



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

June 23, 2022, 5:00 PM

ELECTRONIC MEETING

Location for public attendance:

Hub City 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 - 7

Minutes of the Design Advisory Panel meeting held in the boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2022-MAY-12.

**4. PRESENTATIONS:**

**a. Development Permit Application DP001271 - 505 Kennedy Street**

8 - 27

To be introduced by Kristine Mayes, Planner, Current Planning Section.

A development permit application was received from Pacific Development Services on behalf of Kimberley Garland for a four unit multi-family residential development. The subject property is legally described as Section C of Lot 10, Block V, Section 1, Nanaimo District, Plan 584.

**5. OTHER BUSINESS:**

**6. ADJOURNMENT:**

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
ELECTRONIC MEETING  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2022-MAY-12, AT 5:00 P.M.

---

PRESENT:   Members:   Kate Stefiuk, BCSLA (Chair)  
                              Councillor Brown (disconnected at 6:57 p.m.)  
                              Angela Buick, At Large  
                              Tony James, AIBC  
                              Marie Leduc At Large  
                              Kaien Shimuzu, At Large

                 Absent:   Kevin Krastel, At Large  
                              Jason Santeford, AIBC

                 Staff:     C. Horn, Planner, Current Planning Section  
                              L. Rowett, Manager, Current Planning Section  
                              L. Nielsen, Recording Secretary

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:05 p.m.

2.    INTRODUCTION OF LATE ITEMS:

Kate Stefiuk, Chair, introduced Kaien Shimuzu as the newest member of the panel, as appointed by Council at its meeting held 2022-MAY-02.

3.    ADOPTION OF AGENDA:

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

4.    ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2022-MAR-10 be adopted, as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2022-APR-14 be adopted, as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2022-APR-28 be adopted, as circulated. The motion carried unanimously.

5. PRESENTATIONS:

(a) Development Permit Application No. DP001266 – 1 Commercial Street

Caleb Horn, Planner, Current Planning Section introduced the project.

Presentations:

1. Colin Harper, Architect of Colin Harper Architect, presented the project and spoke regarding neighbourhood and site context, history of the site, proposed improvements to the existing building and site (slope). Jake Steiner, property owner and principal of Steiner Properties and Bianca Bodely, Landscape Architect of Biophilia Design Collective were also in attendance.

- A rooftop patio over the first storey is proposed with access from Wallace Street, and will be accessible to building tenants only
- A patio is proposed off the restaurant space
- A pedestrian connection from Wallace Street will be created
- Pavers will be used to demark the entrance to the market from the parking lot
- Exterior materials consists of glass, metal, cedar soffits, perforated metal (stairs from Wallace Street top parking lot)
- Landscaping will provide a buffer to the parking lot from Terminal Avenue and will include rainwater retention

Jake Steiner, Principal of Stienner Properties, provided a summary of the project strategy and the creation of a community hub and pedestrian connections from Wallace Street to Terminal Avenue.

Colin Harper, Architect of Colin Harper Architect, provided an overview to the landscape plan and spoke regarding storm water retention, the refuse enclosure location, the proposed planting palette and buffers for the patio and alongside Terminal Avenue at the parking area.

2. Bianca Bodely, Principal and Landscape Architect of Biophillia Design Collective, presented the landscape plan and spoke regarding the proposed planting palette.
  - A buffer, consisting of metal planters and shrubs for a sound barrier and visual buffer from the street is proposed between Wallace Street and the rooftop patio
  - Five foot high glass will be provided on the Terminal Avenue side for visual screening

- Drought tolerant species including pollinators and structural evergreens will be used in the plant palette
- Lighting for safety is proposed for rooftop planters, the parking area, on the staircase, and in the tree planter

Kate Stefiuk, Chair opened the floor for questions to Staff:

- Marie Leduc asked who is responsible for the fence along the Wallace Street side.

Colin Harper responded the fence along Wallace Street will be updated.

Panel discussions took place regarding:

- The proposed colour for the building's exterior
- Consideration toward designing a more inventive staircase to make it more functional with more of a statement
- The rooftop garden / patio area and access
- The possible addition of trees and bench seating to the rooftop deck/patio
- The proposed outer stair location and views down the street
- Ways to break/soften the retaining wall mass
- The possibility of including showers for commuters and bike parking for daycare clients
- Possible improvements to each of the building entrances on Terminal Avenue and Wallace Street
- The possibility of making the connection to the stairs more prominent to feel more like a plaza, as it is very visible
- Possibly providing added articulation to the Wallace Street side to make it more interesting
- The possible addition of landscaping along the street
- The creation of a quality outdoor environment for children on the rooftop deck space, if daycare is the intended use
- The removal of invasive species and taking a restorative approach to re-establish the bank as an important part of the property
- Appreciation was conveyed for the proposed plan for re-development of the property, and the modern form of the building

It was moved and seconded that Development Permit Application DP001266 be accepted as presented. The following recommendations were provided:

- Look at ways to enhance the character of the Wallace Street façade;
- Consider enhancing the market entry and elevation;
- Consider improvements to the pedestrian connection through the parking area;
- Consider improving the rooftop garden with more plantings and shade (lighting);
- Look at taking a restorative approach to the tree palette;
- Look at ways to add vegetation to the corrugated metal wall; and
- Consider adding trees or green space to the parking area.



The motion carried unanimously.

Jake Steiner, Principal of Steiner Properties, added the second floor space may be used by an alternate business to the suggested daycare; and, if special items are required for any tenant the cost to enhance the space may be shared with that tenant.

(b) Development Permit Application No. DP001269 – 1840 Stewart Avenue

Caleb Horn, Planner, Current Planning Section introduced the project.

Presentations:

1. Glenn Hill, Architect of dHK architects introduced Jason Guild who spoke regarding his work with Snuneymuxw First Nation, and how excited they are to display parts of their culture within the project, through changes within the area and the building.
2. Glenn Hill, Architect of dHK architects presented the project and spoke regarding site and neighbourhood context, existing structures and usage, proposed improvements, and pedestrian connections.
  - The project consists of improving existing conditions and reconfiguring the parking area
  - Working toward creating a linear pedestrian connection from the waterfront walkway to the front of Building 1 through to the sidewalk along Zorkin Road
  - Building 1 will be a collection of commercial retail leased space and will feature a primary cultural entry way with totems to recognize the culture and art of first nations
  - Exterior improvements to existing buildings include the addition of ground level patios (for commercial spaces along the waterside for Building 1), new canopies (covered entries), updated windows and cedar cladding
  - Exterior materials include: metal panel (canopies), vertical aluminum siding, cement fibre panels (back), and cedar for frontage facing the parking lot, and heavy timbers
3. Cara MacDonald, Landscape Architect of Gray MacDonald, provided an overview of the landscape plan and spoke regarding the proposed planting plan, lighting, hardscape features, and proposed site furnishings.
  - The plaza area in front of Building 1 is the focal point of the project
  - Decorative paving patterns will be used to create pedestrian connections from the waterfront walkway through the site
  - The existing rails behind Building 1 will be updated
  - Bike racks will be added to the plan once building uses are secured

4. Keith Davies, Civil Engineer of Cascara Consulting, spoke regarding civil upgrade requirements and stated that due to the proximity of the ocean they are not looking at retention/detention but rather at treating stormwater runoff in the landscaped areas.

Kate Stefiuk, Chair opened the floor for questions to Staff.  
No questions were asked.

Panel discussions took place regarding:

- Appreciation was conveyed regarding the proposed rejuvenation of the site and the creation of a mixed use space
- The possible addition of a green roof on the main building
- Suggested increased plantings and trees
- Possible integration of art forms from the proposed front totems of Building 1 into the parking area
- The incorporation of paving patterns and form and character of the central entrance space
- Improving pedestrian connections through and to the site and formalizing the waterfront walkway connection
- Finding ways to attract and keep people on the site through improved active spaces
- The possible reduction in parking to increase the size of the plaza and provide more amenity space
- The possibility of breaking the linearity of the parking area with more trees and landscaping
- Possible improvements to the landscaping along the adjacent road right-of-ways
- The possibility of providing a stairwell from Stewart Avenue to the site
- The possibility of working with the City to improve the edges of the site along Stewart Avenue and Zorkin Way
- Shoreline softening and restoration as parcels redevelop and the possible addition of more indigenous species to enhance the project

Councillor Brown left the meeting at 6:57 p.m.

Glenn Hill, Architect of dHK architects asked Caleb Horn, Planner, Current Planning Section about the suggested parking reduction to further enhance the pedestrian aspect of the plaza.

Caleb Horn, Planner, Current Planning Section confirmed that parking reductions are Council decisions if reduced below the minimum required amount, and there may be an opportunity for a trade-off with additional amenity space.

Caleb Horn, Planner, Current Planning Section also mentioned the right-of-way along Stewart Avenue is under the jurisdiction of the Ministry of Transportation and Infrastructure.

It was moved and seconded that Development Permit Application No. DP001269 be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider ways to break up the parking area with plantings and trees;
- Consider enlarging the size of the plaza at the front entry of the building;
- Look at ways to improve the pedestrian connections within and to the site;
- Consider incorporating a green roof into the re-design where feasible; and
- Consider working with governing bodies to enhance the bank off Stewart Avenue and the Zorkin Road right-of-way.

The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 7:02 p.m. that the meeting terminate. The motion carried unanimously.

---

CHAIR

CERTIFIED CORRECT:

---

RECORDING SECRETARY

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001271 – 505 KENNEDY STREET

**Applicant:** PACIFIC DEVELOPMENT SERVICES

**Owner:** KIMBERLEY GARLAND

---

#### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Old City Medium Density Residential (R15)
<i>Location</i>	The subject property is located on the west side of Kennedy Street near the intersection of Kennedy Street and Albert Street
<i>Total Area</i>	405m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area (DPA) 8 – Old City Neighbourhood; Development Permit Area (DPA) 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Neighbourhood Plan</i>	Old City Plan
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Old City Multiple Family Residential Design Guidelines

The subject property encompasses two parcels with separate titles. The development is proposed to occur on the R15 zoned square shaped 405m<sup>2</sup> lot adjacent to a laneway (no frontage on Kennedy Street) which currently encompasses an accessory building, several trees and slopes downward to the southwest (the adjacent lot contains a 1920's Craftsman style dwelling). The surrounding area is primarily zoned Old City Medium Density Residential (R15) and consists of older heritage dwellings, newer strata developments, and a few vacant lots.

#### PROPOSED DEVELOPMENT

The applicant is proposing a 4-unit ground-oriented multi-family residential building comprising of 2 one-bedroom dwelling units (70m<sup>2</sup> in area) and 2 two-bedroom dwelling units (140m<sup>2</sup> in area).

The proposed total gross floor area is 419m<sup>2</sup> and the proposed total Floor Area Ratio (FAR) is 1.03. The maximum permitted base FAR of 0.85 with the R15 zone permitting a potential FAR increase up to 0.25 based on the percentage of total underground parking spaces provided. The proposed site coverage is 39.7% which is slightly below the maximum permitted lot coverage of 40%. The proposed height of the building is 9.48m, slightly below the maximum permitted height of 9.5m.

#### Site Design

The proposed 2-1/2 storey building is rectangular shaped, oriented to the southwest and set into the existing slope. One vehicle access will be via a laneway connecting to Albert Street. Vehicle parking includes 4 spaces (2 standard and 2 small) and 4 bicycle spaces in private garages located under the principal building (with space for 2 refuse bins – recycling and garbage). Each garage proposes to have an electric vehicle charging station.

#### Staff Comments:

- Consider increasing area allocated to refuse bins (compost bin is missing).
- Consider increasing usable private and common outdoor/open space.

### Building Design

The proposed Craftsman design of the building draws on the form and character of surrounding heritage homes. The exterior finishes of the buildings are comprised of a mix of materials including a laminated asphalt shingle roof, wood-look Hardie plank siding and thatch, white trimmed windows (wide), stone veneer lower level and retaining walls and grey garage doors. The top units have small private exterior decks with the lower units encompassing small covered entries.

#### Staff Comments:

- Staff note the proposed residential infill is a new small scale multi-family development which is compatible with the Sub-Area 4 (multi-family medium density residential) designation of the neighbourhood, as well as form and character of existing buildings in the area in accordance with the Old City Neighbourhood Plan.
- Staff note the applicant has used elements such as pitched roofs with dormers (responding to neighbouring roof forms), recessed balconies, wood-like detailing around windows, lower floor of veneer stone and siding above, asphalt shingle roof, and parking accessed via a rear laneway in accordance with Nanaimo's Old City Multiple Family Residential Design Guidelines.
- Consider window symmetry (and window size).
- Applicant to confirm FAR calculations (proposal exceeds permitted FAR).
- Applicant to confirm the building does not exceed the maximum 3-storeys recommended to keep new buildings in scale with historic development and preserve public views in accordance with the Old City Neighbourhood Plan.

### Landscape Design

Facilitation of the development proposes clearing all existing vegetation. Following construction, landscaping is proposed along the perimeter of the lot in planters and stepped beds. The applicant is proposing to plant red Armstrong maples; Oregon grape; golden ninebark; sword ferns; and kinnikinnik (red bearberry). Two planters adjacent to the lower one-bedroom units will be available for owners to plant annuals. Common amenity space includes a paver pathway with 3 benches on three sides of the first floor, which will be surrounded by a 4-foot fence (retaining walls on two sides) and 3 pergolas with lattice guardrails. The driveway is proposed to be constructed with permeable pavers.

#### Staff Comments:

- Staff note the amenity area of the proposed development provides seating and pavers in accordance with Nanaimo's Old City Multiple Family Residential Design Guidelines.
- Consider lit entrances and illuminated dwelling unit addresses.
- Consider the retention of existing trees where possible.
- Consider additional opportunities for planting such as window boxes and planters on balconies.
- Consider vegetation screening for retaining walls.
- Consider climbing plants adjacent to pergolas (and lattice).
- Consider a highly ornamental fence keeping with traditional character (e.g. picket fence, decorative wood and/or lattice).

## **PROPOSED VARIANCES**

### *Parking*

The required number of parking spaces for the proposed development is 6. The applicant is proposing 4 parking spaces (2 standard and 2 small spaces), a requested variance of 2 spaces; and, an increased percentage of small spaces from a maximum of 40% to a maximum of 50%.

## DESIGN RATIONALE

---

### Context

This proposed development is located in the Old City area of Nanaimo, a few blocks southwest of the downtown core. This Kennedy Street neighbourhood is comprised of older home built primarily in the early 1900s which are presently in various states of condition. The existing residence at 505 Kennedy was constructed in the early 1920s in the Craftsman style. The structure retains most of it's original detail, is in average condition and a good example of the type of homes in this area.

When designing the proposed residences, the objective was to create an attractive but innocuous structure that would blend seamlessly with the neighbours' homes and their various architectural influences, consistent with the Old City Design Guidelines. The result is a 2-1/2 storey multifamily residence constructed over underground parking that seeks to capture the form and character of the once popular Craftsman theme, surrounded by carefully considered and abundant plantings.

### Design

The present zoning of R15 supports the proposed development of this "lane lot". The proposed design serves to provide effective use of this infill lot with a density that is consistent with other similar projects presently proposed and constructed in this area. The proposed suite composition benefits from larger unit sizes with open floor plans that provide needed inventory to a currently underserved segment of the market in this area. Presently, due to economic forces the market is trending toward smaller unit sizes that do not appeal to all. In addition to larger floor plans, these units will be finished inside and out to the high standard of quality that a discerning buyer/renter seeks. This pride in ownership we believe will result in longer terms of residency that may benefit the local area by helping to create a stronger sense of community.

Each unit occupant has ample opportunity to enjoy outdoor living. Both of the ground floor units have exclusive use of an entrance patio with private outdoor seating, an area of over 200 ft<sup>2</sup>. The upper two bedroom units have private 8 x 8' decks and approximately 200 ft<sup>2</sup> of shared outdoor patio space with seating.

At the onset of the design process community impact was a priority. Virtually all neighbours within eyesight of the project have been consulted and many have provided letters of support including those most affected. The Proponent intends to continue to reside at 505 Kennedy during and after the development. She has directed the consultants to ensure that all effort was taken to mitigate the loss of privacy that her neighbours might experience as a result of the proposed project. With this in mind the design incorporates plantings that include: planters, stepped beds, shrubs and small boulevard trees in addition to and in full replacement of existing onsite shrubs and small trees. In most cases if not all, the proposed plantings, trellising and fencing will fully mitigate any loss of enjoyment for neighbours and in time provide even greater privacy than prior to the development.

The purpose of sighting of this project as proposed is in part the desire to limit the lane frontage access length (width of driveway) to a single 2 lane access point from Machcleary Lane. We believe this access design is more private, aesthetically appealing and will provide for the option of a security gate if desired/needed. This proposed access driveway has been sized to provide adequate turning distances for ease of access to the residence parking located under the proposed building.

In addition to serving the proposed new residences, the planned driveway may provide for lane access to a future underground parking garage that could be constructed on the frontage lot (lot 11). This lot presently is owned by the Proponent and located beside the subject site to the North East. As a part of this development the Proponent will sign an access easement agreement in favour of lot 11 over lot 10 to provide physical access and servicing of a potential future underground parking facility that will serve the frontage lot at such time development of this lot is deemed appropriate.

## PARKING VARIANCE REQUEST – RATIONALE

---

The proposed 4-plex project located at 505 Kennedy has been given extensive consideration where community impact is concerned. Attention to design with respect to height, composition and greening were important factors in the arc of the design process.

The result we believe is a project that reflects the character of the neighbourhood and is respectful of our neighbours quiet enjoyment of their properties while seeking to address the looming housing shortage in Nanaimo. All factors under the “Old City” zoning of R15 relating to siting and zoning requirements have been met save for the onsite parking requirement.

The onsite parking bylaw requirement for Zone 2 (where this property is located) states that each 1 bdrm. unit shall have a minimum of 1.26 small parking stalls dedicated to each 1 bdrm. unit. Each of the 2 bdrm. units requires 1.62 stalls dedicated to each unit. (see following table)

Space for parking on this site is limited. To meet the onsite parking bylaw requirement for most proposed and constructed multifamily sites in downtown Nanaimo is not easily achieved. In this development the applicant proposes a single stall per unit with ample additional garage space for E-bicycles or scooters or even micro vehicles when they become more readily available. In addition to the 4 onsite U.G. parking stalls the applicant proposes a corridor (easement) over the frontage lot (lot 11) which will allow up to 2 visitors to park along the frontage of 505 Kennedy Street. This proposed solution for visitor parking should not impact the street parking load in any significant way as these 2 proposed visitor stalls are already available to service the frontage lot which has sufficient curb length to adequately parallel park up to a total of 3 large cars or 4 small. The homeowner/applicant at 505 Kennedy has witnessed the development of an 8-plex at 531 Kennedy where 1 small car parking stall per unit a total of 8 units were approved; all visitor parking offsite. Comments received from a neighbour at 532 Kennedy who was skeptical about a potential parking deficiency has suggested that their fears have not materialized and there has been no evidence of significant additional street parking load as a result of the development at 531 Kennedy.

Finally, with the coming A.I. (artificial Intelligence) revolution in transportation and rideshare programs gaining traction, less car ownership is anticipated in the not so distant future. The result according to planners may be many underused parking facilities throughout this and other communities in North America.

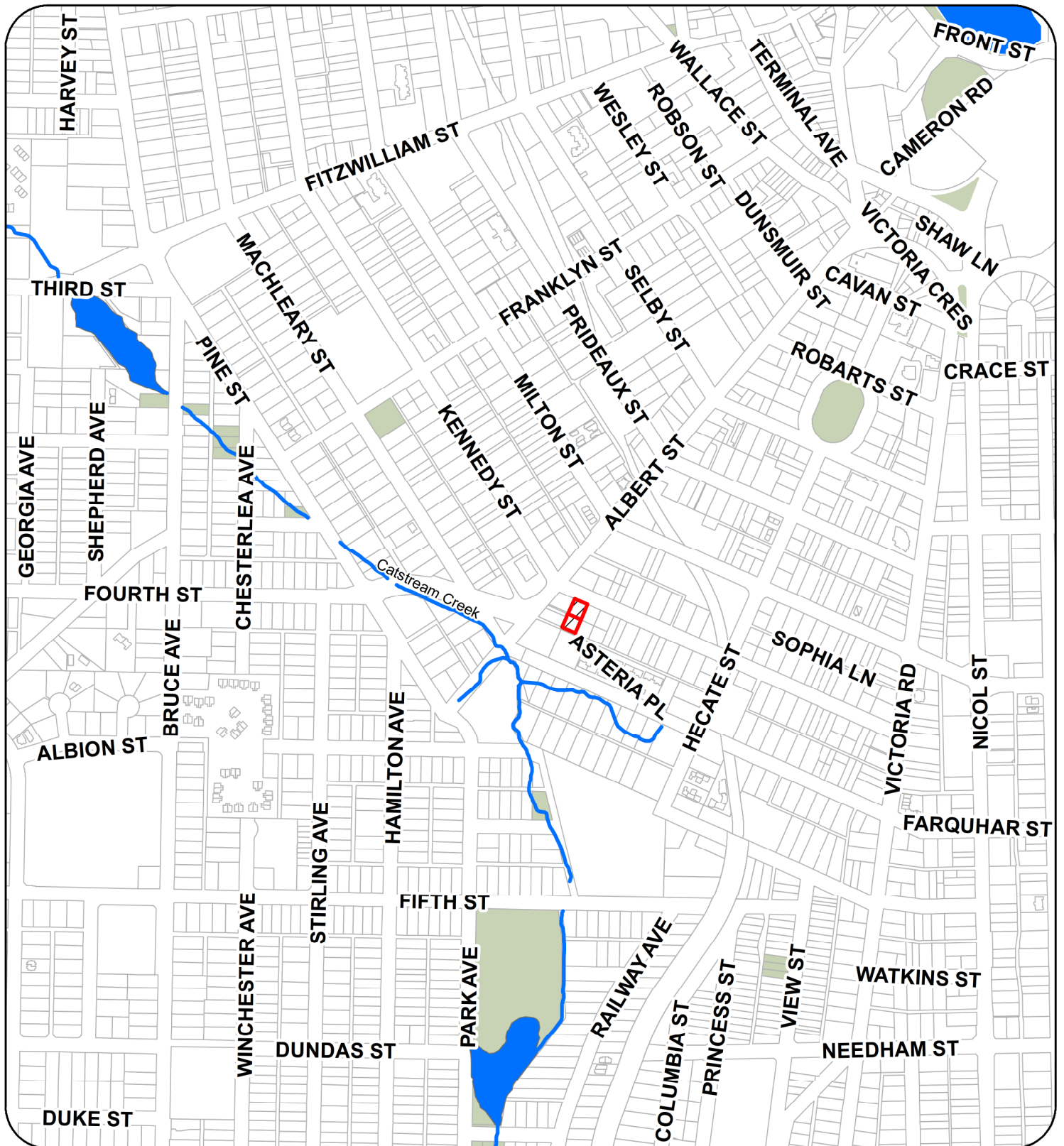
It is for the reasons stated above that we believe that this application appropriately addresses the individual resident/homeowners parking requirements today and in the future for onsite resident and visitor parking. Further, given the comments received we do not believe this project will negatively impact the neighbourhood with respect to on street parking needs.

The Applicant respectfully requests a Variance to the onsite parking bylaw be granted for this application.



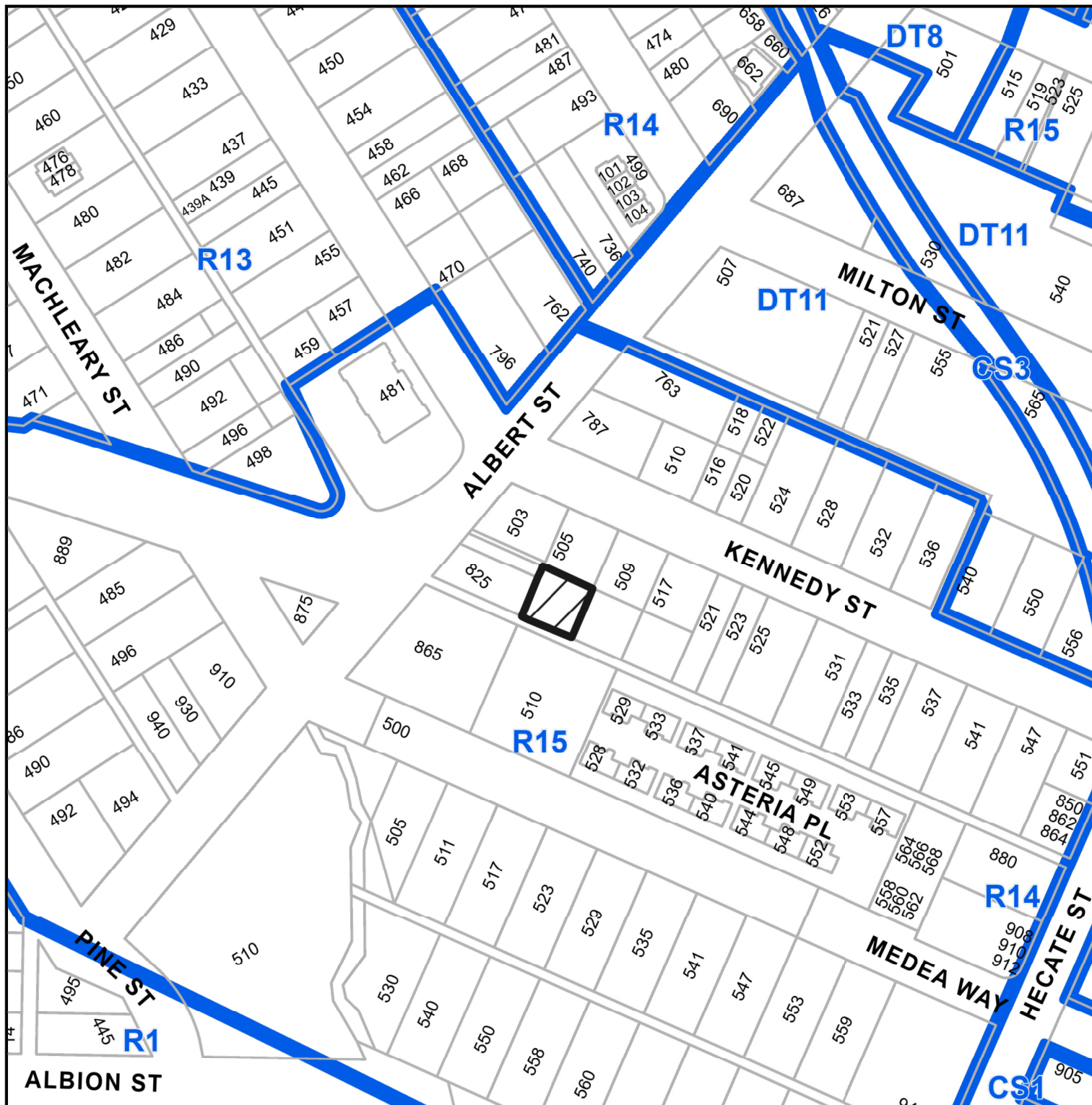
VEHICLE PARKING & STORAGE - ONSITE	REQUIRED	PROPOSED
NUMBER OF PARKING STALLS:	5.76	4
LARGE	3.24	2
SMALL	2.52	2
BICYCLE	n/a	4

# CONTEXT MAP



505 KENNEDY STREET

# LOCATION PLAN



**Subject Property**

## DEVELOPMENT PERMIT APPLICATION DP001271

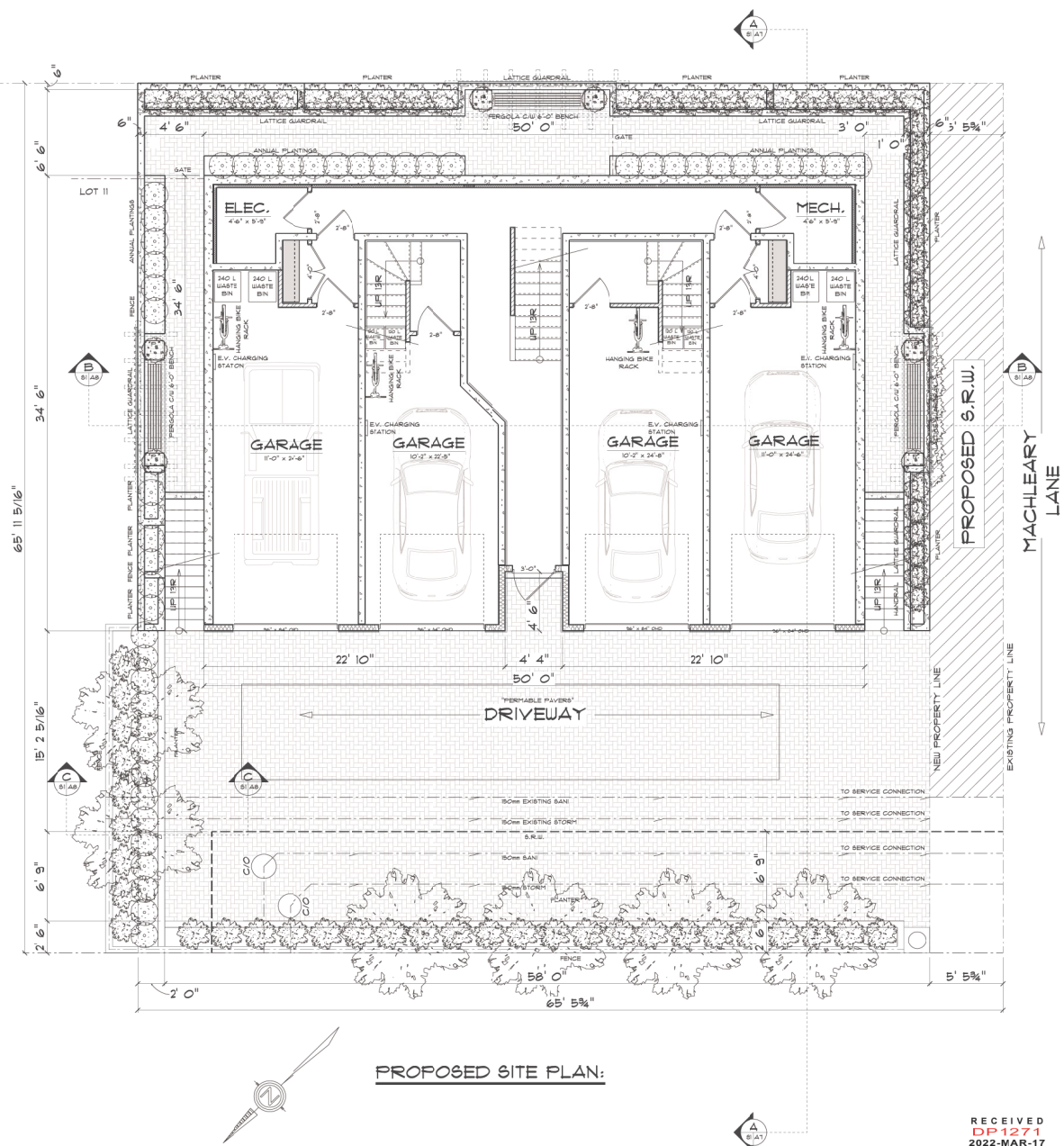
CIVIC: 505 KENNEDY STREET

LEGAL: SECTION C OF LOT 10, BLOCK V, SECTION 1, NANAIMO DISTRICT,  
PLAN 584

EASEMENT FOR ACCESS TO KENNEDY STREET

## PROJECT INFORMATION

LEGAL DESCRIPTION:	SEC. C OF LOT 10, BLK. V, SECTION 1, NDP 584	
CIVIC ADDRESS:	505 KENNEDY STREET, NANAIMO B.C.	
ZONING DATA		
CURRENT ZONING:	R15	
PROPOSED ZONING:	R15	
SITE AREA:	404.1m <sup>2</sup>	
BUILDING TYPE:	2-1/2 STOREY	
BASEMENT/PARKING AREA:	160.25m <sup>2</sup>	
GROUND FLOOR:	139.0m <sup>2</sup>	
2ND FLOOR:	149.2m <sup>2</sup>	
3RD FLOOR:	130.6m <sup>2</sup>	
PROPOSED BUILDING AREA:	160.25m <sup>2</sup>	
PROPOSED SITE COVERAGE:	160.25m <sup>2</sup>	
PROPOSED OPEN SPACE:	244.43m <sup>2</sup>	
FLOOR SPACE RATIO - FAR:	0.91	1.03
BONUSING FOR UG PARKING	0.23	
TTL	1.14	1.03
SITE COVERAGE:	max 40%	39.10%
NUMBER OF UNITS:		4
ONE BDRM: 10.04 M2/104 FT2		2
TWO BDRM: 19.91 M2/1506 FT2		2
SETBACKS:	PERMITTED	PROPOSED
FRONT:	1.5m	1.6m
SIDE:	1.5m	1.5m
REAR:	1.5m	1.5m
NUMBER OF PARKING STALLS:	5.16	4
LARGE	3.24	2
SMALL	2.52	2
BICYCLE		
BUILDING HEIGHT:	max 9.5m	9.48m
(FROM AVG.GRADE)		
AVERAGE GRADE:	51.12m	



SHEET #:

A1

DISCLAIMER:  
WHILE RC DRAFTING AND DESIGN SERVICES MAKES EVERY EFFORT TO PROVIDE ACCURATE DRAWINGS, IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO CHECK ALL DIMENSIONS AND COMPLIANCE TO LOCAL AND NATIONAL BUILDING CODES.

SQUARE FOOTAGE:

1ST FLOOR:  
149 SQ. FT. PER UNIT  
2ND FLOOR:  
149 SQ. FT. PER UNIT  
3RD FLOOR:  
103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-PLY, 505 KENNEDY STREET NANAIMO B.C.

DRAWING: SITE PLAN 1

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE: D20289

DRAWN BY: R.C.N.D.

DATE: 03/15/2022

**RC DRAFTING**  
& design services

CELL: (780) 228-5931, E-MAIL: RUSSELL@RCDRAFTING.NET



KENNEDY STREET

A2

DISCLAIMER:  
WHILE RC DRAFTING AND DESIGN SERVICES MAKES EVERY EFFORT TO PROVIDE ACCURATE DRAWINGS, IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO CHECK ALL DIMENSIONS AND COMPLIANCE TO LOCAL AND NATIONAL BUILDING CODES.

SQUARE FOOTAGE:  
1ST FLOOR: 148 SQ. FT. PER UNIT  
2ND FLOOR: 148 SQ. FT. PER UNIT  
3RD FLOOR: 103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-FLY, 505 KENNEDY STREET NANAIMO B.C.

DRAWING: SITE PLAN II

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE: # D20299

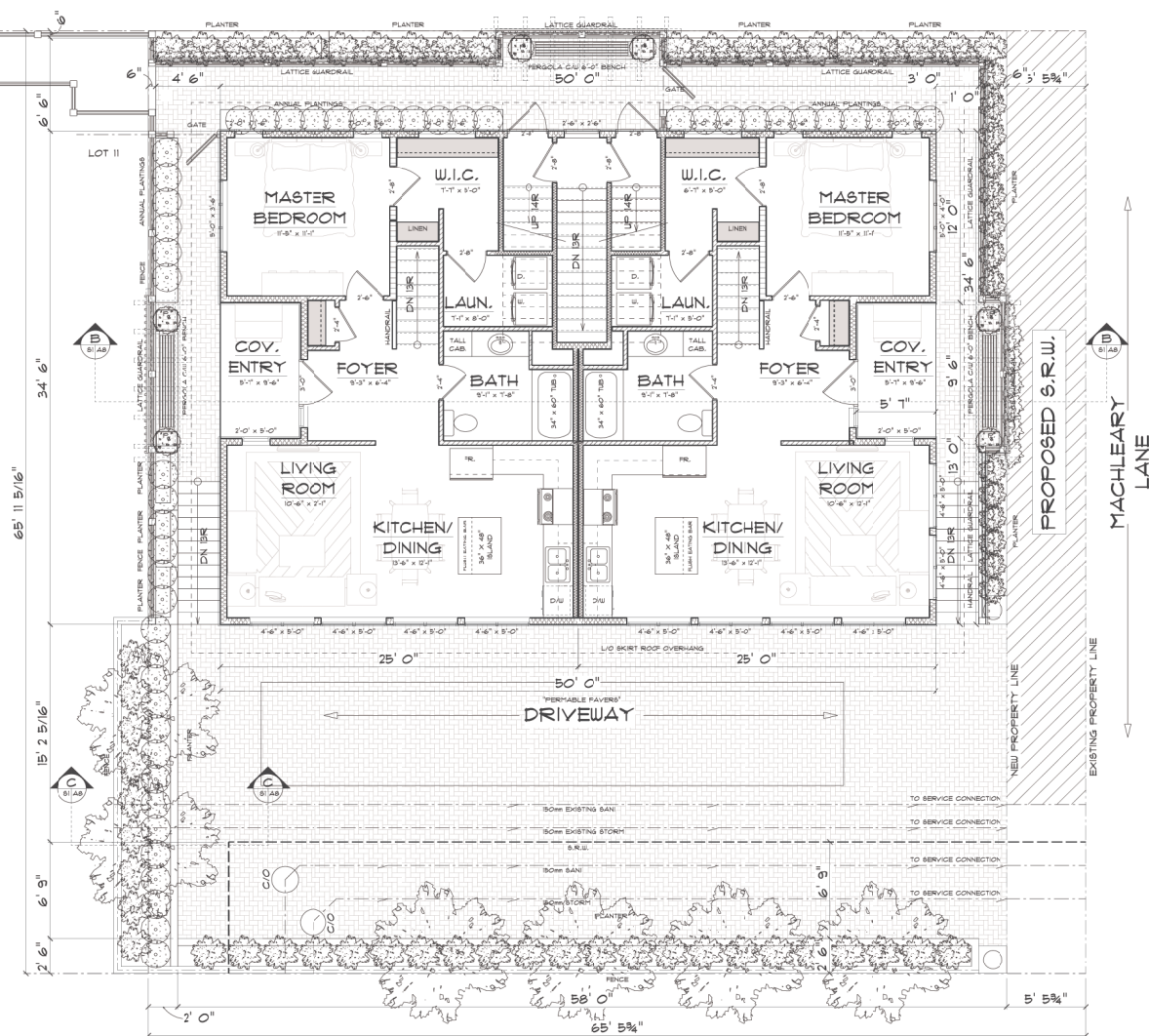
DRAWN BY: R.C.N.D.

DATE: 03/15/2022

**RC DRAFTING**  
& design services

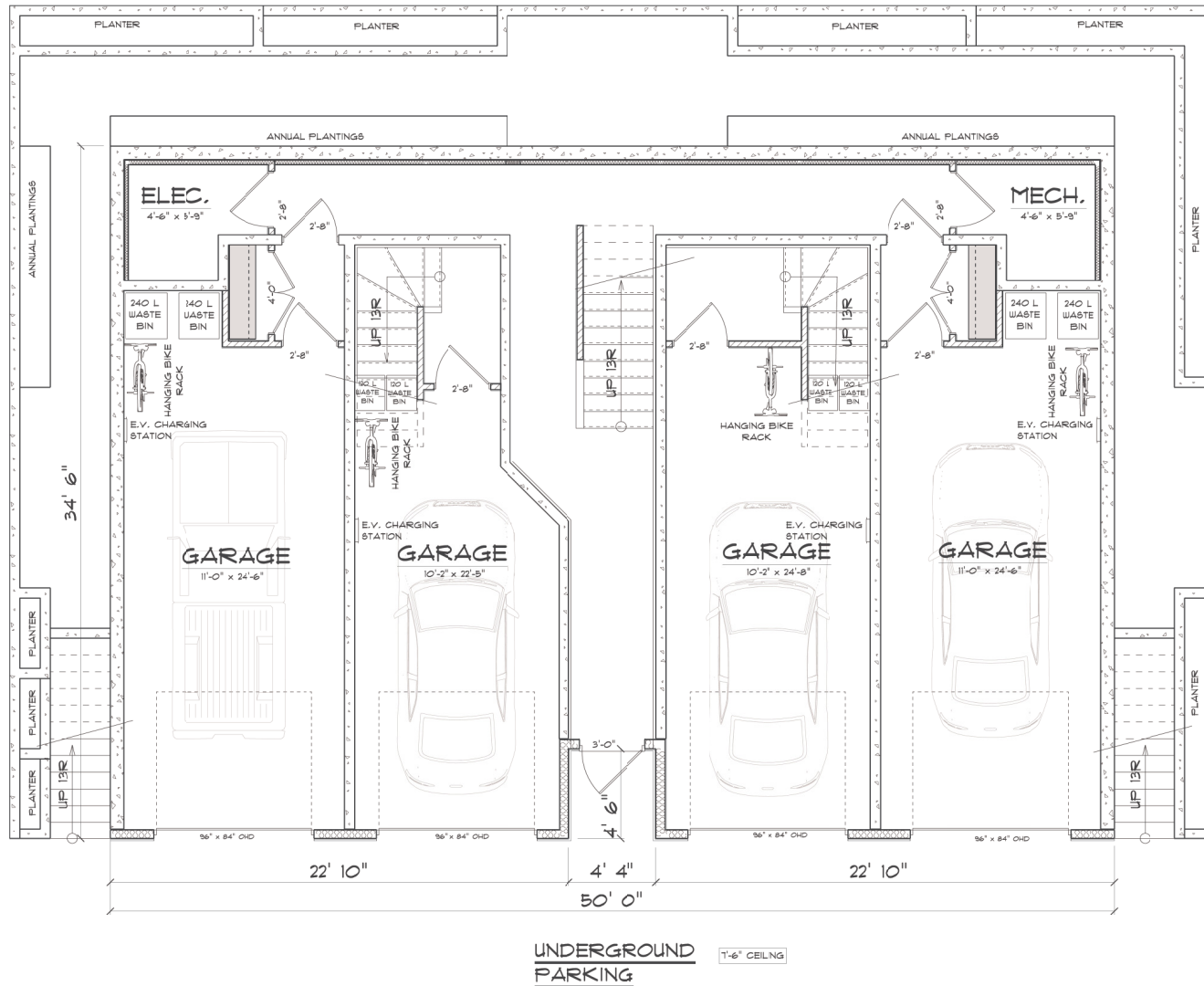
CELL: (780) 228-5931, E-MAIL: RUSSELL@RCDRAFTING.NET

PROJECT INFORMATION		
LEGAL DESCRIPTION:	SEC. C OF LOT 10, BLK. V, SECTION 1, NDP 584	
CIVIC ADDRESS:	505 KENNEDY STREET, NANAIMO B.C.	
ZONING DATA		
CURRENT ZONING:	R15	
PROPOSED ZONING:	R15	
SITE AREA:	404.7m <sup>2</sup>	
BUILDING TYPE:	2-1/2 STOREY	
BASEMENT/PARKING AREA:	160.25m <sup>2</sup>	
GROUND FLOOR:	139.0m <sup>2</sup>	
2ND FLOOR:	149.2m <sup>2</sup>	
3RD FLOOR:	130.6m <sup>2</sup>	
PROPOSED BUILDING AREA:	160.25m <sup>2</sup>	
PROPOSED SITE COVERAGE:	160.25m <sup>2</sup>	
PROPOSED OPEN SPACE:	244.43m <sup>2</sup>	
FLOOR SPACE RATIO - FAR:	0.91	1.03
BONUSING FOR UG PARKING	0.23	
TL	1.14	1.03
SITE COVERAGE:	max 40%	39.10%
NUMBER OF UNITS:		4
ONE BDRM:	10.04 M2/154 FT2	2
TWO BDRM:	19.91 M2/1506 FT2	2
SETBACKS:	PERMITTED	PROPOSED
FRONT:	1.5m	1.6m
SIDE:	1.5m	1.5m
REAR:	1.5m	1.5m
NUMBER OF PARKING STALLS:	5.16	4
LARGE	3.24	2
SMALL	2.52	2
BICYCLE		
BUILDING HEIGHT:	max 9.5m	9.48m
(FROM AVG.GRADE)		
AVERAGE GRADE:	51.12m	



PROPOSED SITE PLAN:

RECEIVED  
DP1271  
2022-MAR-17



SHEET #:

A5

DISCLAIMER:  
WHILE RC DRAFTING AND DESIGN SERVICES MAKES EVERY EFFORT TO PROVIDE ACCURATE DRAWINGS, IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO CHECK ALL DIMENSIONS AND COMPLIANCE TO LOCAL AND NATIONAL BUILDING CODES.

SQUARE FOOTAGE:

1ST FLOOR:  
148 SQ. FT. PER UNIT  
2ND FLOOR:  
148 SQ. FT. PER UNIT  
3RD FLOOR:  
103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-FLY,  
100 KENNEDY STREET NANTUO B.C.

DRAWING: UNDERGROUND PARKING PLAN

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE # D20298

DRAWN BY: R.C.N.D.

DATE: 03/15/2022

**RC DRAFTING**  
& design services

RECEIVED  
DP 1271  
2022-MAR-17  
COURT PLANNING

CELL: (780) 228-5931, E-MAIL: RU66ELLO@RCDRAFTING.NET

DISCLAIMER:  
WHILE RC DRAFTING AND DESIGN SERVICES MAKES EVERY EFFORT TO PROVIDE ACCURATE DRAWINGS, IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO CHECK ALL DIMENSIONS AND COMPLIANCE TO LOCAL AND NATIONAL BUILDING CODES.

SQUARE FOOTAGE:
1ST FLOOR: 148 SQ. FT. PER UNIT
2ND FLOOR: 148 SQ. FT. PER UNIT
3RD FLOOR: 103 SQ. FT. PER UNIT

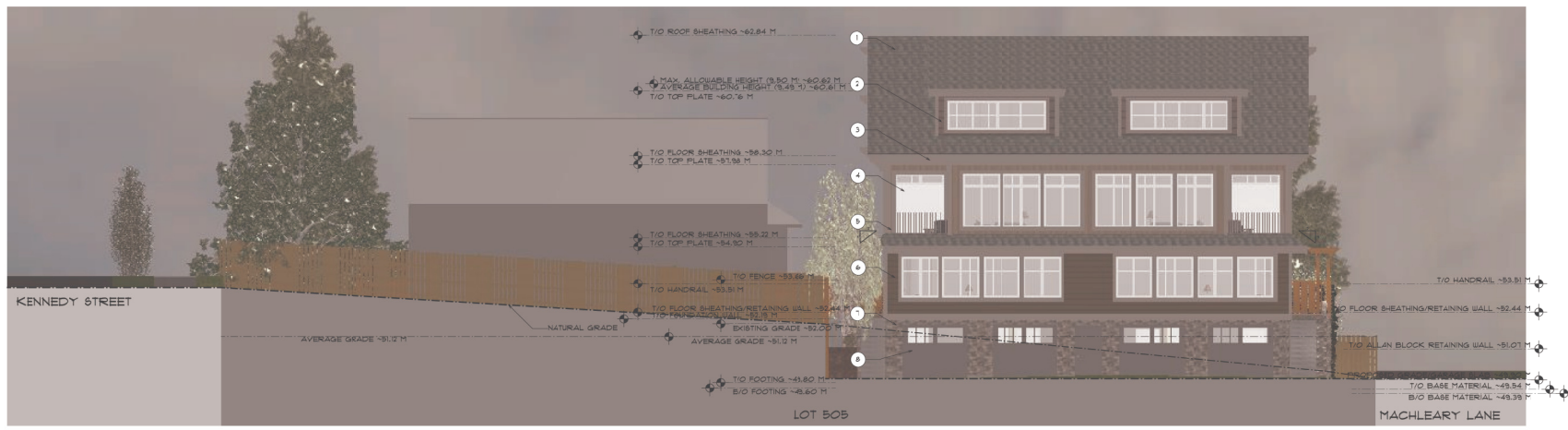
PROJECT: PROPOSED RESIDENTIAL 4-PLY, 502 KENNEDY STREET NANAIMO B.C.
DRAWING ELEVATIONS: 1
CONTRACTOR: PACIFIC DEVELOPMENT SERVICES
REFERENCE: # D20298
DRAWN BY: R.C.N.D.
DATE: 03/15/2022



**RC DRAFTING**  
& design services

RECEIVED  
DP1271  
2022-MAR-17

CELL: (780) 228-5931, E-MAIL: RUSSELL@RCDRAFTING.NET



NORTHWEST ELEVATION:



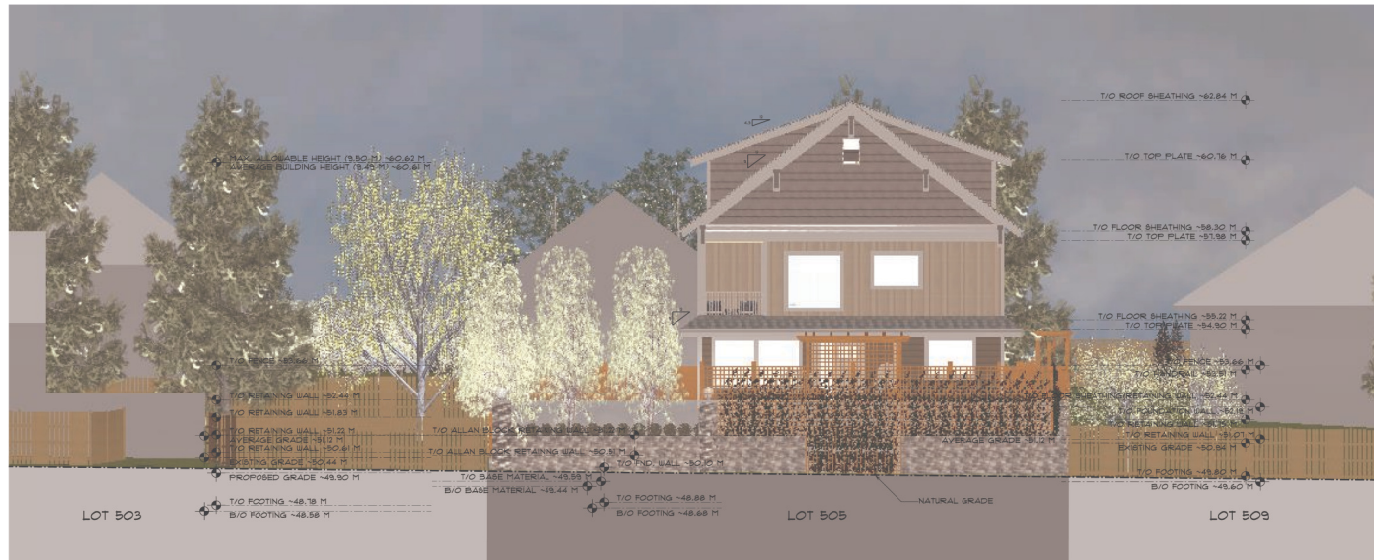
NORTHEAST ELEVATION:

MATERIAL LEGEND	
1	GAF TIMBERLINE NANTUCKET MORNING
2	WOODTONE COLORGARD THATCH
3	JAMES HARDIE PEARL GRAY
4	WINDOW WHITE
5	JAMES HARDIE KHAKI BROWN
6	JAMES HARDIE TIMBER BARK
7	ELDORADO CYPRESS RIDGE CATANIA
8	DOORS AGED PEWTER





SOUTHEAST ELEVATION:



SOUTHWEST ELEVATION:

SHEET #:

**A4**

DISCLAIMER:  
WHILE RC DRAFTING AND DESIGN SERVICES MAKES EVERY EFFORT TO PROVIDE ACCURATE DRAWINGS, IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO CHECK ALL DIMENSIONS AND COMPLIANCE TO LOCAL AND NATIONAL BUILDING CODES.

SQUARE FOOTAGE:  
1ST FLOOR: 148 SQ. FT. PER UNIT  
2ND FLOOR: 148 SQ. FT. PER UNIT  
3RD FLOOR: 148 SQ. FT. PER UNIT  
TOTAL: 444 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-PLY, 505 KENNEDY STREET NANAIYO B.C.

DRAWING ELEVATIONS II

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE # D20299

DRAWN BY: R.C.D.

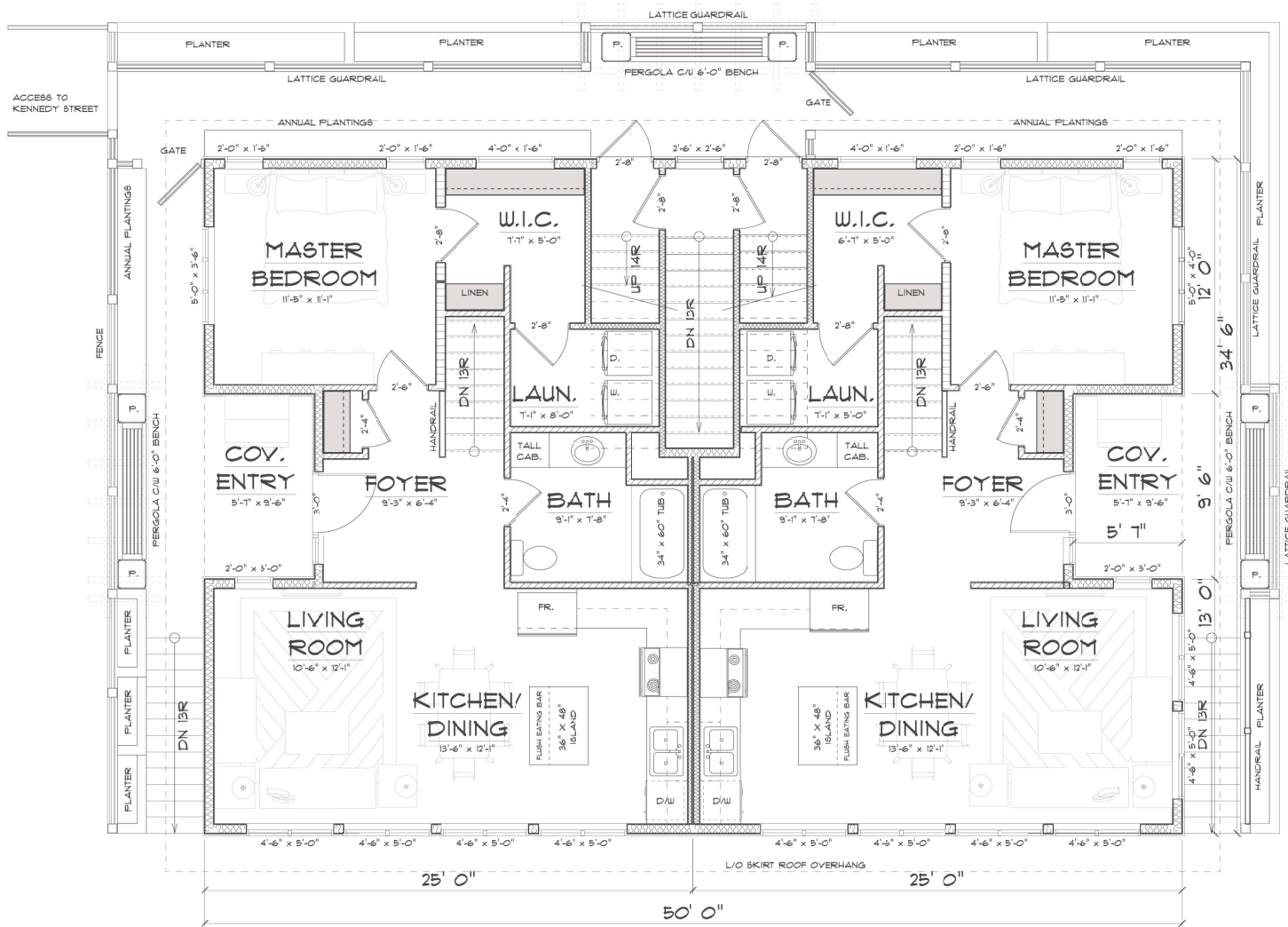
DATE: 03/15/2022

**RC DRAFTING**  
& design services

RECEIVED  
DP1271  
2022-MAR-17

CELL: (780) 228-5931, E-MAIL: RUSSELL@RCDRAFTING.NET





**1ST FLOOR:** 8'-0-3/4" WALLS  
148 SQ. FT. PER UNIT

SHEET #:

A6

DISCLAIMER:  
WHILE RC DRAFTING AND DESIGN SERVICES MAKES EVERY EFFORT TO PROVIDE ACCURATE DRAWINGS, IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO CHECK ALL DIMENSIONS AND COMPLIANCE TO LOCAL AND NATIONAL BUILDING CODES.

SQUARE FOOTAGE:

1ST FLOOR: 148 SQ. FT. PER UNIT  
2ND FLOOR: 148 SQ. FT. PER UNIT  
3RD FLOOR: 103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-FLY, 505 KENNEDY STREET NANTUO B.C.

DRAWING: 1ST FLOOR PLAN

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE: # D20298

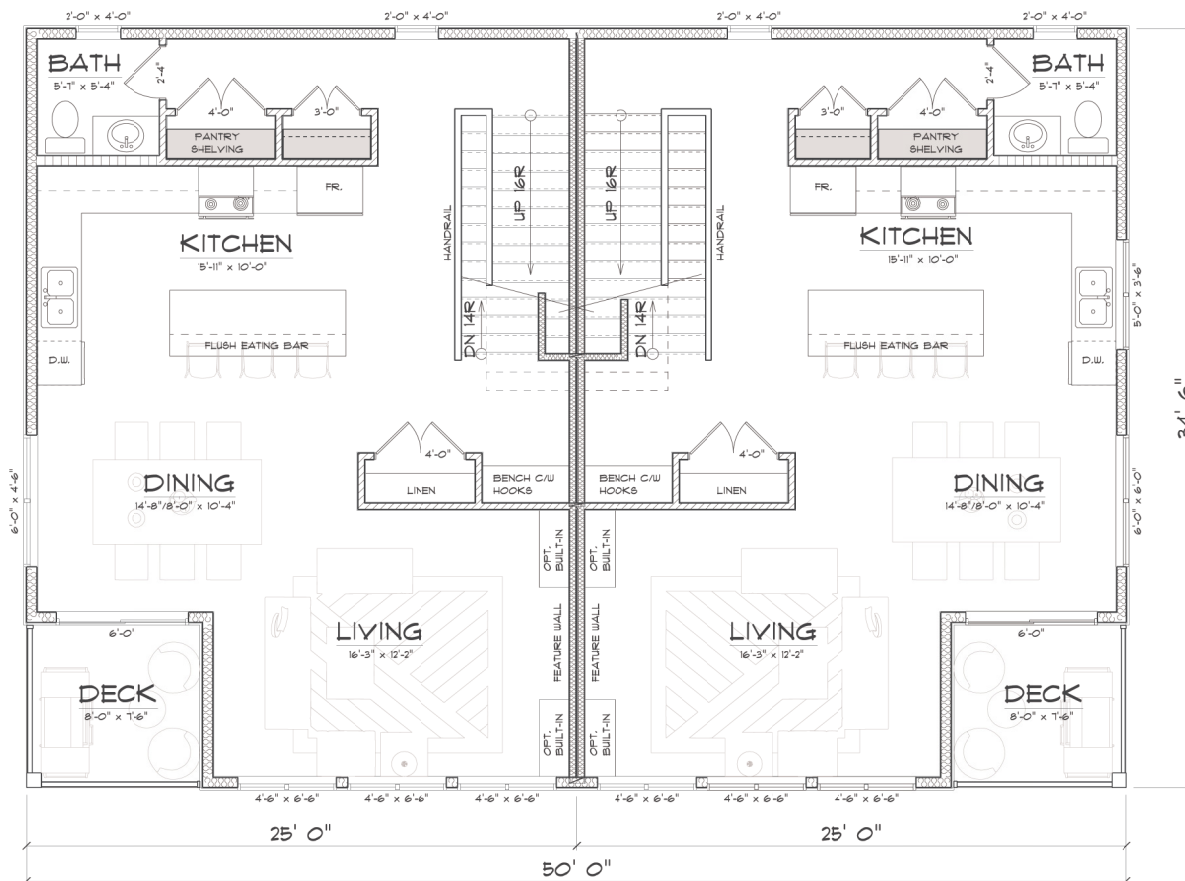
DRAWN BY: R.C.N.D.

DATE: 03/15/2022

**RC DRAFTING**  
& design services

RECEIVED  
DP1271  
2022-MAR-17  
COURTESY: PACIFIC DEVELOPMENT SERVICES

CELL: (780) 228-5931, E-MAIL: RUSSELL@RCDRAFTING.NET



2ND FLOOR: 9'-0-3/4" WALLS  
803 SQ. FT. PER UNIT

SHEET #:

A7

DISCLAIMER:  
WHILE RC DRAFTING AND DESIGN SERVICES MAKES EVERY EFFORT TO PROVIDE ACCURATE DRAWINGS, IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO CHECK ALL DIMENSIONS AND COMPLIANCE TO LOCAL AND NATIONAL BUILDING CODES.

SQUARE FOOTAGE:

1ST FLOOR: 149 SQ. FT. PER UNIT  
2ND FLOOR: 803 SQ. FT. PER UNIT  
3RD FLOOR: 103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-FLY  
100 KENNEDY STREET NANTUO B.C.

DRAWING: 2ND FLOOR PLAN

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE: D20299

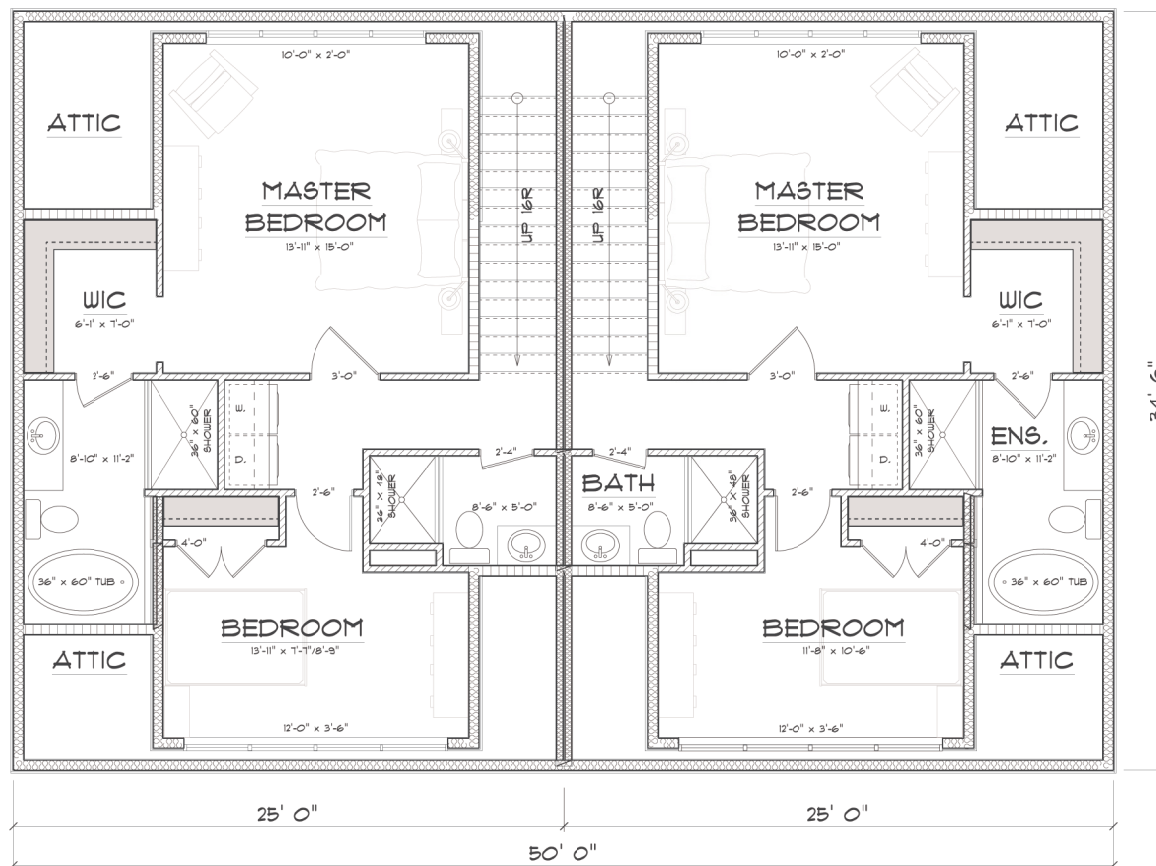
DRAWN BY: R.C.D.

DATE: 03/15/2022

**RC DRAFTING**  
& design services

RECEIVED  
DP1271  
2022-MAR-17  
Current Printing

CELL: (780) 228-5931, E-MAIL: RUSSELL@RCDRAFTING.NET



3RD FLOOR: 8'-0-3/4" WALLS  
103 SQ. FT. PER UNIT

RECEIVED  
DP 1271  
2022-MAR-17

SHEET #:  
**A8**

DISCLAIMER:  
WHILE RC DRAFTING AND DESIGN SERVICES MAKES EVERY EFFORT TO PROVIDE ACCURATE DRAWINGS, IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO CHECK ALL DIMENSIONS AND COMPLIANCE TO LOCAL AND NATIONAL BUILDING CODES.

SQUARE FOOTAGE:  
1ST FLOOR:  
148 SQ. FT. PER UNIT  
2ND FLOOR:  
148 SQ. FT. PER UNIT  
3RD FLOOR:  
103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-FLY,  
505 KENNEDY STREET NANTUO B.C.  
DRAWING: 3RD FLOOR PLAN  
CONTRACTOR: PACIFIC DEVELOPMENT SERVICES  
REFERENCE # D20298  
DRAWN BY: R.C.N.D.  
DATE: 03/15/2022

**RC DRAFTING**  
& design services

CELL: (780) 228-5931, E-MAIL: RUSSELL@RCDRAFTING.NET

SHEET #:

A9

DISCLAIMER:  
WHILE RC DRAFTING AND DESIGN SERVICES MAKES EVERY EFFORT TO PROVIDE ACCURATE DRAWINGS, IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO CHECK ALL DIMENSIONS AND COMPLIANCE TO LOCAL AND NATIONAL BUILDING CODES.

SQUARE FOOTAGE:

1<sup>ST</sup> FLOOR:  
148 SQ. FT. PER UNIT  
2<sup>ND</sup> FLOOR:  
148 SQ. FT. PER UNIT  
3<sup>RD</sup> FLOOR:  
103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-PLY,  
505 KENNEDY STREET NANAIMO B.C.

DRAWING BUILDING SECTIONS I

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE # D2029

DRAWN BY: R.C.N.D.

DATE: 03/15/2022

**RC DRAFTING**  
& design services

CELL: (780) 228-5931, E-MAIL: RUSSELL@RCDRAFTING.NET

RECEIVED  
DP1271  
2022-MAR-17



# A10

SHEET #:

DISCLAIMER:  
WHILE RC DRAFTING AND DESIGN SERVICES MAKES EVERY EFFORT TO PROVIDE ACCURATE DRAWINGS, IT IS THE RESPONSIBILITY OF THE HOME OWNER/CONTRACTOR TO CHECK ALL DIMENSIONS AND COMPLIANCE TO LOCAL AND NATIONAL BUILDING CODES.

SQUARE FOOTAGE:  
1ST FLOOR:  
148 SQ. FT. PER UNIT  
2ND FLOOR:  
148 SQ. FT. PER UNIT  
3RD FLOOR:  
103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-PLY  
100 KENNEDY STREET NANAIMO B.C.

DRAWING BUILDING SECTION B-B

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE # D20298

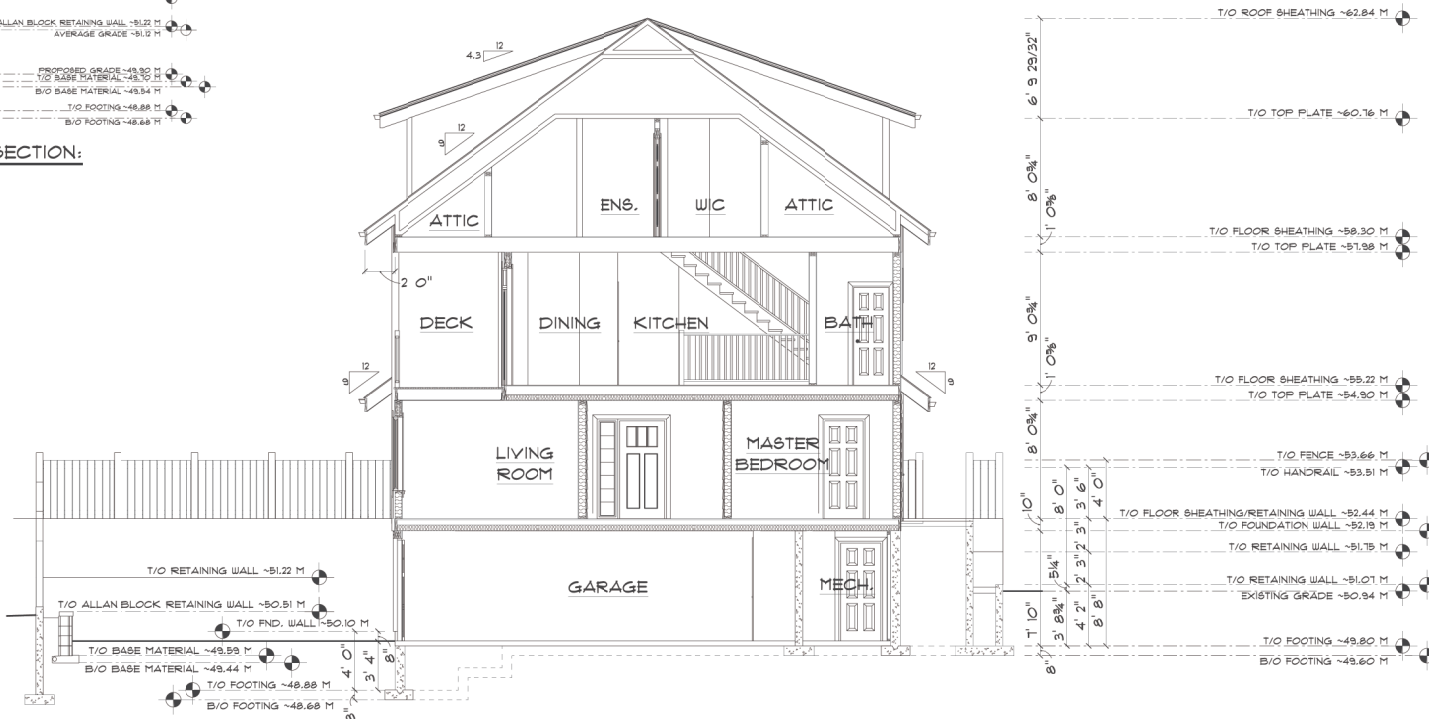
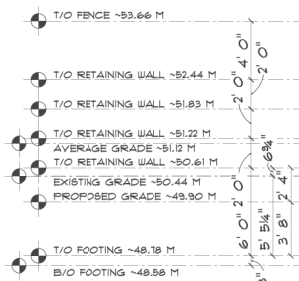
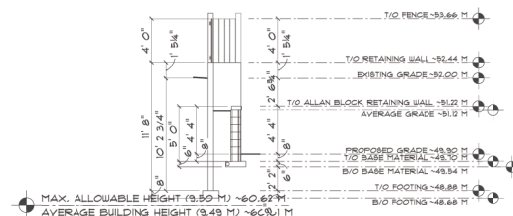
DRAWN BY: R.C.N.D.

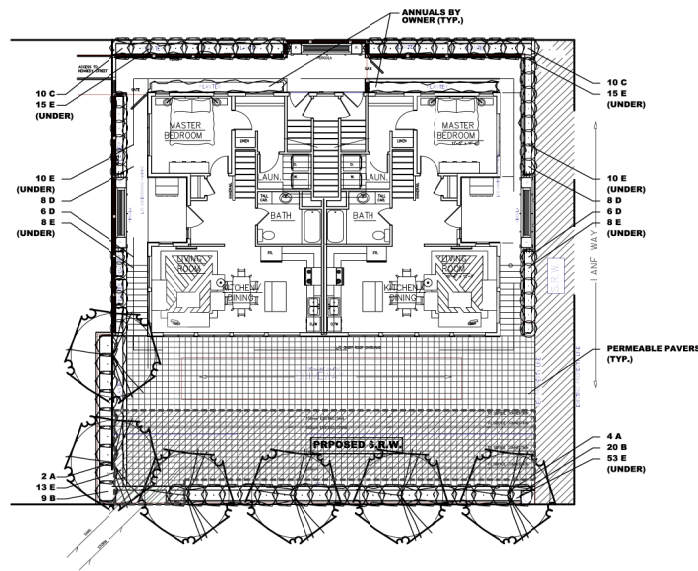
DATE: 03/15/2022

**RC DRAFTING**  
& design services

CELL: (780) 228-5931, E-MAIL: RUSSELL@RCDRAFTING.NET

RECEIVED  
DP 12-7-1  
2022-MAR-17  
COURT FILING





## PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	6	ACER RUBRUM 'ARMSTRONG'	RED ARMSTRONG MAPLE	6.0 CM CAL. / 3.5 - 4.0 M HT.	B & B	FULL, 1.5 M HT. STANDARD
B	20	MARIONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	45 CM HT.	27 CM POT	FULL
C	20	PHYSCARPUS OPULIFOLIUS 'LUTEUS'	GOLDEN NINEBARK	60 CM HT.	27 CM POT	FULL, EVENLY BRANCHED
D	28	POLYSTICHUM MUNITUM	SWORD FERN	60 CM HT.	27 CM POT	FULL
E	132	ARCTOSTAPHYLLUS URV. URSI	KINKINNICK	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM I.C.

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BCLM STANDARDS.  
AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.

## NOTES

- CONTRACTOR TO REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
- CONTRACTOR TO ENSURE SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE PICKUP POINTS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. COORDINATE IRRIGATION SLEEVES, TIMER CLOCK LOCATION AND WATER CONNECTIONS WITH GENERAL CONTRACTOR.
- COMPOST TO BE PLACED TO 75 MM DEPTH AFTER SETTLEMENT IN ALL PLANTING BEDS.
- ALL LANDSCAPE WORK ON CITY PROPERTY TO CITY OF NANAIMO STANDARD AND APPROVAL.
- REFER TO ARCHITECTURAL/CIVIL FOR HARD LANDSCAPE & SITE GRADING.

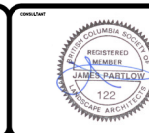
SUBMITTED FOR DEVELOPMENT PERMIT MARCH 02, 2022

1.	03/03/22	S.P.SRW
S.P.		
J.P.		
MARCH 02, 2021		
SOS K4.1		

1 : 100



505 KENNEDY  
NANAIMO, B.C.



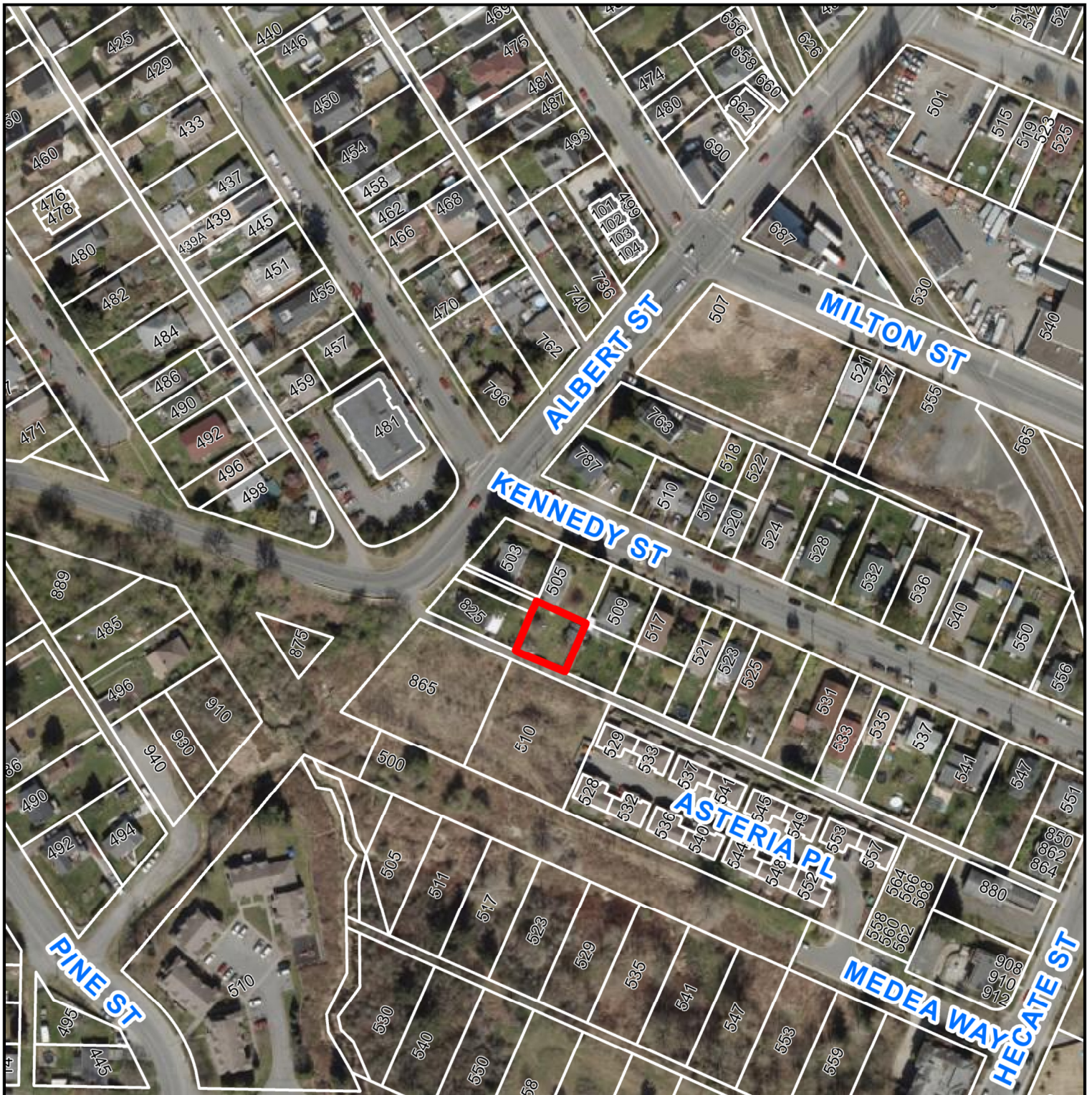
PLANTING PLAN

11

RECEIVED  
DP1271  
2022-MAR-17  
CITY OF NANAIMO



# AERIAL PHOTO



**DEVELOPMENT PERMIT APPLICATION NO. DP001271**



505 KENNEDY STREET