



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

December 14, 2023, 4:30 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**

2 - 6

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-NOV-09 at 5:03 p.m.

**5. PRESENTATIONS:**

**a. Development Permit Application No. DP001322 - 19 Nicol Street**

7 - 24

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

Application to be presented by Maris MacDonald, MacDonald Hagarty Architects Ltd.

*Purpose: The proposed is a redevelopment of the existing Social Service and Resource Centre with a 4-storey building.*

**6. OTHER BUSINESS:**

**7. ADJOURNMENT:**

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
ELECTRONIC MEETING  
THURSDAY, 2023-NOV-09, AT 5:03 P.M.

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PRESENT:   Members:   Marie Leduc, Chair  
                                  Councillor Eastmure  
                                  Jason Santeford, AIBC  
                                  Kevin Krastel, At Large  
                                  Hector Alcalá, At Large

                  Absent:   Jonathan Behnke, BCSLA/CSLA  
                                  Angela Buick, At Large  
                                  Kaein Shimuzu, At Large

                  Staff:     C. Horn, Planner, Current Planning Section  
                                  P. Carter, Planner, Current Planning Section  
                                  C. Richards, Recording Secretary

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:03 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 Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-OCT-26 at 5:09 p.m. be adopted as amended to correct:

- A clerical error under the attendance and mark Marie Leduc as in attendance; and
- A clerical error under the attendance and mark Kaein Shimizu as absent.

The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP001318 – 427, 449 & 455 Nicol Street

Introduced by Caleb Horn, Planner, Current Planning Section.

Presentations:

1.    Avishai Gilad, Architect, presented the neighbourhood context, site characteristics, renderings, building materials, site plans, elevations, future

site access, project data, requested variances, and architectural features. Highlights included:

- The proposed development is made up of three lots, located along Nicol Street;
- A four-storey residential building, containing 35 units, is being proposed;
- A commitment has been made by the developer to include market rental units;
- On the south edge of the site, a common walkway is proposed, to connect Nicol Street and the laneway behind the property. Currently, there are no similar walkways along this block;
- Street side trees will be retained; however, the pavement surrounding them will be removed;
- First-floor units are ground oriented, with access to Nicol Street;
- On the first floor, an amenity space with garden beds is proposed;
- The semi-underground gated parkade is at grade with the rear of the property. As a result, some of the parking spots are exposed; however, are still gated;
- The size and shape of the parkade was determined to comply with the Ministry of Transportation and Infrastructure (MoTI) setback of 4.5 metres from the property line;
- Six unit types are proposed, varying from micro-units to two plus den units;
- Four accessible units (10 percent of units) are proposed, one on each floor;
- A combination of fiber cement panels, fiber cement planks and exposed concrete make up the cladding and finishes;
- The floor space ratio (FSR) is achieved through compliance with Tier 2, Schedule D, which is well above the requirements for the proposed development;
- Vehicle sharing, scooter and motorcycle parking stalls are proposed;
- Half of the vehicle parking stalls accommodate electric vehicle charging;
- The proposed development exceeds BC Energy Code Step 3; and,
- The applicants are requesting a variance to reduce the required parking from 47 stalls to 35 stalls.

2. Chris Midgley, Landscape Architect, presented the landscape plan. Highlights included:

- The proposed lush, robust landscape is inspired by the City of Nanaimo's South End Urban Design guideline, with refined hardscaping along the streetscape;
- Outdoor seating areas (with accessible access) on the ground level are proposed;
- A black picket fence is proposed along the front property line;
- Illuminated entries are proposed for the ground floor units' patio entrances;
- Permeable areas are proposed in outdoor vehicle parking overhang areas; and,
- Cedar board fencing is proposed along the rear property line.

Marie Leduc, Chair, opened the floor for questions to Staff.

Councillor Eastmure inquired if the proposed garden beds are intended to be communal garden beds for the residents. It was confirmed that the proposed garden beds could be communal garden beds.

A panel member inquired if the parking will be assigned to residents. It was confirmed that a decision has not been made at this time.

A panel member inquired to Staff for clarification on the minimum required setbacks. Staff confirmed that one of the side yard setbacks may be reduced to 0m under the existing zoning, and that the front yard setback is dictated by Nicol Street which is not under the jurisdiction of the City of Nanaimo but instead under the jurisdiction of the Ministry of Transportation and Infrastructure.

A panel member noted that the balconies are shared between units and inquired how privacy will be provided between units. It was confirmed that a division between units will be installed on the decks to provide deck privacy.

Panel discussions took place regarding:

- Considering changing the proposed garden beds to raised garden beds in the amenity space to be more accessible;
- The design of the parkade and parking stall sizes;
- The amenity space;
- Considering some addition opportunities in the rear of the property;
- The proposed pedestrian connection and its staircase;
- Setback encroachments;
- The building siting and the existing building north of the plan;
- Considering reversing the north and south orientation of the building siting to provide more sun and to move the main entrance closer to downtown;
- The parking variance;
- Opportunities to strengthen the roofline;
- Considering adding a small gate to separate the property from public property;
- Considering covering the communal balcony above the garbage enclosure to provide sun protection.

Chris Midgley, Landscape Architect, responded to the idea of raised garden beds. They noted that a vegetable garden would not be appropriate for the area as it would not be drought tolerant.

It was moved and seconded that Development Permit Application DP001318 be accepted as presented, with support for the variances. The following recommendations were provided:

- Consider ways of adding traditional planting in the rear the parking lot;
- Consider reversing the north and south orientation of the building siting;
- Consider the parking program and see if there are ways to increase the amount of parking by possibly encroaching on the front yard setback or by elimination one of the parking entries;
- Consider ways of strengthening the roofline; and,

- Consider providing weather protection over the first floor balcony on the southeast corner of the building.

The motion carried unanimously.

(b) Development Permit Application No. DP001319 – 5661 Christina Crescent

Introduced by Payton Carter, Planner, Current Planning Section.

Presentations:

1. Jason Skladan, Architect, presented the neighbourhood context, the site characteristics, renderings, building materials, site plans, elevations, future site access, project data, requested variances, and architectural features. Highlights included:
  - The proposed multi-family residential development will occur in two phases;
  - The first phase of the development consists of 20 buildings with a combined total of 30 units (single residential dwellings and duplexes);
  - Visitor parking (including accessible) is located at the entrance of the property;
  - Various pockets of bicycle parking will be located throughout the property;
  - The form of the buildings is to maintain a single-family style in nature, providing more identity to individual units;
  - Units on flatter areas will be two storeys, while units on steeper slope areas will be three storeys;
  - All units are three bedrooms and above;
  - Every unit has its own colour combination from the same earth tone colour palette (comprising of six colours);
  - Accents of wood and brick cladding are proposed;
  - All units have been updated to include weather protection; and,
  - No variances have been requested.
2. Kate Stefiuk, Landscape Architect, presented the landscape plan. Highlights included:
  - The proposed planting consists of 70 percent coniferous and 30 percent deciduous plants, and are to be planted in the area along the Nanaimo Parkway and in the riparian area;
  - Pockets of trees will be throughout the proposed development;
  - A communal area, including a natural play space, located near the front of the property is proposed, and will be located behind the first row of townhouses;
  - The storm water management, including bioswale, will be located in the communal area;
  - Black metal fencing along the rear property line and to separate the units' private outdoor space is proposed; and,
  - Every unit has their own backyard, open-ended for owners to use and design.

Marie Leduc, Chair, opened the floor for questions to Staff.

A panel member inquired if a formal playground would be added to the plan. The landscape architect noted there is a natural play space on the property. In the development of Phase 2 (north end of the property), a trail will be made to connect to the nearby school where a formal playground exists.

Panel discussions took place regarding:

- The form and character of the development;
- The communal area;
- The usability of the play space;
- Considering distributing the visitor parking throughout the development;
- Considering incorporating lighter colours to the palette; and,
- The usability of the bike racks.

It was moved and seconded that Development Permit Application DP001319 be accepted as presented. The following recommendations were provided:

- Consider ways to distribute the visitor parking throughout the site; and,
- Consider adding lighter colours to the exterior finishes.

The motion carried unanimously.

5. OTHER BUSINESS:

It was noted that Jason Santeford's Design Advisory Panel AIBC appointment concludes on November 14, 2023. Another AIBC member will be appointed before the end of the year.

6. ADJOURNMENT:

It was moved and seconded at 6:27 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001322 – 19 NICOL STREET

**Applicant:** MACDONALD HAGARTY LTD.

**Architect:** MACDONALD HAGARTY LTD.

**Landscape Architect:** BIOPHILIA COLLECTIVE

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### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Terminal Avenue – DT4
<i>Location</i>	The subject property is southeast of the intersection of Nicol Street and Esplanade.
<i>Total Area</i>	1,080m <sup>2</sup>
<i>City Plan</i>	Future Land Use Designation – Primary Urban Centre Development Permit Area DPA 4 – Abandoned Mine Working Development Permit Area DPA 8 – Form and Character
<i>Relevant Design Guidelines</i>	Downtown Urban Design Plan and Guidelines General Development Permit Area Design Guidelines

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The subject property is located in the Downtown and is currently developed as the Child and Family Services building and the New Hope Centre, operated by the Salvation Army. Large rock bluffs and a treed slope are located at the rear of the lot. The site is surrounded by commercial and mixed-use developments as well as Pioneer Square Park.

### PROPOSED DEVELOPMENT

The applicant is proposing to redevelop the existing Child and Family Services building with a new 4-storey personal care facility and social service resource centre. The new building is proposed to include 14 sleeping units, office space, and a kitchen and dining space for residents. The units are single rooms that will range in size from 10m<sup>2</sup> to 17m<sup>2</sup>. The total proposed Floor Area Ratio (FAR) is 1.7, which is below the maximum permitted FAR in the DT4 zone.

#### Site Design

The proposed building provides street presence along Nicol Street and the building access will be located at grade for pedestrians. To the left of the building entrance, a sunken staircase to the basement is proposed adjacent to the existing sidewalk. The newly constructed portion of the building will include a rear building exit and stairway landing to a proposed outdoor amenity and gathering space.

#### Staff Comments:

- The proposed building provides strong street presence with more than 75% of the building face being constructed at the minimum setback line, in accordance with the Downtown Urban Design Guidelines.

- Consider the addition of short-term bicycle parking at the building entrance for patrons.

### Building Design

The proposed development includes a kitchen and large dining room located on the main floor with three restroom facilities and dedicated office space. The second storey includes approximately 83m<sup>2</sup> of office and meeting space, as well as restrooms, storage, and a staff kitchen. The sleeping units are located on the third and fourth floors.

The proposed addition has a flat roof, and the façade materials include metal cladding with accent hardie panels and window trim in various shades. The building entrance is emphasized using wood toned metal panels and a weather protection canopy. Signage is anticipated on an accent panel facing Nicol Street.

#### Staff Comments:

- The proposed building entrance is clearly visible from the street frontage, in accordance with the design guidelines.
- Consider the addition of long-term, indoor, and secure bicycle parking for residents and staff.
- Consider additional transparency on the ground-level and for the internal stairwell portion of the building.

### Landscape Design

A raised concrete planter is proposed at the front face of the building and will include Eddie's White Wonder Dogwood trees, Rubella Skimmia shrubs, and Lilyturf. A wood bench is attached to the concrete planter to provide a seating area and the surrounding hardscape will include broom finished concrete. Low galvanized picket fencing is proposed along the front and side elevations and a retaining wall designed to match existing grade is proposed along Nicol Street.

#### Staff Comments:

- Ensure the amenity area is adequately using ambient lighting at the rear of the site.
- Consider the addition of seating within the amenity area.
- Consider opportunities for the amenity space to be designed for accessibility.

## **PROPOSED VARIANCES**

### *Parking*

The "Off-Street Parking Regulations Bylaw 2018 No. 7266" (the "Parking Bylaw") requires three parking spaces at a rate of 0.2 spaces per bed. The applicant is not proposing any onsite parking, which is consistent with the existing use of the site.

### *Projections*

Section 6.5.1 of the City of Nanaimo Zoning Bylaw No. 4500 allows steps and landings to project 2.0m into the required front yard setback. The applicant proposes the steps and landing to project a total of 4.22m, a requested variance of 2.22m.



September 12, 2023

City of Nanaimo

Re: Design Rationale  
19 nicol street

### Background

Located at the corner of Nicol and Esplanade, this development will replace the existing new hope centre that has reached its usable lifespan. We believe that this building supports the planning objectives outlined in the Downtown urban design guidelines.

### Form and Character

The building is setback from the street by more than the recommended 4.5 meter setback and offers a much more pedestrian friendly entrance than what the existing building allowed.

The building is planned to be modular in construction to reduce the amount of disruption on site. Although this particular construction method doesn't allow for much push and pull of the front facade, The massing is broken up by dynamic red accent panels that give the building some movement. This also helps create identity for the salvation army.

### Sustainability

The project will target Step Code 2 of the BC Energy Step Code. Robust and durable exterior materials have been selected to extend the building lifespan and reduce energy intensive replacements. These include steel cladding with high-build wood-look coatings, anodized curtain wall, and canopies. Glazing will be used thoughtfully to provide additional lighting and solar gain when required.

### Landscaping

Green space is a key element of healthy environments and communities. Planting beds have been located strategically along nicol street to break up the hard surfaces and create a buffer between the building and street while also softening the building's transition at grade. A diverse and drought-resistant planting plan adds colour and texture, making for an attractive and welcoming space.

Additional outdoor space has been added at the back of the property. This will serve the residence as additional outdoor gatherings space and double as a safe area for egress from the building in the event of a fire or other evacuation event.

A retaining wall is proposed along the west side of the property to mitigate the grade against the neighbouring property. This will be capped with an attractive guard rail up until the slope steepens.

### Parking

RECEIVED  
DP1322  
2023-NOV-22  
Current Planning

No new parking is being proposed for this development and a detailed parking rational has been provided by the salvation army. See attached letter.

### Summary

This new development aims to enhance the surrounding community and the general aesthetic of the area, while also incorporating sustainable design, contemporary architectural elements and pedestrian-friendly features.

This building serves a as a beacon for the community most at need in the surrounding region.

### Minor Variance

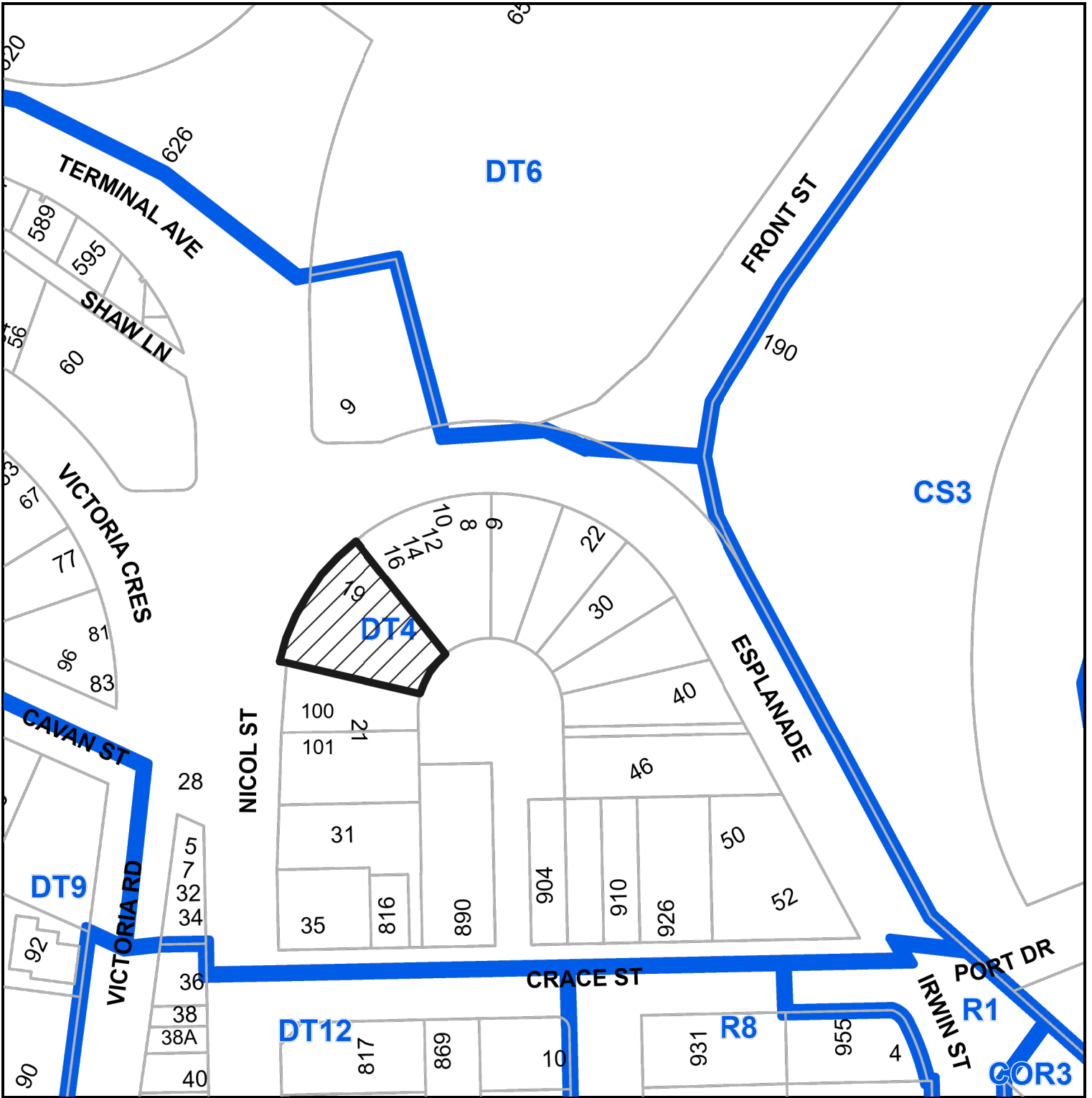
One minor variance is proposed. There is a small set of stairs that provides access to the utility room. These will extending the front setback. The stairs will be secured with a resilient and attractive picket style fence.

Sincerely,

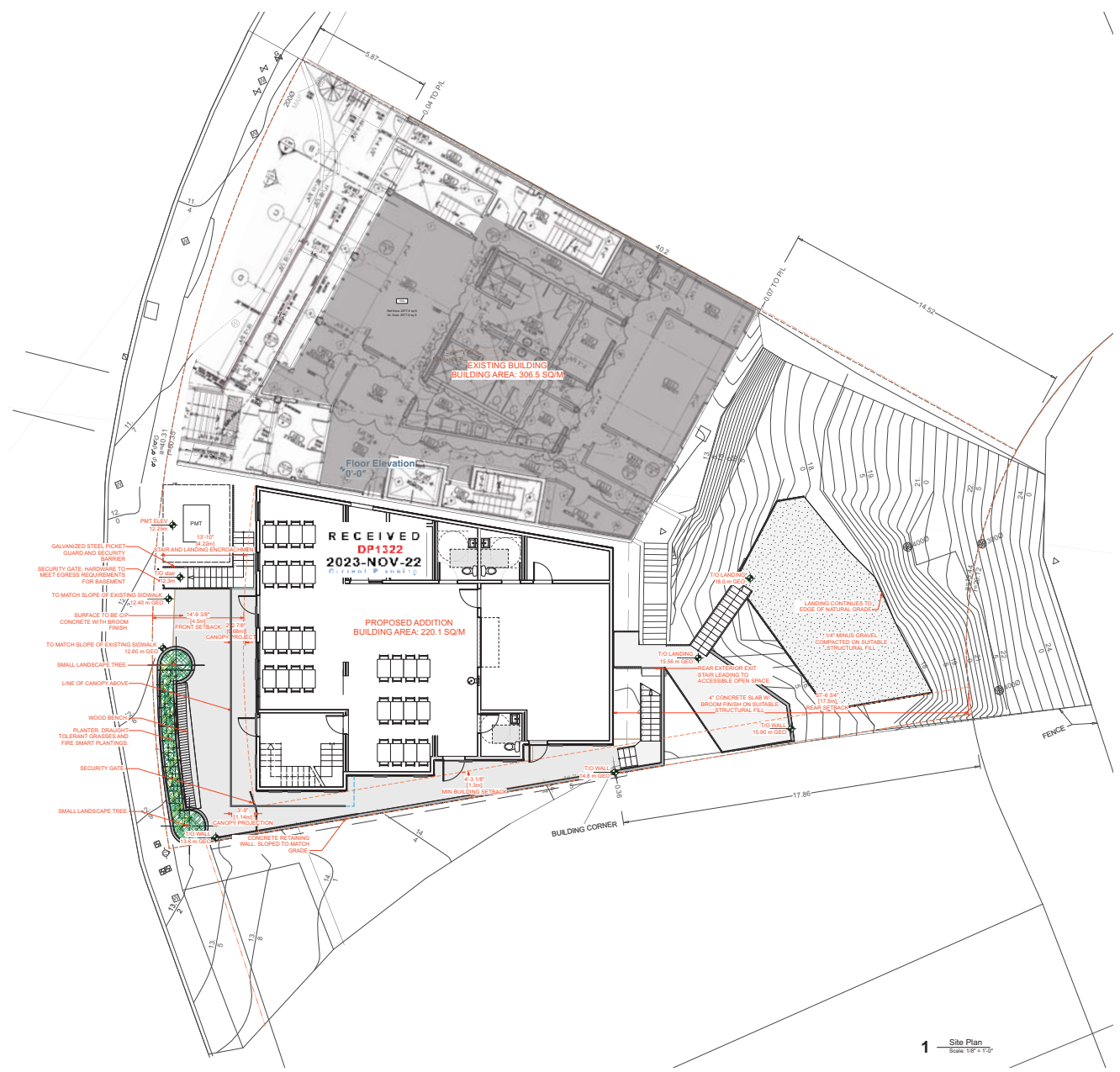


Maris MacDonald, Architect AIBC RAIC  
Maris@mharchitects.ca  
For MacDonald Hagarty Architects Ltd.

# SUBJECT PROPERTY MAP



 19 Nicol Street



1 Site Plan  
Scale: 1/8" = 1'-0"

RECEIVED  
DP1322  
2023-NOV-22  
CURRENT PLANNING

DATE: 2023-07-25, TIME: 2:27pm, DRAWING: 2232-00519-02-V, PROJECT: 2232-00519-02-V, CLIENT: THE SALVATION ARMY, DRAWN BY: M. J. McElhanney, CHECKED BY: M. J. McElhanney, SCALE: 1:125, SHEET: 1 OF 1



NICOL STREET

ESPLANADE



POINT	ELEVATION
BASEMENT	9.76
FLOOR 1	12.58
FLOOR 2	15.55
FLOOR 3	18.54
FLOOR 4	21.42

**TOPOGRAPHIC SURVEY OF LOT B (DD EM34637)  
BLOCK 12 SECTION 1 NANAIMO DISTRICT PLAN 584**  
P.I.D. 024-122-394

NOTES:  
ELEVATIONS ARE IN METRES AND GEOCEITIC BASED ON GNSS TIES TO CONTROL MONUMENT 9049790, ELEV = 19.551m  
PARCEL DIMENSIONS ARE DERIVED FROM FIELD SURVEY AND EXISTING LAND TITLE OFFICE RECORDS, BEING PLANS 584 AND 145PP  
CONTOUR INTERVAL: 0.3m  
DATE OF FIELD SURVEY: AUGUST 9, 2022  
THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT  
THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS  
THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.  
TITLE SUBJECT TO:  
COVENANT E18646  
COVENANT F43241

**LEGEND:**

- UTILITY POLE WITH PILASTER
- MANHOLE (WATER)
- MANHOLE (SANITARY)
- WATER METER
- GAS VALVE
- WATER VALVE
- JUNCTION BOX
- STREET LAMP
- TRANSFORMER
- CATCH BASIN
- STORM INSPECTION CHAMBER
- SANITARY INSPECTION CHAMBER
- STANDPIPE
- DECIDUOUS TREE
- SHRUB

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**RECEIVED**  
**DP1322**  
**2023-NOV-22**  
City of Nanaimo

Client Project Number	
Client Drawing Number	
City Project Number	
City Drawing Number	
Drawing No.	00519-2-V-1
Project Number	2232-00519-02-V
Rev.	0

**THE SALVATION ARMY**  
19 NICOL STREET  
**TOPOGRAPHIC SURVEY**  
**SITE PLAN**  
**REBUILD & RENOVATION**

Suite 1  
1351 Salvan Road  
Nanaimo BC  
Canada V9S 3Y3  
T 250.719.3336



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Rev.	Date	Description	Drawn	Design	App'd
1	2022-07-25	Topographic Survey	SJ	TJ	

THE DRAWING HAS NOT BEEN APPROVED  
AND MAY CONTAIN ERRORS AND OMISSIONS



**PROJECT INFORMATION**

Authority: City of Nanaimo  
 Street Address: 19 Nicol St  
 Legal Description: LOT A, Dist/Lot B (DD EM34637) Block 12 Section 1 Nanaimo District PLAN 584  
 CL L24 236; Comox District, PLAN 43411  
 Property Identification Number: 024-122-394

Project Description: The new hope centre is looking to expand its existing building, the expansion will add several more sleeping units, office and administrative spaces and replace its existing kitchen and dining facilities.

ZONING SUMMARY		DT4 PERMITTED	PROPOSED
FRONT YARD SETBACK	4.5 METERS	FRONT YARD SETBACK	> 4.5 METERS
REAR YARD SETBACK	0 METERS	REAR YARD SETBACK	> 9 METERS
SIDE YARD	0 METERS	SIDE YARD	1.2 METERS
BUILDING HEIGHT	19.8 METERS	PROPOSED	13 METERS
*SEE SITE PLAN FOR PROPOSED DISTANCES TO LOT LINES		*SEE ELEVATIONS FOR BUILDING HEIGHTS	
FAR	MAX FAR 2.3		
EXISTING NEW HOPE CENTER GFA	11370 sq ft		
PROPOSED ADDITION GFA	8603 sq ft		
TOTAL GROSS FLOOR AREA	19973 sq ft		
TOTAL BUILDING AREA	5664.1 sq ft		
TOTAL LOT AREA	11668.1 sq ft		
TOTAL LOT COVERAGE	48.4%		
PROPOSED FSR	1.712		
Residential Unit	# of units	Total sq ft	
Community Space	14	1051 sq ft	
Office and Administrative		1469 sq ft	
Utility Space		702 sq ft	
Circulation		3506 sq ft	
		2788 sq ft	
		<b>Total Program space</b>	<b>10316 sq ft</b>
		Total program space	10316 sq ft
		Total Buildable sq ft	10721 sq ft
		Design space	492 sq ft

OFF STREET PARKING + LOADING

DT4 REQUIRED	REQUIRED	LOADING ZONE PROVIDED ON SITE - SEE PARKING NATIONAL PROVIDED BY SAL
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**SITE CONTEXT**



**CONTEXT PHOTOS**



**4 - EXISTING FRONTAGE**  
Scale: Actual Size

**1 - PROPOSED FRONTAGE**  
Scale: Actual Size

**2 - Site Context**  
Scale: 1/8" = 1'-0"

**AREA SCHEDULES**

**Gross Buildable Area For New Construction**

Number for costing purposes only. Not to be used for BCBC purposes or DCC calculations. Contractor to verify number with architect. Measurements taken to exterior of finishing.

Space Number	Space Name	Location	Net Area
100	Buildable Area Basement	B-Basement	1311.8 sq ft
101	Buildable Area Level 1	1-Story	2302.2 sq ft
102	Buildable Area Level 2	2-Story	2302.2 sq ft
103	Buildable Area Level 3	3-Story	2302.2 sq ft
104	Buildable Area Level 4	4-Story	2302.2 sq ft
			<b>10721 sq ft</b>

**Gross New Building Area (city of Nanaimo)**

Open building area as defined by the city of Nanaimo: excludes shafts, elevator, and crawlspaces measured to inside face of exterior wall.

Space Number	Space Name	Location	Net Area
100	Buildable Area Level 1	1-Story	2302.2 sq ft
101	Buildable Area Level 2	2-Story	1858.3 sq ft
102	Buildable Area Level 3	3-Story	1858.3 sq ft
103	Buildable Area Level 4	4-Story	1858.3 sq ft
104	Buildable Area Level Basement	B-Basement	8603 sq ft

**Existing Gross Building Area (city of Nanaimo)**

Open building area as defined by the city of Nanaimo: excludes shafts, elevator, and crawlspaces measured to inside face of exterior wall.

Space Number	Space Name	Location	Net Area
100	EXISTING BUILDING	1-Story	2877.6 sq ft
101	EXISTING BUILDING	2-Story	2930.6 sq ft
102	EXISTING BUILDING	3-Story	2930.6 sq ft
103	EXISTING BUILDING	4-Story	2930.6 sq ft
			<b>11370 sq ft</b>

**Residential Room Schedule**

Space Number	Space Name	Location	Room Dimensions	Net Area
100	SINGLE BED	1-Story	137.50' x 123.73'	181.3 sq ft
101	SINGLE BED	1-Story	103.81' x 177.77'	183.9 sq ft
102	SINGLE BED	1-Story	142.25' x 97.17'	139.7 sq ft
103	SINGLE BED	1-Story	132.98' x 87.87'	116.7 sq ft
104	SINGLE BED	1-Story	122.62' x 87.87'	107.8 sq ft
105	SINGLE BED	1-Story	139.22' x 87.87'	121.4 sq ft
106	SINGLE BED	1-Story	132.92' x 87.87'	116.7 sq ft
107	SINGLE BED	1-Story	137.50' x 123.73'	181.3 sq ft
108	SINGLE BED	1-Story	103.81' x 177.77'	183.9 sq ft
109	SINGLE BED	1-Story	142.25' x 87.87'	125.9 sq ft
110	SINGLE BED	1-Story	132.92' x 87.87'	116.7 sq ft
111	SINGLE BED	1-Story	122.62' x 87.87'	107.8 sq ft
112	SINGLE BED	1-Story	139.22' x 87.87'	121.4 sq ft
113	SINGLE BED	1-Story	132.92' x 87.87'	116.7 sq ft
114	SINGLE BED	1-Story	137.50' x 123.73'	181.3 sq ft
115	SINGLE BED	1-Story	103.81' x 177.77'	183.9 sq ft
116	SINGLE BED	1-Story	142.25' x 87.87'	125.9 sq ft
117	SINGLE BED	1-Story	132.92' x 87.87'	116.7 sq ft
118	SINGLE BED	1-Story	122.62' x 87.87'	107.8 sq ft
119	SINGLE BED	1-Story	139.22' x 87.87'	121.4 sq ft
120	SINGLE BED	1-Story	132.92' x 87.87'	116.7 sq ft
				<b>1851 sq ft</b>

**Utility Room Schedule**

Space Number	Space Name	Location	Room Dimensions	Net Area
101	Kitchen	1-Story	252.12' x 207.10'	521 sq ft
102	ACC-WC	1-Story	62.12' x 67.32'	41.6 sq ft
103	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
104	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
105	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
106	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
107	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
108	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
109	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
110	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
111	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
112	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
113	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
114	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
115	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
116	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
117	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
118	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
119	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
120	ACC-WC	1-Story	62.30' x 63.30'	39.3 sq ft
				<b>3506 sq ft</b>

**Community Room Schedule**

Space Number	Space Name	Location	Room Dimensions	Net Area
100	Dining Room	1-Story	467.87' x 363.43'	1694.4 sq ft
101	Meeting Room, Training Room	2-Story	219' x 158.11'	345.9 sq ft
				<b>2040.3 sq ft</b>

**Office Room Schedule**

Space Number	Space Name	Location	Room Dimensions	Net Area
100	Kitchen Manager	1-Story	114.38' x 75.84'	73.9 sq ft
101	Director Office	2-Story	138.22' x 87.87'	120.2 sq ft
102	Space Office/warehouse	2-Story	138.22' x 87.87'	120.2 sq ft
103	Program Manager	2-Story	138.22' x 87.87'	120.2 sq ft
104	Facilities Manager	2-Story	138.22' x 87.87'	120.2 sq ft
105	Staff kitchen	2-Story	138.17' x 133.25'	182.1 sq ft
				<b>782.8 sq ft</b>

**Circulation Schedule**

Space Number	Space Name	Location	Room Dimensions	Net Area
100	ELEVATOR	1-Story	8'8" x 6'11"	59.8 sq ft
101	ELEVATOR	1-Story	8'8" x 6'11"	59.8 sq ft
102	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
103	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
104	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
105	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
106	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
107	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
108	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
109	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
110	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
111	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
112	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
113	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
114	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
115	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
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119	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
120	STAR 1	1-Story	135.20' x 173.81'	2349.8 sq ft
				<b>2349.8 sq ft</b>



SALVATION ARMY NEW HOPE CENTRE

19 NICOL ST NANAIMO BC

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 2023-NOV-22  
 SALVATION ARMY

PROJECT INFO

A0.01



**NEW HOPE  
CENTRE**  
GIVING • HOPE • TODAY

The Salvation Army  
**Nanaimo New Hope Center**  
19 Nicol Street,  
Nanaimo, BC  
V9R 1B5  
Telephone: (250) 714-1142

August 1, 2023

City of Nanaimo

To Whom it May Concern,

The Salvation Army New Hope Centre employs about 35 persons and is staffed by a team of between 3 and 12 workers at any given time of day. Our employees use public transit, bicycles, private cars, and some live near enough to walk to work.

The site accommodates two buildings, one that dates to the 1890's and a more recently-built residential building on the North side that was built in the mid 2000's. For those requiring parking for their vehicles, there is ample space available in the area. The Bastion Street Parkade (236 Bastion) offers 292 spaces, Cavan Street has 82 spaces, the parkade at 395 Terminal Ave. has 10 spaces, 45 Front Street has 20, and the parking lot at the end of Crace Street (behind the New Hope Centre) provides space for about 15 cars.

Vehicles for emergency and medical services, as well as maintenance services, make use of the two parking spaces available directly in front of the Centre. We have found these arrangements to satisfactorily meet our needs for parking.

Should you have any questions, please do not hesitate to contact me directly by phone at [REDACTED] or by email at [REDACTED].

With very kind regards,

Bern Muller  
Director  
New Hope Centre

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**2023-NOV-22**  
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- MATERIAL KEY**
- (1) CHARCOAL GREY METAL CLADDING
  - (2) HARDIE PANEL, ACCENT COLOUR RED
  - (3) WOOD TONE METAL PANEL
  - (4) GALVANIZED PICKET SECURITY FENCE
  - (5) CONCRETE PLANTER
  - (6) ALUMINUM STOREFRONT SYSTEM - DURANAR COATING
  - (7) PMT WITH VINYL WRAP
  - (8) VINYL WINDOW - CHARCOAL
  - (9) PRESSED STEEL FRAME DOOR, PAINTED
  - (10) LIGHT FIXTURE, REFER TO ELEC
  - (11) METAL NUMBER



**1 NORTH ELEVATION**  
Scale: 3/16" = 1'-0"



**2 WEST ELEVATION**  
Scale: 3/16" = 1'-0"



SALVATION ARMY NEW HOPE CENTRE  
19 NICCOL ST NANAIMO BC

Elevations

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Current Planning





## SALVATION ARMY NEW HOPE CENTRE

19 NICOL ST NANAIMO BC

Issued for DP

### SHEET LIST

A0.00 Cover  
 A0.01 Project Info  
 A1.00 Site Plan  
 A1.01 Basement Floor Plan  
 A1.02 Main Floor Plan  
 A1.03 2nd Floor Plan  
 A1.04 3rd Floor Plan  
 A1.05 4th Floor Plan  
 A2.01 Elevations



**MacDonald Hagarty Architects Ltd.**  
 3502 LAW E Corner Ave  
 Courtenay BC  
 V9M 3M7

### CONTACT INFORMATION

**Owner + Operator**  
 Salvation Army  
 Contact: Michaela Jones - Michaela.Jones@salvationarmy.ca  
 19 nicol st  
 Nanaimo BC

**Prime Consultant + Architect**  
 MacDonald Hagarty Architects Ltd  
 Project Architect: Maris MacDonald, AIBC  
 Maris@MHArchitects.ca

**Civil Engineer**  
 Herold Engineering  
 3701 Shertown Road Nanaimo, BC V9T 2H1  
 Contact - Evan Pearce - E.Pearce@heroldengineering.com

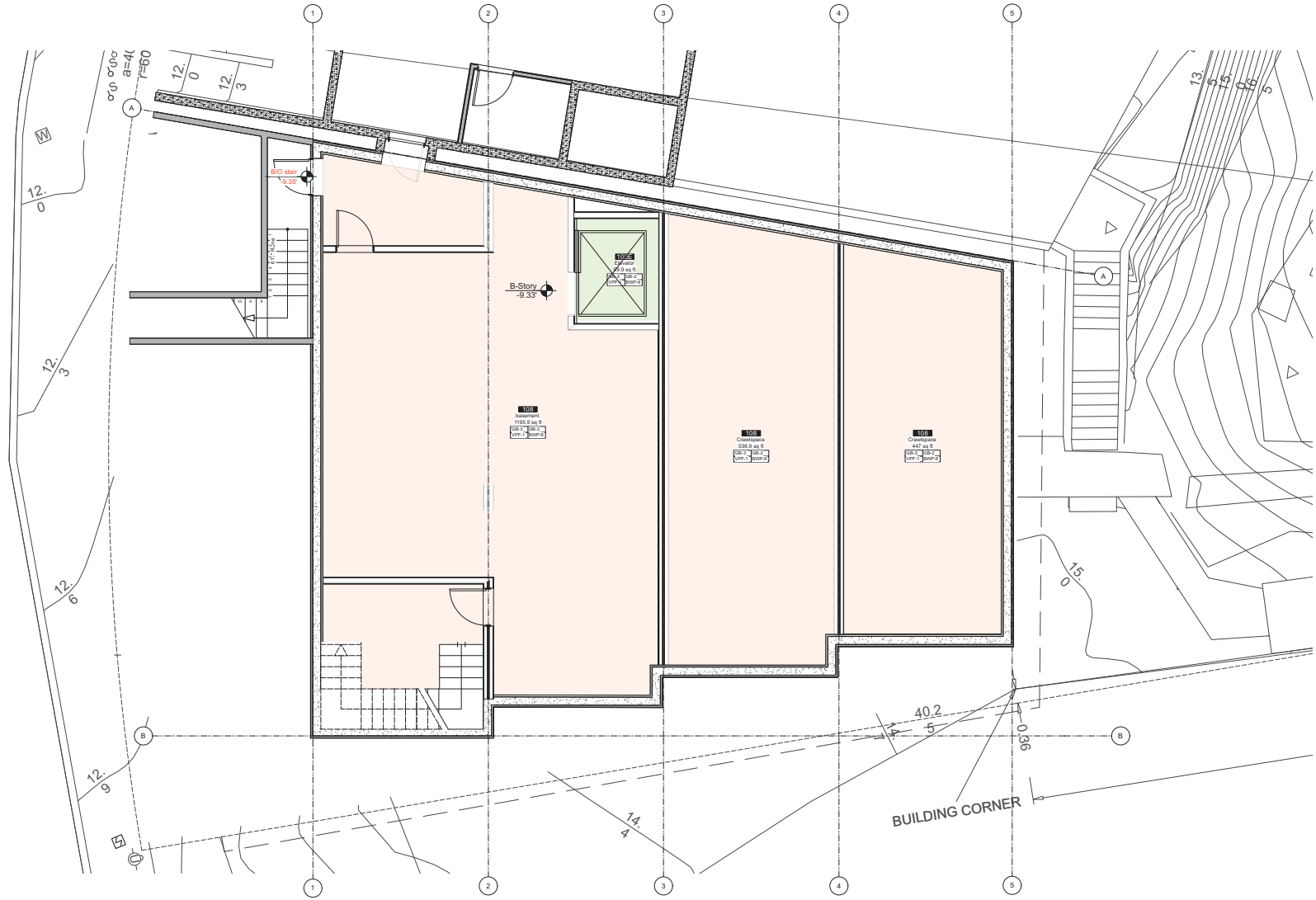
**Electrical Engineer**  
 Muir Engineering  
 Contact Brian Muir - brian@muireng.ca

**Mechanical engineer**  
 Avalon Mechanical  
 Contact Tim Robertson - tim@avalonmechanical.com

**Prime Contactor**  
 Kinetic Construction  
 Contact Mauricio Nava mnava@kineticconstruction.com



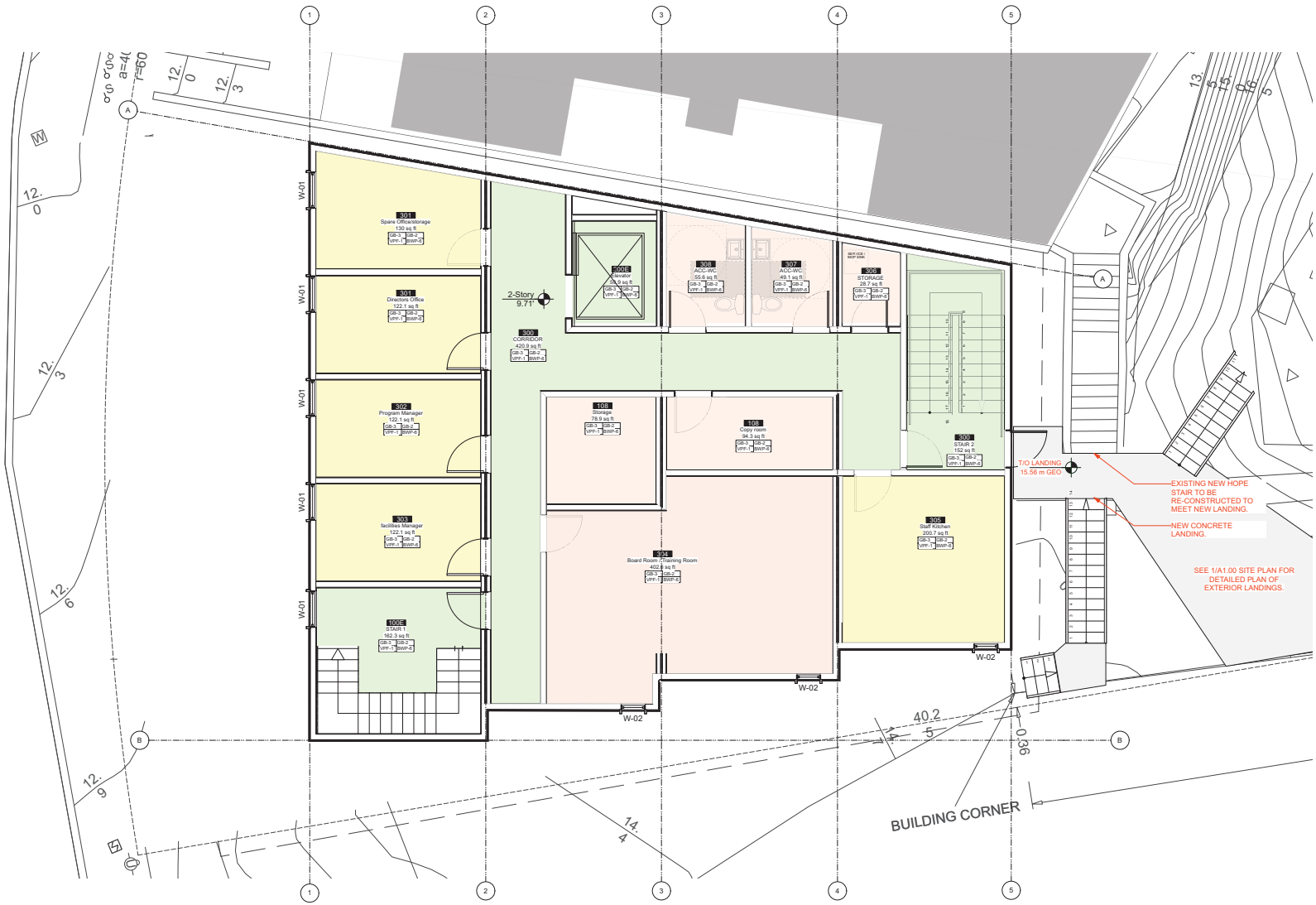
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 T. H. H. H. H.



1 Basement + Crawlspace  
Scale 1/4" = 1'-0"







1 2nd Floor  
Scale: 1/4" = 1'-0"

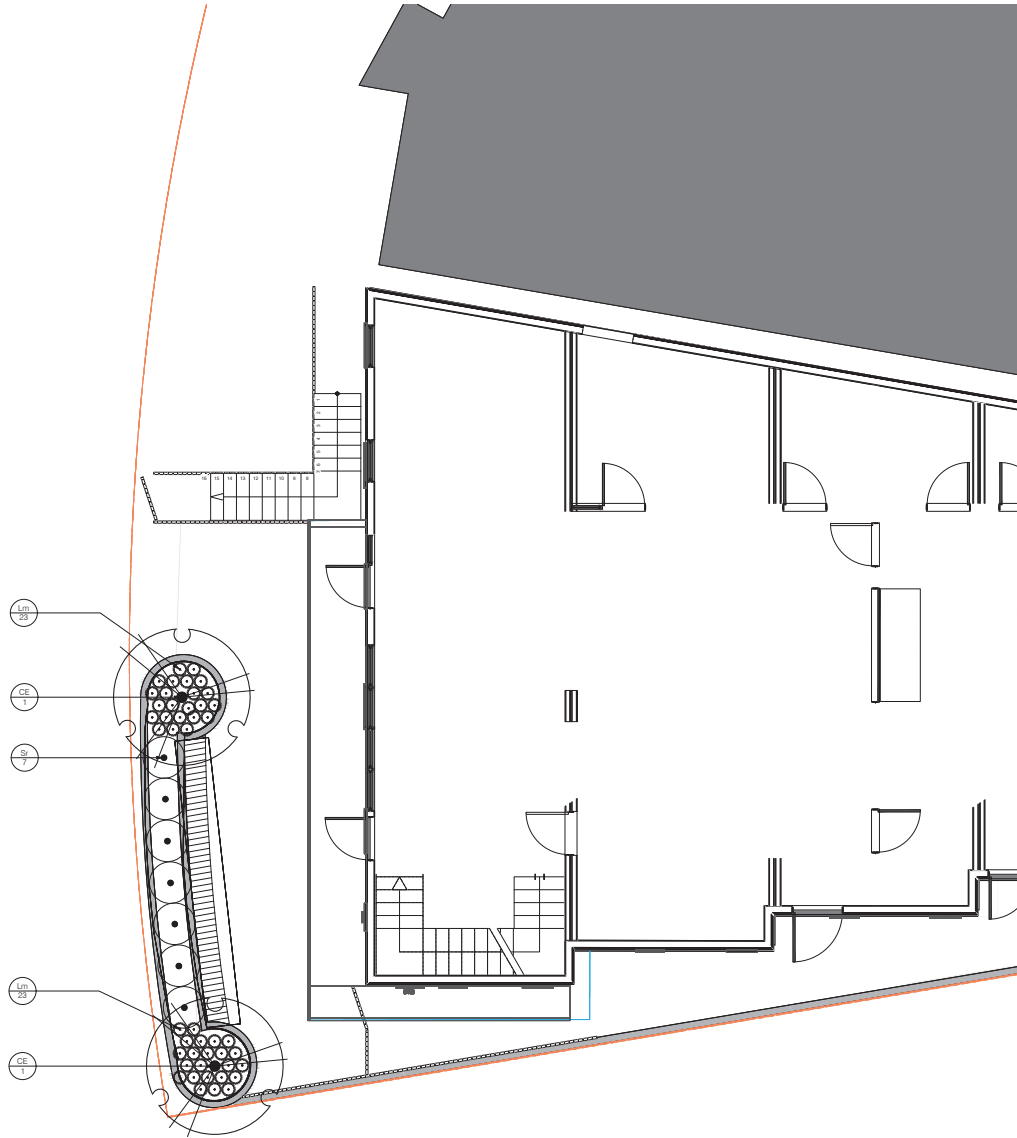








1 4th Floor  
Scale 1/4" = 1'-0"



TREES	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY
	CE	Cornus x Eddie's White Wonder / Eddie's White Wonder Dogwood	40mm Cal.	As Shown	B&B, Dense, Uniform Tree	2

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	COMMENTS	QTY
	Lm	Liriope muscari / Lilyturf	#2 POT	0.3m		46
	Sr	Skimmia japonica 'Rubella' / Rubella Skimmia	#2 POT	0.9m		7

1 PLANTING PLAN  
L1.1



1606 Camosun Street, Victoria BC V8T 3E6  
Info@biophilacollective.ca 250.530.1156

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COMPILED DATE:

DESIGNED BY: TY  
DRAWN BY: TY

PROJECT/CLIENT

# 19 Nicol Street

Salvation Army

REVISIONS

#	REVISION	YYYYMMDD

ISSUED FOR  
**Development Permit**

SEAL



DRAWING NAME

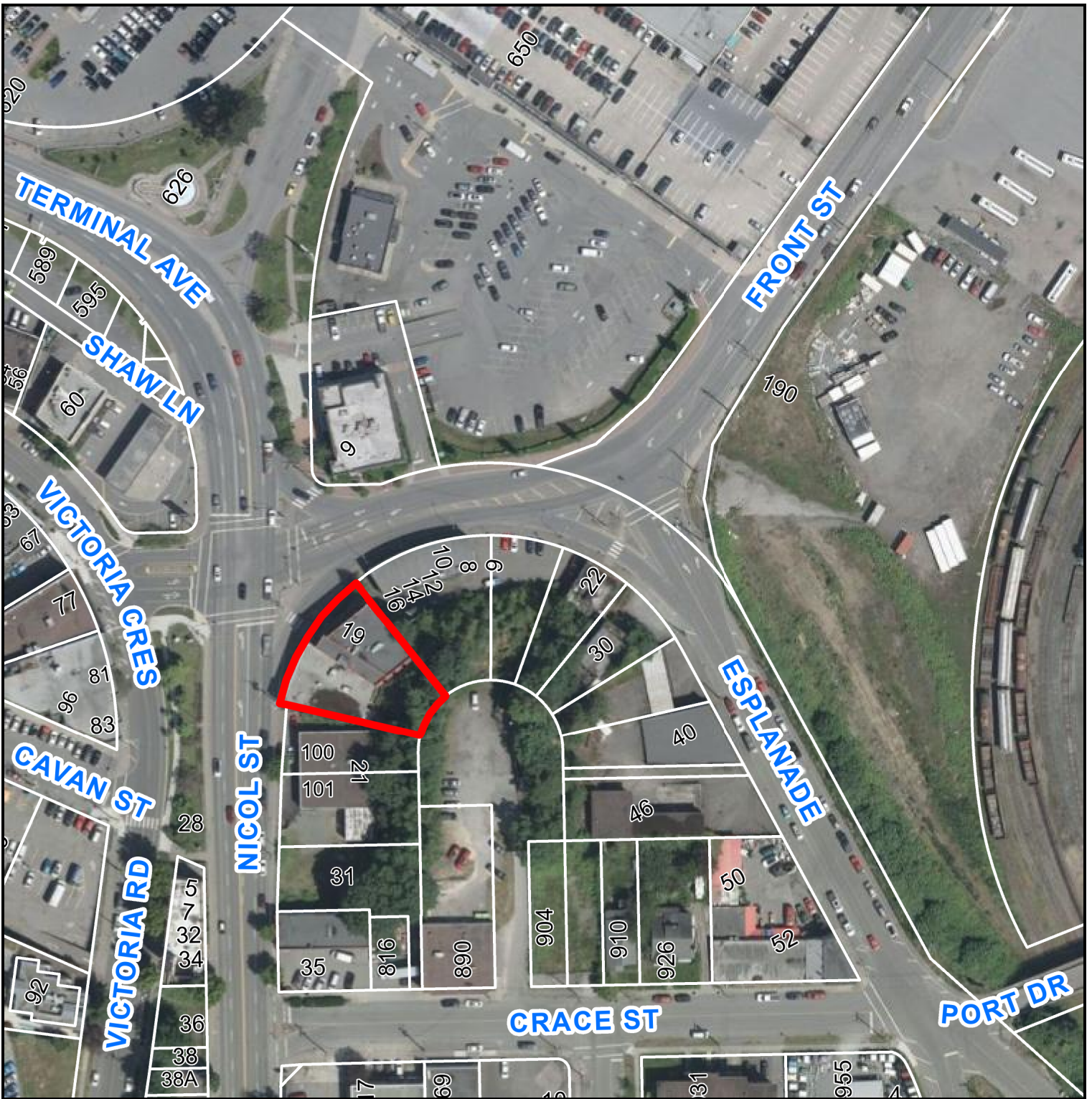
## PLANTING PLAN

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**L1.1**

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