



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

May 13, 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-22.

**4. PRESENTATIONS:**

**a. DEVELOPMENT PERMIT APPLICATION NO. DP1223 - 340 CAMPBELL STREET**

5 - 47

To be introduced by Lisa Brinkman, Planner, Current Planning Section

A Development Permit Application was received from Urban Solutions Architecture on behalf of 340 Campbell Holdings Ltd., for the development of a six-storey multi family building with 163 rental residential units at 340 Campbell Street. The subject properties (to be consolidated) are legally described as Lots 4, 5, 6, and 7, Block 44, Section 1, Nanaimo District, Plan 584.

**5. OTHER BUSINESS:**

**6. ADJOURNMENT:**

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
BOARD ROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2021-APR-22, AT 5:00 P.M.

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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  
L. Brinkman, Planner, Current Planning Section  
K. Berke, Community Development Clerk  
L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:01 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 via Zoom from the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2021-APR-08 at 5:03 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1220 – 4961 Songbird Place

Introduced by Lisa Brinkman, Planner, Current Planning Section

Presentations:

1. Daryoush Firouzli, Architect and principal of Daryoush Firouzli Architecture Inc., presented the project accompanied by Chris Lundy, President of Westmark Construction Ltd. Mr. Firouzli spoke regarding site and



neighbourhood context, and provided an overview of the proposed development, building floor plans and features.

- Songbird Place is to be upgraded as part of the community amenity contribution
  - Exterior building materials include Hardie panel wall and Hardie panel plank in smooth finishes, and wood accent siding
  - Several trees along Rutherford Road and close to the pond are proposed to be retained
  - Proposed variances include: decreasing the front yard setback, increasing the building height and a minor parking variance
  - Rooftop mechanical will be screened as required
  - On-site pedestrian walkways connect to adjacent amenities
2. Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect, presented the landscape plan, and spoke regarding the proposed planting plan, amenity spaces, pedestrian connections, outdoor furnishings and tree retention.
- The landscape design is based on the existing wetland area which will be restored, and mature trees will be retained to support the natural habitat for birds and wildlife
  - Tall columnar trees will be planted to create a screen from the traffic in the southeast corner amenity space
3. Scott Jensen, EIT of Herold Engineering Ltd., provided an overview of the proposed civil site servicing plans and spoke regarding site access, pedestrian access and sidewalks, water service from Songbird Place, existing sanitary sewer and the proposed Storm Water Management Plan.

Panel discussions took place regarding the following:

- Suggested screening for the amenity area facing Rutherford Road
- The possible provision of accessible/adaptable units and spaces
- Infrastructure upgrades (ie streets and sidewalks)
- Pedestrian connections and accessibility
- The importance of the existing wetland area and the use of plant material and trees to retain site conditions
- The materials proposed for the balconies and railings, and ways to soften the building aesthetic
- The main entrance in proportion to the size of the building; and, ways to strengthen/frame the entry design through landscaping/hardscape plan adjustments
- The possibility of locating the garbage enclosure in the underground parking area

It was moved and seconded that Development Permit Application No. DP1220 be accepted as presented with support for the proposed setback and height variances. The following recommendations were provided:

- Consider opportunities for taller plantings in the main courtyard to help frame the entrance;
- Consider using an alternate type of railing for the balconies;
- Consider ways to enhance and increase the prominence of the main entrance; and,
- Consider moving the garbage enclosure to the underground parking area.

The motion carried unanimously.

5. OTHER BUSINESS:

- a) Sky Snelgrove, Steno Coordinator of Legislative Services, spoke regarding meeting protocol and the City's Conflict of Interest Policy. Ms. Snelgrove provided conflict of interest scenario examples, and required meeting procedures when a panel member declares a conflict.
- b) Questions/Comments to Staff:
  - A suggestion was made that the information provided, regarding conflict of interest, be documented and provided to panel members for reference
  - Does the City of Nanaimo have a policy requiring adaptable/accessible units in a development?
  - Panel Member Recruitment Status?
    - Lainya Rowett, Manager, Current Planning, provided that Charles Kierulf's term is extended for one year or until a replacement is found through AIBC. Ms. Rowett will follow up on recruitment for the member-at-large vacancy.

6. ADJOURNMENT:

It was moved and seconded at 6:21 p.m. the meeting be adjourned. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001223 – 340 CAMPBELL STREET

**Applicant / Architect:** URBAN SOLUTIONS ARCHITECTURE LTD.

**Owner:** 340 CAMPBELL HOLDINGS LTD.

**Landscape Architect:** URBAN SOLUTIONS ARCHITECTURE LIMITED – LANDSCAPE ARCHITECTURE

#### SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	DT3 Wallace
<i>Location</i>	The subject property is located on the corner of Wallace Street and Campbell Street.
<i>Total Area</i>	4,044 m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Node Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development
<i>Neighbourhood Plan</i>	Downtown Urban Design Plan and Guidelines
<i>Relevant Design Guidelines</i>	Nanaimo Downtown Urban Design Plan and Guidelines (North Gate precinct) General Development Permit Area Design Guidelines

The subject property consists of four lots which will be consolidated into one parcel. The existing development straddles the four lots and would be removed for the proposed development. The parcels are bound by Wallace Street to the east, Campbell Street to the south, a lane and elementary school to the west, and Tim Horton's to the north.

#### PROPOSED DEVELOPMENT

The applicant is proposing a six-storey building with 163 rental residential units, and underground parking. The first storey will contain 15 live-work units at street level, and the upper storeys will contain a mix of unit types (1, 2, and 3 bedroom units). The subject property is zoned DT3 'Downtown Wallace' which permits a Floor Area Ratio of 2.74 (with a minimum of 75% of the parking underground). A Floor Area Ratio of 2.6 is proposed for the development. The unit composition is as follows:

<i>Unit Type</i>	<i>Number of Units</i>	<i>Unit Size</i>
Studio	32	38m <sup>2</sup> - 42m <sup>2</sup>
Live-work	15	40m <sup>2</sup> - 62m <sup>2</sup>
One bedroom	70	50m <sup>2</sup> - 59m <sup>2</sup>
Two bedroom	38	68m <sup>2</sup> - 88m <sup>2</sup>
Three bedroom	8	94m <sup>2</sup> - 95m <sup>2</sup>
<i>Total</i>	163	

### Site Design

The property is sloped such that six storeys are visible from Wallace Street and five storeys are visible from the lane at the rear. The building is sited to ensure an active and engaging street presence along Wallace Street and Campbell Street. Access to the primary building entrance and lobby is from Campbell Street. A driveway is proposed along the north property line to the underground parking entrance. Each ground level live-work unit contains a covered patio and unit entrance from the sidewalk. The building is sited 10m from the property line at the rear (lane), and within this area is a covered seating area, children's play area, garden boxes, picnic tables, and pedestrian access to the interior common courtyard on the second storey of the building.

#### Staff Comments:

- The site design allows for active street frontages along Campbell Street and Wallace Street, and outdoor common amenities at the rear for residents.
- Consider a more direct pedestrian connection from the rear of the building to the Campbell Street sidewalk.

### Building Design

The building is six storeys in height with the sixth storey stepped back to reduce the massing of the building. Along the Wallace Street elevation, the building is further articulated with a recessed centre bay at the midpoint. The primary exterior façade material is fibre cement siding, with brick at the base of the building, and metal and wood accents. The live-work units along Wallace Street and the driveway have generous glazing, canopies, and access from the sidewalk level. The first storey along Campbell Street also contains generous glazing for the amenity room and building entrance. The building is U-shaped to allow for an interior courtyard on the second storey. An indoor bicycle parking room is accessed from the lobby area. Two levels of underground parking are proposed, one level at the rear of the first storey with one level fully underground, which is accessed by an internal ramp within the parking garage. The garbage/recycling/organics storage room is proposed within the parking garage.

#### Staff Comments:

- The site and building design addresses many of the design guidelines in the 'Downtown Urban Design Plan and Guidelines', such as providing a defined building base (with brick, generous glazing and canopies at street level), stepping back the upper storey, and providing several outdoor amenity features for the residents.
- Provide information regarding the floor plan for all unit types in the building, and consider incorporating more outdoor balconies for the units, rather than Juliet balconies.

### Landscape Design

Along Campbell Street, the plantings will step down to the street in terraces of mixed trees, shrubs, ornamental grasses and groundcovers. Along Wallace Street, the ground level live-work units have planting beds integrated into the front entries. The north property line is proposed to be landscaped with a 1.2m high black chainlink fence, trees and mixed plants.

The common outdoor amenity area is landscaped with a pedestrian path and lawn, and the lawn area is 148m<sup>2</sup> in size. The patios facing the interior courtyard are defined with planters. The amenity area along the lane contains garden boxes and picnic tables and is landscaped with trees, shrubs, pavers, and grass crete. The children's play area is enclosed on two sides with 1.8m high black metal fencing, and the picnic table area also has black metal fencing along the lane.

- Provide more details regarding the form and character of the accessory building (that contains the landscape storage and covered seating).
- Consider a black wrought iron fence, rather than chainlink, along the north property line, and site this fence to be 3m from the front property line.
- Provide details regarding the proposed lighting for the outdoor amenity areas and the driveway area to the underground parking.
- Consider more vegetation and interest (i.e. play structure) within the courtyard area.
- Consider incorporating a small enclosed outdoor dog park as an amenity.
- Provide information regarding the height and materials of all proposed retaining walls.

## **PROPOSED VARIANCES**

### *Building Height*

The maximum allowable building height is 14m, the proposed building height is 18.82m, a proposed variance of 4.82m.

### *Setback Variance for Accessory Building*

The required setback for the accessory building is 1.5m from the rear property line (lane), and the proposed setback is 0m.

### *Parking*

A maximum of 40% (40 spaces) of the required off-street parking spaces (101 spaces are required) may be reduced in size to accommodate small cars. The applicant is proposing that 65% (64 spaces) of the required off-street parking be small car spaces, a variance of 25%.

## Architectural Design Rationale

### Site Plan Concept

The Site Plan Concept supports the North Gate urban design strategies for the vision of Wallace Street, through the development of pedestrian-oriented, street-fronting built-form along the required 3m setbacks (on Wallace St, and Campbell St.), with all parking located below-grade.

Along Wallace St., the Project develops an activated urban street-approach enhancing the pedestrian experience together with supporting cycling uses, as envisioned by the Area Plan. Along the steeply graded Campbell St., the Project continues to support the pedestrian experience and expresses an enhanced terraced-landscaped edge experience which works with both the steep-slope and the building rhythm. Along the west Lane, the Project is set back to allow a landscaped buffered edge to the School, and to allow central landscaped courtyard for occupants of the building. To the north, in keeping with it's activated urban street-approach, the building is set back to create an "internal driveway access street" with ground-oriented Live-Work Units and units facing the north PL.



View into Courtyard and Outdoor Amenity Areas



North Internal Driveway and Wallace Street



View of Campbell and Landscape along Rear Lane

## Architectural Design Rationale

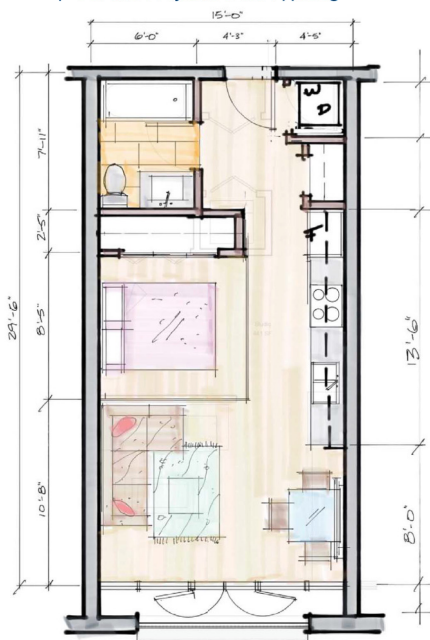
### Programs & Function

To support the “North Gate” Area Plan, the Project is proposed as Multi-Family Rental Residential offering a range of units’ types and sizes, from Studio Units, to One, Two, and Three Bedroom Units. All Units are designed with variations to accommodate the needs of a wide range of rental occupants, such as families, urban professionals, students, and others. Unique to this Project, are the street-oriented Live Work Units which will serve those whom wish to live and/or work in an urban unit. These units will support urban professionals and aid in animating the pedestrian level of Wallace Street.

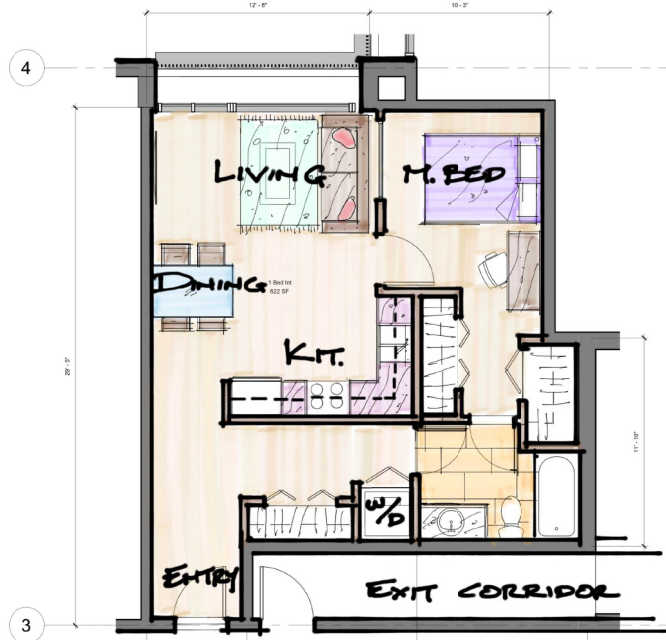
Supporting the Residential Units is the “Landscaped Courtyard” amenities. All residents will have communal access to the Landscaped Courtyard space which is programed to include: Children’s Play area, a covered Amenity area, outdoor seating, urban agriculture, and a large central open green space. (See Landscape Drawings).

To support the Project’s commitment to cycling, the Bike Room complete with racks is directly accessed from the Main Entry Lobby. Adjacent to the Lobby is the Building’s Amenity Room, offering residents an interior space to further support socialization.

Example of the Project’s Unit Typologies:



Unit Type A Studio



Unit Type D 1 Bedroom Internal



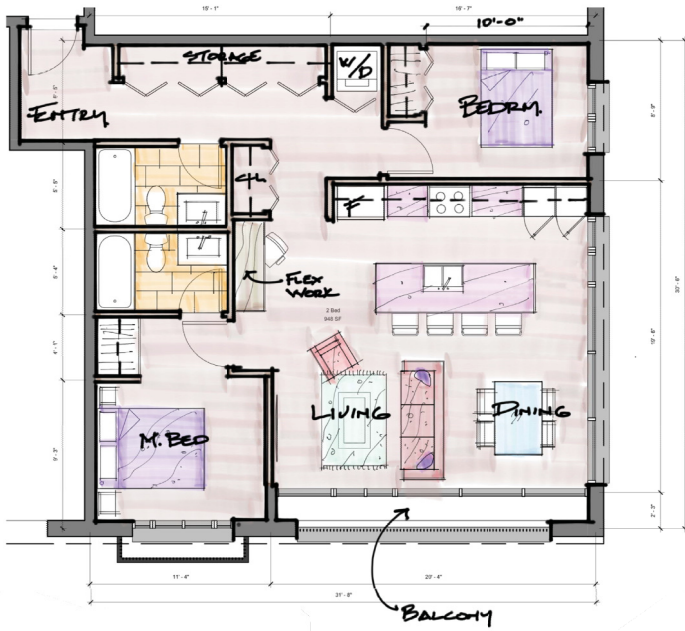
Unit Type C 1 Bedroom + Den



# Architectural Design Rationale

## Programs & Function

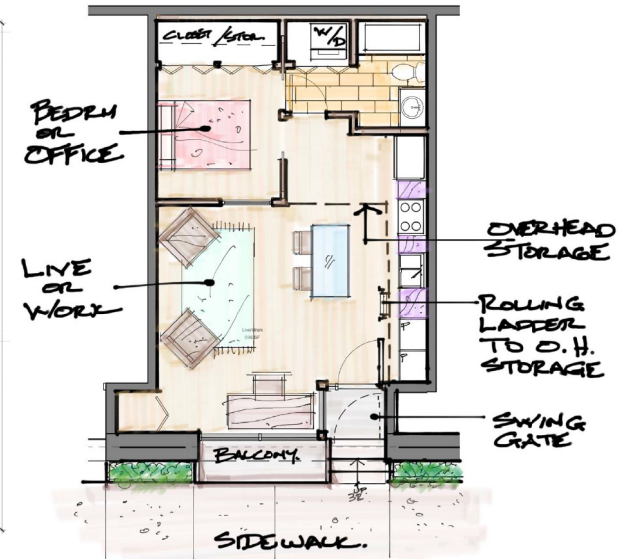
All units have in-suite; Washer/Dryer, Storage/Storage Closets, code compliant accessible WC, access to daylight and fresh-air through operable doors to Juliet Balconies.



Unit Type F Two Bedroom



Unit Type H Three Bedroom



Unit Type Live/Work



## Architectural Design Rationale

### Form of Development

The 6 storey Residential Building is shaped to respond to the street-edges and to provide optimal unit arrangements to enhance views, daylight, and livability for all units. To further enhance and optimize livability of the units, the form is organized around an central, open landscaped exterior courtyard, programed with common-accessed landscaped areas and amenities. The overall form responds to the North Gate policy guidelines by fronting the main streets, and stepping back at the 6<sup>th</sup> Floor, providing a lower 5<sup>th</sup> floor “shoulder” to lower the appearance of the massing. Along the Wallace St. elevation, the façade massing is further visually articulated by the provision of a recessed center bay at the building’s mid-point. Proportions of the façade openings, materials, and “Juliet balconies” provide a controlled architectural rhythm and scale to the façade.

Vertically, the massing is organized in a “tri-partite” manner with a base (expressed with masonry, street-level canopies and high glazed bays of the Live Work Units), middle (expressed as the main façade), and top (expressed with the recessed 6<sup>th</sup> Floor and soffited roof overhangs).

The Building’s response to the sloped site is expressed through the transitions of the building’s base. The base’s bay rhythms transition from the high glazed bays along Wallace St., and continue up the sloped (along Campbell St to the south, and the building’s North Elevation), to bays which respond to the slope and building’s functions.

Completing the urban animated edges, the Project’s north driveway, acts as an “interior street” and allows Units to be fully expressed while functioning as the main vehicle access to the Project’s concealed structured parking levels.

### Architectural Character

The Project’s character expresses a contemporary style of contextual urbanism, abstractly integrating elements of Nanaimo’s historical roots. The building form incorporates architectural character elements to “ground” the building to its site, and to support the North Gate Area Plan’s goals of developing pedestrian-oriented activated urban street edges. Street-level character elements include the use of brick masonry, street-level canopies and high glazed bays of the street fronting Live Work Units. Relating to the Building’s base, the main façade character is expressed through the proportions of the façade openings, and the expression of “Juliet balconies” provided in a controlled architectural rhythm and scale to the façade. The overall character composition is reminiscent of the urban-responsive masonry buildings from Nanaimo’s early downtown (circa 1890 to 1920’s).

As such, the overall character draws inspiration from Nanaimo’s past in the following ways:

- Use of brick masonry: reminiscent of Nanaimo’s early downtown and other significant heritage structures
- Use of architectural metals: reminiscent of Nanaimo’s rail and coal heritage
- Use of timber & wood: reminiscent of Nanaimo’s lumber heritage
- and Use of Wood with Structural Steel: reminiscent of Nanaimo’s historic railway trestles and industrial past.



**City of Nanaimo**  
 co/ Planning & Development  
 455 Wallace St., Nanaimo, B.C.  
 V9R 5J6

April 11, 2021

**Attention: Ms. Lisa Brinkman MCIP,RPP, Planner,**

email: Lisa.Brinkman@nanaimo.ca

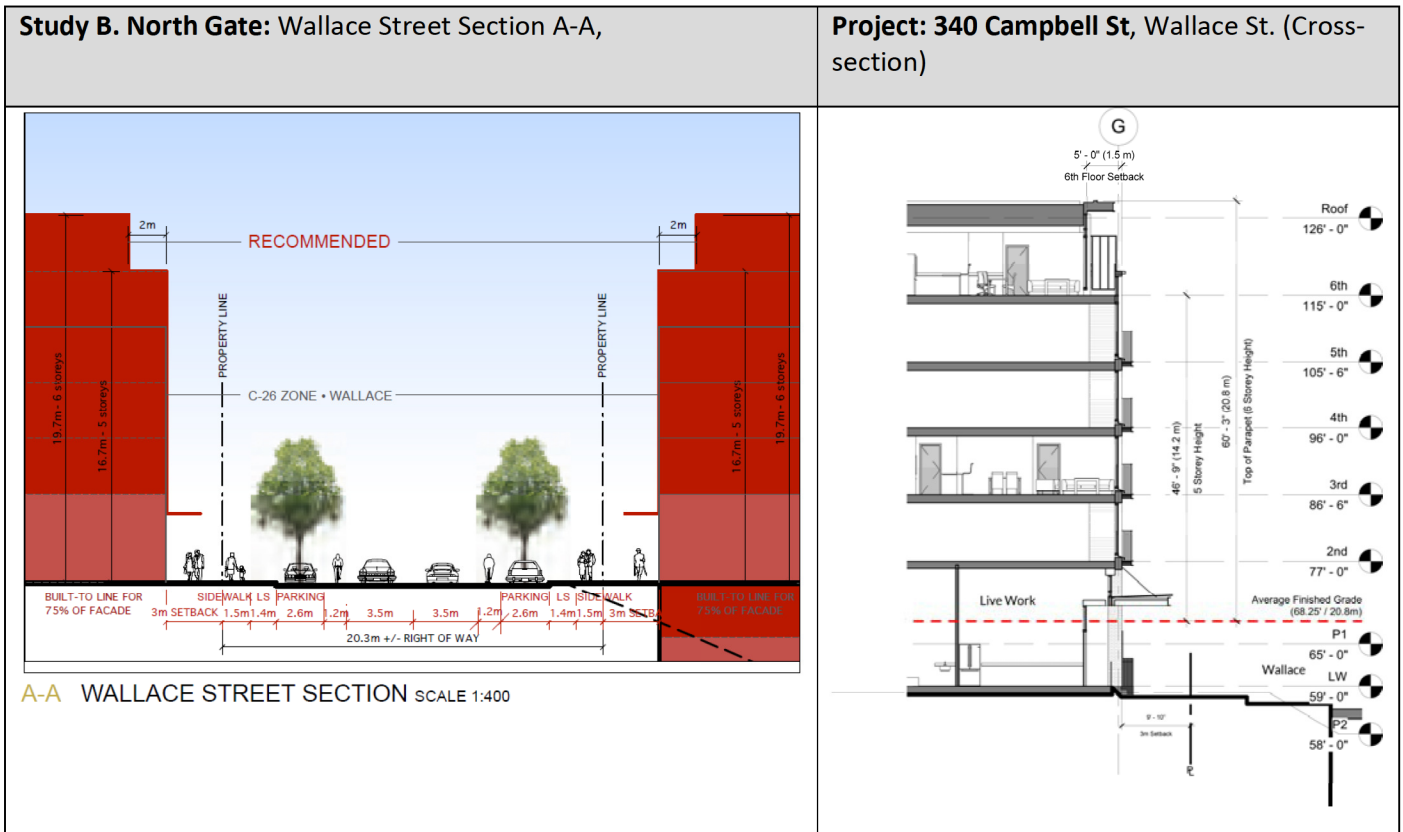
**Re: DP Application for 340 Campbell St., - Height Variance Rationale Request**

Dear Ms. Brinkman,

Urban Solutions Architecture Ltd. (USAL) seeks a height variance from the site’s current DT-3 maximum allowable height of 14m (45.94ft) from Average Finished Grade as per section 11.7.1 of the City’s Zoning Bylaw 4500 to a proposed height of 18.36m (60.25ft) to “Top of Parapet” as noted on our DP submission submitted March 17, 2021.

**Rationale:**

The proposed 340 Campbell St Project complies with the intent of the recommendations of the **City of Nanaimo’s Study B. North Gate** plan as outlined on page 21 and 22 within the **Nanaimo Downtown Urban Design Plan & Guidelines**. The proposed Project’s Wallace St. (East Elevation and Cross-section) is in conformance to the City’s diagrammatic Wallace Street Section A-A, and is demonstrated in the following diagram and table.



Land-use Planning Architecture Building Ecology Project Management  
 6189 Elm Street, Vancouver, BC, Canada, V6N 1B2  
 Ph.: (604) 261-6106 Fax: (604) 261-6103  
 Email: urbansolutions@telus.net  
 Website: www.urbansolutionsarch.ca

**RECEIVED**  
**DP1223**  
**2021-APR-14**  
 Current Planning

Variance Comparison Table:				
Item:	City's Zoning Bylaw 4500 Current DT-3	Study B. North Gate Plan	Project: 340 Campbell St, Wallace St. (Cross-section)	Variance Requested: (Y/N) Variance Rationale (if requested)
Setback from Property Line	3m	3m	3m	None
% of Façade (Built to Line)	75%	75%	75%	None
Height to 5 <sup>th</sup> Storey	N/A	16.7m (54.80ft)  *Guideline only	14.2 m (46.75ft)	None
Height to 6 <sup>th</sup> Storey	14m (45.94ft)	19.7m (64.64ft)  *Guideline only	18.36m (60.25ft) to Top of Parapet,	<b>None to Study B. North Gate Plan</b>  <b>Variance requested to Zoning Bylaw DT-3,</b> due to site specific conditions of existing slope variations of the site, and establishment of the 2 <sup>nd</sup> Floor/ Courtyard Level to be established at the west Lane level, allowing the Project to conceal the U/G Structured Parking levels.  Additional Height required at roof / roof parapet to permit insulation requirements of BC Building Code's Energy Requirements.
Setback at 6 <sup>th</sup> Floor	N/A	2m (6.4ft) Recommended only	1.5m (5ft) actual	None

We would appreciate your advice at your earliest convenience. If you have any questions, please do not hesitate to contact me.

Sincerely,

**URBAN SOLUTIONS ARCHITECTURE LTD.**

**Donald Yen Architect AIBC**

Principal

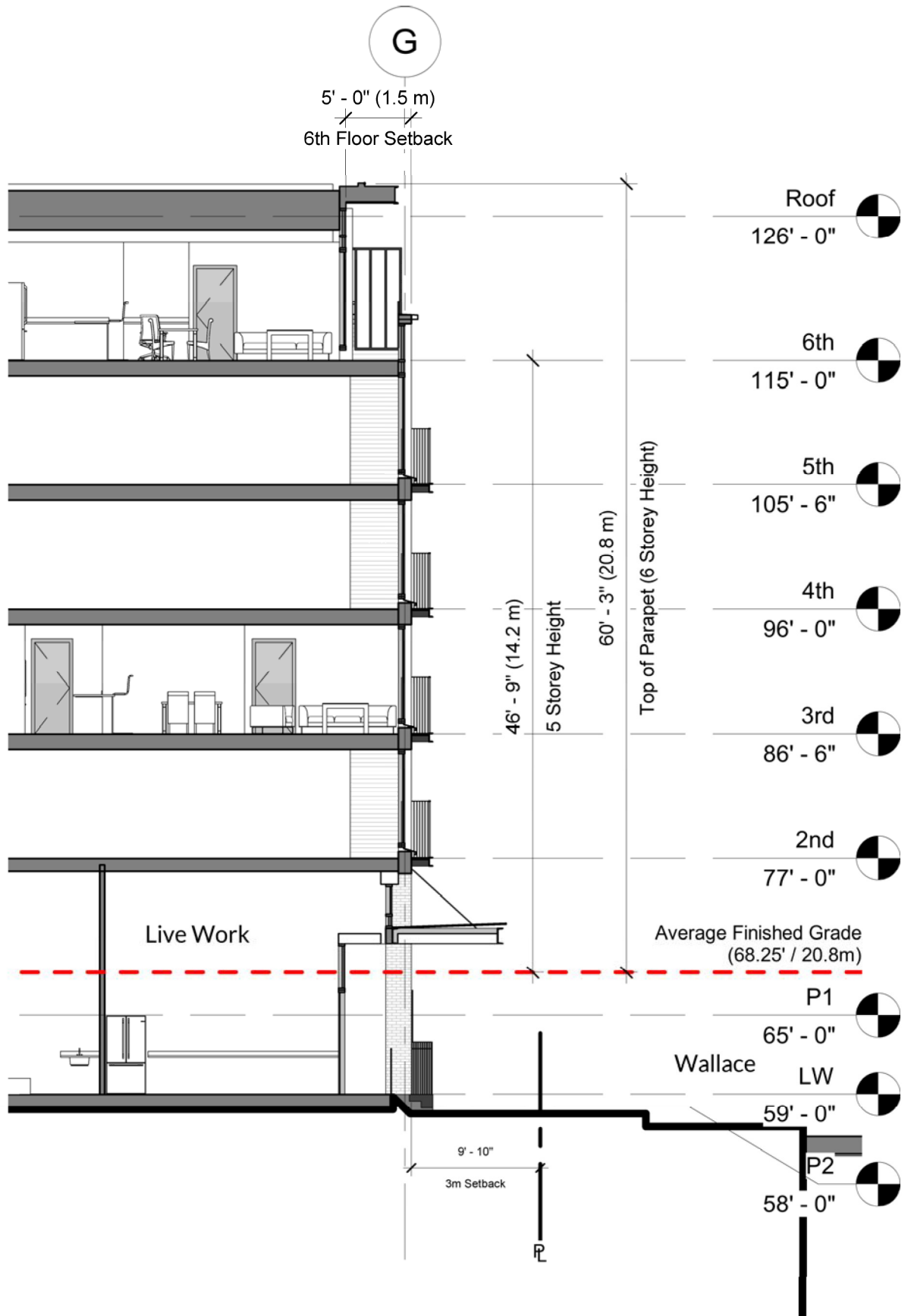
Cc, *Myron Calof, Owner*

*Paul Williams, Owner*

*Attachments: Wallace Street Section, dated April 11, 2021*

**U R B A N  
S O L U T I O N S  
A R C H I T E C T U R E  
L I M I T E D**

Land-use Planning Architecture Building Ecology Project Management  
6189 Elm Street, Vancouver, BC, Canada, V6N 1B2  
Ph.: (604) 261-6106 Fax: (604) 261-6103  
Email: [urbansolutions@telus.net](mailto:urbansolutions@telus.net)  
Website: [www.urbansolutionsarch.ca](http://www.urbansolutionsarch.ca)





### Context Existing Site

The Site has a 264 ft frontage along Wallace Street, with a steeply sloped, 165 ft frontage along Campbell Street. The Site is located in the City's "North Gate" Area Plan and is situated as the northern gateway to Downtown. The existing context is composed of the "Tim Horton's strip-retail" and surface parking to the immediate north, low-rise commercial with surface parking to the west-side of Wallace St, two & three storey office buildings to the south, and the Ecole Pauline Harper Elementary School to the west.

### Context Campbell Street



### Context Aerial



### Context Wallace Street





# 340 Campbell Nanaimo



340 Campbell St. brings pedestrian oriented, street-activated urbanism to Nanaimo's North Gate Downtown community. By placing people and cycling first, the Project supports Nanaimo's goals of providing highly-livable rental housing, and street oriented Live Work units in this vital urban location. The form, massing and design approach is a modern interpretation of a responsive "downtown urban form", reminiscent of Nanaimo's past, considered for today's lifestyles, yet planned for resilience for the future



# CONTEXT MAP

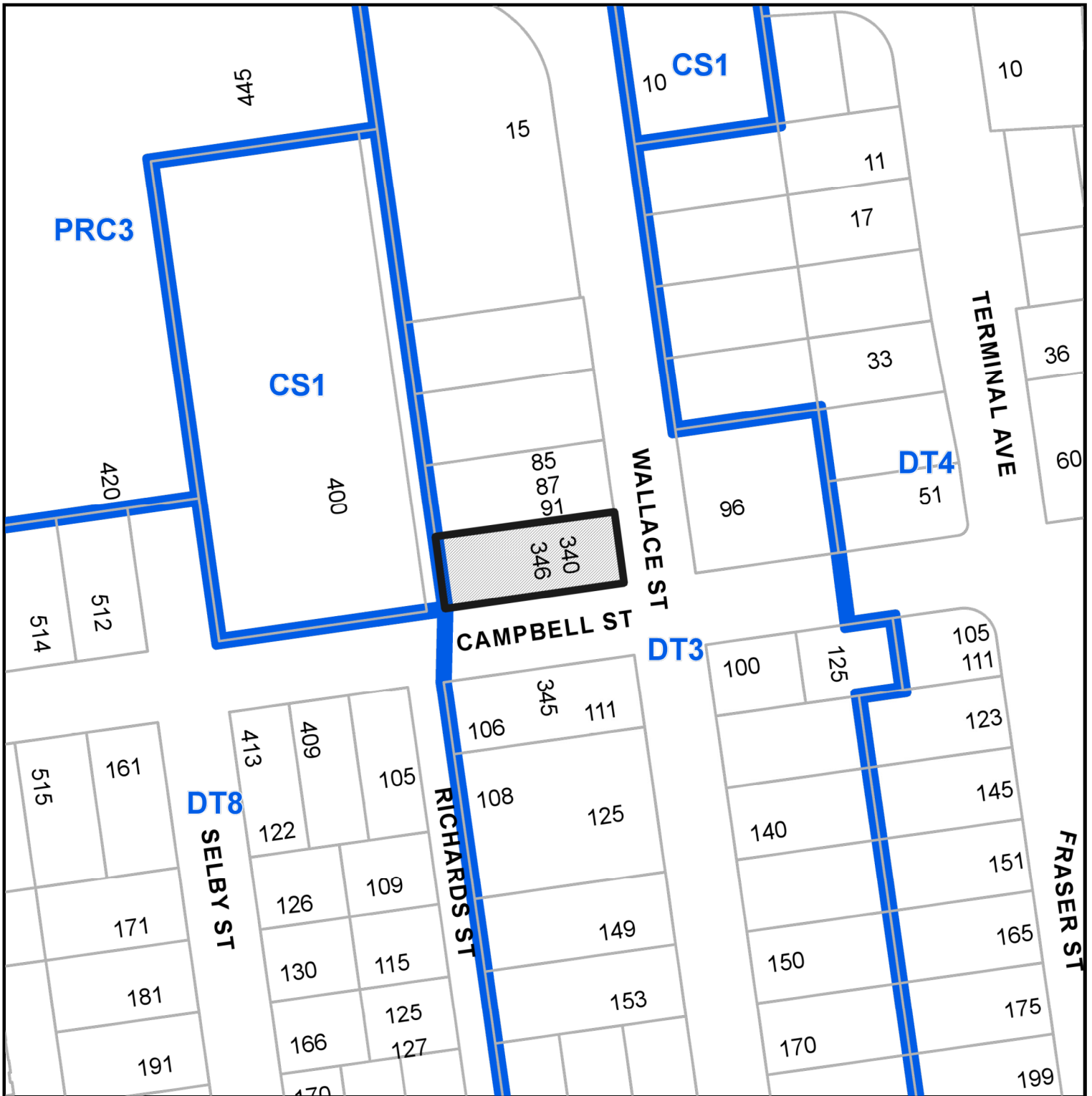


DEVELOPMENT PERMIT APPLICATION NO. DP001223



340 CAMPBELL STREET

# LOCATION PLAN



## DEVELOPMENT PERMIT NO. DP001223



**Subject Property**

CIVIC: 340 CAMPBELL STREET

LEGAL: LOTS 4, 5, 6, & 7, BLOCK 44, SECTION 1, NANAIMO DISTRICT, PLAN 584



## Project Statistics

**Address:** 340 Campbell Street  
**Legal Description:** LOTS 4, 5, 6 AND 7, BLOCK 44, SECTION 1, NANAIMO DISTRICT, PLAN 584  
**Site Area:** 43,530 sf (4044 m<sup>2</sup>)  
**Existing Zoning:** DT-3

**Average Finished Grade (outermost corners of building):**

	(ft.)	(m.)
NW Corner:	65.0	19.8
NE Corner:	56.3	17.1
SE Corner:	59.0	18.0
SW Corner:	73.3	22.3
Courtyard S Corner:	78.0	23.8
Courtyard N Corner:	78.0	23.8

**Average Finished Grade:** 68.25' 20.80

**Height Above Average Finished Grade:**

	(ft.)	(m.)
Top of Parapet:	60.25'	18.36
Top of Elevator Overrun:	61.75'	18.82

**Setbacks:**

	Minimum Setback		Proposed Setback	
	(ft.)	(m.)	(ft.)	(m.)
East - Wallace (Front):	9'-10"	3.0	9'-10"	3.0
West-Lane (Rear):	32'-10"	10.0	32'-10"	10.0
North-Flanking Side:	9'-10"	3.0	32'-10"	10.0
South-Campbell(Side):	0'-0"	0.0	9'-10"	3.0

### List of Drawings

#### Architectural:

A-0.0 Project Stats  
A-0.1 Legal Survey  
A-0.2 Existing Site Context  
A-0.3 Design Rationale Site Plan Concept  
A-0.4 Design Rationale Programs and Function  
A-0.5 Design Rationale Programs and Function  
A-0.6 Design Rationale Form and Character  
A-0.7 Design Rationale Form and Character  
A-1.0 Site Plan/Roof Plan  
A-2.0 Parking Layout P2  
A-2.1 Parking Layout P1/Ground Floor Plan  
A-2.2 Second Floor/Courtyard Level  
A-2.3 Typical Floors 3/4/5  
A-2.4 6th Floor  
A-3.0 Elevations  
A-3.1 Elevations  
A-3.2 Elevations  
A-3.3 Elevations  
A-3.4 Contextual Elevations  
A-4.0 Sections  
A-5.0 Shadow Study  
A-6.0 Rendered Perspectives  
A-6.1 Rendered Perspectives  
A-6.2 Rendered Perspectives  
A-6.3 Rendered Perspectives  
A-6.4 Rendered Perspectives  
A-6.5 Rendered Perspectives  
A-6.6 Rendered Perspectives  
A-6.7 Rendered Perspectives  
A-6.8 Rendered Perspectives  
A-6.9 Rendered Perspectives

#### Landscape:

LA-1.0 Landscape Design Rationale  
LA-1.1 Landscape Plan



### Building Area:

Level	Gross Floor Area		Wall Thickness (Excluded)		Lobby (Excluded)		Service Rooms (Excluded)	
	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>	ft <sup>2</sup>	m <sup>2</sup>
1	11,422	1,061.1	872	81.0	1,595	148.2	17	1.5
2	22,278	2,069.7	820	76.2	-	-	17	1.5
3	22,326	2,074.1	830	77.1	-	-	17	1.5
4	22,326	2,074.1	830	77.1	-	-	17	1.5
5	22,326	2,074.1	830	77.1	-	-	17	1.5
6	19,004	1,765.5	750	69.7	-	-	17	1.5
<b>Total</b>	<b>119,682</b>	<b>11,118.7</b>	<b>4,932</b>	<b>458.2</b>	<b>1,595</b>	<b>148.2</b>	<b>100</b>	<b>9.3</b>

	(ft <sup>2</sup> )	(m <sup>2</sup> )
Gross Floor Area:	119,682	11,119
Net Floor Area: (GFA - Exclusions)	113,055	10,503
<b>Proposed FSR:</b>	<b>2.60</b>	

### Unit Breakdown:

Level	Studio	Live/Work	1 Bed Internal	1 Bed	1 Bed + Den	2 Bed	2 Bed Internal	2 bed + Den	3 Bed	Total
1		15								15
2	6		2		16	2	2		2	30
3	6		2	4	8	6	2		2	30
4	6		2	4	8	6	2		2	30
5	6		2	4	8	6	2		2	30
6	8				10		4			28
<b>Total</b>	<b>32</b>	<b>15</b>	<b>8</b>	<b>22</b>	<b>40</b>	<b>24</b>	<b>10</b>	<b>4</b>	<b>8</b>	<b>163</b>
<b>Total %</b>	<b>20%</b>	<b>9%</b>	<b>5%</b>	<b>13%</b>	<b>25%</b>	<b>15%</b>	<b>6%</b>	<b>2%</b>	<b>5%</b>	<b>100%</b>

Total Units: 163

### ARCHITECTURAL & LANDSCAPE

URBAN SOLUTIONS ARCHITECTURE LTD.

Contact: Donald Yen, Architect  
Keith Ross, Landscape Architect  
6189 Elm Street  
Vancouver, BC  
Phone: 604-261-6106  
Email: admin@urbansolutions.ca

### MECHANICAL + ENERGY MODEL

AB CONSULTING

Contact: Albert Bicol  
7968 Wedgewood St  
Burnaby, BC  
Phone: 778-998-9651  
Email: albert.bicol@albertobconsulting.com

### CODE CONSULTANT

GHL Consultants Ltd.

Contact: Frankie Victor  
950-409 Granville St.  
Vancouver, BC  
Phone: 604-689-4449  
Email: fv@ghl.ca

### ARBORIST

VI Tree Service

Contact: Jonathan Bennett  
1495 Wilson Rd  
Nanaimo, BC  
Phone: 1-844-941-0868  
Email: jon.bennett@vtree.ca

### STRUCTURAL

WSB Consulting Structural Engineers

Contact: Daryl Bowers  
#118 - 3855 Henning Drive  
Vancouver, BC  
Phone: 604-294-3753  
Email: bowers@wsb-eng.com

### ELECTRICAL

EDG Electrical Consultant

Contact: Glenn Granstrom  
#200 - 2764 Barnet Hwy  
Coquitlam, BC  
Phone: 604-474-4080  
Email: glenn@EDGCorp.ca

### SURVEYOR

Bennett Land Surveying (Coastal) Ltd.

Contact: Danu Vandermark  
152 Cliff Street  
Nanaimo, BC  
Phone: 250-754-5518  
Email: danu@bennettsurveys.com

### BUILDING ENVELOPE

Busque Engineering Ltd.

Contact: Michael Lemm  
#208 - 11121 Horseshoe Way  
Richmond, BC  
Phone: 604-277-7787  
Email: michael@busqueengineering.com

### CIVIL

Newcastle Engineering Ltd

Contact: Mark Warbrick  
3179 Barons Rd  
Nanaimo, BC  
Phone: 250-756-9553  
Email: mark.warbrick@newcastleengineering.com

### GEOTECHNICAL

Ryzuk Geotechnical Ltd.

Contact: Lane Campbell  
#6 - 40 Cadillac Ave  
Victoria, BC  
Phone: 250-475-3131  
Email: mail@ryzuk.com

### TRAFFIC

Bunt & Associates

Contact: Daniel Fung  
#1550 - 1050 W Pender  
Vancouver, BC  
Phone: 604-685-6427  
Email: dfung@bunteng.com

### Parking/Loading Requirements:

#### Parking Requirements:

Unit	Studio	Live Work	1 Bed Internal	1 Bed	1 Bed + Den	2 Bed	2 Bed Internal	2 Bed + Den	3 Bed
Required by Bylaw (Area 5)	0.45/unit	0.5/unit	0.5/unit	0.5/unit	0.5/unit	0.9/unit	0.9/unit	0.9/unit	1.2/unit
<b>Total Required by Unit Type</b>	<b>14.4</b>	<b>7.5</b>	<b>4</b>	<b>11</b>	<b>20</b>	<b>21.6</b>	<b>9</b>	<b>3.6</b>	<b>9.6</b>

**Total Parking Required:** 101

#### Accessibility Requirements:

Parking spaces for the use of persons with physical disabilities shall be provided according to the following cumulative ratios:

No. of Required Spaces:	No. Accessible Parking Spaces:
101-1000	+2

#### Parking Provided:

Type	Required Spaces	Proposed Spaces
Multi-Family Dwelling	101	138
Residential Visitor (Inclusive)	5	5
Residential Accessible (Inclusive)	2	2
<b>Total</b>	<b>101</b>	<b>138</b>

#### Bicycle Requirements:

Bylaw	Bicycle Parking	
	Short Term Bicycle Spaces	Long Term Bicycle Parking
Total Required	16	81
Total Provided	16	87

3D Massing Visualization Walkthrough:



www.urbansolutionsarch.ca/340campbell

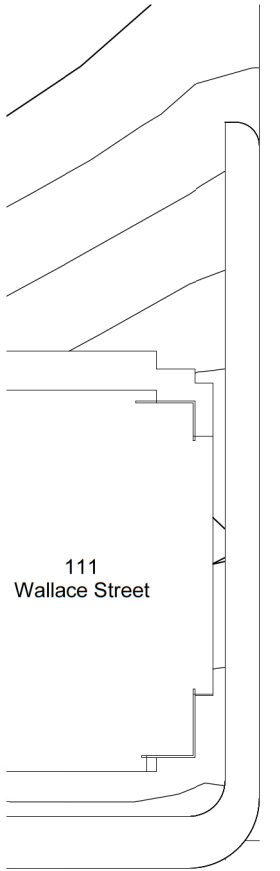
**340 Campbell**  
Nanaimo, British Columbia

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2021-MAR-18  
Contract Planning

Project Stats  
2021.03.17

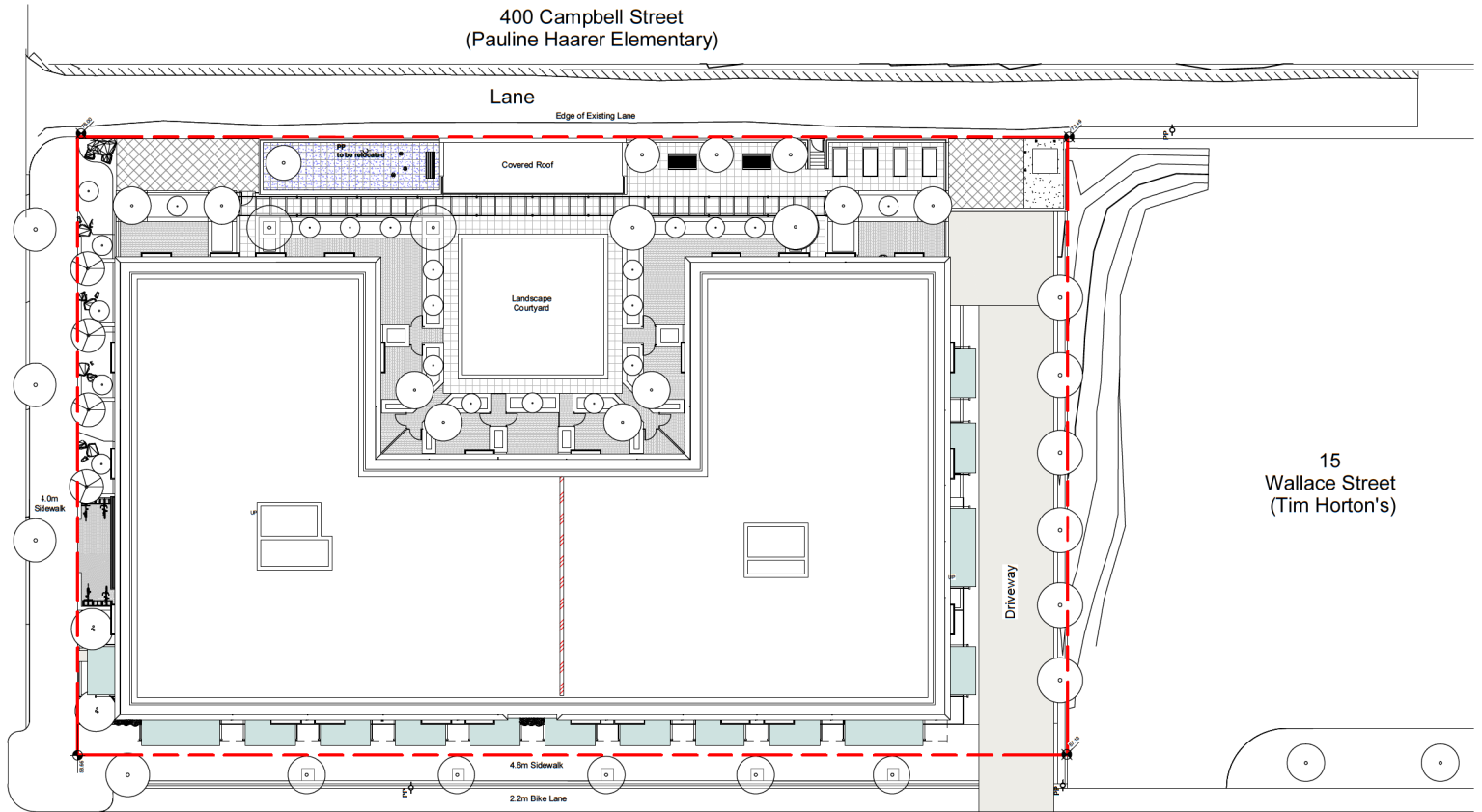
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111  
Wallace Street

Campbell Street



# 340 Campbell

Nanaimo, British Columbia

Legal Survey  
2021.03.17

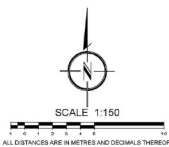
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2021-MAR-18

A-0.1  
CONSULT PLAN ONLY

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**TOPOGRAPHIC PLAN OF  
LOTS 4, 5, 6 AND 7,  
BLOCK 44, SECTION 1,  
NANAIMO DISTRICT, PLAN 584.**  
CITY OF NANAIMO  
CIVIC ADDRESS: 340 CAMPBELL STREET  
ZONE: D73  
CLIENT: 340 CAMPBELL LIMITED PARTNERSHIP



DATE	BY
JULY 2021	YS
JAN 4 2021	DP
JUN 17, 2021 - REVISION DOTS & CROSS PL	YS

- LEGEND**
- DENOTES STANDARD IRON POST FOUND
  - PP DENOTES POWER POLE
  - LF DENOTES LAMP STAND/ARM
  - FB DENOTES STREET SIGN
  - MH DENOTES MANHOLE
  - CB DENOTES CATCH BASIN
  - WV DENOTES WATER VALVE
  - W DENOTES FIRE HYDRANT
  - WS DENOTES WATER SERVICE
  - GV DENOTES GAS VALVE
  - P DENOTES POST FOR MANNING
  - W DENOTES GUIDE WIRE
  - DENOTES SPOT ELEVATION OF 17.0m (TYPICAL)

- 23.96 DENOTES 6.7m DECIDUOUS TREE WITH A GROUND ELEVATION OF 23.96m
- 17.96 DENOTES 6.4m CONIFEROUS TREE WITH A GROUND ELEVATION OF 17.96m

**PROPERTY**  
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM FIELD SURVEY. OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.  
REFER TO CURRENT CERTIFICATE OF TITLE FOR ADDITIONAL EXISTING OR PENDING CHARGES.

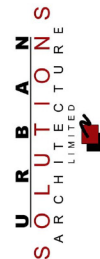
LEGAL DESCRIPTION	PANEL SIZE
LOT 4 (SPD: 09-815-072)	1011 m <sup>2</sup>
LOT 5 (SPD: 09-815-285)	1011 m <sup>2</sup>
LOT 6 (SPD: 09-815-292)	1011 m <sup>2</sup>
LOT 7 (SPD: 09-815-325)	1011 m <sup>2</sup>
<b>TOTAL PARCEL SIZE</b>	<b>4044 m<sup>2</sup></b>

**GENERAL**  
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INCLUDE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.  
FEATURES SHOWN WITHOUT DIMENSIONS SHOULD BE CONFIRMED WITH BENNETT LAND SURVEYING LTD.  
BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.  
TREE SPECIES AND DIMENSIONS SHOULD BE CONFIRMED BY A QUALIFIED ARBORIST. SHADING AREA IS NOT AN INDICATION OF DUMP LOCATION UNLESS SPECIFICALLY LABELED.

**DATUM**  
ELEVATIONS ARE GEODETIC DATUM AND ARE DERIVED FROM FOURIER MEASUREMENTS SHOWN AT THE INTERSECTION OF COMOX ROAD AND WALLACE STREET.  
THE BENCH MARK IS 8.88 METRES (SEA NO. 25, 1402 93, NANAIMO).  
CONTOUR INTERVAL = 0.25 METRES.

**NOTE**  
UNDERGROUND UTILITIES, GAS, HYDRO AND TELLIE ARE SHOWN IN APPROXIMATE LOCATIONS AS PER EXHIBIT INFORMATION PROVIDED BY THE UTILITY COMPANIES. THE LOCATIONS AND DESCRIPTIONS ARE FOR INFORMATION ONLY AND NOT CONFIRMED BY SURVEY.  
ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR IN ANY MANNER DISSEMINATE THIS DOCUMENT OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.

BENNETT LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY CHARGES THAT MAY BE INCURRED BY A THIRD PARTY AS A RESULT OF THE DECISIONS MADE OR ACTIONS TAKEN BASED ON THIS DOCUMENT.  
CERTIFIED CORRECT  
  
FIELD SURVEY COMPLETED ON JANUARY 11, 2021.  
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR ELECTRONICALLY CERTIFIED.



# Wallace Street East Elevation





# Campbell Street South Elevation



## Finish Schedule Materials

1. Modular Brick Masonry  
Colour: Aspen Texture: Smooth faced
2. Modular Panels:  
Ceramic Coated Fibre Cement  
Colour: Ridged Concrete White Pattern: Cast Strip
3. Architectural Concrete  
Colour: Natural Grey
4. Structural Steel (Painted)  
Colour: Benjamin Moore 2125-10 (Black Panther)
5. Wood Timber Purlins (stained)  
Colour: Sikens 077 Cedar
6. Modular Panels: 7/8" Deep Round  
Prefinished Corrugated Metal Panels  
Colour: Vicwest Regent Grey or Galvalume Plus  
Natural Finish
7. Insulated Metal Spandrel Panels  
Colour: Benjamin Moore 2126-60 (Gray Cloud)
8. Galvanized Metal Planters  
Colour: Natural Grey
9. Architectural Metal Railings (Painted)  
Colour: Benjamin Moore 2125-10 (Black Panther)
10. Prefinished Aluminum Privacy Screens  
w/ translucent glazing  
Colour: Black
11. Prefinished Mech. Louvres & Vents  
Colour: Benjamin Moore 2125-10 (Black Panther)
12. Prefinished Anodized Aluminum or  
Vinyl Glazing Frames and Patio Doors  
Colour: Black as per manufacture's colour range
13. Prefinished Anodized Aluminum  
Storefront Glazing Frames and Solid  
Core Birch Wood Doors  
Colour: Black as per manufacture's colour range
14. Prefinished Woodtone 4" Wide V-  
Groove Metal Soffit Panels  
Colour: Woodtone
15. Prefinished Architectural Metal  
Cornice Plates (Painted) & Flashings  
Colour: Benjamin Moore 2125-10 (Black Panther)
16. Prefinished Architectural Metal  
Fencing (Painted)  
Colour: Benjamin Moore 2125-10 (Black Panther)
17. Split-Faced Concrete Masonry Unit  
Colour: Charcoal Texture: Split Faced

Lane West Elevation



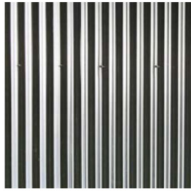
Driveway North Elevation





## Architectural Materials

The main building materials pallet of the Project are:



### Modular Panels: 7/8" Corrugated Metal Panel

Reference: Vicwest Steel Cladding "Vicwest Regent Grey"



### Modular Panels: Ceramic Coated Fibre Cement

Reference: CERACLAD Rainscreen Exterior Siding Systems  
Colour: Ridged Concrete White  
Pattern: Cast Strip



### Architectural Metals and Metal Railings

Reference: Benjamin Moore 2125-10 (Black Panther)



### Structural Steel with Wood Timber Purlins

Reference: Benjamin Moore 2125-10 (Black Panther)/Sikkens Prolux Cetol Translucent Stain



### Modular Brick Masonry

Reference: Mutual Materials Face Brick "Aspen"



## Architectural Finish Schedule

Ref.	Description	Colour Ref.	Manufacturer	Notes
1.	Modular Brick Masonry	Colour: Aspen as per Manufacture's colour range. Texture: Smooth faced	Mutual Materials Face Brick, standard size	
2.	Modular Panels: Ceramic Coated Fibre Cement	Colour: Ridged Concrete White Pattern: Cast Strip	CERACLAD Rainscreen Exterior Siding Systems	
3.	Architectural Concrete	Colour: Natural Grey	Cast-in-place, c/w light sandblast finish	
4.	Structural Steel (Painted)	Colour: Benjamin Moore 2125-10 (Black Panther)	Shop Fabricated, primed and painted	- Street-Level Canopies - Juliet Balconies
5.	Wood Timber Purlins (stained)	Colour: Sikkens 077 Cedar	Sikkens Prolux Cetol Translucent Stain	- Street-Level Canopies - Trellises
6.	Modular Panels: 7/8" Deep Round Prefinished Corrugated Metal Panels	Colour: Vicwest Regent Grey or Galvalume Plus Natural Finish	Vicwes: Steel Cladding	
7.	Insulated Metal Spandrel Panels	Colour: Benjamin Moore 2126-60 (Gray Cloud)	Shop Fabricated, prefinished	
8.	Galvanized Metal Planters	Colour: Natural Grey	Shop Fabricated, prefinished	
9.	Architectural Metal Railings (Painted)	Colour: Benjamin Moore 2125-10 (Black Panther)	Shop Fabricated, primed and painted	-Typ. Juliet Balconies
10.	Prefinished Aluminum Privacy Screens w/ translucent glazing	Colour: Black	Shop Fabricated, prefinished	
11.	Prefinished Mech. Louvres & Vents	Colour: Benjamin Moore 2125-10 (Black Panther)	Shop Fabricated, prefinished	
12.	Prefinished Anodized Aluminum or Vinyl Glazing Frames and Patio Doors	Colour: Black as per manufacture's colour range	Starline Windows 9000 series or approved alternates w/ Starline 2500 Series Outswing Patio Doors	
13.	Prefinished Anodized Aluminum Storefront Glazing Frames and Solid Core Birch Wood Doors	Colour: Black as per manufacture's colour range	Starline Windows 9000 series or approved alternates w/ Solid Core Birch Veneer Wood Doors (Stained and Varnished)	
14.	Prefinished Woodtone 4" Wide V-Groove Metal Soffit Panels	Colour: Woodtone	LUX Architectural Panel Products; Vented and Non-Vented Soffit	
15.	Prefinished Architectural Metal Cornice Plates (Painted) & Flashings	Colour: Benjamin Moore 2125-10 (Black Panther)	Shop Fabricated, prefinished	
16.	Prefinished Architectural Metal Fencing (Painted)	Colour: Benjamin Moore 2125-10 (Black Panther)	Shop Fabricated, prefinished	
17.	Split-Faced Concrete Masonry Unit	Colour: Charcoal Texture: Split Faced	Tri Star Brick and Block, Standard Size 20cm.	

## 340 Campbell

Nanaimo, British Columbia

Design Rational Form and Character

1/4" = 1'-0"

2021.03.17

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Contextual Street Elevations



Contextual Elevation along Wallace Street



Contextual Elevation along Campbell Street





















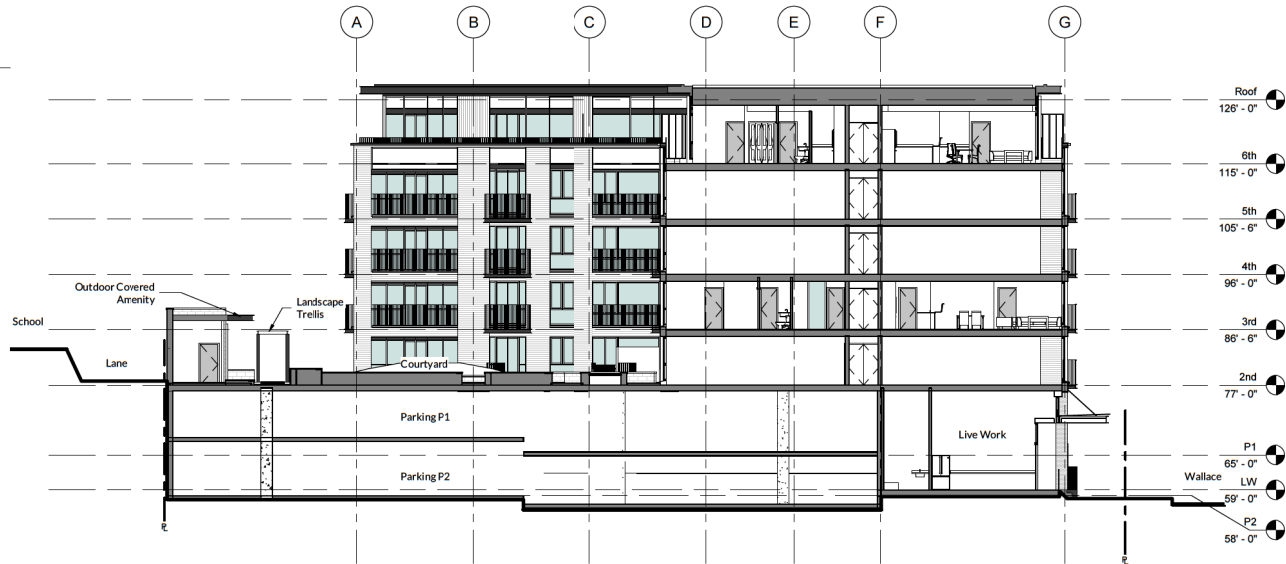








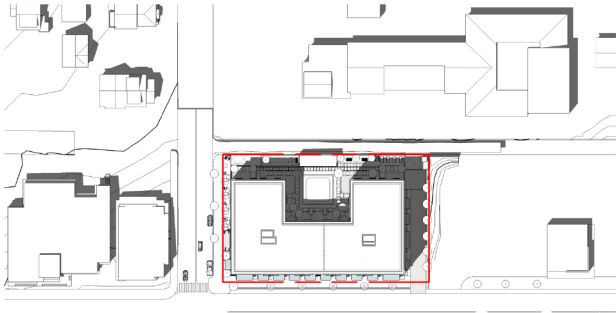
2 Section BB  
3/32" = 1'-0"



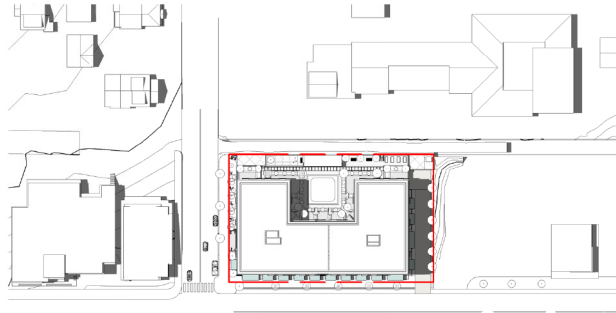
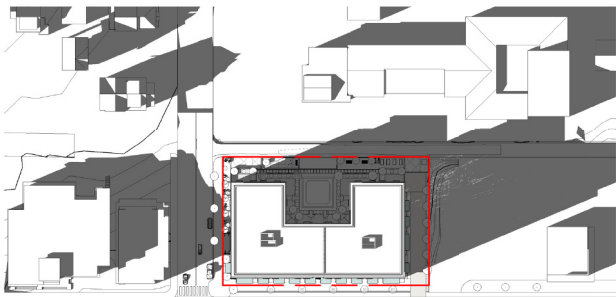
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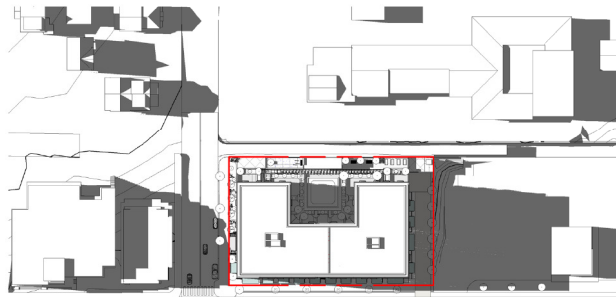
**Shadow Study**



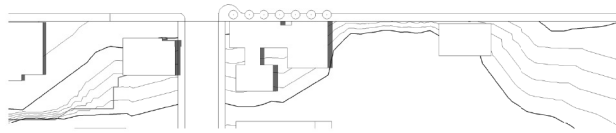
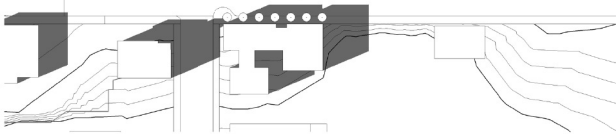
June 21, 10am



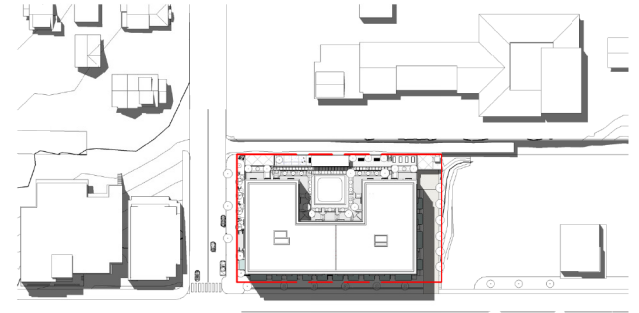
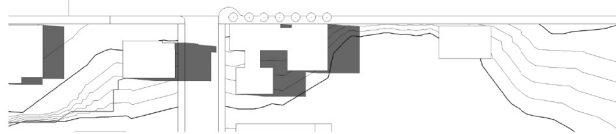
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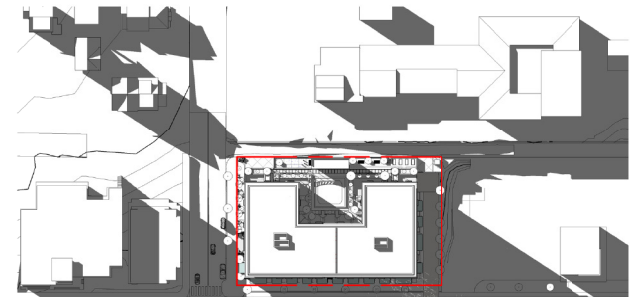
December 21, 10am



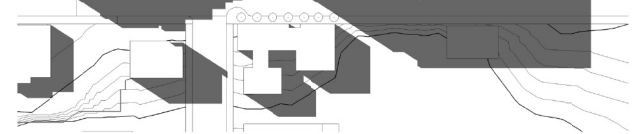
December 21, 12pm



June 21, 2pm



December 21, 2pm



**340 Campbell**  
Nanaimo, British Columbia



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2021-MAR-18  
CITY OF NANAIMO

1" = 80'-0"

Shadow Studies  
2021.03.17

**A-5.0**

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LANE  
Edge of Existing Lane

CAMPBELL STREET



WALLACE STREET



**340 Campbell**

Nanaimo, British Columbia

Second Floor/Courtyard Level

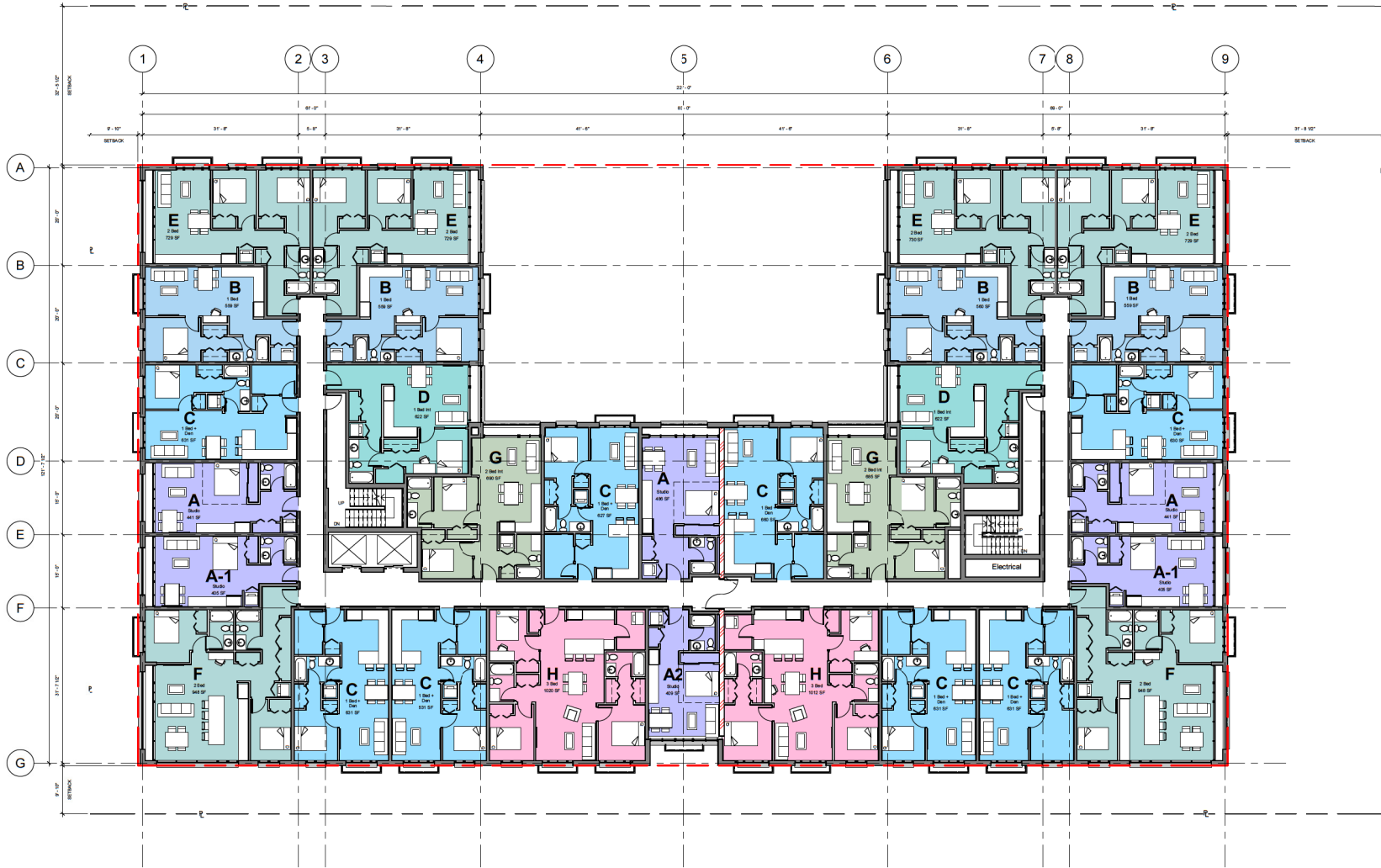
3/32" = 1'-0" 2021.03.17

**A-2.2**

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 2021-MAR-18  
 Current Planning

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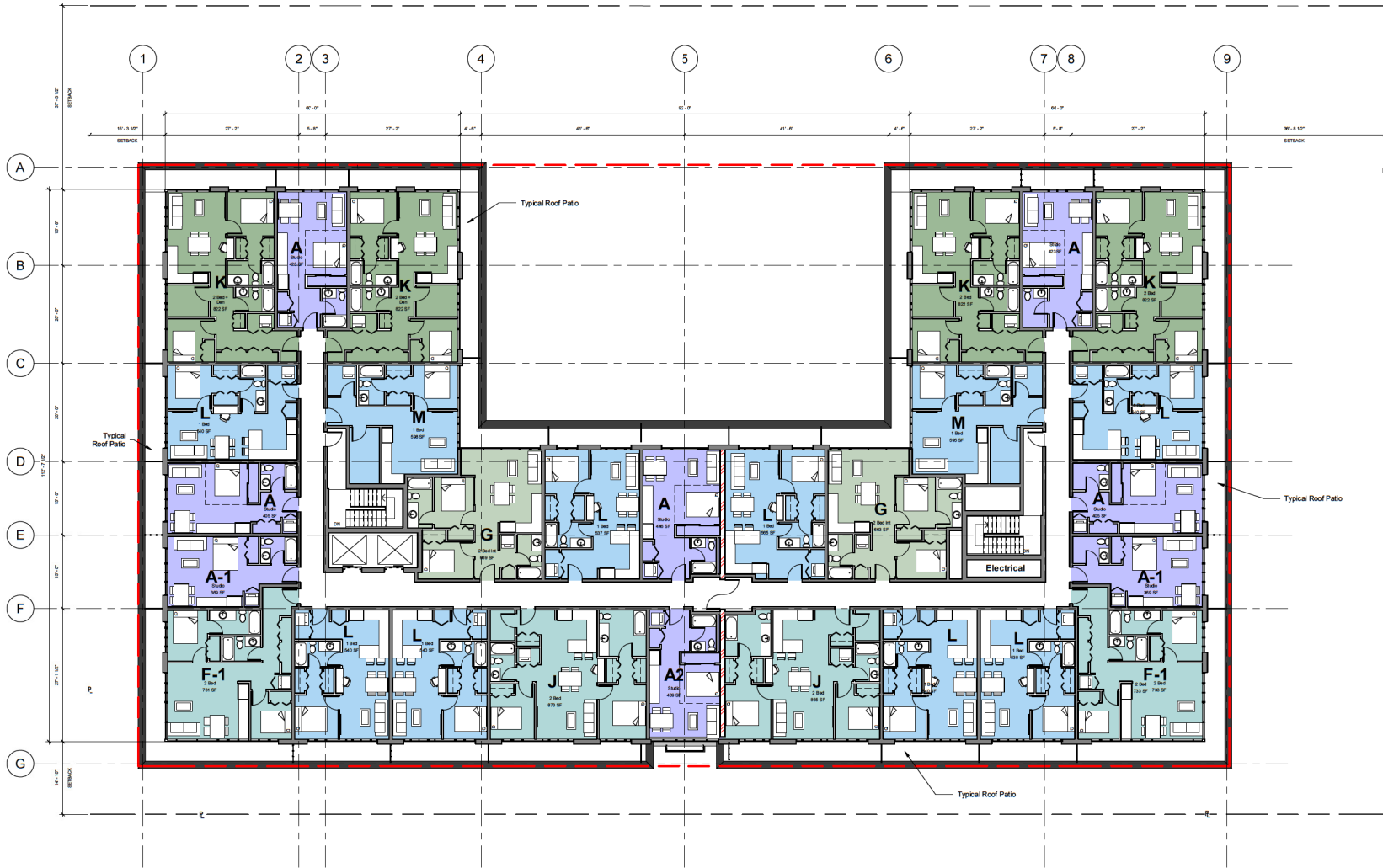
CAMPBELL STREET



WALLACE STREET



CAMPBELL STREET



WALLACE STREET





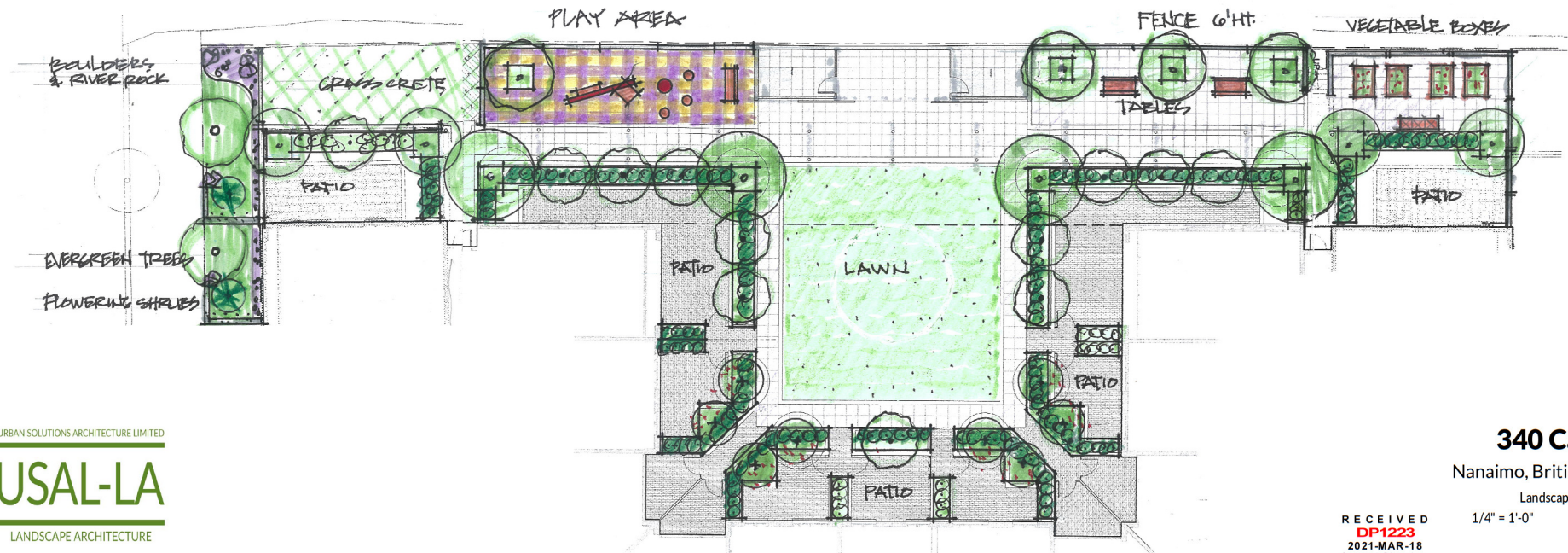
## Landscape Design Rationale

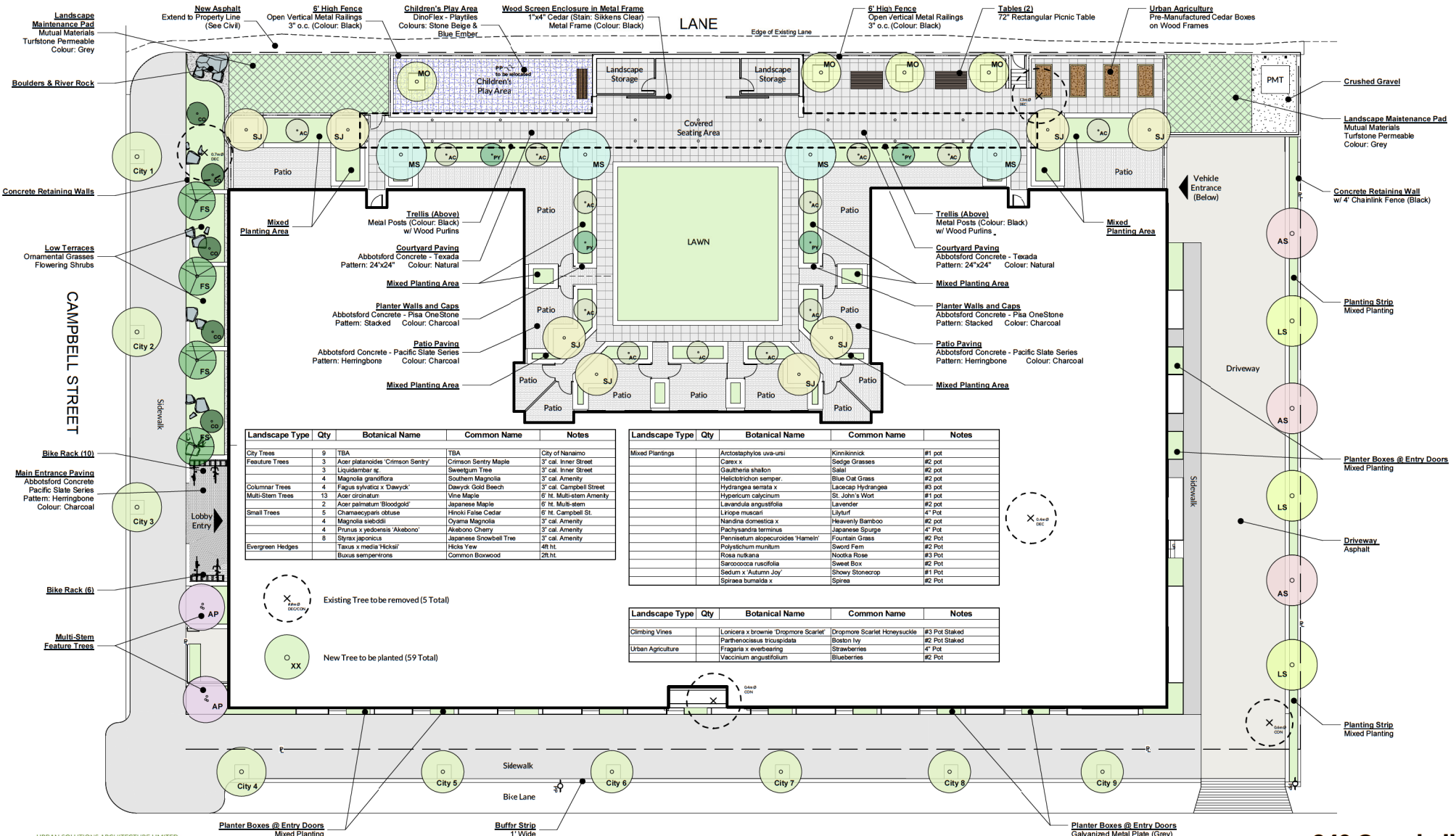
The landscape design for this new residential development in central Nanaimo will enhance adjacent streetscapes and contribute to the evolving urban character of the neighborhood.

On the Campbell Street frontage, planting steps down the street in terraces of mixed trees, shrubs, ornamental grasses and groundcovers. Along Wallace Street, the ground level live-work units have modular planting beds integrated into the front entries. This urban pattern continues on the north side of the building - facing the inner street driveway. The north side of property is fenced and includes a linear landscape screen with trees and mixed plantings.

Outdoor amenity space is provided in the focal courtyard garden opening out from the west side of the development. A mixture of flowering trees, shrubs, groundcovers, and perennials are planted throughout the roof garden areas in raised beds and planters. Shared amenities include an open lawn area, tot's play court with soft surfacing, picnic tables and raised planter boxes for food-growing. A feature arbour walkway connects north south through the courtyard. Residential units on the ground level in the courtyard have private patios with yew hedges providing privacy screening.

## Landscape Design Inspiration

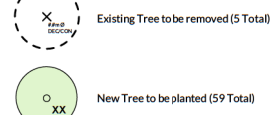




Landscape Type	Qty	Botanical Name	Common Name	Notes
City Trees	9	TBA	TBA	City of Nanaimo
Featuring Trees	3	Azer platanoides 'Crimson Sentry'	Crimson Sentry Maple	3' cal. Inner Street
	3	Liquidambar sp.	Sweetgum Tree	3' cal. Inner Street
	4	Magnolia grandiflora	Southern Magnolia	3' cal. Amenity
Columnar Trees	4	Fagus sylvatica x 'Dawyck'	Dawyck Gold Beech	3' cal. Campbell Street
Multi-Stem Trees	13	Azer cristatum	Vine Maple	6' ht. Multi-stem Amenity
	2	Acer palmatum 'Bloodgold'	Japanese Maple	6' ht. Multi-stem
Small Trees	5	Chamaecyparis obtuse	Hinoki False Cedar	6' ht. Campbell St.
	4	Magnolia subcordata	Coyania Magnolia	3' cal. Amenity
	4	Prunus x yedoensis 'Akebono'	Akebono Cherry	3' cal. Amenity
	8	Styrax japonicus	Japanese Snowball Tree	3' cal. Amenity
Evergreen Hedges		Taxus x media 'Hicksii'	Hicks Yew	4ft. ht.
		Buxus sempervirens	Common Boxwood	2ft. ht.

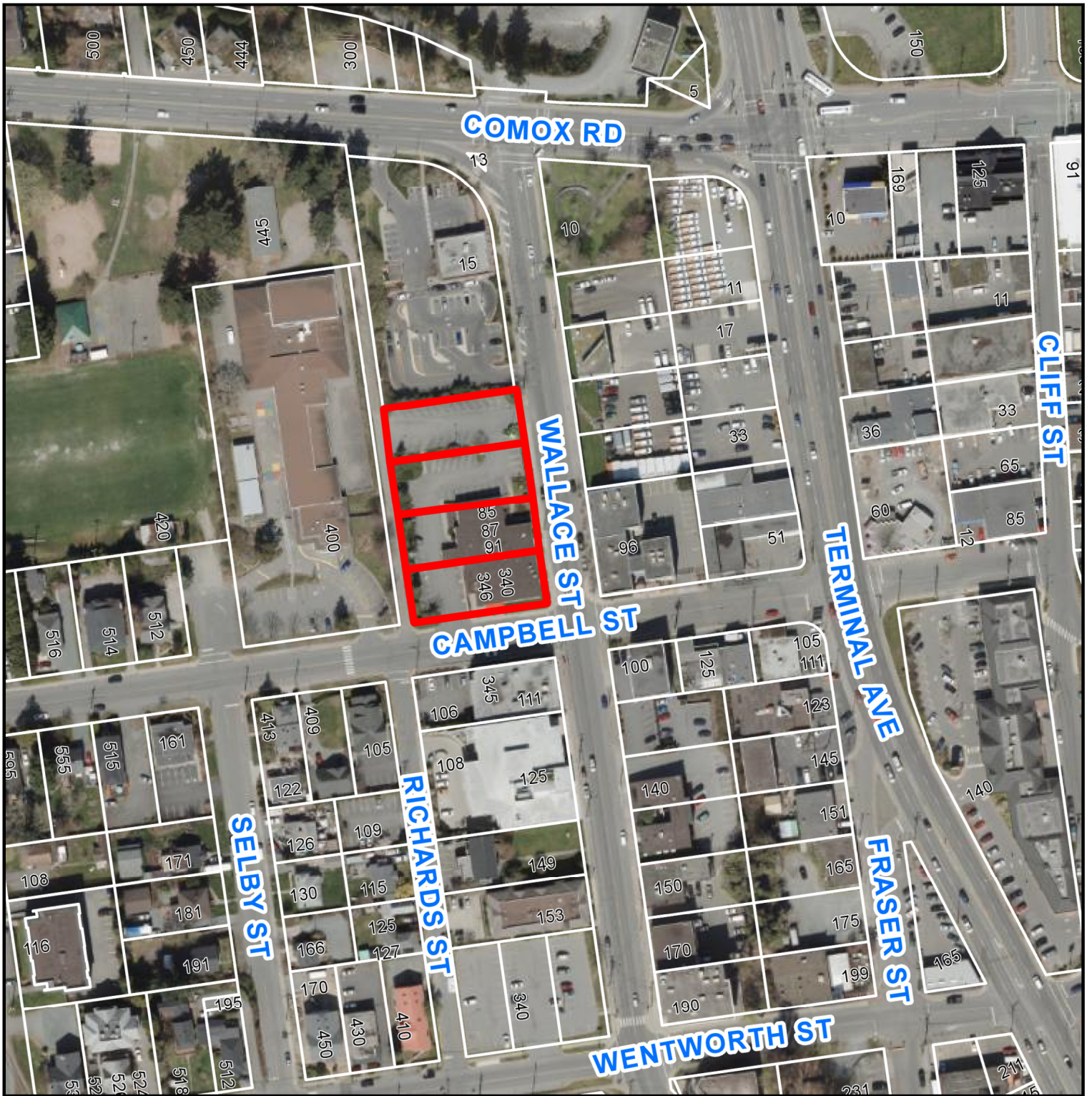
Landscape Type	Qty	Botanical Name	Common Name	Notes
Mixed Plantings		Arctostaphylos uva-ursi	Kinnikinnick	#1 pot
		Carex x	Sedge Grasses	#2 pot
		Gaultheria sharon	Salal	#2 pot
		Helictotrichon semp.	Blue Oat Grass	#2 pot
		Hydrangea serrata x	Landscape Hydrangea	#3 pot
		Hypoxis calyculum	St. John's Wort	#1 pot
		Lavandula angustifolia	Lavender	#2 pot
		Liriodendron muscari	Lilyturf	4" Pot
		Nandina domestica x	Heavenly Bamboo	#2 pot
		Pachysandra terminus	Japanese Spurge	4" Pot
		Pennisetum alopecuroides 'Hainell'	Fountain Grass	#2 Pot
		Polystichum munitum	Sword Fern	#2 pot
		Rosa nutkana	Nootka Rose	#1 Pot
		Sarcococca rupestris	Sweet Box	#2 Pot
		Sedum x 'Autumn Joy'	Showy Stonecrop	#1 Pot
		Spiraea bumalda x	Spiraea	#2 Pot

Landscape Type	Qty	Botanical Name	Common Name	Notes
Climbing Vines		Lonicera x brownie 'Dropmore Scarlet'	Dropmore Scarlet Honeysuckle	#3 Pot Staked
		Parthenocissus tricuspidata	Boston Ivy	#2 Pot Staked
Urban Agriculture		Fragaria x everbearing	Strawberries	4" Pot
		Vaccinium angustifolium	Blueberries	#2 Pot






# AERIAL PHOTO



**DEVELOPMENT PERMIT APPLICATION NO. DP001223**

 340 CAMPBELL STREET