
**CP1220**  
 2021-APR-14  
CITY OF NANAIMO

Southwest Corner

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



**PRELIMINARY**

**D-ARCHITECTURE**  
 6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
 T: 250-933-1991, E: FIRDOUZI@SHAW.CA  
DARYOUSH FIRDOUZI ARCHITECTURE INC.

DATE

CONSULTANT LOGO

SCALE  
 $\frac{3}{32}'' = 1' - 0''$   
 DRAWN  
 CHECKED  
 DATE  
 12 FEB 21

PROJECT  
 4961 Songbird Place  
 NANAIMO, BC

CLIENT  
 CEDAR RIDGE HOLDING  
 PROJECT NO.  
 2755

SHEET TITLE  
 RENDERING MODEL  
 FOR REVIEW

SHEET NO.  
**A4.1**  
 REVISION  
 —









Northwest Corner

**NOTE:**  
This rendering is a representation of the proposed design and is not a contract. It is intended to provide a visual reference for the project. The final design and construction may vary from this rendering. The rendering is not to be used for any other purpose without the written consent of the architect.

NO.	DATE	REVISIONS
1	12 FEB 21	1
2		
3		
4		
5		
6		
7		
8		
9		
10		



**PRELIMINARY**

**D-ARCHITECTURE**  
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1991, E: FIROUZU@DHW.CA  
DARYOUSH FIROUZLI ARCHITECTURE INC.

SEAL

CONSULTANT LOGO

SCALE  
1/32" = 1'-0"  
DRAWN  
CHECKED  
DATE  
12 FEB 21

PROJECT  
4961 Songbird Place  
NANAIMO, BC

CLIENT  
CEDAR RIDGE HOLDING  
PROJECT NO.  
2755

SHEET TITLE  
RENDERING MODEL  
FOR REVIEW


SHEET NO.  
**A4.3**  
REVISION  
—





RECEIVED  
09/12/20  
2021-APR-14

West Corner

<small>NOTE:</small> This drawing is an architectural rendering of a proposed project and is not to be used for construction or other purposes without the written consent of the architect. It is not to be used for any other purpose without the written consent of the architect.	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> </tbody> </table>	NO.	DATE	REVISIONS	1			2			3			4			5			6			7			8			9			10			 <p><b>D-ARCHITECTURE</b>          6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4          T: 250-933-1991, E: FIRUZLI@SHAW.CA          DARYOUSH FIRUZLI ARCHITECTURE INC.</p>	<p><b>PRELIMINARY</b></p>	<p>SEAL</p>	<p>CONSULTANT LOGO</p>	<p>SCALE  <math>\frac{1}{32}'' = 1' - 0''</math></p> <p>DRAWN</p> <p>CHECKED</p> <p>DATE          12 FEB 21</p>	<p>PROJECT</p> <p>4961 Songbird Place          NANAIMO, BC</p>	<p>CLIENT</p> <p>CEDAR RIDGE HOLDING</p> <p>PROJECT NO.          2755</p>	<p>SHEET TITLE</p> <p>RENDERING MODEL          FOR REVIEW</p>	<p>SHEET NO.</p> <p><b>A4.4</b></p> <p>REVISION</p>
	NO.	DATE	REVISIONS																																								
1																																											
2																																											
3																																											
4																																											
5																																											
6																																											
7																																											
8																																											
9																																											
10																																											
<p>DATE</p> <p>12 FEB 21</p>																																											






(Rutherford Road)

RECEIVED  
 2021-APR-14  
 2021-APR-14

Southeast Corner

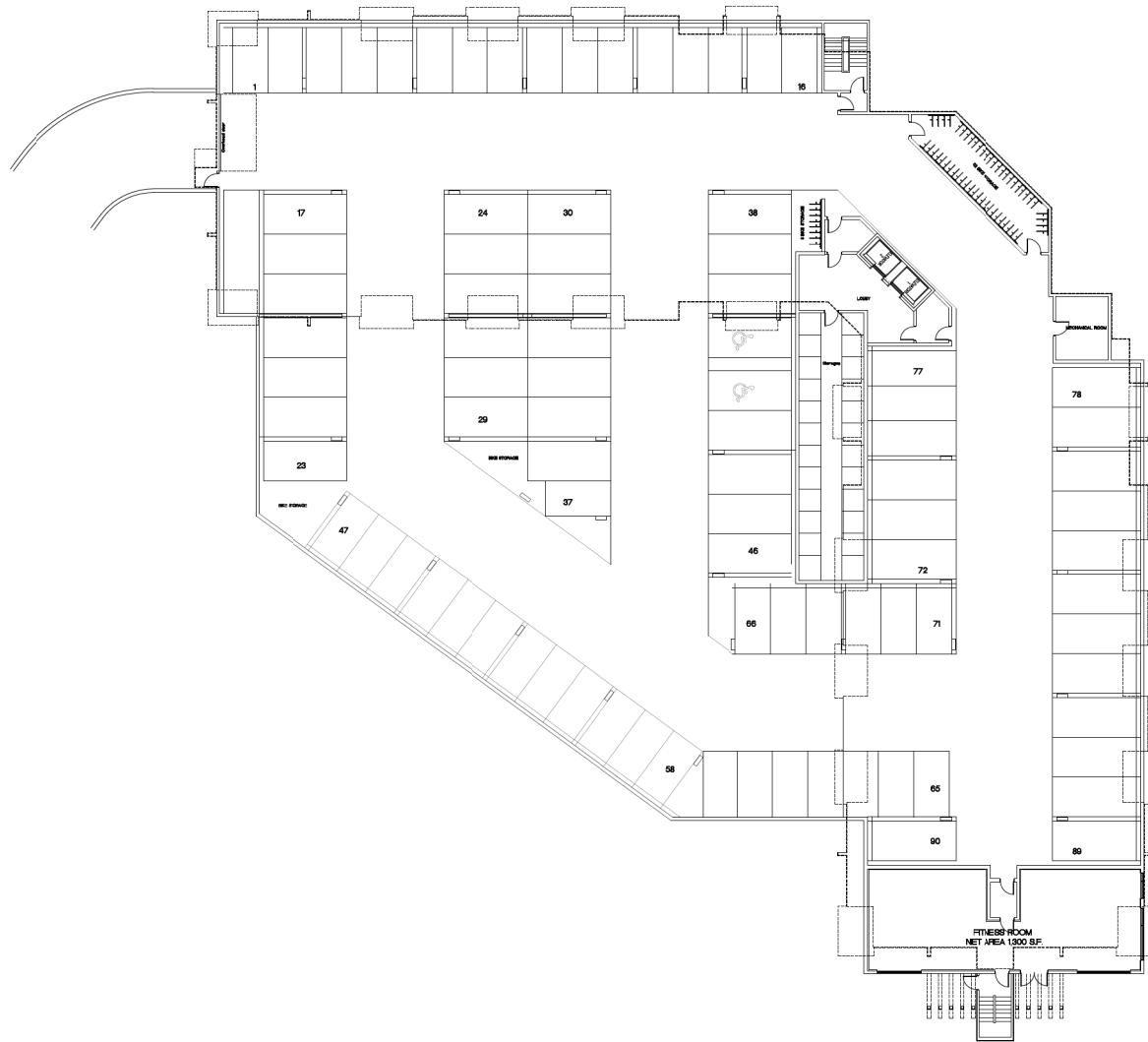
NOTE: This drawing is the property of the architect and is not to be used for any other purpose without the written consent of the architect. It is to be used only for the project and site specified herein. It is to be kept confidential and not to be distributed to the public. It is to be used only for the project and site specified herein. It is to be kept confidential and not to be distributed to the public.	NO. DATE REVISIONS 1 1/2021 2 1/2021 3 1/2021 4 1/2021 5 1/2021 6 1/2021 7 1/2021 8 1/2021 9 1/2021 10 1/2021	 <p><b>D-ARCHITECTURE</b>          6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4          T: 250-933-1991, E: FIRDOUZ@SHAW.CA          DARYOUSH FIRDOUZ ARCHITECTURE INC.</p>	<p><b>PRELIMINARY</b></p>	SEAL  	CONSULTANT LOGO  	SCALE 1/32" = 1'-0" DRAWN CHECKED DATE 12 FEB 21	PROJECT 4961 Songbird Place NANAIMO, BC	CLIENT CEDAR RIDGE HOLDING PROJECT NO. 2755	SHEET TITLE Rutherford Road view	SHEET NO. <b>A4.5</b> PREVIOUS 





North Corner

<small>NOTE:</small> This drawing is an architectural rendering of the proposed development. It is not a contract document. It is for informational purposes only. It is not to be used for construction or other purposes without the written consent of the architect.	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISIONS																													<p><b>PRELIMINARY</b></p> <p>D-ARCHITECTURE          6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4          T: 250-933-1991, E: FIROUZLI@SHAW.CA          DARYOUSH FIROUZLI ARCHITECTURE INC.</p>	<table border="1"> <tr><td>SEAL</td></tr> <tr><td> </td></tr> </table>	SEAL		<table border="1"> <tr><td>CONSULTANT LOGO</td></tr> <tr><td> </td></tr> </table>	CONSULTANT LOGO		<table border="1"> <tr><td>SCALE</td></tr> <tr><td>3/32" = 1'-0"</td></tr> <tr><td>DRAWN</td></tr> <tr><td> </td></tr> <tr><td>CHECKED</td></tr> <tr><td> </td></tr> <tr><td>DATE</td></tr> <tr><td>12 FEB 21</td></tr> </table>	SCALE	3/32" = 1'-0"	DRAWN		CHECKED		DATE	12 FEB 21	<table border="1"> <tr><td>PROJECT</td></tr> <tr><td> </td></tr> <tr><td>4961 Songbird Place NANAIMO, BC</td></tr> </table>	PROJECT		4961 Songbird Place NANAIMO, BC	<table border="1"> <tr><td>CLIENT</td></tr> <tr><td>CEDAR RIDGE HOLDING</td></tr> <tr><td>PROJECT NO.</td></tr> <tr><td>2755</td></tr> </table>	CLIENT	CEDAR RIDGE HOLDING	PROJECT NO.	2755	<table border="1"> <tr><td>SHEET TITLE</td></tr> <tr><td>RENDERING MODEL FOR REVIEW</td></tr> </table>	SHEET TITLE	RENDERING MODEL FOR REVIEW	<table border="1"> <tr><td>SHEET NO.</td></tr> <tr><td>A4.6</td></tr> <tr><td>REVISION</td></tr> <tr><td> </td></tr> </table>	SHEET NO.	A4.6	REVISION	
	NO.	DATE	REVISIONS																																																														
SEAL																																																																	
CONSULTANT LOGO																																																																	
SCALE																																																																	
3/32" = 1'-0"																																																																	
DRAWN																																																																	
CHECKED																																																																	
DATE																																																																	
12 FEB 21																																																																	
PROJECT																																																																	
4961 Songbird Place NANAIMO, BC																																																																	
CLIENT																																																																	
CEDAR RIDGE HOLDING																																																																	
PROJECT NO.																																																																	
2755																																																																	
SHEET TITLE																																																																	
RENDERING MODEL FOR REVIEW																																																																	
SHEET NO.																																																																	
A4.6																																																																	
REVISION																																																																	



RECEIVED  
DP1220  
2021-FEB-16  
CITY OF NANAIMO

NOTE:  
1. THE DESIGN OF THIS PROJECT IS BASED ON THE ASSUMPTIONS AND INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS NOT CONDUCTED ANY FIELD SURVEYING OR INVESTIGATION TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.  
2. THE DESIGNER HAS NOT CONDUCTED ANY FIELD SURVEYING OR INVESTIGATION TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.  
3. THE DESIGNER HAS NOT CONDUCTED ANY FIELD SURVEYING OR INVESTIGATION TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.  
4. THE DESIGNER HAS NOT CONDUCTED ANY FIELD SURVEYING OR INVESTIGATION TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.  
5. THE DESIGNER HAS NOT CONDUCTED ANY FIELD SURVEYING OR INVESTIGATION TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED.

NO.	DATE	REVISIONS
1	12 FEB 21	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		



**PRELIMINARY**  
D-ARCHITECTURE  
6377 CARUS DRIVE, NANAIMO, BC V9Y 1N4  
T: 250-933-1991, E: FIRDOUZI@SHAW.CA  
DARYOUSH FIRDOUZI ARCHITECTURE INC.

SEAL

CONSULTANT LOGO

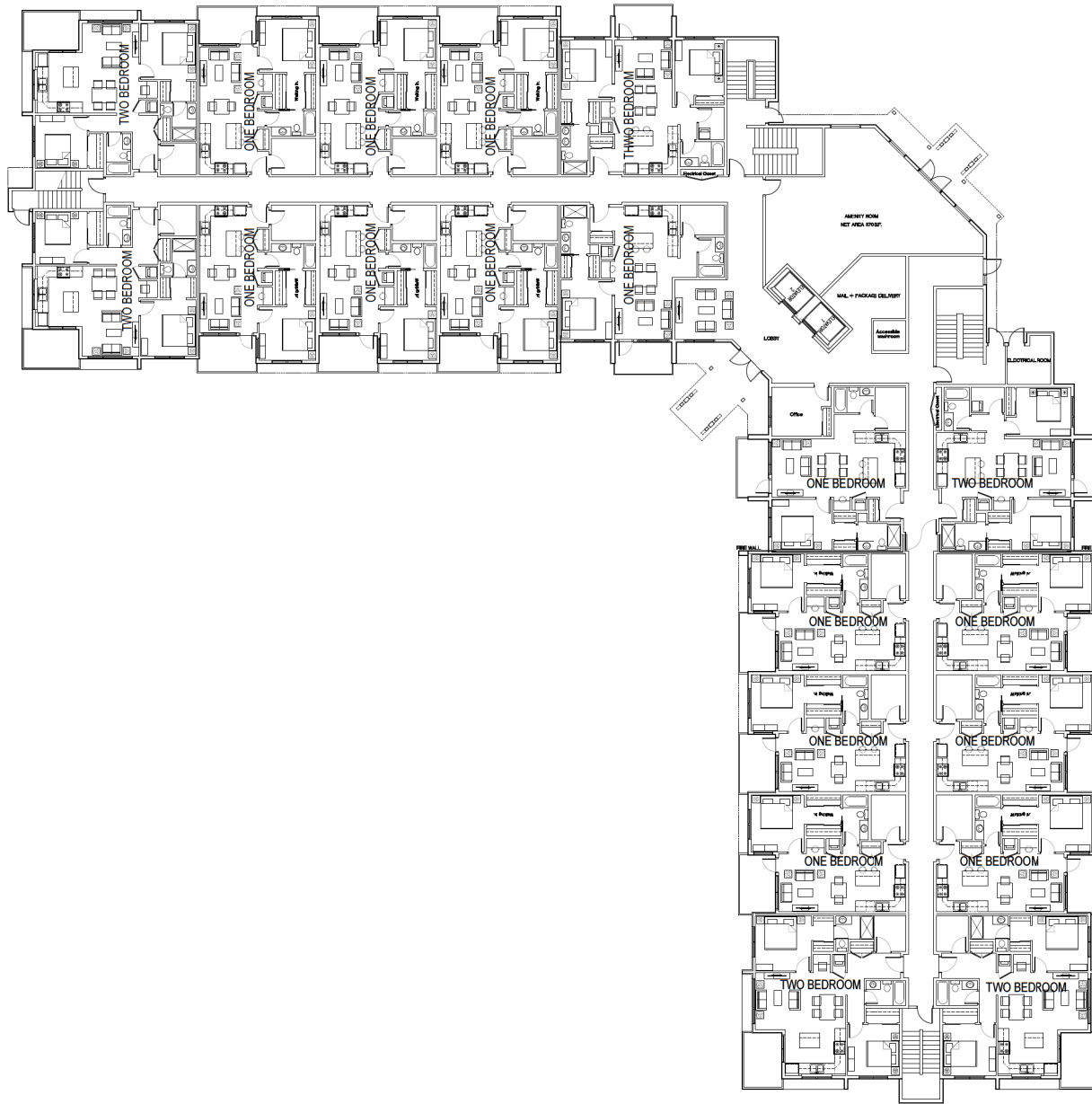
SCALE  
DRAWN  
CHECKED  
DATE: 12 FEB 21

PROJECT  
4961 Songbird Place  
NANAIMO, BC

CLIENT  
CEDAR RIDGE HOLDING  
PROJECT NO. 2755

SHEET TITLE  
UNDERGROUND PARKING

SHEET NO.  
**A2.0**  
DESIGN



RECEIVED  
DP1220  
2021-FEB-16  
CITY OF VICTORIA

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



**PRELIMINARY**

**D+ARCHITECTURE**  
6377 CARUS DRIVE, NANAIMO, BC V9Y 1N4  
T: 250-933-1991, E: FIRDZULI@SHAW.CA  
DARYOUSH FIRDZULI ARCHITECTURE INC.

SEAL

CONSULTANT LOGO

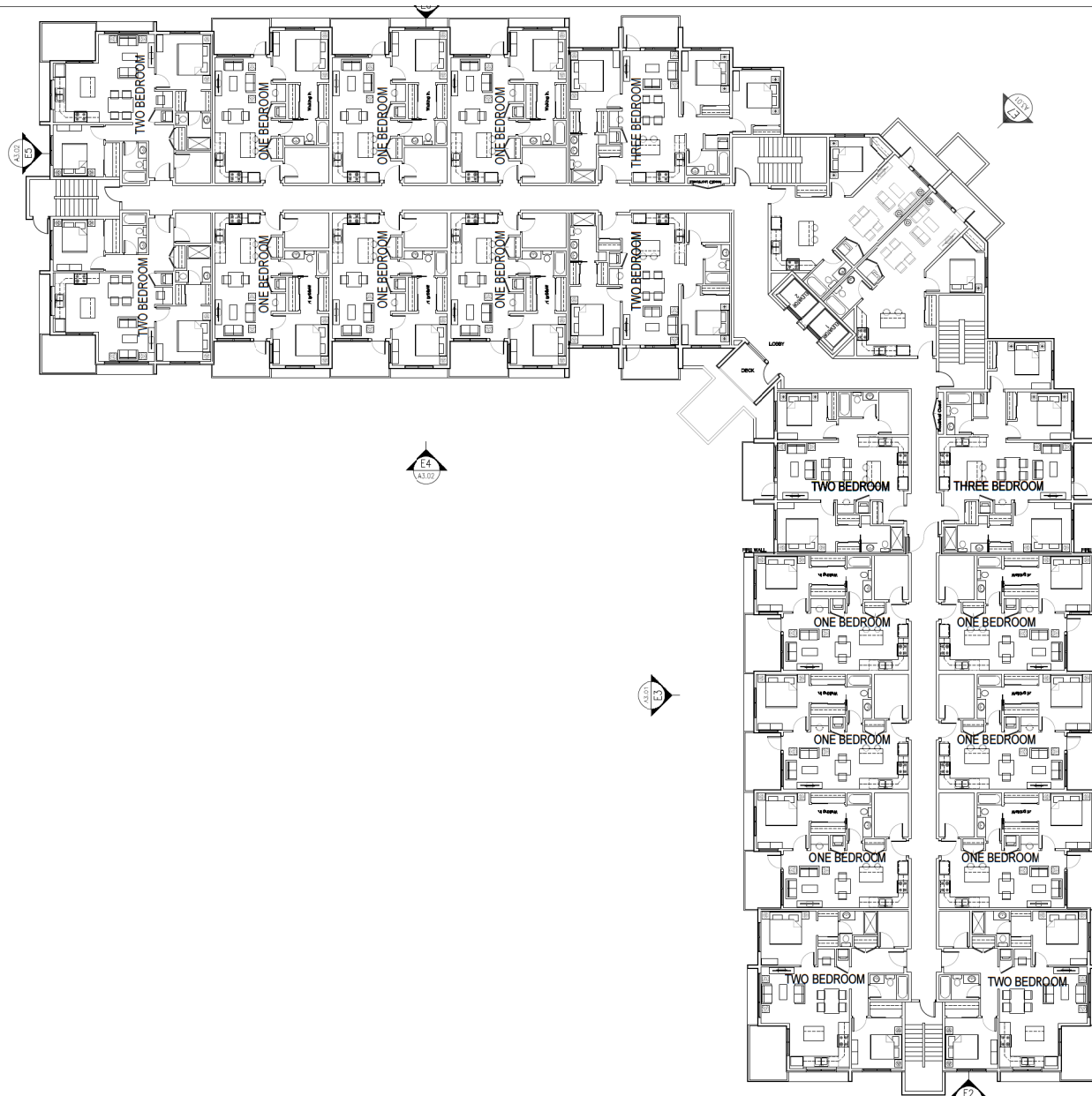
SCALE  
3/32" = 1'-0"  
DRAWN  
CHECKED  
DATE 12 FEB 21

PROJECT  
4961 Songbird Place  
NANAIMO, BC

CLIENT  
CEDAR RIDGE HOLDING  
PROJECT NO. 2755

SHEET TITLE  
MAIN FLOOR PLAN

SHEET NO.  
**A2.1**  
REVISION



NO.	DATE	REVISIONS
1	-	-



**PRELIMINARY**

**D'ARCHITECTURE**  
 6377 CARUS DRIVE, NANAIMO, BC V9Y 1N4  
 T: 250-933-1991, E: FIRDOUZ@SHAW.CA  
 DARYOUSH FIRDOUZ ARCHITECTURE INC.

SCALE

CONSULTANT LOGO

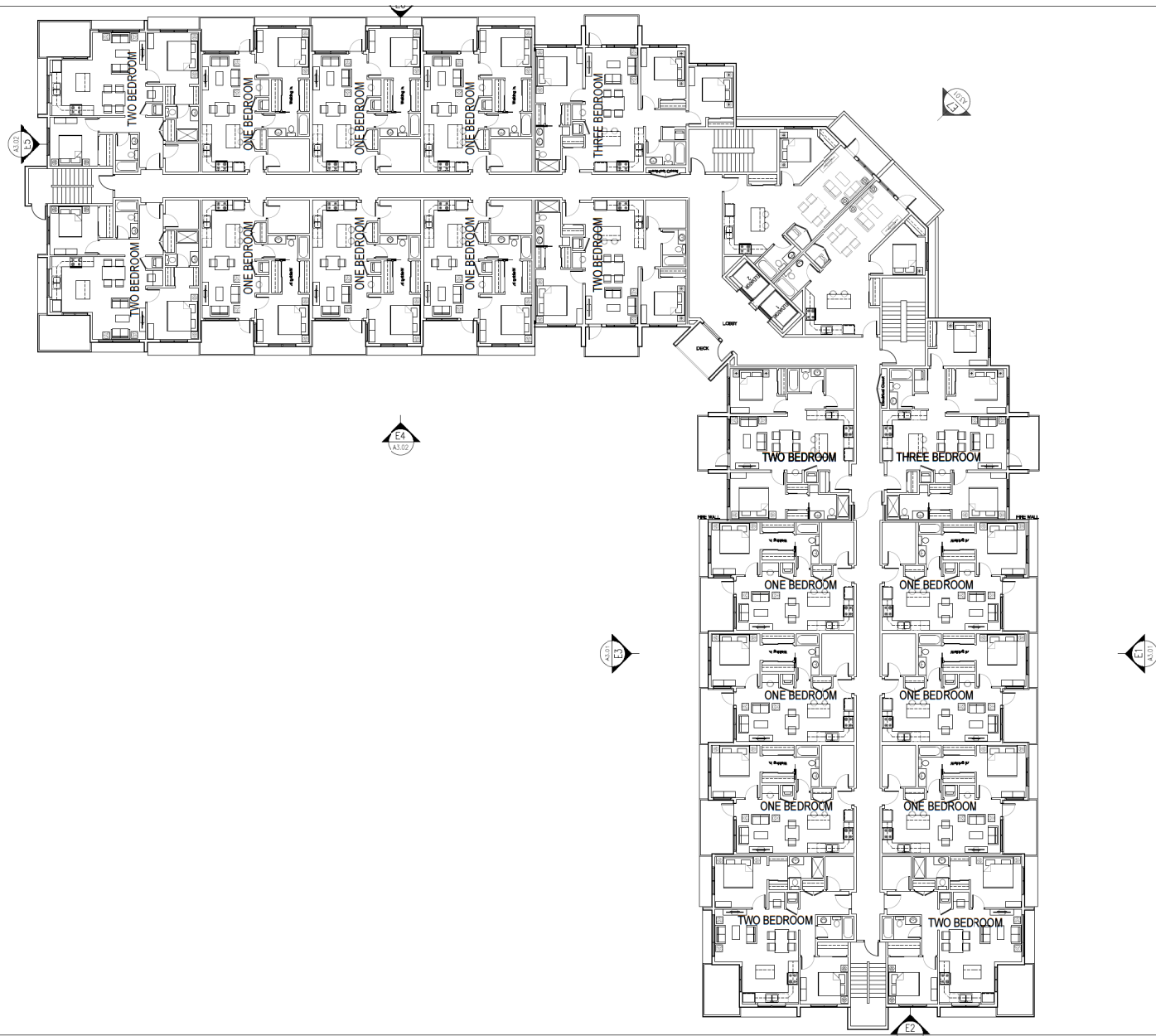
SCALE  
 3/32" = 1'-0"  
 DRAWN  
 CHECKED  
 DATE  
 12 FEB 21

PROJECT  
 4961 Songbird Place  
 NANAIMO, BC

CLIENT  
 CEDAR RIDGE HOLDING  
 PROJECT NO.  
 2755

SHEET TITLE  
 TYPICAL FLOOR PLAN

SHEET NO.  
**A2.2**  
 REVISION  
 —



RECEIVED  
DP-1220  
2021-FEB-16  
CURRENT PLANNING

NO.	DATE	REVISIONS
1	12 FEB 21	1
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		



**PRELIMINARY**

**D-ARCHITECTURE**  
6377 CARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1991, E: FROUZLI@SHAW.CA  
DARYOUSH FROUZLI ARCHITECTURE INC.

TITLE

CONSULTANT LOGO

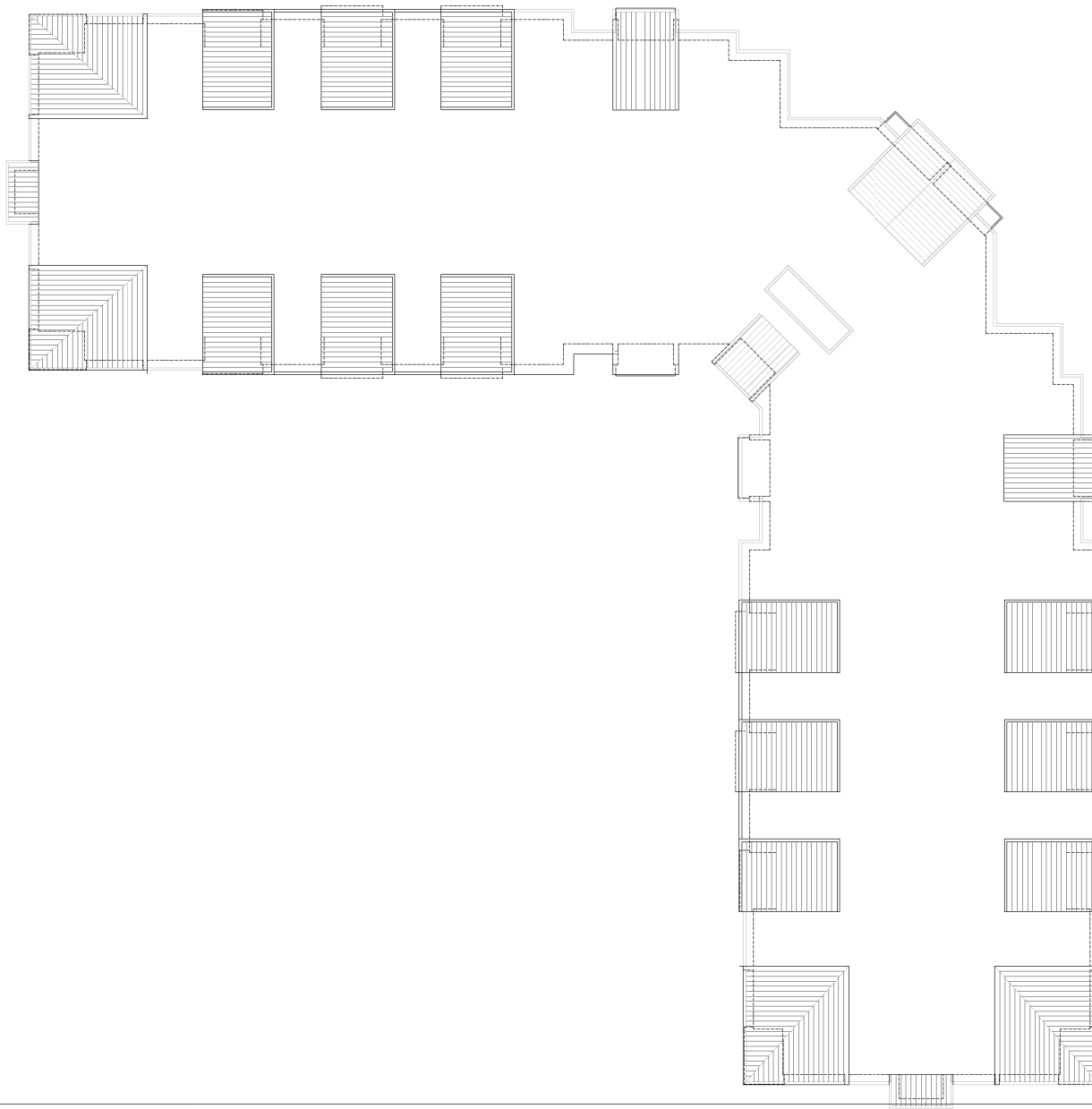
SCALE  
3/32" = 1'-0"  
DRAWN  
CHECKED  
DATE  
12 FEB 21

PROJECT  
4961 Songbird Place  
NANAIMO, BC

CLIENT  
CEDAR RIDGE HOLDING  
PROJECT NO.  
2755

SHEET TITLE  
FIFTH FLOOR PLAN

SHEET NO.  
**A2.3**  
REVISION  
—



RECEIVED  
**DP1220**  
 2021-APR-14  
 Current Planning

NO.	DATE	REVISIONS
1	2	3



**PRELIMINARY**

D-ARCHITECTURE  
 6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
 T: 250-933-1991, E: FIROUZ@SHAW.CA  
 DARYOUSH FIROUZLI ARCHITECTURE INC.

SEAL

CONSULTANT LOGO

SCALE  
 3/32" = 1'-0"  
 DRAWN  
 CHECKED  
 DATE  
 14 APR 21

PROJECT  
 4961 Songbird Place  
 NANAIMO, BC

CLIENT  
 CEDAR RIDGE HOLDING  
 PROJECT NO.  
 2755

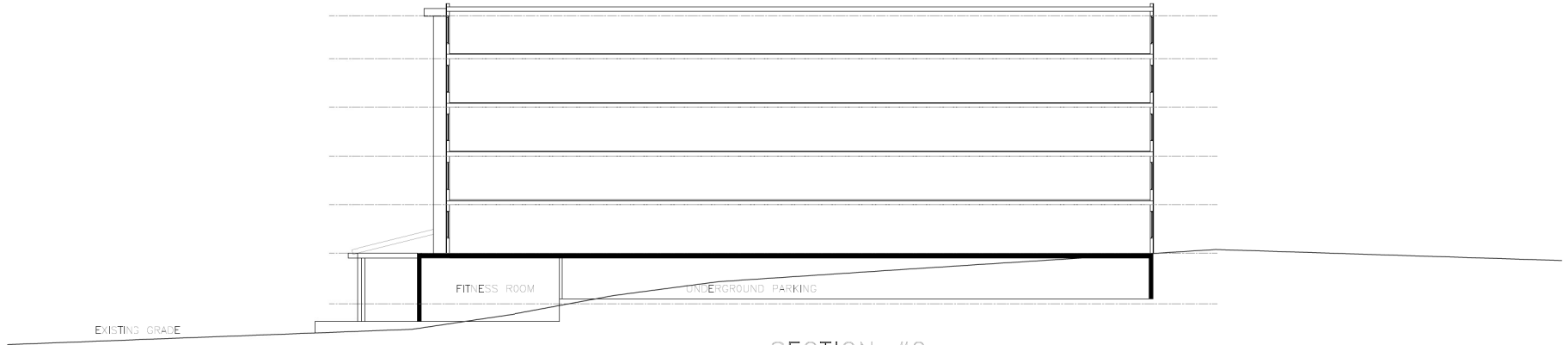
SHEET TITLE  
 ROOF PLAN

SHEET NO.  
**A2.4**  
 DESIGN





SECTION #1



SECTION #2

RECEIVED  
DP-1220  
2021-FEB-16  
CURRENT PLANNING

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



**PRELIMINARY**

**D-ARCHITECTURE**  
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1991, E: FIRDOUZ@SHAW.CA  
DARYDOUSH FIRDOUZ ARCHITECTURE INC.

SEAL

CONSULTANT LOGO

SCALE  
1/32" = 1'-0"  
DRAWN  
CHECKED  
DATE  
12 FEB 21

PROJECT  
4961 Songbird Place  
NANAIMO, BC

CLIENT  
CEDAR RIDGE HOLDING  
PROJECT NO.  
2755

SHEET TITLE  
BUILDING SECTIONS

SHEET NO.  
**A3.3**  
REVISION  
—

## DESIGN RATIONALE

The site is bounded by Rutherford Road to the south, Nanaimo North Town Centre to the west and a condominium to the north. Half of the project site consists of a constructed wetland (Aquaparian, October 24 2018). Much of the riparian vegetation, while impacted by garbage left by encampments, is intact. This garbage will be cleared out and the areas replanted with native plants.

This small wetland, still well vegetated, provides important habitat for upland and aquatic bird species, such as red-winged blackbirds, hummingbirds, aerial insectivores and ducks; amphibians, reptiles and small mammals, both terrestrial and aquatic such as muskrats, raccoon, mice, voles etc. (Aquaparian 2018).

Research (Douglas Tallamy) shows there is a direct link in the decline of common resident bird species due to the lack of insect prey that results from the use of non-native plants in landscape design and installation. Therefore, the design of the planting scheme around the development will reflect the importance of this habitat, and use at least 70% native plants in the design.

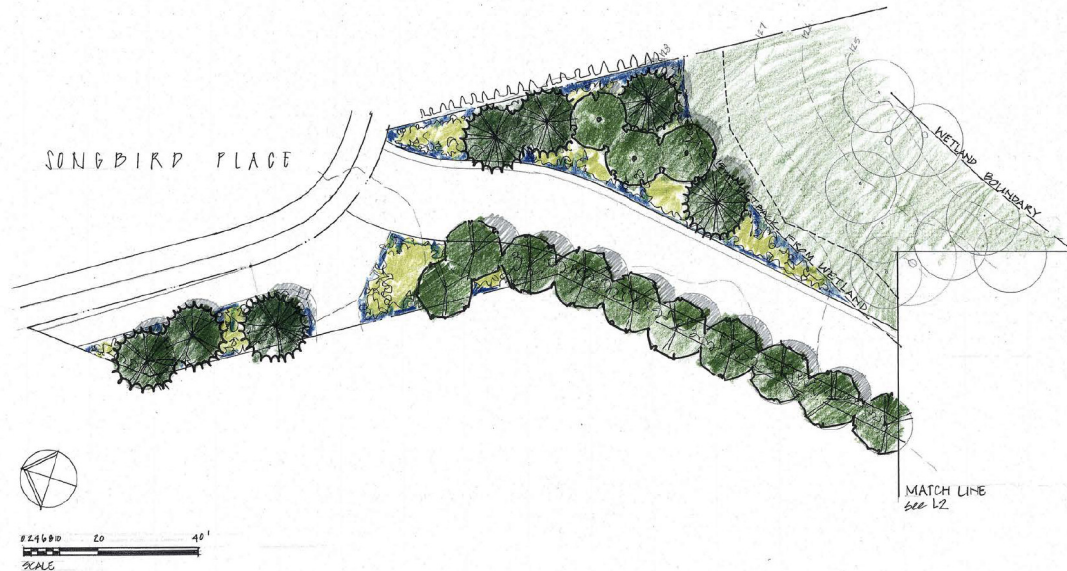
### Landscape Zones

**Rutherford Streetscape.** The proposed scheme will mimic the character of the current street edge of evergreen trees. The native firs, cedar and arbutus will be replaced by trees with narrow growth habits, such as Serbian Spruce and columnar beech. These will provide a visual barrier, while allowing glimpses into and out of the site.

**On the south east corner** of the building an amenity area in the building opens out onto an outdoor seating space, which in turn leads to a bird watching area by the setback to the pond. A small path leads you out to Rutherford Road.

At the foot of the hill, pedestrians can enter the site via a woodland trail past the 'raingarden'. The raingarden is part of the stormwater management plan. This area forms a **mini woodland** area at the corner of the mall entrance and Rutherford. These trees will form a link from the streetscape plantings to the existing arbutus which will remain on the west side of the site.

Vehicles enter the site via Songbird Place. **The tree lined driveway leads to a central garden** of low plants, on the podium with **sidewalks, bollard lights and a seating area**. This area creates a south facing space for neighbours to meet or wait for friends. Evergreen hedges in 2' high planters will provide privacy; for the outdoor living spaces of the ground floor apartments. These patios will have access directly into the entrance gardens.



① Layered, dense plantings ② Diverse plantings ③ Mature trees ④ Water

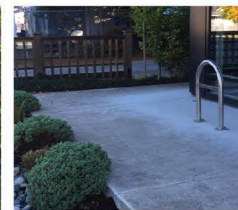
## Design for a bird friendly landscape



Birds of Nanaimo



Bench



Bike Rack



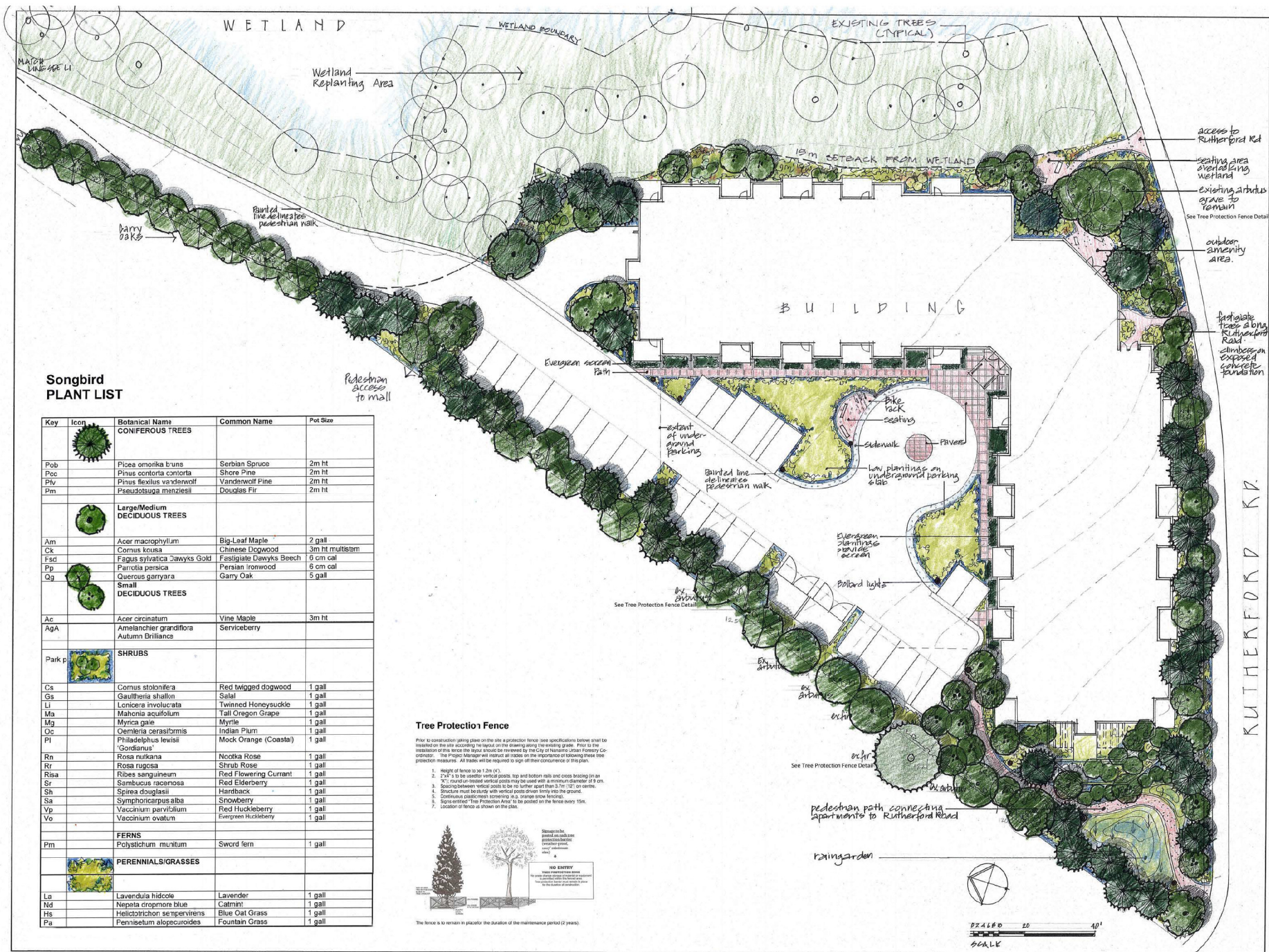
Bollard Lighting

## Site furnishings

RECEIVED  
DP1220  
2021-FEB-05  
COURTESY PLANNING

PROJECT	4961
DATE	24.1.21
ISSUED FOR	DP
DATE	24.1.21
PREP	DESCRIPTION
CONSULTANT	
VICTORIA LAKESFORD	LANDSCAPEARCHITECT
238 Pine St. Nanaimo,	B.C. V9R 2S6
250-754-4335	victoria@island.net
SHEET TITLE	CONCEPTUAL LANDSCAPE PLAN NORTH
SCALE	1/4"=1'-0" DATE 24.1.21
DRAWN	VJD CHECKED
PROJECT NUMBER	Songbird 21
DRAWING NUMBER	L1





**RECEIVED**  
DP1220  
2021-FEB-05

2021.21

DATE	REV	ISSUED FOR	DESCRIPTION

CONSULTANT

**VICTORIA DRAKEFORD**  
LANDSCAPE ARCHITECT

236 Pine St, Nanaimo, B.C. V9B 2S6  
250.764.4235  
victoria@victoriadrf.com

PROJECT  
4961  
SONGBIRD  
PLACE  
NANAIMO  
BC

SHEET TITLE  
CONCEPTUAL  
LANDSCAPE  
PLAN SOUTH

SCALE 1/8"=1'-0" DATE 24.1.21

DRAWN VPD CHECKED

PROJECT NUMBER 01NANBIRD 21

DRAWING NUMBER 12








This aerial map shows a residential neighborhood with a specific parcel highlighted in red. The red-outlined parcel is situated at the intersection of several streets: Songbird Pl to the north, Rutherford Rd to the east, Cedar Ridge Pl to the south, and Mills Rd to the west. The parcel itself is a large, irregularly shaped lot with a mix of trees and open space. Surrounding the parcel are various residential lots, many of which are labeled with house numbers. To the north of the parcel, there is a large parking lot and a building complex. To the east, there is a row of houses along Rutherford Rd. To the south, there is a row of houses along Cedar Ridge Pl. To the west, there is a row of houses along Mills Rd. The map also shows other streets in the area, including Haughan Rd, Ambleswood Ln, and Lakeview Rd. The overall layout of the neighborhood suggests a suburban or rural setting with a mix of residential and commercial development.



 4961 SONGBIRD PLACE