



AGENDA
DESIGN ADVISORY PANEL MEETING

September 28, 2023, 5:00 PM
Boardroom, 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 - 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, 2023-SEP-14 at 4:03 p.m.

5. PRESENTATIONS:

a. Development Permit Application No. DP001300 - 3612 Island Hwy N

8 - 28

To be introduced by Payton Carter, Planner, Current Planning Section.

Application to be presented by Alan Lowe Architect & Island West Coast Developments (IWCD).

Purpose: To allow a new 1,987.88m² automobile dealership (Nissan).

b. Development Permit Application No. DP001309 - 231 Fraser Street

29 - 59

To be introduced by Payton Carter, Planner, Current Planning Section.

Application to be presented by Ian Niamath Architect.

Purpose: To allow a a 96m², 1-storey automotive rental service and office building.

6. OTHER BUSINESS:

a. Chair Coverage Request

Purpose: That the Design Advisory Panel appoint a member as Acting Chair to preside in the absence of the Chair during the 2023-OCT-12 Design Advisory Panel meeting.

7. ADJOURNMENT:

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-SEP-14, AT 4:03 P.M.

PRESENT: Members: Marie Leduc, At Large (Chair)
 Councillor Eastmure
 Angela Buick, At Large
 Jonathan Behnke , BCSLA/CSLA
 Kaein Shimuzu, At Large
 Kevin Krastel, At Large
 Hector Alcala, AIBC
 Jason Santeford, AIBC

 Staff: L. Rowett, Manager, Current Planning Section
 J. Holm, Director, Development Approvals (joined at 4:30 p.m.)
 C. Horn, Planner, Current Planning Section
 L. Brinkman, Manager, Community Planning Section
 B. Binnerley, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 4:03 p.m.

2. ADOPTION OF AGENDA:

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

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the regular Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-JUL-13 be adopted. The motion carried unanimously.

4. PRESENTATIONS:

(a) Infill Housing and Secondary Suite Regulations

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentation:

1. Caleb Horn, Planner, presented the project on infill housing and secondary suite regulations. Highlights included:

- Potential for up to two suites being permitted on a single lot
- Proposed changes to the allowable sizes of suites

- Reducing the lot size criteria for eligibility of detached suites
- Expanding the eligibility of detached suites
- Updating the City of Nanaimo Zoning Bylaw to allow suites in side-by-side duplexes and townhouses as permitted by BC Building Code
- Increasing the supply of smaller scale development
- Opportunities to pre-zone to R5 zone allowing for triplexes and fourplexes
- Pre-zone areas informed by the City Plan – New Official Community Plan
- Adjustments being proposed to the existing R5 zone regulations
- Expanding the eligibility of lots that can build a fourth unit
- Proposed changes to reduce lot sizes and setback requirements
- Front yard setbacks are measured to the property line
- Incentivizing the preservation of homes built before 1975 within Old City zones by providing additional density
- Proposing amendments to the R7 Zone to allow for both townhouses and rowhouses (fee simple property)

J. Holm joined the meeting electronically at 4:30.p.m

Panel discussions took place regarding:

- Parking concerns and parking requirements
- The allowable square footage of the suites
- The proposed adjustments to the R2 zone
- Consideration for a detached suite to have an upper and lower suite if the main dwelling cannot support an attached suite
- Areas being proposed for pre-zoning to an R5 zone
- Allowable footprint for a detached suite
- When a garage is to be included in the total floor area of the suite
- Concerns about increasing the current maximum allowable height for detached suites
- A form and character review component for detached suites
- Front and rear yard setbacks as proposed with the potential for some flexibility
- Limiting off-street parking in school zone areas
- Considering parking reductions in relation to densification
- Appreciation for the proposed front yard setback reduction
- Lot sizes that could be eligible for detached and attached suites
- Laneway access to not impact eligibility for an additional suite, as long as they meet size requirements
- Ways these amendments could impact the strata bylaws
- R5 zone to top out at four units
- Assembling lots to allow for a row of units
- How storm water management will be managed with higher density on lots
- Potential impact on trees and tree protection bylaws
- Ensuring that additional suites do not become short term rentals
- Making long term livable sized spaces

- The definition of infill housing and concerns about infill housing being mostly exempt from the form and character review
- Possibility of having two suites in a detached building and mandating that the bottom suite is accessible/adaptable
- Communicating with community associations regarding changes to their zoning and hearing their opinions
- Trying to keep form and character comparable with the neighbouring community
- Establishing requirements for parking to limit increases in front yard parking due to the additional suites
- Limited width of driveways

It was moved and seconded that the Design Advisory Panel recommends that Council support the proposed Infill Housing and Secondary Suite Regulations, as outlined in the 2023-SEP-14 report titled “Infill Housing and Secondary Suite Regulations. The following recommendations were provided:

- Consider the possibility of having one suite on top of another located in a secondary building on a property;
- Review the tree bylaw to determine if infill and additional suites will reduce the tree coverage;
- Look into the possibility of having flexible front and rear yard setbacks; and
- Ensure that there are guidelines in place to ensure consistent form and character within a neighbourhood.

The motion carried unanimously.

(b) Increasing Adaptable Housing in Nanaimo

Introduced by Lisa Brinkman, Manager, Community Planning Section.

Presentation:

2. Lisa Brinkman, Manager, Community Planning, presented the project on increasing adaptable housing in Nanaimo. Highlights included:
 - Potential changes being made to the BC Building Code to make units more adaptable
 - The definition of adaptable housing as housing with the potential to accommodate all community members regardless of their physical abilities
 - Adaptable units allow for a future conversion and individualized upgrades to meet the specific needs of a tenant, resident or owner
 - The difference between an adaptable unit and an accessible unit
 - Proposed changes to enable more adaptable housing
 - Requiring adaptable units in seniors housing
 - Incentivizing additional adaptable units through density bonusing

Panel discussions took place regarding:

- The costs and additional requirements to make a unit accessible compared to adaptable
- Creating a bylaw that requires units to be accessible from the building stage
- Aging in place is an important factor in housing
- Accessibility needs can be presented within a large spectrum
- Having universal accessibility
- Review of parking/storage for accessibility modes of transportation
- Future opportunities to make the design guidelines address accessibility needs
- Adding another level to the accessibility design at the building stage
- Provincial accessibility requirements
- Impacts to a dwelling when changing it from adaptable to accessible
- Potential for increased building applications before the changes to the BC Building Code are implemented

It was moved and seconded that the Design Advisory Panel recommend that Council support the proposed amendments to the City of Nanaimo's Zoning Bylaw to create more adaptable housing in Nanaimo as outlined in the 2023-SEP-14 report titled "Increasing Adaptable Housing in Nanaimo. The motion carried unanimously.

(c) Increasing Family-Friendly Housing in Nanaimo

Introduced by Lisa Brinkman, Manager, Community Planning Section.

Presentation:

3. Lisa Brinkman, Manager, Community Planning, presented the project on family-friendly housing in Nanaimo, highlights included:
 - Rationale to increasing family-friendly housing
 - Having more attainable family-friendly units
 - Proposed amendments to the zoning bylaw for zones which multi-unit development is already a permitted use
 - Proposed amendments to Schedule D of the zoning bylaw
 - The demand for family-friendly housing near schools
 - Proposed amendment to "City of Nanaimo Policy for Consideration of a Parking Variance"

Panel discussions took place regarding:

- The benefit of on-site outdoor amenity spaces for families
- Safety provisions regarding possible additional on-street parking
- Raised sidewalks in school areas for safety of pedestrians
- Multifamily development requirements to include building raised sidewalks along street frontages
- Considering the addition of other family-friendly uses within the proposal, such as a childcare facilities or communal kitchens
- The required size of a two-/three-bedroom unit to accommodate a family adequately

MINUTES – DESIGN ADVISORY PANEL MEETING

2023-SEP-14

PAGE 5

- Rezoning to multi-family and if these amendments would apply
- Policy for consideration of a parking variance
- Shortage of family-friendly housing in Nanaimo

It was moved and seconded that the Design Advisory Panel recommend that Council support the proposed amendments to the City of Nanaimo's Zoning Bylaw, and new parking variance criteria, to create more family-friendly housing in Nanaimo as outlined in the 2023-SEP-14 report titled "Increasing Family-Friendly Housing in Nanaimo". The following recommendations were provided:

- Consider if there is sufficient outdoor amenity space when adding more family-friendly units;
- Consider issues around increased off-street parking in areas with more children; and
- Need to review parking variances.

The motion carried unanimously.

Panel discussion took place regarding the R10 zone (steep slope) and the infill housing guidelines.

5. ADJOURNMENT:

It was moved and seconded at 5:56 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

STAFF DESIGN COMMENT

(Revised Submission)

DEVELOPMENT PERMIT APPLICATION NO. DP001300 – 3612 ISLAND HIGHWAY NORTH

Applicant: ROBERT ARMENEAU

Architect: ALAN LOWE ARCHITECT INC.

Landscape Architect: LOMBARD NORTH GROUP

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Mixed-Use Corridor (COR2)
<i>Location</i>	The subject property is located on the north side of the Island Highway, south of the intersection of Victoria Avenue and 106 th Street.
<i>Total Area</i>	8,190m ²
<i>City Plan</i>	Future Land Use Designation – Residential Corridor Development Permit Area DPA8 - Form & Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located in the Long Lake neighbourhood. The property is flat with a residential area located to the north, commercial uses to the west, and Country Club Centre located to the east. The site has an existing automobile dealership building and service shop to be removed to facilitate the proposed development.

BACKGROUND

This application was previously presented to the Design Advisory Panel (DAP) on 2023-JUL-13. DAP accepted the height variance request and requested that the application return to a future DAP meeting with revised plans to address the following form and character recommendations:

- Consider re-siting the building to the corner of Island Highway N and 107th Street and relocate the parking to the back of the building, as per General Development Permit Area Design Guidelines.
- Review the tree list and incorporate more shade trees, evergreen trees, and trees suitable to climate change. Avoid invasive species.
- Consider options for pedestrian connection from the crosswalk at Island Highway N and 107th Street to Victoria Ave and/or into the site.
- Add diversity to the raingarden.
- Consider adding a rooftop deck or outdoor amenity area.
- Consider adding permeable or patterned paving to the parking lot.
- Consider making the wayfinding from the Island Highway N clearer.
- Consider green options such as solar panels or a green roof.
- Consider adding a significant landscaping feature at one of the property corners.
- Consider incorporating garbage and recycling into the building or ensure the refuse enclosure materials fit the character of the building.

- Ensure that site lighting does not intrude on the residential neighbourhood.
- Consider adding showers and a change room for staff.

The applicant has submitted revised plans for the Panel's consideration and have been included as attachments in this package. The primary design revisions are listed below.

- Additional trees/plantings have been incorporated along all frontages.
- Patterned concrete has been added to the surface parking and vehicle display areas.
- Additional landscaped islands have been added to the surface parking area.
- A pedestrian connection has been provided from 107th Street on to the site and to the main entrance of the building.
- Additional windows have been added to the south elevation.
- There are no proposed changes to the building siting, and no changes to building elevation materials.

PROPOSED DEVELOPMENT

Summary of Previous Staff Design Comments

The applicant is proposing a new 1,988m² automobile dealership (Nissan) with one and a half storeys and underground vehicle storage. The proposal includes a ground-level service centre, showroom, storage, and dealership office space on the ground-level and upper floor. The proposed site coverage is 19%, which is below the maximum permitted lot coverage of 60%. The proposed building height is 7.72m.

The proposed building will be located in the western portion of the site with a landscape buffer located along each property line. The primary access to the site will be via an existing access off Victoria Avenue and an additional existing site entrance off 106th Street. A refuse enclosure and waste oil tank are located at the northwest corner of the site. The proposed building includes a 1,711m² underground vehicle storage area for inventory. The 1,560m² ground-level contains a showroom with dealership office space, as well as ten service bays, three wash and auto detailing bays and a service drive-through. The upper storey is 428m² and includes additional dealership office space and storage, with the east portion open-to-below.

The proposed building has a flat roof, and some portions of the building are stepped-back to delineate between the first and second storey. LED wall pack lighting is proposed along each building face. The applicant anticipates fascia signage to be provided on two building faces, and the exterior building finishes include corrugated metal cladding, aluminum composite and concrete panels, with a red accent panel intended for signage, and significant glazing along the south and east elevations to emphasize the interior of the showroom.

The proposed development will include landscaping along the perimeter of the lot with some additional plantings on landscape islands within the customer parking area, east of the proposed building. Pole lights are proposed along the perimeter of the site and at both entrance locations. Additional pole lights are also proposed within the landscape islands of the customer parking area east of the building. Vehicles will be displayed along the perimeter of the site with additional vehicle display area abutting the showroom.

Site Design Revisions

Revisions to the site design include the addition of broom-finished concrete in areas designated for vehicle display along all site frontages. The broom-finished concrete is also located in the

surface parking area located east of the proposed building. This assists in delineating the surface parking areas from the drive aisles and pedestrian areas. Circular vehicle display areas are featured at the prominent property corners abutting the Island Highway.

A pedestrian connection is proposed from 107th Street on to the site and to the main entrance of the building. The connection passes through newly proposed landscape islands in the surface parking area.

There are no proposed changes to the building siting or the outdoor refuse enclosure. Horizontal corrugated metal is used to screen the outdoor refuse enclosure, which fits the character of the building.

Staff Comments:

- Consider providing weather protection for short-term bicycle parking.
- City design guidelines recommend buildings be located at prominent corners to empathize street presence with architectural features wherever possible. Staff recommend further consideration of ways to strengthen the building presence at the corners and/or along Island Highway North.

Building Design Revisions

There have been no changes to building elevation materials. Two additional windows have been added to the south to break up the concrete panelling and provide natural light to the service shop area. One window on the east elevation has been removed.

Landscape Design Revisions

Additional deciduous trees and plantings have been incorporated along all frontages of the site. The proposed tree species include Maples, Ginkgo, Locust, and Dogwood. There have also been revisions to the plant list, including the removal of invasive species.

Additional landscaped islands have been incorporated into the surface parking area, adjacent to the proposed pedestrian pathway through the site. The landscape islands include Princeton Sentry Ginkgo trees and Meidiland White Rose.

Common Rush and Slough Grass are proposed within the raingardens located within the surface parking area.

PROPOSED VARIANCES

Front Yard Setback

The COR3 zone permits a maximum front yard setback of 6.0m for at least 50% of the building face. The applicant proposes a front yard setback of 16.43m, a variance of 10.43m.

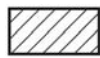
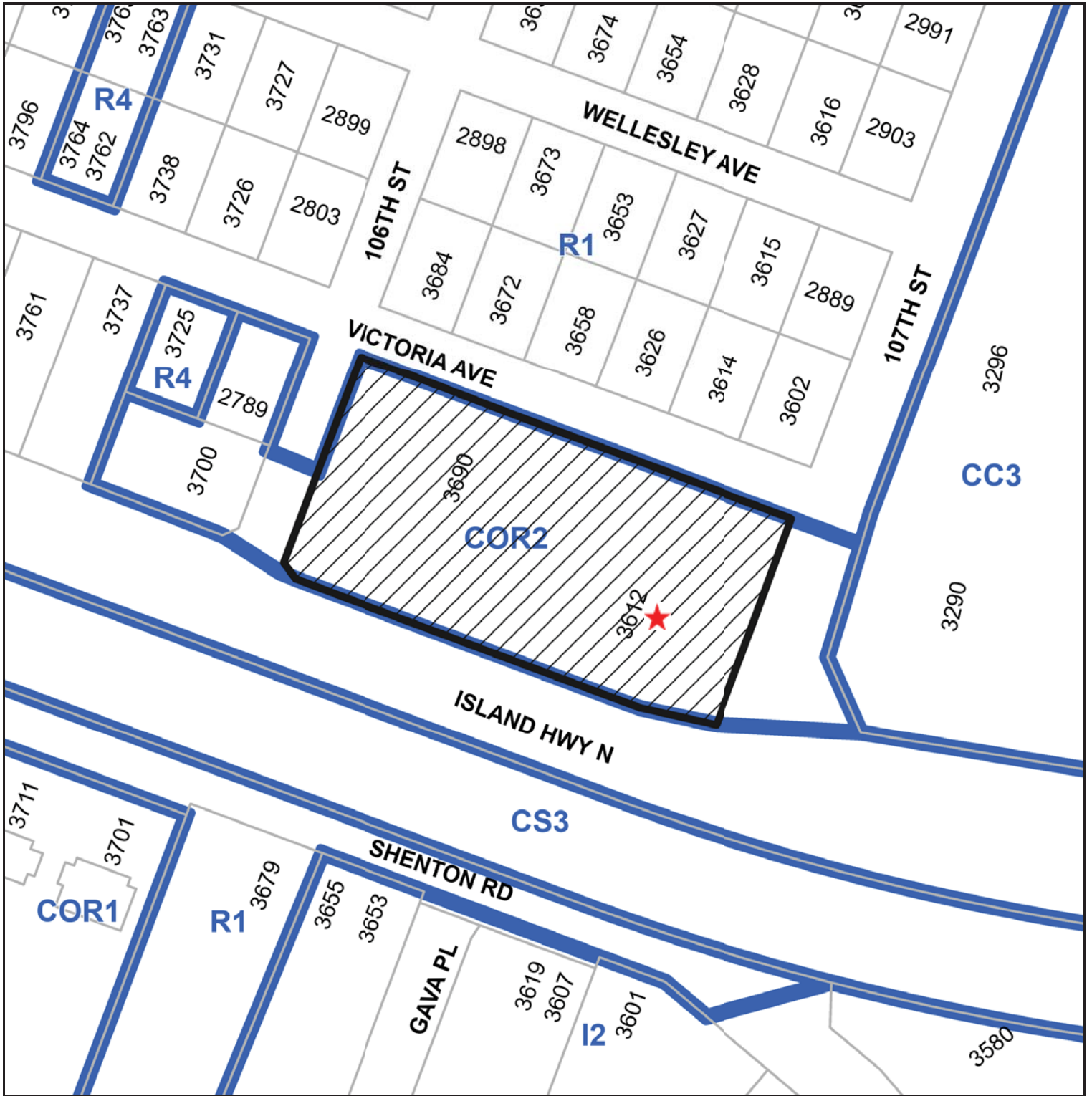
Location of Parking Area

Section 9.6.1 of the Zoning Bylaw prohibits parking between the front property line and the front face of a building or within the 6.0m maximum front yard setback area in Corridor zones. A variance is required for the proposed vehicle display area between the front face of the building and front property line and includes some parking within the maximum front yard setback area.

Maximum Allowable Height

Section 9.7 of the Zoning Bylaw requires a minimum building height of two storeys above grade. As the proposed building is not comprised of two full storeys, a variance is required.

SUBJECT PROPERTY MAP



3612 ISLAND HIGHWAY N

15 Sep 2023

City of Nanaimo
455 Wallace Street
Nanaimo, British Columbia
V9R 5J6

Re: Development Permit Application – 3612 & 3690 Island Highway N – Nissan Dealership

We are pleased to provide this letter to support the development permit application for 3612 & 3690 Island Highway N and provide the following written responses to the Design Advisory Panel recommendation letter dated 2023-Jul-24.

Recommendation #1: The proposed building cannot be pushed to the corner of 107th and the Island Highway due to the current business operation reasons of the owner. If the building is to be moved to the corner of Island Highway N and 107th Street the owner's current dealership business on this site would have to be demolished before the new building is built and this means a lot of revenue loss which the owner cannot afford. The majority of a car dealership business is through the service shop and during the construction period, this shop needs to be in operation.

Recommendation #2: Please refer to the revised landscape plan attached addressing this.

Recommendation #3: Please refer to the revised Arch. site plan (A1.2) attached. A pedestrian connection (walkway) has been added to connect the front apron of the building to the existing sidewalk along 107th Street. More landscaping is also added along this added walkway.

Recommendation #4: Please refer to the revised landscape plan attached addressing this.

Recommendation #5: The owner has decided that a roof deck is not feasible for this project.

Recommendation #6: Please refer to the revised Arch. site plan (A1.2) attached. A large area of the previously proposed asphalt pavement is replaced with broom-finished concrete to reduce the amount of heat islands. We feel this will help to reduce the size of the asphalt parking area.

Recommendation #7: Please refer to the revised #1-A3.0 sheet attached. An address sign is added above the main entrance door facing the Island Highway N.

Recommendation #8: The owner feels that solar panels are not feasible at this time but will look at installing solar panels in the future.

Recommendation #9: Please refer to the revised landscape plan attached addressing this.


Recommendation #10: The proposed garbage enclosure is 6ft high and cladded in horizontal corrugated metal a material which is used in the proposed building cladding.

Recommendation #11: This item will be dealt with during the Building Permit phase.

Recommendation #12: Please refer to the revised A2.1 sheet attached. The Tech washroom has been made larger with some lockers added in the Tech washroom.

We trust that this application meets the intent of the development permit guidelines and that this project can receive your support. Should you have any questions, please contact us at 250-360-2888 or 250-588-1883.

Yours truly,



Alan Lowe, Architect AIBC
Alan Lowe Architect Inc.

cc. Patrick Brandreth, IWCD



PROJECT INFORMATION

LEGAL ADDRESS: LOT A, SECTION 3, WELLINGTON
DITRICT, PLAN EPP86499
(REFERENCE: CITY OF NANAIMO)

CIVIC ADDRESS: 3612 & 3690 ISLAND HIGHWAY N
NANAIMO, B.C.
PID C31-984-131

ZONING DATA

ZONING: COR2, MIXED USE CORRIDOR
SITE AREA: 8,190.35 m² (88,160.19 sq.ft.)
UNDERGROUND FLOOR AREA: 1,711.06 m² (18,417.75 sq.ft.)
FLOOR AREA: 1,559.9 m² (16,791.2 sq.ft.)
2nd FLOOR AREA: 427.93 m² (4,606.21 sq.ft.)
GROSS FLOOR AREA (INCLUDING UNDERGROUND FLOOR): 1,987.88 m² (21,397.41 sq.ft.)

	ALLOWABLE / REQUIRED	PROPOSED
DENSITY:	1.25 FAR	0.24 FAR
BUILDING HEIGHT:	14 m (max.)	7.72 m
STOREYS:	2 min.	2
SITE COVERAGE (%):	60%	19.04 %
SETBACKS:		
FRONT	6 m (max.)	16.43 m (VARIANCE REQUIRED)
FLANKING SIDE 1 (ALONG 107TH STREET)	3 m	21.15 m
FLANKING SIDE 2 (ALONG 106TH STREET)	3 m	21.15 m
REAR	7.5 m	8.24 m
OFF-STREET PARKING:		
1 STALL/10 m ² (Sales, Showroom)	40.76	51
CALCULATION:		
507.64 m ² / 10 m ² = 40.76		
1 STALL PER SERVICE BAY		
TOTAL PARKING:	50.76 → 51	51
		OFF-STREET PARKING SPACES (EXCL. GAR. DISPLAY AREAS)
ACCESSIBLE PARKING:	2	2
LOADING SPACES:	2	2

SHORT-TERM BICYCLE PARKING: 6 / 6
0.2SPACE/100m² (Car Dealership GFA)
CALCULATION:
1987.88 m² X 0.2 / 100 m² = 3.97
MINIMUM OF 6 SPACES REQUIRED

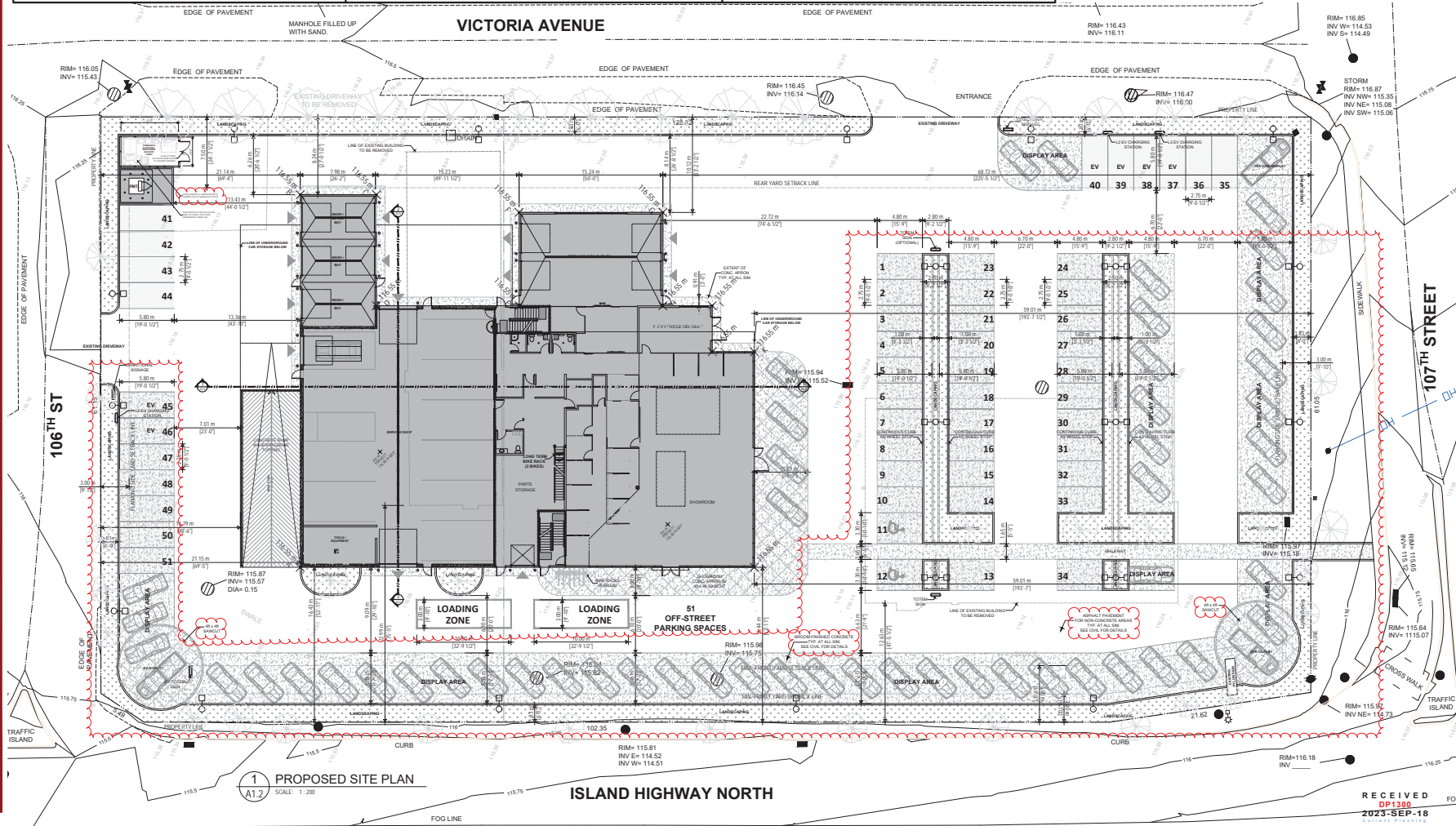
LONG-TERM BICYCLE PARKING: 2 / 2
0.1SPACE/100m² (Car Dealership GFA)
CALCULATION:
1987.88 m² X 0.1 / 100 m² = 1.98

AVERAGE FINISHED GRADE: 116.55 m
(116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55 + 116.55) / 12

PARKING LEGEND

	CUSTOMER PARKING
	STREET LIGHT FOR SITE LIGHTING

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1 PROPOSED SITE PLAN
A1.2 SCALE: 1:200

ISLAND HIGHWAY NORTH

project no.: _____

issue / revisions:

Issue / Revisions	Date
13	
12	
11	
10	
9	
8 REVISIONS TO DP	15 SEP '23
7 DEVELOPMENT PERMIT	20 APR '23
6 REVIEW	01 FEB '23
5 REVIEW	24 JAN '23
4 REVIEW	04 NOV '22
3 REVISIONS TO BUILDING	11 JUNE '22
2 REVISIONS TO DP DRAFT	10 MAY '22
1 REVIEW	02 JAN '20

No. Issued / Revisions Date

alan lowe architect inc.
#118 - 21 Erie St. 1 250.360.2888
Victoria, British Columbia
seal:

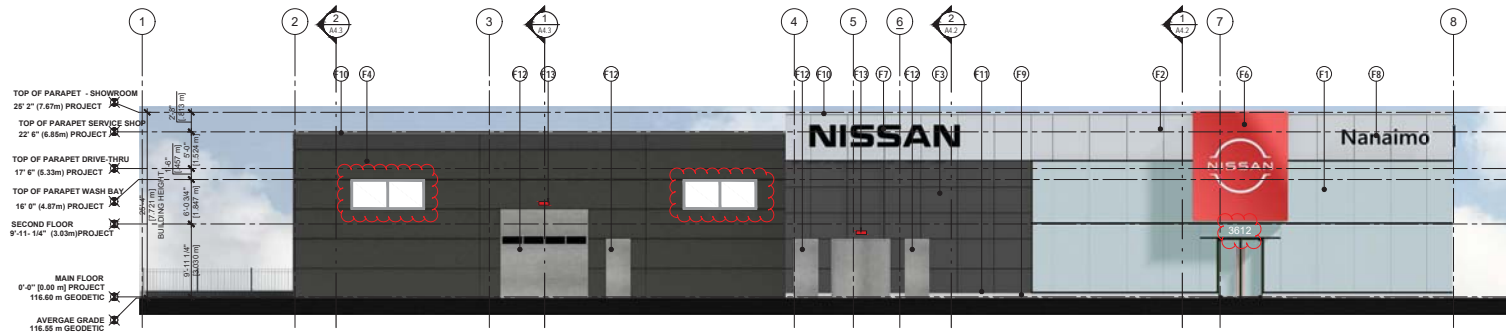


project title: **PROPOSED NISSAN DEALERSHIP**
3612 & 3690 ISLAND HIGHWAY N
NANAIMO, BC
SITE PLAN AND PROJECT DATA

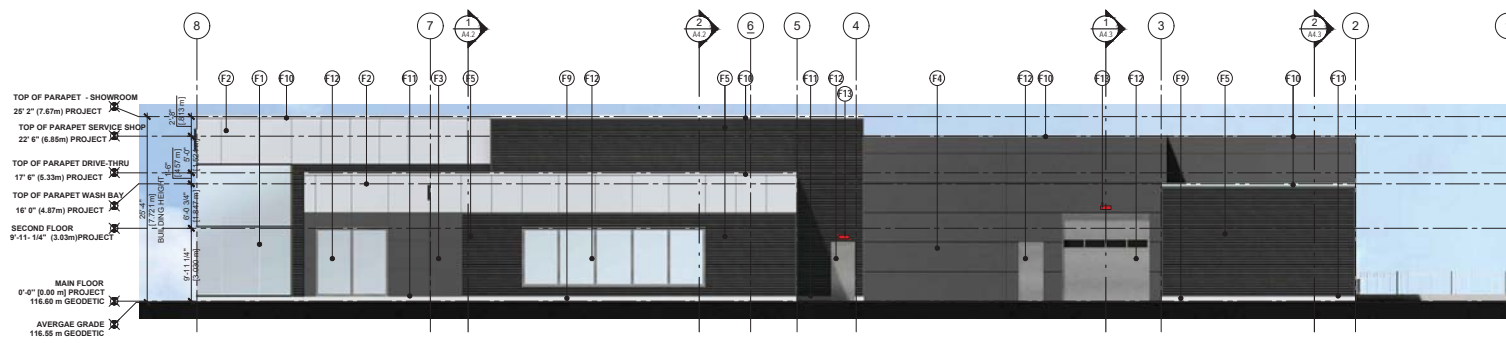
project no.: 19-635
date: 15 SEP 2023 scale: AS NOTED
checked by: LOWE drawn by: DM
sheet no.: _____

RECEIVED DP1300 2023-SEP-18

A1.2



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES

- (F1) SHOWROOM CURTAIN WALL
GLASS: SOLARBAN LOW E 704
FRAME: CLEAR ANODIZED
- (F2) FASCIA ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: MTLIC BSX SILVER METALLIC / SUNRISE SILVER II (PVDF-3GLASS LEVEL 30) / STERLING SILVER
- (F3) ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: VALFLON 11324 GRAY / NISSAN GREY / STORMY GREY
- (F4) FLT-UP CONCRETE PANEL PAINTED TO MATCH COLOUR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
- (F5) CORRUGATED METAL CLADDING TO MATCH COLOR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
- (F6) NISSAN TABLET (ILLUMINATED)
- (F7) NISSAN WORDMARK (ILLUMINATED)
- (F8) DEALERSHIP NAME (ILLUMINATED)
- (F9) CONCRETE CURB
STANDARD GREY CONCRETE COLOR
- (F10) PRE-FINISHED METAL CAP FLASHING
COLOR TO MATCH ADJACENT CLADDING
- (F11) BASE WALL METAL FLASHING
COLOR TO MATCH ADJACENT CLADDING
- (F12) EXTERIOR PAINT FOR MISCELLANEOUS FINISHES (DOORS / WINDOWS)
COLOR RAL 7024 GRAPHITE GREY
- (F13) BUILDING LIGHTING

BUILDING LIGHTING TYPE



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Issue / Revisions

Issue / Revisions	Date
9 REVISIONS TO DP	15 SEP '23
8 REVISIONS TO DP	20 APR '23
7 DEVELOPMENT PERMIT	23 FEB '23
6 REVIEW	01 FEB '23
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1 REVIEW	02 JAN '20

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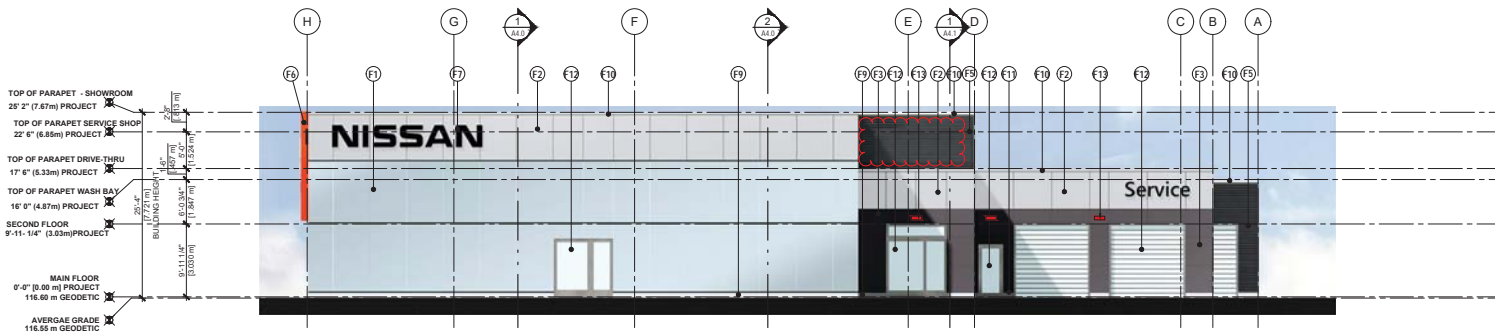


project title:
**PROPOSED
NISSAN DEALERSHIP**
3612 & 3690 ISLAND HIGHWAY N
NANAIMO, BC
**PROPOSED
ELEVATIONS**

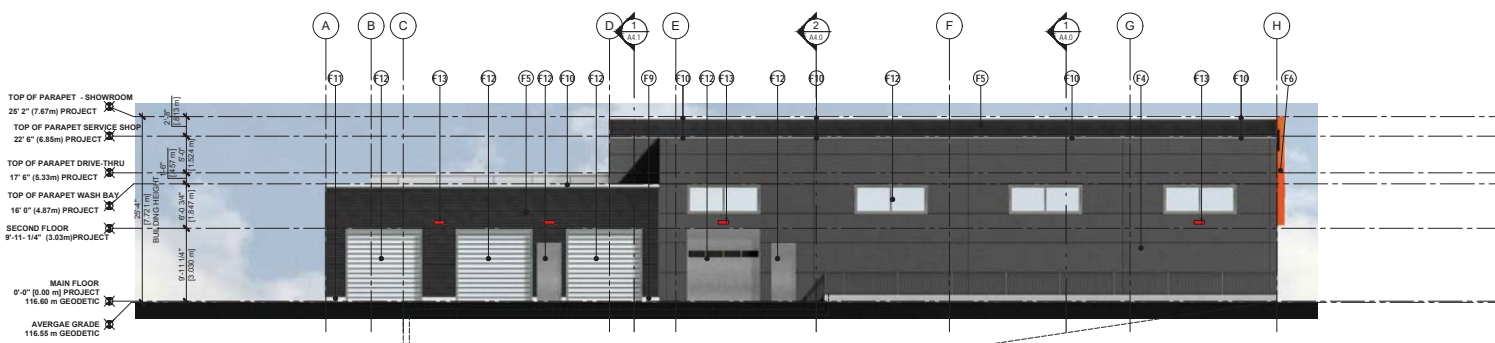
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date: 15 SEP 2023 scale: AS NOTED
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RECEIVED
DP1300
2023-SEP-18
CITY OF NANAIMO

Sheet no.:
A3.0



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES & NOTES

- SHOWROOM CURTAIN WALL
CAPLESS VERTICALS WITH DARK GREY HORIZONTALS
GLASS: SOLARBAN LOW E 70x
FRAME: CLEAR ANODIZED
- FASCO ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: MTL-C BKX SILVER METALLIC / SUNRISE SILVER R (PVDF-3GLASS LEVEL-30) / STERLING SILVER
- ALUMINUM COMPOSITE MATERIALS PANEL
COLOR: VALFLOX 11324 GRAY / NISSAN GREY / STORMY GREY
- FILT UP CONCRETE PANEL PAINTED TO MATCH COLOUR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
- FILT UP CONCRETE PANEL PAINTED TO MATCH COLOUR SW 7076 CYBERSPACE (RAL 7024 GRAPHITE GREY)
- NISSAN TABLET (ILLUMINATED)
- NISSAN WORDMARK (ILLUMINATED)
- DEALERSHIP NAME (ILLUMINATED)
- CONCRETE CURB
STANDARD GREY CONCRETE COLOR
- PIE FINISHED METAL CAP FLASHING
COLOR TO MATCH ADJACENT CLADDING
- BASE WALL METAL FLASHING
COLOR TO MATCH ADJACENT CLADDING
- EXTERIOR PAINT FOR MISCELLANEOUS FINISHES (DOORS / WINDOWS)
COLOR RAL 7024 GRAPHITE GREY
- BUILDING LIGHTING

BUILDING LIGHTING TYPE



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project no.:

issue / revisions:

Issue / Revisions	Date
9 REVISIONS TO DP	15 SEP '23
8 REVISIONS TO DP	20 APR '23
7 DEVELOPMENT PERMIT	23 FEB '23
6 REVIEW	01 FEB '23
5 REVIEW	24 JAN '23
4 REVIEW	04 NOV '22
3 REVISIONS TO BUILDING	11 JUNE '22
2 REVISIONS TO DP DRAFT	10 MAY '22
1 REVIEW	02 JAN '20

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project title:
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3612 & 3690 ISLAND HIGHWAY N
SQUAMISH, BC
PROPOSED ELEVATIONS

project no.: 19-635
date: 15 SEP 2023 scale: AS NOTED
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3612 & 3690 ISLAND HIGHWAY N
VANCOUVER, BC

**UNDERGROUND
FLOOR PLAN**

project no.: 19-635

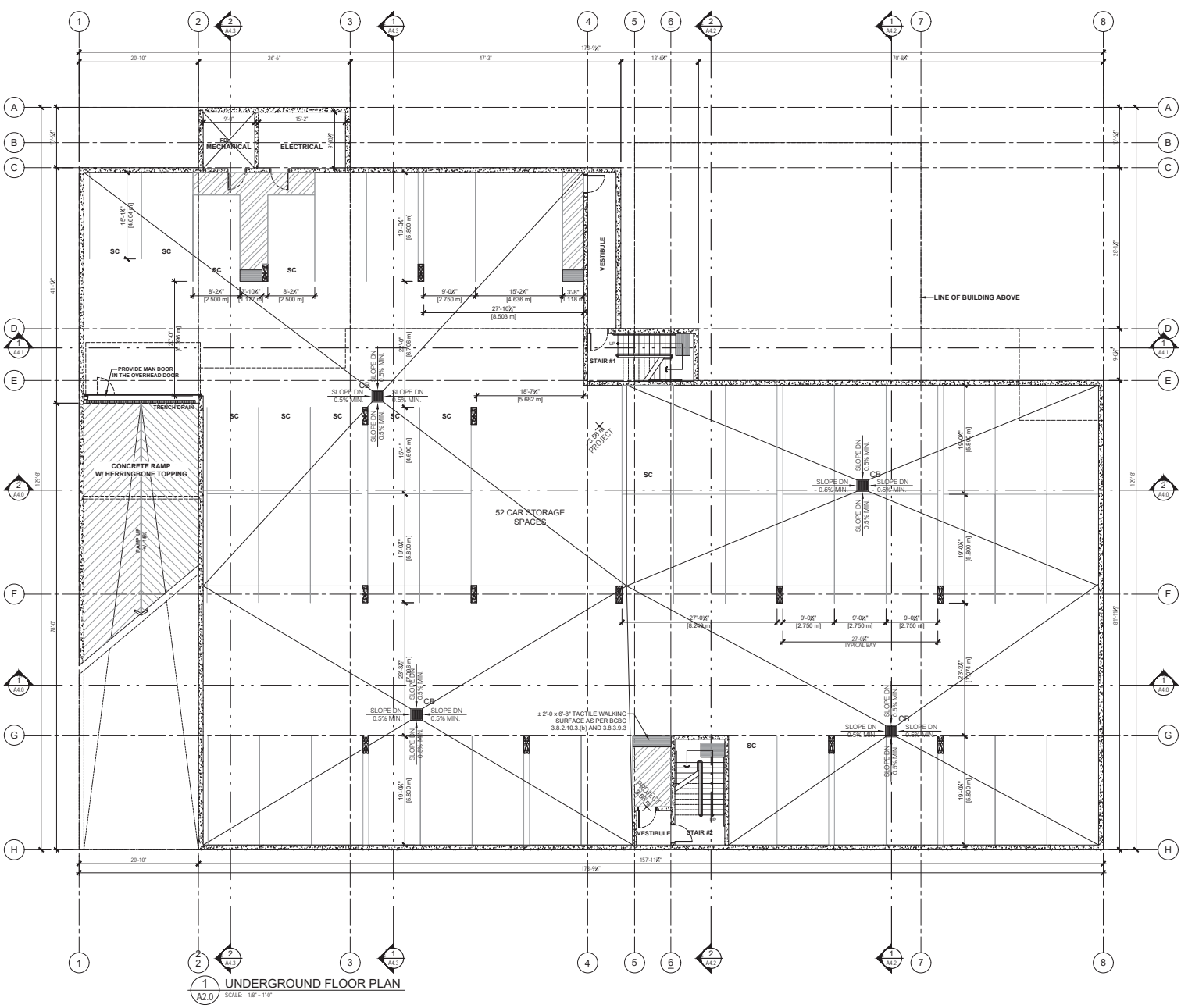
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0	REVISIONS TO BUILDING	02 JAN '20

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GROUND FLOOR PLAN

project no.: 19-635

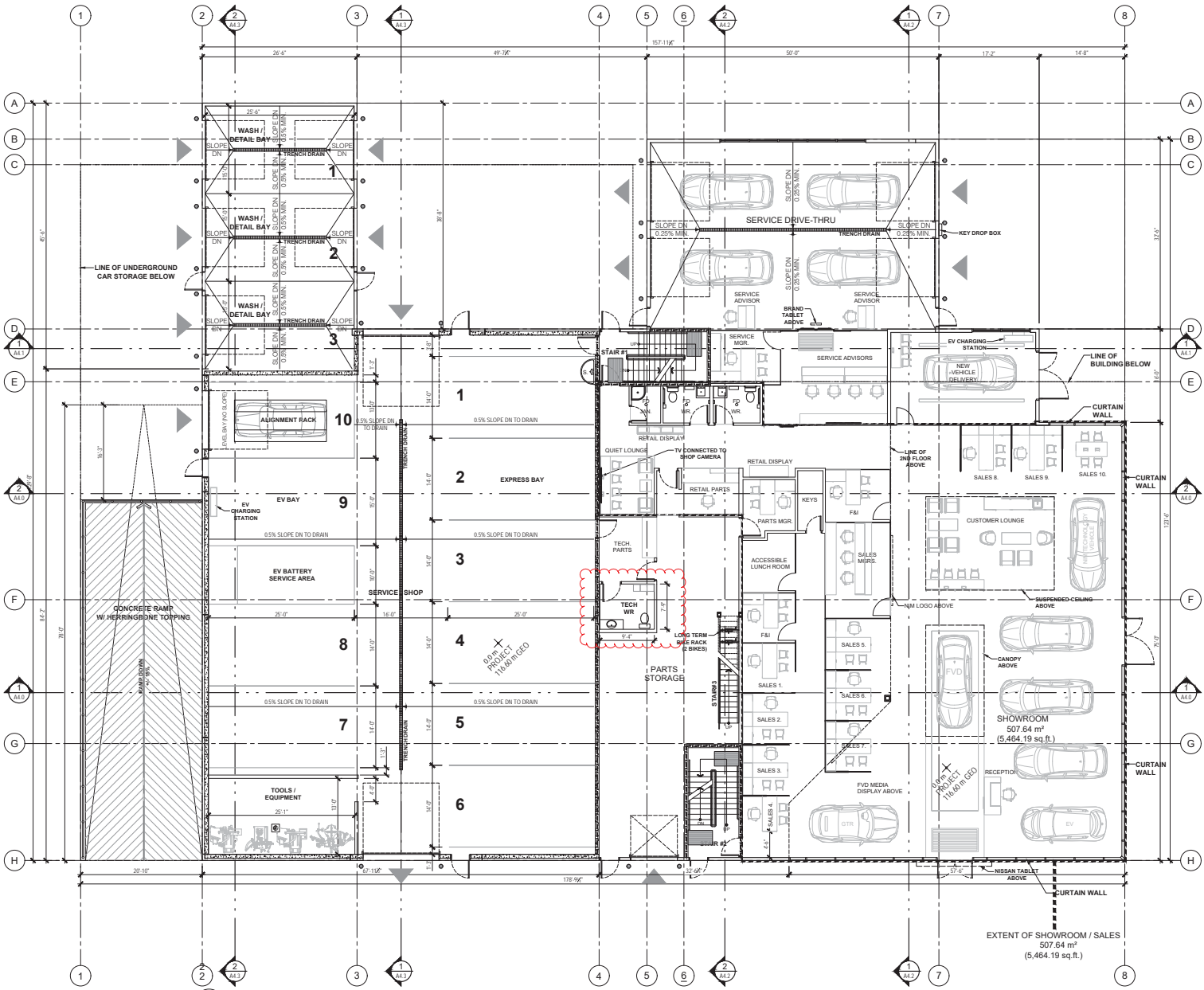
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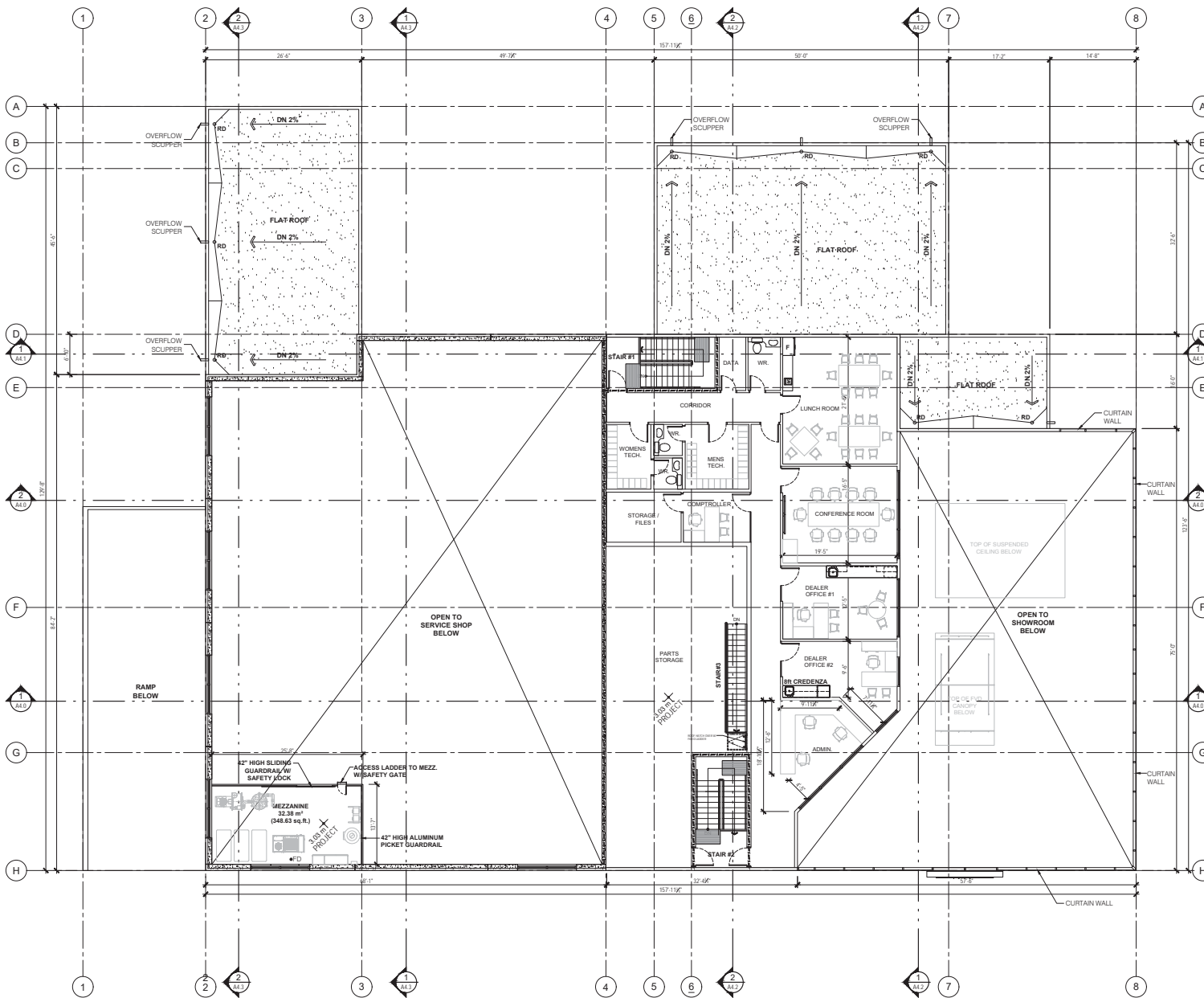
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1
A2.1 GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1
A2.2
2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

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project north:



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2ND FLOOR PLAN

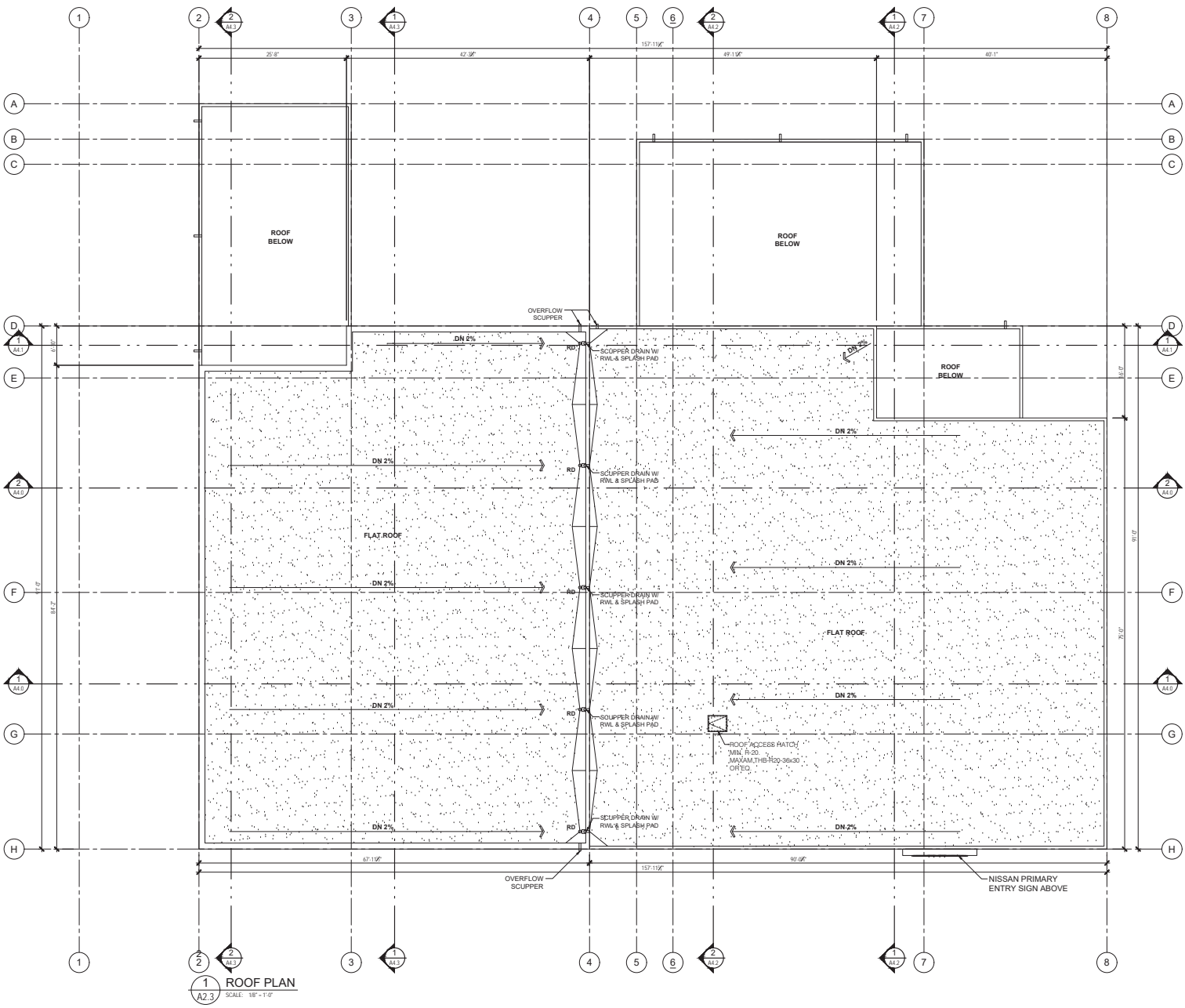
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1 ROOF PLAN
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ROOF PLAN

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CLIFFORD PARSONS

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ISLAND HWY NORTH



ISLAND HWY NORTH



VICTORIA AVENUE



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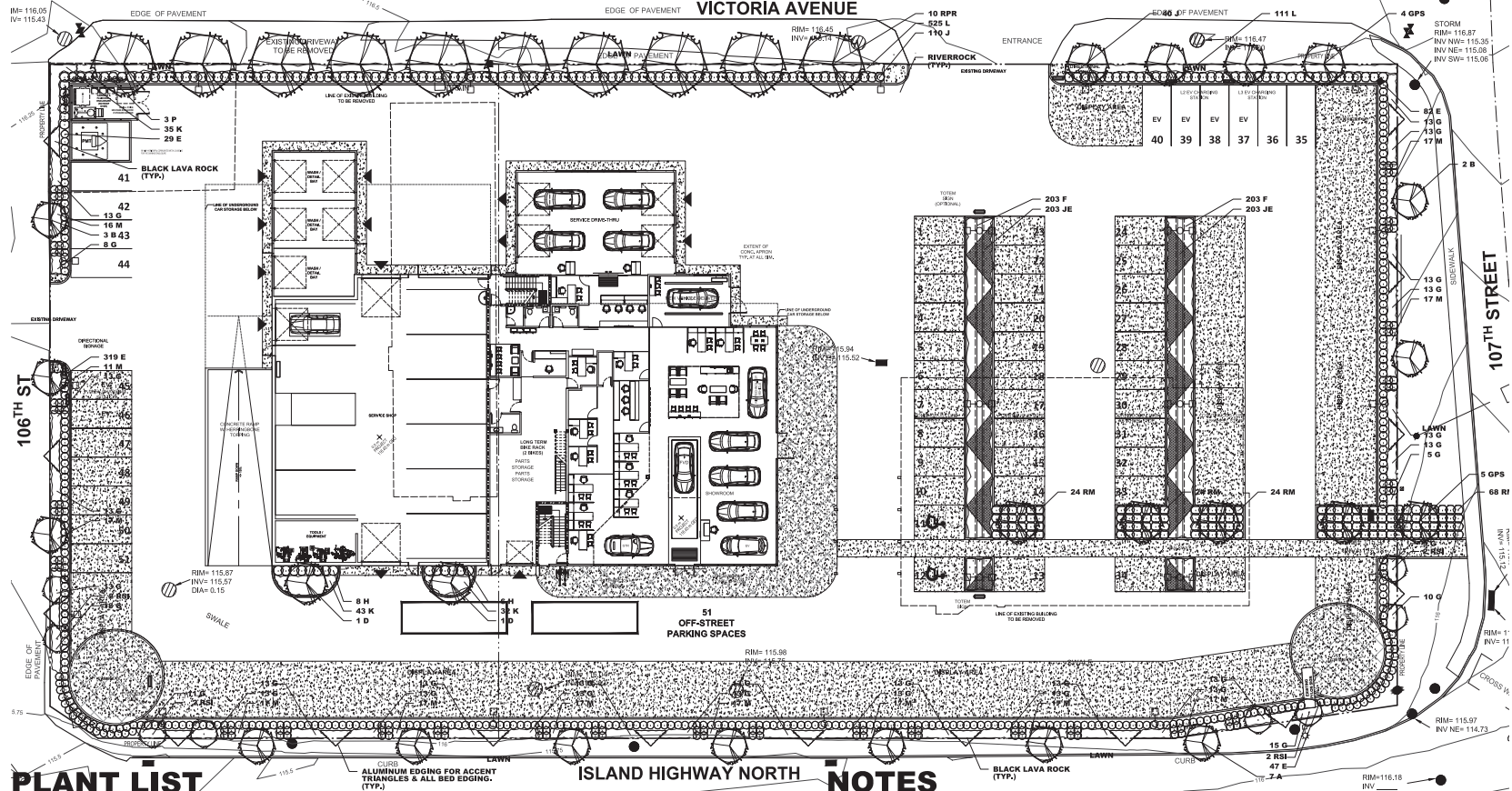
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PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	7	ACER RUBRUM 'ARMSTRONGI'	ARMSTRONG MAPLE	7.0 CM CAL., 4.5 - 5.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
R	5	ACER RUBRUM 'ARMSTRONGI GOLD'	ARMSTRONG GOLD MAPLE	6.0 CM CAL., 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
GFS	9	GINKGO BILوبا 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	6.0 CM CAL., 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
10		ROBIA IDAHOENSIS 'PURPLE ROBE'	PURPLE ROBE LOCUST	6.0 CM CAL., 3.5 - 4.5 M HT.	B & B	FULL, 1.8 M HT. STANDARD
D	2	CORNUS KOUSA	KOUSA DOGWOOD	2.5 - 3.0 M HT.	B & B	MULTI-STEM, FULL, MIN. 3 STEMS
E	447	BUXUS SEMPERVIRENS	BOXWOOD HEDGE	35 CM HT.		21 CM POT FULL MATCHING
F	406	CAREX OBNUPA	SLOUGH GRASS	40 CM SPR.		21 CM POT FULL, PLANT 40 CM O.C.
JE	406	JUNCUS EFFUSUS	COMMON RUSH	30 CM HT.		15 CM POT FULL, PLANT 45 CM O.C.
G	378	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILY TURF	30 CM SPR.		21 CM POT FULL, PLANT 40 CM O.C.
H	14	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	80 CM HT.		27 CM POT FULL
J	150	FRAXINUS LUSITANICA 'WYTIKOLIA'	SMALL LEAF PORTUGAL LAUREL	1.0 M HT.	B&B	FULL, HEDGE MATERIAL
RSI	8	RIBES SANGUINEUM 'ICICLES'	WHITE ICICLES FLOWERING CURRANT	1.0-1.2 M HT.	B&B	FULL
RM	140	ROSA MEIDLAND 'WHITE'	MEIDLAND WHITE ROSE	45 CM SPR.		21 CM POT FULL
K	110	ARCTOSTAPHYLLUS UVA URSI	KINNIKINNICK	30 CM SPR.		15 CM POT MIN. 3 LEADERS, PLANT 45 CM O.C.
L	635	GAULTHERIA PROCUMBENS	WINTER GREEN	20 CM SPR.		15 CM POT FULL, PLANT 30 CM O.C.
M	197	EUPHORBIA HYSSOPITES	MYRTLE SPURGE	30 CM SPR.		15 CM POT MIN. 3 LEADERS, PLANT 45 CM O.C.
P	3	PARTHENOCISSUS QUINQUEFOLIA 'ENGELMANNI'	ENGELMANS IVY	1.0 M HT.		21 CM POT FULL, STAKED, MIN. 3 LEADERS

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

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.
- REFER TO ARCHITECTURAL ELECTRICAL FOR SITE LIGHTING.

ISSUED FOR BUILDING PERMIT APRIL 27, 2023
 ISSUED FOR DEVELOPMENT PERMIT FEBRUARY 23, 2023

- JUL.06.23 J.P. PARKING
- SEPT.14.23 J.P. DESIGN PANEL COMMENTS

DATE: FEBRUARY 23, 2023
 PROJECT: NNA-1R2.2



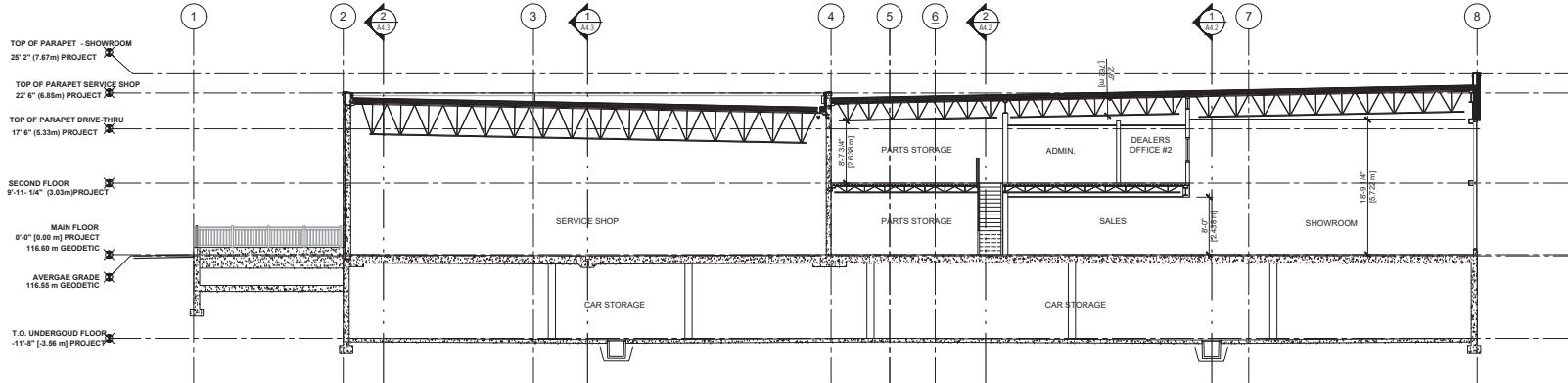
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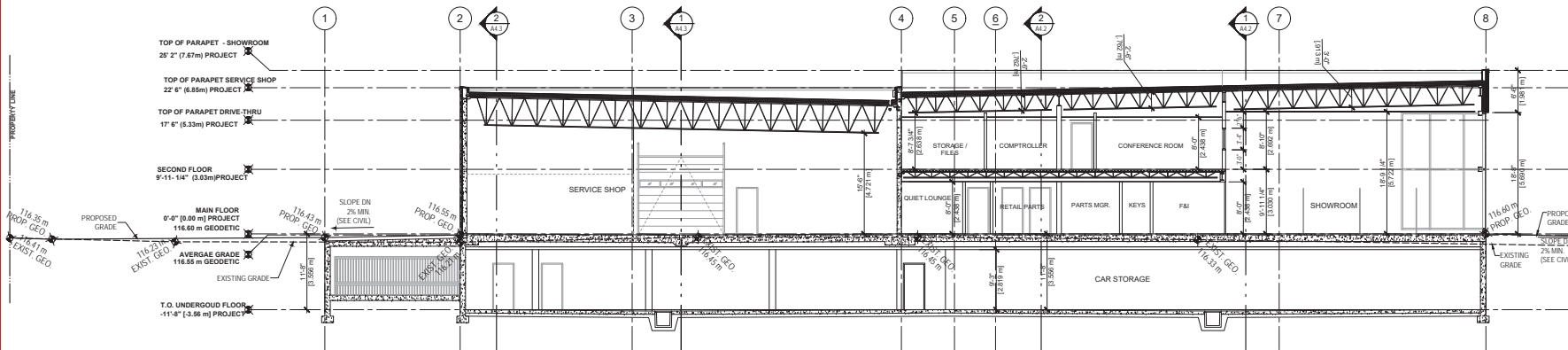


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1 EAST-WEST SECTION 01
SCALE: 1/8" = 1'-0"



2 EAST-WEST SECTION 02
SCALE: 3/32" = 1'-0"

Issue / revisions:

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1	REVIEW	02 JAN 20

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NISSAN DEALERSHIP**
3612 & 3690 ISLAND HIGHWAY N
VANCOUVER, BC
EAST-WEST SECTIONS

project no.: 19-635

date:	15 SEP 2023	scale:	AS NOTED
checked by:	LOWE	drawn by:	DM

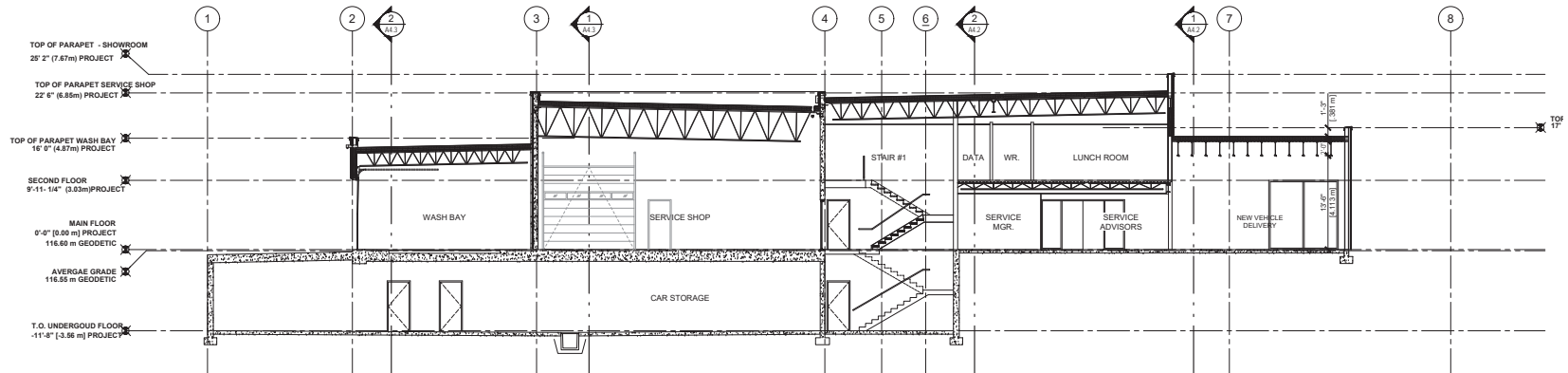
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1 EAST-WEST SECTION 03
SCALE: 3/32" = 1'-0"

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drawing title:
EAST-WEST SECTIONS

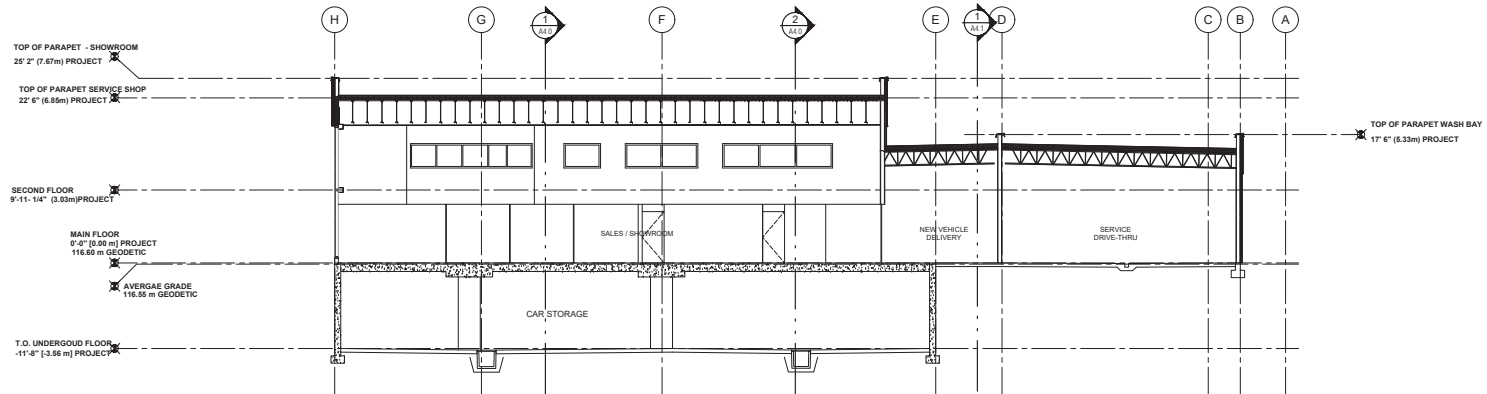
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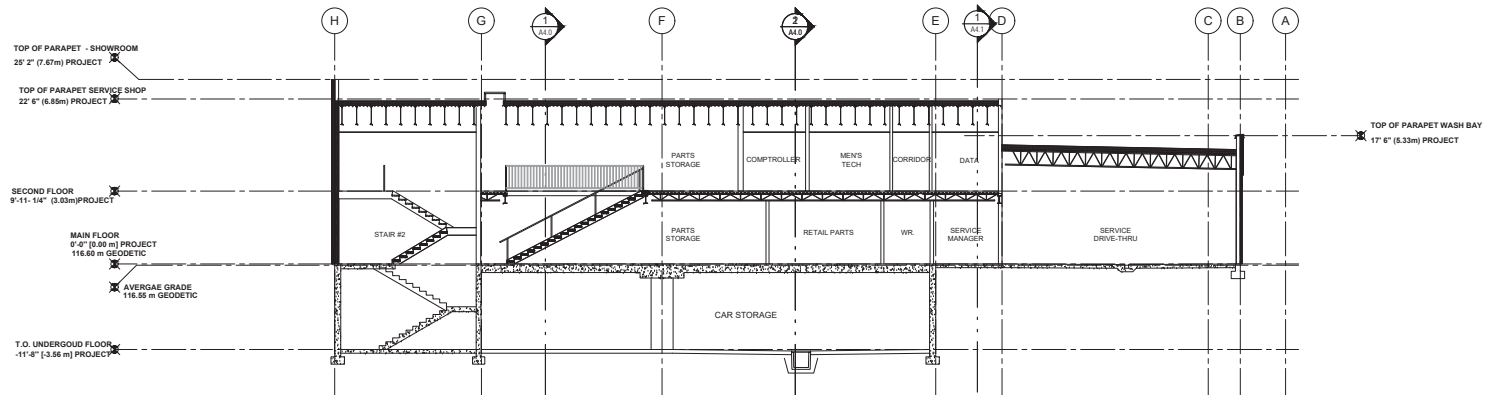
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1 NORTH-SOUTH SECTION 01
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2 NORTH-SOUTH SECTION 02
SCALE: 3/32" = 1'-0"

project no.:

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NANAIMO, BC

NORTH-SOUTH SECTIONS

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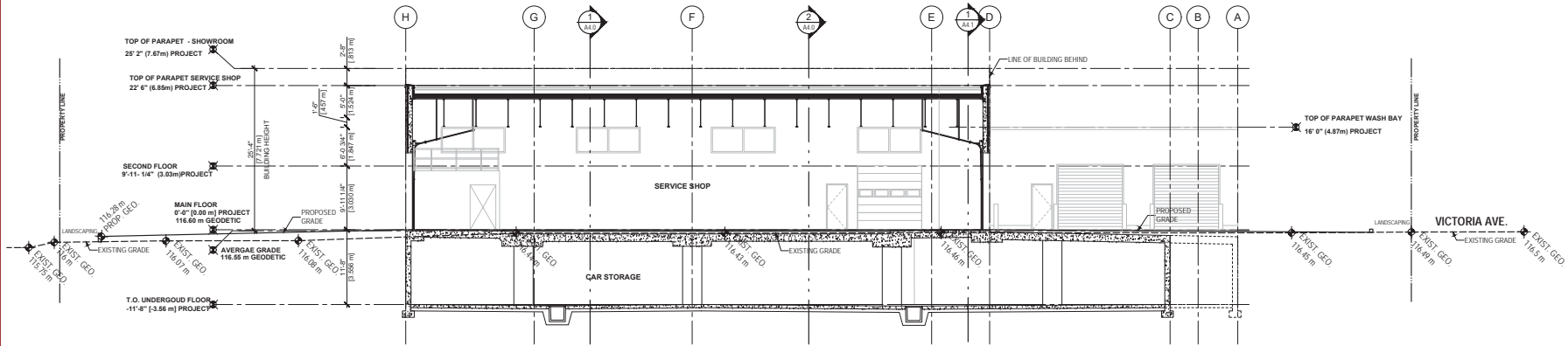
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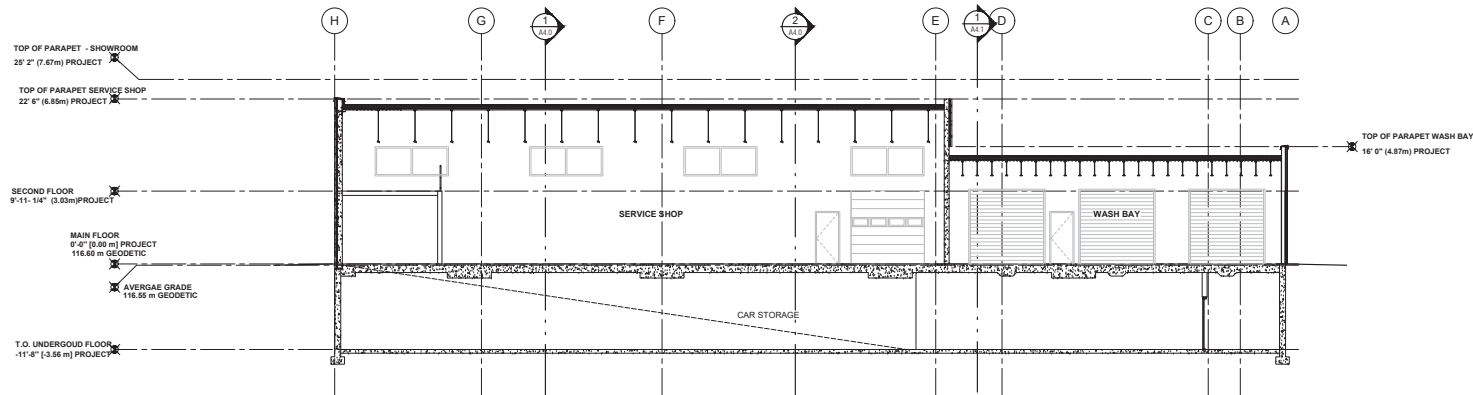
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1 NORTH-SOUTH SECTION 03
A4.3 SCALE: 3/32" = 1'-0"



2 NORTH-SOUTH SECTION 04
A4.3 SCALE: 3/32" = 1'-0"

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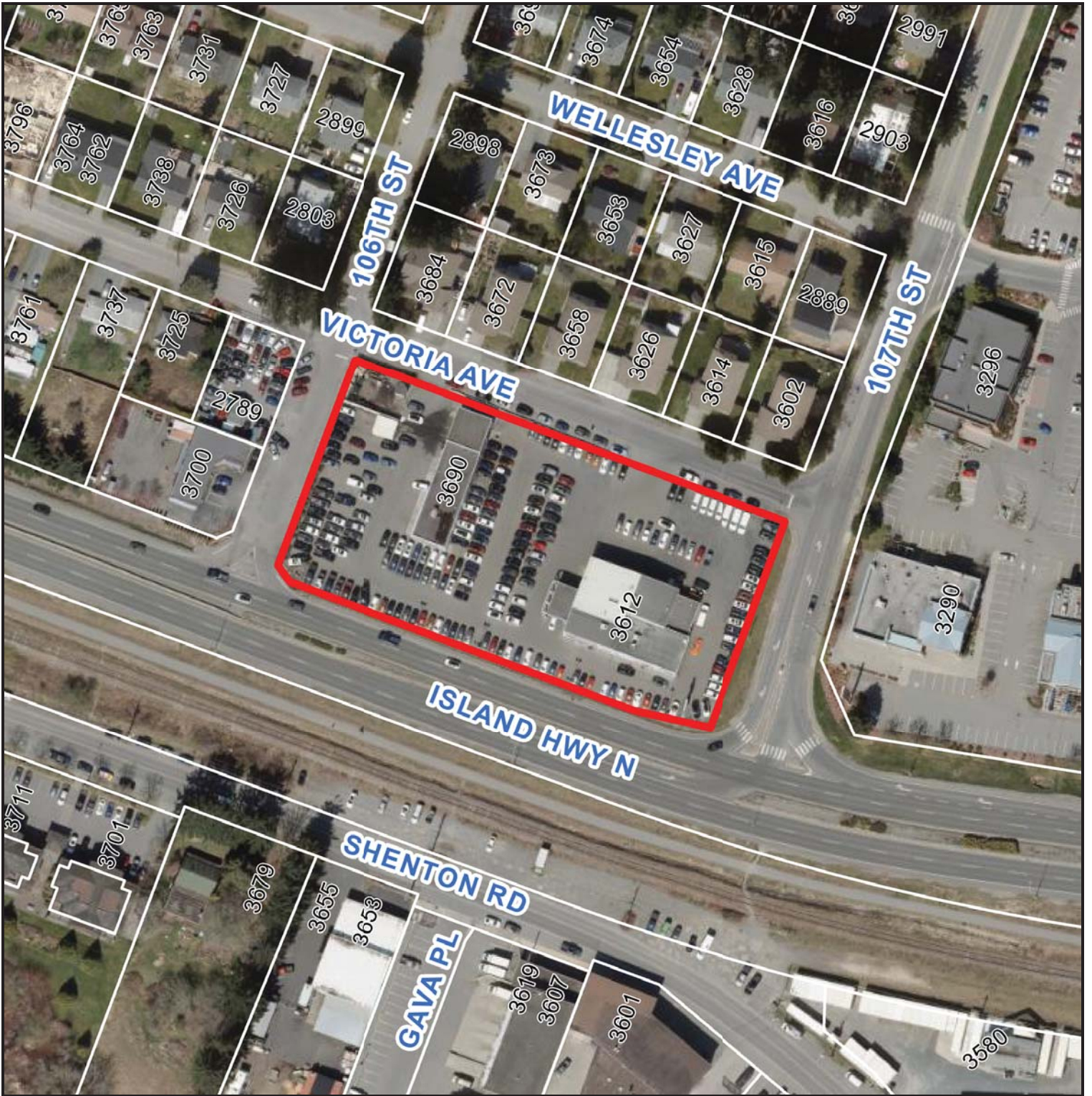
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3612 & 3690 ISLAND HIGHWAY N
VANCOUVER, BC
NORTH-SOUTH SECTIONS

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AERIAL PHOTO



3612 ISLAND HIGHWAY N



STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001309 – 231 FRASER STREET

Applicant / Architect: IAN NIAMATH ARCHITECT

Owner: MIKE MARNET

Landscape Architect: 4 SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Wallace (DT3)
<i>Location</i>	The subject property is located at the southwest corner of the intersection of Fraser Street and Wentworth Street.
<i>Total Area</i>	809m ²
<i>City Plan (OCP)</i>	Future Land Use Designation: Primary Urban Centre - Downtown Development Permit Area: Form and Character DPA8
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines; and Downtown Urban Design Plan and Guidelines

The subject property is located in Downtown Nanaimo between the Old City Quarter and historic core, in an area known informally as the “Terminal Trench” due to its location in a valley occupied by Terminal Avenue. The lot contains a gravel parking lot but is otherwise vacant. The rear portion of the lot, in the west, is steeply sloping uphill towards Wallace Street.

The surrounding neighbourhood is a mix of commercial uses including automotive repair uses to the east and south that have been historically prevalent in this part of Nanaimo. Other nearby uses include retail services, offices, and a restaurant across Wentworth Street to the north.

PROPOSED DEVELOPMENT

The proposed development is a one-storey automotive leasing/sales service and office building with a surface parking lot. The proposed gross floor area is 96m² and the Floor Area Ratio (FAR) will be 0.12, less than the maximum permitted FAR of 2.55 in the DT3 zone. The applicant intends for the proposed development to be an interim use for the site until a more significant long-term development plan can be developed in concert with other nearby sites.

Site Design

The proposed building is sited in the northeast portion of the property close to the intersection, and much of the remainder of the site will be utilized by a surface parking lot to support the proposed use. A total of 14 parking stalls are proposed, of which 3 are required parking stalls (for customers or employees) and 11 are proposed for the storage and display of vehicles. Vehicle access to the parking lot will be from Fraser Street through a sliding gate. The property will be secured by fence and the sloping rear of the property will include a lock block retaining wall behind the parking lot.

Staff Comments:

- Look at opportunities for a direct pedestrian connection to the site from the adjacent streets.
- Confirm the fence type as an aluminum picket fence (as suggested in the Letter of Rationale) rather than a chainlink fence (as shown on the Site Plan).
- Confirm lock block retaining wall height and material details, and consider textured blocks.
- Explore site lighting options for surface parking area.

Building Design

The proposed building is a small structure that will include floor space for offices and a vehicle detailing garage. The building design includes significant design details meant to address relevant Downtown Urban Design Plan and Guidelines, with key elements including: vertical wall cladding with LED strips incorporated into the siding facing the street intersection, a prominent vehicle entry arch tied to the building design, and clerestory windows above the garage. The exterior building materials will consist of stucco panels and aluminum siding.

Staff Comments:

- Consider additional glazing or other visual interest on the north (Wentworth Street) elevation.
- Look at incorporating a designated pedestrian entry for staff and customers, with weather protection.

Landscape Design

Landscaping is proposed along both street frontages, with a 3m landscape buffer between the building and adjacent property lines. A mix of shrubs, groundcovers, and decorative river rock with boulders are proposed in the plant beds, in addition to two flowering trees along the Fraser Street frontage. A raingarden is also proposed within the landscape buffer close to the street intersection. Existing trees along the slope to the rear will be retained, with hydroseeding for wildflowers and native grasses throughout.

Staff Comments:

- Ensure that the minimum landscape treatment level along Wentworth Street can be met.
- Consider reducing the amount of decorative river rock which may not be suitable in the downtown area, and consider more formal landscape edge along the sidewalk.

PROPOSED VARIANCE

The surface display / storage of vehicles for sale or rental shall not exceed 4 per lot in the DT3 zone. The applicant is proposing a surface parking lot with parking stalls for the display of 11 vehicles for sale or rental, a requested variance of 7 parking stalls.

The applicant is proposing the variance to support the proposed use which is intended to be interim in nature. Much of the surrounding neighbourhood is automobile-centric uses with surface parking, and the subject site is not adjacent to a major road where there would be more of a visual impact.



May 09, 2023

DESIGN RATIONAL

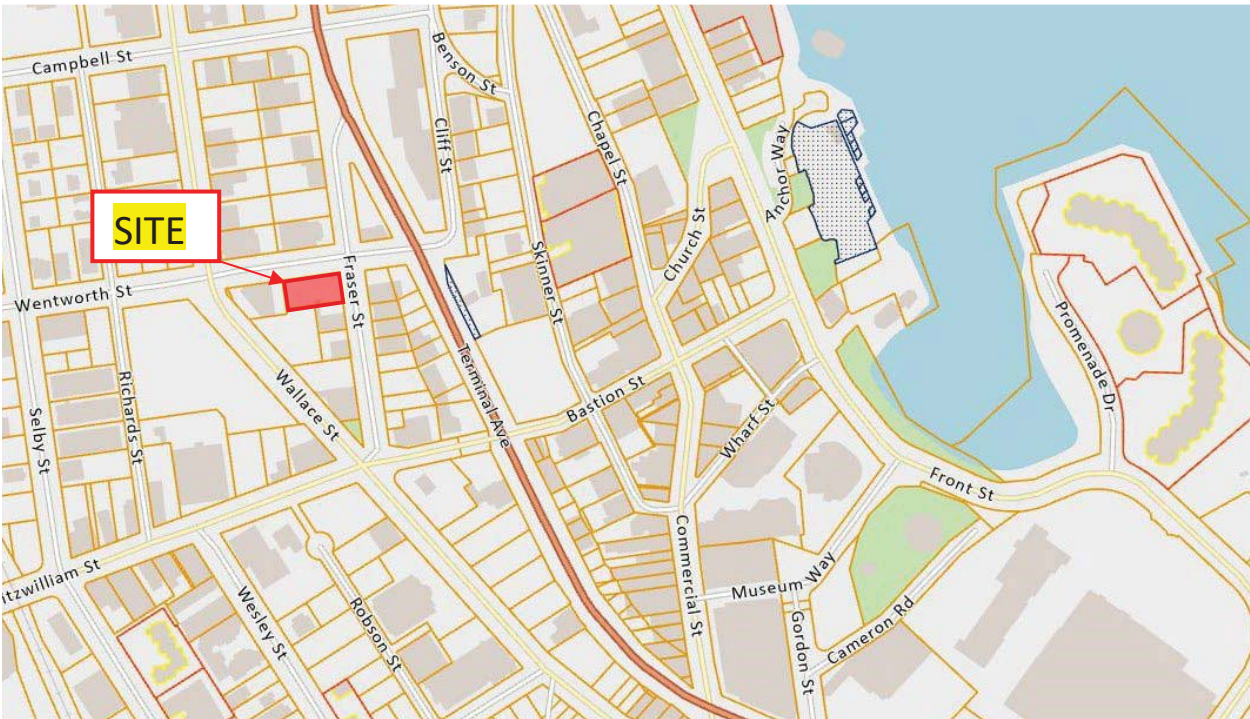
231 FRASER STREET, NANAIMO, BC

DEVELOPMENT PERMIT APPLICATION

LEGAL ADDRESS: Lot 5, Block 31, Section 1, Nanaimo District, Plan 584.

DEVELOPMENT PERMIT AREA HCA1 - DOWNTOWN

ZONING DT3 - SITE AREA 808.29 SQ.M.



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LOCATION

The property is located within the Development Permit Area HCA1 Downtown and DPA8 Form and Character at the corner of Fraser Street and Wentworth Street. The property relates to the commercial /light industrial use adjacent to the island Highway on Terminal Avenue.

The site is surrounded on two sides with steep roads Wentworth and Fraser and are not suitable for easy pedestrian mobility and does not connect easily with the downtown core. The immediate context of the site lies within three vehicle repair shops/ sales and one well established restaurant. The surrounding buildings are in need of repair built around the 1950's or earlier, of commercial use without any specific heritage character..

231 Fraser Street Location



SITE CONTEXT

The Site falls within the Wallace Precinct which incorporates the intersection of Fitzwilliam and Wallace where Fraser Street begins and drops down towards Wentworth Street further connecting the vista towards the Island Highway at Terminal Avenue. Within the Wallace/ Fraser/ Wentworth block there are several undeveloped sites including the

subject site. The Downtown Urban Design Guidelines suggest 4 -5 storey buildings with parking at first floor level. The neighbourhood primarily consists of single storey utilitarian light industrial/ commercial buildings in need of upgrading or redevelopment. One building at the intersection of Wallace and Fitzwilliam is a 4 storey concrete building, brutalist in design forms a counter point to the block and is visible from the Island Highway on account of the elevational difference. The other existing building stock is modest at best with many structures requiring refurbishing and maintenance and having no significant architectural heritage design quality present within the immediate block.



View south- Fraser Street.

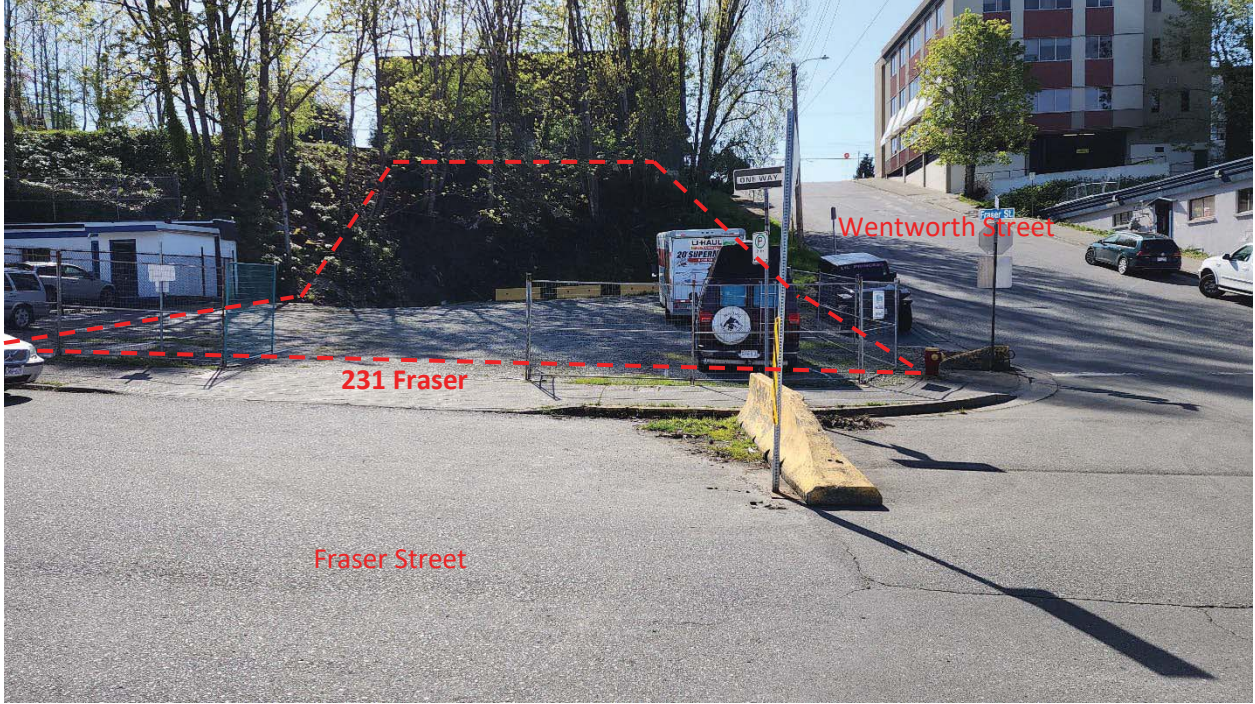


View of Fraser towards Wentworth Street



View of site at Fraser and Wentworth Street.

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View of Site from Fraser Street



View of Site looking north on Fraser



View of Wentworth



231 FRASER STREET SITE



View of bank at rear of site



Adjacent property on Fraser Street (Volvo Auto Repair)



View from rear of site looking North across Fraser Street



Restaurant on north corner of Wentworth and Fraser



Fraser Street towards Terminal Avenue

ZONING

DT3 – Downtown

Wallace DT3 This zone provides for residential and commercial uses with retail at the street level.

Zoning

DT3 Density	FAR 2.55=22,201.68 sq.ft.	MixedUse NA	Tier 1 +0.2	Tier 2 +0.25		
DT3 Setbacks	Min Lot Size 370 m2	Min Lot Frontage 12m	Min Lot Depth 25m			
DT3 Siting	Front Yd 3.0m	Side Yd 0.0m	Flank Yd 3.0m	Rear Yd 10.0m		
DT3 Lot Coverage	100%	Max Height 14.0m	Min Height NA			

PROJECT DATA:

Site area:	8,706.54 sq. ft.	808.86 m ²
FAR	0.09	
Gross project area:	792.0 sq.ft. (1 Level)	73.57m ²
Lot Coverage:	9.0%	
Density:	Project conforms to the permissible density allowed.	
Setbacks:	Setbacks conform to Zoning Bylaw	

TOPOGRAPHY

The topography of the site consists of a gentle slope, 1.0m over 80% of site and a steep slope at the rear of the property rising approximately 6.0m. Street level elevation at Fraser is 8.0m – back of site 9.0m rising to 16.0m elevation.

SITE DESIGN / LANDSCAPING

Main access to the site is from Fraser Street. Wentworth is considered too steep to have a satisfactory access for pedestrians and automobiles. Parking for the development is located at the rear of the building and accessed from Fraser Street.

Parking is designed to accommodate 8 regular size cars, and 6 small cars and one accessible parking space, for a total of 14 stalls, which complies with the Zoning Bylaw.

The landscape plan addresses the normal concerns of the zoning bylaw providing the appropriate screening for the adjoining properties. The plan also provides street trees along Wentworth Street with specimen trees on each corner of the Fraser frontage. Trees on the steep portion of the site will be retained with hydroseeding to provide ground cover and soil stabilisation.

The planting design does not create hidden areas and features low shrubs along the street frontages to maintain clear sightlines and limiting any hiding spots.

Main areas and circulation paths are carefully lighted to allow clear visibility during winter months and nighttime periods for safety of occupants to the project.

The landscape architect will provide a detailed description of the plant material and overall concept.

A fully automatic irrigation system is provided and will be designed to minimise the water consumption through the use of water efficient fixtures with low volume heads and rain sensors. This will ensure the survival of the landscaping especially at the early planting stage before the landscaping is fully established.

BUILDING DESIGN

The building use is commercial and is developed as a minimum building for a short-term development until future adjacent land is acquired to facilitate a more comprehensive development. The function of the building is a site office to manage auto leasing and

sales. The site will be developed in the future to the full intent of the recommendations of the Downtown Design Guidelines. The overall massing of the building is a single storey and has been sited with minimum setbacks on the corner of Wentworth and Fraser. As the building is small we have provided additional structure to visually increase the massing and presence on that strategic corner. Special LED lighting is incorporated in the vertical metal siding to add interest and animation on the building corner which will be visible from Terminal Avenue travelling south. The building will be fenced with commercial aluminum picket fence to provide security.

The architectural design of the building incorporates increased articulation of the façade with vertical height elements to act as focal points as well as glazing around the front corner to maximise the animation and massing for this small building.



General Perspectives of the Development



Rendering of building at corner of Fraser and Wentworth



North elevation of building on Wentworth Street



Aerial view of building at Fraser and Wentworth



Aerial view of site on Fraser

Exterior materials on the building are a combination of horizontal metal siding (Linarte Cladding) for the facias and vertical elements and high quality acrylic Dryvit Outsulation stucco for the recessed panels, giving the overall project a high-quality commercial finish.

The frontage landscaping plays a fundamental role in the development, with low level plantings along the building front so as not to obscure the building but having focal points at the end of the site on Fraser and street trees on the sloping grade along Wentworth Street adhering to CEPTD planning principles throughout the project. The large mature fir trees on the steep bank at the rear will be protected and maintained. Ground cover on the steep bank will be hydroseeded variegated grasses to maintain the and stabilize the soil. The transition between the slope and the level areas will incorporate a landscape retaining wall at the toe of the slope with flowering shrubs in the backfilled area behind the retaining wall.

The architectural vocabulary of the building, choice of materials and articulation of the levels of the project and landscape design result in a high quality project with a sophisticated West Coast character respectful of the neighbours and responding to the Urban quality of the general area.

Sustainability

Development Density

The development consists of a very small building as a temporary holding on the property until other properties become available to assemble for a larger more comprehensive development with a residential component. In the meantime the developed density is negligible (0.09) but the future development would be 2.55 at a minimum.

Site Development

- All measures will be taken to maintain any significant existing landscaping
- Erosion and sediment control plan to meet City of Nanaimo requirements will be implemented
- Light colour permeable surfacing in addition to tree canopy and planted areas provide reflectivity and summer shade thus contributing to the reduction of heat island effect.
- Light pollution will be mitigated by minimised lighting levels for landscape and building lighting maintaining a *dark sky* approach
- Use of a high percentage of native and drought resistant planting to minimise water consumption through irrigation
- Low consumption plumbing fixtures and water sense certified appliances will be provided for all residential units including minimal wait and equal pressure hot water to further reduce water consumption.

- Low VOC materials will be used throughout the project including paints, coatings, adhesives, sealants to improve indoor air quality
- LED lighting will be specified where appropriate
- Roof overhangs and balconies as well as *brise soleil* provide solar shading to exposed faces

SAFETY AND SECURITY

Site lighting for the site will be provided to meet the requirements of good site design for security and safety of the parking and entrance areas. Landscape lighting along the transition of the sloped area and at entry points will observe the generally accepted CPTED principles.

Garbage:

A garbage storage area is located at the rear of the building and will be appropriately screened. Collection of recyclable materials and refuse will be by a private collector.

ON SITE PARKING

Vehicle access to the parking lot is provided through the Fraser Street Entrance.

PROJECT DATA:

Service Office area:	792.00 sq.ft.	(73.57 m2)
Sales area:	244.79 sq.ft.	(22.74m2) / 10.0 = 2.2 spaces
Total spaces required:	2	= 2 spaces

Parking provided on site:

Regular spaces =	8
Small car spaces =	6
Accessible space =	1 (incl)

Total Parking spaces provided 14 = **14 spaces**

ROAD DEDICATION

The project does not anticipate any road dedication.

FRONTAGE WORKS

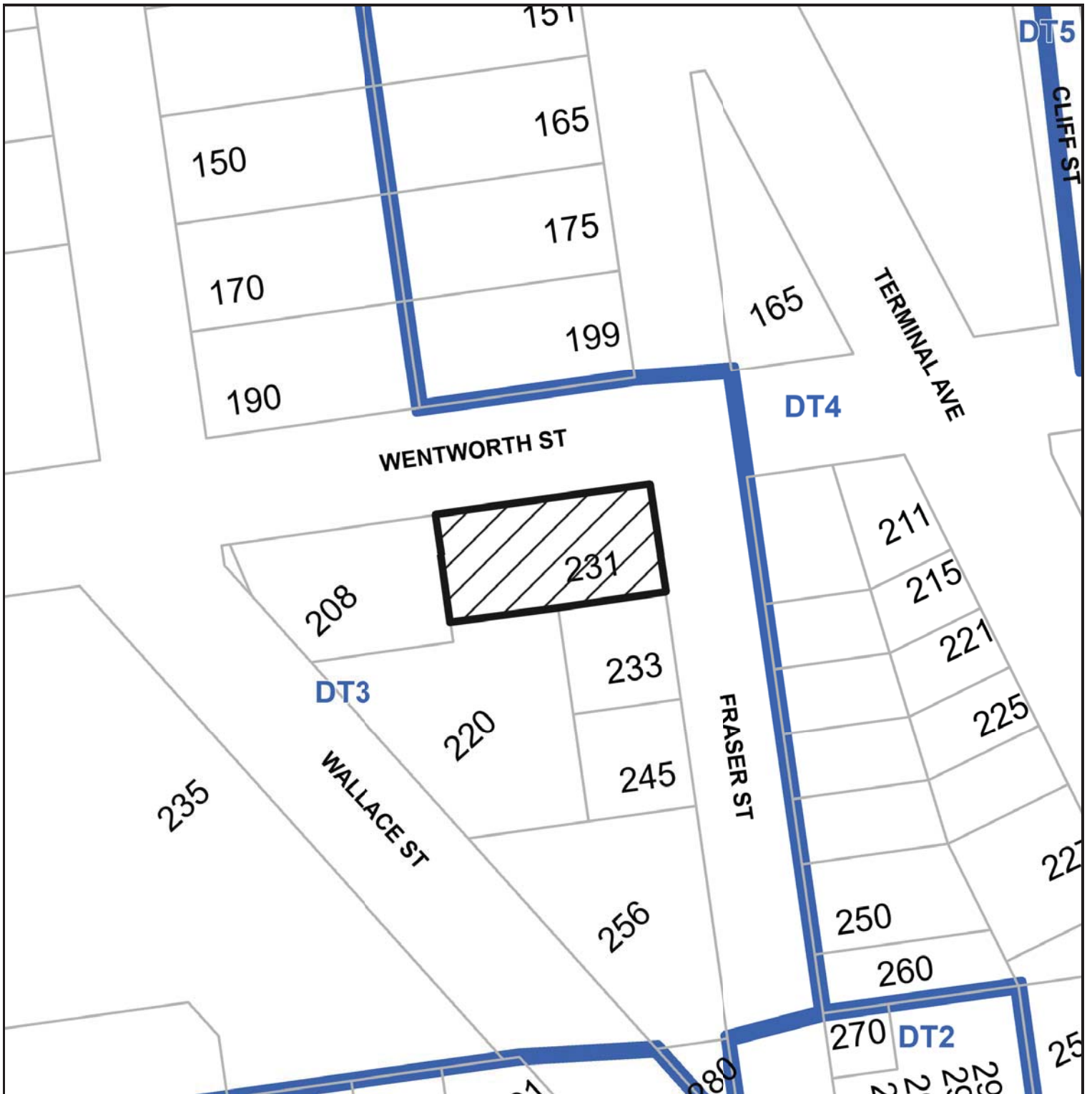
Please see the Civil report for some of the considerations for the project.

VARIANCES

No Variances are required.

Ian Niamath Architect

SUBJECT PROPERTY MAP



 231 Fraser Street



WENTWORTH STREET

FRASER STREET

PARCEL A
(D.D. 44421N)

5
BLOCK 31
PLAN 584

2
PLAN 6353

NORTHERLY 1/2
OF LOT 1
PLAN 6353

CHAPMAN
MOTORS

SITE PLAN
SCALE: 1/8"=1'-0"

DATUM FOR ELEVATIONS, IN METRES, IS GEODETIC
CONTOUR INTERVAL = 0.50 METRES

SITE PARTICULARS	
CIVIC ADDRESS:	231 Fraser Street, Nanaimo, BC
LEGAL ADDRESS:	Lot 5, Block 31, Nanaimo District, Plan 584
SITE AREA:	0.1999 Acres (0.0809 Ha); 8706.54 sq.ft. (808.86 m ²)
ZONING:	DT3 - Downtown 3

PROJECT DATA	
USE	AUTO SALES
LOT AREA	8706.54 sq.ft. (808.86 m ²)
LOT COVERAGE	9% = 792 sq.ft. (73.58 m ²)
BUILDING GROSS FLOOR AREA	792 sq.ft. (73.58 m ²)
DENSITY	0.09 = 792 sq.ft. (73.58 m ²)
SETBACKS	FRONT: 10.1' (3.08 m) SIDE (South): 0.2' (0.08 m) REAR: 85.8' (26.16 m) SIDE (Wentworth St): 10.1' (3.08 m)
HEIGHT OF BUILDINGS	16.86' (5.14m) Measured from finished grade
OFF-STREET PARKING	8 Large stalls 6 Small stalls 14 Total Site is exempt from minimum on-site parking requirement as it falls within the Downtown specified area indicated in Schedule C (Bylaw 7266).



LOCATION PLAN
NOT TO SCALE

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2023-MAY-23
Current Planning

NOTES
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
ALL WORK IS TO BE DONE IN ACCORDANCE TO THE CURRENT BC BUILDING CODE, LOCAL CODES & BYLAWS AND ACTS.
ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED BY THE ARCHITECT.
DO NOT SCALE FROM THESE DRAWINGS.

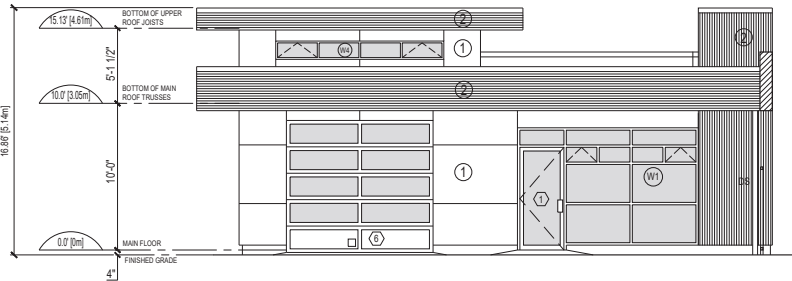
NO.	REVISION	DATE	NO.	REVISION	DATE
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ARCHITECT
ian a. niamath
a.i.b.c.
151 SKINNER STREET, NANAIMO, B.C.
CELL: 250.756.6786 EMAIL: ianmath@ibcna.ca

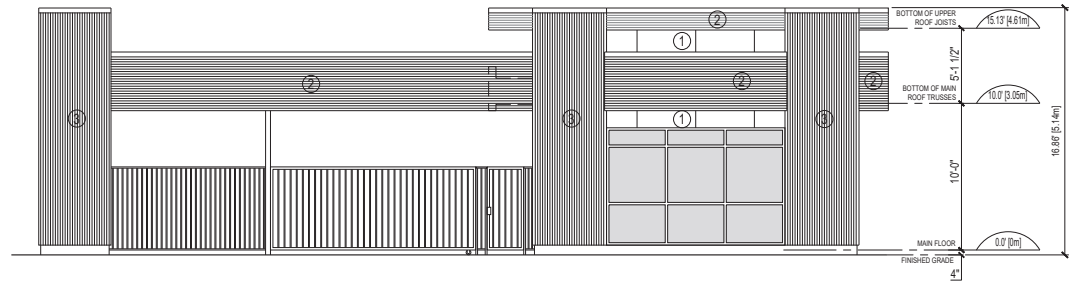
PROJECT
COMMERCIAL BUILDING
231 FRASER STREET
NANAIMO, BC

SHEET TITLE
SITE PLAN
SITE PARTICULARS
PROJECT DATA
LOCATION PLAN

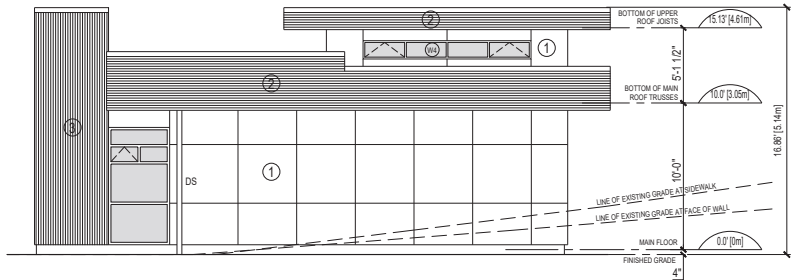
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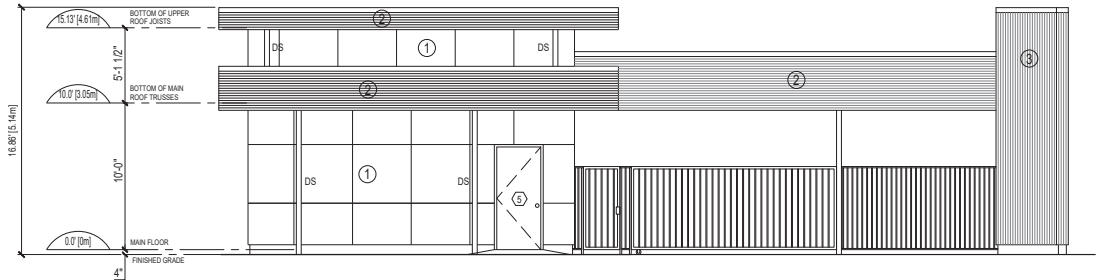
SOUTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"



NORTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"

LEGEND	
①	STUCCO PANEL
②	HORIZONTAL EXTRUDED ALUMINUM SIDING SYSTEM - LINIUS HORIZONTAL WALL CLADDING BY ATRIA DESIGNS
③	VERTICAL EXTRUDED ALUMINUM SIDING SYSTEM - LINARTE VERTICAL WALL CLADDING BY ATRIA DESIGNS

NOTES	NO.	REVISION	DATE	NO.	REVISION	DATE	ARCHITECT	PROJECT	SHEET TITLE	SCALE	DATE
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											A4.0



EAST ELEVATION (FRASER ST)
SCALE: NTS



**LINARTE VERTICAL WALL CLADDING
w / LED STRIPS BY ATRIA DESIGNS**



NORTH ELEVATION (WENTWORTH ST)
SCALE: NTS



SOUTH (FRONT) ELEVATION
SCALE: NTS



WEST ELEVATION
SCALE: NTS

NOTES	NO.	REVISION	DATE	NO.	REVISION	DATE	PROJECT	SHEET TITLE	SCALE	DATE	
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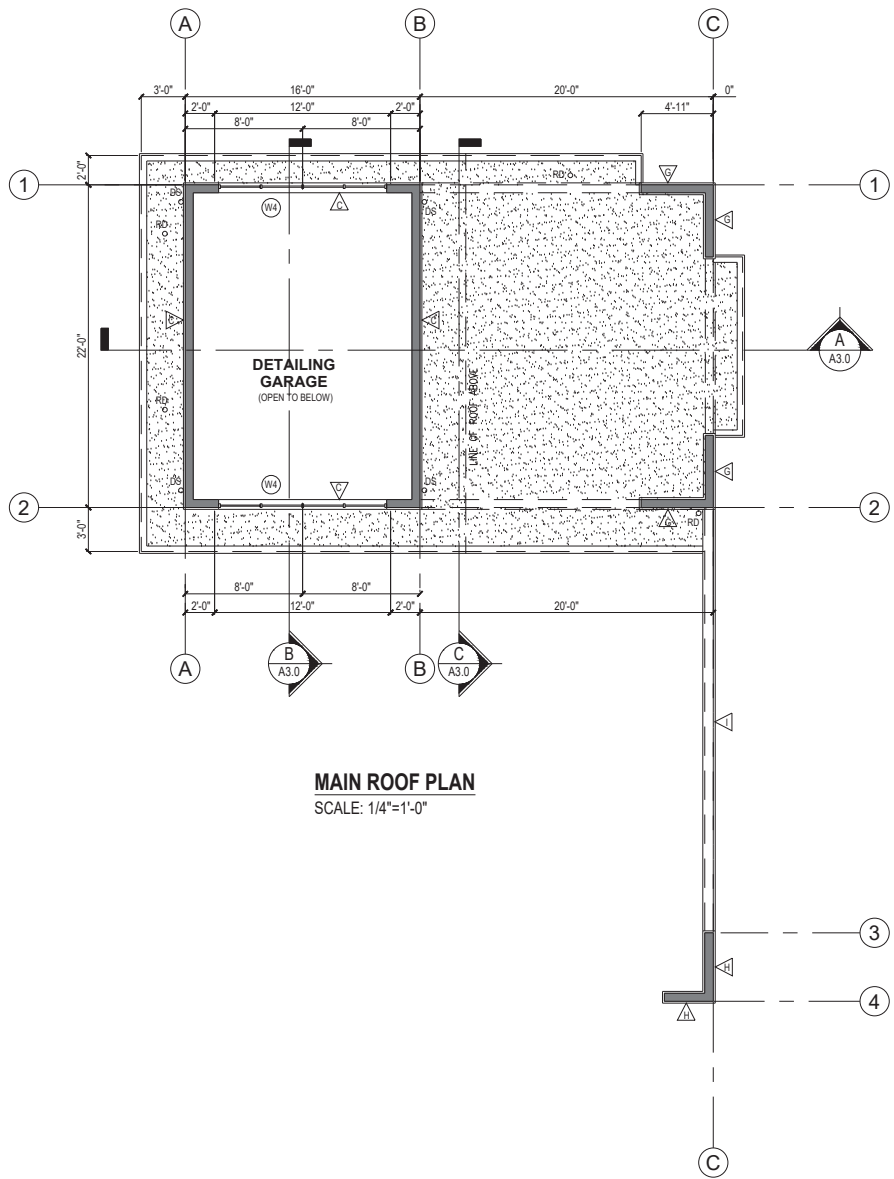


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2023-MAY-23





MAIN ROOF PLAN
SCALE: 1/4"=1'-0"

- WALL TYPES**
- ▷ **TYPICAL PERIMETER FOUNDATION WALL**
DAMP PROOFING ON EXTERIOR SIDE
6" REINFORCED CONCRETE (SEE STRUCTURAL)
2" RIGID INSULATION ON INTERIOR SIDE
 - ▷ **TYPICAL FOUNDATION WALL**
6" REINFORCED CONCRETE (SEE STRUCTURAL)
 - ▷ **TYPICAL EXTERIOR WALL**
STUCCO ON METAL LATH
3/4"x1-1/2" PWF VERT. STRAPPING @ 16" O/C
OR ATRIA EXTRUDED ALUMINUM SIDING SYSTEM
19mm (3/4") AIR SPACE
3/4"x1-1/2" PWF VERT. STRAPPING @ 31-1/2" (800mm) O/C MAX.
TO ALIGN WITH ATRIA SIDING SYSTEM SUPPORTS
(SEE BUILDING ELEVATIONS FOR LOCATIONS)
TYVEK COMMERCIAL GRADE BUILDING WRAP
1/2" PLYWOOD SHEATHING
2x6 WOOD STUD @ 16" O/C
R20 INSULATION
6mil POLY VAPOUR BARRIER
1/2" GYPSUM BOARD
 - ▷ **INTERIOR PARTITION WALL - DETAILING GARAGE TO OFFICE**
1/2" GYPSUM BOARD (GARAGE SIDE)
2x6 WOOD STUD @ 16" O/C
R20 INSULATION
6mil POLY VAPOUR BARRIER
1/2" GYPSUM BOARD (OFFICE SIDE)
 - ▷ **SOUND INSULATED PARTITION WALL**
1/2" GYPSUM BOARD
2x4 WOOD STUDS @ 16" o/c
ACOUSTIC BATT INSULATION
1/2" GYPSUM BOARD
 - ▷ **SOUND INSULATED PARTITION WALL**
1/2" GYPSUM BOARD
2x6 WOOD STUDS @ 16" o/c
ACOUSTIC BATT INSULATION
1/2" GYPSUM BOARD
 - ▷ **RAISED PARAPET WALLS (@ FRONT OF BUILDING)**
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2x6 WOOD STUDS @ 16" o/c
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TYVEK COMMERCIAL GRADE BUILDING WRAP
SHEET METAL TRIM PANEL (INWARD FACING SIDES)
 - ▷ **ARCHWAY END SUPPORT WALLS**
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TO ALIGN WITH ATRIA SIDING SYSTEM SUPPORTS
19mm (3/4") AIR SPACE
ATRIA EXTRUDED ALUMINUM SIDING SYSTEM

FLOOR PLAN LEGEND

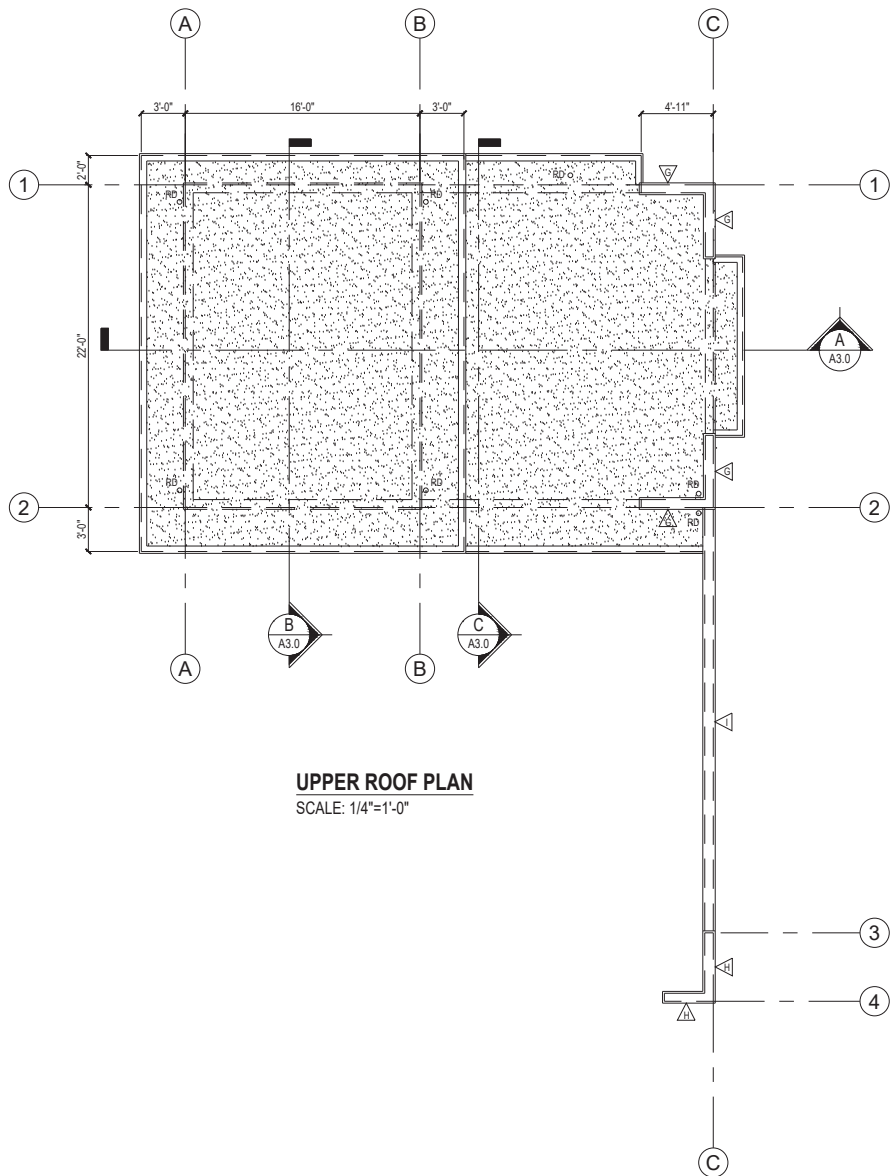
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	BUILDING SECTION NUMBER SHEET NUMBER		ROOM NAME & NUMBER SEE ROOM SCHEDULE
	DETAIL MARKER SHEET NUMBER		SECTION NAME & NUMBER SEE SECTION SCHEDULE
	SECTION DETAIL NUMBER SHEET NUMBER		TOP OF SLAB ELEVATION

- ROOF PLAN GENERAL NOTES**
- CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, DIMENSIONS, AND MATERIALS AGAINST THE ARCHITECT'S INTENT AND APPROVE ANY CHANGES TO THE CONTRACTOR'S RECORD DRAWINGS.
 - ALL DIMENSIONS SHOULD BE REPORTED TO THE ARCHITECT AS TO THE FACE UNLESS OTHERWISE NOTED.
 - REFER TO STRUCTURAL DRAWINGS FOR ALL ROOF STRUCTURE REQUIREMENTS.
 - LOCATIONS OF STRUCTURAL ELEMENTS TO BE CONSIDERED WITH THIS PLAN.
 - PROVIDE ALL ROOF JOINT TECHNICAL COMPANY.

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NOTES	NO.	REVISION	DATE	NO.	REVISION	DATE	ARCHITECT ian a. niamath a.i.b.c. 151 SUMNER STREET, NANAIMO, B.C. CELL: 250 756 8786 EMAIL: ianmath@iathinc.ca	PROJECT COMMERCIAL BUILDING 231 FRASER STREET NANAIMO, BC	SHEET TITLE MAIN ROOF PLAN	SCALE	DATE
	AS SHOWN	AUG 18, 2022									
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DRAWING NO.											
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2023-MAY-23
CITY OF NANAIMO



UPPER ROOF PLAN
SCALE: 1/4"=1'-0"

- WALL TYPES**
- ▷ **TYPICAL PERIMETER FOUNDATION WALL**
DAMP PROOFING ON EXTERIOR SIDE
6" REINFORCED CONCRETE (SEE STRUCTURAL)
2" RIGID INSULATION ON INTERIOR SIDE
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FLOOR PLAN LEGEND

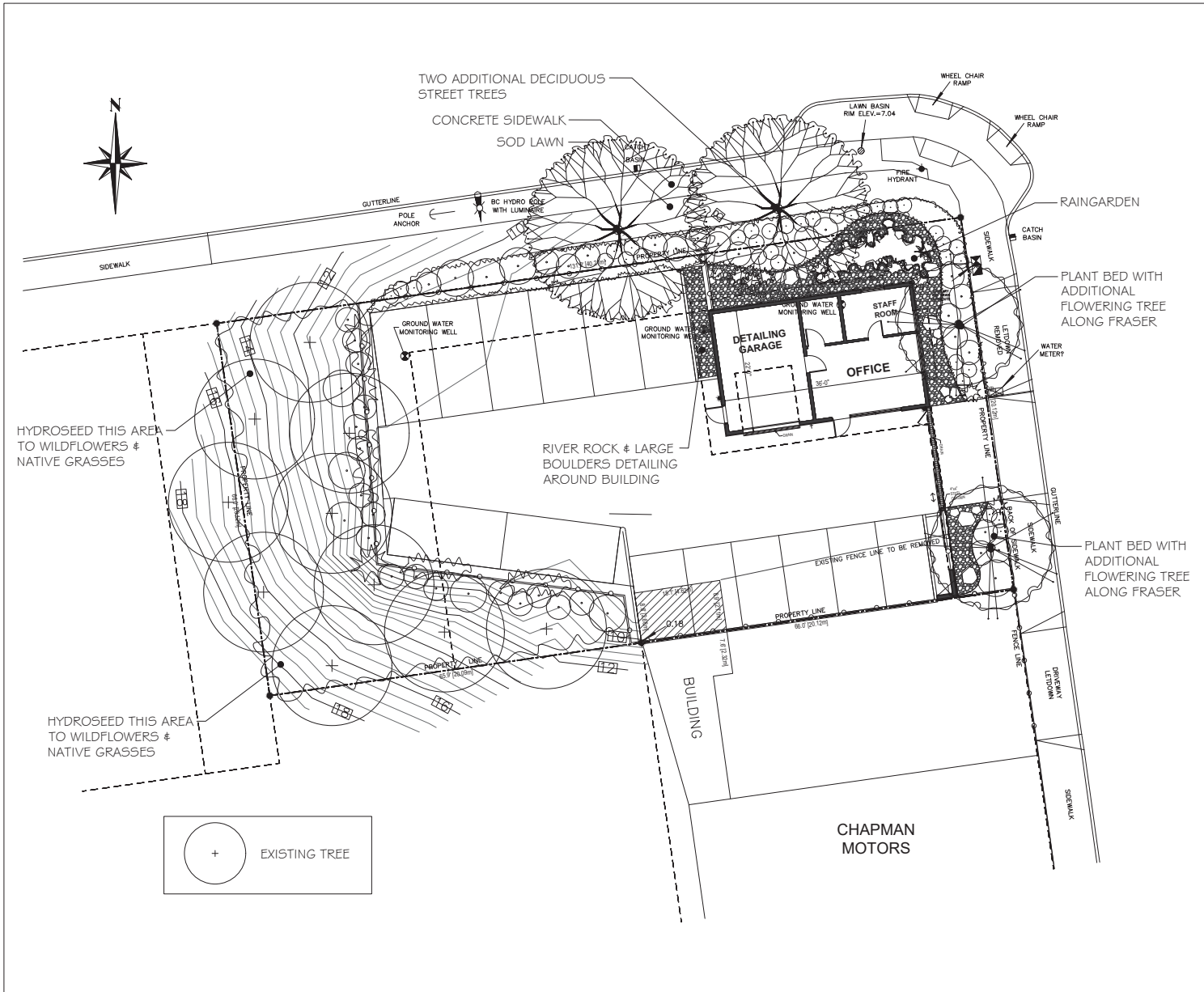
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	BUILDING SECTION NUMBER SHEET NUMBER		ROOM NAME & NUMBER (SEE NEW PLAN SCHEDULE)
	VERTICAL NUMBER SHEET NUMBER		EXTERIOR ELEVATION NUMBER SHEET NUMBER
	SECTION DETAIL NUMBER SHEET NUMBER		TOP OF SLAB ELEVATION

- ROOF PLAN GENERAL NOTES**
- CONTRACTOR TO VERIFY ALL DIMENSIONS, SPACING, DIMENSIONS, MATERIALS, AND FINISHES AS SHOWN ON THIS DRAWING AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.
 - ALL DIMENSIONS SHOULD BE REPORTED TO THE FRONT OF THE WALL.
 - REFER TO STRUCTURAL DRAWINGS FOR ALL ROOF FINISHES, DETAILS.
 - LOCATIONS OF STRUCTURAL ELEMENTS TO BE CONSIDERED WITH FINISHING.
 - REFER TO ALL NEW ROOF TOP TECHNICAL COMPANY.

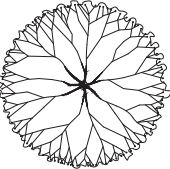

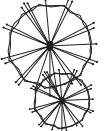




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 - REFER TO ALL NEW ROOF TOP TECHNICAL COMPANY.

NOTES	NO.	REVISION	DATE	NO.	REVISION	DATE	ARCHITECT	PROJECT	SHEET TITLE	SCALE	DATE
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING.	1						ian a. niamath a.i.b.c.	COMMERCIAL BUILDING 231 FRASER STREET NANAIMO, BC	UPPER ROOF PLAN	AS SHOWN	AUG 18, 2022
ALL WORK IS TO BE DONE IN ACCORDANCE TO THE CURRENT BC BUILDING CODE, LOCAL CODES & BYLAWS AND NOTICES.							151 SKINNER STREET, NANAIMO, B.C. CELL: 250 756 8786 EMAIL: niamath@ibcwa.ca			DRAWN	CHECKED
ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.										EX	
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SO INDICATED BY THE ARCHITECT.										DRAWING NO.	
DO NOT SCALE FROM THESE DRAWINGS.										A2.3	

RECEIVED
D/P 309
2023-MAY-23
CREAT PUBLISHING



PLANTING LEGEND

-  LARGE DECIDUOUS SHADE TREE
-  SMALL ORNAMENTAL DECIDUOUS TREES
-  LARGE AND SMALL CONIFEROUS TREES
-  LARGE SHRUB
-  MEDIUM SHRUB
-  SMALL SHRUB
-  GROUND COVER & PERENNIALS

	THE GRAPHIC DESIGN BEARING THESE MARKS OF CONSTRUCTION INDICATED HEREON ARE THE EXCLUSIVE PROPERTY OF 4★SITE LANDSCAPE ARCHITECTURE. ALL CONSTRUCTION AND PROJECT RESULTS ARE TO BE REVIEWED, COPIED, REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF 4★SITE LANDSCAPE ARCHITECTURE.	ARCH. STAMP 	231 FRASER STREET NANAIMO, BC	CLIENT	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>22-09-23</td> <td>1</td> <td>LANDSCAPE CONCEPT PLAN FOR REVIEW</td> </tr> <tr> <td>22-09-08</td> <td>1</td> <td>LANDSCAPE CONCEPT PLAN - REV.</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	22-09-23	1	LANDSCAPE CONCEPT PLAN FOR REVIEW	22-09-08	1	LANDSCAPE CONCEPT PLAN - REV.										DATE SEPTEMBER 8, 2022 SCALE 3/8" = 1'-0"	LANDSCAPE CONCEPT PLAN <div style="border: 1px solid black; padding: 2px; display: inline-block;"> RECEIVED DP1389 2023-MAY-23 COURTNEY PLANNING </div>
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22-09-08	1	LANDSCAPE CONCEPT PLAN - REV.																							
DRAWN BY: BF/RF					L100																				

SUGGESTED PLANT LIST

	<i>Key</i>	<i>Common Name</i>	<i>Latin Name</i>	<i>Size</i>
<i>Trees</i>	VMAP	Vine Maple	<i>Acer circinatum</i>	2.5m Ht.
	CRAT	Lavalle's Hawthorne	<i>Crataegus lavalii</i>	6cm Cal.
	GLED	Honeylocust	<i>Gleditsia tricanthos</i> var. 'Shade Master'	7cm Cal.
<i>Large Shrubs</i>	LRHA	Rhododendron	Rhododendron var.'Pink Walloper'	#7 Pot
	MAH	Oregon Grape	<i>Mahonia aquifolium</i>	#7 Pot
<i>Medium Shrubs</i>	MRHA	Rhododendron	Rhododendron var.'Unique'	#5 Pot
	VACC	Evergreen Huckleberry	<i>Vaccinium ovatum</i>	#5 Pot
	BAR	Dwarf Purple Barberry	<i>Berberis thunbergii</i> autropurpureum var. 'Rosy Glow'	#5 Pot
	ALAT	Winged Burning Bush	<i>Euonymus alata</i>	#5 Pot
<i>Small Shrubs</i>	SPIR	Gold Flame Spirea	<i>Spirea bumalda</i> var. 'Gold Flame'	#1 Pot
	DWMP	Dwarf Mugo Pine	<i>Pinus mugo</i> var. 'Pumilo'	#2 Pot
	DWPJ	Dwarf Lily of the Valley Shrub	<i>Piens japonica</i> var.'Debutante'	#1 Pot
	POLY	Sword Fern	<i>Polysticum munitum</i>	#1 Pot
	EUOF	Creeping Euonymus	<i>Euonymus fortunei</i> var.'Emerald Gaiety'	#1 Pot
	BOX	Korean Boxwood	<i>Buxus sempervirens</i> var. 'Winter Gem'	#2 Pot
	AZAP	Evergreen Azalea	<i>Azalea japonica</i> var. 'Gumpo Pink'	#2 Pot
<i>Ground</i>	BEAR	Bearberry	<i>Arctostaphylos uva-ursi</i> var.'Vancouver Jade'	SP4
	BERG	Heartleaf Bergenia	<i>Bergenia cordifolia</i> var.'Bressingham Ruby'	SP5
<i>Vines</i>	VIRG	Self-clinging Virginia Creeper	<i>Parthenocissus quinquefolia</i> var. 'Englemanni'	#5 Pot
<i>Perennials</i>	CARX	Vanegated Sedge	<i>Carex morowei</i> var.'Aureo-vanegatta'	#1 Pot
<i># Grasses</i>	KARL	Feather Reed Grass	<i>Calamagrostis acutifolia</i> var. 'Karl Foerster'	SP5
	LAVA	English Lavender	<i>Lavandula angustifolia</i> var.'Hidcote'	SP5
	TEST	Flame Sedge	<i>Carex Tesetacea</i>	#1 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.

- All areas to be irrigated with an automatic underground system.