



AGENDA DESIGN ADVISORY PANEL MEETING

November 9, 2017, 5:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. **CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:**
2. **ADOPTION OF AGENDA:**
3. **ADOPTION OF MINUTES:**
 - a. **Meeting Minutes of October 12, 2017** 3 - 7

Minutes of the Open Design Advisory Panel meeting held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Wednesday, 2017-OCT-12 at 5:00 p.m.
4. **PRESENTATIONS:**
 - a. **DAP Meeting Protocol**

Presented by Sheila Gurrie, City Clerk
 - b. **Development Permit Application No. DP1078 - 3200 Island Highway North** 8 - 19

A development permit application was received from Urban Design Group (Mr. Paul Chiu) for the development of a stand alone restaurant at 3200 Island Highway North. The subject property is legally described as Lot A, Sections 3 and 5, Wellington District, Plan VIP60825.
 - c. **Development Permit Application No. DP1077 - 1965 Boxwood Road** 20 - 34

A development permit application was received from Keay Architecture Ltd. (Mr. John Keay), on behalf of Samaritan Holdings Ltd. and Allan and Kerri Zinger, for the development of a pre-engineered steel building which will allow for an office area, parts sales and servicing of cranes. The subject property is legally described as Lot 9, Section 15, Range 7, Mountain District, Plan EPP17398.

d. **Development Permit Application No. DP1081 - 6540 Metral Drive**

35 - 55

A development permit application was received from DeHoog Kierulf Architects Ltd. (Mr. Glenn Hill), on behalf of WTF Investments Co. Ltd., for the development of an 89-unit rental apartment to be located at 6540 Metral Drive. The subject property is legally described as Lot 3, Section 12, Wellington District, Plan VIP62297.

5. **ADJOURNMENT:**

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2017-OCT-12, AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Councillor Jerry Hong
 Dan Appell
 Alexandru Ionescu
 Charles Kierulf
 Will Melville
 Kevin Krastel

 Staff: Gary Noble, Development Approval Planner
 Keltie Chamberlain, Planning Assistant (Recording Secretary)

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:00 p.m.

3. ADOPTION OF AGENDA:

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

4. PRESENTATIONS:

(a) Development Permit Application DP1071 – 5160 Hammond Bay Road

Gary Noble, Development Approval Planner, introduced the project, an 18 unit strata development, and spoke regarding the following items: storm water strategies and proximity to Walley Creek; the possible need for a variance regarding the roof deck of Unit G; and the need for a fire truck turnaround.

James Paul, Architect with GUD Group Canada presented the architectural design portion of the project, a strata title development with 18 two-storey slab units (average size 2,000ft²).

- Three homes on north side are proposed to have roof decks overlooking the riparian area.
- Two front units face onto Hammond Bay Road (mail boxes), all other units front onto access road, with drives and single car garages and one additional car parking space. There are 3 visitor parking spaces.
- There is a yard space for each with the north units having side yards
- The exterior aesthetic of each home is unique (7 diff floor plans) - alternating materials. Exterior finishes include: asphalt shingles, vinyl windows, unique front and garage doors, cultured stone, traditional expressions
- The development has a strong presence along Hammond Bay Road.
- A fire hydrant will be located mid-way on the road.

- Light standards and bollards will be used for site lighting.

Nancy Paul, Landscape Architect of Nancy Paul Landscape Architect presented the landscape plan.

- Existing creek setbacks were shown by S Toth
- Two plant lists: riparian and project, tying both together through drainage with a dry creek bed. The storm system will lead to the riparian area.
- Surface drainage will be located in the rear yards - 1' below wall, 7-8' wide so that it can't be filled by the end user.
- Trees will be downsized to 12-15' to provide space for an existing overhead hydro line.
- The pedestrian pathway consists of crushed limestone with a culvert for the drainage movement.

Mark Warbrick, Engineer of Newcastle Engineering provided a brief presentation pertaining to site servicing.

- Road drainage will be connected to dry beds then to riparian area. These will be the only drainage features.

Discussion Items:

- Unit types, siting and how separation between the units is accomplished. Question re possible clustering of units.
- Unit G roof deck design and height variance
- Road and sidewalk hard surface materials
- Garbage pickup will be private
- Tree species used along internal road
- Site drainage
- Strata management of landscape plan and plantings
- Parking strategy in relation to site density.
- Riparian area access and vegetation management plan.

It was moved and seconded that Development Permit Application No. DP1071 be accepted as presented with support for the requested rooftop deck access and a height variance, if required for the change. The motion carried unanimously.

Mr. Charles Kierulf removed himself from the meeting at 5:51 pm, due to conflict.

(b) Development Permit Application DP1072 – 4900 / 4950 Uplands Drive

Gary Noble, Development Approval Planner introduced the project for two commercial buildings for Dodd's Furniture and La-Z-Boy Furniture Galleries, and spoke regarding the site context and parking calculation.

Mr. Glenn Hill, Architect of DeHoog & Kierulf Architects Inc. presented the architectural design portion of the project and spoke regarding site context, building sizes and floor areas, parking, site accesses, pedestrian connectivity and storm water management.

- The Dodd's Furniture building flanks the rear access road, and the La-Z-Boy Furniture Galleries building abuts Uplands Drive.

- The La-Z-Boy building must adhere to corporate branding requirements.
- The proposed site access is provided from Uplands Drive (right-in/right-out), and from an access road off Turner Road past the new roundabout.
- There is a covered loading area on the Dodd's building; and, a loading bay on the south end of the La-Z-Boy building.
- Internal parking areas include 58 stall with an edge of green space left for future parking needs.

Ms. Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect presented the landscape plan.

- Included in the landscape plan is an informal park-like corner plaza complete with seats and water features, with channels from the roof gardens. Employees may use this area as an amenity space.
- The centre of the parking area includes screening and bioswales to address storm water management.
- Geometry of planting - hard edges with soft plantings in-between.
- The building design and urban design are complimented by the use of standing stones and storm water management. The storm water area is large and a green roof helps to slow the flow of the storm water. Flows are maintained onsite.
- Seating is provided along the rainwater channel.
- Two scales; one from a vehicle perspective and one from a pedestrian scale
- Bioswales are in place for a future parking lot

Discussion Items:

- Safety of proposed vehicle accesses and drive aisle
- Parking area screening
- Pedestrian connectivity and flow (sidewalk and trail way)
- Garbage enclosure type and placement onsite
- Site lighting (pedestrian and bike routes). Possible wall lighting (in grills) of the rain water channels
- Public artwork in the plaza
- South elevation and articulation of La-Z-Boy building
- Possible increase of green space area
- La-Z-boy Furniture Galleries corporate branding
- Traffic study inquiry

It was moved and seconded that Development Permit Application No. DP1072 be accepted as presented. The following recommendations were provided:

- Look at ways to add articulation to the south elevation of the La-Z-Boy building to reflect the north side; and,
- Consider ways to improve the access (right-in/right-out) from Uplands Drive.

The motion carried unanimously.

Mr. Charles Kierulf returned to the meeting at approximately 7:15.

(c) Development Permit Application DP1076 – 100 Gordon Street

Bill Corsan, Real Estate Manager, City of Nanaimo introduced the project, a nine-storey, 155 room, Courtyard by Marriott Hotel to be located at 100 Gordon Street; and, the development team.

The Panel referenced the Guidelines for the VI Conference Centre including connectivity between the hotel and the conference centre.

Mr. Corsan indicated Council has removed many conditions.

Mr. Kevin Perry, Project Manager of PEG Development, and Mr. Claudio Rabaglino, Architect (Practice Advisor) of Turner Fleischer Architects Inc., presented the project.

- Specific Marriott corporate branding is required - this site will be developed to reflect Courtyard by Marriott hotels in other locations using design elements such as the colour palette developed by Marriott. The hotel is designed to compliment the Conference Centre.
- Site challenges are: the cliff and rock base on the east side, and flood plains
- Amenities include: a lounge area with access to the patio, entrance canopy, glass facade, corner landscaping. There is a pool, spa, gym. The 2nd floor rooms look into Pipers Park, 3rd floor into treetops, 4th views overlook the water.
- Trellises animate the north corner, bringing the outside in and reducing the building's scale.
- Overhead doors into the bistro are located on the north corner and is a place to engage public.
- The elements of the human scale pedestrian connection is completed on all sides.
- Cameron Road is steep on the south side and the drive into the site will need to be adjusted but will not affect the building. The loading ramp may be omitted and be a pedestrian ramp instead. The loading will take place on Cameron Road which will require a variance.
- A small retaining wall from the street will exist on the north side, allowing for landscaping and a sidewalk.
- Exterior Materials include – Hardie paneling, fibre cement panel (patterned, two colours) and Evus (fiber like oak – Canadian product) and stone
- A landscape plan will be made available at a later date.

Discussion Items:

- Requirement for landscape plan
- Grade change and width of sidewalk
- Rooftop mechanical equipment screening
- First floor rooftop mechanical screening and views from above (rooms / neighbouring buildings)
- Patio, (canopies, overhead weather protection, pedestrian shelter)
- Rear of building – possible CPTED issues re pedestrian link
- Cliff face stability
- Parking strategy (space to be leased from City)

- Loading area
- Public art
- Landscape plan, and site grading
- Storm water management (green strategies)
- Exterior finishes and durability (white eifs)
- Entrance portico

It was moved and seconded that the form, character and building siting for Development Permit application No. DP1076 be accepted as presented. The following recommendations were provided:

- *Consider ways to improve and add strength to the entry porte cochere;*
- *Look at providing weather protection to the outdoor awning feature;*
- *Consider adding public art to the site;*
- *Consider ways to screen the 1st floor rooftop mechanical equipment for overlook purposes; and,*
- *Give consideration to re-siting the building to remove the space between the cliff and the building footprint.*

In addition to the recommendations, the Panel supports a variance to remove the onsite loading space; and, would further support the porte cochere encroaching into the City right-of-way. The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 8:20 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001078 – 3200 ISLAND HIGHWAY NORTH

Applicant/ Architect: URBAN DESIGN GROUP ARCHITECTS LTD.

Owner: COUNTRY CLUB CENTRE LTD.

Landscape Architect: PMG LANDSCAPE ARCHITECTS

Subject Property:

| | |
|-------------------------------|--|
| Zoning | CC3 - City Commercial Centre |
| Location | The subject property includes Country Club Mall. The proposed drive-thru pad building will be located on the south eastern portion of the property adjacent to the Dairy Queen property and fronting the Island Highway. |
| Total Area | 97,998m ² |
| Official Community Plan (OCP) | Map 1 – Future Land Use Plans – Commercial Centre - City; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development. |
| Relevant Design Guidelines | General Development Permit Area Design Guidelines |

PROPOSED DEVELOPMENT

The proposed development is a 186m² single storey pad building for a drive-thru fast food restaurant (Triple O's).

Site Context

The subject property contains Country Club Mall and is located between Norwell Drive, 107th Street and the Island Highway North. The property currently includes an existing drive-thru restaurant (Starbucks) to the west of the proposed restaurant. The Dairy Queen drive-thru building is located to the east on a separate property. The proposed building is separated from the larger shopping centre to the north by parking.

Site Design

The proposed building is in close proximity to the street (Island Highway) which provided the opportunity for street presence as encouraged within the General Design Guidelines. The proposed drive-thru lane is located behind the building. An outdoor patio is located to the southwest of the building on the highway frontage.

A pedestrian connection was included within the site design between the drive-thru building and the mall. A concrete sidewalk is included around the pad building on both the west and east sides which connects to the pedestrian connection to the mall by way of crosswalks through the drive-thru.

Building Design

The single storey pad building includes Hardie plank fibre cement lap siding on the exterior with two-storey cultured stone column elements. The south elevation, parallel to the Island Highway, features prominent window glazing to maximize mountain view opportunities from within the restaurant and permit natural light.

The building entrance is located on the west side of the building facing the parking lot and outdoor patio area. The entrance is defined with a prominent feature that provides some weather protection.

Landscape Design

The portion of the drive-thru lane, directly adjacent to the Island Highway, is screened from the highway by a 1.8m wide Russian laurel hedge layer.

There are some existing trees along the highway frontage side of the subject property, and when combined with the proposed new planting scheme, the landscape design meets the minimum landscape requirements. Taller or denser plantings may be required to appropriately screen the drive-thru lane from the Island Highway.

The proposed landscape plan also includes landscaping within the parking lot adjacent to the proposed pedestrian connection between the mall and pad building.

PROPOSED VARIANCES

There are no proposed variances.

Paul Chiu, Architect AIBC, MRAIC, AAA, SAA, MAA, OAA, SBA, Principal
Fariba Gharaei, Architect AIBC, MRAIC, OAA, LEED AP, SBA, Vice President
Rudi Klauser, RID, NCIDQ, LEED AP, Senior Associate
Crosbby Chiu, MRAIC, SBA, Senior Associate

Rick Jones, Founding Principal
Aaron Vornbrock, Principal
Eric Ching, CSBA, Principal
Martin Grube, Associate
Bojan Ilic, Associate

October 18, 2017

City of Nanaimo
Current Planning & Subdivision
411 Dunsmuir Street
Nanaimo, BC V9R 0E4

RECEIVED
DP1078
2017-OCT-20
Current Planning & Subdivision

Attn: Lainya Rowett
Manager, Current Planning & Subdivision

RE: Triple O's Quick Service Restaurant
Country Club Centre, 3200 N Island Hwy, Nanaimo, BC V9T 1W1

Our Project No. 4700

Dear Lainya,

Please accept this Design Rationale for a proposed Triple O's Quick Service Restaurant with a Drive-Thru component at Country Club Centre.

Description and Objectives

The proposed development introduces a 2,000 SF Quick Service Restaurant (QSR) along the southeast frontage of the Country Club Centre next to the DQ restaurant and adjacent to Island Highway N. The immediate area surrounding the new building will benefit from enhanced landscaping, a new direct pedestrian connection to the Mall, and an increased street presence for the shopping centre along the Highway.

The development is consistent with the objectives of the City's General Development Permit Area Design Guidelines, and with Zoning Bylaw regulations under the site's current Commercial Centre (CC3) zoning designation.

Site Planning and Design

The proposed development replaces existing surface parking with new commercial and public space, and a new maneuvering and parking configuration to accommodate an efficient drive-thru component integral to the target QSR tenant. New landscaping will be introduced along with a raised concrete walkway that will provide a safe, barrier-free pedestrian connection between this area of the site and the existing Mall.

Existing landscaping along the area's south perimeter adjacent to the Highway will be enhanced with taller and denser perennials to provide adequate visual screening and mitigate light trespass onto the Highway from the headlights of automobiles negotiating the drive-thru lane. The site layout and proposed perimeter landscaping treatment have received the nod of the Ministry of Transportation and Infrastructure (MOTI) office in Nanaimo. A dedicated loading bay and garbage enclosure is also provided to facilitate servicing requirements related to the restaurant's operations.

Form & Character and Sustainability

The building is prototypical of Triple-O's store design and brand image characterized by a simple rectangular form accentuated by tall blade walls that ensure visibility and serve as the backdrop for signage. The building's exterior finish is a composition of wood grain fibre-cement lap siding, stone veneer and stucco EIFS in brown, black and grey, respectively, and complimented by an eyebrow portal around the main entrance in Triple-O's corporate green. In addition to high durability and appeal, these materials and colours offer good texture and contrast to a distinctly contemporary building form.

The building's orientation takes advantage of mountain views with a full, south-facing storefront adjacent to interior seating, which also lends transparency and animation along Island Highway. This exposure is further enhanced by an outdoor space that wraps around the western corner of the building where the entrance is located and accessible from the parking lot. This space can be used for patio or outdoor seating with distinct hardscape treatment and ample lighting to reinforce the public realm and the development's street presence.

A bike rack provides a safe stowing facility for bicycle riding patrons and adds to a number of sustainability strategies that will be promoted through the development, including the use of Low-E glazing, LED Dark-Sky compliant lighting, and drought-tolerant planting.

This development will be a good addition to the Country Club Centre and will provide both nearby residents and transient visitors a new social venue and added convenience.

Should you require additional information or clarification on the foregoing, please do not hesitate to contact us directly.

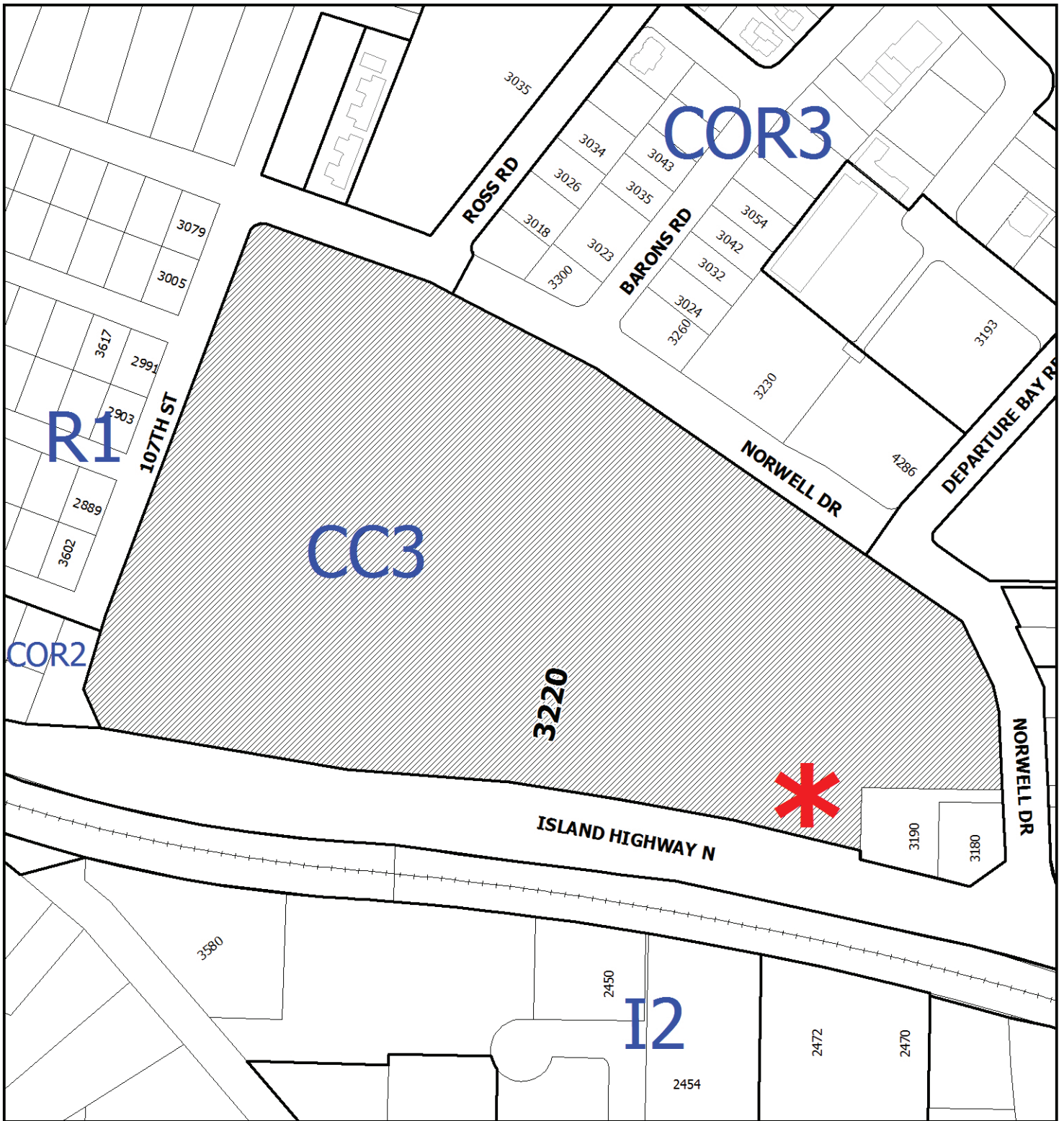
Very truly yours,



Eric Ching, Principal

URBAN DESIGN GROUP ARCHITECTS LTD.

(ekc)



DEVELOPMENT PERMIT NO. DP001078



LOCATION PLAN

Civic: 3200 Island Highway North
(Triple O's) Lot A. Sections 3 and 5,
Wellington District, Plan VIP60825



**Subject
Property**



**Subject
Location**



1 NORTHWEST VIEW
A-33 SCALE: N.T.S.



2 SOUTHWEST VIEW
A-33 SCALE: N.T.S.



3 NORTHEAST VIEW
A-33 SCALE: N.T.S.



4 SOUTHEAST VIEW
A-33 SCALE: N.T.S.

TRIPLE-O'S PAD BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES



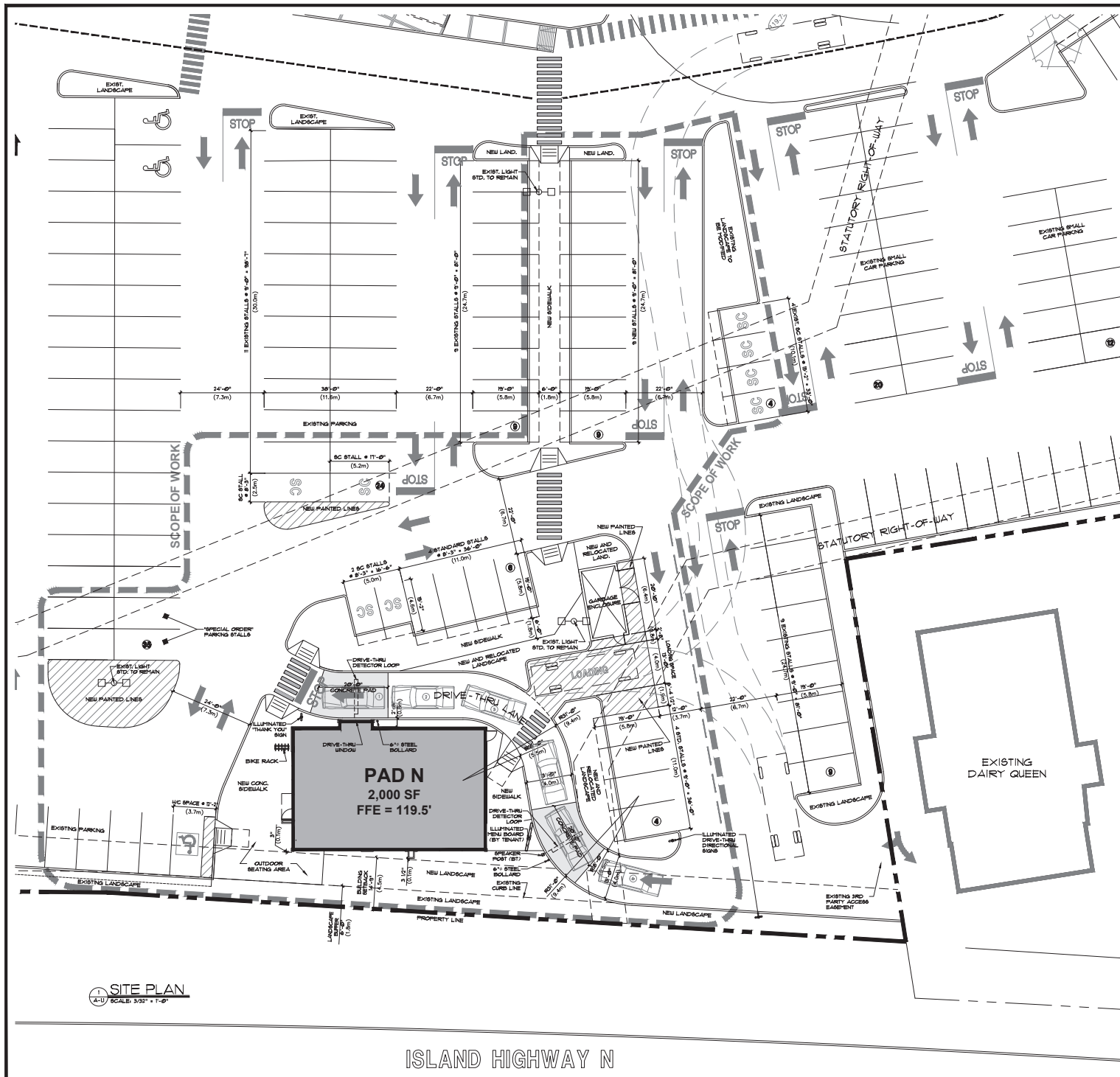
420-745 THURLOW ST
VANCOUVER BC V6C 5S5
TELEPHONE 604-687-2334

Project number **4700**

EXTERIOR RENDERINGS

Date: 2017-08-15 Sheet number: **A-32**
Scale: N.T.S.
Client: K.L.S.
Project: 4700

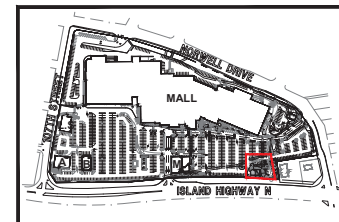
RECEIVED
DP1078
2017-OCT-20
K.L.S. ARCHITECTS LTD.



SITE PLAN
SCALE: 3/32" = 1'-0"



AERIAL KEY PLAN
SCALE: N.T.S.



KEY PLAN
SCALE: N.T.S.

SITE INFORMATION

| | |
|-------------------------------|---|
| LEGAL DESCRIPTION: | LOT A, SECTION 3 & 5, WELLINGTON DISTRICT, PLAN VPO0025 |
| CIVIC ADDRESS: | 3200 NORTH ISLAND HIGHWAY, NANAIMO, B.C. |
| ZONING: | CC3 - CITY COMMERCIAL ZONE |
| TOTAL SITE AREA: | 1,054,587 SF (97,974 SM) |
| EXISTING BUILDING AREA: | 321,644 SF (29,882 SM) |
| PROPOSED ADD'L BUILDING AREA: | 2,000 SF (185 SM) |
| TOTAL PROPOSED BUILDING AREA: | 323,644 SF |
| LOT COVERAGE (MAX 50%): | (323,644 SF / 1,054,587 SF) x 100 = 30.7% |

FLOOR AREAS

| | |
|--|--------------|
| EXISTING PAD A | = 6,569 SF |
| EXISTING PAD B | = 4,583 SF |
| EXISTING PAD L | = 1,657 SF |
| EXISTING PAD M | = 10,361 SF |
| EXISTING LIQUOR STORE | = 6,015 SF |
| EXISTING PAD BUILDING GROSS FLOOR AREA | = 26,178 SF |
| EXISTING PAD BLDG. NET FLOOR AREA (80% OF GFA) | = 20,938 SF |
| EXISTING MALL GROSS FLOOR AREA | = 291,856 SF |
| EXISTING MALL NET FLOOR AREA (85% OF GFA) | = 247,908 SF |
| PROPOSED PAD N | = 2,000 SF |
| PROPOSED ADD'L GROSS FLOOR AREA | = 2,000 SF |
| PROPOSED ADD'L NET FLOOR AREA (80% OF GFA) | = 1,600 SF |
| TOTAL GROSS FLOOR AREA (GFA) | = 322,834 SF |
| TOTAL NET FLOOR AREA (NFA) | = 276,966 SF |

PARKING CALCULATIONS

| | |
|--------------------------------------|--|
| EXISTING BUILDINGS (NFA) | 274,168 SF / 1,076 SF x 4.3 = 1,095.7 SPACES |
| PROPOSED BUILDINGS (NFA) | 1,800 SF / 1,076 SF x 4.3 = 7.2 SPACES |
| TOTAL PARKING REQUIRED | = 1,103 SPACES |
| EXISTING PARKING PROVIDED: | 1,373 SPACES |
| PROPOSED NET PARKING REDUCTION: | = 32 SPACES |
| PROPOSED DRIVE-THRU STACKING: | = 6 STALLS |
| TOTAL PARKING PROVIDED: | 1,347 SPACES |
| SMALL CAR STALLS PROVIDED (MAX 33%): | 94 SPACES (6.9%) |
| PARKING RATIO (GROSS FLOOR AREA): | 4.2 SPACES / 1,000 SF |
| DISABLED PARKING REQUIREMENTS: | |
| NEW DISABLED SPACES REQUIRED: | = 1 SPACE |
| NEW DISABLED SPACES PROVIDED: | = 1 SPACE |

BYLAW REQUIREMENTS

| | |
|---|--|
| MINIMUM PARKING REQUIREMENTS | |
| SHOPPING CENTRE: | 4.3 PARKING SPACES PER 100 SM (1,076 SF) OF NET FLOOR AREA |
| DISABLED PARKING SPACES: | 1 SPACE PER FOR 11-20 REQUIRED SPACES |
| PARKING SPACE AND MANOEUVERING AISLE REQUIREMENTS | |
| STANDARD SPACE: | 2.75m (9'-0") x 5.8m (19'-0") |
| SMALL SPACE (MAX. 33%): | 2.5m (8'-0") x 4.8m (15'-0") |
| HANDICAPPED SPACE: | 3.7m (12'-0") x 5.8m (19'-0") |
| LOADING SPACE (MINIMUM SIZE): | 9.2m (30'-0") x 4.0m (13'-0") |
| MANOEUVERING AISLE WIDTH: | 6.7m (22'-0") |
| PARKING CURB OVERHANG: | 1.0m (3'-3 3/4") |

GENERAL NOTE:

BOUNDARIES SHOWN HEREON ARE DERIVED FROM EXISTING RECORDS AND MUST BE CONFIRMED BY SURVEY PRIOR TO THE DETERMINATION OF DIMENSIONS OR AREAS FOR DEVELOPMENT PURPOSES.

TRIPLE-O'S PAD BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES



architects ltd.

420-745 TILLOW ST
VANCOUVER, BC V6C 5G5
TELEPHONE 604-687-2334

project number **4700**

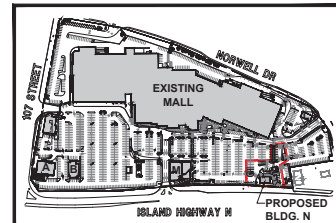
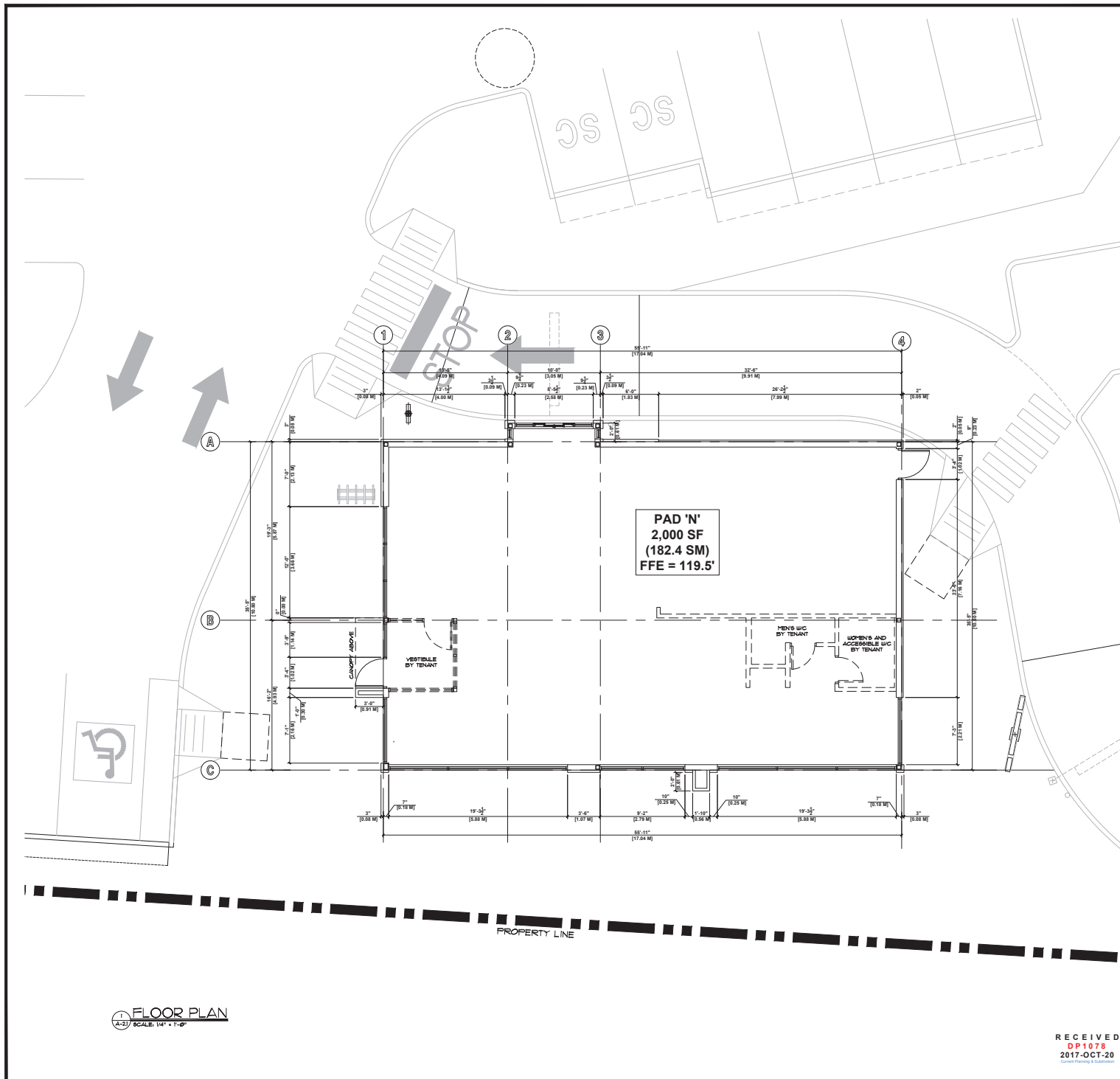
drawn by **PROPOSED**

SITE PLAN

date 2017-08-23 sheet number **A-1.1**

drawn by **AS NOTED**

check by **DC**



KEY PLAN
SCALE: N.T.S.

FLOOR PLAN NOTES

1. ALL DIMENSIONS AND DIMENSIONS ARE REFERENCED TO CENTRE LINE OF COLLING AND/OR OUTSIDE OF EXTERIOR FINISHES.
2. ALL TENANT IMPROVEMENT BUILDING PERMIT APPLICATIONS WILL BE SUBMITTED BY THE INDIVIDUAL TENANTS OR THEIR REPRESENTATIVES.
3. EXACT DOOR LOCATION TO BE CONFIRMED BY TENANTS PRIOR TO INSTALLATION.
4. FLOOR SLAB NOT TO BE POURED UNTIL TENANTS HAVE COMPLETED THEIR PLANS & SPECIFICATIONS.
5. ALL EXTERIOR STONEFRONT AND WINDOW OPENINGS IN SEALED DOUBLE GLAZED, CLEAR PLATE GLASS UNITS WITH THERMALLY BROKEN ALUMINUM FRAMES UNO.
6. ALL INTERIOR WALLS OF EXTERIOR WALLS TO HAVE GYPSUM WALL BOARD FINISH, TAPED, FILLED AND Sanded READY TO RECEIVE PAINT, (ON BACK OF THE BUILDING).
7. PROVIDE CONDUIT AND PLYWOOD BACKING FOR ALL EXTERIOR FASCIA SIGNAGE.
8. THE FLOOR SLAB SHALL INCLUDE A FINISH & FLS VAPOUR BARRIER INSPECTED BY LANDLORD'S ENGINEER OR ARCHITECT PRIOR TO THE CONCRETE BEING POURED.
9. REFER TO STRUCTURAL DRAWINGS FOR ALL STUD SPACING, GAUGE AND BRACING.
10. ALL FILL HEIGHT WALLS TO HAVE A DEFLECTION HEAD AT THE USE OF STRUCTURE. REFER TO STRUCTURAL DATA.
11. PROVIDE DOUBLE INSULATED BRACING AND BACK UP PLATES WHERE REQUIRED TO SUPPORT TENANT INSULATION EQUIPMENT, CABINETWORK, WALL MOUNTED TV'S, CABINETS AND TOILET ACCESSORIES WHERE SUCH ITEMS ATTACH AN EXTERIOR OR CEILING WALL, AS SHOWN ON TI DRAWINGS.
12. EXCEPT FOR PROPRIETARY OR COLOURED AND FINISHED MATERIALS COMPONENTS OF THE BUILDING SHALL BE PREPARED AND PAINTED TO PREPARE GRACE AS DERIVED BY THE MASTER PAINTERS INSTITUTE STANDARDS.
13. ALL TENANT IMPROVEMENT BUILDING PERMIT APPLICATIONS WILL BE SUBMITTED BY THE INDIVIDUAL TENANTS OR THEIR REPRESENTATIVES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY AND TO CORRELATE ALL DIMENSIONS WITH THE DRAWINGS AND THE JOB SITE.
15. IF ANY DISCREPANCIES ARE FOUND BY THE CONTRACTOR AS IT RELATES TO DRAWING COORDINATION AND DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
16. REFER TO ELEC. DATA FOR EMERGENCY LIGHTS AND PULL STATIONS.

RECEIVED
DP1078
2017-OCT-20

TRIPLE-O'S PAD BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES



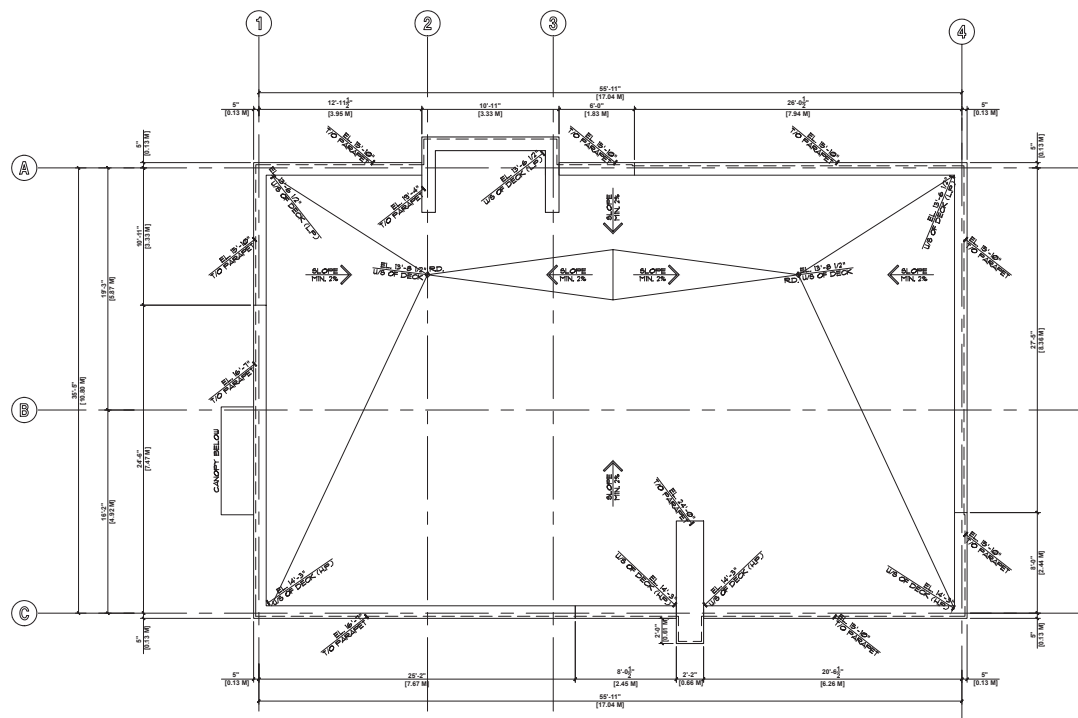
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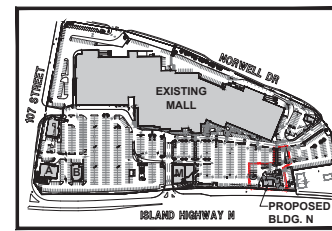
sheet 001

PROPOSED FLOOR PLAN

date 2017-08-15 sheet number
drawn AS NOTED
check 02/10
checked
A-2.1



1 ROOF PLAN
A-22 SCALE: 1/4" = 1'-0"



2 KEY PLAN
A-23 SCALE: N.T.S.



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consultant

ROOF PLAN NOTES

1. ALL GAS PIPING SHALL BE PAINTED. FOR SUPPORT DETAIL REFER TO MECHANICAL DRAWINGS.
2. FOR ALL ROOF DETAILS REFER TO DRAWING A-81.
3. FOR ALL ROOF OPENINGS, RISER AND LOCATIONS REFER TO APPROVED MECHANICAL SHOP DRAWING.
4. REFER TO PLUMBING AND DRAINAGE DRAWING FOR LOCATION OF ROOF DRAIN. GENERAL CONTRACTOR TO SURVEY THE ROOF AFTER THE DECK IS IN PLACE TO DETERMINE NATURAL LOW POINTS BEFORE FINALIZING THE LOCATION OF ROOF DRAIN.
5. REFER TO DRAWING A-81 FOR WALL SECTIONS.
6. FOR SIZE AND LOCATION OF GAS PIPING REFER TO MECHANICAL DRAWINGS.
7. ROOFING CONTRACTOR TO RETURN ROOF INSULATION AT 80% STEEL PLATE CURBS AT ALL ROOF EQUIPMENT AND ADD FLASHING AND GUTS AROUND CURBS.
8. PROVIDE 2 x 7 FINE-FINISHED PAVERS AS PER SPEC.
9. ROOF ELEVATION GIVEN AT UR OF STEEL DECK.
10. THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH MECHANICAL AND STRUCTURAL DRAWINGS.

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2017-OCT-20
Consult Planning & Architecture

TRIPLE-O'S PAD BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES



architects ltd.

420-745 THALOW ST
VANCOUVER, BC V6C 2G5
TELEPHONE 604-687-2334

project number **4700**
sheet name
PROPOSED ROOF PLAN
date 2017-08-15 sheet number
drawn AS NOTED
check DC
designed EAC



1 NORTH ELEVATION
A-312 SCALE: 1/4"=1'-0"



2 WEST ELEVATION
A-312 SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION
A-312 SCALE: 1/4"=1'-0"



4 EAST ELEVATION
A-312 SCALE: 1/4"=1'-0"

EXTERIOR MATERIALS:

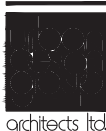
| | |
|----|--|
| 1 | 2" EPS DRYVIT SYSTEM |
| 2 | CULTURED STONE |
| 3 | HARDIEPLANK FIBRE CEMENT LAP SIDING |
| 4 | PRE-FIN. LOW-E DOUBLE-GLAZED THERMALLY BROKEN ALUM. STOREFRONT GLAZING 4 DOORS |
| 5 | PRE-FINISHED METAL PANEL |
| 6 | ALUMINUM BRUSHED |
| 7 | HOLLOW METAL DOOR |
| 8 | PRE-FINISHED METAL FLASHING |
| 9 | ILLUMINATED EXTERIOR SIGNAGE, BY TENANT |
| 10 | PRE-FIN. LOW-E DOUBLE-GLAZED THERMALLY BROKEN ALUMINUM DRIVE-THRU WINDOW |
| 11 | CONCRETE-FILLED STEEL PIPE BOLLARD |
| 12 | EXTERIOR LIGHTING, PER TENANT SPEC. |

EXTERIOR COLOURS:

| | |
|---|---|
| A | 201-10 GRAY, BENJAMIN MOORE |
| B | OC8326 COFFEE BROWN |
| C | OC8306 CHARCOAL |
| D | OC8611 SPRUCE GREEN |
| E | COUNTRY LEDGESTONE, BLACK MARBLE |
| F | SELECT CEDAR/MILL CHESTNUT BROWN, 5" EXPOSURE |
| G | CLEAR ANODIZED |
| H | SPANDREL GLAZING |
| J | SAFETY YELLOW |

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TRIPLE-O'S PAD BUILDING
COUNTRY CLUB CENTRE, 3200 ISLAND HWY N, NANAIMO, BC
For NORTHWEST PROPERTIES



420-745 THLOW ST
VANCOUVER BC V6C 5S5
TELEPHONE 604-687-2324

Project number 4700

Colour EXT. ELEVATIONS

Scale 2017-08-15
Date 2017-08-15
Sheet number 10/10
Sheet 10/10
Scale 1/4"=1'-0"

Aerial Photo



DEVELOPMENT PERMIT NO. DP001078



STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP1077 – 1965 BOXWOOD ROAD

Applicant/Architect: KEY ARCHITECTURE LTD. (John Keay)

Owner: SAMARITAN HOLDINGS LTD. and ALLAN & KERRY ZINGER

Landscape Architect: JPH CONSULTANTS LTD.

Subject Property:

| | |
|-------------------------------|--|
| Zoning | I2 – Light Industrial |
| Location | The subject property is located adjacent to the Nanaimo Parkway, one property south of the Boxwood Road/Island Diesel Way intersection. |
| Total Area | 5,513m ² |
| Official Community Plan (OCP) | Map 1 – Future Land Use Plans – Light Industrial; Map 3 – Development Permit Area No. 4 – Nanaimo Parkway Design; Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development. |
| Relevant Design Guidelines | General Development Permit Area Design Guidelines |

BACKGROUND

Although the subject property is within DPA No. 4, all issues relating to the Nanaimo Parkway Design Guidelines were addressed prior to the subdivision of Greenrock Industrial Park.

PROPOSED DEVELOPMENT

The proposed development is a two-storey, 900m² service industry building with an accessory office for Falcon Equipment Ltd. It will develop in two phases.

Site Context

The proposed development is located in the Greenrock Industrial Park just south of the Island Diesel Way/Boxwood Road intersection. The lot bounds Vibrant Dance Studios to the north, a vacant lot to the south, and the Nanaimo Parkway to the west.

Site Design

The building is pushed to the north property line with the main entrance providing street presence on Boxwood Road. An existing (but not maintained) vegetated bioswale runs across the lot frontage. The rear of the lot consists of the 20m Nanaimo Parkway Character Protection Zone, which is fenced off from the rest of the property.

The building is located to maximize onsite vehicle movement and to allow space for an outdoor storage area. Parking is provided on the south side of the property and bicycle parking is provided inside of the building.

Staff Comments:

- The pedestrian connection to the street where street parking is located is weak. The applicant should consider a design feature to strengthen the pedestrian connection.
- Is the driveway in the right location to allow larger vehicles to enter/exit the site without crossing the centre line on Boxwood Road? The civil consultant should report on the turning movements of the typical vehicle accessing the site.

Building Design

The building is designed with client's needs in mind: the size, configuration and height are a response to the requirement to accommodate an interior crane used for equipment servicing.

The front façade and entrance of the building is detailed with a decorative canopy, which integrates the steel frames used in cranes as a reference to the building use. The canopy also provides weather protection at the building entrance. This steel design element is repeated at the connection between the two building phases.

The building is clad with contrasting corrugated metal panels except for the accessory office portion at the front, which is differentiated from the rest of the building by glazing and cement board panels. Each building phase consists of four overhead garage doors with glazed panels.

Staff Comments:

- The north and east elevations are visible from the neighbouring property to the north and the Nanaimo Parkway and could benefit from further detail to reduce the scale of these wall faces. Clerestory windows on the east wall face could benefit the design by adding articulation and light to the building.

Landscape Design

The landscaping is focused at the front of the property and at the building entrance. The main entrance is accessed via an entrance plaza detailed with decorative pavers and a bench. The plant palette is primarily native plant species.

The existing front yard bioswale will need to be maintained. Another bioswale is proposed at the rear of the property.

Staff Comments:

- The applicant will need to include a planning program for the front bioswale.
- A chain link fence is proposed along the front of the property behind the bioswale. A fence in this location is not characteristic of Greenrock Industrial Park. If a fence is necessary, it would be best located behind the last proposed parking space.

PROPOSED VARIANCES

There are no proposed variances.

keay architecture ltd.

John Keay, Architect, A.I.B.C.
Nicole Parker, Associate

2nd Floor, 1124 Fort Street
Victoria, BC, V8V 3K8

o. 250-382-3823
e. info@keayarchitecture.com

October 2, 2017

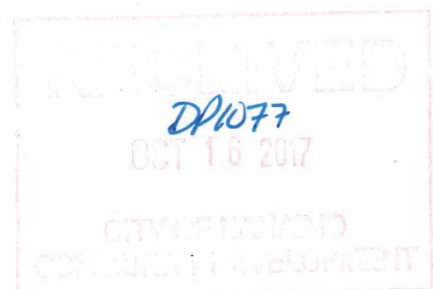
Planning Department,
City of Nanaimo,
411 Dunsmuir Street
Nanaimo
Attn.: Lainya Rowett, Gary Noble

Dear Lainya and Gary,

Re: proposed building for Falcon Industries, 1965 Boxwood Ave, Nanaimo

You will find enclosed a Development Permit application for the above project, which is intended as an office, parts distribution, and servicing facility. Particular aspects of the submission are:

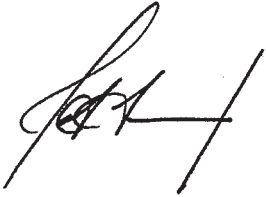
- i. the project is intended to allow for a future expansion, and so the two phases are shown. I understand that, if approved, this approval will apply to both phases
- ii. the building is designed as a pre-engineered steel building for reasons of efficiency. The size, configuration, and height are a result of the client's requirements for servicing the equipment. The office/public component is separated from the maintenance facility
- iii. The office component is clad with cement board to differentiate this function from the remainder of the building, and to provide clarity regarding the public entry. Colors have been selected in accordance with Falcon Industries' corporate image. The building will be sprinklered in accordance with code requirements
- iv. The building will have several measures to improve efficiency and reduce energy costs; it will be fully insulated, insulated garage doors have glazed panels for daylight, and the office component has sun shading. Enclosed bicycle parking has been included. Rainwater storage has been incorporated into the project, not only for irrigation of landscaped areas but also to delay water flows off the site. Site drainage will be to a sump, in accordance with environmental regulations, and will then drain to the protected zone adjacent to the parkway. Rainwater retention will be designed in accordance with City requirements
- v. From our discussion with you we took the idea of suggesting the use and function of the building through exterior design features, and have integrated the steel frames used in cranes as a decorative element and to provide weather protection for the entry. The frame motif is repeated at the connection between the two building phases
- vi. The landscaping design has incorporated the above design elements, and includes a paved forecourt for staff use, and native plant materials. Replacement trees for a series of small evergreens which are to be removed by agreement with the City are included. The protection zone at the parkway will of course be maintained, and is already fenced



In conclusion, we believe the project fits well in its light industrial neighbourhood, while providing an efficient and practical facility for the business. Attention has been given to the visual presence of Falcon Industries onto Boxwood Avenue, with landscaping and architectural design elements which complement its surroundings.

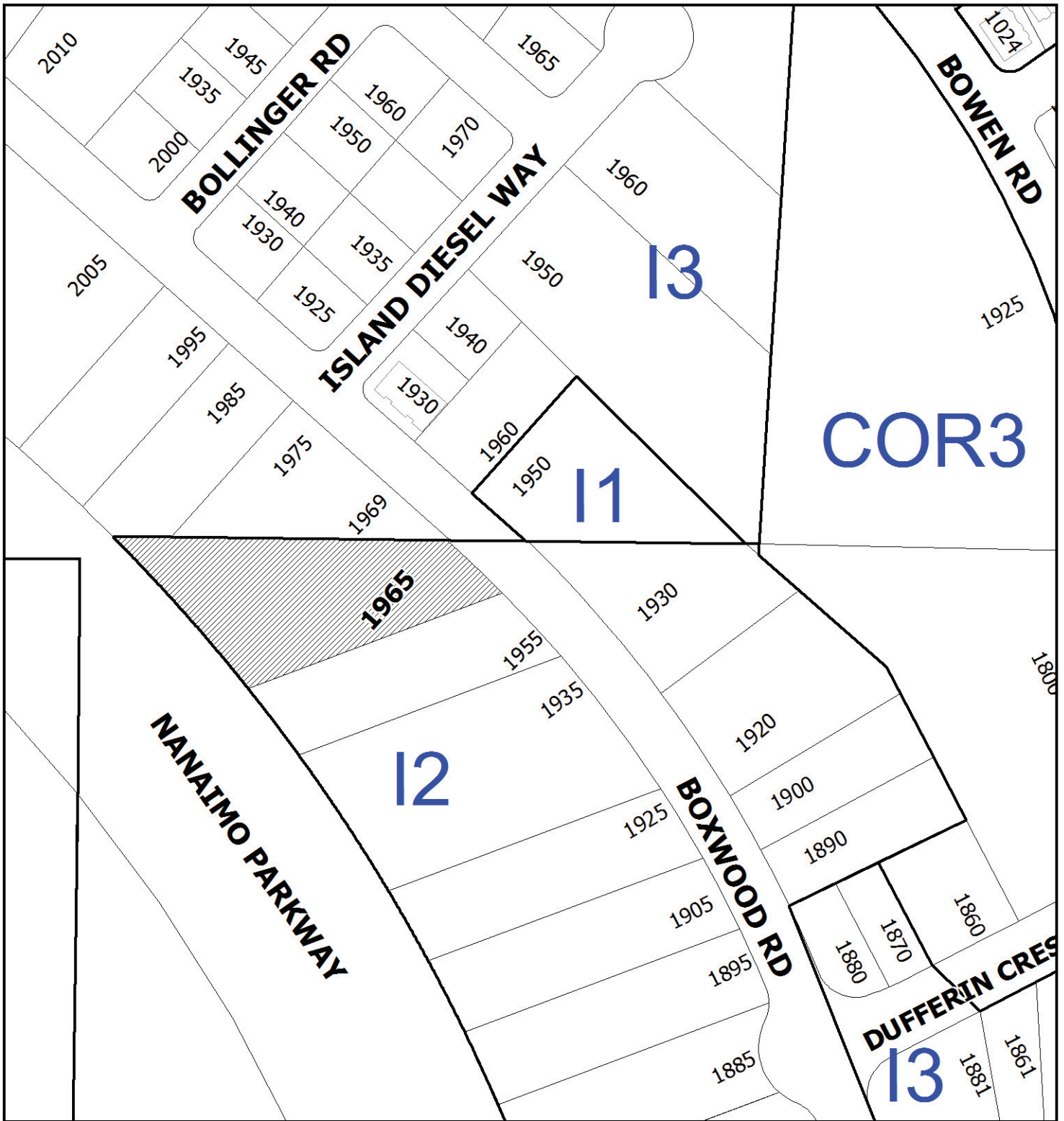
Please contact me with any questions. I look forward to meeting to explain the project further.

Yours truly

A handwritten signature in black ink, appearing to be 'John Keay', with a stylized, cursive script.

John Keay

cc: Al Zinger, Falcon Industries
Ryan Fisk, Fisk Construction

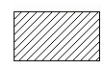


DEVELOPMENT PERMIT NO. DP001077



LOCATION PLAN

Civic: 1965 Boxwood Road
 Lot 9, Section 15, Range 7,
 Mountain District, Plan EPP17398



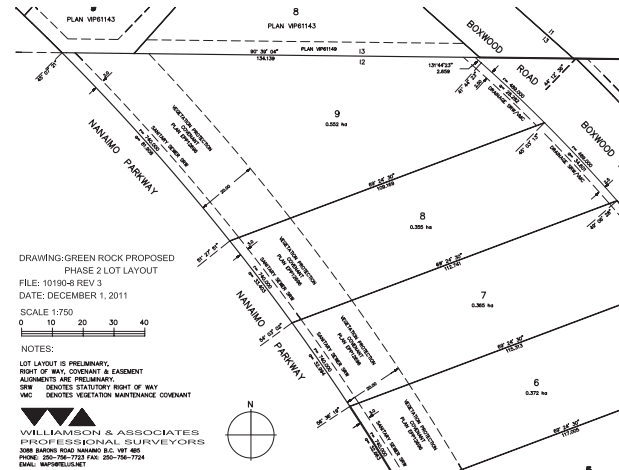
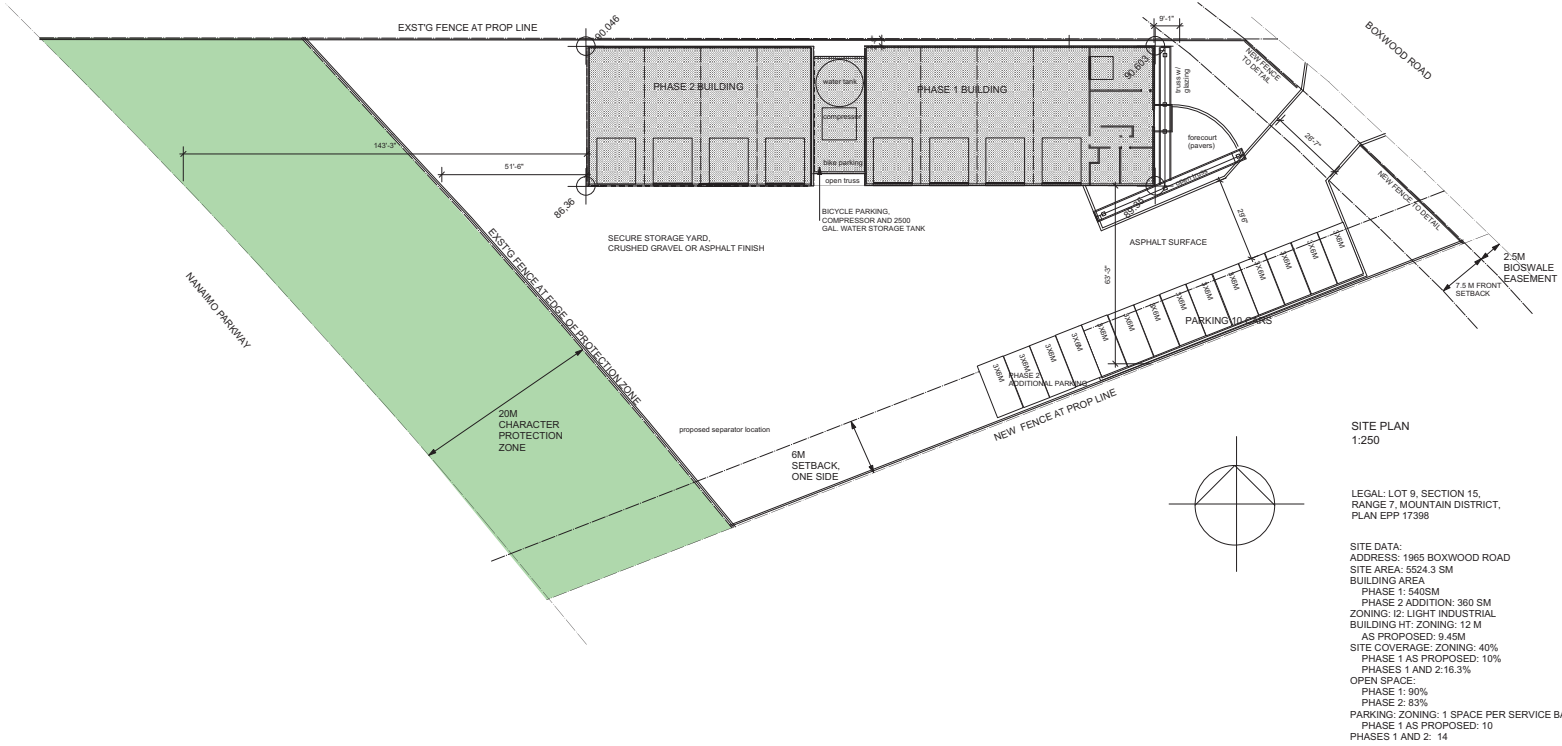
**Subject
 Property**

COMMENTS

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------------------------|---------|----|
| 1 | ISSUED FOR FINAL REVIEW | 5/9/17 | JK |
| 2 | ISSUED FOR DEVELOPMENT PERMIT | 2/10/17 | JK |
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David Keay & Associates

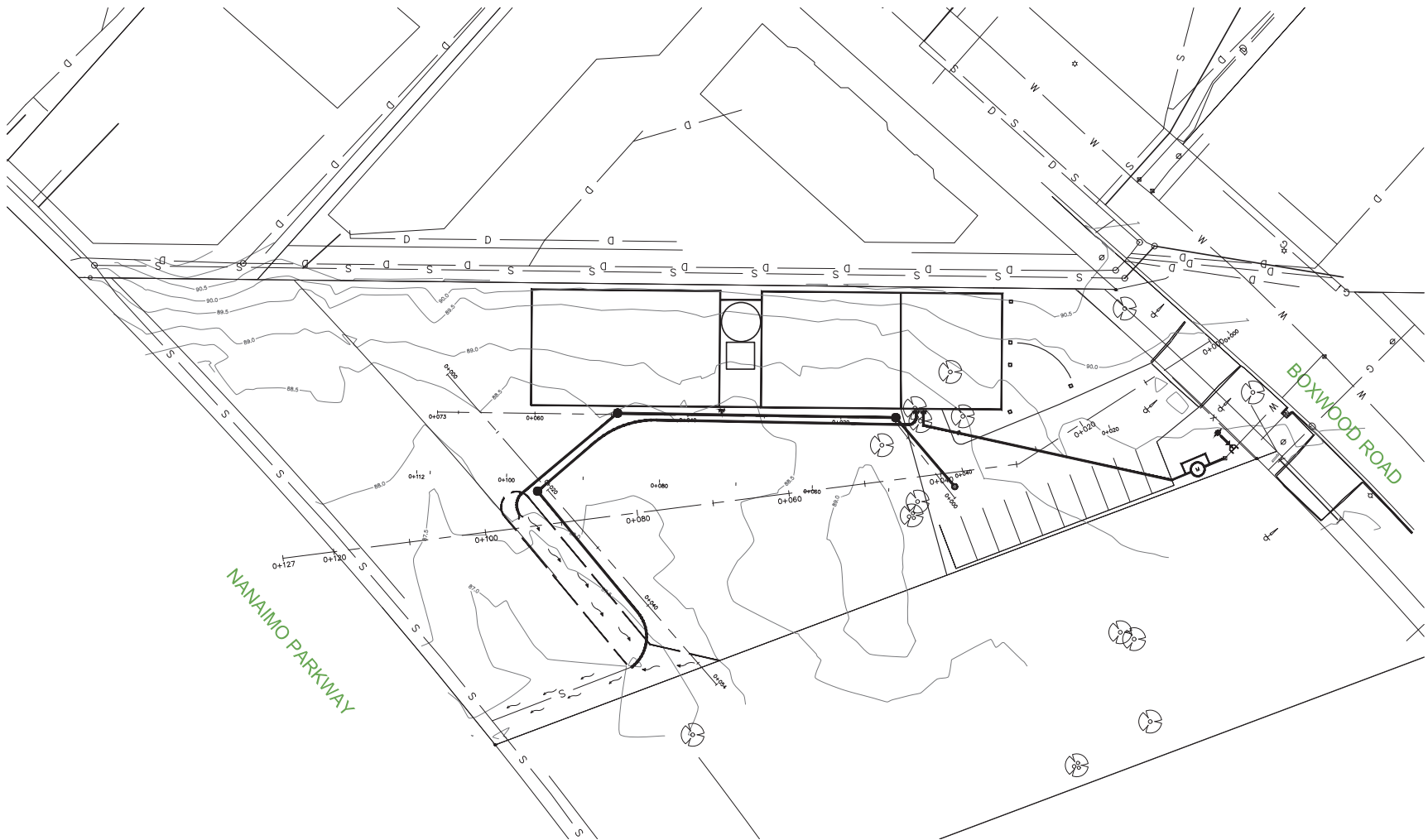
PROJECT
**PROPOSED BUILDING
FOR
FALCON EQUIPMENT**

1965 BOXWOOD ROAD
NANAIMO, BC

SHEET TITLE

SITE PLAN, SURVEY

| | |
|---------------------------------|-------------------------|
| SCALE AS SHOWN | JOHN No. 1124 - 1726 |
| DATE PLOTTED OCTOBER 2, 2017 | A-01 |
| DRAWN BY JK | |



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 2017-OCT-18
 Current Planning & Subdivision



General Landscape Notes

1. This drawing is preliminary - NOT FOR CONSTRUCTION.
2. All proposed landscape works to be in accordance with BCSLA/BCLTA Landscape Standard, latest edition.
3. All planting beds to be hand watered from 2500 gallon rainwater harvesting tank.
4. All plantings to be warranted and maintained for 1 year from substantial performance of the landscape work.
5. Storm water easement is upslope (not used) - drainage to be managed at SW site corner - refer to civil report.
6. Refer to civil for proposed site grading.
7. Trees shown are 1:1 replacements for 7 living 20cm dbh firs in fair-poor condition. See tree management plan.
8. Proposed plant varieties subject to availability.

Candidate Plant List

Deciduous Trees (#15 pot)

Acer drincatum

Coniferous Trees (#15 pot - 2m height)

Pinus flexilis 'Vanderwolf'

Shrubs

Ceanothus thyrsiflorus 'Victoria' (#3 @ 1.5m OC)
 Mahonia nervosa (#1 @ 0.8m OC)
 Potentilla fruticosa 'Yellow Gem' (#3 @ 1m OC)
 Rosa meidland 'Carefree' (#3 @ 1.2m OC)
 Vaccinium ovatum 'Thunderbolt' (#3 @ 1.5m OC)

Grasses (#2 @ 2m OC)

Festuca ovina 'Boulder Blue' blue fescue
 Helictotrichon sempervirens blue oatgrass
 Pennisetum alopecuroides 'Bluebird' feather grass

Vine maple

Vanderwolf pine

Bioswale

Carex scoparia (invert) #1 @ 61cm OC
 Salix douglasii (sides) #2 @ 1.2 m OC
 Salix scouleriana (sides) #2 @ 1.2 m OC
 Rosa nootkana (sides) #2 @ 1.2 m OC

California lilac
 Dull Oregon grape
 YG chinquapin
 Carefree rose
 Evergreen huckleberry

Revisions

| Date | Details | Int. |
|----------|-------------------------|------|
| 19/09/17 | DP application | JPH |
| 14/09/17 | Site review C of N.U.F. | JPH |

Falcon Equipment Ltd 1965 Boxwood Nanaimo Landscape Plan

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 2017-OCT-18
 Current Planning & Development



JPH Consultants Inc.
 434 West Street Nanaimo BC V9R 2L1
 Phone: 250-754-5857 Cell: 250-714-6896

Project: 17-Falcon
 Date: 13/09/17
 Drawn: JPH Checked: xx
 Scale: 1:250
 Sheet: L1 of 1



| Revisions | | |
|-----------|-------------------------|-------|
| Date | Details | Init. |
| | | |
| | | |
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| | | |
| 14/09/17 | Site review C of N.U.F. | JPH |

Falcon Equipment Ltd 1665 Boxwood Nanaimo Tree Management Plan



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2017-OCT-16
Current Planning & Subdivision



JPH Consultants Inc.
4344 Millar Street Nanaimo BC V9R 2L1
Phone: 250-754-6857 Cell: 250-714-6856

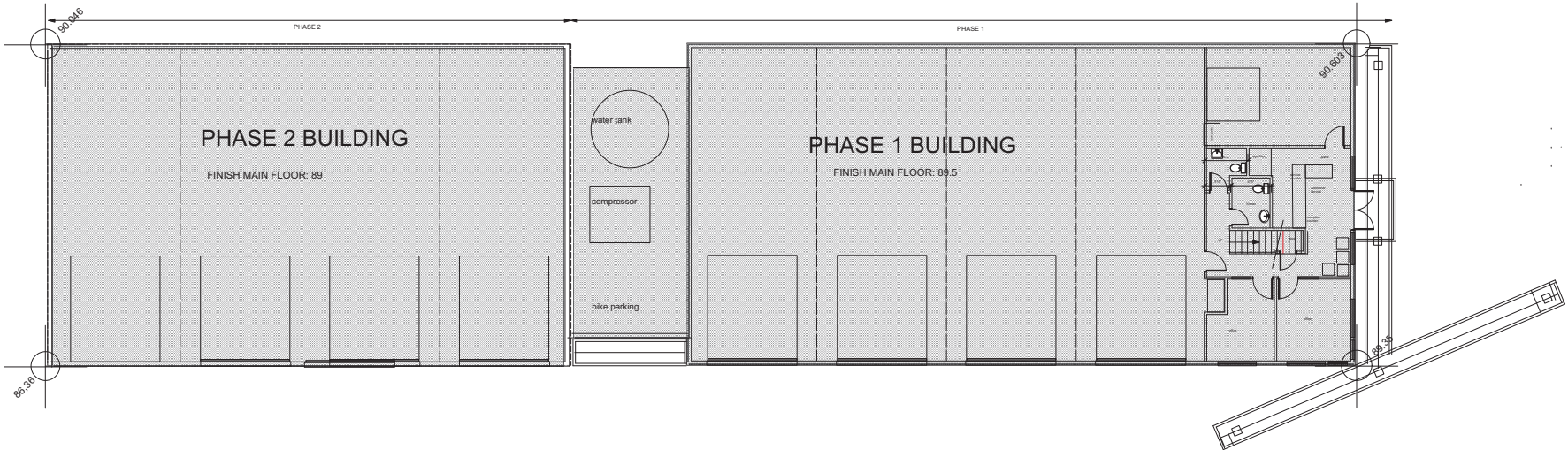
Project: 17-Falcon
Date: 13/09/17
Drawn: JPH Checked: xx
Scale: 1:250
Sheet: TMP1of1

COMMENTS

| NO. | DESCRIPTION | DATE | BY |
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| 1 | ISSUED FOR FINAL REVIEW | 5/9/17 | JK |
| 2 | ISSUED FOR DEVELOPMENT PERMIT | 2/10/17 | JK |
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FLOOR PLANS, PHASES 1 AND 2

PROJECT
**PROPOSED BUILDING
FOR
FALCON EQUIPMENT**

1965 BOXWOOD ROAD
NANAIMO, BC

SHEET TITLE

**FLOOR PLANS,
PHASES 1 AND 2**

| | |
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| SCALE AS SHOWN | JOB No. 1124 - 1726 |
| DATE PLOTTED OCTOBER 2, 2017 | A-02 |
| DRAWN BY JK | |

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MAIN FLOOR PLAN, PHASE 1

PROJECT
PROPOSED BUILDING
FOR
FALCON EQUIPMENT
1965 BOXWOOD ROAD
NANAIMO, BC

SHEET TITLE

MAIN FLOOR PLAN

SCALE

AS SHOWN

JOB No.

1124 - 1726

DATE PLOTTED

OCTOBER 2, 2017

DRAWN BY

A-03

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PROJECT

**PROPOSED BUILDING
FOR
FALCON EQUIPMENT**

**1965 BOXWOOD ROAD
NANAIMO, BC**

SHEET TITLE

UPPER FLOOR PLAN

| | |
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| SCALE AS SHOWN | JOB No. 1124 - 1726 |
|-------------------|------------------------|

| | |
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| DATE PLOTTED | |
| OCTOBER 2, 2017 | |

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A-04

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2017-OCT-16
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PROJECT
**PROPOSED BUILDING
FOR
FALCON EQUIPMENT**

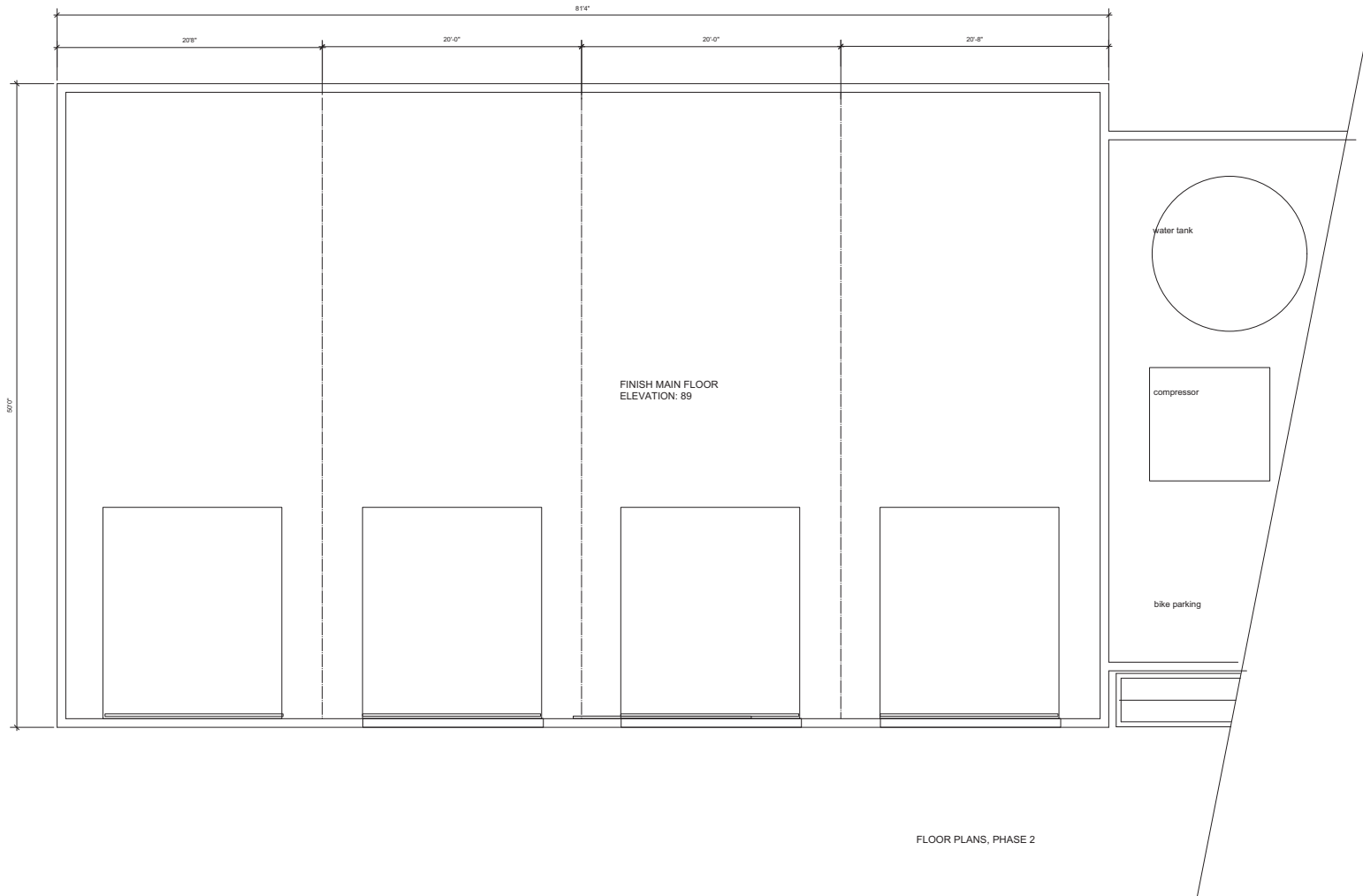
1965 BOXWOOD ROAD
NANAIMO, BC

SHEET TITLE

FLOOR PLANS PHASE 2

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| SCALE AS SHOWN | JOB No. 1124 - 1726 |
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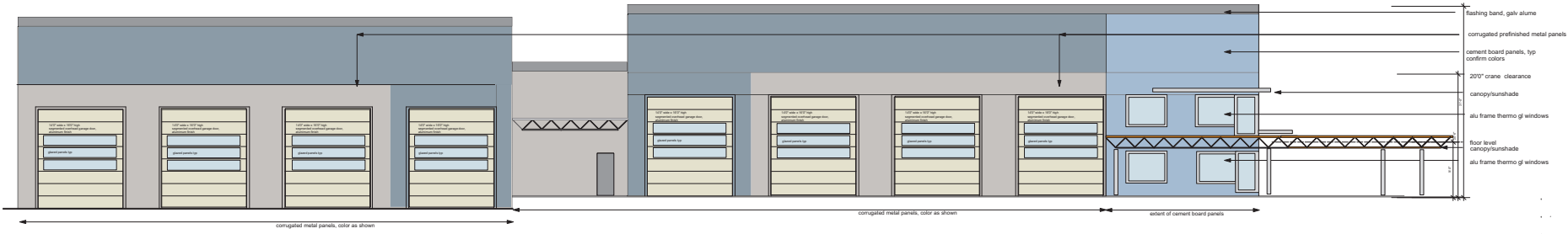
PROJECT
PROPOSED BUILDING
FOR
FALCON EQUIPMENT

1965 BOXWOOD ROAD
NANAIMO, BC

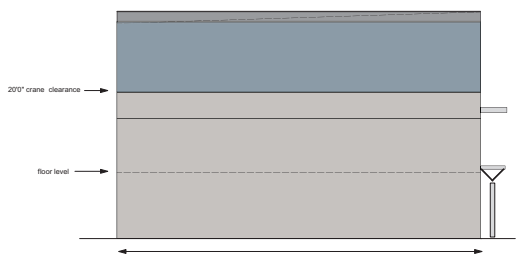
ELEVATIONS

| | |
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| SCALE AS SHOWN | JOB No. 1124 - 1726 |
| DATE PLOTTED OCTOBER 2, 2017 | A-06 |
| DRAWN BY JK | |

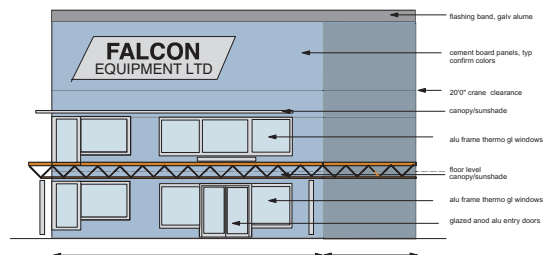
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2017-OCT-16



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

Aerial Photo



DEVELOPMENT PERMIT NO. DP001077



STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001081 – 6540 METRAL DRIVE

Applicant / Architect: DE HOOG KIERULF ARCHITECTS (Mr. Glenn Hill)

Owner: WTF INVESTMENTS CO. LTD.

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

| | |
|-------------------------------|---|
| Zoning | CC4 – Woodgrove Urban Centre |
| Location | The subject property is located on the east side of Metral Drive, directly opposite Home Depot. |
| Total Area | 5,682m ² |
| Official Community Plan (OCP) | Map 1 – Future Land Use Plan – Woodgrove Urban Node; Map 3 – Development Permit Area No. 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development. |
| Relevant Design Guidelines | General Development Permit Area Design Guidelines |

PROPOSED DEVELOPMENT

The proposed mixed used development includes two five-storey buildings with the following:

- 98 - multi-family residential units
Building A - 66 units (41 one bedroom units and 25 two bedroom units)
Building B - 32 units (17 one bedroom units and 15 two bedroom units)
- 1 - Commercial Rental Unit (Building A) 105m² in floor area
- 70 – Underground Parking Spaces
Building A – 49 parking spaces
Building B – 21 parking spaces
Total – 70 parking spaces

The applicant has supplied 106 parking spaces onsite.

The maximum allowable floor area ratio (FAR) for mixed use buildings is 1.80. The proposed FAR is 1.67.

Site Context

The vacant subject property is located on the north side of Metral Drive along the curve in the road.

- The east property line abuts Art Knapps Plantland and a refurbished commercial development.
- The north property line abuts a veterinary clinic and an existing joint access into the commercial development to the north.
- Home Depot and Fabricland are located on the west side of Metral Drive.

Site Design

The subject property has two shared vehicle access points:

- a right-in / right-out access on to Metral Drive at the southeast corner of the site (near Cobbs Bakery); and,
- a two-way vehicle access to the commercial development to the north

which limits siting options for the two buildings.

Building A is positioned onsite to mirror and express the road and sidewalk curve in Metral Drive. The siting and building scale provide a strong street wall, which has a good proportion – building height to road width (four lane cross-section).

The street wall is well articulated and provides animation and texture to the public realm.

Surface parking is laid out in landscaped pockets around the two buildings.

Landscape Design

The landscape plan, street trees and shrub understory, runs along the full length of Building A and creates a soft transition from the public to private realm. The design facilitates a functioning bioswale and rain garden which meets the City's new Storm Water Drainage Standards and illustrates how a storm water utility can provide a strong site aesthetic.

The interior landscape plan creates edges, defines the parking pockets, and highlights the laneway between the two buildings in order to improve wayfinding between the two vehicle access/exit points.

Building Design

The architectural expression (from the south side looking north) of Building A's Metral Drive elevation is in flux. The repeated use of structural bays, horizontal and vertical banding, different exterior finish textures, and the stepping back of the top floor creates a dynamic design composition with a very residential composition.

Staff Comment: Does the small commercial component of Building A need further architectural features to highlight its location and compete with the architectural vocabulary of the residential portion of the building?

Building B successfully uses the same residential vocabulary as Building A.

PROPOSED VARIANCES

Building Height

The maximum allowable building height is 14m. The proposed height of Building A is 19.81m, a proposed variance of 5.81m.

The proposed height of Building B is 17.99m, a proposed variance of 3.99m.

Parking

- Onsite Parking

The required onsite parking requirement is 167 parking spaces. The proposed onsite parking is 106 parking spaces, a variance of 61 parking spaces.

- Percentage of Small Car Parking Spaces

The maximum percentage of small car parking spaces is 33%. The percentage of small car parking proposed is 35.8%, a proposed variance of 2.8%

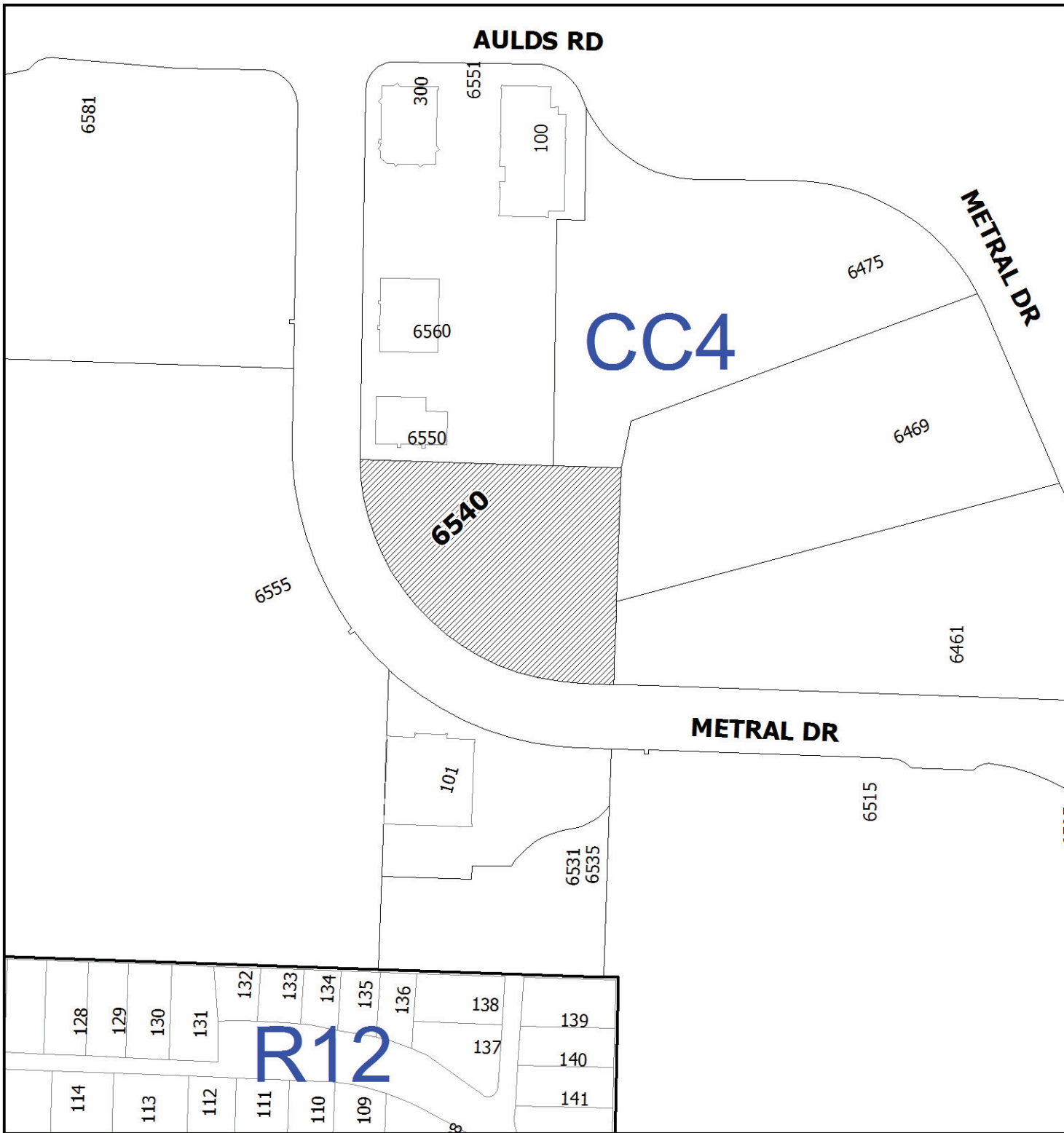
Front Yard Setback for Underground Parking

The front yard setback for an underground parkade is 1.8m. The proposed parkade siting has a 0m setback, a proposed variance of 1.8m.

Rear Yard Setback

The rear yard setback is 7.5m. The siting of Building B is 3.6m from the rear property line, a proposed variance of 3.9m.

GN/In



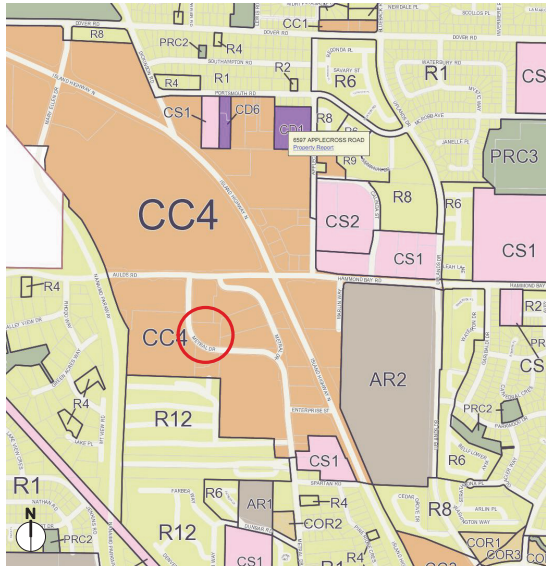
DEVELOPMENT PERMIT NO. DP001081



LOCATION PLAN

 **Subject Property**

Civic: 6540 Metral Drive
Lot 3, Section 12, Wellington District,
Plan VIP62297



Site Description.

This property is located in the heart of North Nanaimo's Urban Centre (CC4) Zone. This zone provides for a regional commercial centre with a focus on intensive retail and service uses with medium to high density residential.

This site is the 3rd lot of the Auds Rd / Metral Drive Commercial Development Plan. The site is currently undeveloped and provides a great opportunity to introduce a high density residential use to the existing neighbourhood. The site is well serviced by public transit and has a vast range of retail, services and businesses to sustain a vibrant and walkable residential project.

Development Objectives.

Introducing a high density residential project in this location introduces a multifamily land use that can contribute to the character of the neighbourhood, offering residents options to use existing transit, bike and pedestrian infrastructure.

This application proposes a Mixed Use Residential development comprised of two, five storey structures. The buildings are separated by an internal road that connects to the existing access roads and surface parking. The principle entry for each building is located along this internal street. Respecting the character of the street, Building A has a secondary building entry located on Metral Drive. Several ground level unit entries are also located on Metral Drive where the natural grade allows. The Metral Drive street is further animated with residential decks overlooking the street. Significant landscape elements including a stormwater bioswale animate the streetscape terminating at a water feature adjacent to the commercial space located on the west end of Building A.

Building B offers similar edge conditions in the North East corner of the site. In this condition the building provides living space that looks over the existing parking plaza servicing IBCB and the veterinary emergency hospital. These existing spaces are relatively devoid of animation or occupation after regular business hours. Introducing a residential use should promote a presence of occupation that contributes to an interesting and secure urban space.

Site Design.

The majority of the parking is located below these two building with access provided off the internal street. Surface parking is flanked with landscape elements to provide visual screening.

The garbage and recycling enclosure has been design to be fully enclosed and secure. A green roof offers screening for the residential units overlooking this enclosure. An additional green roof is located over the commercial space to enhance the presence of the commercial use on the property.

Pedestrian pathways bisect the property providing access to the buildings and to the plaza spaces designed on site and the neighbouring properties.

A small plaza space is located in front of the commercial use on the West end of Building A. This location currently has a bus stop and waiting bench. the commercial space has a large overhang to provide weather protection, a canopy for future commercial use and a dry location for bike locks.



Building Design.

The form of the two buildings is defined by an articulated four storey mass contained by horizontal and vertical interconnected roof planes. Beyond these roof elements the buildings step back where a fifth floor of residential is located below another significant roof element.

Building A is sculpted in a manner that presents two major facade elements onto Metral Drive. Between these two forms the roof plane folds down framing the location of the Bioswale and location for tall landscape trees. It is anticipated that this area will have lighting to highlight the break in the building forms facing Metral Drive. This is also a location where building signage can be present on the street. The west facade of Building A addresses Metral Drive with a glassy commercial space at the plaza level. The multiple roof planes, projecting decks and facade recesses create an interesting form over the commercial space and plaza. A similar strategy is employed for the East facade of the building present on Metral Drive. Two large horizontal roof planes flank the principle entrance of Building A. The fifth floor is also recessed to reduce the mass of the building. The full height of the building is expressed over the front entry to emphasize its location. A low canopy over the principle entries is intended to provide weather protection and offer a location for building signage and accent lighting.

Building B employs the same strategies of form and character. The South facade is defined by two major forms defined by the fourth floor roof plane. Between these forms the front entry is defined. The North and west facades are treated with similar building steps and recesses to generate a dynamic interesting mass.

Building Height Variance Rationale.

As part of this application it is proposed that Planning and Council consider the following variance:

- Max allowable height in CC4 Zone: 14.0m (45'-11") from average grade.
- Proposed height of principle buildings: 19.81m (65'-0") from average grade.
- Proposed height variance: 5.81m (19'0").

The rationale for this increase is to allow for 1 additional storey of residential units in order to take advantage of the allowable density permitted for the site:

- Max allowable FAR: 1.25
- Additional density for Mixed Use: 0.55
- Total FAR permitted: 1.80
- Total FAR Proposed: 1.67

Through the process of designing and developing the project with City Planning Staff, the idea of increasing the density of the project presented itself as a supportable variance. The increase in density, while still lower than the allowable, offers increased residential density into an already established neighbourhood that could benefit greatly from a residential use at its core. Local business, retail shops and services could also benefit from an increase in residents living and working in the immediate area. The development as a whole introduces a land use that will continue to promote the growth, safety and desirability of this neighbourhood. If approved, this project establishes a precedent for other potential sites within the vicinity to adopt a similar approach to sustainable and economic development within the urban containment of Nanaimo.



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| Date: | Issue: | 24 OCT 17 | Issued by: | ISSUED FOR: |
| Drawn by: | 24 OCT 17 | Drawing No. | NITED Internal Site Plan: A | |
| Checked by: | caj | File Number: | | |
| Status: | AS NOTED | | Sheet number: | NIT |

de Hoog & Kierulff architects

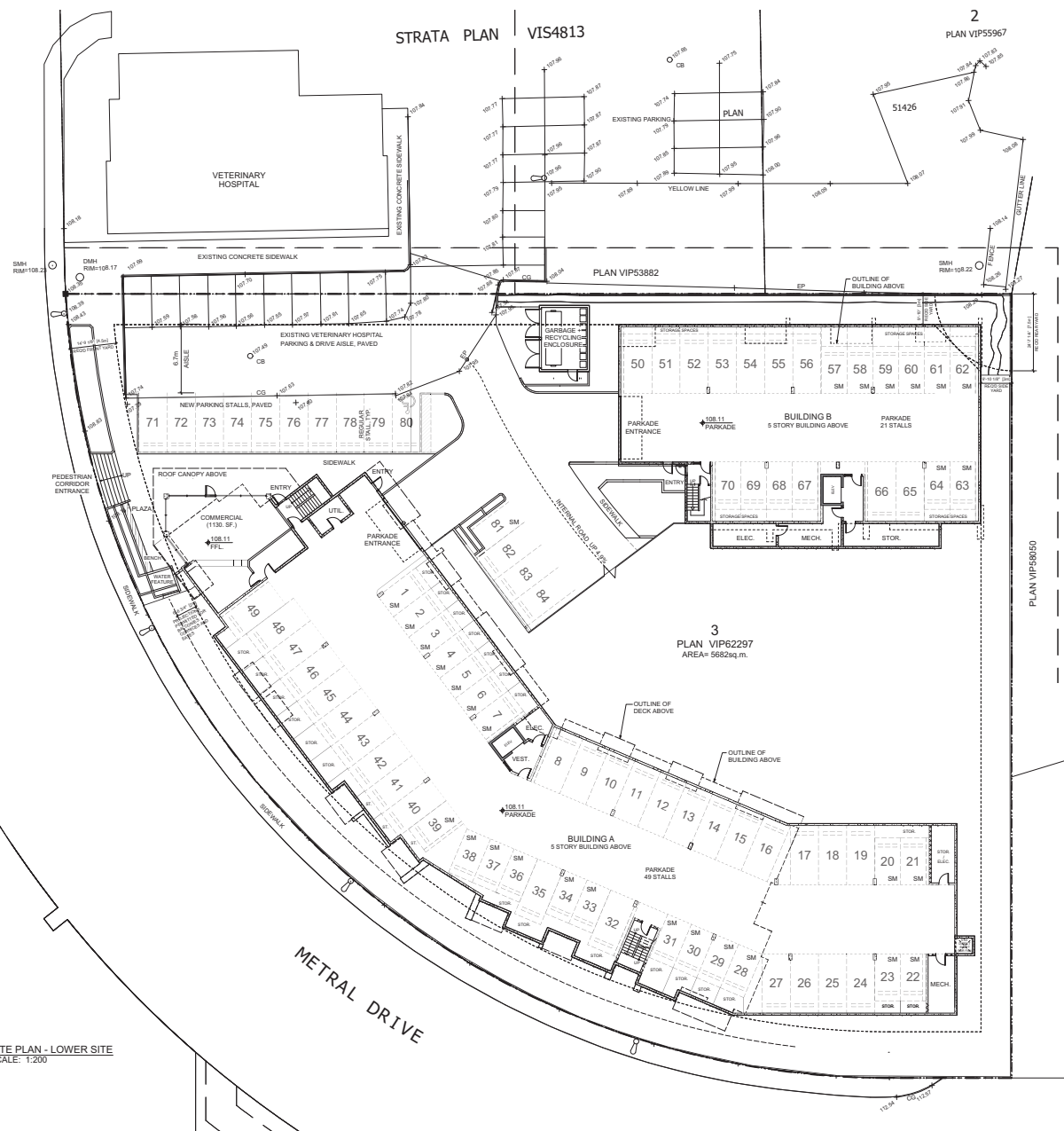
VICTORIA OFFICE
 102-1110 21st Ave E
 Victoria BC V8T 2K3
 V 78-268-6526 • F 78-268-6527

NANAIMO OFFICE
 102-1110 21st Ave E
 Nanaimo BC V8T 2K5
 V 78-268-6526 • F 78-268-6527

project name
METRAL DRIVE MIXED USE
 6540 Metral Drive
 Nanaimo, BC


drawing title
SITE PLAN - URBAN DESIGN

drawing no.
A004

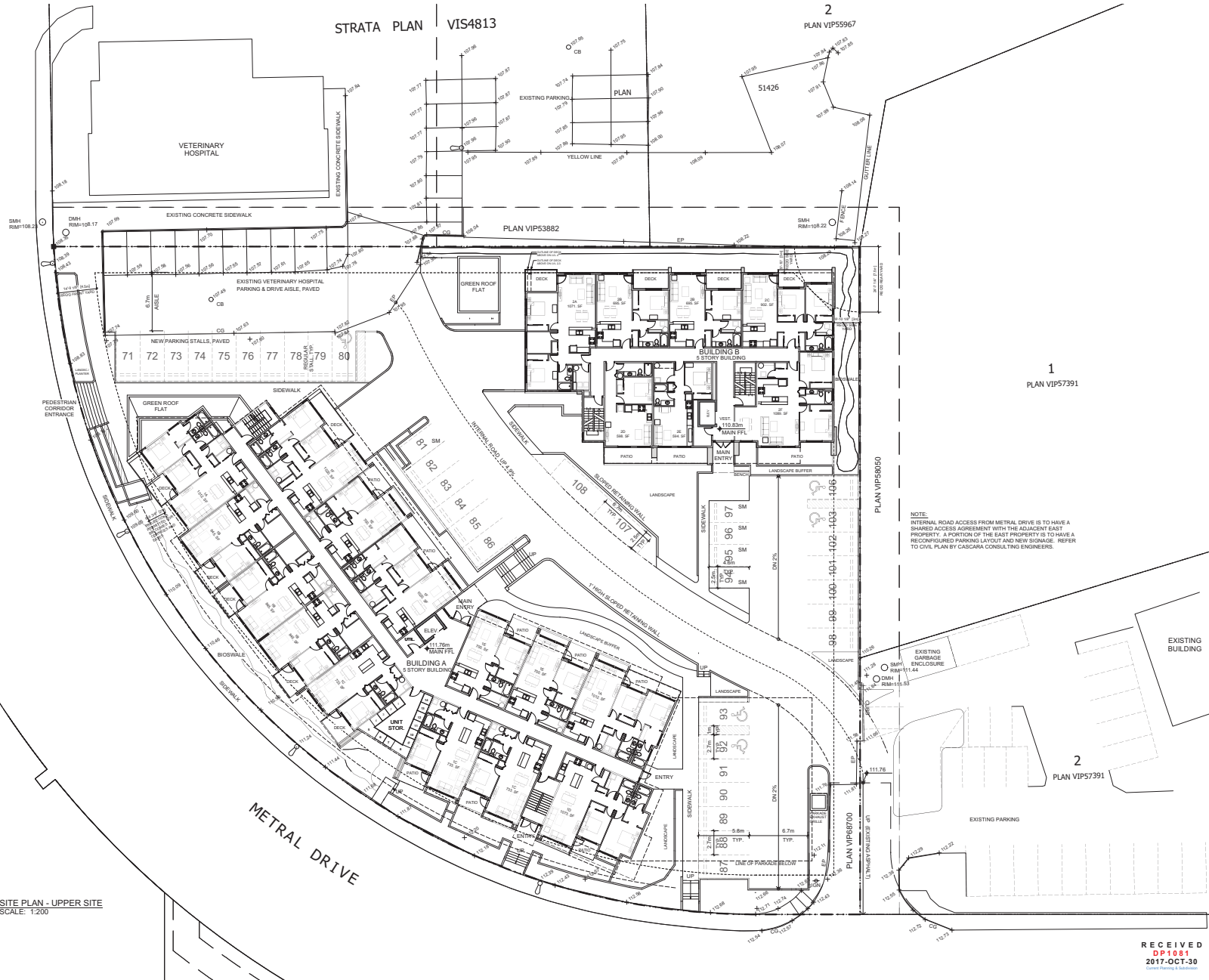


NOTES:
1. SITE SURVEY AND ELEVATIONS ARE IN METERS.

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| Date | Date | Description |
| | 26 OCT 17 | ISSUED FOR DIS |
| approved | 24 OCT 17 | Awaiting file N1702 Metrolink Site Plan A105 |
| drawn by | PS | the drawing |
| check | AS NOTED | project number N1702 |

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|--|---|--------------------|
|  <p>de Hoog & Kierulff architects</p> <p>VICTORIA OFFICE 7811 Fox St (at 10th) Victoria BC V8P 3K3 T 1-250-688-3367</p> <p>NANAIMO OFFICE 102-5182 Nanaimo Hwy Nanaimo BC V9T 1G6 T 1-250-688-3362</p> | <p>METRAL DRIVE MIXED USE 6540 Metral Drive Nanaimo, BC</p> <p>SITE PLAN - LOWER SITE</p> | <p>A101</p> |
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1 SITE PLAN - UPPER SITE
SCALE: 1:200

NOTES:
1. SITE SURVEY AND ELEVATIONS ARE IN METERS.

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de Hoog & Kierulff architects
 6540 Metral Drive
 Nanaimo, BC
 V9S 4G1
 T 250-885-3367
 F 250-885-3368

METRAL DRIVE MIXED USE
 6540 Metral Drive
 Nanaimo, BC

SITE PLAN - UPPER SITE
 A102

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ZLO:1
 DATE REV DESCRIPTION
 CONSULTANT
 VICTORIA DRAKEFORD
 LANDSCAPE ARCHITECT
 236 Pine St. Nanaimo,
 B.C. V8R 2B6
 250-764-4335
 victoria@island.net

PROJECT
 METRAL DRIVE
 MIXED USE
 6540 Metral Drive
 Nanaimo BC

SHEET TITLE
 CONCEPTUAL
 LANDSCAPE
 PLAN

SCALE 1:200M DATE 21.10.17
 DRAWN JPD CHECKED
 PROJECT NUMBER Metral W/17
 DRAWING NUMBER L1 of 2

Planting Scheme

Columnar trees



Serbian Spruce



Swedish Aspen

Plants for the seasons



Abelia for screening and habitat for Hummingbirds and bees



Bellflower for cascading over walls and for nectar for insects



Sedges and Irises for bioswales



DESIGN RATIONALE

The site is located on Metral Drive on a disturbed site, with Metral to the South and West, shopping centres and associated asphalt parking lots to the north and south east and Art Khapp's Nursery to the north east.

As the density of urban areas increases and the amount of green space surrounding buildings decreases the landscape is required to be more and more multi-functional.

The ribbons of landscape in this project function firstly, as part of the stormwater management system. In addition, they contribute to environmental health by providing habitat for wildlife, filtering air pollutants, and providing shade and cooling in the summer. Lastly, they provide a relaxing and calming outdoor environment for the residents to experience as they enter the site or enjoy from their apartment windows, decks and patios.

To achieve this multi-faceted landscape, bioswales have been integrated into the landscape design. The planting is dense with layers of trees, shrubs and herbaceous plants. The trees have been selected for their narrow habits, not only so they do not outgrow the available space but so they complement the scale of the buildings. As the trees grow they will provide a vertical landscape for the residents on the upper floors, as well as shelter for birds and insects and shading for south facing windows. Evergreen shrubs have been placed adjacent to patios to provide privacy for the living spaces on the ground floors. Each plant has been selected to perform several different functions in addition to being drought tolerant.

The main pedestrian entrance to the site is via a small plaza, with stepped planters, a bench and water feature on the North-West corner of the site. Pedestrians can navigate the site through the landscape by a series of paths and stairways, directed by a combination of signs, low level lighting and plantings.

Lighting/ Wayfinding



Building entrances/numbers, stair lights, bollard/pedestrian lights.

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| DATE | ISSUED | DATE | ISSUED |
| DATE | REV | DATE | DESCRIPTION |
| CONSULTANT | | | |
| VICTORIA DRAKEFORD LANDSCAPEARCHITECT 230 Pine St. Nanaimo, B.C. V9R 2B6 250-754-4335 victoria@island.net | | | |
| PROJECT | | | |
| METRAL DRIVE MIXED USE 6540 Metral Drive Nanaimo BC | | | |
| SHEET TITLE | | | |
| CONCEPTUAL LANDSCAPE PLAN - ELEVATION - RATIONALE - DETAILS | | | |
| SCALE | AS SHOWN | DATE | 21.10.17 |
| DRAWN | VP | CHECKED | |
| PROJECT NUMBER | Metral w/17 | | |
| DRAWING NUMBER | L2 of 2 | | |



1 West Site Elevation
Scale: 1:125



2 South Site Elevation
Scale: 1:125

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Nanaimo, BC
24 OCT 17

6540 Metral Drive

Site Elevations A301
Scale: 1:125

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Site Elevations A302
Scale: 1:125

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- MATERIAL PALETTE**
- 1 FIBRE CEMENT PANEL, CHARCOAL
 - 2 FIBRE CEMENT PANEL, BLUE
 - 3 FIBRE CEMENT PANEL, LAP SIDING, IN DARK GREY
 - 4 FIBRE CEMENT PANEL, MEDIUM GREY
 - 5 METAL SIDING, WOOD FINISH, IN LIGHT CHERRY
 - 6 CONCRETE WALL, SMOOTH FINISH
 - 7 FLAT ROOF, TORCH DOWN MEMBRANE, SLOPED TO DRAIN, GREY TONES
 - 8 GREEN ROOF, SLOPED TO DRAIN
 - 9 FIBRE CEMENT SOFFIT, CHARCOAL
 - 10 FIBRE CEMENT SOFFIT, BLUE
 - 11 METAL SOFFIT, IN LIGHT CHERRY
 - 12 VINYL SOFFIT
 - 13 METAL FLASHING, CHARCOAL
 - 14 COMBFAÇED WOOD FASCIA, PAINTED TO MATCH LAP SIDING
 - 15 FACE-MOUNTED GUARDRAIL + RAILING, BLACK ALUMINIUM, WITH GLASS AND PICKET INFILL
 - 16 STEEL DECK + COLUMN STRUCTURE, IN CHARCOAL
 - 17 FIBERGLASS DOORS
 - 18 VINYL WINDOWS
 - 19 STOREFRONT DOORS, ALUMINIUM, IN LIGHT GREY
 - 20 STOREFRONT WINDOWS, ALUMINIUM CURTAIN WALL, IN LIGHT GREY
 - 21 STOREFRONT WINDOWS & DOOR, BLACK
 - 22 GARAGE DOOR, BLACK ALUMINIUM OVERHEAD DOOR
 - 23 MECHANICAL ENCLOSURE, LOUVERED ALUMINIUM MECH. SCREEN, BLACK
 - 24 SIGNAGE



1 Metral Drive - South West Elevation
Scale: 1:100



2 Metral Drive - South Elevation
Scale: 1:100

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6540 Metral Drive

Building A - Elevations
Scale: 1:100

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MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, CHARCOAL
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- 17 FIBERGLASS DOORS
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- 19 STOREFRONT DOORS, ALUMINIUM, IN LIGHT GREY
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- 22 GARAGE DOOR, BLACK ALUMINIUM OVERHEAD DOOR
- 23 MECHANICAL ENCLOSURE, LOUVERED ALUMINIUM MECH. SCREEN, BLACK
- 24 SIGNAGE



1 Internal Road - North Elevation
Scale: 1:100



2 Internal Road - North East Elevation
Scale: 1:100

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6540 Metral Drive

Building A - Elevations
Scale: 1:100

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MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, CHARCOAL
- 2 FIBRE CEMENT PANEL, BLUE
- 3 FIBRE CEMENT PANEL, LAP SIDING, IN DARK GREY
- 4 FIBRE CEMENT PANEL, MEDIUM GREY
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- 24 SIGNAGE



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6540 Metral Drive

Building A - Elevations
Scale: 1:100

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MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, CHARCOAL
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- 22 GARAGE DOOR, BLACK ALUMINIUM OVERHEAD DOOR
- 23 MECHANICAL ENCLOSURE, LOUVERED ALUMINIUM MESH, SCREEN, BLACK
- 24 SIGNAGE



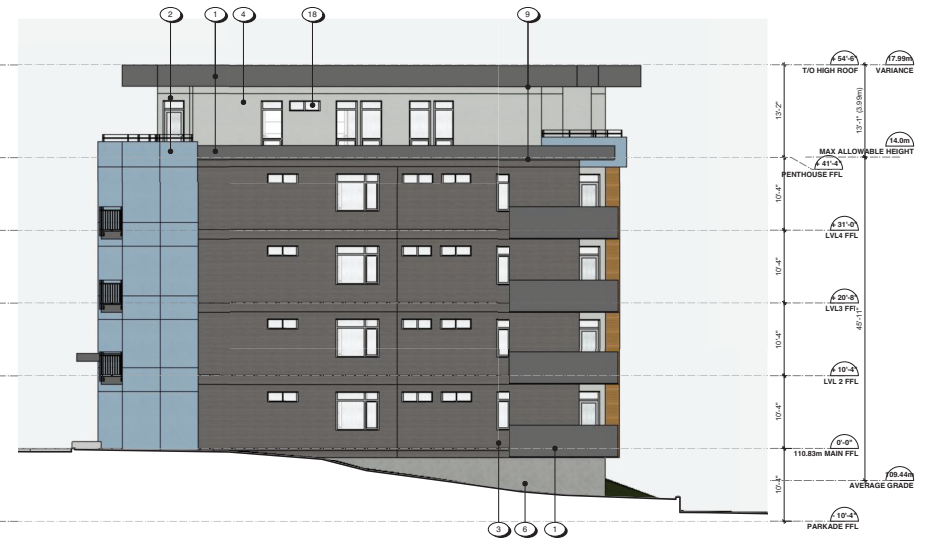
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Scale: 1:100



2 West Elevation
Scale: 1:100



3 South Elevation
Scale: 1:100



4 East Elevation
Scale: 1:100

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6540 Metral Drive

Building B - Elevations
Scale: 1:100

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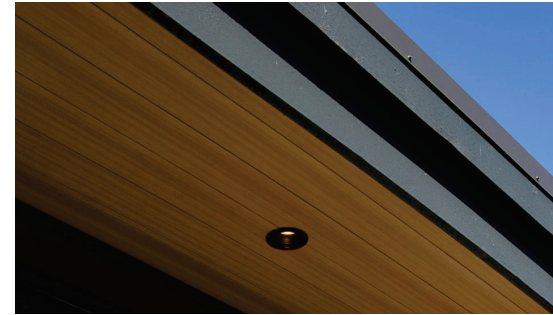
FIBRE CEMENT PANEL
"RACCOON" GREY



FIBRE CEMENT PANEL
"CHARLESTON" GREY



ALUMINIUM STOREFRONT WINDOWS & DOORS
BLACK



VINYL SOFFIT + COMBAGED WOOD FASCIA + METAL FLASHING AT DECKS



METAL SIDING
WOOD FINISH



FIBRE CEMENT LAP SIDING
"NIGHT" GREY



STEEL
"CHARCOAL" POWDER COATING



FACE-MOUNTED GUARDRAIL AND RAILING
GLASS AND PICKET INFILL (BLACK ALUMINIUM)

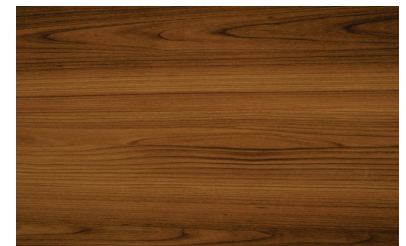


FIBRE CEMENT PANEL CLADDING
"MIRAGE" BLUE

METAL SIDING
"LIGHT CHERRY" WOOD FINISH

MATERIAL PALETTE

- 1 FIBRE CEMENT PANEL, CHARCOAL
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- 24 SIGNAGE



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24 OCT 17

6540 Metral Drive

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| 1 | 2007/2017 | RSE | ISSUED FOR DEVELOPMENT PERMIT | KMD | ENG |

METRAL DRIVE MIXED USE

6540 METRAL DRIVE, NANAIMO, BC

DRAWING TITLE:

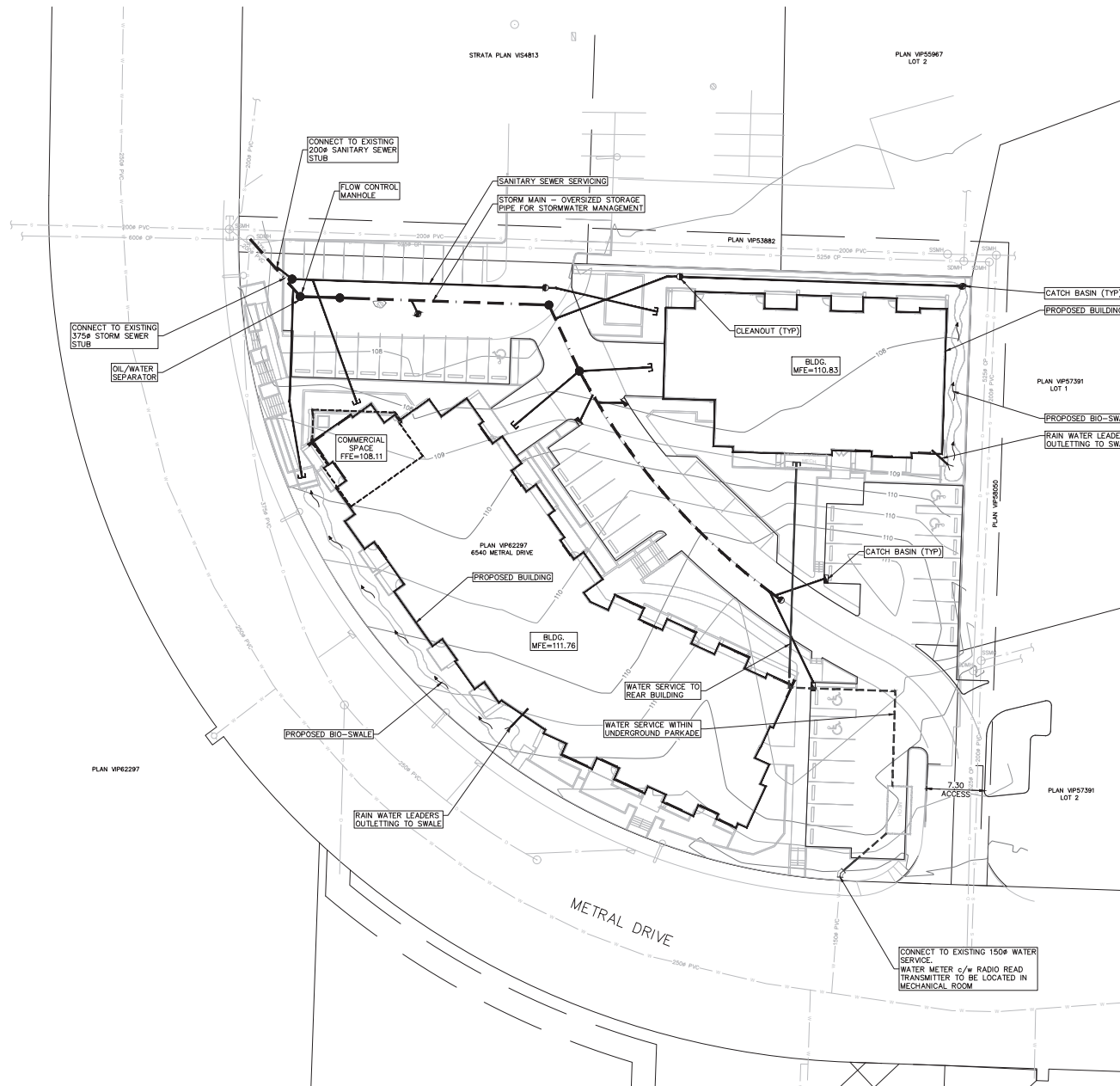
PRELIMINARY SITE GRADING PLAN

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#206-335 WESLEY STREET NANAIMO, BC V9R 2T5
TEL: 250.591.7364 EMAIL: info@cascara.ca

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| DESIGN BY: | KMD | CHECKED BY: | |
| DRAWN BY: | RSE | APPROVED BY: | |
| SEAL: | | SCALE: | HORIZ. SHOWN. VERT. N/A |
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| | | DRAWING NUMBER: | SK1 |
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METRAL DRIVE MIXED USE

6540 METRAL DRIVE, NANAIMO, BC

DRAWING TITLE:

PRELIMINARY
SITE SERVICING

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2017-OCT-30



#206-335 WESLEY STREET NANAIMO, BC V9R 2T5
TEL: 250.591.7364 EMAIL: info@cascara.ca

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| | | ENG. FILE NUMBER: | |
| | | PROJECT NUMBER: | 1001-002 |
| | | DRAWING NUMBER: | SK2 |
| | | REV: | A |

Aerial Photo



DEVELOPMENT PERMIT NO. DP001081

