



AGENDA
DESIGN ADVISORY PANEL MEETING

November 25, 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

3 - 6

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-OCT-28.

5. PRESENTATIONS:

a. Development Permit Application No. DP001238 - 2545 Doctors Road

7 - 25

To be introduced by Lainy Stevenson, Planner, Current Planning Section

As requested at the Design Advisory Panel meeting of 2021-SEP-09, and due to the loss of quorum at its meeting held 2021-OCT-28, the Design Advisory Panel welcomes Russell McMann Group Inc. who are returning with a revised Landscape Concept Plan.

b. Development Permit Application No. DP001245 - 225 and 233 Nicol Street

26 - 49

To be introduced by Lainy Stevenson, Planner, Current Planning Section

A Development Permit Application was received from Raymond de Beeld Architect Inc., on behalf of Gurshinder Singh for the development of a four-storey (ten-unit) multi-family residential building with under-the-building parking. The subject property is legally described as Lot 7, Block 9, Section 1, Nanaimo District, Plan 584, except that part in Plan VIP52380.

c. Development Permit Application No. DP001244 - 4101 and 4125 Jingle Pot Road

50 - 67

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

A Development Permit Application was received from Pacific Swell Developments Inc., on behalf of Dwight and Jackilyn Mackay for the development of two multi-tenant industrial buildings at 4101 and 4125 Jingle Pot Road. The subject properties are legally described as Lot A, Section 5, Wellington District, Plan 21667 and Parcel A (DD 14192N) of Lot 1, Section 5, Wellington District, Plan 2823.

6. OTHER BUSINESS:

a. Council Appointment to the Design Advisory Panel (2021-NOV-15)

New AIBC representative appointment and term extension approved by Council 2021-NOV-15.

7. ADJOURNMENT:

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2021-OCT-28, AT 5:00 P.M.

PRESENT: Members: Marie Leduc, At Large (Chair)
 Councillor Brown
 Angela Buick, At Large (joined electronically)
 Tony James, AIBC (joined electronically)
 Kate Stefiuk, BCSLA (joined electronically)
 Jill Yuzwa, At Large (joined electronically)

 Absent: Charles Kierulf, AIBC
 Kevin Krastel, At Large

 Staff: L. Stevenson, Planner, Current Planning Section
 L. Rowett, Manager, Current Planning Section
 L. Nielsen, Recording Secretary
 E. Eldridge, Community Development Clerk

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:10 p.m.

2. 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-OCT-14 be adopted as circulated. The motion carried.

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-SEP-09 be adopted as circulated. The motion carried.

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-AUG-12 be adopted as circulated. The motion carried.

3. ADOPTION OF AGENDA:

It was moved and seconded that the Agenda as amended be adopted. The motion carried unanimously.

Quorum was lost due to the following conflicts reported by Angela Buick and Jill Yuzwa for the scheduled presentation of DP001238 – 2545 Doctors Road.

- Angela Buick declared a conflict due to residence proximity to the subject property; and
- Jill Yuzwa declared a conflict due to not receiving the addendum package in advance of the meeting.

4. PRESENTATIONS:

Due to loss of quorum, Item 4 (a) could not be considered

(a) Development Permit Application No. DP001238 – 2545 Doctors Road

Lainy Stevenson, Planner, Current Planning Section advised Russell McMann, Principal of Russell McMann Builders Group Inc., that due to loss of quorum his team will be invited to return to a future Design Advisory Panel meeting with their revised landscape concept plan.

(b) Development Permit Application No. DP001242 – 540 Kennedy Street

Introduced by Lainy Stevenson, Planner, Current Planning Section.

Presentations:

1. Joyce Reid Troost, Architect, of Joyce Reid Troost Architecture Inc., presented the project and spoke regarding site and neighbourhood context, building siting, architectural features, floor plans, parking, and provided an overview of the proposed variances. Douglas Riddell, Owner of Sun Porch Homes was also in attendance.
 - Live/work units are located to the front of the property with the duplex sited at the rear
 - Trellises highlight the entrance to the site
 - Parking is located under the rear units, with access from the lane
 - The garbage enclosure is sited at the rear
2. Brad Forth, Landscape Architect of 4 Site Landscape Architecture presented the landscape plan and spoke regarding proposed landscape features, surface treatments, pedestrian wayfinding measures, proposed planting materials and hardscape features.
 - Varied paving treatments are used to define the courtyard and semi-private spaces
 - Wooden arbour gates are proposed for the main pedestrian entrance from the street and the central courtyard area
3. Douglas Riddell, Owner of Sun Porch Homes added that the project could have gone taller, however the preference is to stay with the Kennedy Street context while providing a unique live/work development.

Panel discussions took place regarding:

- The laneway in the rear and its ability to service the proposed project
- The locations of private outdoor amenity spaces
- Fence detail and adherence to the Old City Guidelines
- Bike storage and lockable storage area for residents
- The possible addition of a seating area in the common courtyard area
- The scale of the existing neighbouring buildings
- Possible re-location of the garbage enclosure area
- Unit accessibility and requirements for accessible parking

It was moved and seconded that Development Permit Application No. DP001242 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider revisiting the fence detailing to adhere to the Old City Guidelines; and
- Consider including a central bench/seating area.

The motion carried unanimously.

(c) Development Permit Application No. DP001243 – 522 Kennedy Street

Introduced by Lainy Stevenson, Planner, Current Planning Section.

1. Douglas Riddell, Owner of Sun Porch Homes provided a brief introduction to the project.
2. Joyce Reid Troost, Architect of Joyce Reid Troost Architecture presented the project and spoke regarding site and neighbourhood context, building siting, building height, amenity space, exterior materials, site access and provided a brief overview of the proposed variances.
 - Access to the property is from the lane
 - The building is taller than the neighbouring building in the rear and is in scale with the properties in the front
 - A rooftop deck and individual balconies are provided
 - Exterior materials are used to break the massing via patterning, textures, and trim
 - Refuse/recycling containers will be located in each of the garages
 - Wooden trellises provide softening and directional cues
3. Brad Forth, Landscape Architect of 4 Site Landscape Architecture provided an overview of the landscape plan and spoke regarding proposed plantings, surface treatments, and fencing.

Douglas Riddell added they are seeking DAP's input regarding building siting as the preference would be to site the building further back on the property in order to allow parking up front.

Lainy Stevenson, through to the Chair, added that a parking variance is necessary to reduce the minimum required number of parking stalls and stall sizes.

Panel discussions took place regarding:

- The proposed building siting and preference for larger rear outdoor space
- The overall exterior aesthetic and possible need to simplify the appearance
- Symmetry of the duplex units and how to differentiate one from the other
- The possibility of excluding the proposed partition on the rooftop deck
- The possibility of revising the roof design

It was moved and seconded that Development Permit Application No. DP001243 be accepted as presented with support for the proposed building height and lot coverage variances. The following recommendations were provided:

- Consider ways to simplify and adjust the form and character through material choices and building form that meets the design guidelines and surrounding neighbourhood context.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:35 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

RESPONSE TO DESIGN ADVISORY PANEL RECOMMENDATIONS

2545 DOCTORS ROAD, NANAIMO

Development Permit Application: DP001238-2545 Doctors Rd

Per: 2545 DOCTORS ROAD, NANAIMO

Received: 2021-SEP-01

Hi Lainy,

Please accept this note as a brief of the changes made to the design to address the DAP comments received:

1. **Consider additional articulation and variation in materials for all buildings with particular attention to weather protection at building entrances.**
Deck extensions have been added to all Blocks to provide better weather protection at all building entrances. Angled post and beam deck supports add additional variation of materials to the entrance as well.
2. **Consider increased bio-diversity in plant selection and quantities throughout the site.**
Increased quantities and bio-diversity of plantings. Focus was given to flowering species for visual interest, and to attract bees and insects.
3. **Provide a more refined landscape plan with a focus on pedestrian experience.**
Landscape plan has been revised to the suggestions and advice of committee by adding defined paver stamped concrete pathways with lighting, increased bio-diversity, seating area, and easily accessible short-term bike storage.
4. **Consider a variation in texture, material, and pattern for the paved areas.**
Pedestrian walkways have been changed to paver style stamped colored concrete. This aids in understanding flow paths through the site.
5. **Take cues for the form and character and landscape design from the surrounding neighborhood.**
Plant selection has been updated and influenced by surrounding landscape.
6. **Provide more details regarding the height and materials for the proposed retaining walls.**
Maximum retaining wall height is 1.5m for all locations with a width of 0.2m. Retaining walls consist of form lined colored concrete which give a realistic rock wall look with the structural benefits of a concrete wall.
7. **Consider enhancing the amenity area with trellises and further landscaping.**
A pergola has been added to the rear of block 1, which includes an additional planting bed and short-term bike storage.
8. **Provide information regarding site lighting.**
Low voltage site lighting has been added to pedestrian walkways and parking area.

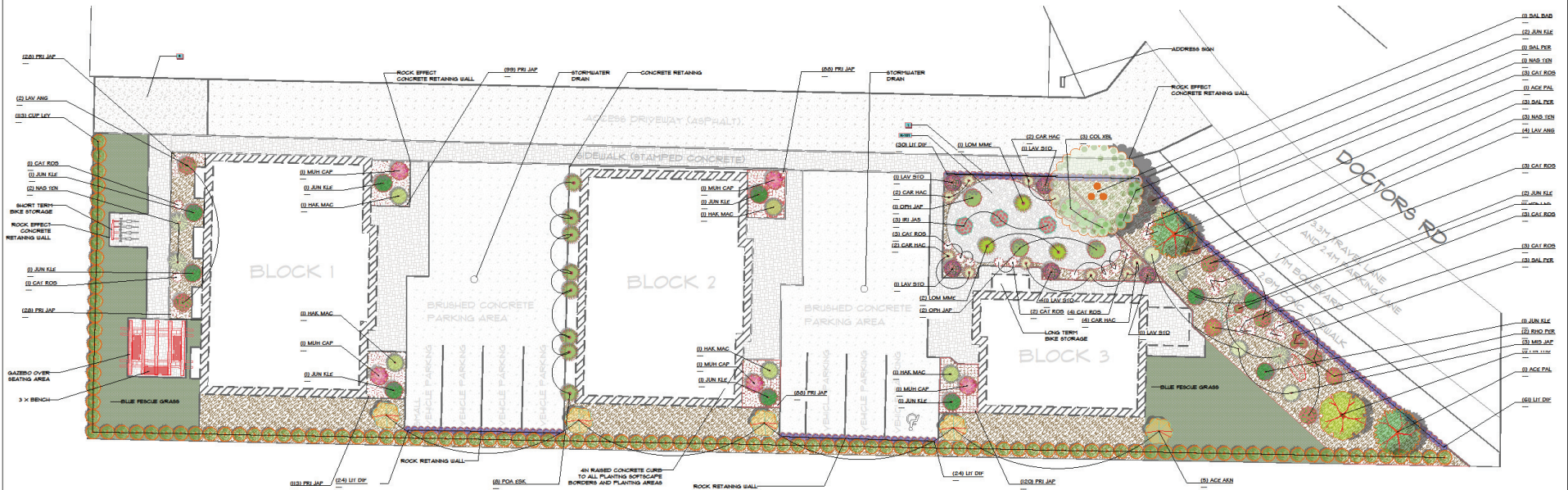
Regards,

Jeff Holmes,

Climate Landscaping

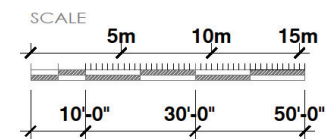
RECEIVED
DP1238
2021-OCT-25
Current Planning


FOR REVIEW



CLIENT:
McMANN HOMES

2640 STEVE ELLIS ROAD,
NANAIMO,
BC, V9R 0J7



PROJECT:								CLD-1033-PLT-001		001		CLD-1033		MAY 2021		 <div> <p>CLIMATE LANDSCAPE & DESIGN</p> <p>PO BOX 41090 RPO WOODGROVE NANAIMO, BC PH: 250-240-5009</p> <p>www.climatelandscaping.ca</p> </div>	
2545 DOCTORS RD, NANAIMO								DRAWING NO.		SHEET		PROJECT NO.		DATE:			
TITLE:								AS SHOWN		ME		JH		A6			
LANDSCAPE PLAN		A6		ME		10/19/2021		SCALE:		DRAWN:		CHECKED:		REVISION:			
		REVISION:		INITIAL:		DATE:											

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DP1238
2021-OCT-20
Current Planning

<p>SPECIFICATIONS</p> <p>1.0 GENERAL</p> <p>1.0.1 REFERENCES for all landscape work will refer to: The Canadian Landscape Standard - Latest Edition, published by the Canadian Society of Landscape Architects (CSLA) and Canadian Nursery Landscape Association (CNLA).</p> <p>1.0.2 SITE CONDITIONS The location of all existing utilities are to be confirmed prior to the installation of any landscaping. Reference to Site Plans, Civil Engineering documents. Also refer to IC/Cal documents for City/Utilities services.</p> <p>1.0.3 SITE REVIEW The landscape contractor should give adequate notice prior to project kick off to allow a site meeting between the installer to review the plans, documents and landscape plan and any affecting change order.</p> <p>2.0 EXISTING PLANT MATERIAL This section is not applicable.</p> <p>3.0 GRADING</p> <p>3.0.1 The General Contractor shall have the responsibility to establish all sub-grades to allow for landscape installation to levels and contours specified on the landscape design drawings.</p> <p>3.0.2 Remove and dispose to approved off-site disposal area all debris, building material, contaminated subsoil, visible invasive plants and anything else that may interfere with proper growth and development of planned finished landscape.</p> <p>3.0.3 The sub-grade shall be scarified to a minimum depth of 150mm immediately before placing growing medium or drainage material.</p> <p>3.0.4 Grade transitions of sub-grade shall be smooth and even, such that ponding cannot occur on sub-grade surface.</p> <p>3.0.5 Grade and sub-grade elevations shall be within the tolerances given below: Rough grades to follow the depths below finished grades, 150mm from graded areas, 300mm for ornamental grasses, perennials and groundcovers, 450mm for shrubs.</p> <p>4.0 GROWING MEDIUM</p> <p>4.0.1 All topsoil, imported or on site, shall be tested and analysed as required. When bidding a contractor must test the proposed soil and include the required modifications in the price for the work. Current soil analysis reports must be done and signed by a pre-approved analytical laboratory. A copy of the soil analysis must be sent to the Landscape Designer's office.</p> <p>4.0.2 Growing medium shall be placed at the following depths: 150mm for seeded areas, 300mm for ornamental grasses, perennials and groundcovers, 450mm for shrubs and 1 c.u. m for trees.</p> <p>4.0.3 Where native soil remains in good condition no additional topsoil needs to be added but it may be amended to the recommendations in the soil test.</p> <p>4.0.4 Topsoil shall not be worked in wet or frozen conditions or in any manner in which the soil structure is adversely affected.</p> <p>PLANTING - GENERAL CONDITIONS</p> <p>5.0.1 All plants and planting to meet the Standards of Canadian Society of Landscape Architects (CSLA) and Canadian Nursery Landscape Association (CNLA).</p> <p>5.0.2 Plants shall be characteristic of the genus, species and cultivar as indicated on the construction drawings and those specified.</p> <p>5.0.3 All plants shall be nursery grown under similar climatic conditions to the project site. Plants shall not be pruned prior to delivery unless pre-approved by the Landscape Designer. Container stock shall have been established in the size of container specified for at least 6 months prior to delivery. The roots shall not have grown beyond the limits of the container.</p> <p>5.0.4 It is the Contractor's responsibility to verify an comply with all regulations regarding the inter-regional movement of plant material, including nursery stock, within the Province of British Columbia. Imported plant materials must be accompanied by copies of the necessary permits and import licenses required by federal and provincial regulations.</p> <p>5.0.5 Plants shall be properly proportioned; not weak, thin or elongated.</p> <p>5.0.6 Plants shall have normal, well developed branches and vigorous, fibrous root systems. They shall be healthy and free from defects, decay, girdling roots, sunscald injuries, abrasions of the bark and plant diseases, insect pests, eggs, borers and all forms of infestation.</p> <p>5.0.7 Trees have straight stems unless characteristic for the species. Pruning wounds shall show healthy callous growth of the branch collar without bark tearing or fungal growth. Cambium tissue shall be moist and exhibit the correct colouration for the species. Plants exhibiting fungal staining shall be rejected.</p> <p>5.0.8 All plant materials shall conform to the measurements specified in the drawings except that plants larger than specified may be used if approved by the Landscape Designer. The use of these plants shall not change the contract price. If the size of the plant is increased then the ball of earth shall also be increased in the same proportion as the size of the plant. All plants shall be measured when the branches are in their normal position. Height and spread dimensions specified refer to the main body of the plant. Where trees are measured by caliper, reference is made to the diameter of the trunk measured 300mm above the ground as the trees stand in the nursery.</p> <p>5.0.9 Native plants shall be propagated in nurseries and not harvested from wild sites, except where salvaged from an area where the native vegetation will be destroyed and authorization for the harvest has been obtained. All collected native plants shall be held and maintained in a nursery until new roots have formed through burlap or other suitable potting material, or in the case of containerized plants, until such time that the roots grow to fill and hold the soil within the container.</p> <p>5.0.10 Collected plants shall not be used with prior approval in writing by the Landscape Designer.</p> <p>5.0.11 Balled and burlapped container and trees in excess of 3 metres in height must have been dug with a sufficiently large firm rootball to contain 75% of the fibrous and feeder root system. Rootballs shall be free of invasive weeds.</p> <p>5.0.12 Keep plants in a moist condition at all times. Protect all plants against damage and/or drying out until they are planted on the site.</p> <p>5.0.13 During loading, transportation, off-loading and planting, protect all trees against damage to stems and branches. Protect bark against chafing from chains, cables, equipment or other trees by a wrapping of cardboard or burlap. Separate entangled tree branches without damage to the branches.</p> <p>5.0.14 Plants with broken or abraded trunks or major branches will not be accepted. Prune damaged twigs to specific pruning guidelines using secateurs.</p> <p>5.0.15 Immediately cover and protect bare root stock from damage to roots by frost, sun and wind.</p> <p>5.0.16 Handle materials supplied in pots and containers by the container only to reduce breakage of branches and leaves.</p> <p>5.0.17 Handle balled and burlapped plant materials with caution to maintain firmness of the balls. No plants shall be used when the ball of earth surrounding the root has been cracked or broken prior to or during the process of planting, or when the burlaps, shaves and ropes required in connection with their transplanting have been removed.</p> <p>5.0.18 Do not lift trees in wire baskets by the trunk.</p>				6.0.1	6.0.19	6.0.20	6.0.21	6.0.22	6.0.23	6.0.24	6.0.25	6.0.26	6.0.27	6.0.28	6.0.29	6.0.30	6.0.31	6.0.32	6.0.33	6.0.34	6.0.35	6.0.36	6.0.37	6.0.38	6.0.39	6.0.40	6.0.41	6.0.42	6.0.43	6.0.44	6.0.45	6.0.46	6.0.47	6.0.48	6.0.49	6.0.50	6.0.51	6.0.52	6.0.53	6.0.54	6.0.55	6.0.56	6.0.57	6.0.58	6.0.59	6.0.60	6.0.61	6.0.62	6.0.63	6.0.64	6.0.65	6.0.66	6.0.67	6.0.68	6.0.69	6.0.70	6.0.71	6.0.72	6.0.73	6.0.74	6.0.75	6.0.76	6.0.77	6.0.78	6.0.79	6.0.80	6.0.81	6.0.82	6.0.83	6.0.84	6.0.85	6.0.86	6.0.87	6.0.88	6.0.89	6.0.90	6.0.91	6.0.92	6.0.93	6.0.94	6.0.95	6.0.96	6.0.97	6.0.98	6.0.99	6.0.100	6.0.101	6.0.102	6.0.103	6.0.104	6.0.105	6.0.106	6.0.107	6.0.108	6.0.109	6.0.110	6.0.111	6.0.112	6.0.113	6.0.114	6.0.115	6.0.116	6.0.117	6.0.118	6.0.119	6.0.120	6.0.121	6.0.122	6.0.123	6.0.124	6.0.125	6.0.126	6.0.127	6.0.128	6.0.129	6.0.130	6.0.131	6.0.132	6.0.133	6.0.134	6.0.135	6.0.136	6.0.137	6.0.138	6.0.139	6.0.140	6.0.141	6.0.142	6.0.143	6.0.144	6.0.145	6.0.146	6.0.147	6.0.148	6.0.149	6.0.150	6.0.151	6.0.152	6.0.153	6.0.154	6.0.155	6.0.156	6.0.157	6.0.158	6.0.159	6.0.160	6.0.161	6.0.162	6.0.163	6.0.164	6.0.165	6.0.166	6.0.167	6.0.168	6.0.169	6.0.170	6.0.171	6.0.172	6.0.173	6.0.174	6.0.175	6.0.176	6.0.177	6.0.178	6.0.179	6.0.180	6.0.181	6.0.182	6.0.183	6.0.184	6.0.185	6.0.186	6.0.187	6.0.188	6.0.189	6.0.190	6.0.191	6.0.192	6.0.193	6.0.194	6.0.195	6.0.196	6.0.197	6.0.198	6.0.199	6.0.200	6.0.201	6.0.202	6.0.203	6.0.204	6.0.205	6.0.206	6.0.207	6.0.208	6.0.209	6.0.210	6.0.211	6.0.212	6.0.213	6.0.214	6.0.215	6.0.216	6.0.217	6.0.218	6.0.219	6.0.220	6.0.221	6.0.222	6.0.223	6.0.224	6.0.225	6.0.226	6.0.227	6.0.228	6.0.229	6.0.230	6.0.231	6.0.232	6.0.233	6.0.234	6.0.235	6.0.236	6.0.237	6.0.238	6.0.239	6.0.240	6.0.241	6.0.242	6.0.243	6.0.244	6.0.245	6.0.246	6.0.247	6.0.248	6.0.249	6.0.250	6.0.251	6.0.252	6.0.253	6.0.254	6.0.255	6.0.256	6.0.257	6.0.258	6.0.259	6.0.260	6.0.261	6.0.262	6.0.263	6.0.264	6.0.265	6.0.266	6.0.267	6.0.268	6.0.269	6.0.270	6.0.271	6.0.272	6.0.273	6.0.274	6.0.275	6.0.276	6.0.277	6.0.278	6.0.279	6.0.280	6.0.281	6.0.282	6.0.283	6.0.284	6.0.285	6.0.286	6.0.287	6.0.288	6.0.289	6.0.290	6.0.291	6.0.292	6.0.293	6.0.294	6.0.295	6.0.296	6.0.297	6.0.298	6.0.299	6.0.300	6.0.301	6.0.302	6.0.303	6.0.304	6.0.305	6.0.306	6.0.307	6.0.308	6.0.309	6.0.310	6.0.311	6.0.312	6.0.313	6.0.314	6.0.315	6.0.316	6.0.317	6.0.318	6.0.319	6.0.320	6.0.321	6.0.322	6.0.323	6.0.324	6.0.325	6.0.326	6.0.327	6.0.328	6.0.329	6.0.330	6.0.331	6.0.332	6.0.333	6.0.334	6.0.335	6.0.336	6.0.337	6.0.338	6.0.339	6.0.340	6.0.341	6.0.342	6.0.343	6.0.344	6.0.345	6.0.346	6.0.347	6.0.348	6.0.349	6.0.350	6.0.351	6.0.352	6.0.353	6.0.354	6.0.355	6.0.356	6.0.357	6.0.358	6.0.359	6.0.360	6.0.361	6.0.362	6.0.363	6.0.364	6.0.365	6.0.366	6.0.367	6.0.368	6.0.369	6.0.370	6.0.371	6.0.372	6.0.373	6.0.374	6.0.375	6.0.376	6.0.377	6.0.378	6.0.379	6.0.380	6.0.381	6.0.382	6.0.383	6.0.384	6.0.385	6.0.386	6.0.387	6.0.388	6.0.389	6.0.390	6.0.391	6.0.392	6.0.393	6.0.394	6.0.395	6.0.396	6.0.397	6.0.398	6.0.399	6.0.400	6.0.401	6.0.402	6.0.403	6.0.404	6.0.405	6.0.406	6.0.407	6.0.408	6.0.409	6.0.410	6.0.411	6.0.412	6.0.413	6.0.414	6.0.415	6.0.416	6.0.417	6.0.418	6.0.419	6.0.420	6.0.421	6.0.422	6.0.423	6.0.424	6.0.425	6.0.426	6.0.427	6.0.428	6.0.429	6.0.430	6.0.431	6.0.432	6.0.433	6.0.434	6.0.435	6.0.436	6.0.437	6.0.438	6.0.439	6.0.440	6.0.441	6.0.442	6.0.443	6.0.444	6.0.445	6.0.446	6.0.447	6.0.448	6.0.449	6.0.450	6.0.451	6.0.452	6.0.453	6.0.454	6.0.455	6.0.456	6.0.457	6.0.458	6.0.459	6.0.460	6.0.461	6.0.462	6.0.463	6.0.464	6.0.465	6.0.466	6.0.467	6.0.468	6.0.469	6.0.470	6.0.471	6.0.472	6.0.473	6.0.474	6.0.475	6.0.476	6.0.477	6.0.478	6.0.479	6.0.480	6.0.481	6.0.482	6.0.483	6.0.484	6.0.485	6.0.486	6.0.487	6.0.488	6.0.489	6.0.490	6.0.491	6.0.492	6.0.493	6.0.494	6.0.495	6.0.496	6.0.497	6.0.498	6.0.499	6.0.500	6.0.501	6.0.502	6.0.503	6.0.504	6.0.505	6.0.506	6.0.507	6.0.508	6.0.509	6.0.510	6.0.511	6.0.512	6.0.513	6.0.514	6.0.515	6.0.516	6.0.517	6.0.518	6.0.519	6.0.520	6.0.521	6.0.522	6.0.523	6.0.524	6.0.525	6.0.526	6.0.527	6.0.528	6.0.529	6.0.530	6.0.531	6.0.532	6.0.533	6.0.534	6.0.535	6.0.536	6.0.537	6.0.538	6.0.539	6.0.540	6.0.541	6.0.542	6.0.543	6.0.544	6.0.545	6.0.546	6.0.547	6.0.548	6.0.549	6.0.550	6.0.551	6.0.552	6.0.553	6.0.554	6.0.555	6.0.556	6.0.557	6.0.558	6.0.559	6.0.560	6.0.561	6.0.562	6.0.563	6.0.564	6.0.565	6.0.566	6.0.567	6.0.568	6.0.569	6.0.570	6.0.571	6.0.572	6.0.573	6.0.574	6.0.575	6.0.576	6.0.577	6.0.578	6.0.579	6.0.580	6.0.581	6.0.582	6.0.583	6.0.584	6.0.585	6.0.586	6.0.587	6.0.588	6.0.589	6.0.590	6.0.591	6.0.592	6.0.593	6.0.594	6.0.595	6.0.596	6.0.597	6.0.598	6.0.599	6.0.600	6.0.601	6.0.602	6.0.603	6.0.604	6.0.605	6.0.606	6.0.607	6.0.608	6.0.609	6.0.610	6.0.611	6.0.612	6.0.613	6.0.614	6.0.615	6.0.616	6.0.617	6.0.618	6.0.619	6.0.620	6.0.621	6.0.622	6.0.623	6.0.624	6.0.625	6.0.626	6.0.627	6.0.628	6.0.629	6.0.630	6.0.631	6.0.632	6.0.633	6.0.634	6.0.635	6.0.636	6.0.637	6.0.638	6.0.639	6.0.640	6.0.641	6.0.642	6.0.643	6.0.644	6.0.645	6.0.646	6.0.647	6.0.648	6.0.649	6.0.650	6.0.651	6.0.652	6.0.653	6.0.654	6.0.655	6.0.656	6.0.657	6.0.658	6.0.659	6.0.660	6.0.661	6.0.662	6.0.663	6.0.664	6.0.665	6.0.666	6.0.667	6.0.668	6.0.669	6.0.670	6.0.671	6.0.672	6.0.673	6.0.674	6.0.675	6.0.676	6.0.677	6.0.678	6.0.679	6.0.680	6.0.681	6.0.682	6.0.683	6.0.684	6.0.685	6.0.686	6.0.687	6.0.688	6.0.689	6.0.690	6.0.691	6.0.692	6.0.693	6.0.694	6.0.695	6.0.696	6.0.697	6.0.698	6.0.699	6.0.700	6.0.701	6.0.702	6.0.703	6.0.704	6.0.705	6.0.706	6.0.707	6.0.708	6.0.709	6.0.710	6.0.711	6.0.712	6.0.713	6.0.714	6.0.715	6.0.716	6.0.717	6.0.718	6.0.719	6.0.720	6.0.721	6.0.722	6.0.723	6.0.724	6.0.725	6.0.726	6.0.727	6.0.728	6.0.729	6.0.730	6.0.731	6.0.732	6.0.733	6.0.734	6.0.735	6.0.736	6.0.737	6.0.738	6.0.739	6.0.740	6.0.741	6.0.742	6.0.743	6.0.744	6.0.745	6.0.746	6.0.747	6.0.748	6.0.749	6.0.750	6.0.751	6.0.752	6.0.753	6.0.754	6.0.755	6.0.756	6.0.757	6.0.758	6.0.759	6.0.760	6.0.761	6.0.762	6.0.763	6.0.764	6.0.765	6.0.766	6.0.767	6.0.768	6.0.769	6.0.770	6.0.771	6.0.772	6.0.773	6.0.774	6.0.775	6.0.776	6.0.777	6.0.778	6.0.779	6.0.780	6.0.781	6.0.782	6.0.783	6.0.784	6.0.785	6.0.786	6.0.787	6.0.788	6.0.789	6.0.790	6.0.791	6.0.792	6.0.793	6.0.794	6.0.795	6.0.796	6.0.797	6.0.798	6.0.799	6.0.800	6.0.801	6.0.802	6.0.803	6.0.804	6.0.805	6.0.806	6.0.807	6.0.808	6.0.809	6.0.810	6.0.811	6.0.812	6.0.813	6.0.814	6.0.815	6.0.816	6.0.817	6.0.818	6.0.819	6.0.820	6.0.821	6.0.822	6.0.823	6.0.824	6.0.825	6.0.826	6.0.827	6.0.828	6.0.829	6.0.830	6.0.831	6.0.832	6.0.833	6.0.834	6.0.835	6.0.836	6.0.837	6.0.838	6.0.839	6.0.840	6.0.841	6.0.842	6.0.843	6.0.844	6.0.845	6.0.846	6.0.847	6.0.848	6.0.849	6.0.850	6.0.851	6.0.852	6.0.853	6.0.854	6.0.855	6.0.856	6.0.857	6.0.858	6.0.859	6.0.860	6.0.861	6.0.862	6.0.863	6.0.864	6.0.865	6.0.866	6.0.867	6.0.868	6.0.869	6.0.870	6.0.871	6.0.872	6.0.873	6.0.874	6.0.875	6.0.876	6.0.877	6.0.878	6.0.879	6.0.880	6.0.881	6.0.882	6.0.883	6.0.884	6.0.885	6.0.886	6.0.887	6.0.888	6.0.889	6.0.890	6.0.891	6.0.892	6.0.893	6.0.894	6.0.895	6.0.896	6.0.897	6.0.898	6.0.899	6.0.900	6.0.901	6.0.902	6.0.903	6.0.904	6.0.905	6.0.906	6.0.907	6.0.908
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DESIGN RATIONALE

CONTEXT

The site lies on the west side of Doctors Road. The existing lot is bare, except for three dead cedars on the roadside of the site. The site has no natural screening, though the south adjacent lot has native cedars, fir, and alders providing some level of separation.

DESIGN CONCEPT

The objective of the landscape design is to create a setting for the McMann Homes town house development. The front of the lot is the focal point of the landscape design, which employs a combination of drought resistant grasses, evergreen shrubs, stone, and colorful deciduous trees. This also acts as a privacy buffer for the planned single residence.

Planting

The planting design and choices compliment the strong contemporary and structural elements of the buildings.

The southern lot hedging [Leylandii] will provide an effective privacy screen between the properties.

























The shrubs will be evergreen with textured leaves and architectural forms, some light and movement will be provided by planting ornamental grasses.


The stormwater management feature includes a bioswale along the northeast corner of the property.

This will collect and slow water movement to the lowest point of the property.

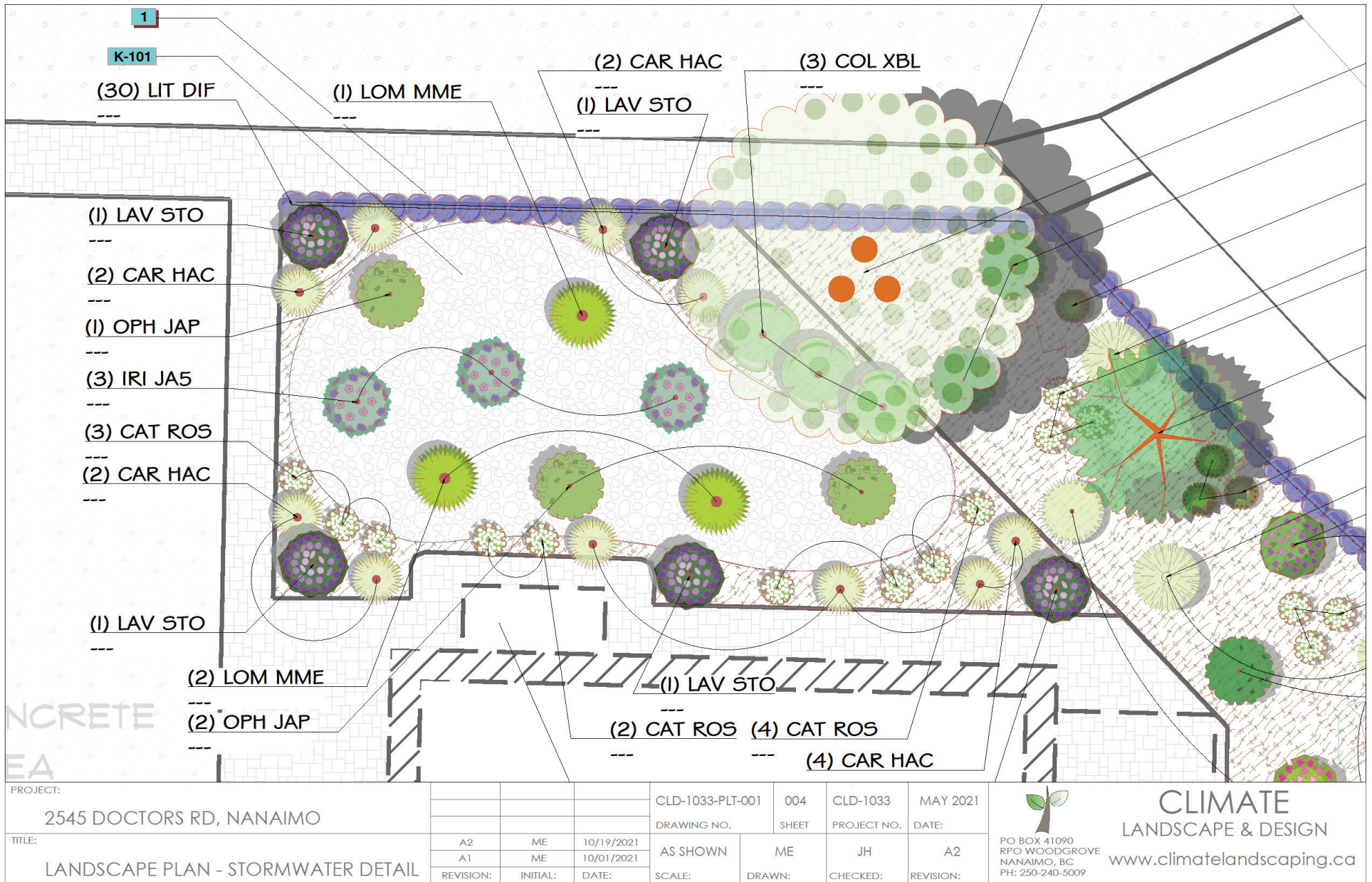
REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	Fine Dark Mulch	
2	Stamp effect concrete. For pedestrian and light vehicular applications.	
3	Asphalt	
4	1/2in Blue Chip	
SYMBOL	ROCK DESCRIPTION	DETAIL
K-101	2in to 4in River Rock	

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL	REMARKS
	ACE PAL	Acer palmatum / Japanese Maple	---	2		
	ACE AKN	Acer palmatum 'Akane' / Akane Japanese Maple	---	5		
	PIN THU	Pinus thunbergii / Japanese Black Pine	---	1		
	SAL BAB	Salix babylonica / Weeping Willow	---	1		
	CUP LEY	x Cupressocyparis leylandii / Leyland Cypress	---	113		
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL	REMARKS
	CAR HAC	Carex hachijensis 'Evergold' / Evergold Japanese Sedge	---	10		
	CAT ROS	Catharanthus roseus / Periwinkle	---	23		
	COL XBL	Colocasia x 'Black Ripple' / Black Ripple Elephant Ear	---	3		
	HAK MAC	Hakonechloa macra / Japanese Forest Grass	---	5		
	IRI JA5	Iris ensata / Japanese Water Iris	---	3		
	JUN KLE	Juniperus chinensis 'Klehm Compact' / Chinese Juniper	---	12		
	LAV ANG	Lavandula angustifolia / English Lavender	---	6		
	LAV STO	Lavandula stoechas / Spanish Lavender	---	5		
	LIT DIF	Lithodora diffusa 'Grace Ward' / Grace Ward Lithodora	---	139		
	LOM MME	Lomandra longifolia longifolia / Spiny-headed Mat Rush	---	3		
	MIS JAP	Miscanthus sinensis / Eulalia Grass	---	3		
	MUH CAP	Muhlenbergia capillaris / Pink Muhly Grass	---	5		
	NAS TEN	Nassella tenuissima / Mexican Feather Grass	---	6		
	OPH JAP	Ophiopogon japonicus / Mondo Grass	---	3		
	POA ESK	Poa labillardieri 'Eskdale' / Tussock Grass	---	8		
	PRI JAP	Primula japonica / Japanese Primrose	---	596		
	RHO PER	Rhododendron periclymenoides / Pinxterbloom Azalea	---	2		
	SAL PER	Salvia nemorosa / Meadow Sage	---	8		
SOD/SEED	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	DETAIL	REMARKS
	TUR CAN	Turf Sod Canadian Blue Fescue / Canadian Blue Fescue	---			

PROJECT:					CLD-1033-PLT-001	003	CLD-1033	MAY 2021	 <div>CLIMATE LANDSCAPE & DESIGN</div> <div>PO BOX 41090 RPO WOODGROVE NANAIMO, BC PH: 250-240-5009</div> <div>www.climatelandscaping.ca</div>
2545 DOCTORS RD, NANAIMO					DRAWING NO.	SHEET	PROJECT NO.	DATE:	
TITLE:		A2	ME	10/19/2021	AS SHOWN	ME	JH	A2	
LANDSCAPE PLAN - SCHEDULES		REVISION:	INITIAL:	DATE:	SCALE:	DRAWN:	CHECKED:	REVISION:	

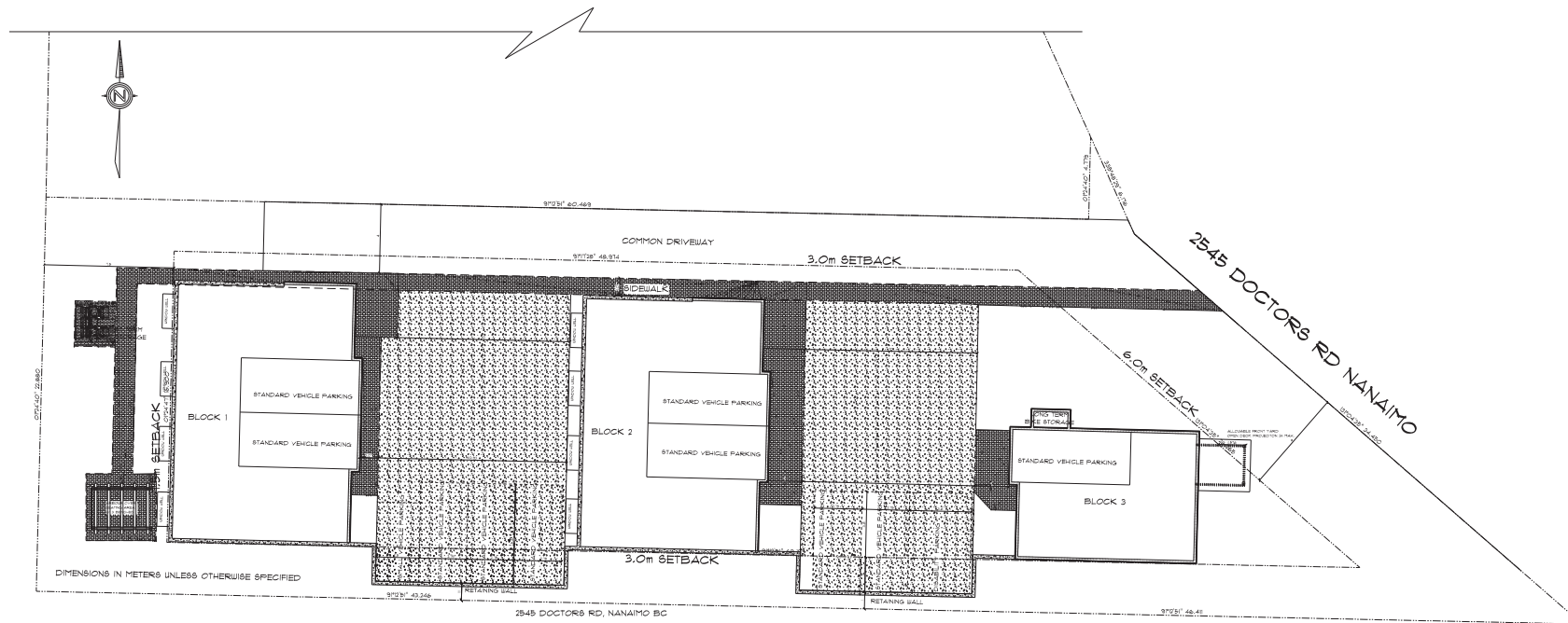
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DP1238
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 Current Planning



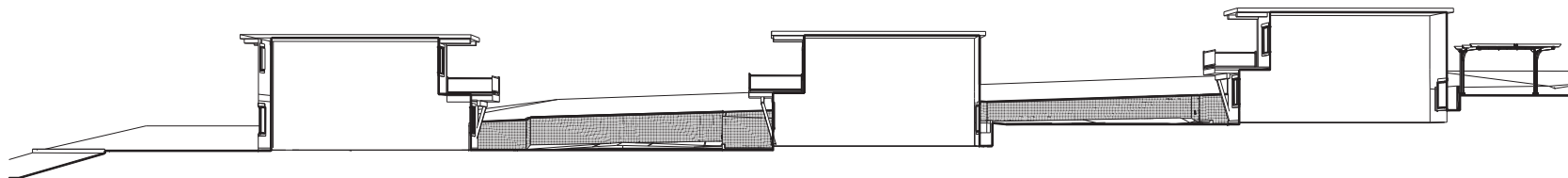
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Current Planning



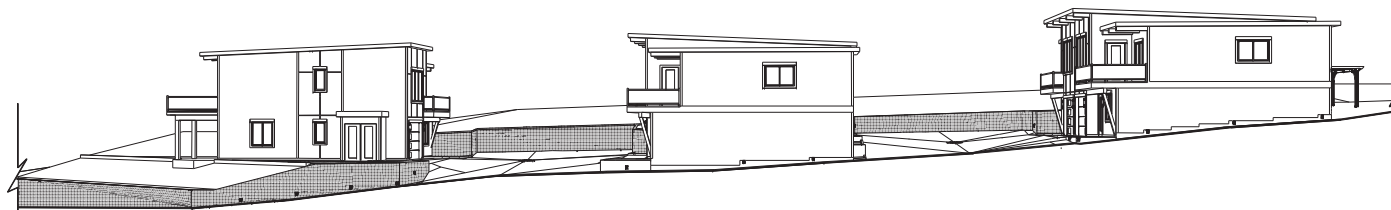
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SITE
 SCALE: 1/125



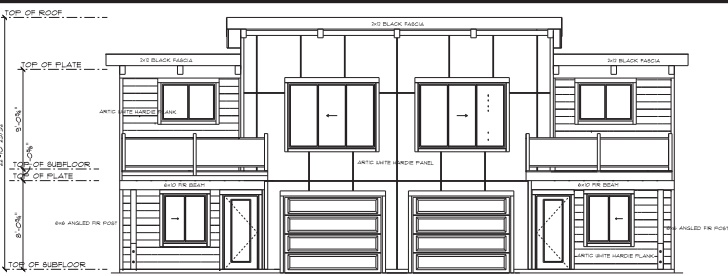
BUILDING ELEVATION
 SCALE: NOT TO SCALE



ROAD ELEVATION
 SCALE: NOT TO SCALE

ALL LUMBER TO BE S.P.F. #2 OR BETTER
 ALL LINTLS TO BE 2" X 10 UNAD. CONTRACTOR
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 construction of building envelopes.

<p>2545 Doctors Rd</p> <p>CLIENT: RUSSELL MCMAHON</p> <p>BC REG. NO. 12345</p> <p>PHONE: 250.688.4068</p>	<p>RECEIVED</p> <p>DP1238</p> <p>2021-NOV-18</p>	<p>OCEAN MIST</p>	<p>OCEAN MIST DEVELOPMENT CORP</p> <p>PHONE: 250.713.8700</p> <p>DANIEL MCMAHON</p> <p>BC REG. NO. 12345</p> <p>VPR 544</p>	<p>SCALE: 1/4" = 1'-0"</p> <p>DRAWN BY: DANIEL</p> <p>DATE: November 17, 2021</p>	<p>APPROVED:</p> <p>CHECKED BY:</p>	<p>PAGE: 1/4</p>
	<p>1</p>					



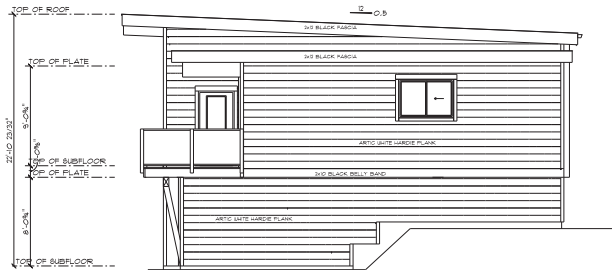
FRONT BLOCK 1

SCALE: 3/16" = 1'-0"



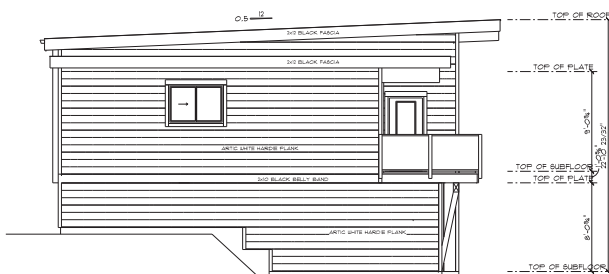
BACK BLOCK 1

SCALE: 3/16" = 1'-0"



RIGHT BLOCK 1

SCALE: 3/16" = 1'-0"



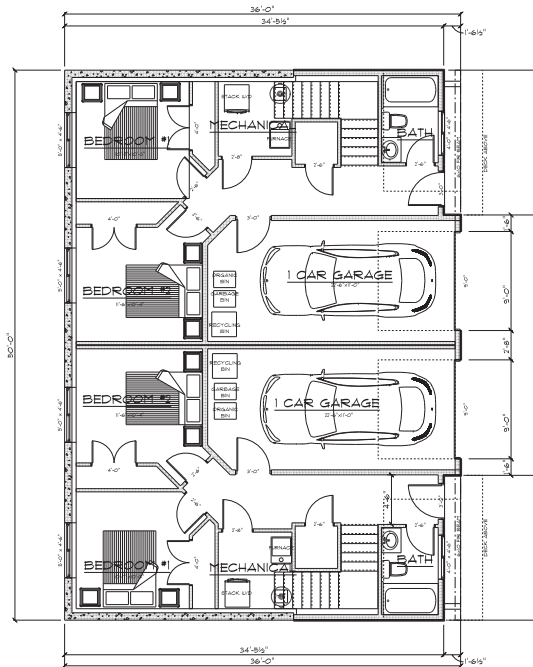
LEFT BLOCK 1

SCALE: 3/16" = 1'-0"

EXTERIOR FINISHING SCHEDULE	
ID	NOTE
1	ARCTIC WHITE HARDIE BOARD W/ 2x4 WOOD BATTENS
2	ARCTIC WHITE 8x5/4\" HARDIE PLANK SIDING
3	ARCTIC WHITE HARDIE BOARD W/ METAL CHANNEL
4	2x12 WOOD FASCIA PAINTED BLACK
5	2x10 WOOD TRIM PAINTED BLACK
6	2x4 WOOD CORNER TRIM PAINTED BLACK
7	WINDOWS/DOOR: 2x6 HEAD TRIM W/ 2x4 SIDE & BOTTOM TRIM PAINTED BACK
8	RIR ACCENT TIMBERS W/ NATURAL FINISH

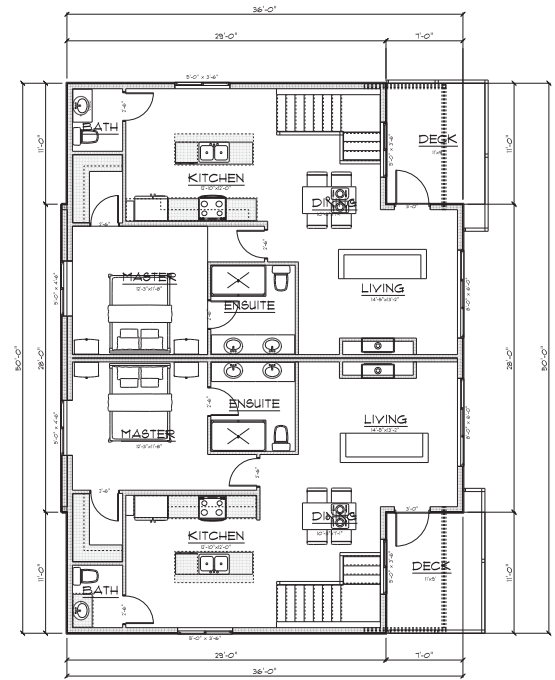
EXTERIOR FINISHING

BLOCK 1
280.60m²



BASEMENT FLOOR BLOCK 1

SCALE: 3/16" = 1'-0"



MAIN FLOOR BLOCK 1

SCALE: 3/16" = 1'-0"

ALL LUMBER TO BE S.P.F. #2 OR BETTER
ALL LINTELS TO BE 2 - 2\" x 10\" UNDO. CONTRACTION
TO VERIFY ALL LINES, LEVELS, SURVEY'S, DIMENSIONS
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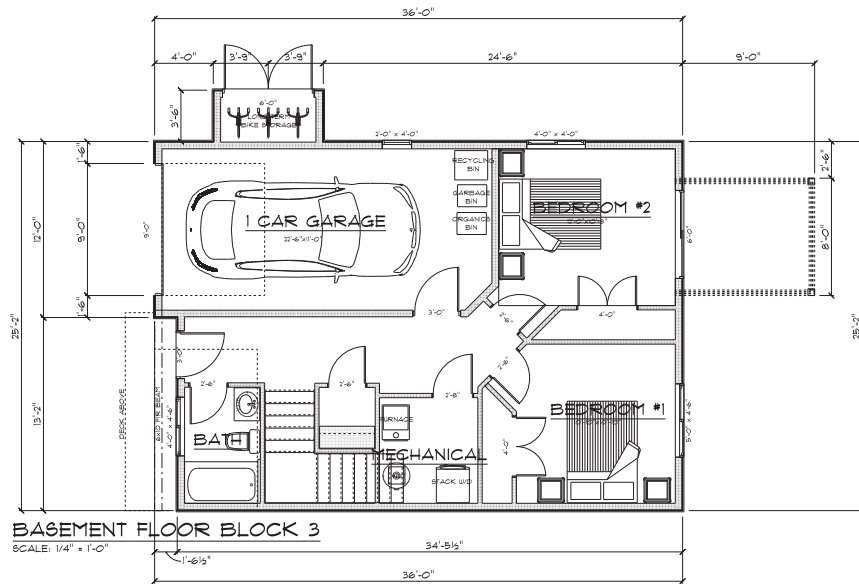
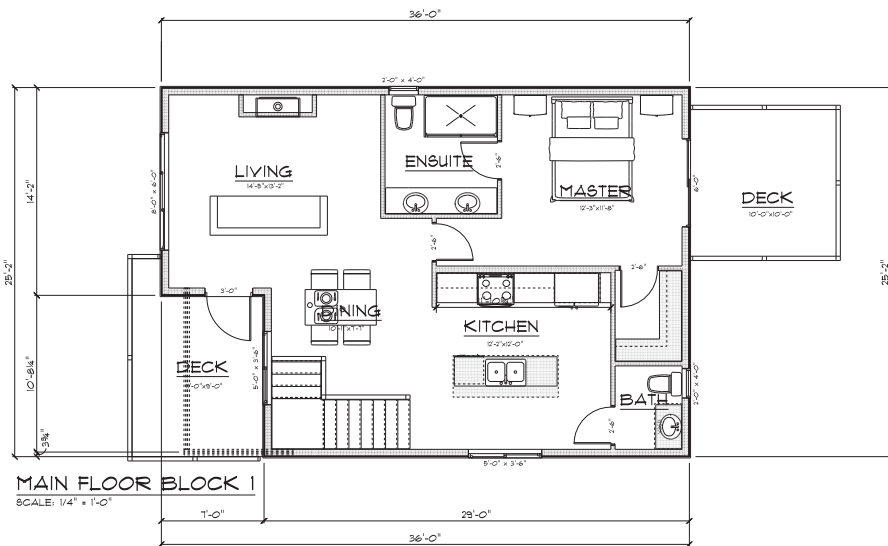


EXTERIOR FINISHING SCHEDULE	
ID	NOTE
1	ARCTIC WHITE HARDIE BOARD W/ 1x4 WOOD BATTENS
2	ARCTIC WHITE 8-1/4" HARDIE PLANK SIDING
3	ARCTIC WHITE HARDIE BOARD W/ METAL CHANNEL
4	2x12 WOOD FASCIA PAINTED BLACK
5	2x10 WOOD TRIM PAINTED BLACK
6	2x4 WOOD CORNER TRIM PAINTED BLACK
7	WINDOWS/DOOR: 2x6 HEAD TRIM W/ 2x4 SIDE & BOTTOM TRIM PAINTED BLACK
8	FR AIR CANT TIMBERS W/ NATURAL FINISH

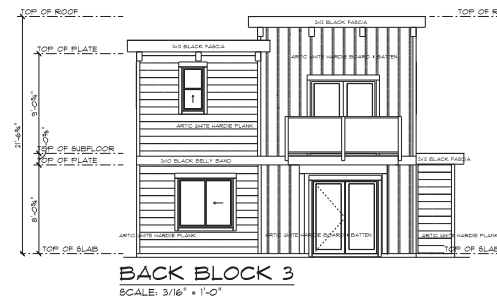
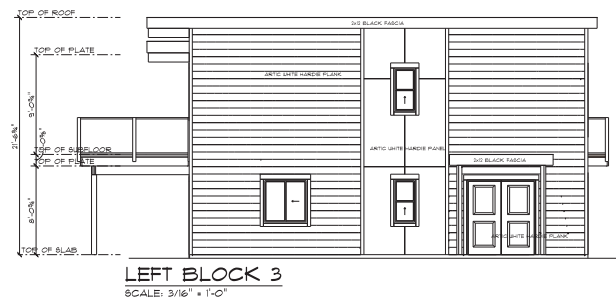
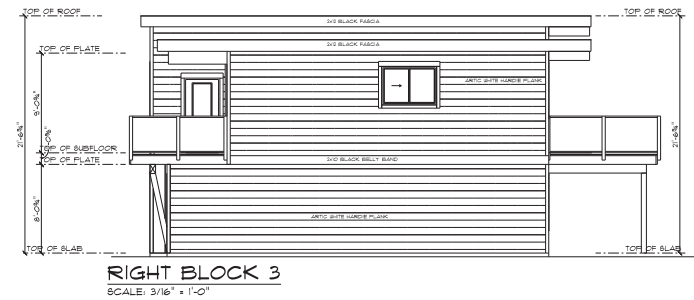
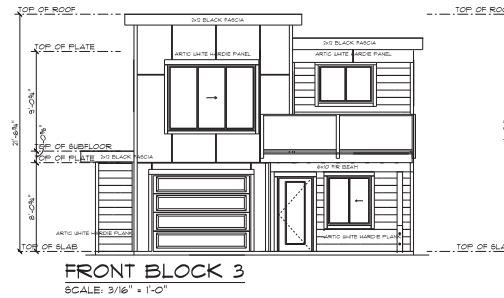
BLOCK 2
271.26m2



2545 DOIGTORS RD CLIENT: RUSS MCMAHON BUREAU: RUSS MCMAHON PHONE: 203 686 4428		 OCEAN MIST		PO BOX 128 HARTFORD CT 06102 VNR 564		PHONE 203 719-8700 DANIELLE@OCEANMIST.COM BC VNR 564		DRAWN BY: DANIEL DATE: October 12, 2021		SCALE: 1/4" = 1'-0" APPROVED: _____ CHECKED BY: _____ 3/4	
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BLOCK 3 140.45m2

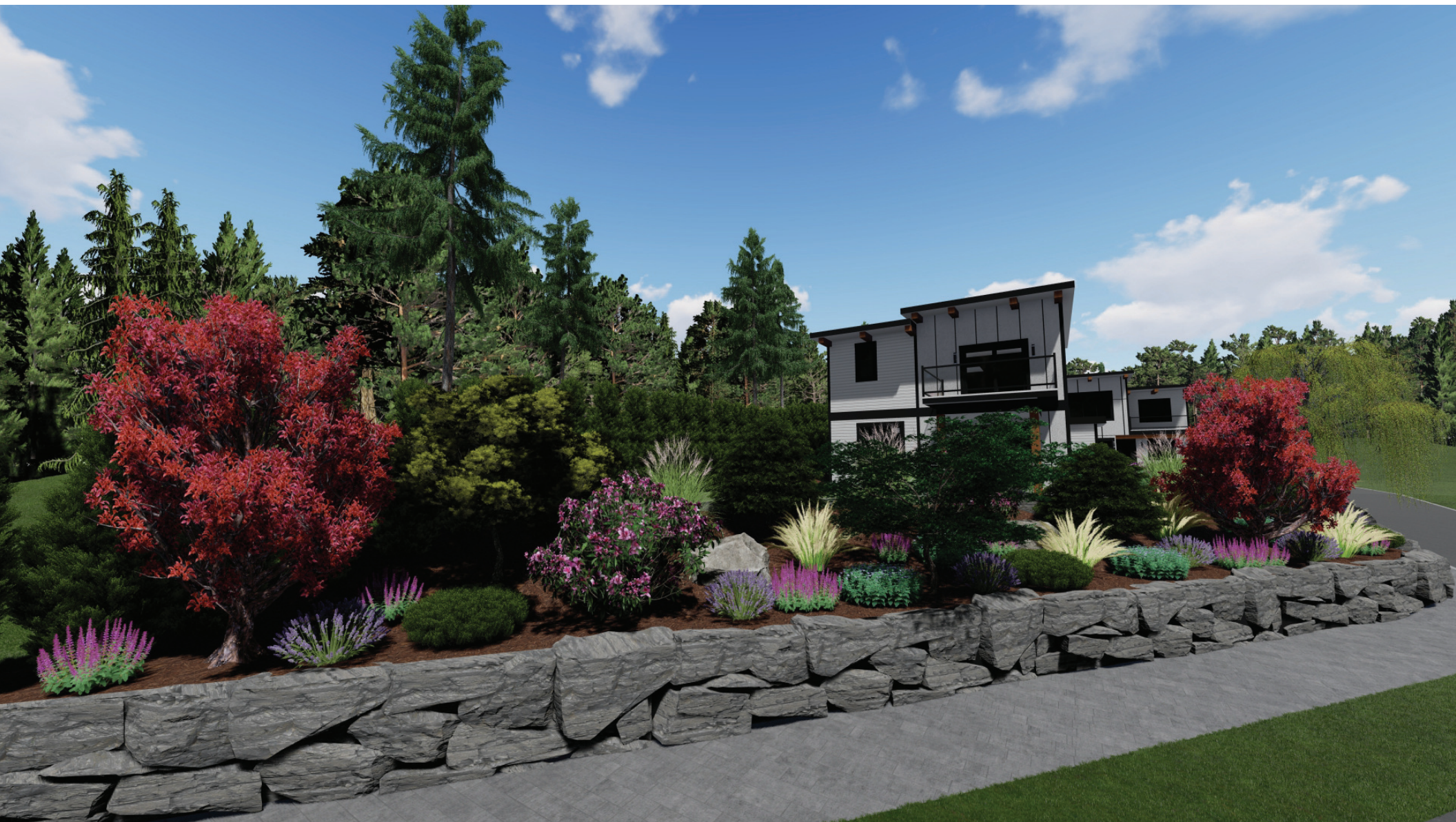


EXTERIOR FINISHING SCHEDULE	
ID	NOTE
1	ARCTIC WHITE HARDIE BOARD W/ 1/4" WOOD BATTENS
2	ARCTIC WHITE 8 1/4" HARDIE PLANK SIDING
3	ARCTIC WHITE HARDIE BOARD W/ METAL CHANNEL
4	2x12 WOOD FASCIA PAINTED BLACK
5	2x10 WOOD TRIM PAINTED BLACK
6	2x4 WOOD CORNER TRIM PAINTED BLACK
7	WINDOWS/DOOR: 2x6 HEAD TRIM W/ 2x4 SIDE & BOTTOM TRIM PAINTED BLACK
8	RIP ACENT TIMBERS W/ NATURAL FINISH

EXTERIOR FINISHING SCALE: 1/4" = 1'-0"

ALL LUMBER TO BE S.P.F. #2 OR BETTER
ALL LUMBER TO BE 2" X 4" UNLESS NOTED OTHERWISE
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construction of building envelope.

















STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001245 – 223 & 225 NICOL STREET

Applicant & Architect: RAYMOND DE BEELD ARCHITECT INC.

Owner: GURSHINDER SANDHU SINGH

Landscape Architect: KINSHIP DESIGN

Subject Property and Site Context:

<i>Zoning</i>	DT12 – Gateway
<i>Location</i>	The subject property is located on the east side of Nicol Street, in between Milton Street and Farquhar Street
<i>Total Area</i>	773m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Neighbourhood; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial/Residential development.
<i>Neighbourhood Plan</i>	South End Neighbourhood Plan
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines, and South End Neighbourhood Plan Urban Design Framework and Guidelines

The subject property is located within the South End neighbourhood, south of the downtown area. Established single family homes, commercial and institutional properties, and Deverill Square Park predominantly characterize the surrounding area. The property has a slope of approximately 3m from the high side on Nicol Street to the low side at the rear of the property. There is a lane at the rear which is the main access to the property.

PROPOSED DEVELOPMENT

The applicant proposes to construct a ten unit affordable market rental development, including four live/work units. The proposed development consists of a four-storey building with under-the-building parking. The building is proposed to cover 42% of the lot with a total gross floor area (GFA) of approximately 866m². The DT12 zone allows for a base floor area ratio (FAR) of 1.00 plus 0.25 for mixed-use buildings and an additional 0.25 if the development can achieve Tier 1 through Schedule D of the Zoning Bylaw for a total FAR of 1.50. The applicant is proposing a maximum FAR of 1.50.

Site Design

The proposed live/work units are located on the main floor, with two of the main doors facing Nicol Street. The remaining two live/work units are accessed from each side of the building by a pedestrian walkway around the perimeter of the main level (accessed from Nicol Street). Under-the-building parking with 17 stalls will be accessed from the lane at the rear. Pedestrian access from the parking area is provided by an elevator and stairs located on the south side of the property, to the rear. Long-term bike storage and electric vehicle/bicycle charging stations are located within the under-the-building parking area along with an enclosed refuse and recycling area.

Staff Comments:

- Consider additional wayfinding elements on the site to direct visitors to each live/work entrance.
- Ensure there is adequate space for refuse, recycling and organics containers.

Building Design:

The proposed building is four-storeys with a maximum height of approximately 14m and under-the-building parking. The building presents as four storeys on Nicol Street with the top two storeys set back, defining the lower floors. The grade change of the site allows under the-building parking which is open to the lane at the rear.

The unit composition consists of one and two bedroom units, approximately 137m²–287m² in floor area and four live/work units approximately 30m² in floor area. The building has a flat roof, with an open deck on the front façade, over the first two storeys. The units on the top two storeys have access to covered balconies with glass railings. Finishing materials include corrugated cladding, wood grain Hardie panel, fibre cement panels, and concrete.

Staff comments:

- Consider additional material changes on the north and south sides to break up the vertical massing and better define the base of the building in accordance with the South End Neighbourhood design guidelines.
- Consider more prominent entries to the work/live units, especially on the sides.
- Ensure adequate screening of any rooftop mechanical equipment.

Landscape Design

The proposed landscape plan consists of a landscape buffer along Nicol Street, vertical green screens in the parking area, concrete planters, and pedestrian walkways. On the main level (accessed from Nicol Street), the concrete planters incorporate seating opportunities and are placed around the building, planted with a mix of deciduous and evergreen trees and shrubs. Outdoor patios are provided for the live/work units facing the lane, surrounded by concrete planters. Two pedestrian entrances are located along the front property line on Nicol Street. Concrete pavers complete the pedestrian walkway, with a pattern change for the walkways leading to the live/work entrances facing the street.

A short-term bike parking rack is located at the front of the building and recessed lighting is used throughout the site along the concrete planters. The open deck above the second storey will have steel planting boxes which will be planted with a mix of flowers and grasses. A black picket fence and railing will be provided on top of the under-the-building parking area.

Staff Comments:

- Ensure adequate lighting is provided to illuminate the unit addresses, pedestrian entrances, and for general site visibility within the parking garage.
- Incorporate solid screening of ceiling lights used in the parking garage to mitigate any off-site illumination.
- Increase the width of the landscape buffer along Nicol Street to improve the pedestrian experience.

PROPOSED VARIANCES

Landscape Buffer

The minimum required landscape buffer is 1.8m along the front property line in order to screen the street. The proposed landscape buffer along the front property line does not appear to meet the minimum 1.8m width, therefore a variance is required.

2020-08-25

225 & 233 Nicol Street – Design & Sustainability Rationale

Project:

10 unit affordable market rental project with under building parking, Live/Work units and landscaped podium on first floor and residential on second, third and fourth floors.

Background:

Development on a vacant lot providing a quality mixed use building and densification to gateway of Nanaimo that promotes neighbourhood identity and spirit that aids in defining neighbourhood edges.

Site Layout:

The site layout is dictated by the existing grades, accessibility, security, day lighting, lot orientation, and public/ private parking. The existing grade drops approximately 8'-0" within the first 37'-0" from Nicol Street then gradually slope down to the rear one-way lane with a further 9'-11" drop over a distance of 87'-11". The existing grade allows for pedestrians access off of Nicol Street at ground level and under building parking access from the rear one-way lane heading South.

Pedestrian Circulation:

Accessible main entrance at Nicol Street on west side of the building. Entrance canopy is provided to demarcate building entrance. Each of the Live/Work units have their own separate entrance from the podium. Podium access provided from the under building parking via elevator and exterior/ exterior stairs. Perimeter access around the podium provides emergency access in both directions and permits unprotected glazing except where noted.

Vehicle Circulation:

Due to the natural slope of the site, under building parking entrance is located on the low, east, side of the site. The Parkade is recessed to provide both private, residential residents only, and public parking. Four visitor stalls, of which one accessible stall, has been provided, including remote access through the secured mandoor to the elevator. No on street parking or drop off zone permitted by Ministry of Highways. Landscaping is integrated in the design of the parkade through the use of vertical green screen and low planters between the concrete columns for visual connection/ daylighting and security.

Parking:

Provided underneath the building and primarily out of sight, except for vehicular entry from the rear one-way lane. Vehicle parking for the private residents is secure via ventilated overhead door and secured covered storage is provided for bicycles, electric bikes, and scooters. RDN bus service located near the building.

Form:

Generated by the small sloped site, the design maximizes available parking, with a simplicity and flexibility of structure above. Majority of the units take advantage of two facades for daylighting, ocean views and privacy. The residential elements in this mixed use building is distinguishable through the top two storeys of

the four storey building that has been set back to provide well-defined ground floors that provide an obvious base to the building and sets the premise for street continuity for future development along Nicol Street. Framed shopfronts, on the other hand, provide visual breaks to create a rhythm and differentiation. Architectural detail and landscaping at street level aids in maintaining a pedestrian scale and interest in taller building forms.

The balconies are covered for weather protection without limiting interior daylight penetration. Large balconies on the third floor promotes outdoor living. The units facing east offer significant views over the ocean while the units facing west can catch a glimpse of Downtown Nanaimo/ Mount Benson/ or vehicle traffic.

Material & Colour:

Simple combinations of materials and architectural form has been used. The colour scheme incorporates a stronger natural/ neutral colours to uplift the existing neighbourhood gateway to Downtown Nanaimo. Upscale materials and details provided on street facade. Changes in vertical and horizontal materials/ colours/ textures break down the mass economically and integrates the building successfully in the surrounding grain of fabric. The dark grey vertical corrugated cladding is derived from the coal mining/ dynamite plant history of the neighbourhood, while the deep red fibre cement panel cladding mimics the pattern of brick that relates back to the brick-making history of the 20th century. Balcony clear tempered glass (depending on budget) balustrade provide for optimal view. Natural wood grain soffits/ balcony columns and cladding.

Exterior Lighting:

Under building parking features indirect lighting on concrete columns, with sconce wall lights at recessed building entry from public parking lot. Step lights and at grade accent lighting provided at main entry. Balconies provided with pot light or wall sconce with unit controlled dimmers. Exterior lighting with daylight and/ or motion sensor controls for energy efficiency, dark sky, and light spillage control.

Utilities/ Garbage/ Recycling:

Covered storage is provided for garbage and recycling. Building services located underground and close to City connections to reduce service length.

Key Features:

Large exterior functionally shaped balconies provide useable outdoor space on the third floor to enjoy the natural environment, views over the ocean as well as provide 'eyes on the street' and yard. The Live/ Work units on first floor, together with the architectural form and choice of material enhances the streetscape of Nicol street and gateway to Downtown of Nanaimo.

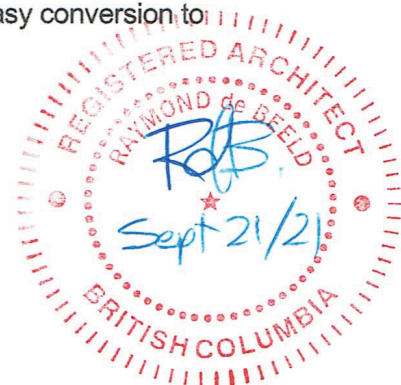
The requirement of non residential use at grade in the DT12 zone is idealistic but problematic to be mandatory for any new development, now and in the foreseeable future. Non residential use in this zone is not economically viable, more so with covid and increased homelessness. From a planning perspective, Nicol Street is a highway restricting access, particularly small lot frontages, and does not allow on street parking. The City accepted our proposal and rationale for allowing live/work on the first storey (and not separating 'work' to the first storey and 'live' to the mezzanine) with the incorporation of a design that promotes the commercial use at the street level (i.e. glazing, welcoming entrances, easy conversion to commercial).

Landscaping:

Refer to separate Landscape rationale.

Raymond de Beeld, Architect AIBC, MRAIC, LEED BD+C

Raymond de Beeld Architect Inc.



CONTEXT MAP

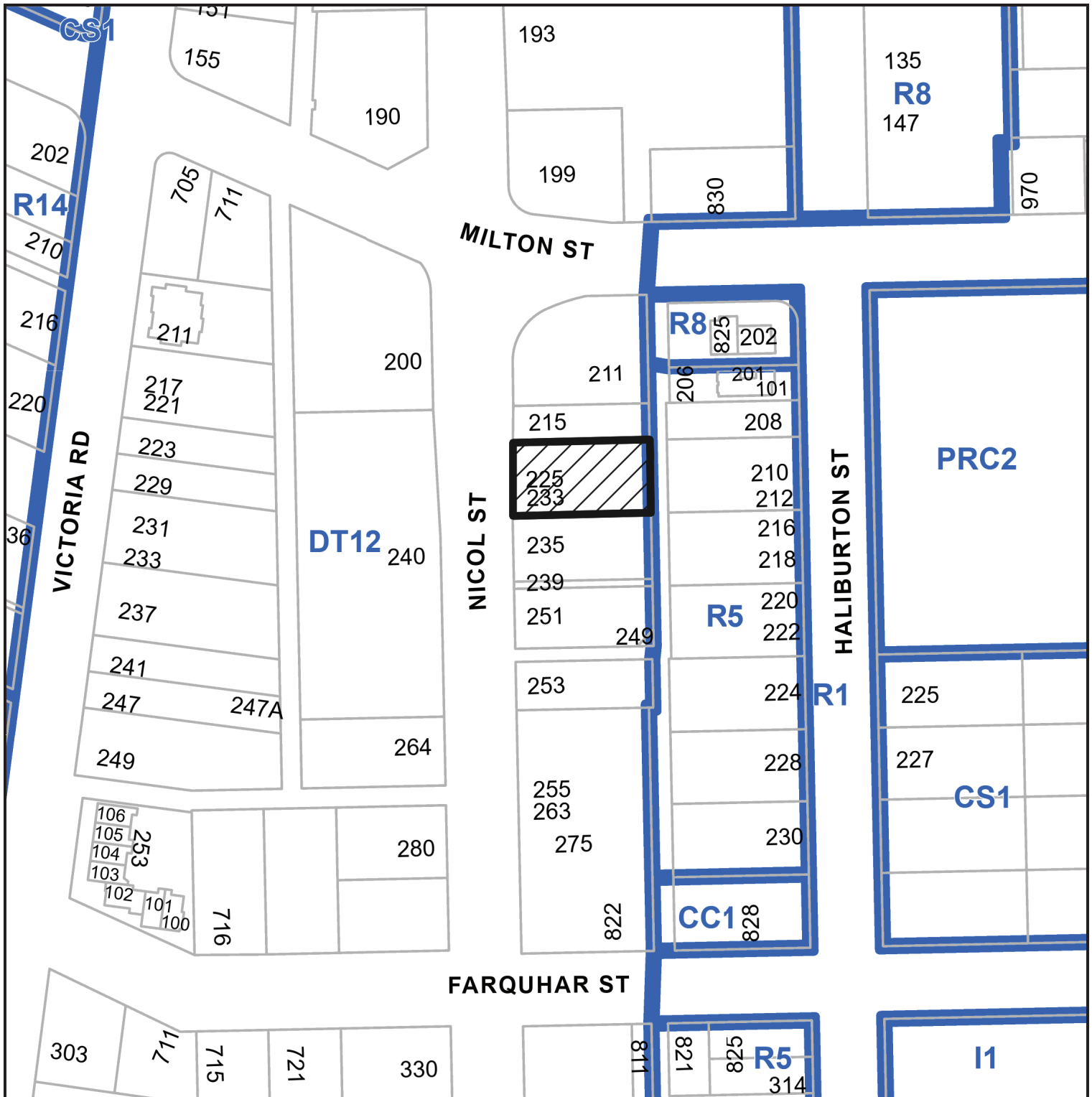


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225 & 233 NICOL STREET

LOCATION PLAN



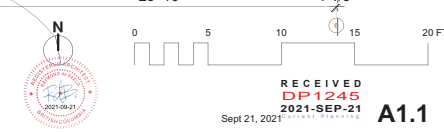
DEVELOPMENT PERMIT APPLICATION NO. DP001245



Subject Property

CIVIC: 225 AND 233 NICOL STREET

LEGAL: LOT 7, BLOCK 9, SECTION 1, NANAIMO DISTRICT, PLAN 584, EXCEPT THAT PART IN PLAN VIP52380 FOR ROAD





Project Description:		Nicol St Mixed-Use		Date		30 July 2021	
Civic Address:		225 Nicol Street, Nanaimo, B.C.					
Legal Address:		Lot 7, Block 9, Section 1, Nanaimo District, Plan 584, Except that part in Plan VIPS380 for road.					
Zoning:		DT12 (Gateway to Nanaimo Downtown core)					
Property Area:		82		m ²		ha	
Road Dedication (unknown)		0		0.00		0.0000	
Total		8,318		772.76		0.0773	
Building Areas		Excl. FAR		Incl FAR		Excl Parking	
Floor		Units		Circulation		Total	
		#2		#2		#2	
L4		2,282		0		603	
L3		2,282		0		603	
L2 (mezz)		1,840		0		493	
L1		2,991		219		81	
L0		0		219		366	
Total (GFA)		9,395		438		866	
Total (for FAR) (excluding lobby, indoor parking, open decks, bikes, recreation storage, max 100 ft utility)						12,448	
% bldg area/ FAR		72.9%		3.9%		19.8%	
Units		Unit Area		Unit Floor Area		No.	
		#2		#2		#2	
Type A – 1 Bed + Den		737		2		1,474	
Type B – 2 Bed		772		4		3,088	
Type C – Live/Work – 1 Bed		1142		2		2,284	
Live L2				419		0.00	
Live L1				391		0.00	
Work L1				332		0.00	
Type D – Live/Work – 1 Bed		1238		2		2,478	
Live L2				467		0.00	
Live L1				440		0.00	
Work L1				332		0.00	
Total				16		9,324	
						866.22	
Zoning Requirements		Required		Proposed			
Lot Coverage:		100%		42%			
Floor Area Ratio: Yes, Mixed Use, Tier 1		1		1			
+ Mixed Use = 0.25		0.25		0.25			
+ Tier 1 = 0.25 Bonus		0.25		0.25		to be 0.25 upon determining layout of units	
+ Tier 2 = 0.25 Bonus		0.25		0			
+ u/g parking = 0.25 Bonus (% of u/g parking * 0.25 if roof of u/g parking is < 0.8m)		0.25		0.100		% of parking provided is below building	
Total (Maximum Allowed)		2.00		1.50		Using Mixed Use + Tier 1 + No U/G Parking = 12,477 ft ² max	
Bldg Front Setback (West) (3.5m + 1m MOT)		4.5m		5.04m			
Bldg Front Setback (West) Maximum		10m					
Bldg Side Setback (North)		0m		0.17m			
Bldg Side Setback (South)		0m		0.10m			
Bldg Rear Setback (East)		0m		0.03m			
Building Height – Maximum		19.8m		14.07m			
Number of Storeys – Minimum		2					
Parking – Vehicle		Required		Proposed			
2 Bedrooms Units (1.44)		5.76		8.00			
1 Bedroom Units (1.07)		2.14		2.00			
Accessory Dwelling Unit (1 per unit)		4.00		4.00			
Live/Work (Work 1 per 25 m ² [25962])		4.93		3.00		assuming work max. 332 ft ² /unit	
Total Parking		16.83		17.00			
Parking – Vehicle Types:							
Standard car (2.75m x 5.8m, aisle width 6.7 m)		10		10			
Small car (8' x 15') (2.5m x 4.6m, aisle width 7m), 40% max.		7		6			
Designated Residential Visitor (1/22 stalls)		1		4		Excl. possible 2 drop off on Nicol Street	
Accessible (122' x 19'0") (3.7m x 5.6m), 11:20 = 1		1		1			
EV Parking Level 2 Charging (10% of required parking)		2		2			
EV Parking Level 2 rough-in, add 20% of req'd parking		4		4			
Parking – Bike/ Scooter Types							
Bike – Long Term Spaces (0.1 per dwelling unit)		6		18			
Bike – Short Term Spaces (0.1 per dwelling unit)		2		2			
Scooter – Secure Spaces		None		3			
Notes							
1) Site coverage excludes balconies & underground parking.							
2) Variances in RED							
3) FAR Bonuses Available: % under ground parking * 0.25 if roof of u/g parking is < 0.8m + Mixed Use 0.25 Tier 1 0.25 + Tier 2 0.25.							



1 Nicol Street - View from the North



2 Nicol Street - View from the West



3 Nicol Street - View from the South



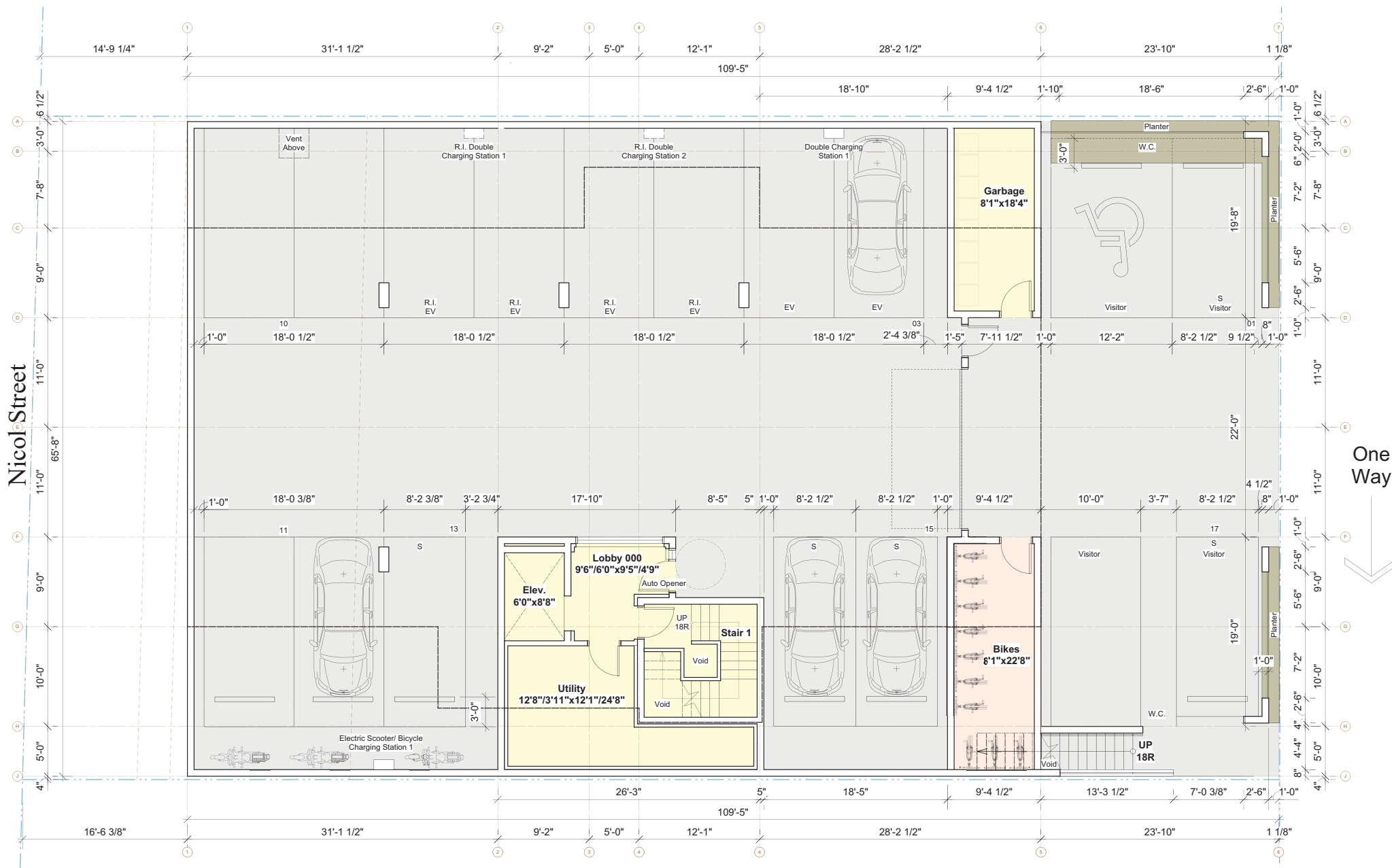
4 Rear Lane - View from the South



5 Rear Lane - View from the East



6 Rear Lane - View from the North





1 West Elevation



2 South Elevation



3 East Elevation



4 North Elevation

MATERIAL LEGEND:

AL1 Corrugated Cladding (Dark Grey)	CN1 Concrete (Natural, Rod & Cone)	GL1 Glass Railing
AL2 Aluminium Picket Railing (Dark Grey)	CN2 Precast Concrete	GL2 Vinyl Window System (Dark Grey)
AL3 Aluminium Grille Door	FH1 Hardie Panel (Wood Grain)	MT1 Metal Flashing (Dark Grey)
AL4 Aluminium Storefront (Dark Grey)	FP1 Fibre Cement Panel (Dark Red)	WD1 Wood Column (Natural)



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A6.1



1 Drawing List

Architectural	Landscape
Draw. No.	Drawing Name
A0.0	Corner Sheet
A0.1	Location and Data
A0.2	Context Views
A0.3	Street Views
A0.4	Photographs
A1.1	Site Plan
A2.0	Floor Plan L1 (Parking)
A2.1	Floor Plan L1 (CRU)
A2.2	Floor Plan L2 (CRU Mizz.)
A2.3	Floor Plan L2
A2.4	Floor Plan L4
A6.1	Exteriors
A7.1	Section

2 Consultants List

Owner: Singhinder Singh 13208 - 80 th Ave Burnaby, BC V3W 3B3 Tel: 778-895-0092 Email: singhinder@gmail.com	Architect (CRP): Raymond de Beeld Architect Inc. 755 Terminal Ave. N Nanaimo, BC V9S 4K1 Tel: 250-756-2198 Fax: 250-756-9503 Email: raymond@rdbarchitect.ca	Civil: Newcastle Engineering Ltd. #4 - 3179 Barons Road Nanaimo, BC V9T 5W5 Tel: 250-756-9503 ext. 23 Fax: 250-756-9503 Email: mark.watrick@newcastleengineering.com	Geotechnical: Leckmish Engineering Associates Ltd. 1900 Bowwood Road Nanaimo, BC V9S 6Y2 Steven Stacey Tel: 250-756-0305 Fax: 250-756-3811 Email: sstacey@leekmish.com
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3 Abbreviations

AFR	Above Finished Floor	CG	Corner Guard	CR	Card Reader	FD	Floor Drain	FRR	Fire Resistance Rating
AS	Adjustable Shelf	CJ	Control Joint	CW	Chimney	FGC	Fire Department Connector	FS	Fixed Shelf
AVB	Air / Vapour Barrier	CL	Close	EG	Existing Grade	FPE	Finished Floor Elevation	FT2	Square Feet
BP	Building Paper	CLR	Clear	EQ	Equal	FG	Finished Grade	GC	General Contractor
BEP	Blkg Envelope Professional	CLG	Ceiling	EV	Electric Vehicle	FP	Fireplace	GWB	Gypsum Wall Board
CB	Cabin Basin	CCNC	Concrete	FAX	Fire Alarm Annunciator	FR	Refrigerator	HB	Hoist Bolt
CDC	On Centre	SH	Shelves	TO	Top of	UB	Underlayment	UP	Utility Pole
PLY	Plywood	R & S	Roof & Sill	TOC	Top of Concrete	WD	Wood	TYP	Typical
PT	Pressure Treated	RWL	Rain Water Leader	TOPL	Top of Ply	WC	Water Curtain		
RCP	Reflected Ceiling Plan	SAM	Self-Adhered Membrane	T	Tempered				
RD	Roof Drain	TD	Tie Down	TI	Tenant Improvement				
R1	Rough In	SFE	Structural Floor Elevation						

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1 Nicol Street - Aerial View



2 Nicol Street - View from the North



3 Rear Lane - View from the South



4 Rear Lane - Aerial view



1 Nicol Street - South



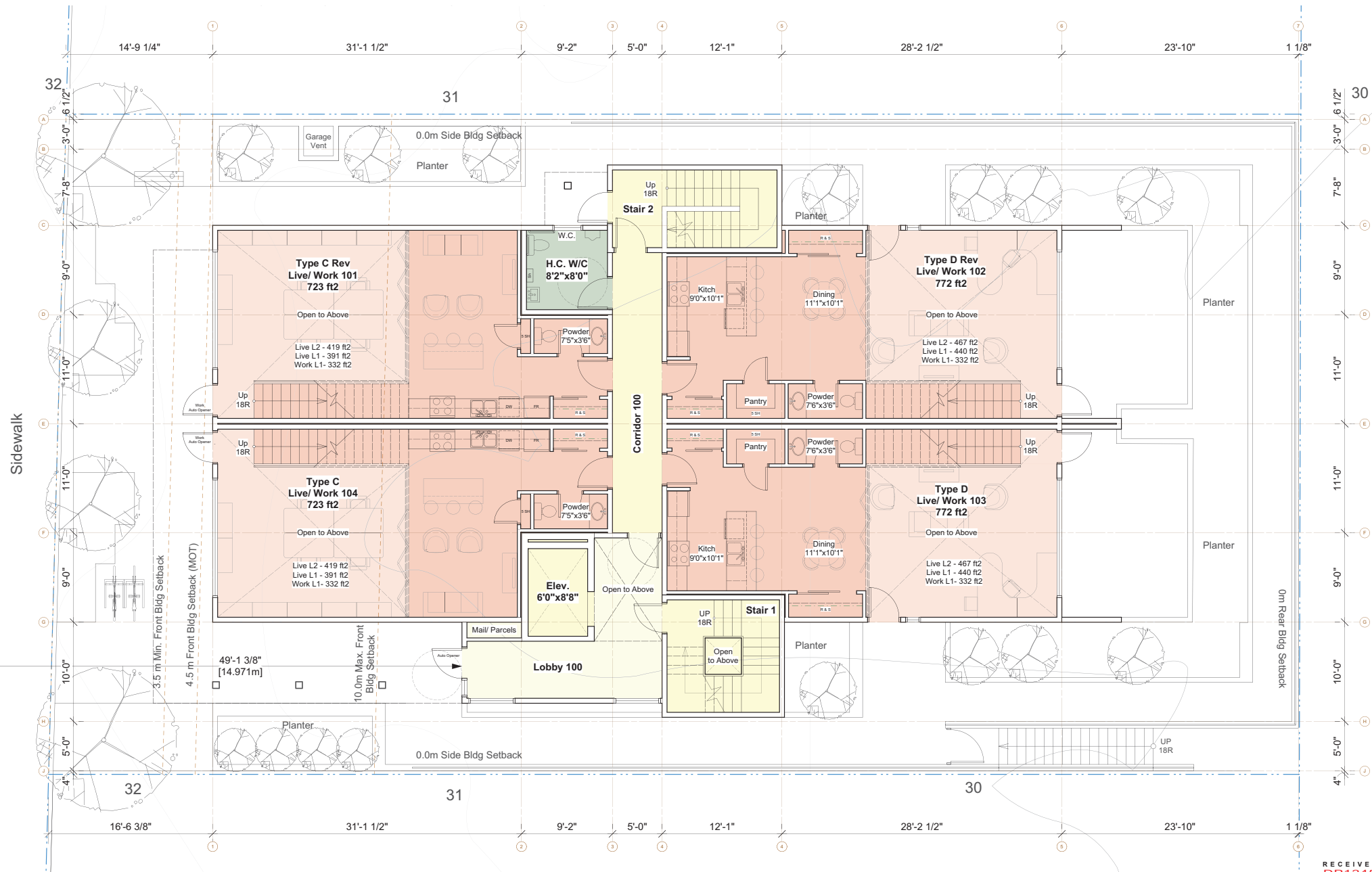
2 Nicol Street - North

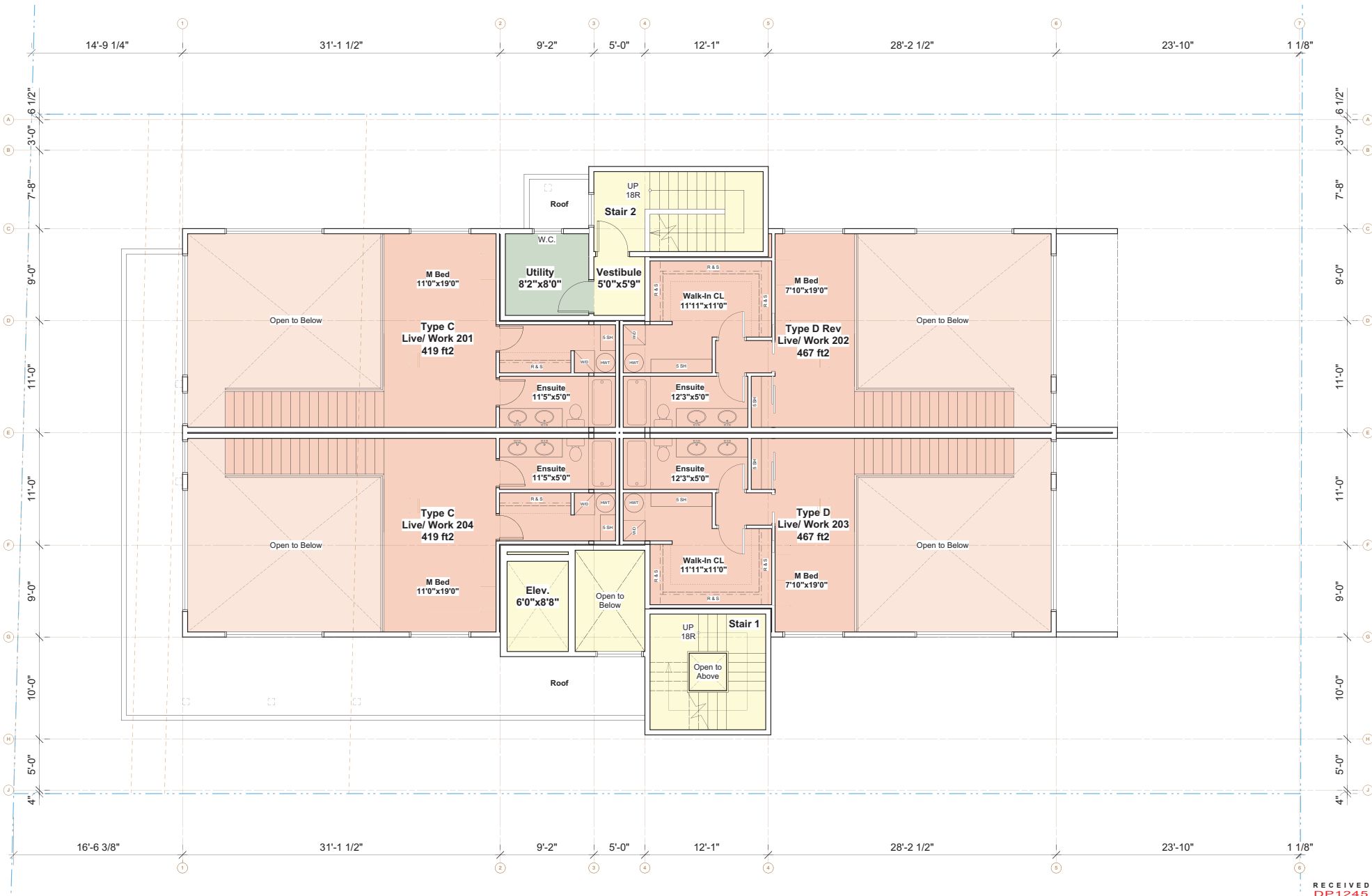


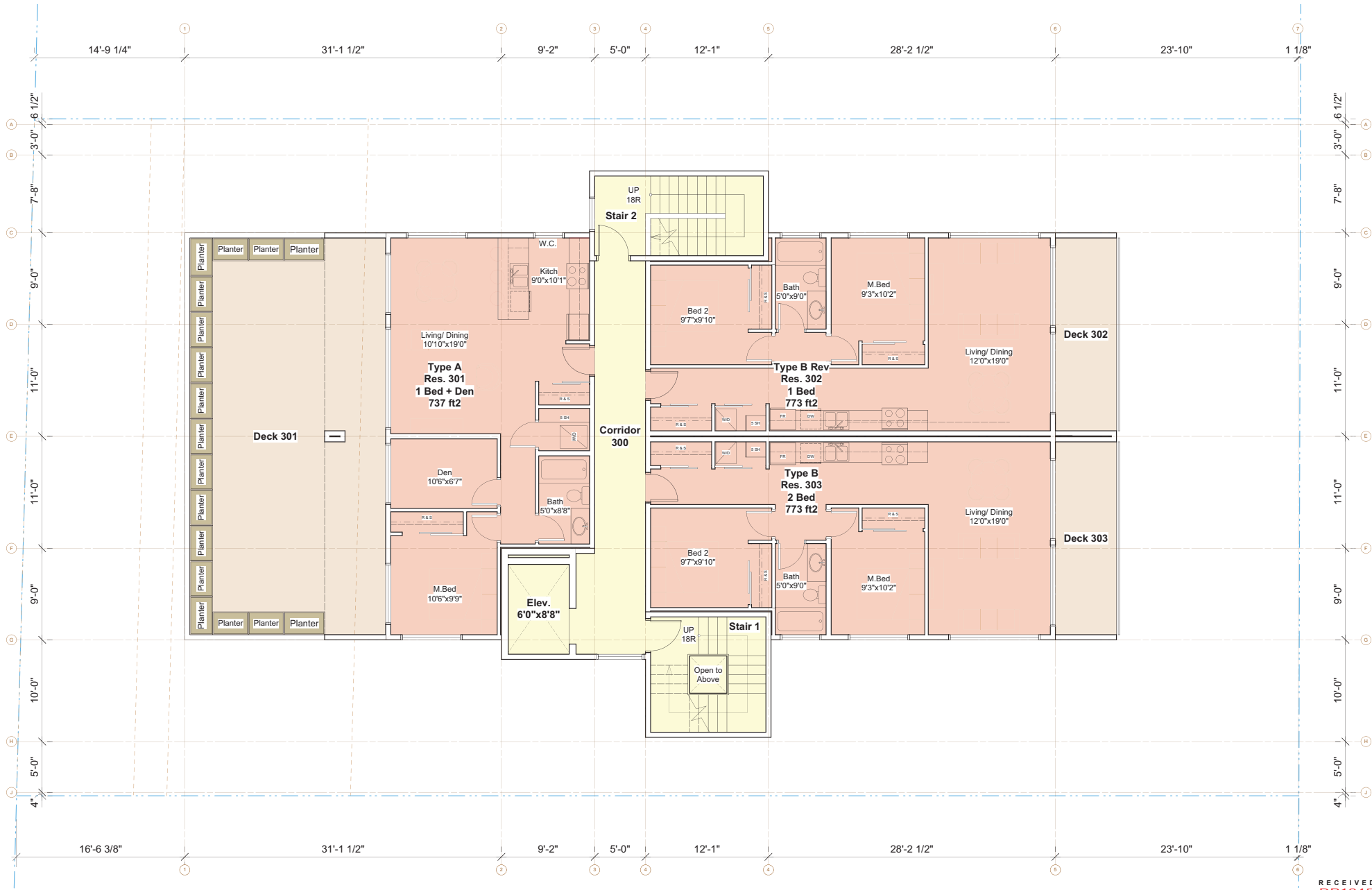
3 Rear Lane - Context

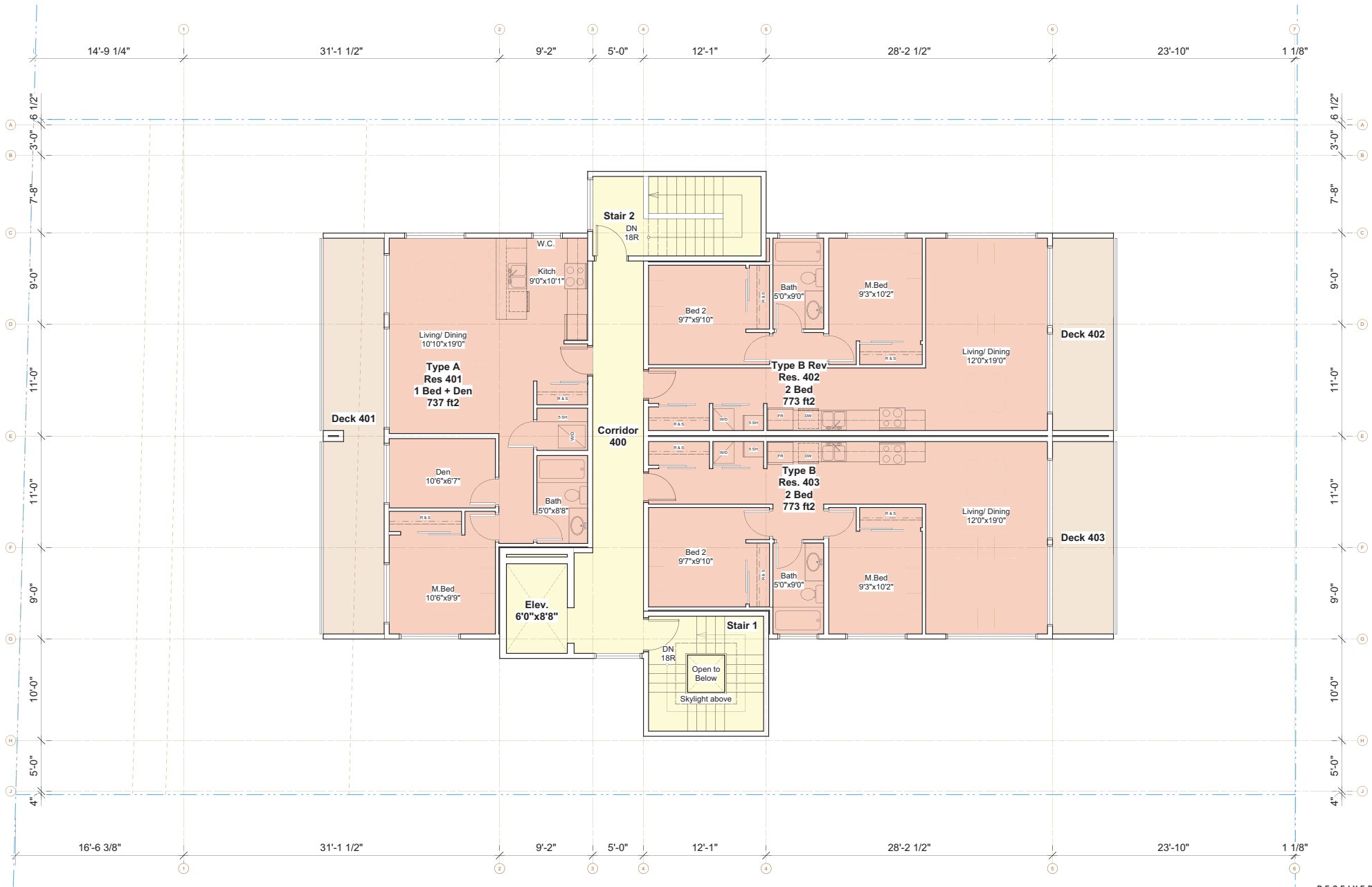


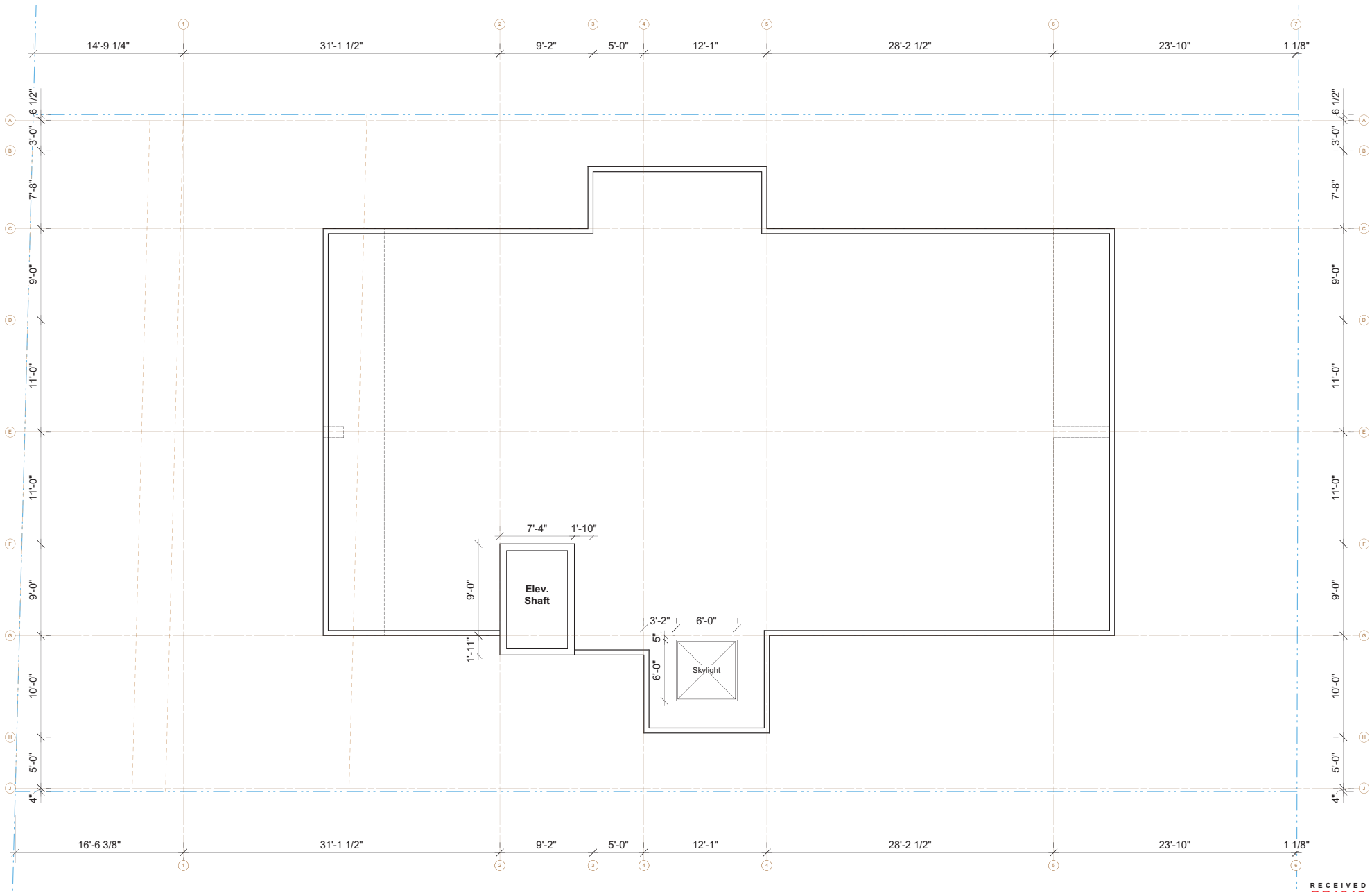
4 Nicol Street - Context

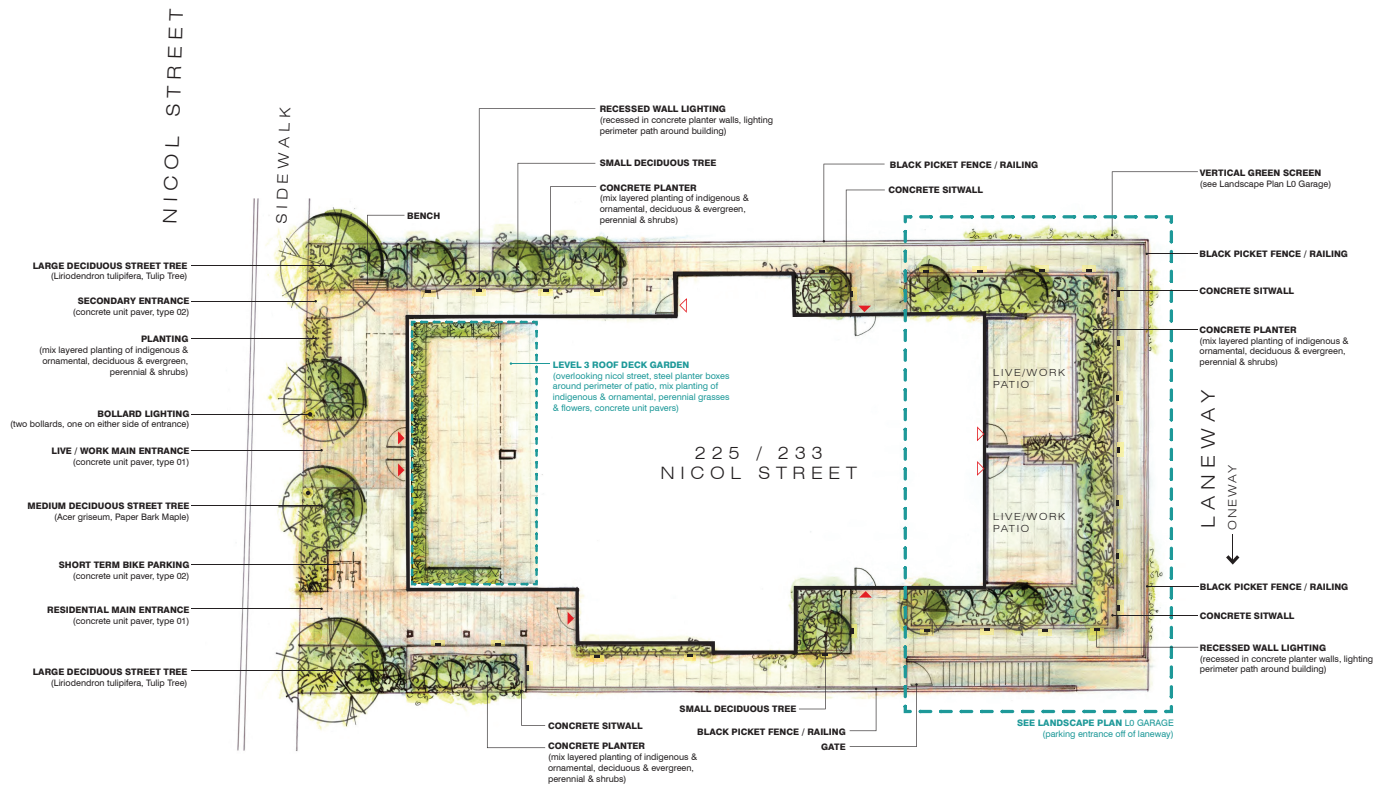




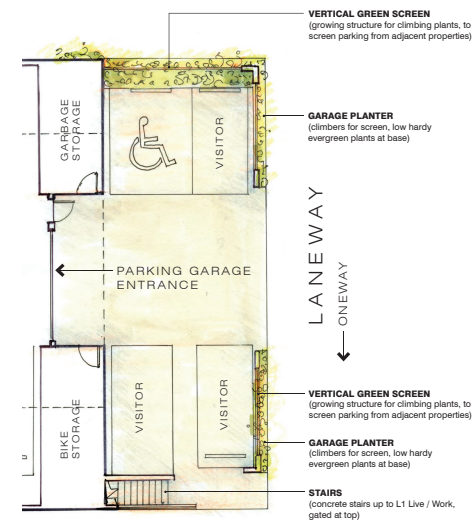








LANDSCAPE PLAN
L1 LIVE / WORK
 SCALE 1:100



LANDSCAPE PLAN
L0 GARAGE
 SCALE 1:100

NICOL STREET MIXED USE

LANDSCAPE ARCHITECTURAL DRAWINGS ISSUED FOR DEVELOPMENT PERMIT

DESIGN RATIONALE

CONTEXT

The landscape at 225/ 233 Nicol Street serves two primary functions. It establishes an improved streetscape for a new 4-level, 10-unit affordable market rental building with live-work studios on the east side of Nicol street - a busy, four-lane road that acts as a gateway into the City of Nanaimo; and it provides the private outdoor space for residents living in a contemporary urban development.

DESIGN CONCEPT URBAN HIGH STREET

The landscape design concept responds directly to the South End Neighbourhood Plan by contributing to the evolution of Nicol Street into a 'High Street' for south Nanaimo.

The urban high street concept is realized with refined hardscaping and appropriately scaled street-trees situated within a permeable planted edge to accentuate the human scale, and define public and semi-private spaces.

Planter boxes with integrated seating extend around either side of the building, animating the streetscape with semi-private street furnishing and gathering spaces for residents, while embracing the development with lush, natural elements.

Roof deck gardens on the third level overlook Nicol Street, allowing for 'eyes-on-the-street', softening the building form and connecting the ground plane to the building's upper levels with a cohesive planting design.

Generous planting and natural features integrated into the sidewalk boulevard provide pedestrian comfort and visual interest at the human scale to complement a unique new building.

The landscape design anchors a contemporary building within the local context with a strong indigenous planting palette, relying on native, drought tolerant and evergreen species inspired by the local ecology.

Key components of the landscape design include:

- A diverse, multi-layered planting scheme that relies on street trees, drought tolerant native species and natural elements to enhance the streetscape along Nicol Street.
- Clean, refined paving and hardscaping details emphasize the urban character of Nicol Street, and new integrated furnishing create animation and vitality at street level
- Sidewalks and short-term bike parking accommodate active transportation alternatives.
- Additional planter boxes and vertical planted screens at the rear improve the visual character of the parkade garage
- Roof decks overlooking Nicol Street create private outdoor spaces for residents and support eyes on the street.

DESIGN PRECEDENTS



01 Mix perennial grasses & flowers, shrubs and tree plantings



02 Mix perennial flowers & grasses in steel planters



03 Paper bark maple



04 Vertical green screen



05 Concrete / stone unit pavers



06 Recessed wall lighting



07 Bollard lighting



08 Bench

PLANT PALETTE

Deciduous Trees

Ac	4	Acer circinatum	Vine Maple
Ag	2	Acer griseum	Paper Bark Maple
A	5	Amselanchier grandiflora Autumn Brilliance	Saskatoon Berry
Tc	2	Liriodendron tulipifera	Tulip Tree

Evergreen Shrubs

Au	TBD	Arbutus unedo	Strawberry Bush
Gs	TBD	Gaultheria shallon	Salal
Mn	TBD	Mahonia nervosa	Dull Oregon Grape
Rh	TBD	Rhododendron 'Glacier'	Evergreen Azalea
Vo	TBD	Vaccinium ovatum	Evergreen Huckleberry

Deciduous Shrubs

Cs	TBD	Cornus sericea	Red Twig Dogwood
Rs	TBD	Ribes sanguineum	Red Flowering Currant
V	TBD	Vaccinium	Blueberry

Groundcovers

Au	TBD	Arctostaphylos uva-ursi	Kinnikinnick
Es	TBD	Epimedium x versicolor	Epimedium
Fc	TBD	Fragaria chiloensis	Coastal Strawberry
Fv	TBD	Fragaria vesca	Woodland Strawberry
Sa	TBD	Sedum rupestre 'Angelina'	Stonecrop

Ferns, Grasses, Perennials

An	TBD	Athyrium niponicum	Japanese Painted Fern
Cf	TBD	Carex flacca	Blue Sedge
Ln	TBD	Luzula nivea	Snowy Woodrush
My	TBD	Miscanthus yaku jima	Dwarf Maiden Grass
Np	TBD	Nepeta dromopore blue	Cat Mint
Pa	TBD	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain grass
Pm	TBD	Polystichum munitum	Sword Fern
Sn	TBD	Salvia nemorosa 'Cardonna'	Purple Wood Sage
S	TBD	Sedum Autumn Fire	Sedum
Tg	TBD	Tellima grandiflora	Fringe Cup

Vines

Ca	TBD	Clematis armandii 'Snowdrift'	Evergreen Clematis
Lc	TBD	Lonicera ciliosa	Orange Honeysuckle

PROJECT

NICOL STREET MIXED USE

225 / 233 Nicol Street
Nanaimo, BC

LANDSCAPE PLAN

DESIGN RATIONALE + PRECEDENTS, PLANT PALETTE

PROJECT 21017

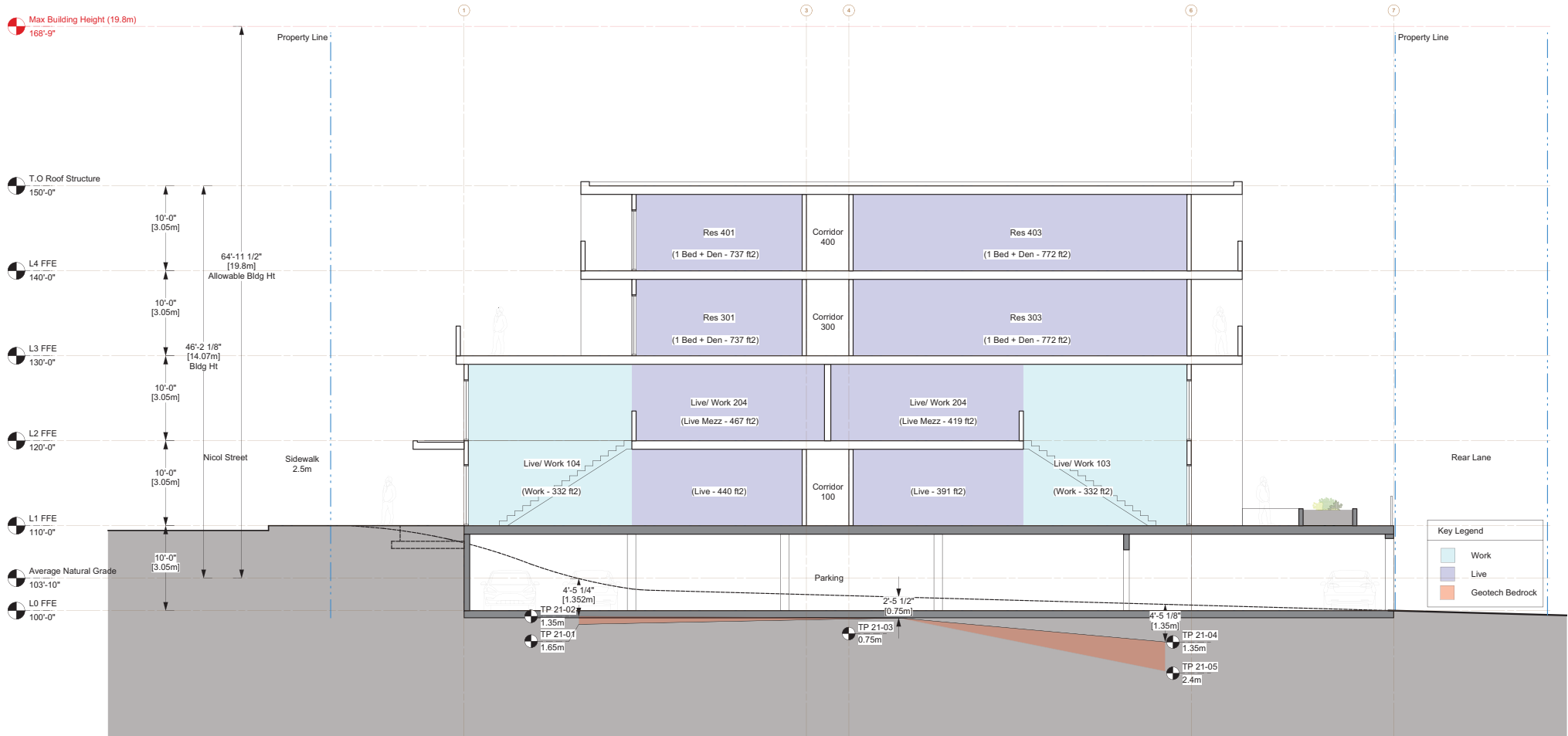
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SCALE NTS
DATE SEPT 01, 2021



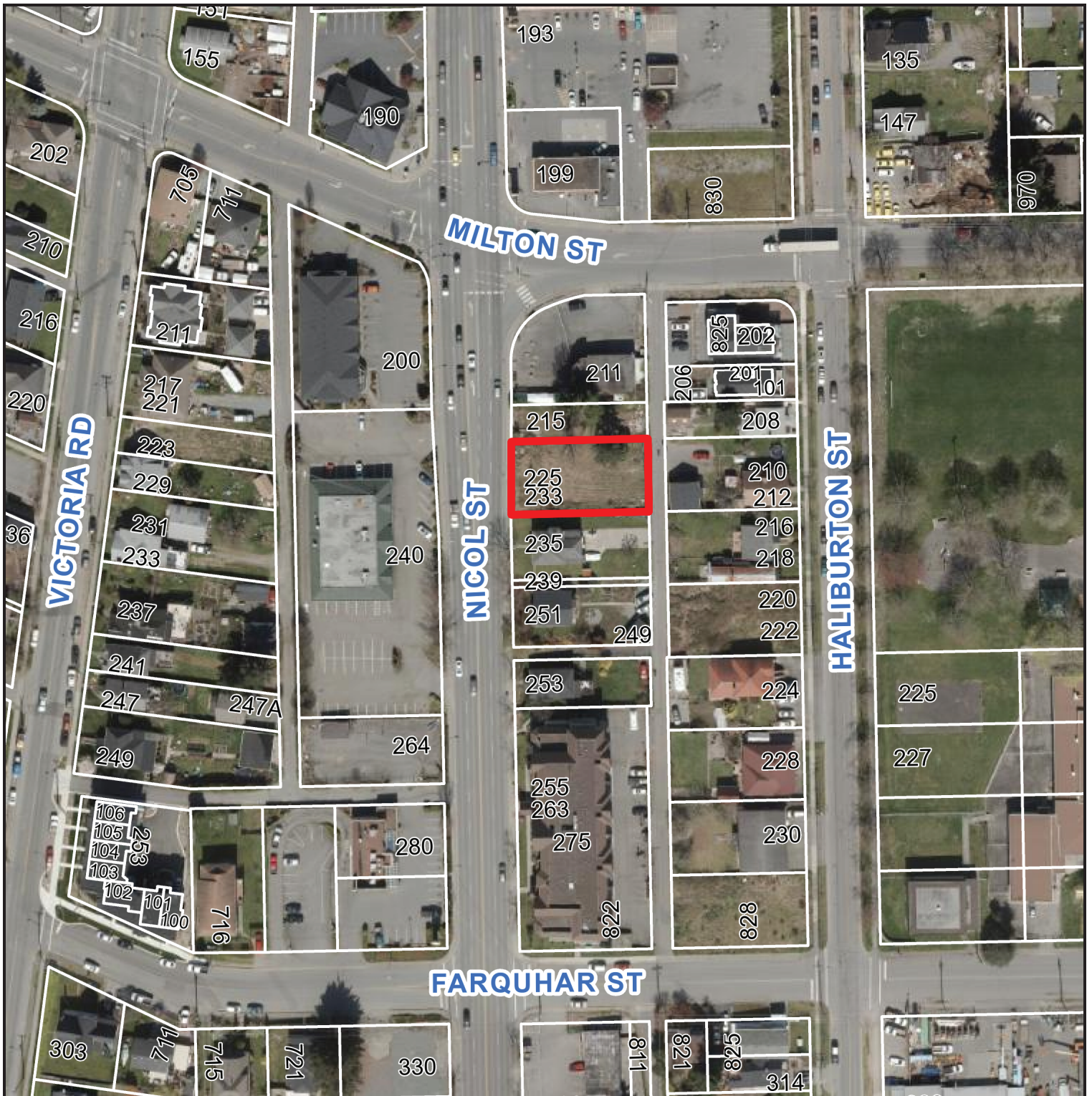
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1 Section A

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001245

 225 AND 233 NICOL STREET

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001244 – 4101 & 4125 JINGLE POT ROAD

Applicant: PACSWELL NANAIMO INC.

Architect: BJK ARCHITECTURE INC.

Landscape Architect: LADR LANDSCAPE ARCHITECTS INC.

Owner: DWIGHT AND JACKILYN RAE STARK MACKAY

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Light Industrial (I2)
<i>Location</i>	The subject properties are located on the north side of Jingle Pot Road and the east side of Boban Drive, where the two roads connect.
<i>Total Area</i>	Current – 1.82ha Proposed – 1.10ha (development site post subdivision)
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Light Industrial 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 properties are located on the eastern edge of the Boban Industrial Park, approximately 500m away from the Nanaimo Parkway. The west property, 4101 Jingle Pot Road, is currently occupied by a pre-cast concrete contractor and a single residential dwelling. The east property, 4125 Jingle Pot Road, contains a single residential dwelling. Both properties are situated at a higher elevation than the adjacent roads and slope downhill generally from east to west. There is a concurrent subdivision application (SUB01440) to adjust the boundary between the two lots and create the proposed development site. A new road dedication will extend through the property at 4101 Jingle Pot Road and connect with Boban Drive. The applicant anticipates a future phase on the north portion of the existing property after the new public road is completed.

The surrounding neighbourhood includes a mix of industrial, commercial, and residential uses. Adjacent land uses include a 120-unit multi-family residential development presently under construction to the north, an industrial gravel mart to the east, large underdeveloped residential lots across Jingle Pot Road to the south, industrial warehouses across Boban Drive to the west, and the former Shaw office building on Boban Drive to the northwest.

PROPOSED DEVELOPMENT

The applicant is proposing to construct two multi-tenant industrial buildings on the proposed development site with a combined floor area of 5,855m² and a total of 15 potential industrial units. There is no maximum floor area in the I2 zone. A lot coverage of 43% is proposed which is below the maximum permitted lot coverage of 55% where the proposed development provides the minimum amenity points in one category as outlined in 'Schedule D' of the "City of Nanaimo

Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”). The applicant is proposing to meet the minimum amenity points in the Parking and Sustainable Transportation category of ‘Schedule D’.

Site Design

The proposed buildings are sited to face the abutting streets with a surface parking lot in the rear. Building A will face Jingle Pot Road on the south portion of the lot and Building B will face Boban Drive on the west portion of the lot. Vehicle access will be from the new Boban Drive extension to the north and from Jingle Pot Road in the southeast. The Jingle Pot Road access is designed to accommodate future development on adjacent lots. All required vehicle parking will be provided within the surface parking lot in addition to a loading bay for each unit. An outdoor refuse receptacle enclosure is proposed on the west side of Building A which would be accessed from the parking lot.

Direct pedestrian connections from the street will be provided to all units as the grade allows and from the surface parking lot. A more prominent walkway is proposed at the corner of Boban Drive and Jingle Pot Road to provide a pedestrian connection to the parking lot between the two buildings. An outdoor plaza and pergola is proposed adjacent to this walkway.

Staff Comments:

- Ensure that a connected pedestrian network is provided on-site between units and between buildings.

Building Design

The two proposed buildings have a similar design, with massing articulated to distinguish individual units. The height of the buildings will be low to comply with the Zoning Bylaw, and the roofline will be terraced with the slope of the land. Some units will have a lower floor where there is a more significant grade change adjacent to the street. Canopies and overhangs are proposed on all unit entries. The exterior elevations will have a variety in window and door placements that will provide visual interest along public roads. Building materials include pre-cast concrete cladding with varying colours and shades. Side wall elevations will feature geometric concrete shapes to address blank walls and provide visual interest.

Staff Comments:

- Look at opportunities to reduce blank walls facing the public road on the north elevation of Building B.
- Look at opportunities to further distinguish individual units with alternating colours or materials. Consider utilizing a strong accent colour.
- Consider rooftop screening options.

Landscape Design

The proposed landscape plan includes a landscape buffer facing adjacent streets around both buildings. Raingardens will be featured along the Jingle Pot Road frontage and existing trees are proposed to be retained near the corner of Boban Drive and Jingle Pot Road. The outdoor plaza and pergola will include tree and shrub plantings. A landscape buffer of mixed shrubs is proposed along the adjacent property line to the rear of the surface parking lot. The outdoor refuse

receptacle enclosure will be screened by vegetation. Virginia creeper vines are proposed on the sides of both buildings.

Staff Comments:

- Ensure the minimum landscape treatment level can be provided within the buffer abutting the adjacent property behind the surface parking lot.

PROPOSED VARIANCES

No variances have been requested.

Date: September 14, 2021

Design Rationale

Development Permit Application – 4101 & 4125 Jingle Pot Rd. – Nanaimo

Project and Rationale Overview.

The current development proposal consists of two – Multi-tenant Industrial buildings with a total Building Area of 4,739 m². The site allows a third building of similar nature, currently being considered for a future phase.

The site is located at the intersection of four streets. The design greatly improves the roadworks in this area, including bike lanes and sidewalks. The design also seeks to preserve three very large Douglas Fir trees (on what will become City property) and through minimal manipulation to the existing site grading, eliminates the need for large retaining walls.

Review of Development with respect to the General Development Permit Guidelines.

Part 1 – Development Objectives

- To create an industrial development maximizing the potential of the site.
- To maximize the allowable site density while respecting the sites geography and unique features.
- To minimize the disturbance to the site as a result of this development.
- To integrate the site with the adjacent properties by creating appropriate buffers and matching grades.
- Provide commercially available industrial space in this area of Nanaimo.
- The Development consists of 2 buildings:
 - Building A – 3,523.8 m² – 9 leasable units
 - Building B – 2,331.4 m² – 6 leasable units
- All finishes will be durable and suitable to a development of this level of quality. Tilt-up concrete panels are planned for the exterior.
- Pedestrian and bicycle paths are created on the site and linked to Jingle Pot Rd. A bike storage room with showers, for tenant use is connected to this path.
- Public Transit is not available on Jingle Pot Rd. The nearest bus stop is located on Mostar Rd. approximately 250m away.
- Provide a modern industrial development seeking to foster a healthier work / life balance with the focus on cycling and the provision of the outdoor common area.

Part 2 – Design Principals

- Respecting the Landscape. The existing site contains several mature trees, three of which are located at the Boban / Jingle Pot intersection. They fall within the proposed road dedication and will become property of the city. The bike lane and sidewalk curve around the base of these trees, tying into the on-site pedestrian paths. A 3 m wide pathway along the west property line of 4101 Jingle Pot will be created, tying into the adjacent multi-family development, currently under construction. A 1.5m wide landscape buffer is included at all property lines.
- An important driver to this design is the creation of an efficient commercial development within the natural environment. The building footprints are circled by a two-way ring road, combined with the sidewalk for pedestrian circulation. Fire truck access is possible to all building faces.
- The street presence will be building facades and landscaping. Retaining walls will be limited to the protection of the 3 trees along Jingle Pot / Boban. In some instances, a lower level has been incorporated below the main industrial floor space, creating a 2-story commercial façade. This addresses the 'back side' of an industrial building, whose main entrance and loading bay are on the opposite side. Coordinated signage will be included on building facades only.
- The form of the development is that of an industrial park, with limited commercial storefronts along the main street. The buildings are visually similar, but varied in mass and materials / colours, to create variety.
- The design of the buildings, roads and landscaped areas are durable and permanent in their design and use of materials. The proper design of drainage and overall water management have been considered.
- The site will be well lit with low-level, non-glare type lighting appropriate to its function. The building windows overlook the streets and sidewalks, creating a safer environment.
- CEPTD (Crime Prevention through Environmental Design) principals will continue to be incorporated as the design is developed in more detail.

Part 3 – Design Guidelines

Site Design

1. Parking
 - All required parking has been provided as well as loading bays to each tenant space.
 - Building A - 36 stalls are required (36 provided)
 - Building B - 24 stalls are required (24 provided)
 - The surface parking stalls, and driveways are in the rear-yards of the site. This avoids creating large, paved areas between the main roads and the building facades.

2. Pedestrian Circulation

- Concrete sidewalks connect with the city sidewalks, building entrances, biking facilities, and pedestrian pathways.
- Pedestrians can access the site from all main roads. Individual sidewalks to each commercial entrance between the continuous landscape buffer create a pedestrian scale feel along the main roads.

3. A common gazebo and seating area are included at the entrance to the common bike room.

4. Bicycle facilities.

- Indoor and outdoor Bicycle parking is included, and the common bicycle room is in the lower level of Building B. This includes secure bike lockers, change / shower facilities.

5. Open Space and Site Design

- The layout of the buildings, access roads and pedestrian walkways are intended to create a sense of 'place' at the center of this development. The 3 large trees and gazebo will be the centrepiece of this south-west facing common open space.

6. Landscaping – Refer to Landscape Plan by LADR Landscape Architects.

7. Setbacks and Buffers

- The buildings are setback from the property lines by distances that satisfy the required building setbacks under this zone.
- These buffers are landscaped. Site grading requires a small retaining wall at the interior south-west corner of the site. This short wall will be approximately 0.6 m max height.

Building Design

1. Form

- The 2 buildings share the same architectural style, materials, massing and detailing. Variety is created by their varying heights as they step up the site.
- The various elements of the facades (windows, doors, canopies, coloured accent panels) are unified but used differently as the buildings respond to grade changes.
- The building mass is long and low, following the natural contours of the existing site.

2. Height

- The buildings as currently designed will not exceed the allowable building height in the I2 – Light Industrial zone of 12.0 m.

3. Facades

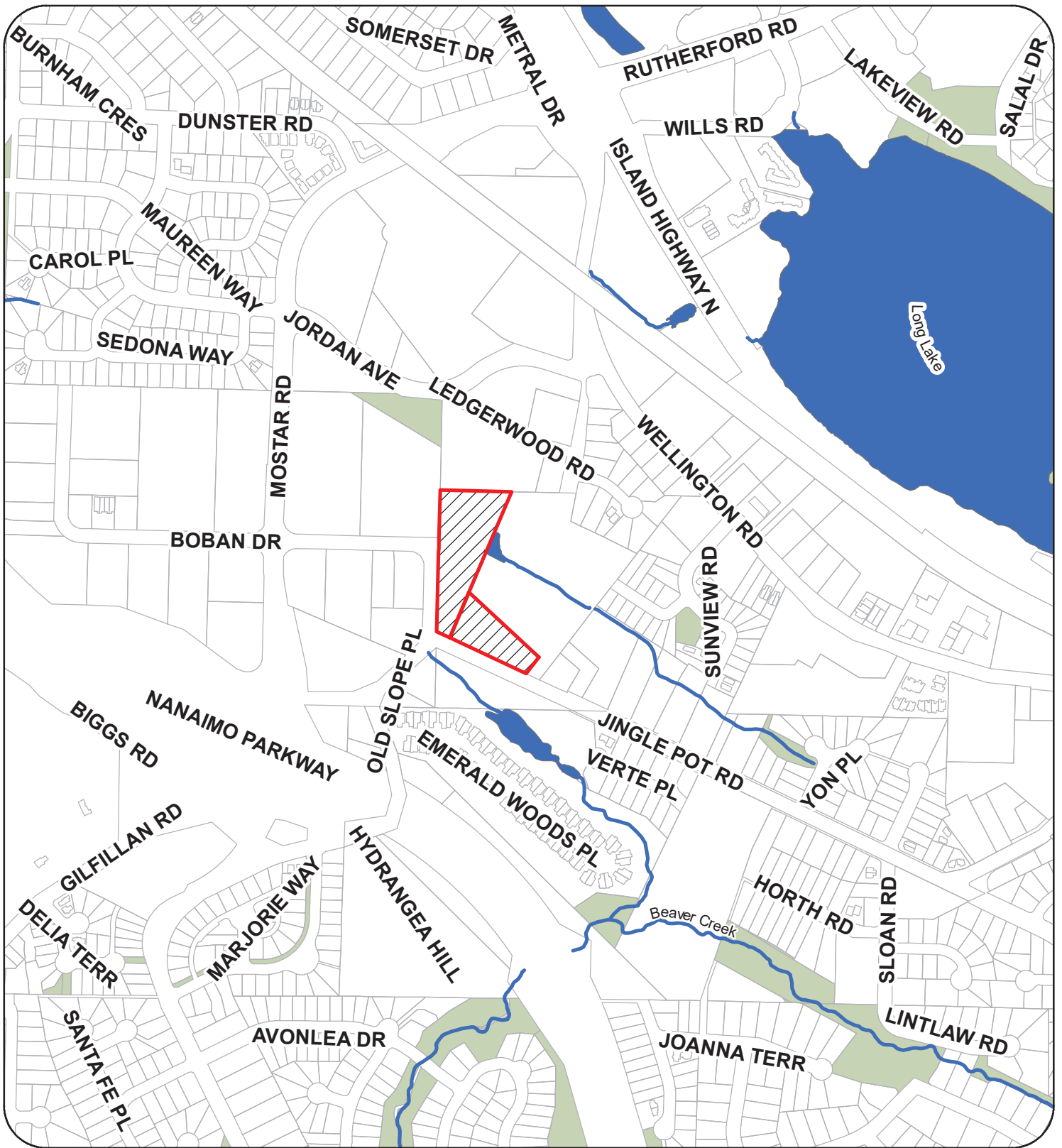
- Building materials will be durable and of a high quality. Painted concrete, aluminum window frames and metal canopies are the proposed exterior finishes. Select areas will receive more detailed trim, where it can contribute to the human scale of the project.
- The detailing of the buildings will be well considered to avoid premature failure of the building envelope.
- The building facades have protruding sections, overhangs, canopies, and recesses. These create a pleasing building form, addressing human scale and avoiding tall, flat walls

facing the public realm. Side elevations are more modest, with careful treatment of materials and window placements.

- The individual tenant entrances each face the main access road, are protected under an overhang, and are surrounded with soft landscaping. This creates a sense of human scale as one approaches and enters the buildings.
4. Building Siting
- The buildings are sited to take full advantage of the topography. The irregular shaped lot is accommodated by creating a variety of CRU sizes and shapes.
 - The roads, parking, sidewalks, and landscaping are in the rear and side yards.
 - The front yard setbacks are kept to the minimum allowable, creating a continuous but varied streetscape.
5. Signage
- A signage strategy is planned for the overall development. It will be integrated with the building facades. No individual site signage is planned.
 - Commercial signage will be displayed for each tenant and in accordance with the overall signage bylaw.
 - On-site signage discussing cycling and the green features of the project will be included. The package will also include an integrated, building addresses and wayfinding signage.
 - Signs will be lit. Overspill will be contained and the dark-sky concept for outdoor lighting will be respected.

End of Design Rationale

CONTEXT MAP

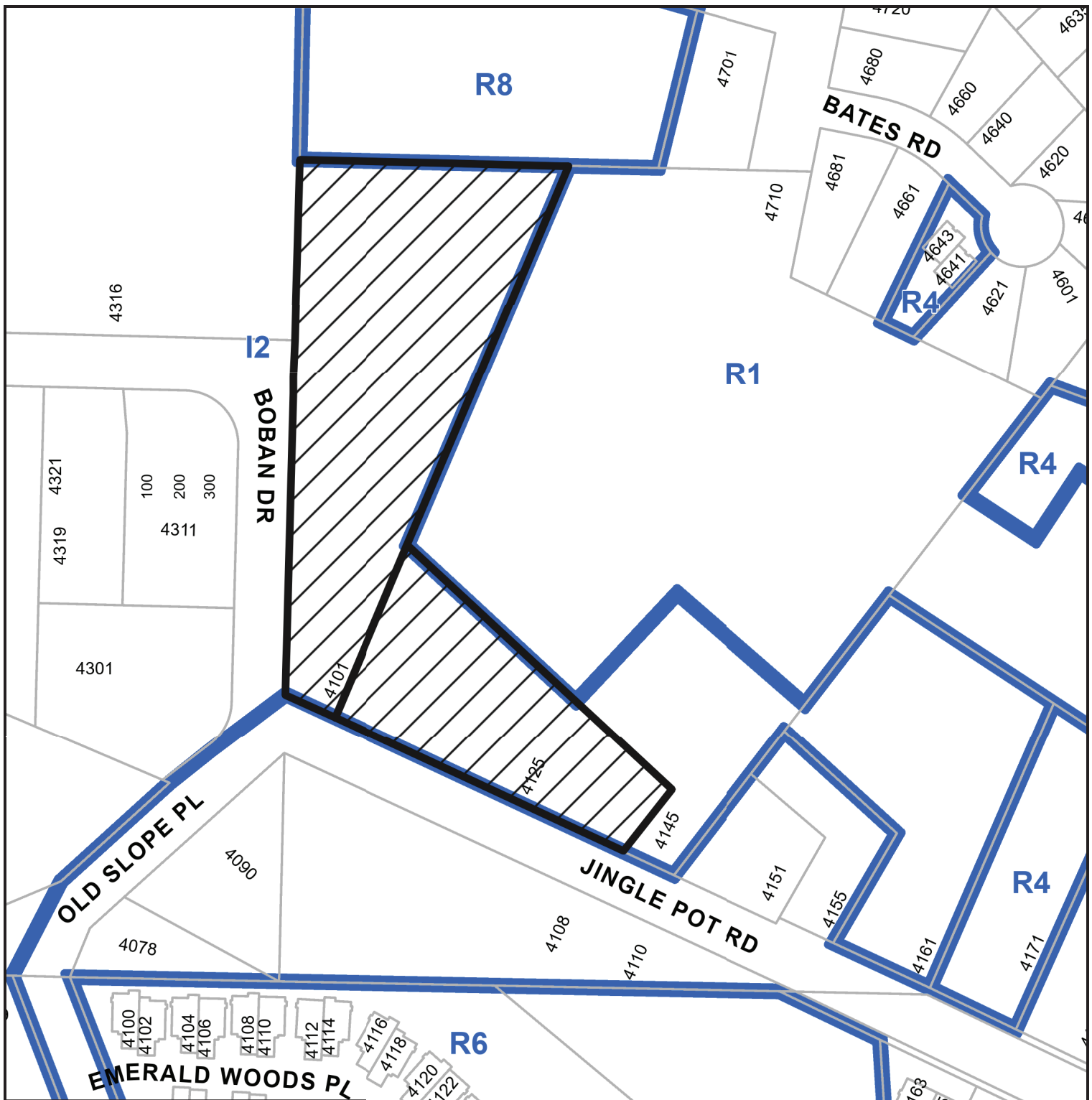


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4101 & 4125 JINGLE POT ROAD

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001244



Subject Property

CIVIC: 4101 AND 4125 JINGLE POT ROAD

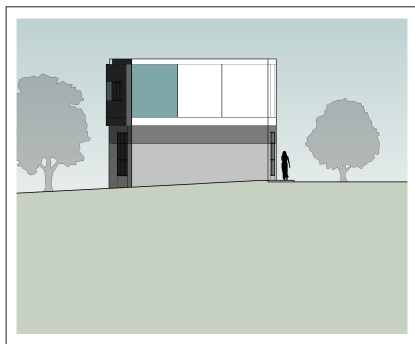
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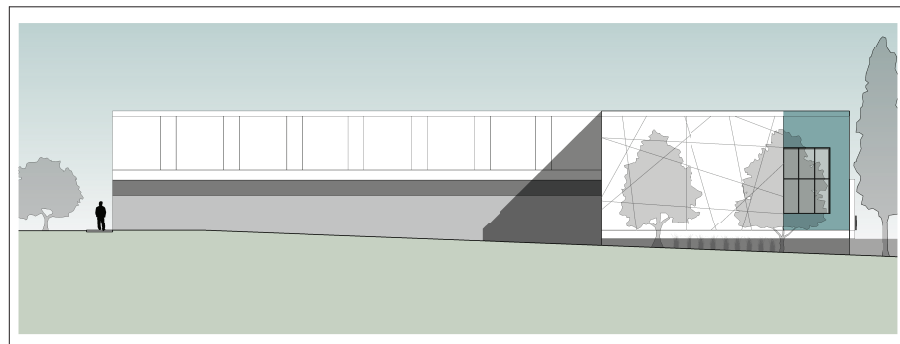
① Elevation - Building A South (Jingle Pot)
1 : 135



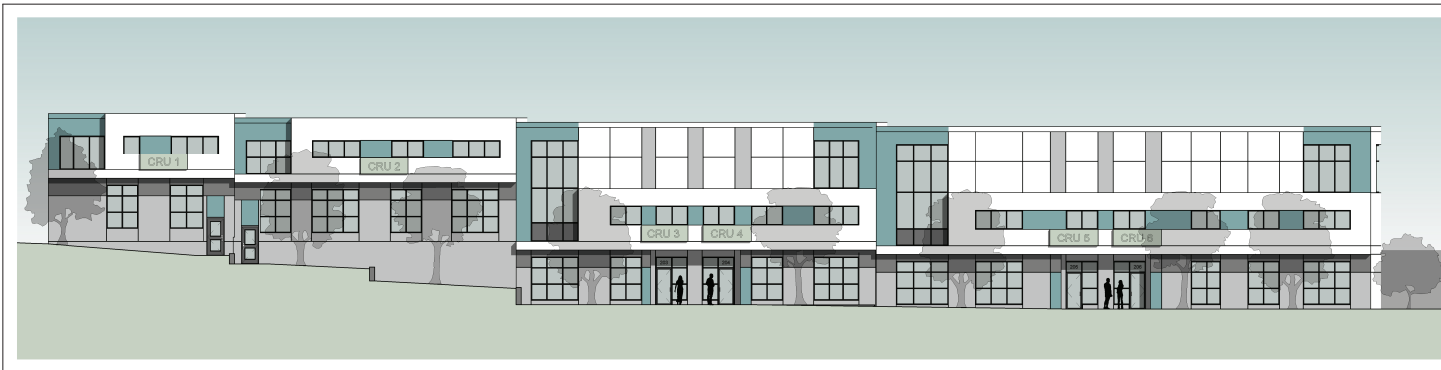
② Elevation - Building A North
1 : 135



③ Elevation - Building A East
1 : 135



④ Elevation - Building A West
1 : 135



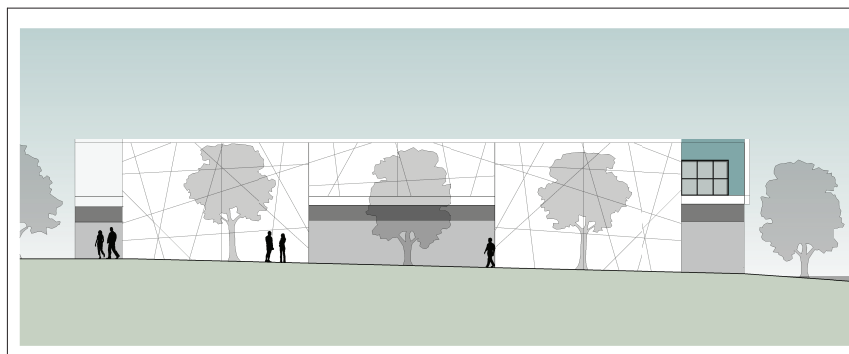
① Elevation - Building B West (Boban)
1 : 135



② Elevation - Building B East
1 : 135



③ Elevation - Building B South (Jingle Pot)
1 : 135



④ Elevation - Building B North (Boban Ext.)
1 : 135

bjk
architecture inc.

2122 Brandon Road, Shawnigan Lake, BC
250-277-2296

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09/15/2021

Jingle Pot

4101 & 4125 Jingle Pot Road, Nanaimo BC

Building B Elevations

SCALE: 1 : 135
DRAWN BY: ART
CHECKED BY: BJK
DATE: 09/15/2021

D3.1





① Building A Close up



② Building B close up

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2021-SEP-15
Current Planning

SCALE:
DRAWN BY: ART
CHECKED BY: BJK
DATE: 09/15/2021

D5.1

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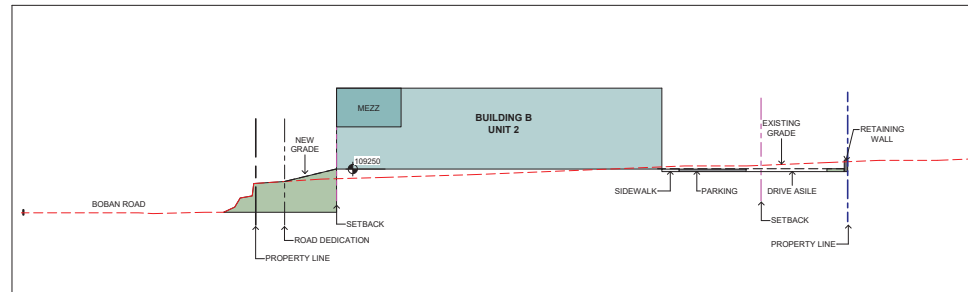
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250-277-2296

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09/15/2021

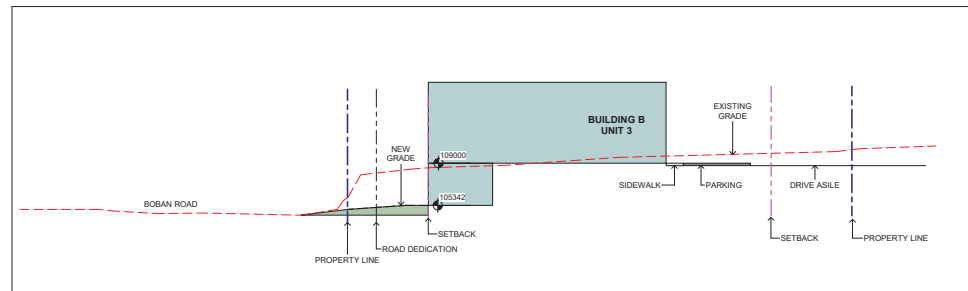
Jingle Pot

4101 & 4125 Jingle Pot Road, Nanaimo BC

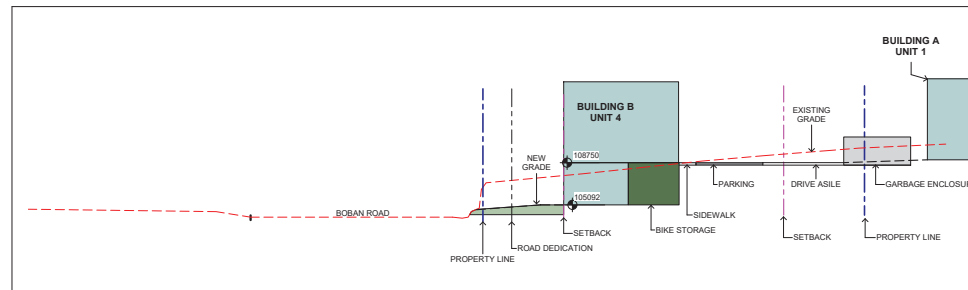
3D Views from Street



⑤ Building B Section1
1: 200



⑥ Building B Section2
1: 200



⑦ Building B Section3
1: 200

RECEIVED
DP1244
2021-SEP-15
Current Planning

SCALE: 1: 200
DRAWN BY: ART
CHECKED BY: BJK
DATE: 09/15/2021

D2.0

bjk
architecture inc.

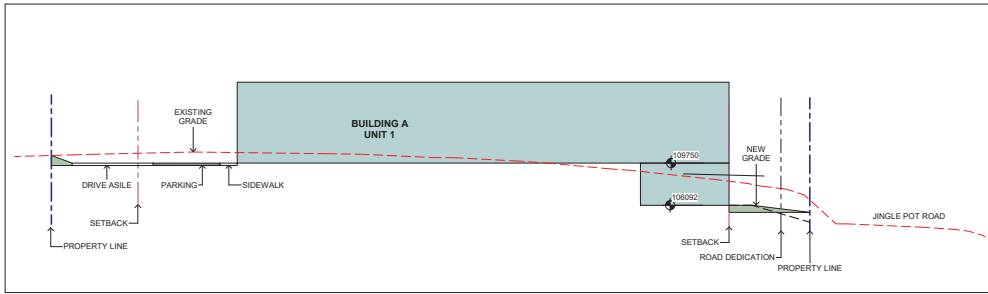
2122 Brandon Road, Shawnigan Lake, BC
250-271-2296

ISSUED FOR DP
09/15/2021

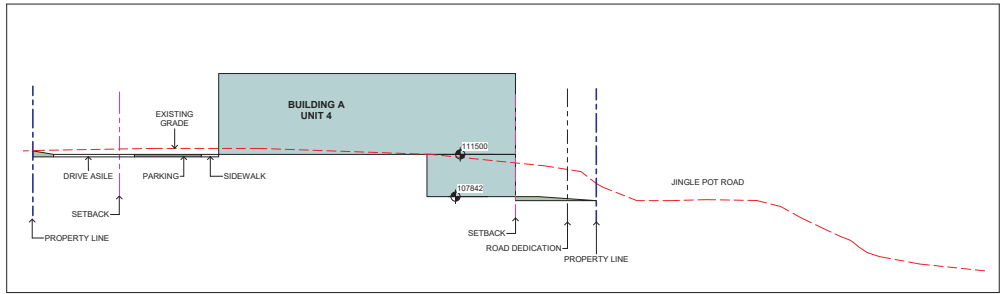
Jingle Pot

4101 & 4125 Jingle Pot Road, Nanaimo BC

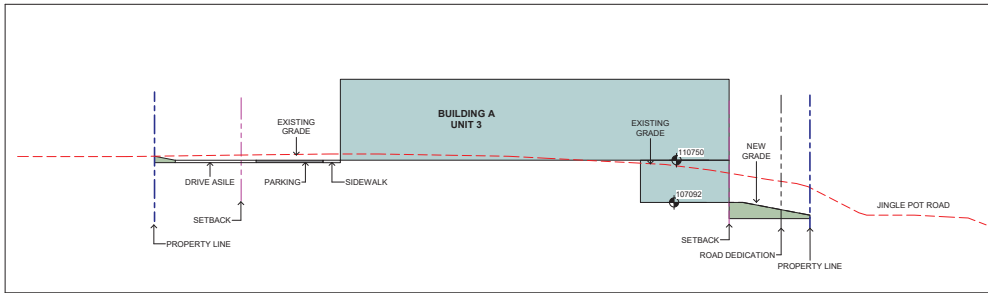
Site Sections



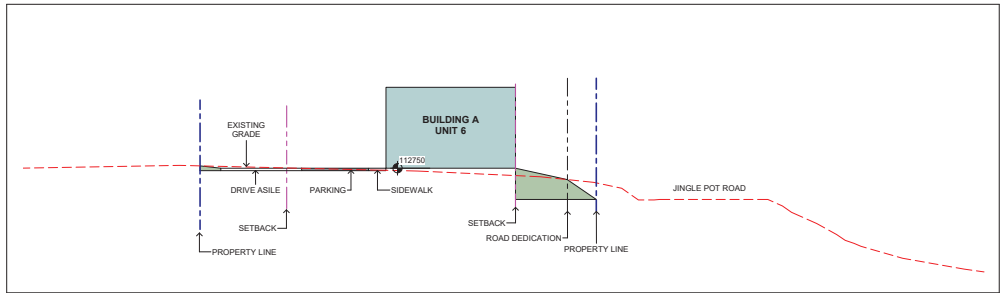
① Building A Section 1
1 : 200



③ Building A Section 3
1 : 200



② Building A Section 2
1 : 200



④ Building A Section 4
1 : 200

Requested Nursery Stock

Trees

Total: 62

Botanical Name	Common Name	Size
<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	6cm cal.
<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm cal.
<i>Pseudotsuga menziesii</i>	Douglas Fir	2m ht.
<i>Stewartia pseudocamellia</i>	Japanese Stewartia	5cm cal.

Large Shrubs

Total: 862

Botanical Name	Common Name	Size
<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Bush	#5 pot
<i>Lonicera nitida</i> 'Baggesen's Gold'	Baggesen's Gold Box Honeyaukde	#5 pot
<i>Pieris japonica</i> 'Valley Valentine'	Valley Valentine Lily Of The Valley	#5 pot

Medium Shrubs

Total: 539

Botanical Name	Common Name	Size
<i>Cornus sericea</i> 'Arctic Fire'	Dwarf Red Twig Dogwood	#3 pot
<i>Cornus sericea</i> 'stolonifera'	Redosier Dogwood	#5 pot
<i>Leucothoe fontanesiana</i> 'Zabell'	Scarlet® Fetterbush	#5 pot

Small Shrubs

Total: 663

Botanical Name	Common Name	Size
<i>Arctostaphylos uva-ursi</i>	Kinnickinnick	#1 pot
<i>Gaultheria phillyifolia</i>	Satol	#1 pot
<i>Hebe pinguifolia</i> 'Sutherlandii'	Sutherland Hebe	#1 pot

Perennials, Annuals and Ferns

Total: 1718

Botanical Name	Common Name	Size
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
<i>Nassella tenuissima</i>	Mexican Feather Grass	#1 pot

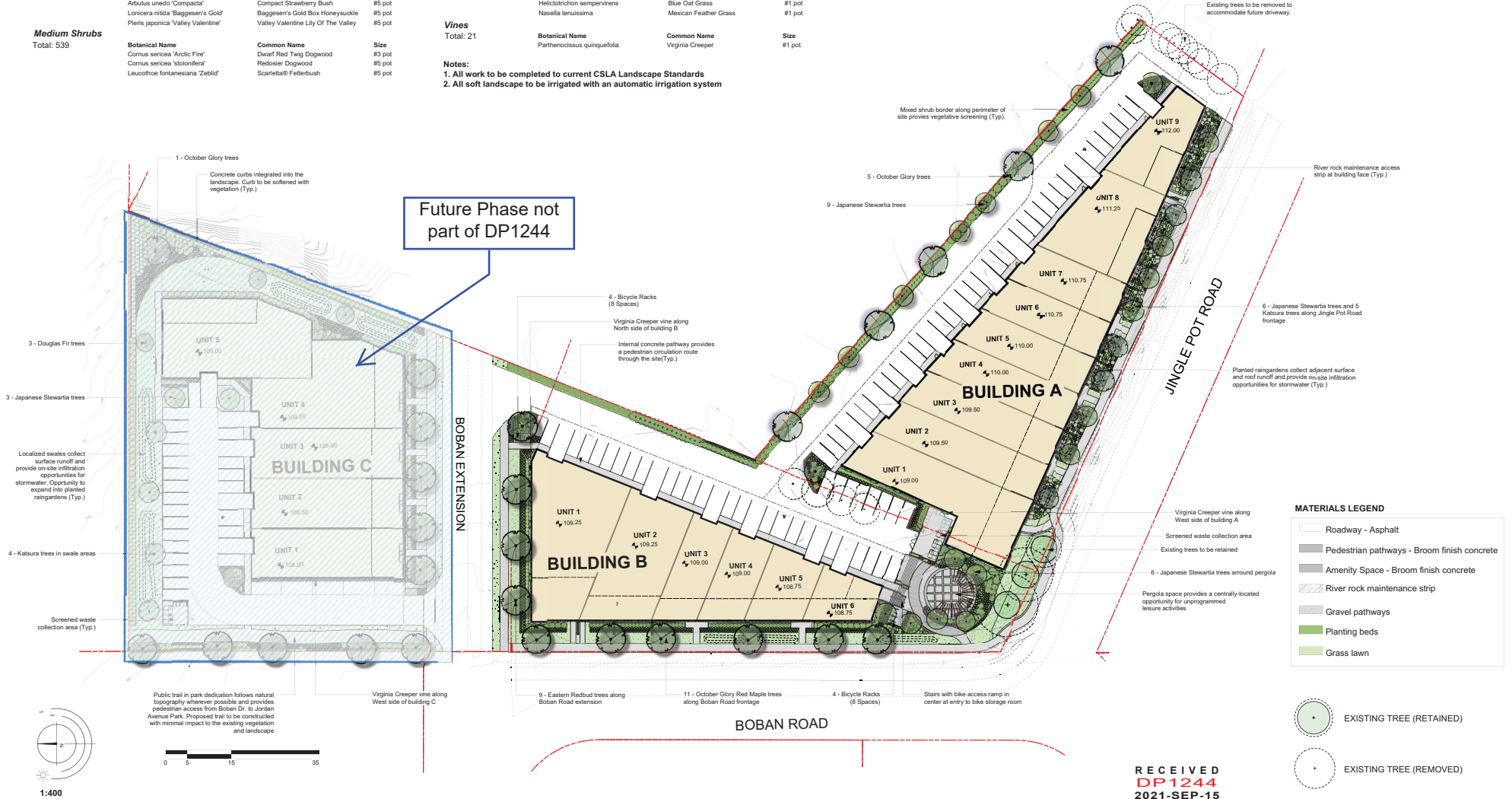
Vines

Total: 21

Botanical Name	Common Name	Size
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1 pot

Notes:

1. All work to be completed to current CSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



MATERIALS LEGEND	
	Roadway - Asphalt
	Pedestrian pathways - Broom finish concrete
	Amenity Space - Broom finish concrete
	River rock maintenance strip
	Gravel pathways
	Planting beds
	Grass lawn

	EXISTING TREE (RETAINED)
	EXISTING TREE (REMOVED)

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001244



4101 AND 4125 JINGLE POT ROAD