



AGENDA DESIGN ADVISORY PANEL MEETING

October 12, 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. **PRESENTATIONS:**
 - a. **Development Permit Application No. DP1071 - 5160 Hammond Bay Road** 2 - 51

A development permit application was received from GUD Group (Mr. Li Xinmai) on behalf of Siru Tian for the construction of a multiple family development that consist of 18 two-storey single residential units. The subject property is legally described as Lot 3, District Lot 54, Wellington District, Plan 17543, except those parts in Plans 30804, 38226 and 47665.
 - b. **Development Permit Application No. DP1072 - 4900/4950 Uplands Drive** 52 - 81

A development permit application was received from DeHoog & Kierulf Architects Inc. (Mr. Glenn Hill), on behalf of Insight Holdings Ltd., for the development of two commercial buildings for Dodd's and La-Z-Boy furniture galleries. The subject properties are legally described as Lot 7, District Lot 30, Wellington District, Plan VIP65104; and, Lot B, District Lots 14 and 30, Wellington District, Plan VIP66085.
 - c. **Development Permit Application No. DP1076 - 100 Gordon Street** 82 - 95

A development permit application has been received from PEG Development (Mr. Kevin Perry) for the development of a Courtyard Marriot Hotel. The proposed hotel consists of nine floors and 155 rooms. The subject property is legally described as Lot A, Section 1, Nanaimo District and of the bed of the public harbor of Nanaimo Plan EPP30518.
4. **OTHER ITEMS:**
 - a. **Design Advisory Panel Key Date Calendar, 2018** 96 - 97

[Note: For information.]
5. **ADJOURNMENT:**

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001071 – 5160 HAMMOND BAY ROAD

Applicant / Architect: GUD GROUP (Li Xinmai)

Owner: TIAN SIRU

Landscape Architect: NANCY PAUL LANDSCAPE ARCHITECT

Subject Property:

<i>Zoning</i>	R6 - Townhouse Residential
<i>Location</i>	The subject property is located on the north side of Hammond Bay Road and one lot east of the Hammond Bay Road and Entwistle Drive.
<i>Total Area</i>	8204.05m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Neighbourhood; Map 3 – Development Permit Area No. 1 – Watercourses; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

PROPOSED DEVELOPMENT

The proposed multiple family development is for 18 two-storey single residential units. There are seven unit design, and the units range in floor area from 168.95m² to 210.2m². All unit types are 3 bedrooms. None of the units allow for aging in place. To accommodate this option a master bedroom would need to be assigned to the ground floor. The OCP encourages housing options.

Site Context

The subject property is an infill development within an established neighbourhood. Walley Creek runs along the north property line; the Harry Wipper Playfield is located to the east; and, Frank Ney Elementary School is located northeast of the subject property.

Road dedication along Hammond Bay Road was taken during the rezoning of the subject property.

An existing house will need to be removed or demolished to accommodate the proposed development.

Site Design

Site, vehicle, and pedestrian access is via a 6.7m laneway which is terminated by a modified cul-de-sac bulb. Is a fire truck turnaround required?

The site design limits opportunities for visitor parking; two parallel parking spaces and one 90° parking space. The two 90° visitor spaces fronting Units E & F are not allowed. The Parking Bylaw requiring all parking spaces to be located behind the front face of a residential building(s) which front the street

Are there other site design options for visitor parking? What is the anticipated demand for visitor parking?

The subject property is in a suburban location and appears to be family oriented. Two cars per unit could be the norm. The units have one car garages. Are the unit driveways adequate to accommodate the second car? What happens if a junior family member needs an additional car for school or work?

The City stormwater regulations envision alternative methods other than pipes. The subject property is a good site for alternative strategies. The drainage swale along the west property line terminates at the watercourse. The drainage swale along the east property line terminates two building strata units before the watercourse. Is this a mistake, or are there geotechnical reasons for not continuing its path to the watercourse? How is the drainage of the laneway handled? Are there opportunities to consider alternative stormwater strategies; pervious pavers; drainage swales; and/or rain gardens?

The dry creek bed is not to scale and as a result there is no information on the scale of this feature. Our experience regarding past multiple family developments with alternative storm water features shows that those features need to be robustly designed (large rock edges and massive plantings), otherwise ongoing site maintenance sees these features disappear or filled in. What design features or considerations, in coordination with the Civil Consultant, are being considered so the drainage swales remain an overt and ongoing functioning feature of the site?

The residents' access to the park/school appears shoe-horned in between two houses (less than 2.4m in width) and has a grass surface. Is the grass surface serviceable? How can the aesthetic of the pedestrian connection be improved or highlighted?

Are the unit backyards to be limited common property, or is the limited common property confined to the unit rear patio area?

What type of site lighting is being considered - lamp standards or bollards?

Is the pedestrian access to each unit front door to be defined with a different surface treatment than the vehicle driveway?

Landscape Design

The subject property requires a Minimum Landscape Treatment Level 2 along the east and west property lines. The two side yards require a solid fence or hedge and deciduous trees at 6 cm on centre caliper and/or coniferous trees 2.5m in height. This criteria does not appear to be met in the landscape plan.

Do the interval trees have the appropriate scale for a laneway edge?

An individual unit planting plan for each unit type is required to ensure the unit planting scheme is adequate.

Is the front yard landscape for Units E and F facing Hammond Bay Road suitable for a busy urban street? There are hydro lines running along the north side of Hammond Bay Road.

Building Design

The housing typology is traditional in architectural vocabulary. The 7 unit types make for a varied laneway edge which has a suitable scale as to road width and setback from the laneway. The front door is prominent with the single garage door setback. An important Design Guideline recommendation is addressed.

Unit G, with the roof deck, has an awkward roof mass. Is there a way the rooftop access and roof design can be designed to be more representative of the architectural vocabulary of Unit G and the architecture within the development.

NO PROPOSED VARIANCES

5160 HAMMOND BAY ROAD, NANAIMO, BC.

The proposal is to redevelop the property to a private strata-title community of single family homes.

1.0 Overview:

The site comprises approximately 2 acres of land currently occupied by a single family residence and bounded by Hammond Bay Road, the grounds of Frank J Ney Elementary School and Entwistle Cabriolet Park to the North, Harry Whipper Park and single family zoned houses to the East and single family zoned houses to the West. Typical of this area of North Nanaimo, the parks are bounded by single family house subdivisions developed since the second half of the 20th century.

The housing development project includes the following design features:

- 18, 2 storey and 2 storey plus roof deck single detached houses will be built in 3 phases. The phases will be noted at Building Permit stage
- A variety of unit floor plans: three bedroom and three bedroom plus den
- Common private access road with pedestrian amenities
- A variety of exterior finish materials: clay brick, cultured stone, Hardie panel and wood details, asphalt shingle roofs, vinyl double glazed windows and wood entry doors.
- Addition of substantial new landscaping integrated into the park and riparian context.

2.0 Design Rationale:

The design of the project is for a contemporary suburban community character which relates to the evolving context of this growing part of Nanaimo. Historically inspired building forms and expressive materials have been chosen to indicate quality and durable construction detailing. The resulting distinct character of the development will be one which builds upon the appeal of predecessor local developments.

2.1 Context

Parks in the subject area are surrounded by single family houses subdivided onto relatively large suburban lots. Parkland includes open space, playing fields, trails and large areas of mature coniferous and deciduous forest. A seasonal watercourse bounds the site's North side and centres a generous riparian habitat. To the East and West property lines single family house yards will share a boundary with the rear yards of the proposed houses. Scale and type of the existing housing is similar to the proposed new houses.

2.2 Site Plan

In order to enhance its presence on Hammond Bay Road the new private road is flanked on each side by houses, landscape features, signage and postal boxes. Two houses looking onto Hammond Bay Road have entrance sidewalks with arbours and front doors facing the street thus giving the subdivision a welcoming presence and recognizable identity. At the West and East sides of the street narrow sideyards between houses make connections between front and rear yards complementing the domestic scale and opening views beyond the street frontage. In consideration of the neighbouring park and school a pedestrian access pathway is created between two houses on the East side of the property. Houses are sited within close proximity of the road to create an animated street frontage and establish room for private rear yards. The houses respond to the curving road by setting back at varying distances from the curb creating a pattern of frontages in pairs and singly, each house with a unique relationship to the street and its neighbours. At the north end of the site front yards and expanded side yards will benefit most from southern exposure.

2.3 Private Road Design:

Gently sloping down from Hammond Bay road towards the north, subtle curves of the new private road create dynamic, unique frontages to each house and changing vistas throughout the site for both vehicular and pedestrian user. For ease of access and in order to keep the road clear of parked vehicles, five off-road visitor parking spaces have been distributed along the road. Additional off road parking is provided by each driveway with sufficient width and depth to park one or two vehicles. Each side of the road has a one metre wide ground beam with material change from the vehicle traffic area to demark a pedestrian zone. At the terminus a turn-around is scaled for passenger vehicles to easily navigate but to discourage irresponsible driving habits. In order to reduce the impermeable surface areas visitor parking spaces will be finished with permeable pavers. Street lighting is proposed to enhance pedestrian safety and security.

2.4 Fire & Emergency Vehicle Access:

With gentle curves and ample clearances to the road edges emergency vehicles will be able to comfortably navigate the new road entry from Hammond Bay Road, work within the open space and safely reverse to exit the road. The length of the new road is approximately 90 metres from Hammond Bay Road to the culdesac circle. A fire hydrant will be situated on the road verge to provide emergency equipment access in accordance with BCBC requirements. All other requirements of the BCBC that apply to Part 9 structures are met with the proposed design. Included with the DP application documents is a copy of a BCBC consultant email regarding the requirements for fire truck access.

2.5 Architecture, Character and Form

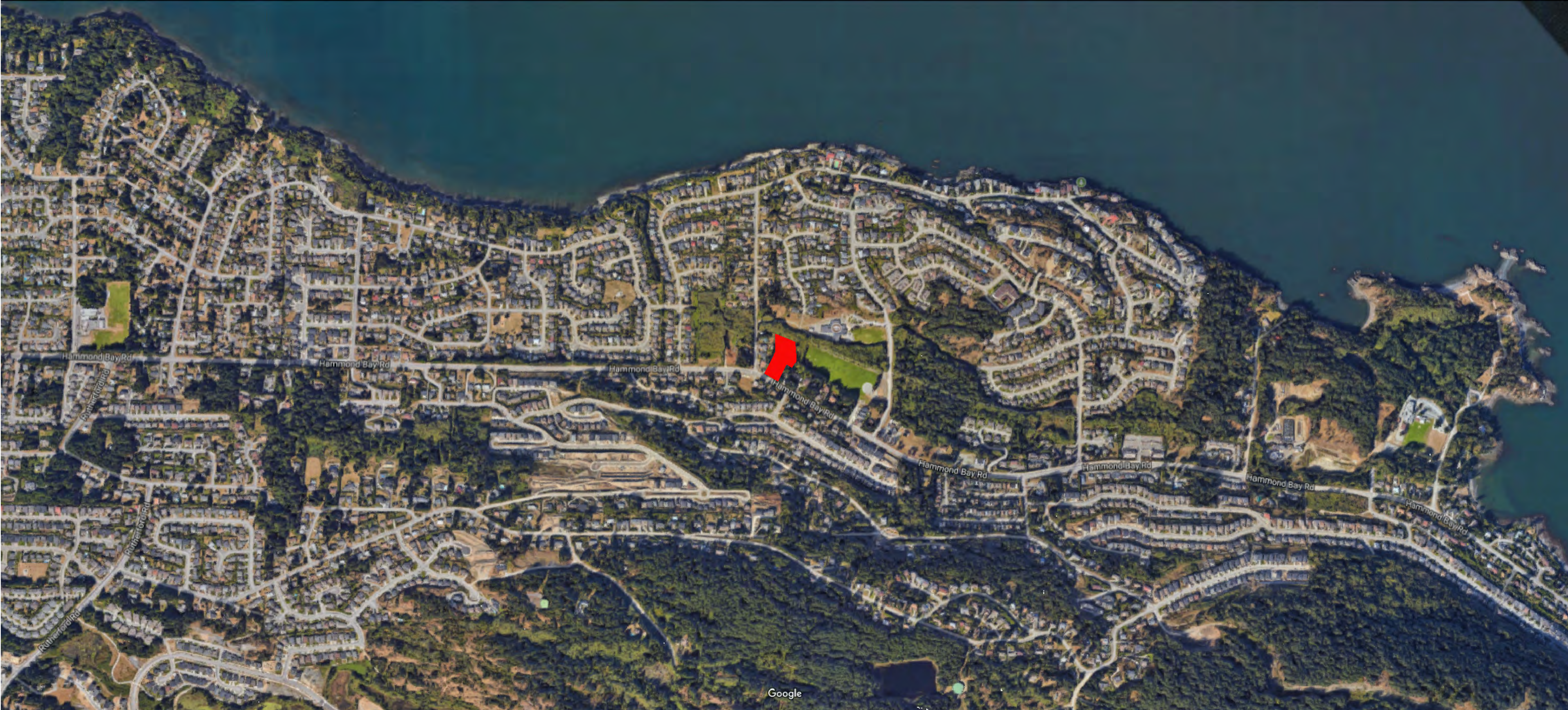
The community design comprises seven different floor plans of three bedroom and three bedroom plus den houses. All with two storeys, without basement or crawl space, the houses are modest and humanly scaled in all dimensions. Each house has a private driveway and single car garage for vehicle parking and domestic storage. The single car garages complement the scale of each house enhancing their street presence by allowing for generous ground floor entry porches and front windows. In this form the houses relate to the street more strongly with eyes-on-the-street connections that enhance security and encourage community social interaction. Pitched, gabled and hipped roof building forms relate to precedent and contemporary house designs typical in the community. Natural gas fueled fire places are vented through chimney chases echoing forms of traditional wood fired fireplaces, thus enriching the domestic composition of individual houses. Overall, as each house relates to its neighbours with similar scale, form and material connections, a strong sense of place is created.

2.6 Exterior Materials:

Form and materials have been chosen to express quality and durable relatively low maintenance construction detailing. Vinyl siding, and Hardiboard form the majority of exterior cladding materials, accented by cultured stone, metal panels and vinyl soffits. Glass/metal guardrails enclose the balconies and terraces. Each house will be unique in its composition of materials and colour. Individual material details will enhance each house's distinctive character thus giving the subdivision an impression of bespoke houses.

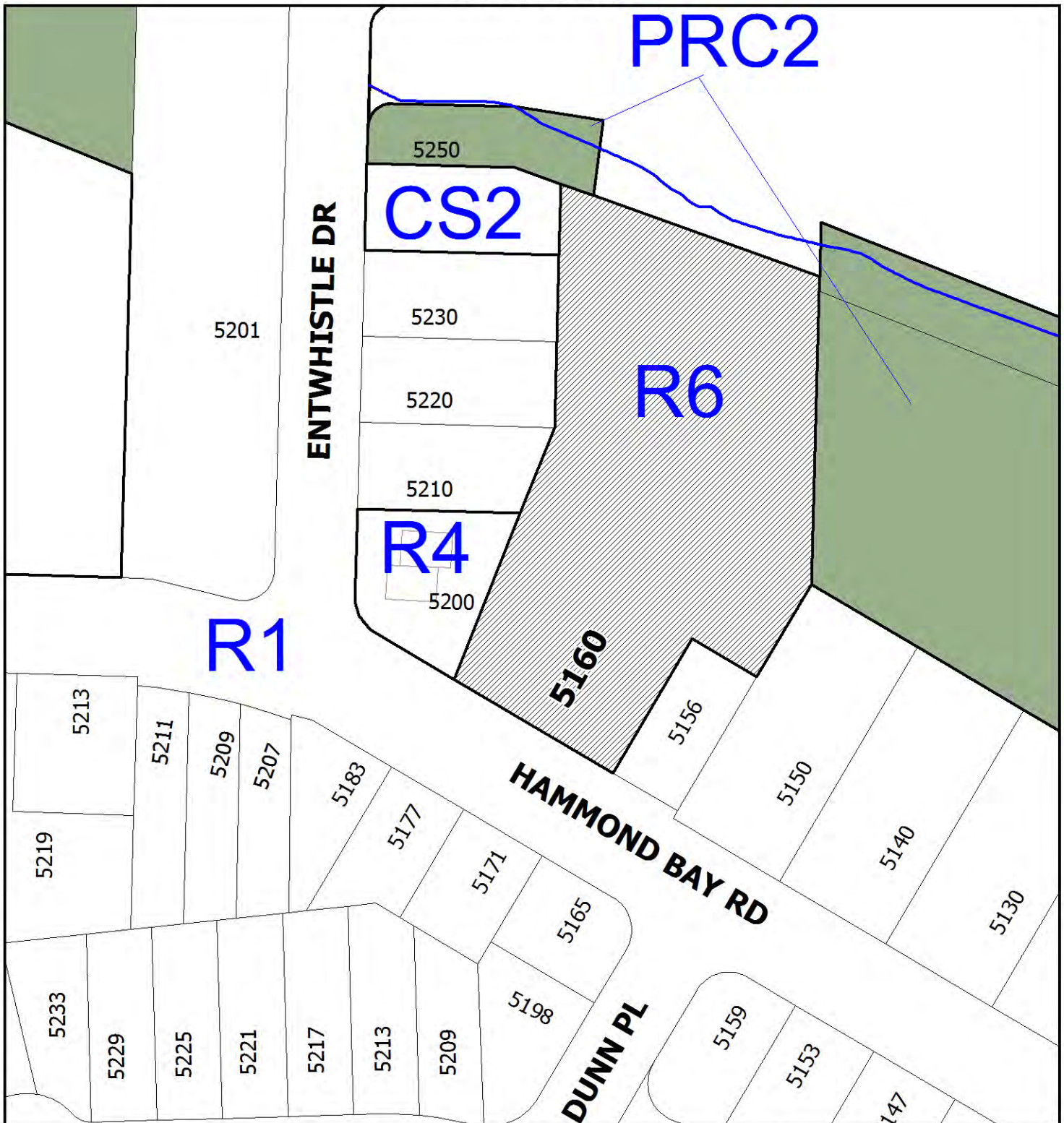
2.7 Landscaping & Natural Environment

As this is a strata title property the landscaping will be community controlled, seamlessly transition between houses and integrate with its naturally occurring surroundings to create a strong sense of place. On the north property line a cedar split-rail fence defines the transition from residential landscape to the natural landscape and riparian landscape. This area of the property, next to a seasonal water course, will retain native specimens where practical and will be revegetated in accordance with Provincial standards. Behind the fence a swale contains site runoff to allow water to gently seep into the ground without disturbing native vegetation. River-washed rock bottomed swales on the East and West sides of the property similarly control runoff and discourage property owners from planting swales with landscape specimens that may hinder their moderating function. Runoff from the road and driveways will be lessened by naturally occurring percolation accessible at the road edges' grade beams.



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KEY PLAN		
RECEIVED DP1071 2017-AUG-22 Current Planning & Subdivision		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY:		
CHK'D BY:		
SCALE: N/A		
DATE: AUG. 2017		
SHEET TITLE		
DESIGN RATIONALE		
SHEET NUMBER		REV:
A 0.1		

SCHEDULE A



DEVELOPMENT PERMIT NO. DP001071

LOCATION PLAN

 **Subject Property**

Civic: 5160 Hammond Bay Road
 Lot 3, District Lot 54, Wellington District,
 Plan 17543, except those parts in Plans
 30804, 38226 and 47665





**TYPE A
(02 A)**



**TYPE A
(03 A)**

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PROJECT TITLE		
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CHK'D BY:		
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DATE: AUG. 2017		
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**TYPE A
(06 A)**



**TYPE A
(07 A)**

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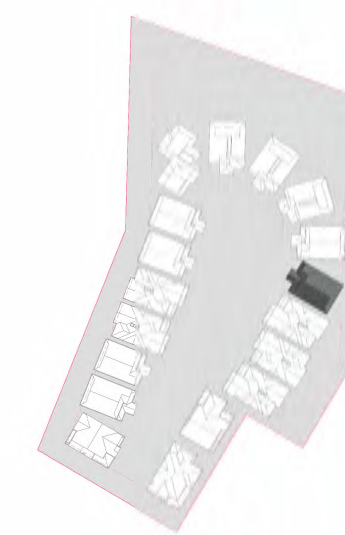
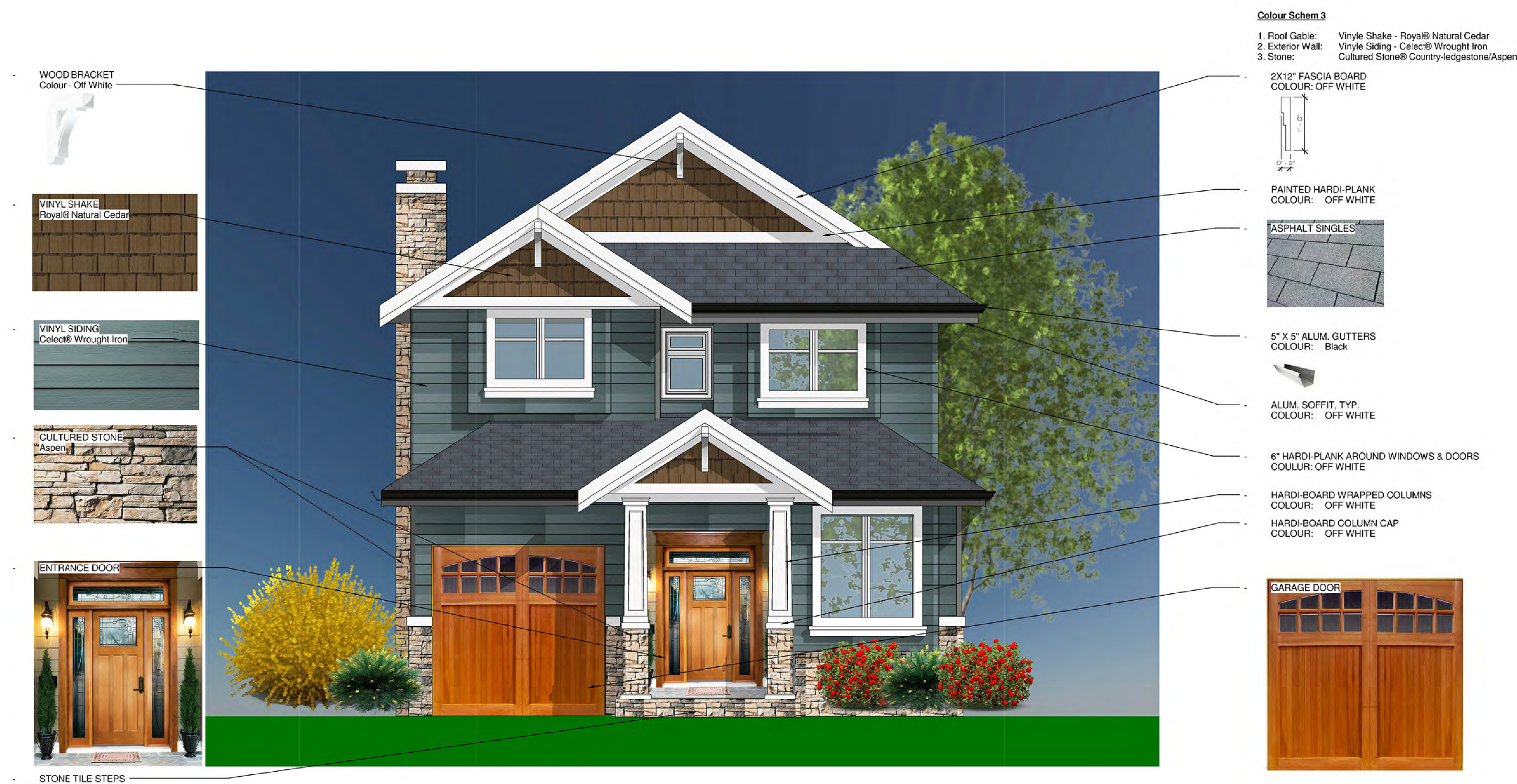
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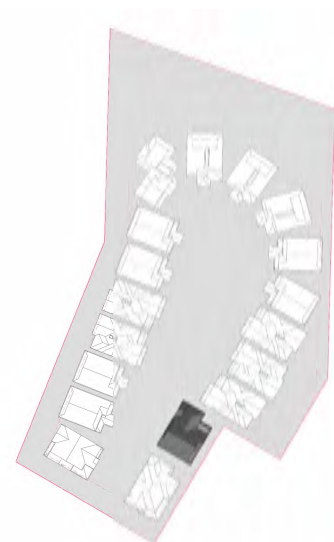


**TYPE A
(12 A)**



**TYPE A
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TYPE B
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Current Planning & Subdivision

PROJECT TITLE
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CHK'D BY: XM	
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TYPE C
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**TYPE C
(05 C)**



**TYPE C
(14 C)**

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2017-AUG-22
Central Planning & Solutions

PROJECT TITLE

5160 Hammond Bay Road

PROJECT NO: 81601 B

DRAWN BY: KEN CH

CHK'D BY: XM

SCALE: N/A

DATE: AUG. 2017

SHEET TITLE

MATERIAL RENDERING

SHEET NUMBER

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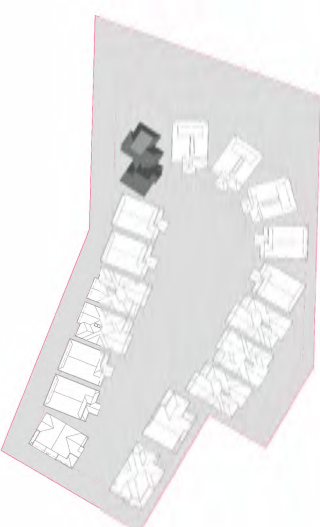


TYPE C
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TYPE C
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KEY PLAN		
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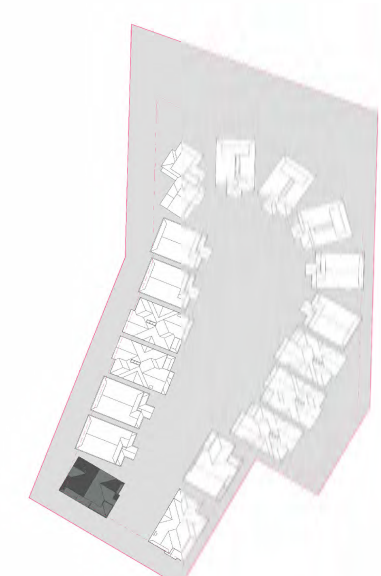
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FRONT VIEW

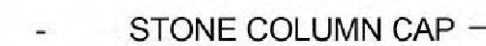
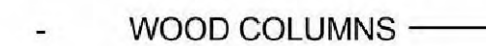
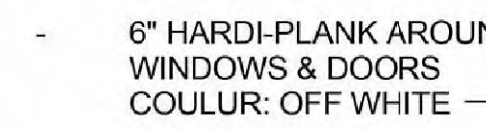
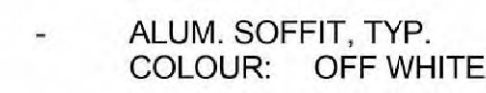
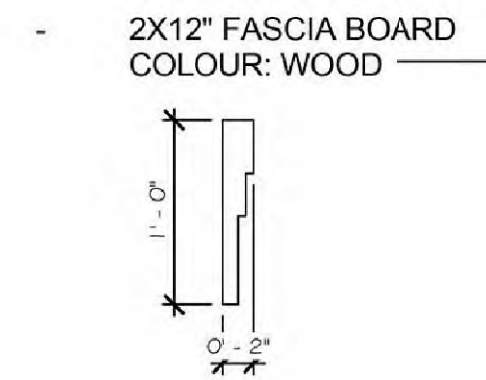


STREET VIEW

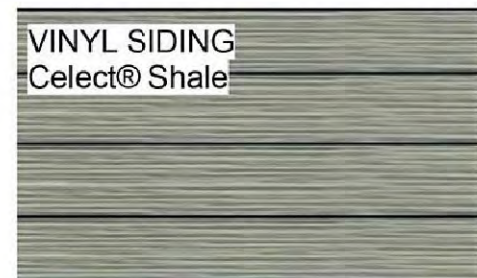


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(01 E)

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PROJECT TITLE		
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PROJECT NO: 81602 B		
DRAWN BY: KEN CH		
CHK'D BY:		
SCALE: N/A		
DATE: AUG. 2017		
SHEET TITLE		
MATERIAL RENDERING		
SHEET NUMBER		REV:
A-E.4.1		



WOOD BRACKET



- Colour Schem 2**
1. Roof Gable: Vinyl Shake - Royal® Yellow Birch
 2. Exterior Wall: Vinyl Siding - Celest® Shale
 3. Stone: Cultured Stone® Country-ledgestone/Skyline

STREET VIEW

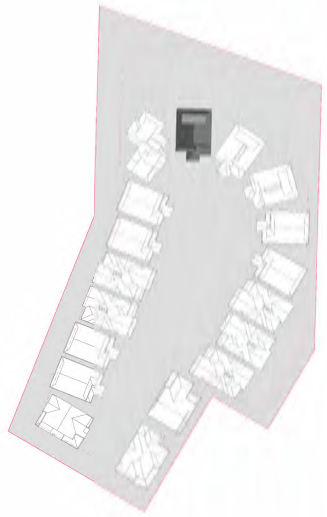


FRONT VIEW

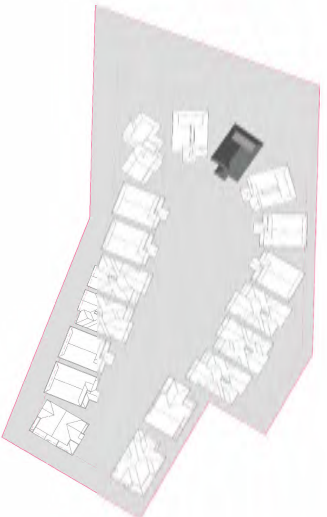


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SUB-CONSULTANT		
KEY PLAN		
RECEIVED DP 1071 2017-AUG-22 Current Planning & Subdivision		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81601 B		
DRAWN BY: KEN CH		
CHK'D BY: XM		
SCALE: N/A		
DATE: AUG. 2017		SHEET TITLE
MATERIAL RENDERING		
SHEET NUMBER		REV:
A-F.4.1		



TYPE G
(09 G)




TYPE G
(10 G)

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KEY PLAN		
<div>RECEIVED</div> <div>DP1071</div> <div>2017-AUG-22</div> <div>Current Planning & Subdivision</div>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY: KEN CH		
CHK'D BY: XM		
SCALE: N/A		
DATE: AUG. 2017		
SHEET TITLE		
MATERIAL RENDERING		
SHEET NUMBER		REV:
A-G.4.1		



TYPE G
(11 G)

1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION
ISSUES		
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KEY PLAN		
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PROJECT TITLE		
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PROJECT NO: 81602 B		
DRAWN BY: KEN CH		
CHK'D BY: XM		
SCALE: N/A		
DATE: AUG. 2017		
SHEET TITLE		
MATERIAL RENDERING		
SHEET NUMBER		REV:
A-G.4.2		



MASTER PLAN
SCALE: N/A

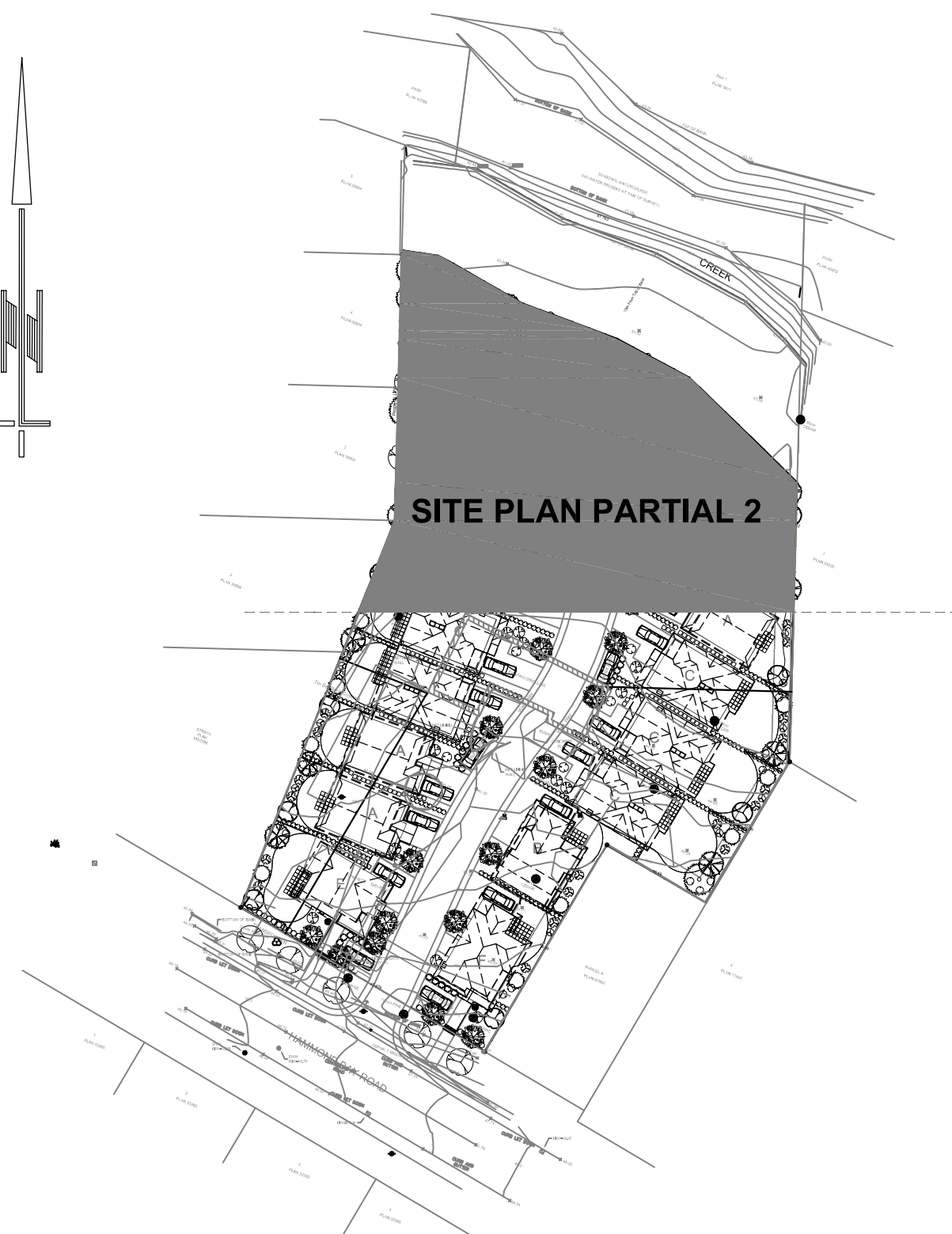
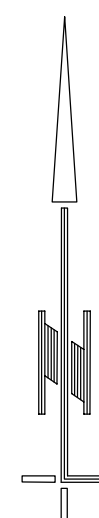
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PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY:		
CHK'D BY:		
SCALE: N/A		
DATE: AUG. 2017		
SHEET TITLE		
MASTER PLAN		
SHEET NUMBER		REV:
A 0.2		



SITE KEY PLAN
SCALE: 1/16" = 1' - 0"

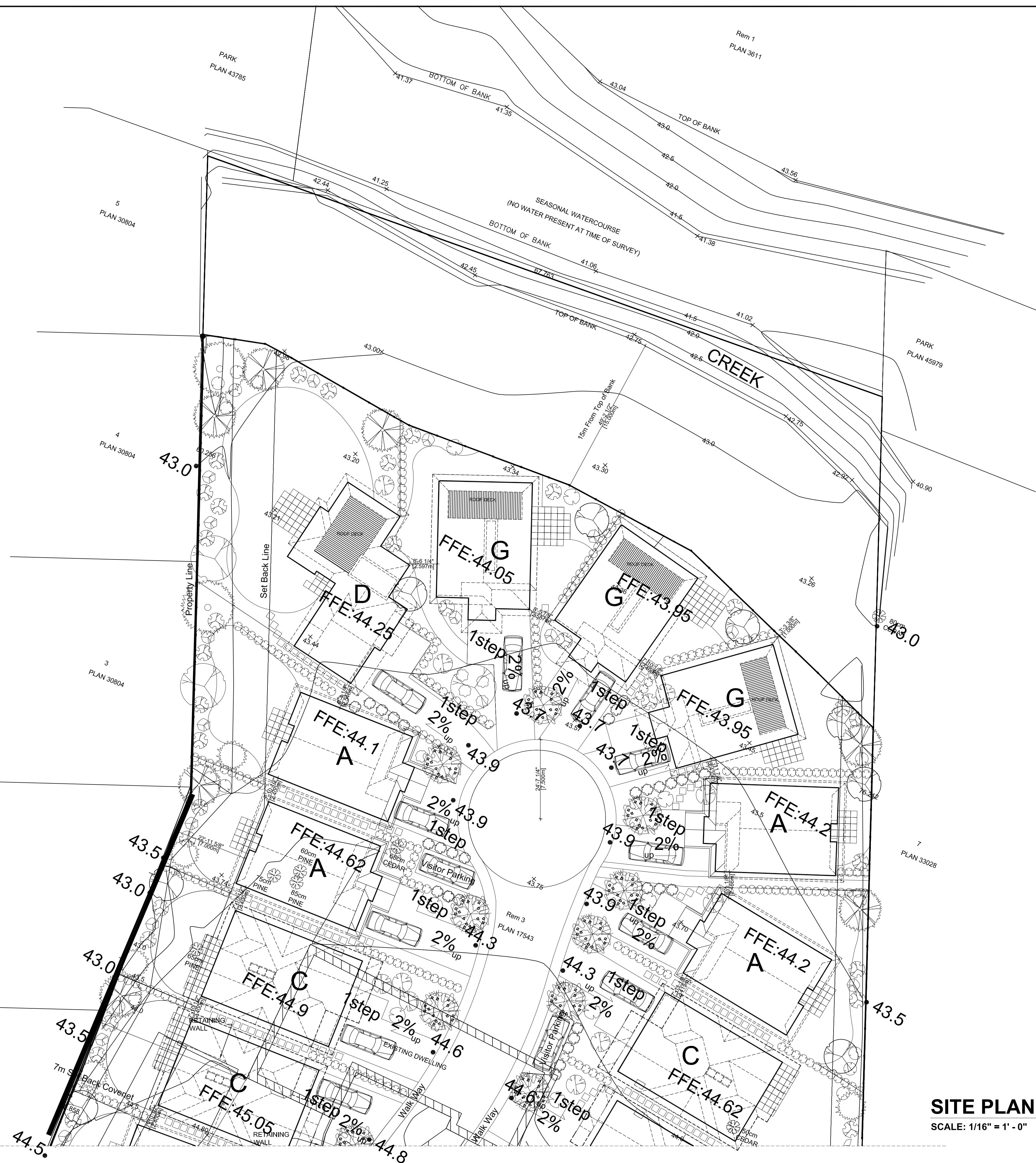
SITE PLAN PARTIAL 1
SCALE: 1/16" = 1' - 0"

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KEY PLAN		
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PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY:		
CHK'D BY:		
SCALE: 1/16"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
SITE PLAN PARTIAL 1		
SHEET NUMBER		REV:
A 1.1		



SITE KEY PLAN

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



SITE PLAN PARTIAL 2

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

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PROJECT TITLE		
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PROJECT NO: 81602 B		
DRAWN BY:		
CHK'D BY:		
SCALE: 1/16"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
SITE PLAN PARTIAL 2		
SHEET NUMBER		REV:
A 1.2		

Revegetation Plan

Approximately 845 sq. metres of planting area is proposed within the riparian area. Plants are to be placed at an average of 1.0 m2 density. Trees should be a minimum of 1.2 m height at time of purchase and planted 1.5 to 3.0 m apart dependent on the mature height and drip line of the species. Shrubs should be planted 1.0 to 2.0 m apart.

All plant materials shall be healthy, with well developed root systems and top growth. All plant materials shall be free of disease and insect infestation and the following defects at all times:

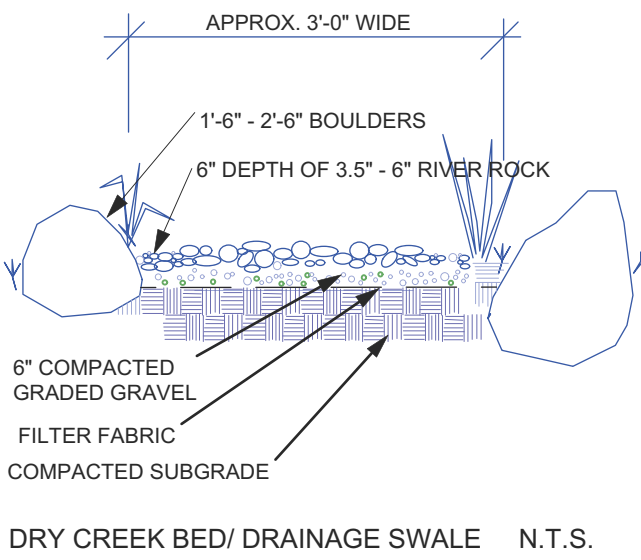
- broken tops, torn roots and abrasions of bark on trunk and branches;
- dried out root systems;
- prematurely opened or damaged buds;
- dry, loose or broken ball of earth;
- evidence of heating, moulding, or freezing damage;
- think, poor root or top systems; and,
- abnormal leaf colour.

Invasive plant species (e.g.- Cytisus scoparius) and their root structures should be removed to the extent possible from the riparian area prior to implementing the revegetation plan. Existing Alnus rubra along stream bank to be protected during revegetation.

New planting to be irrigated in the first two years and maintained until the plants have established themselves. Once established, riparian area to be monitored for invasives by garden maintenance crew. Split rail fence to prevent access to riparian setback area.

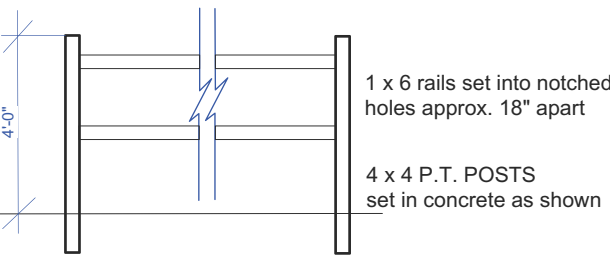
Revegetation Plant List for Riparian Zone (15 M. Setback Area)

58	Cornus sericea	Red Osier Dogwood	#1 pot
108	Gaultheria shallon	Salal	#1 pot
115	Mahonia nervosa	Oregon Grape	#1 pot
127	Polystichum munitum	Western Sword Fern	#1 pot
108	Rosa nootkana	Nootka Rose	#2 pot
24	Salix sitchensis	Sitka willow	#1 pot
47	Sambucus racemosa	Red Elderberry	#1 pot
27	Vaccinium parviflorum	Red Huckleberry	#2 pot
Trees			
21	Acer circinatum	Vine Maple	1.2 M. B&B
27	Acer glabrum var. douglasii	Douglas Maple	1.2 M. B&B
21	Malus fusca	Pacific Crabapple	1.2 M. B&B
27	Salix lucida ssp lasiandra	Pacific Willow	1.2 M. B&B



SITE DRAINAGE SWALE ELEVATION APPROX. .3 METRES BELOW T.O.W. ELEVATION

LENGTH TO BE DETERMINED ON SITE - APPROX. 9'-0"



PATHWAY TO SCHOOL PARK FOR ALL RESIDENTS



NANCY PAUL
Landscape Architect
589 Lucerne Place
North Vancouver, B.C.
Canada, V7N 3A6
T 604 986 2238
F 604 987 2321

PROJECT
5160 Hammond
Bay Rd.
Nanaimo, B.C.

SHEET TITLE
Planting Plan

SCALE 1/16" = 1'-0"
DATE AUG. 10, 2017
SHEET NUMBER L-1

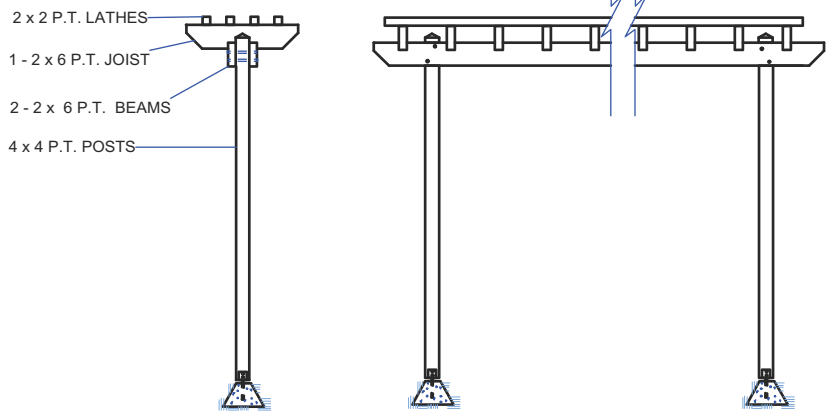
Plant List

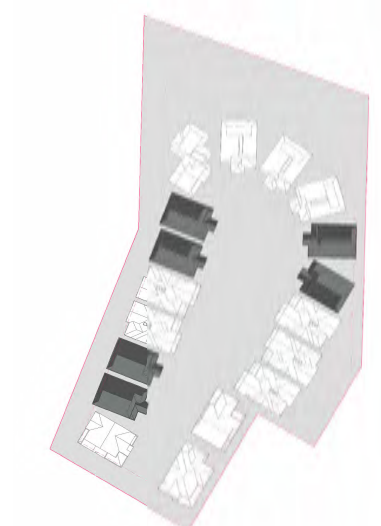
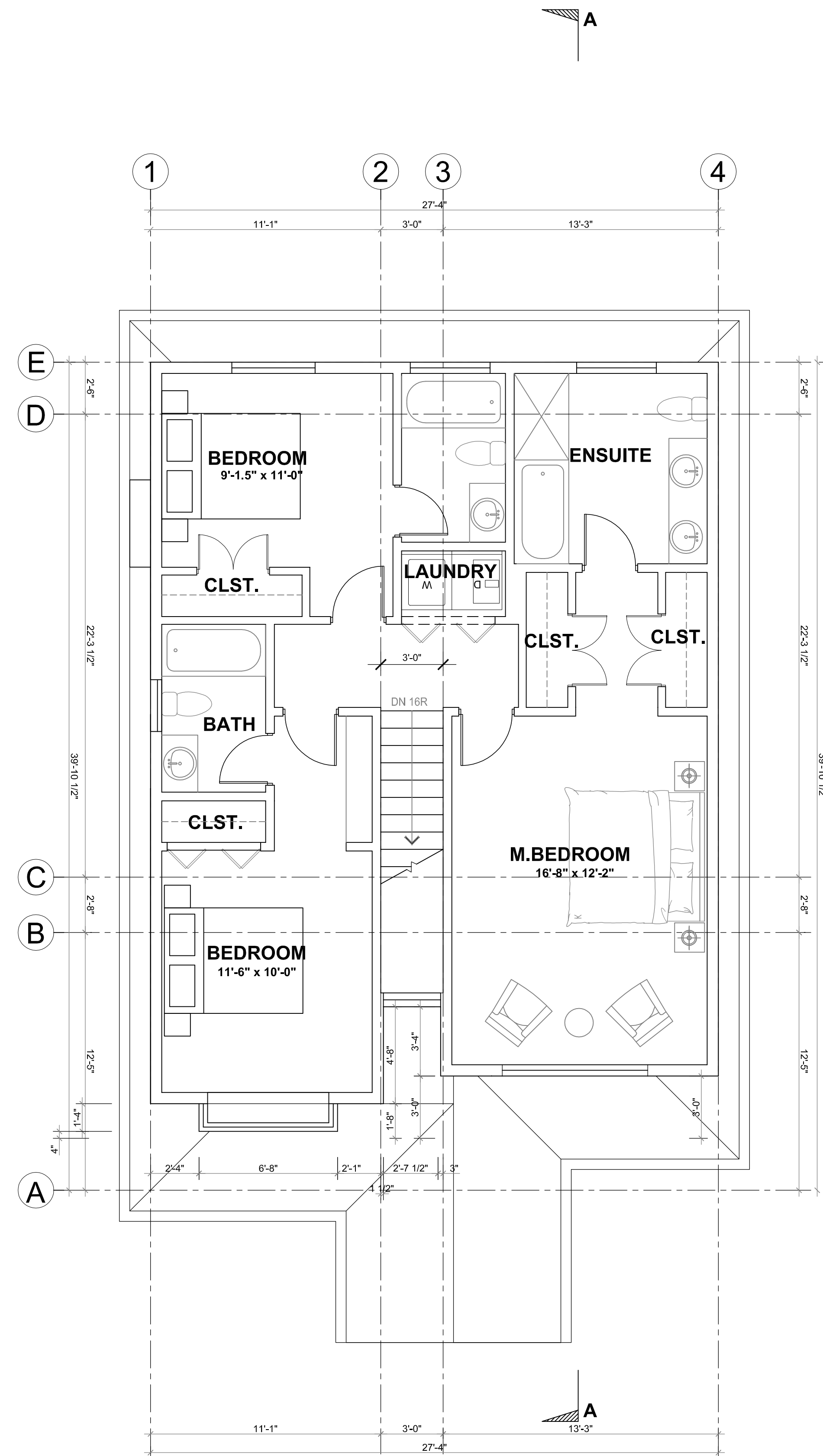
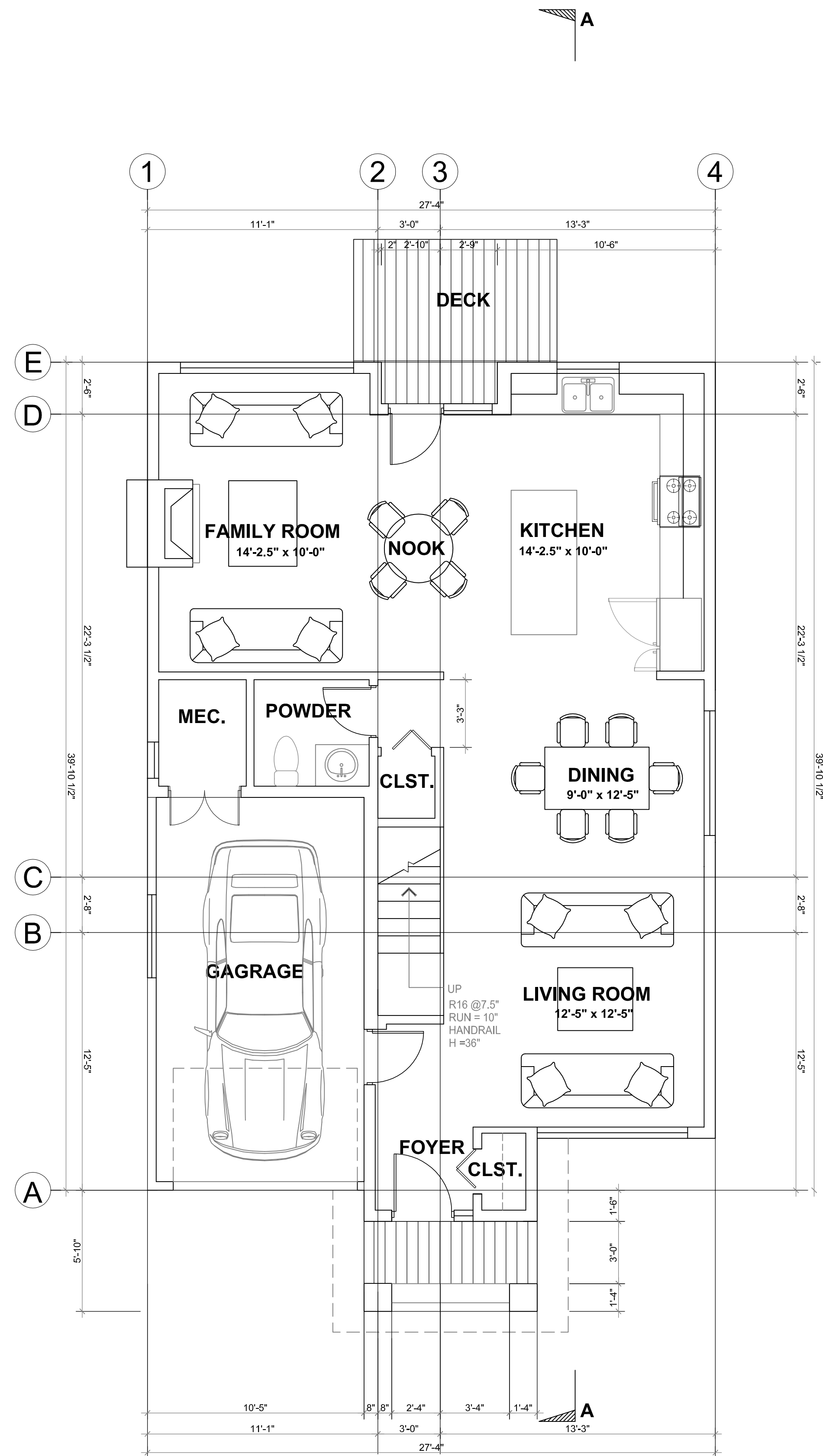
Shrubs

Qty.	Botanical Name	Common Name	Spacing	Size
18	Arbutus unedo	Compact Strawberry Tree	6'-0" O.C.	#15 pot
7000	Arctostaphylos uva-ursi	Kinnikinnick	2'-0" O.C.	10 cm. pot
11	Ceanothus thyrsiflorus	California Lilac	5'-0" O.C.	#5 pot
42	Cornus alba elegantissima	Redtwig shrub Dogwood	4'-0" O.C.	#5 pot
55	Lonicera pileata	Privet Honeysuckle	3'-0" O.C.	#3 pot
3	Miscanthus sinensis 'Gracillimus'	Maiden Grass	4'-0" O.C.	#3 pot
23	Pieris japonica 'Forest Flame'	Japanese Andromeda	4'-0" O.C.	#5 pot
27	Rosa meidiland Bonica	Pink Shrub Rose	3'-0" O.C.	#3 pot
28	Skimmia japonica rubella	Japanese Skimmia	4'-0" O.C.	#3 pot
354	Thuja occidentalis 'Smaragd'	Smaragd Cedar	3'-0" O.C. 2 M. B&B	

Trees


11	Acer palmatum 'Osakazuki'	Osakazuki Japanese Maple	6 cm. cal. B&B
7	Acer rubrum 'Red Rocket'	Red Rocket Maple	6 cm. cal. B&B
11	Taxus brevifolia	Western Yew	6 cm. cal. B&B
11	Pinus nigra 'Green Select'	Austrian Pine	6 cm. cal. B&B
21	Styrax japonica	Japanese Snowbell	6 cm. cal. B&B
3	Pseudotsuga menziesii	Douglas Fir	6 cm. cal. B&B

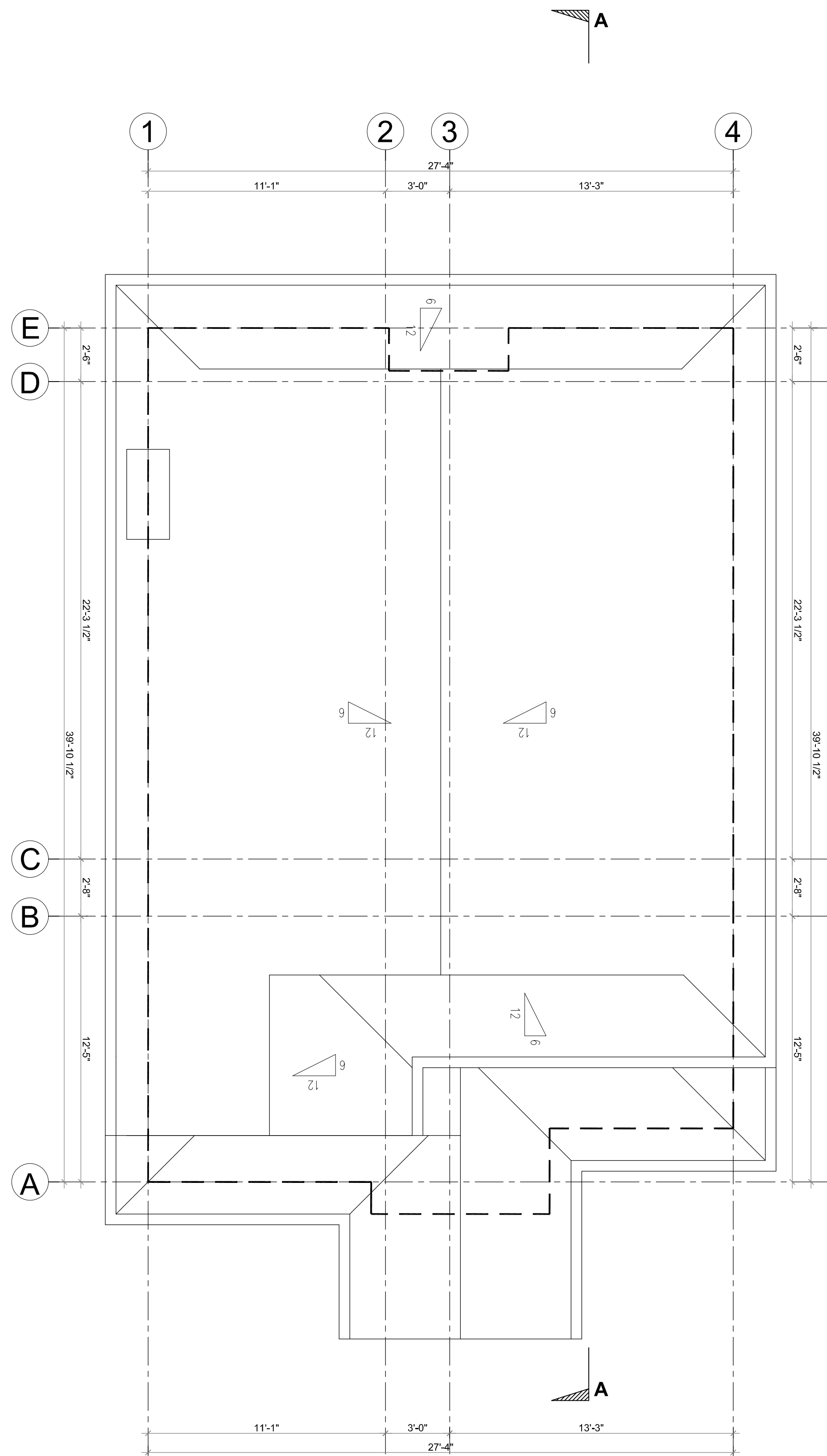




TYPE A

FIRST FLOOR AREA = 872 SF
SECOND FLOOR AREA = 946 SF
TOTAL FLOOR AREA = 1818 SF.

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SUB-SUBCONSULTANT		
KEY PLAN		
<div><div>RECEIVED</div><div>DP1071</div><div>2017-AUG-22</div><div><small>Current Planning & Subdivision</small></div></div>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY:		
CHK'D BY:		
SCALE:	1/4"=1'-0"	
DATE:	AUG. 2017	
SHEET TITLE		
TYPE A		
FLOOR PLAN		
SHEET NUMBER		REV:
A-A 2.1		



ROOF PLAN
1/4"=1'-0"

TYPE A

A-A 2.2

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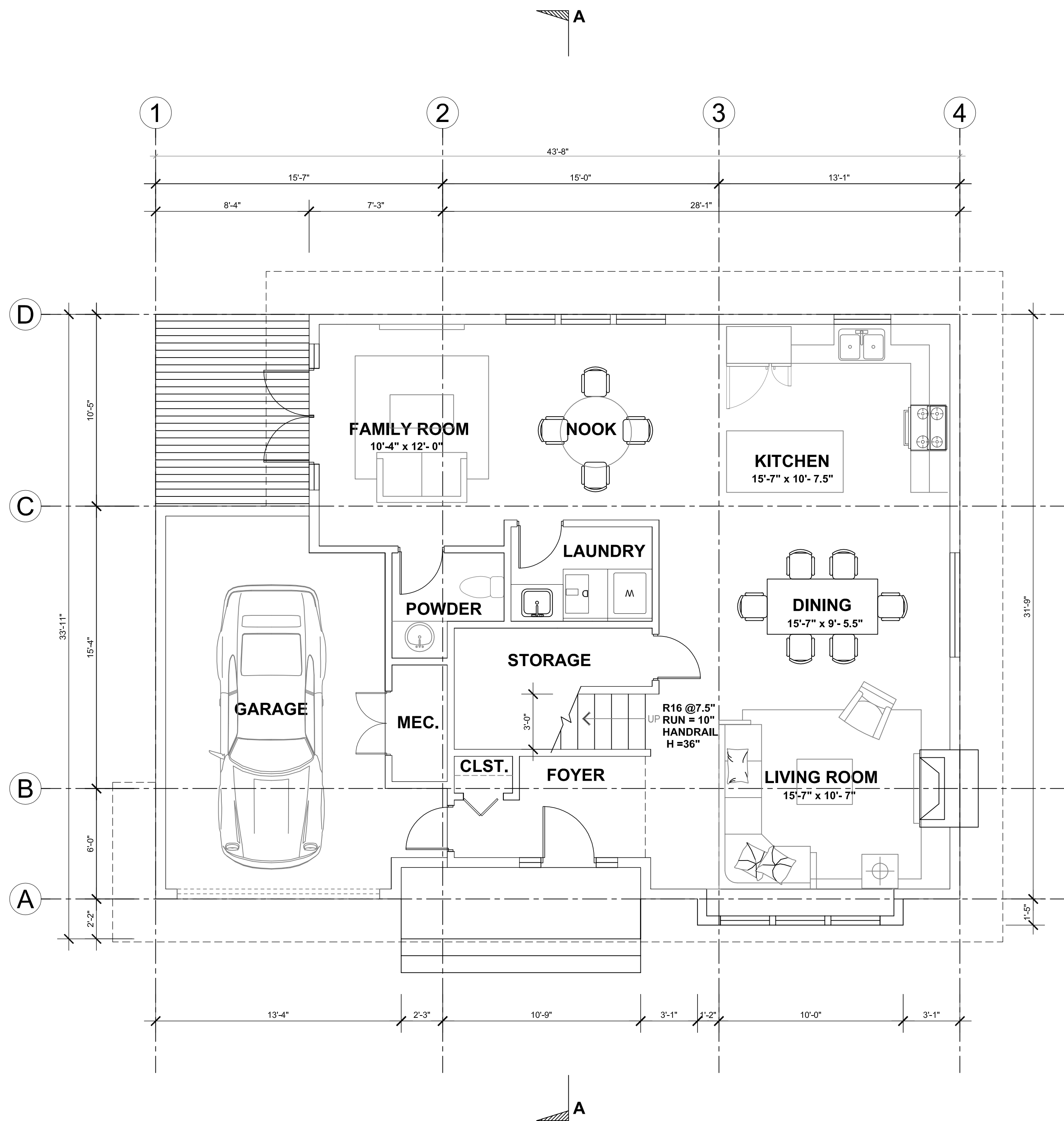
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PROJECT TITLE
5160 Hammond Bay Road

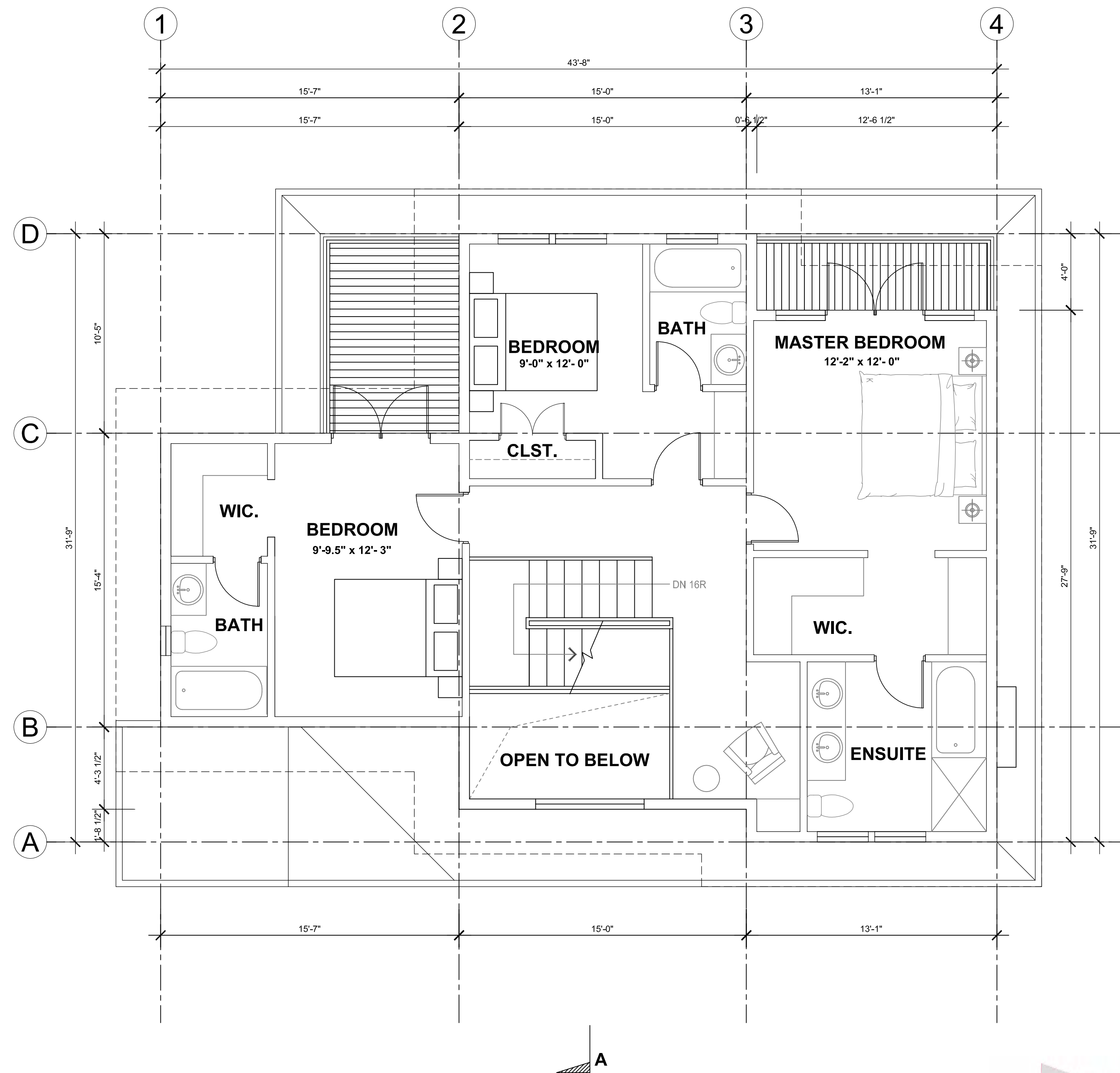
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DATE: AUG. 2017	

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TYPE A
ROOF PLAN

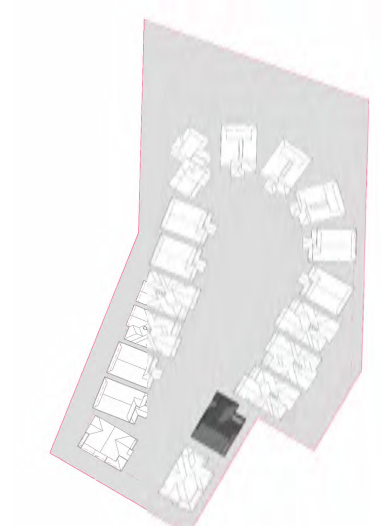
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FIRST FLOOR PLAN
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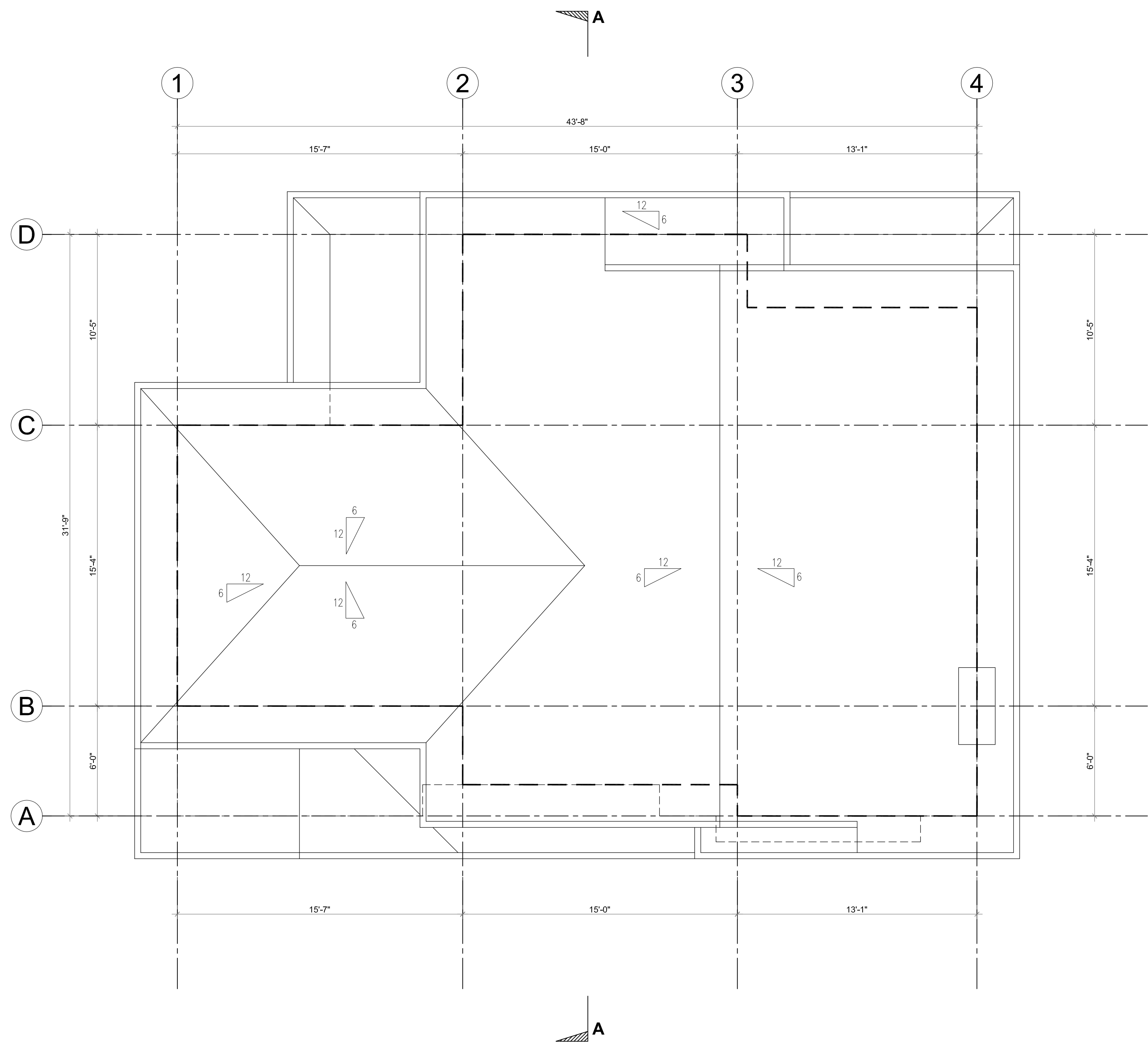
SECOND FLOOR PLAN
1/4"=1'-0"



TYPE B

FIRST FLOOR AREA = 1022 SF
SECOND FLOOR AREA = 1055 SF.
TOTAL FLOOR AREA = 2077 SF.

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PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81601 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE B FLOOR PLAN		
SHEET NUMBER		REV:
A-B.2.1		

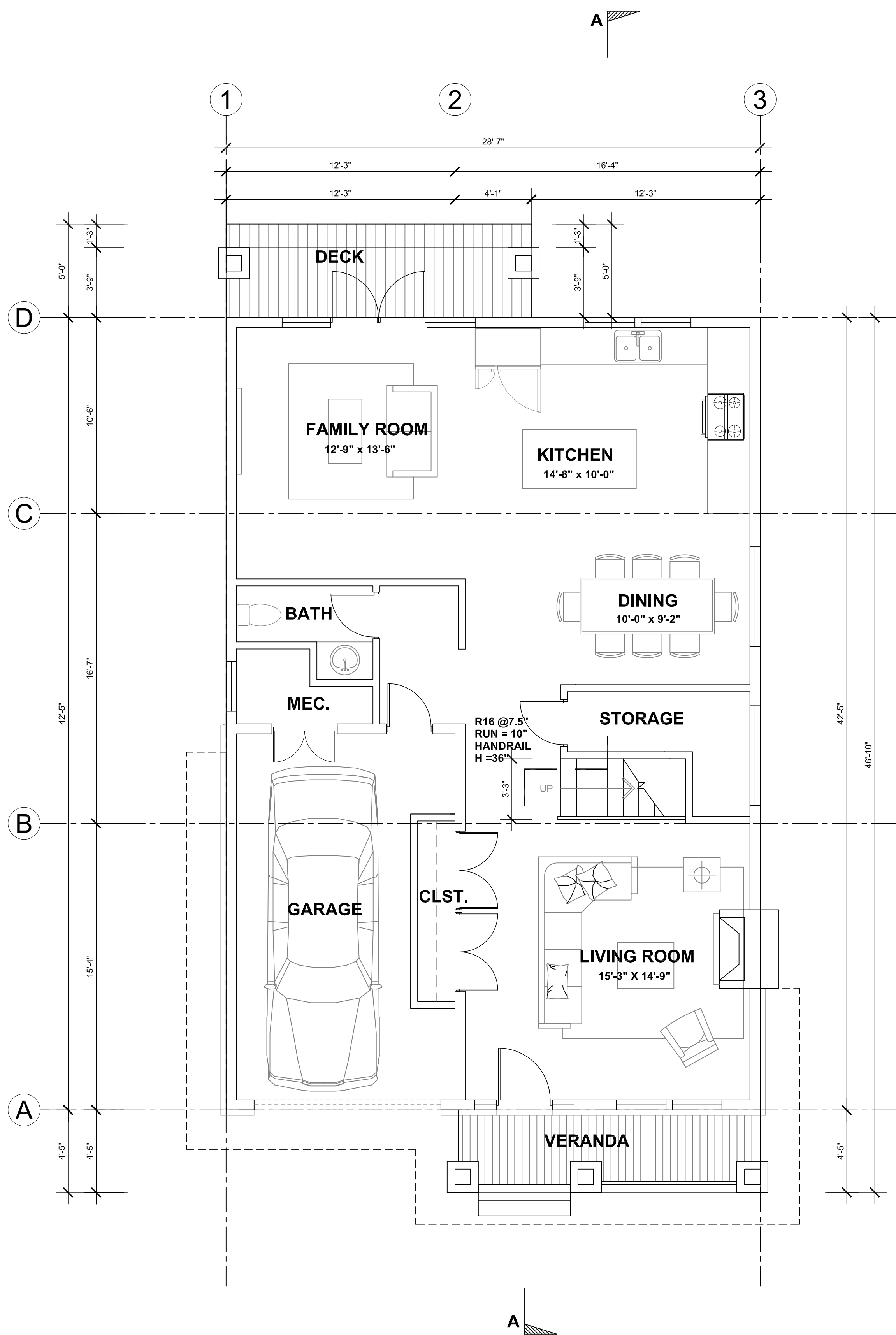


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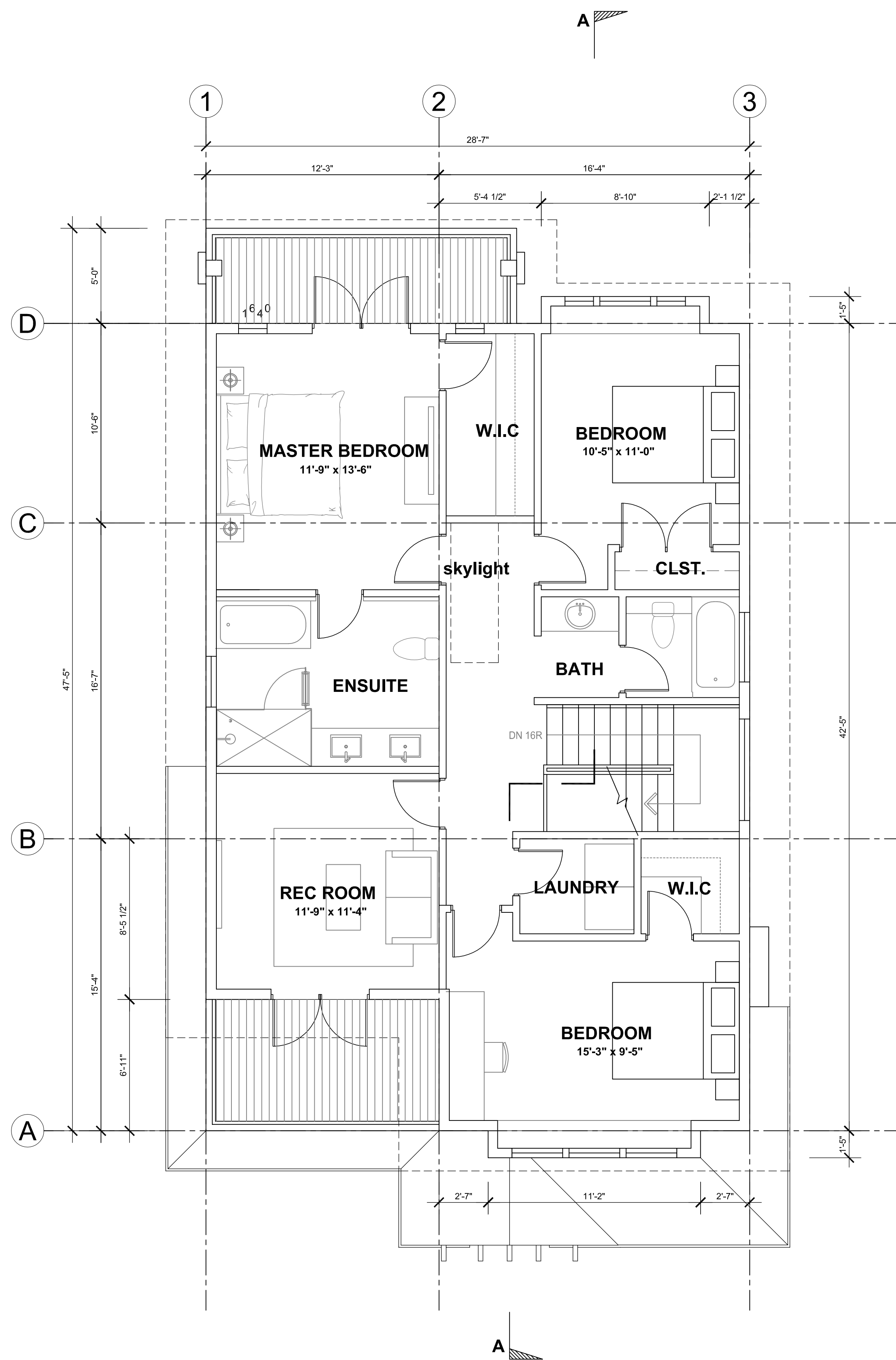
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A-B.2.2

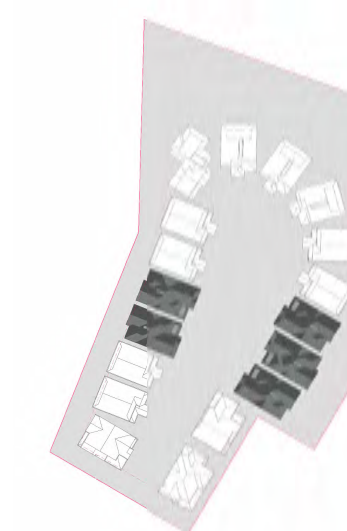
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KEY PLAN		
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PROJECT TITLE		
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DATE: AUG. 2017		
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FIRST FLOOR PLAN
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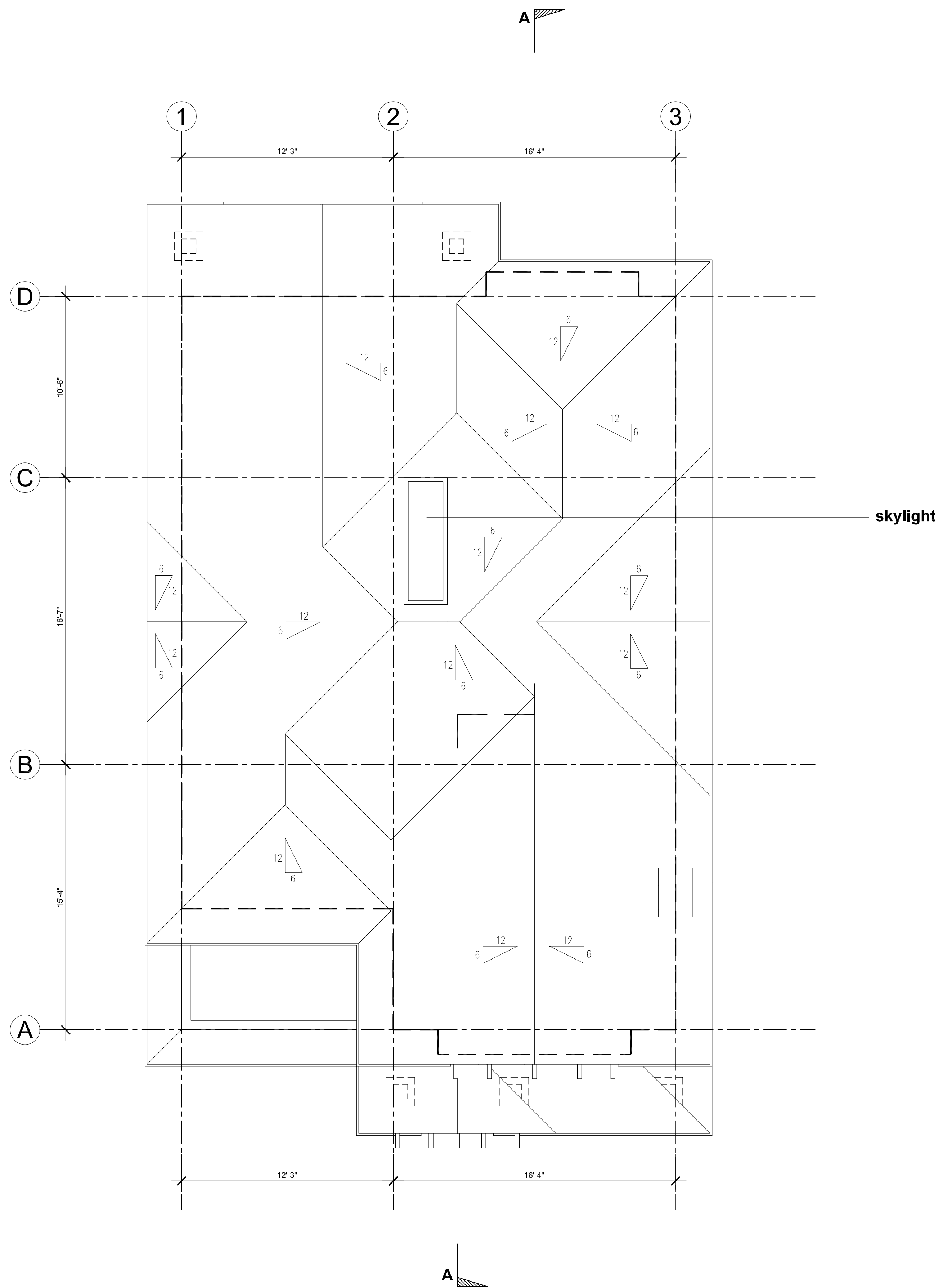


SECOND FLOOR PLAN
1/4"=1'-0"



TYPE C
FIRST FLOOR AREA = 999 SF
SECOND FLOOR AREA = 1128 SF.
TOTAL FLOOR AREA = 2127 SF.

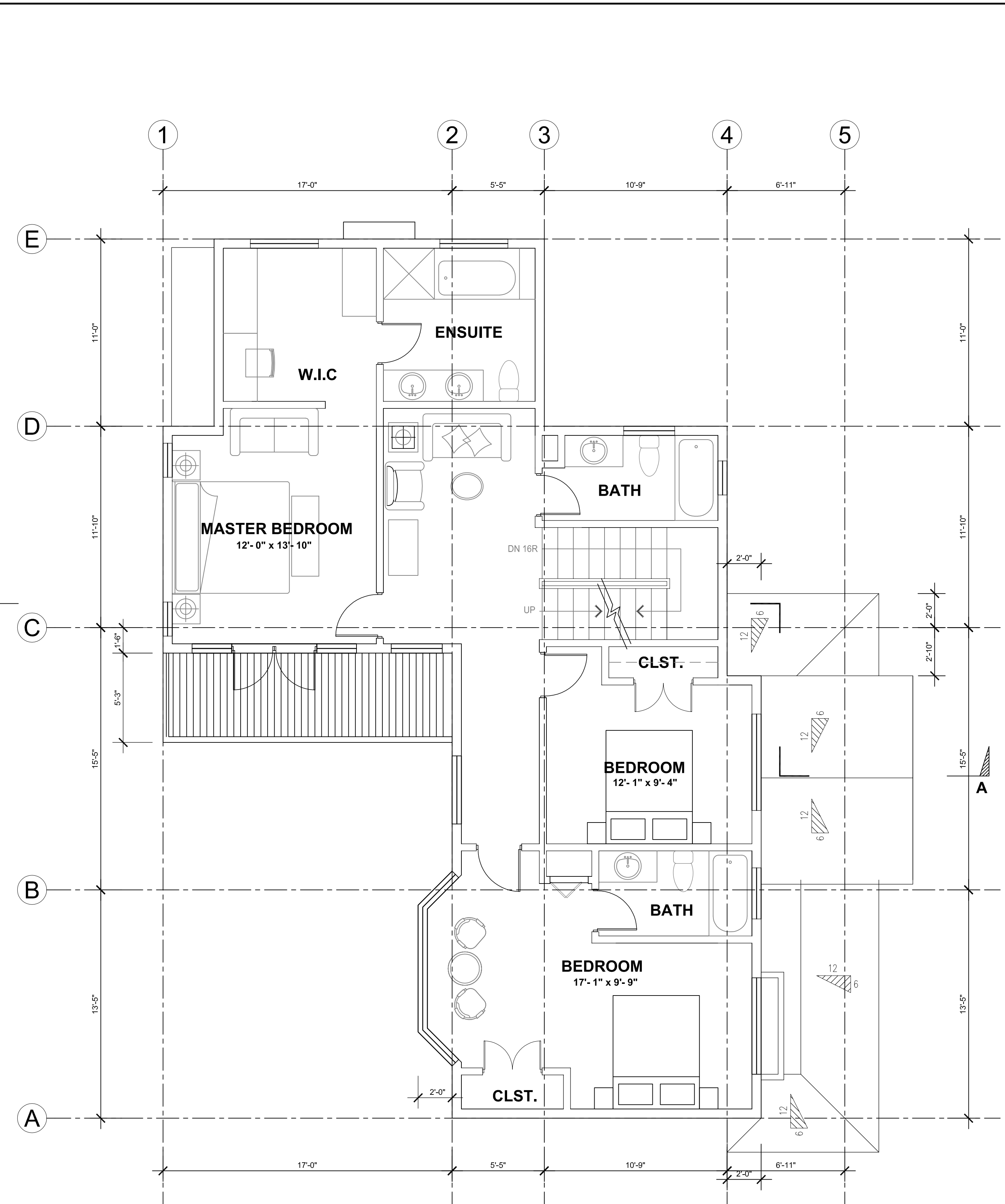
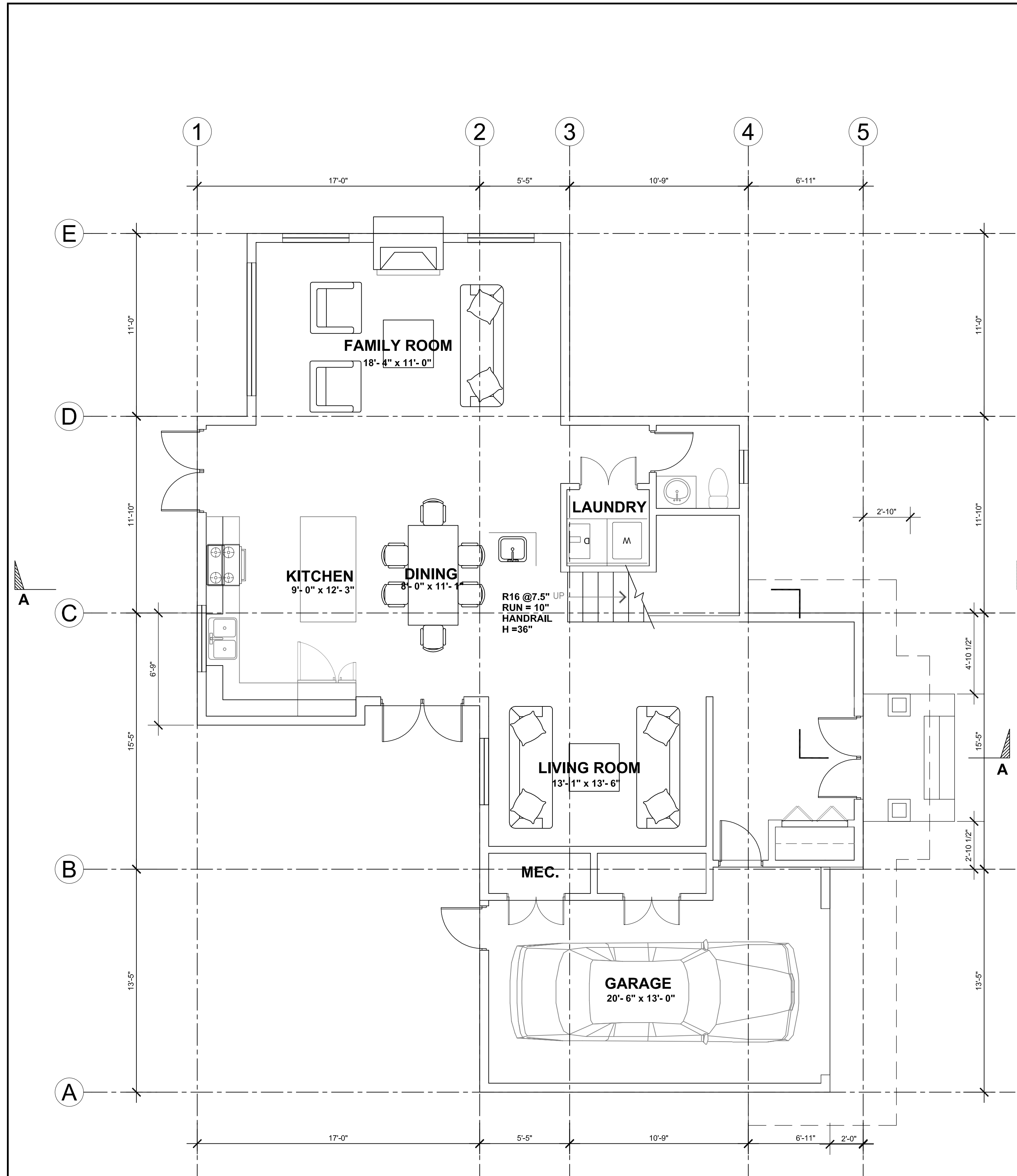
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SUB-CONSULTANT		
SUB-CONSULTANT		
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PROJECT NO: 81601 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
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TYPE C FLOOR PLAN		
SHEET NUMBER		REV:
A-C.2.1		



ROOF PLAN
1/4"=1'-0"

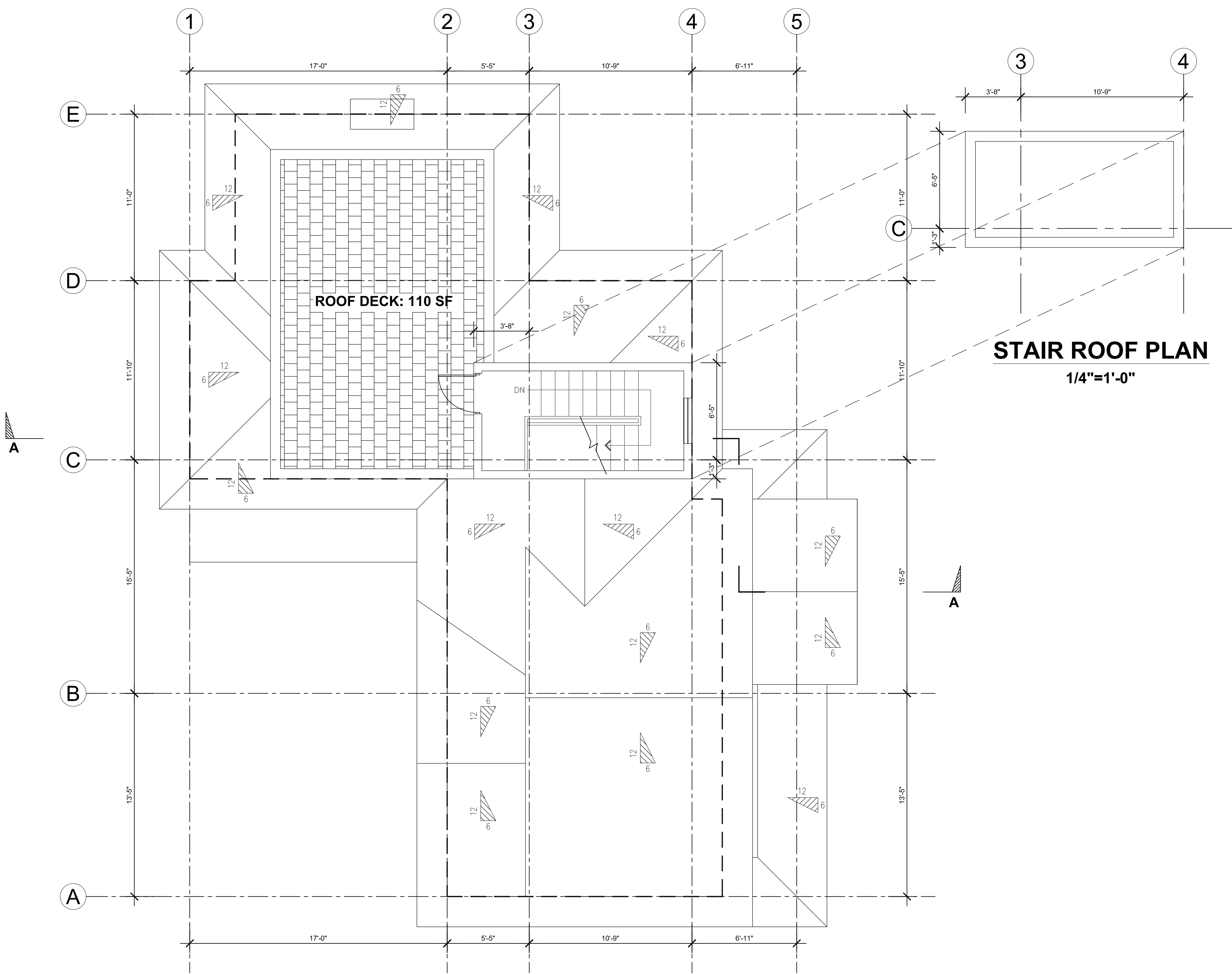
TYPE C

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5160 Hammond Bay Road		
PROJECT NO: 81601 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE C		
ROOF PLAN		
SHEET NUMBER		REV:
A-C.2.2		



TYPE D
FIRST FLOOR AREA = 1094 SF
SECOND FLOOR AREA = 1169 SF.
TOTAL FLOOR AREA = 2263 SF.

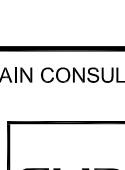
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SUB-CONSULTANT		
KEY PLAN		
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PROJECT TITLE		
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PROJECT NO: 81602 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
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SHEET NUMBER		REV:
A-D.2.1		

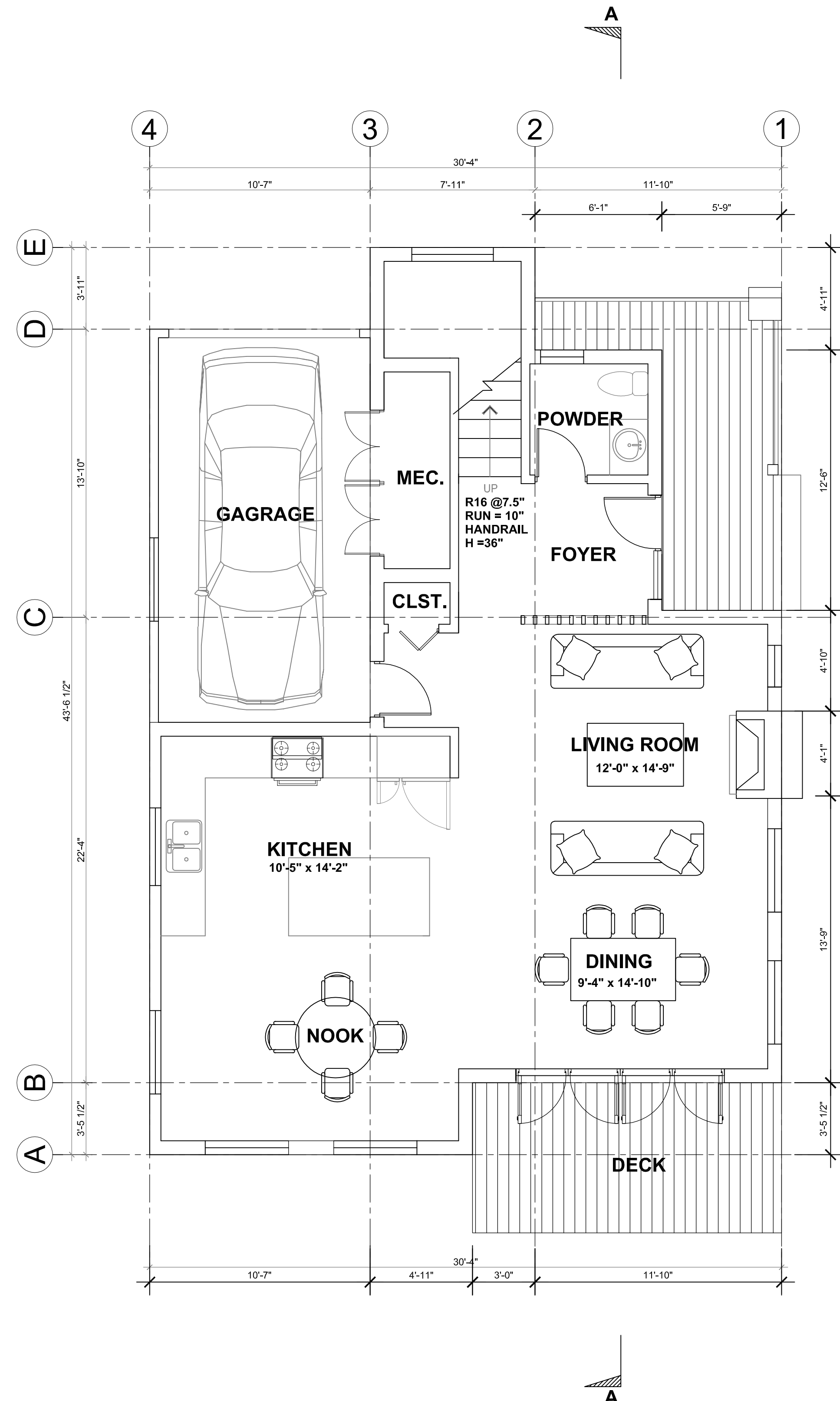


ROOF PLAN
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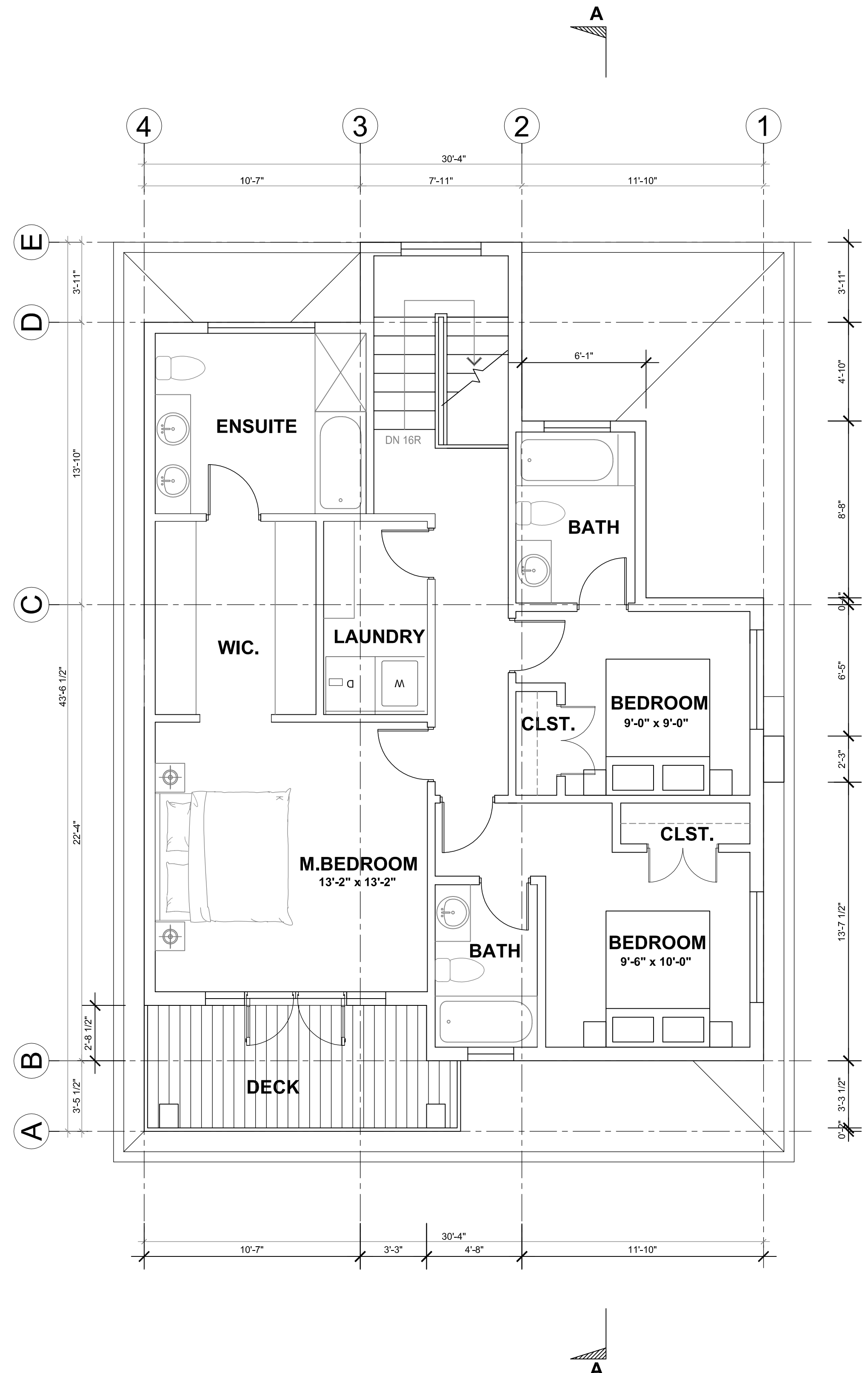
STAIR ROOF PLAN
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TYPE D

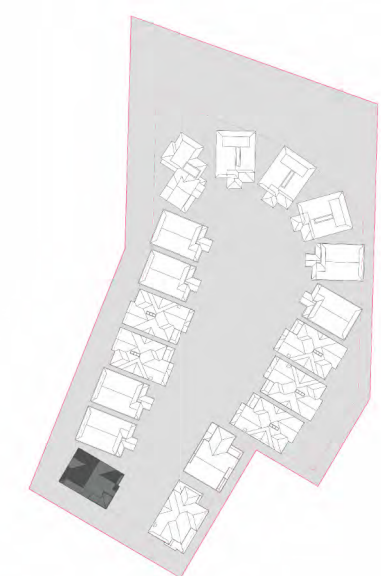
1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION
ISSUES		
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SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
<div>RECEIVED</div> <div>DP1071</div> <div>2017-AUG-22</div> <div>Current Planning & Subdivision</div>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE D		
ROOF PLAN		
SHEET NUMBER		REV:
A-D.2.2		




FIRST FLOOR PLAN
1/4"=1'-0"

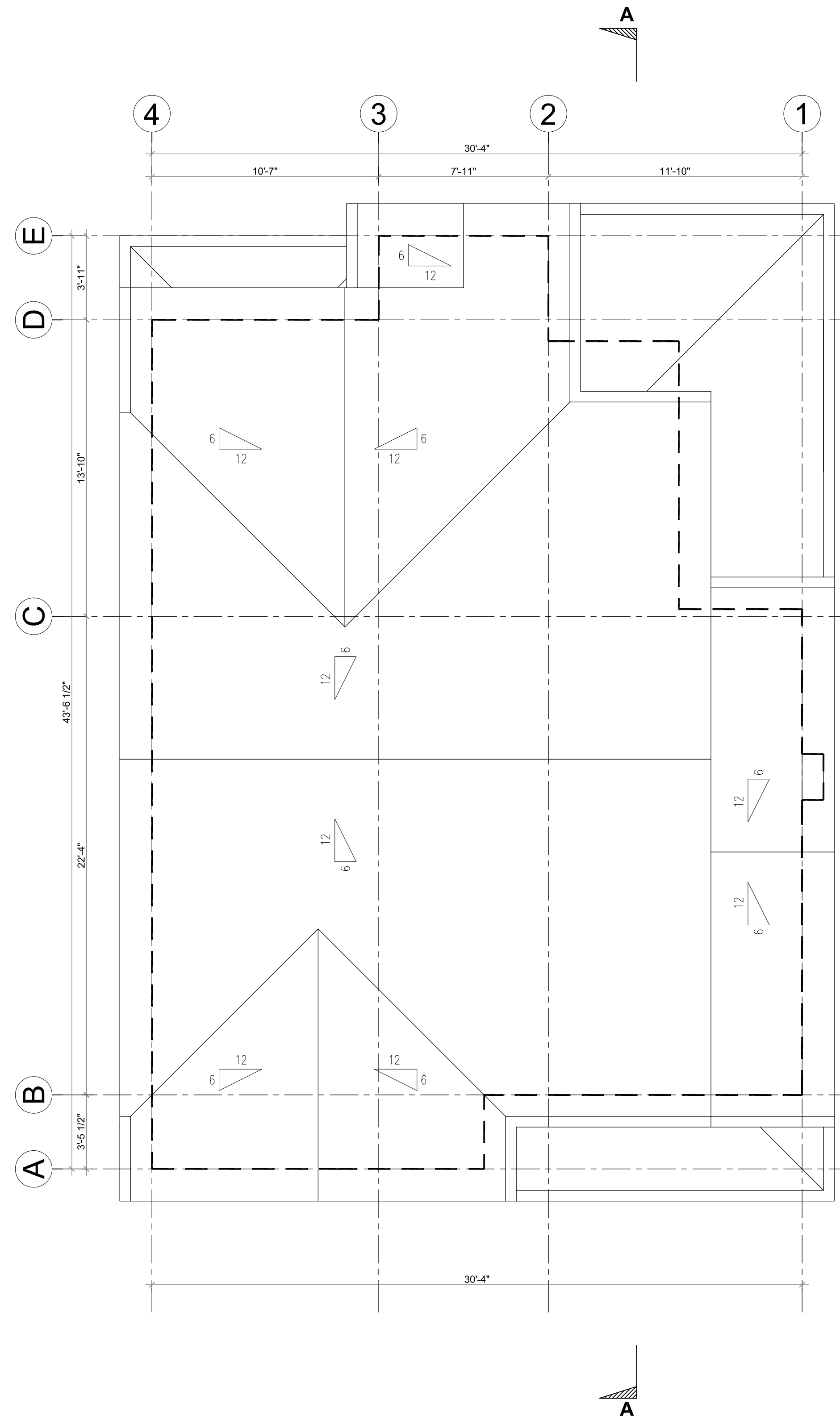


SECOND FLOOR PLAN
1/4"=1'-0"



TYPE E
FIRST FLOOR AREA = 898 SF
SECOND FLOOR AREA = 986 SF.
TOTAL FLOOR AREA = 1884 SF.

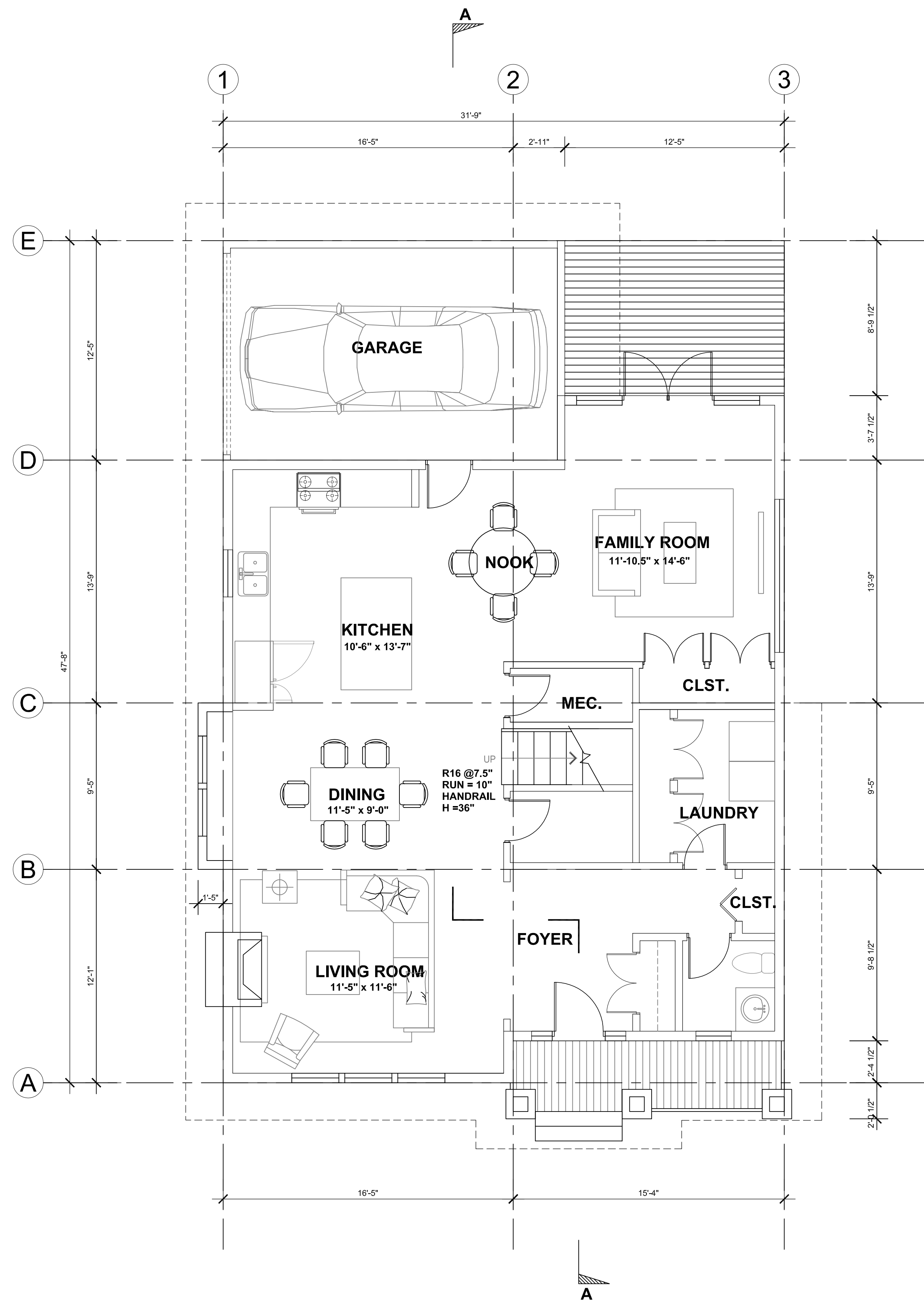
1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION
ISSUES		
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SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
<div>RECEIVED DP1071 2017-AUG-22 Current Planning & Subdivision</div>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY:		
CHK'D BY:		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE E		
FLOOR PLAN		
SHEET NUMBER		REV:
A-E.2.1		



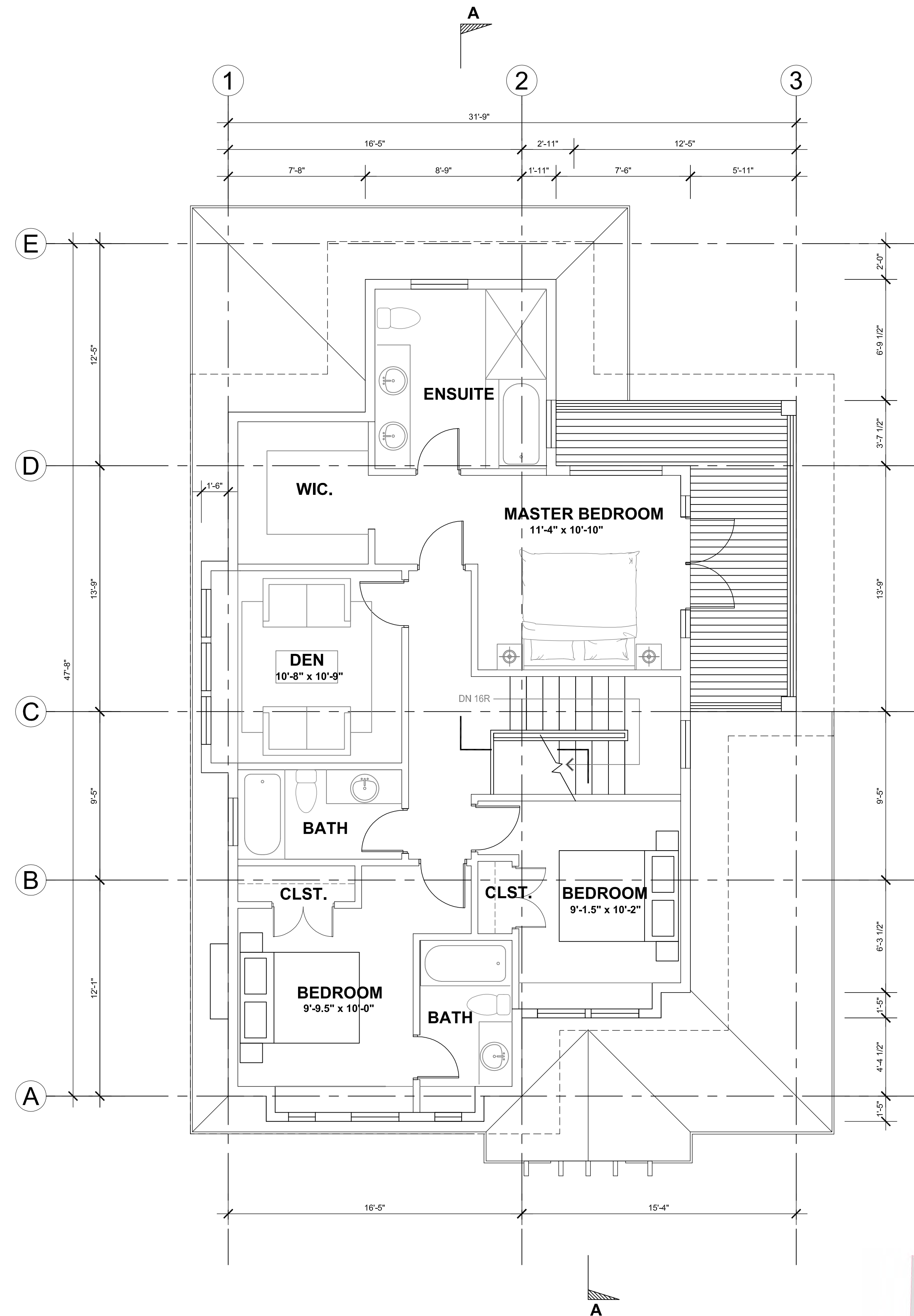
ROOF PLAN
1/4"=1'-0"

TYPE E

1	AUG. 2017	FOR DP
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SUB-CONSULTANT		
KEY PLAN		
<div>RECEIVED</div> <div>DP1071</div> <div>2017-AUG-22</div> <div>Current Planning & Subdivision</div>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY:		
CHK'D BY:		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE E		
ROOF PLAN		
SHEET NUMBER		REV:
A-E.2.2		




FIRST FLOOR PLAN
1/4"=1'-0"

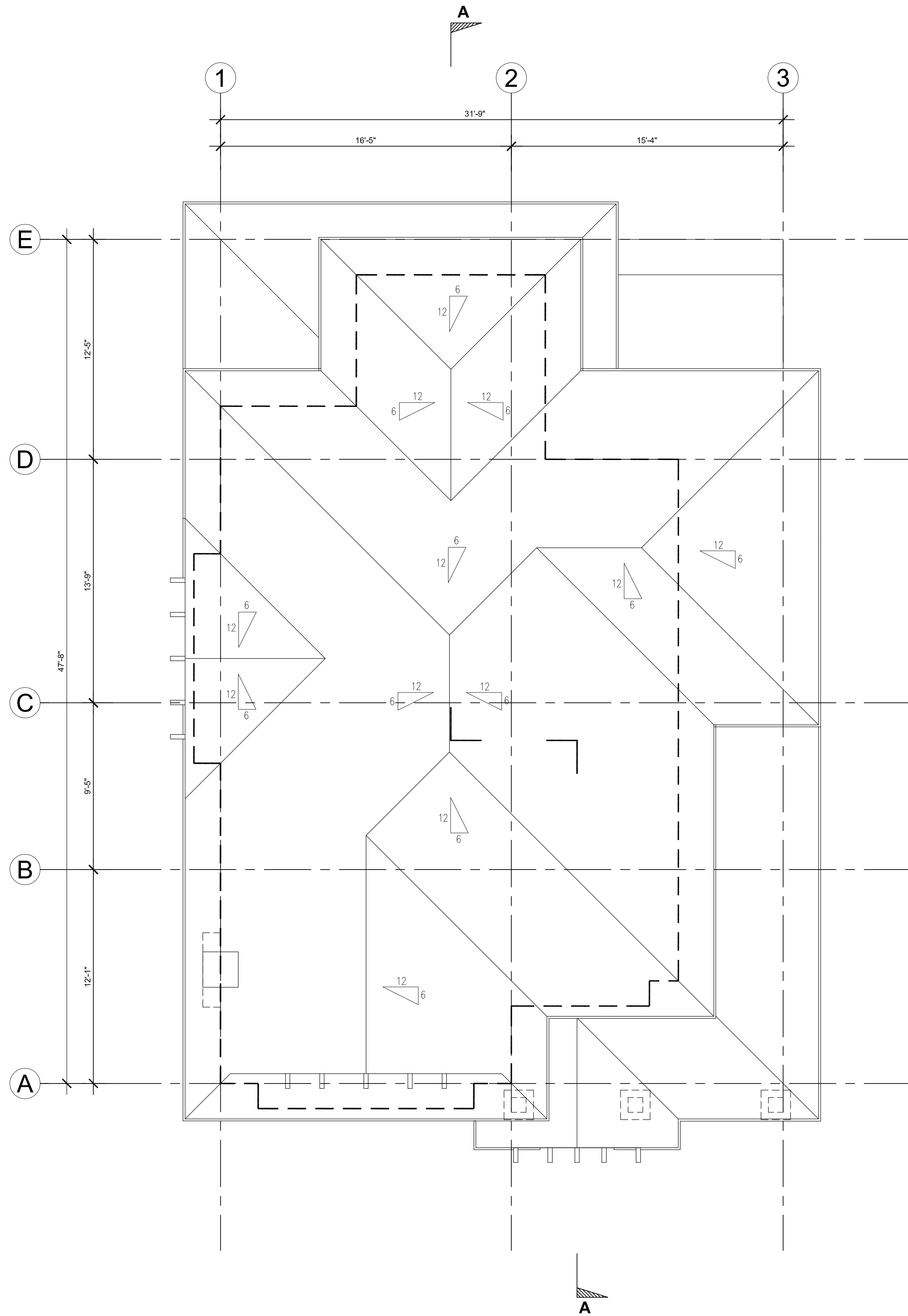


SECOND FLOOR PLAN
1/4"=1'-0"



TYPE F
FIRST FLOOR AREA = 1143 SF
SECOND FLOOR AREA = 1036 SF.
TOTAL FLOOR AREA = 2179 SF.

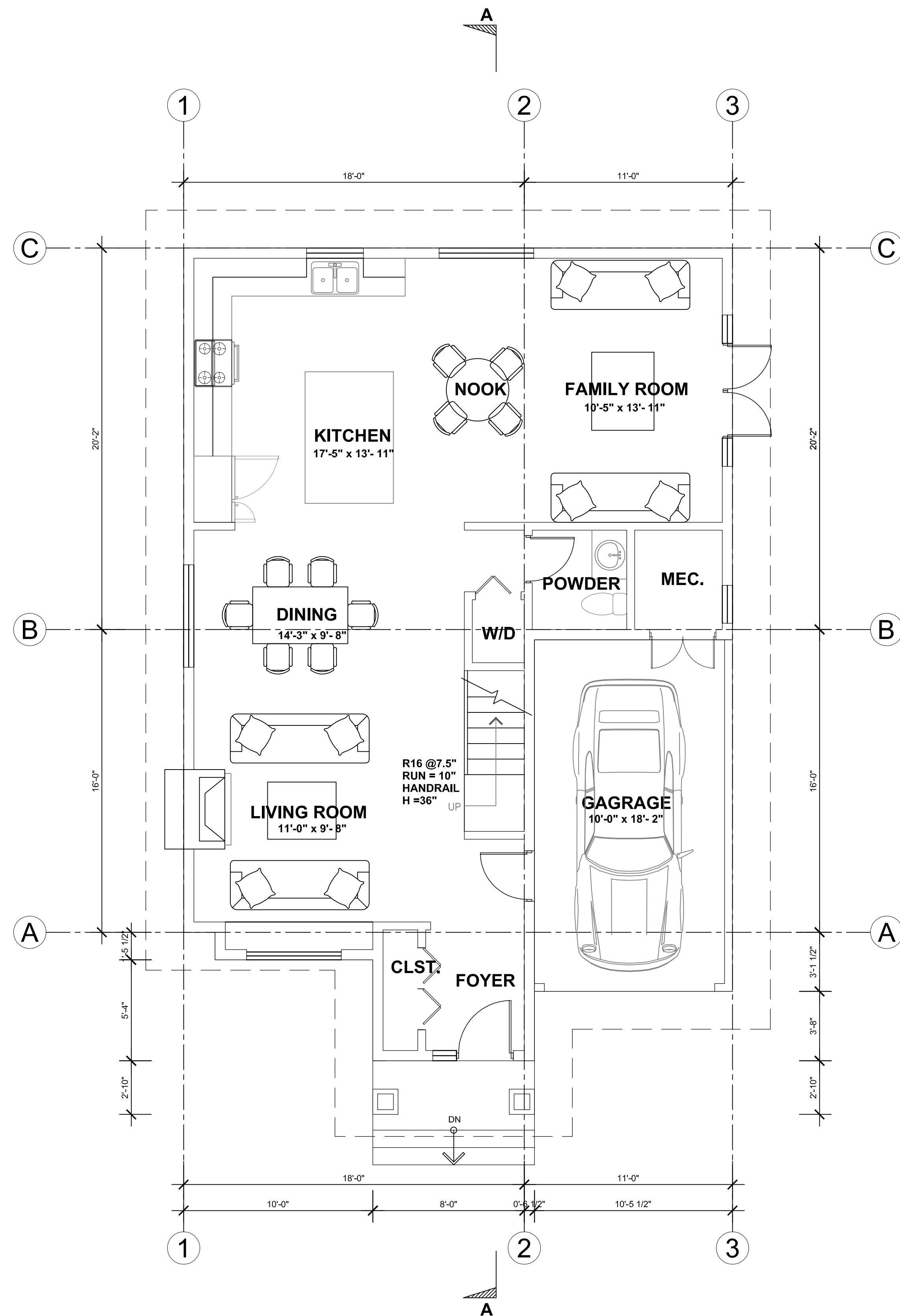
1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION
ISSUES		
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SUB-CONSULTANT		
KEY PLAN		
<div>RECEIVED DP 1071 2017-AUG-22 <small>Current Planning & Subdivision</small></div>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81601 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE F FLOOR PLAN		
SHEET NUMBER		REV:
A-F.2.1		



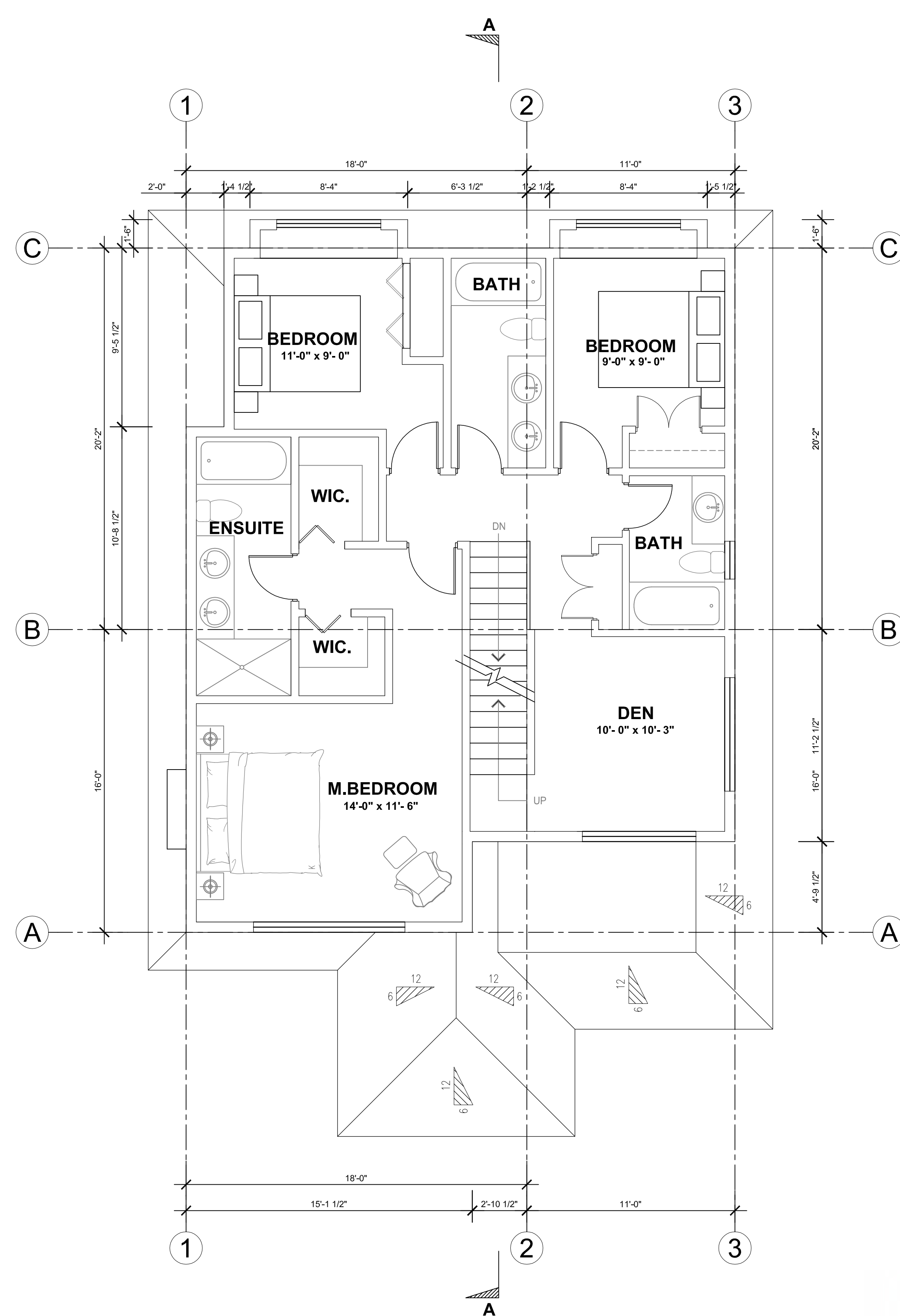
ROOF PLAN
1/4"=1'-0"

TYPE F

1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION
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SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
<div>RECEIVED DP1071 2017-AUG-22 <small>Current Planning & Subdivision</small></div>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81601 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE F ROOF PLAN		
SHEET NUMBER		REV:
A-F.2.2		




FIRST FLOOR PLAN
1/4"=1'-0"

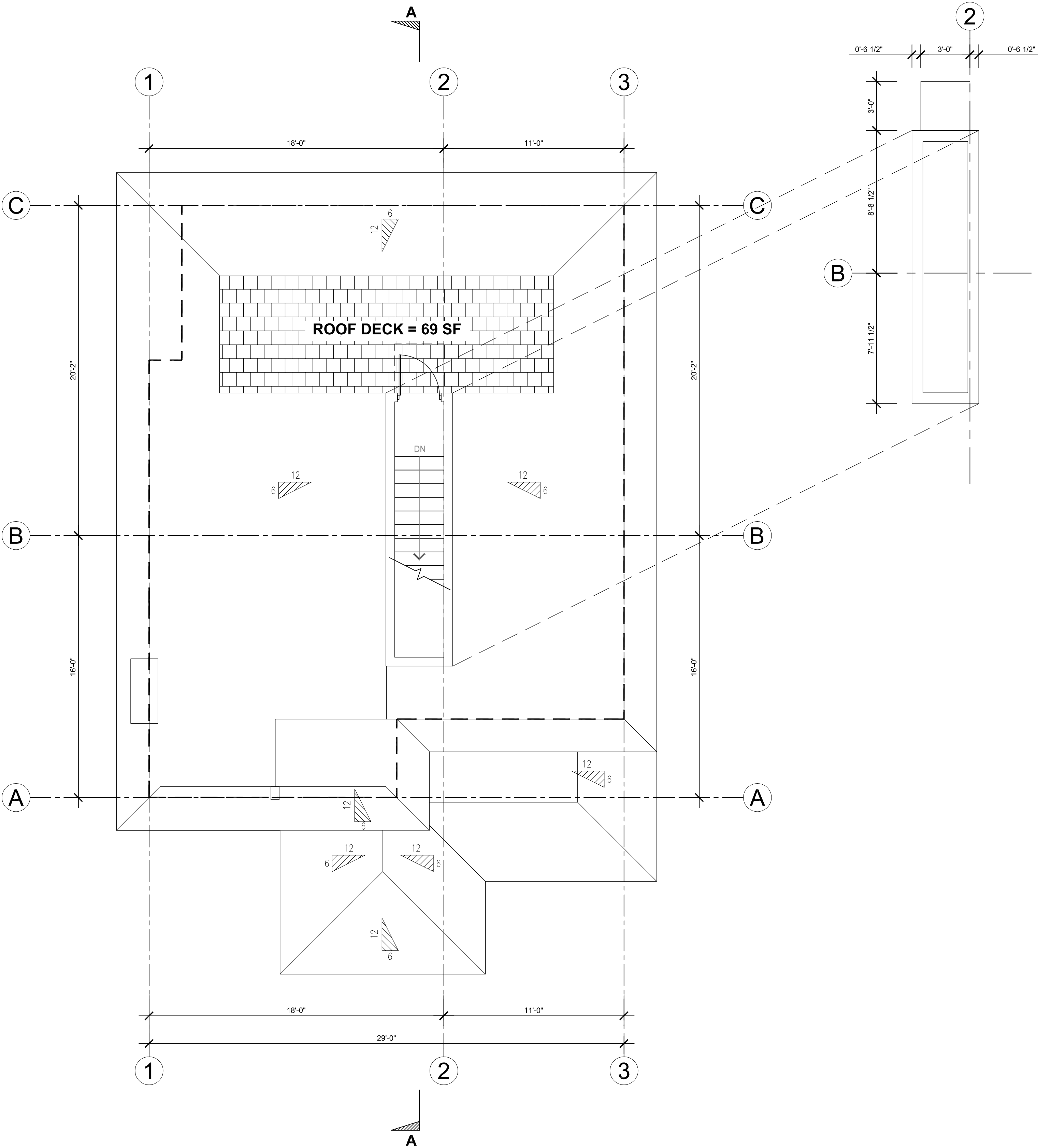


SECOND FLOOR PLAN
1/4"=1'-0"



TYPE G
FIRST FLOOR AREA = 957 SF
SECOND FLOOR AREA = 963 SF.
TOTAL FLOOR AREA = 1920 SF.

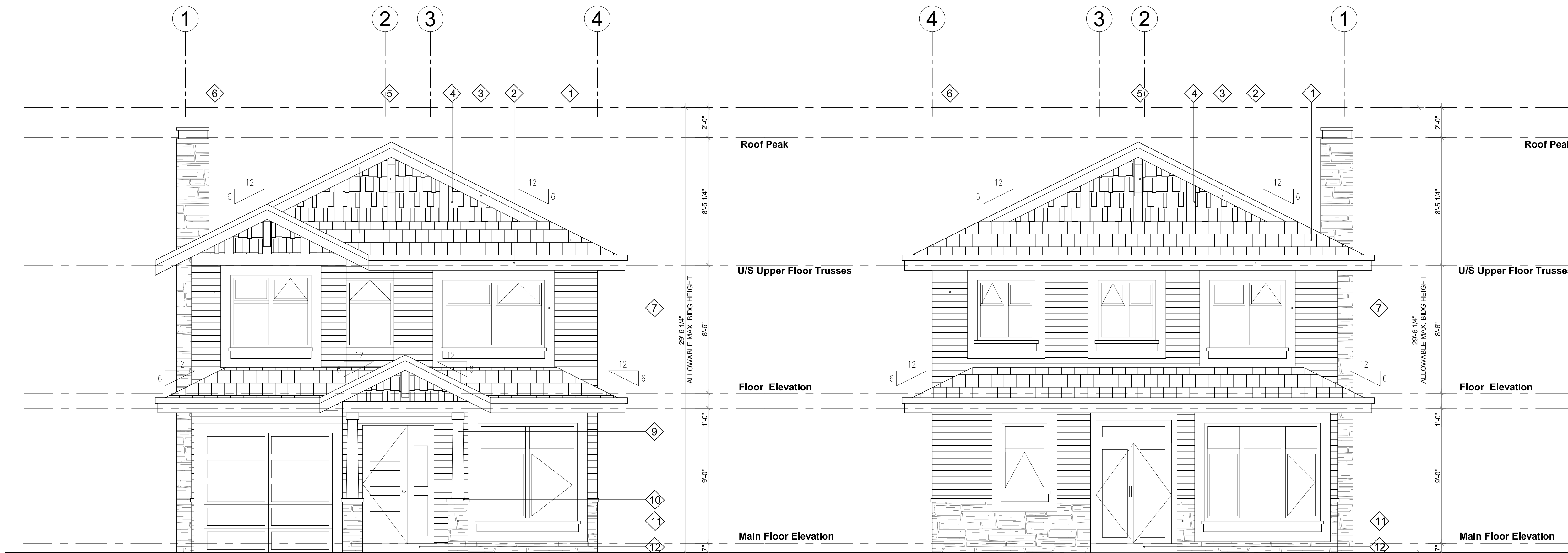
1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION
ISSUES		
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SUB-CONSULTANT		
KEY PLAN		
RECEIVED DP1071 2017-AUG-22 Current Planning & Subdivision		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE G FLOOR PLAN		
SHEET NUMBER		REV:
A-G.2.1		



ROOF PLAN
1/4"=1'-0"

TYPE G

1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION
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SUB-CONSULTANT		
KEY PLAN		
<div>RECEIVED</div> <div>DP 1071</div> <div>2017-AUG-22</div> <div>Current Planning & Subdivision</div>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE G		
ROOF PLAN		
SHEET NUMBER		REV:
A-G.2.2		



FRONT ELEVATION
1/4"=1'-0"

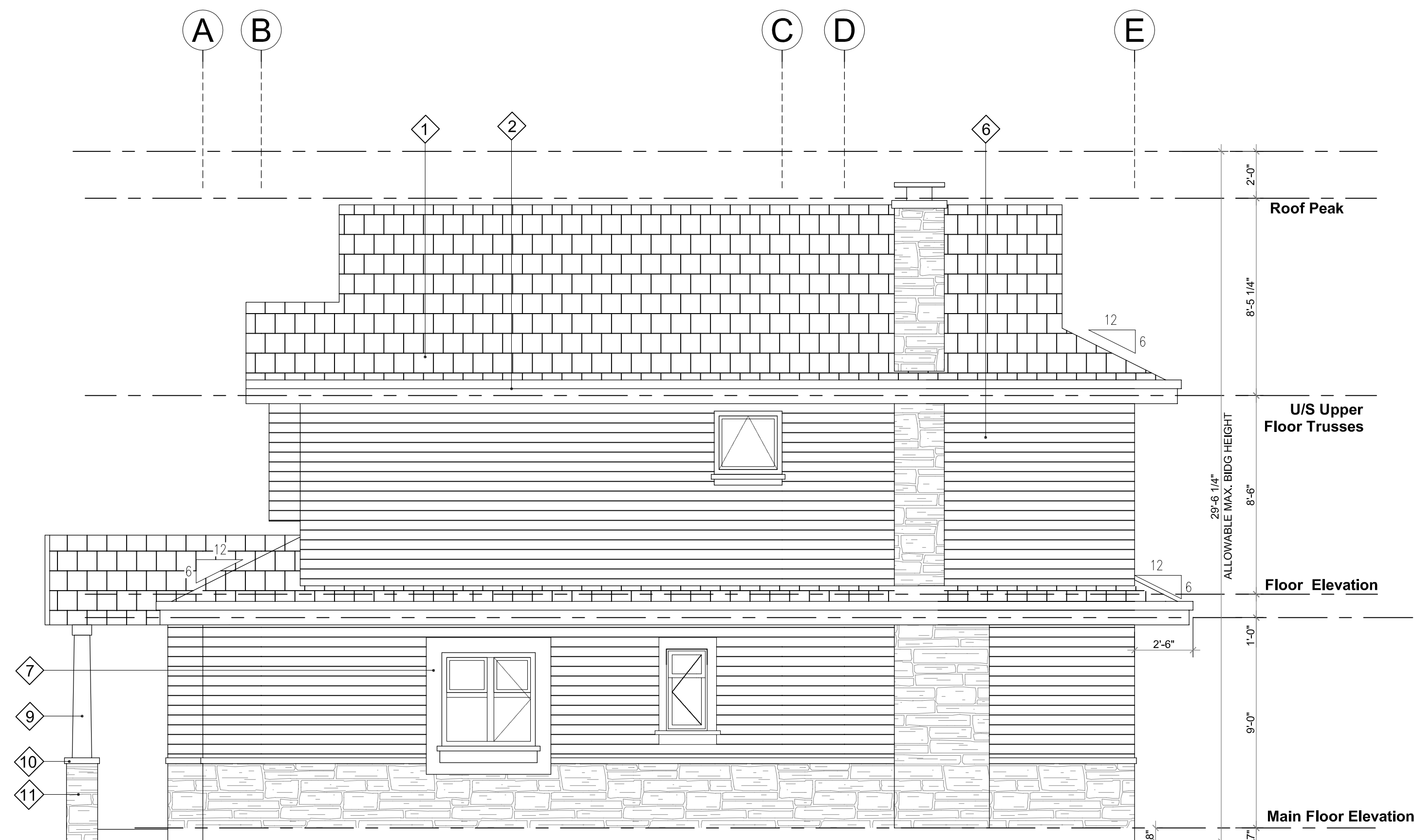
REAR ELEVATION
1/4"=1'-0"

MATERIAL LEGEND	
1	ASPHALT SINGLES
2	CONTINUOUS GUTTERS C/W DOWNSPOUTS
3	12" FASCIA BOARD
4	VINYL SHAKE
5	WOOD BRACKET
6	VINYL SIDING
7	6" HARDI-PLANK AROUND WINDOWS & DOORS
8	ALUM. GLASS GUARDRAIL
9	HARDI-BOARD WRAPPED COLUMNS
10	HARDI-BOARD COLUMN CAP
11	CULTURED STONE
12	STONE TILE STEPS
13	WOOD GUARDRAIL

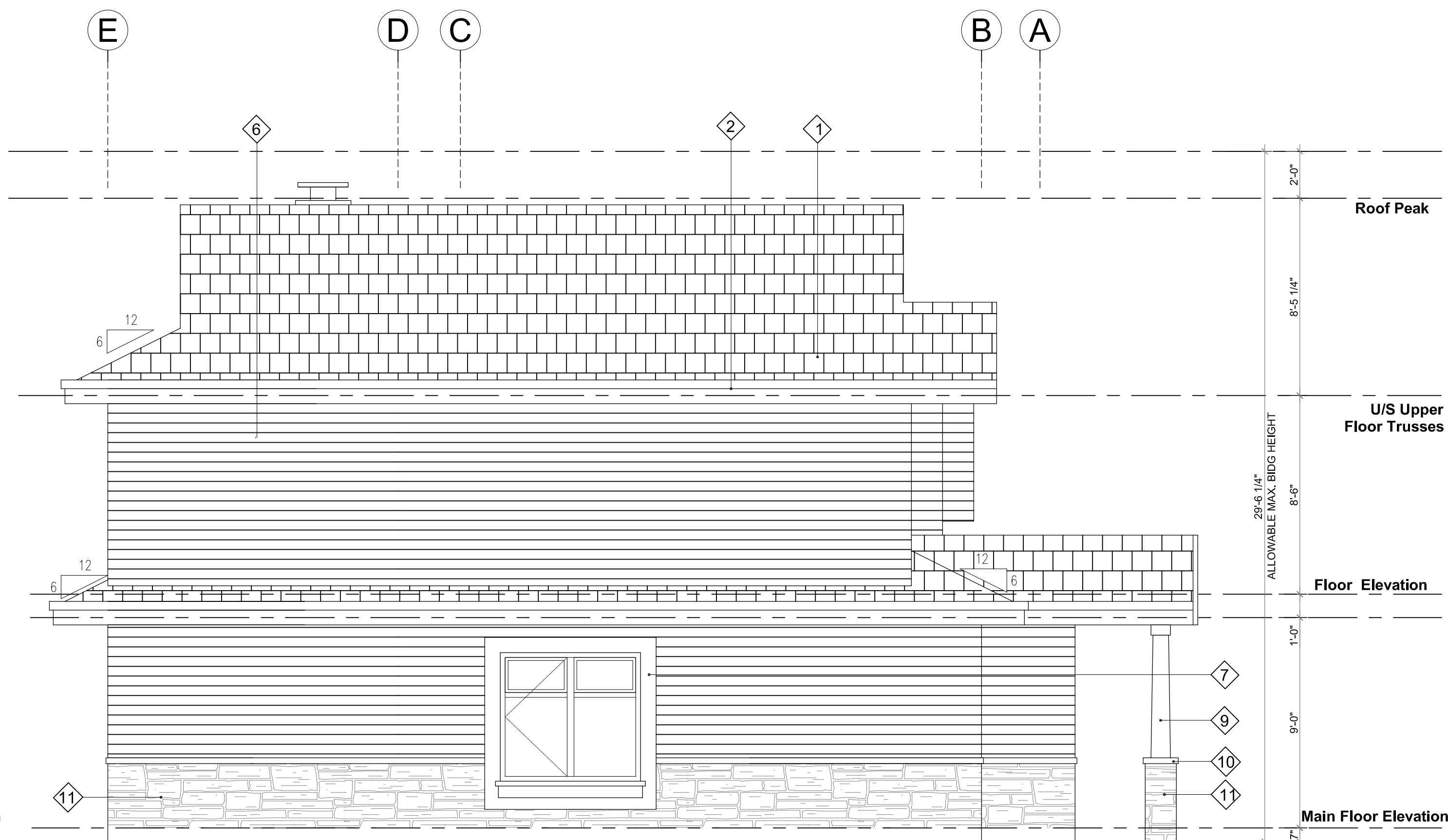
TYPE A

SHEET NUMBER
A-A 3.1

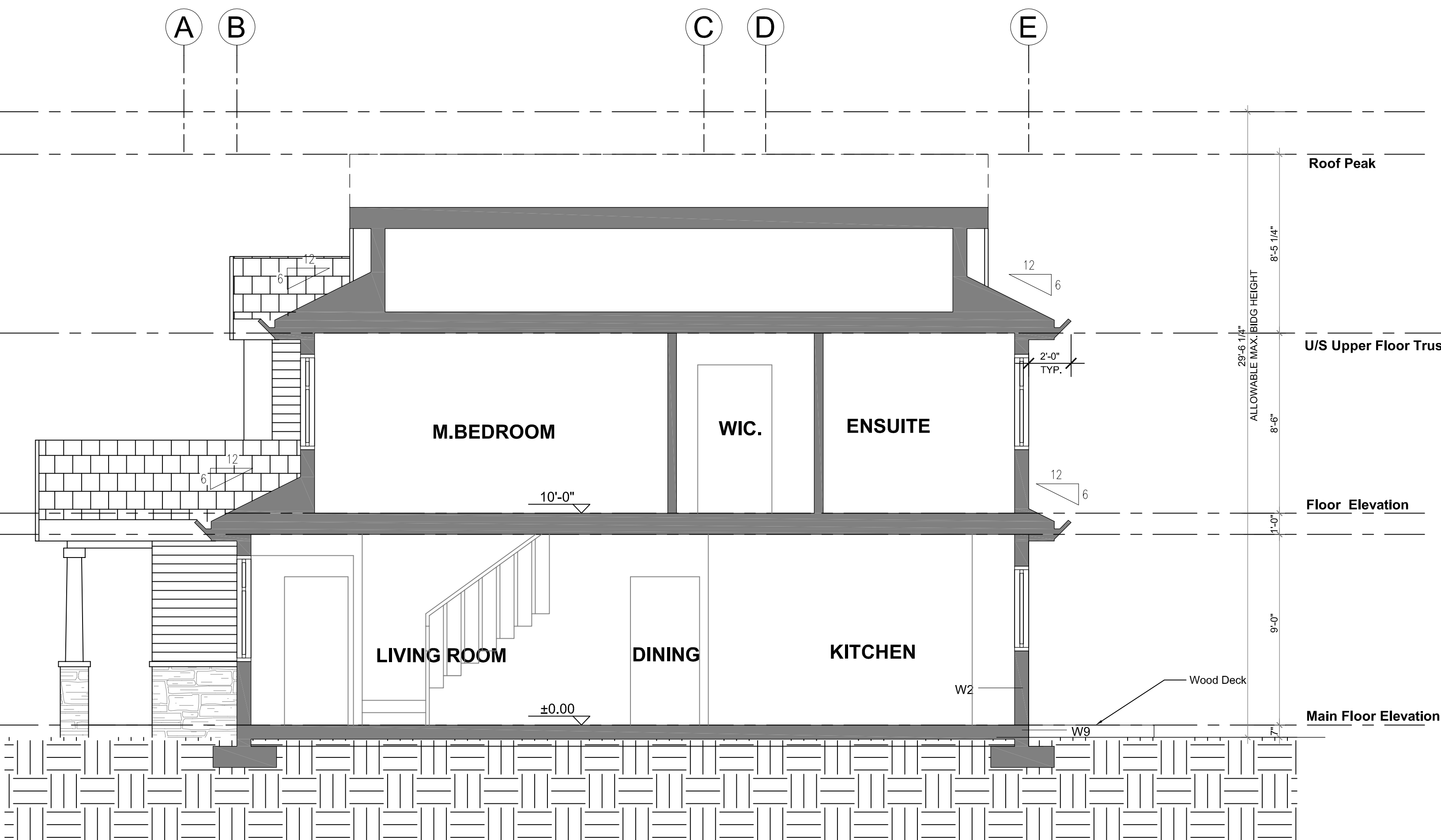
1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION
ISSUES		
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SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
<div>RECEIVED DP1071 2017-AUG-22 Current Planning & Subdivision</div>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY:		
CHK'D BY:		
SCALE:	1/4"=1'-0"	
DATE:	AUG. 2017	
SHEET TITLE		
TYPE A ELEVATIONS		
SHEET NUMBER		REV:
A-A 3.1		



SIDE ELEVATION
1/4"=1'-0"



SIDE ELEVATION
1/4"=1'-0"



A-A SECTION
1/4"=1'-0"

MATERIAL LEGEND	
1	ASPHALT SINGLES
2	CONTINUOUS GUTTERS C/W DOWNSPOUTS
3	12" FASCIA BOARD
4	VINYL SHAKE
5	WOOD BRACKET
6	VINYL SIDING
7	6" HARDI-PLANK AROUND WINDOWS & DOORS
8	ALUM. GLASS GUARDRAIL
9	HARDI-BOARD WRAPPED COLUMNS
10	HARDI-BOARD COLUMN CAP
11	CULTURED STONE
12	STONE TILE STEPS
13	WOOD GUARDRAIL

TYPE A

A-A 3.2

1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION

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KEY PLAN
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2017-AUG-22
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PROJECT TITLE
5160 Hammond Bay Road

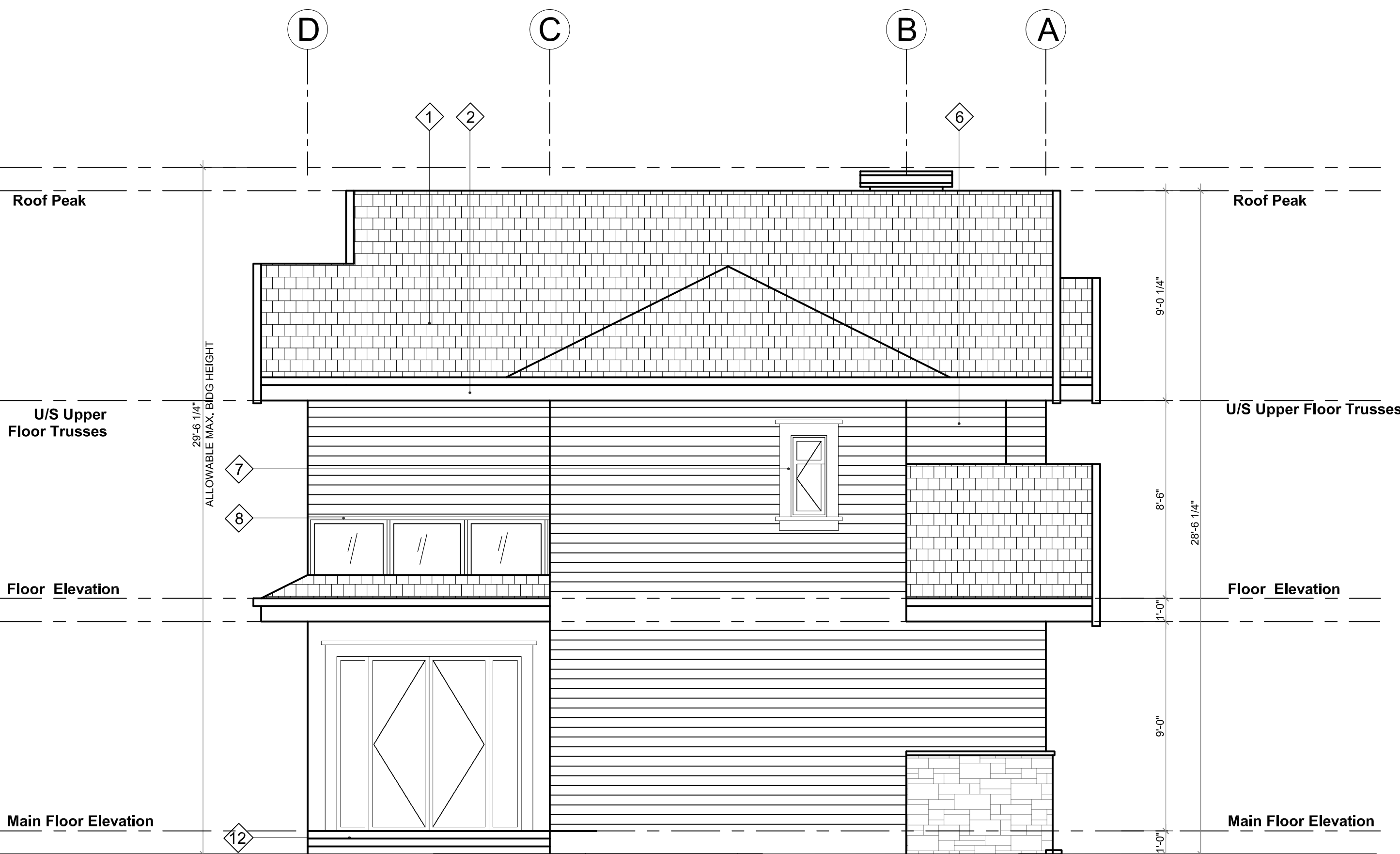
PROJECT NO: 81602 B	
DRAWN BY:	
CHK'D BY:	
SCALE: 1/4"=1'-0"	
DATE: AUG. 2017	

SHEET TITLE
TYPE A
ELEVATION & SECTION

SHEET NUMBER	REV:



FRONT ELEVATION
1/4"=1'-0"

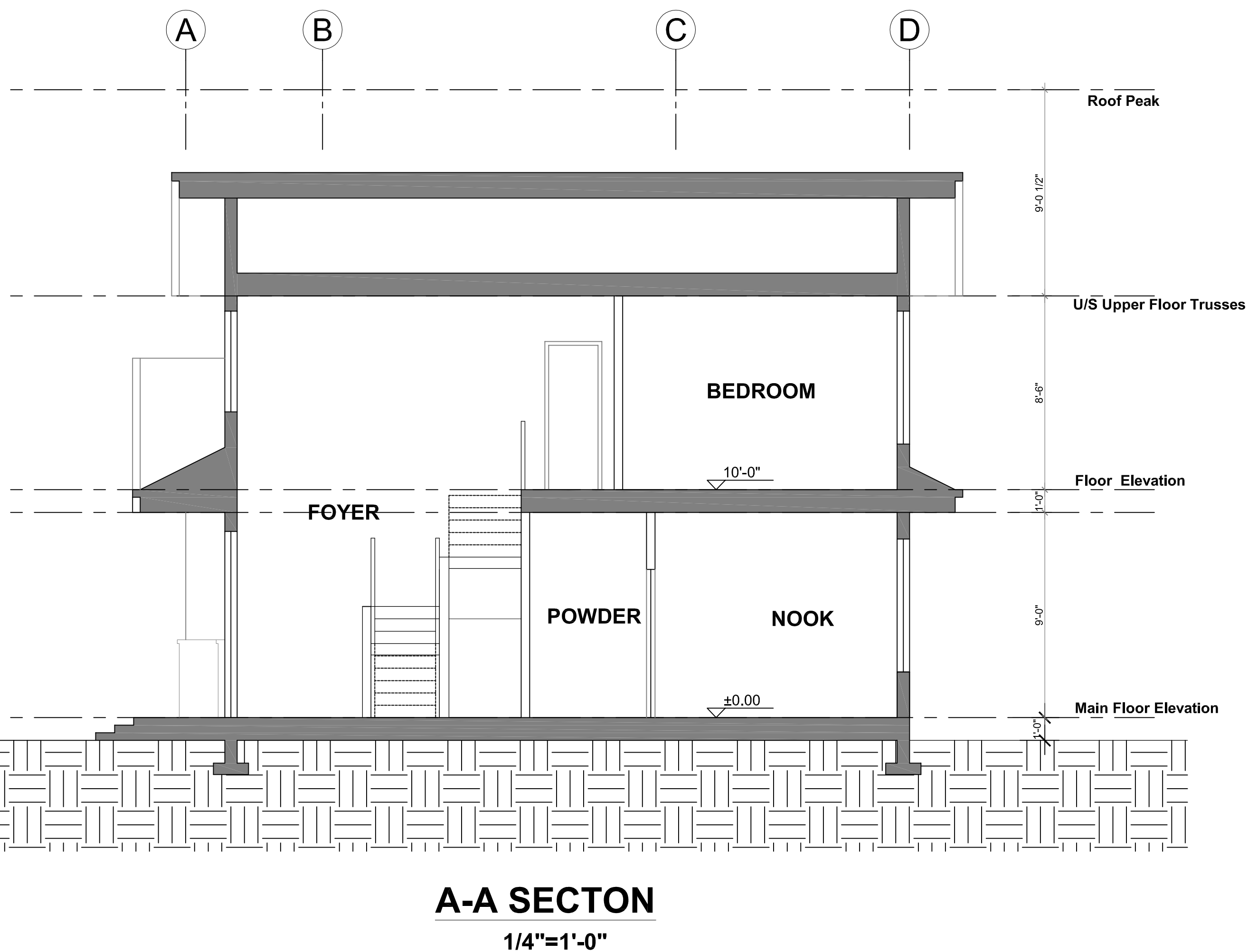



SIDE ELEVATION
1/4"=1'-0"

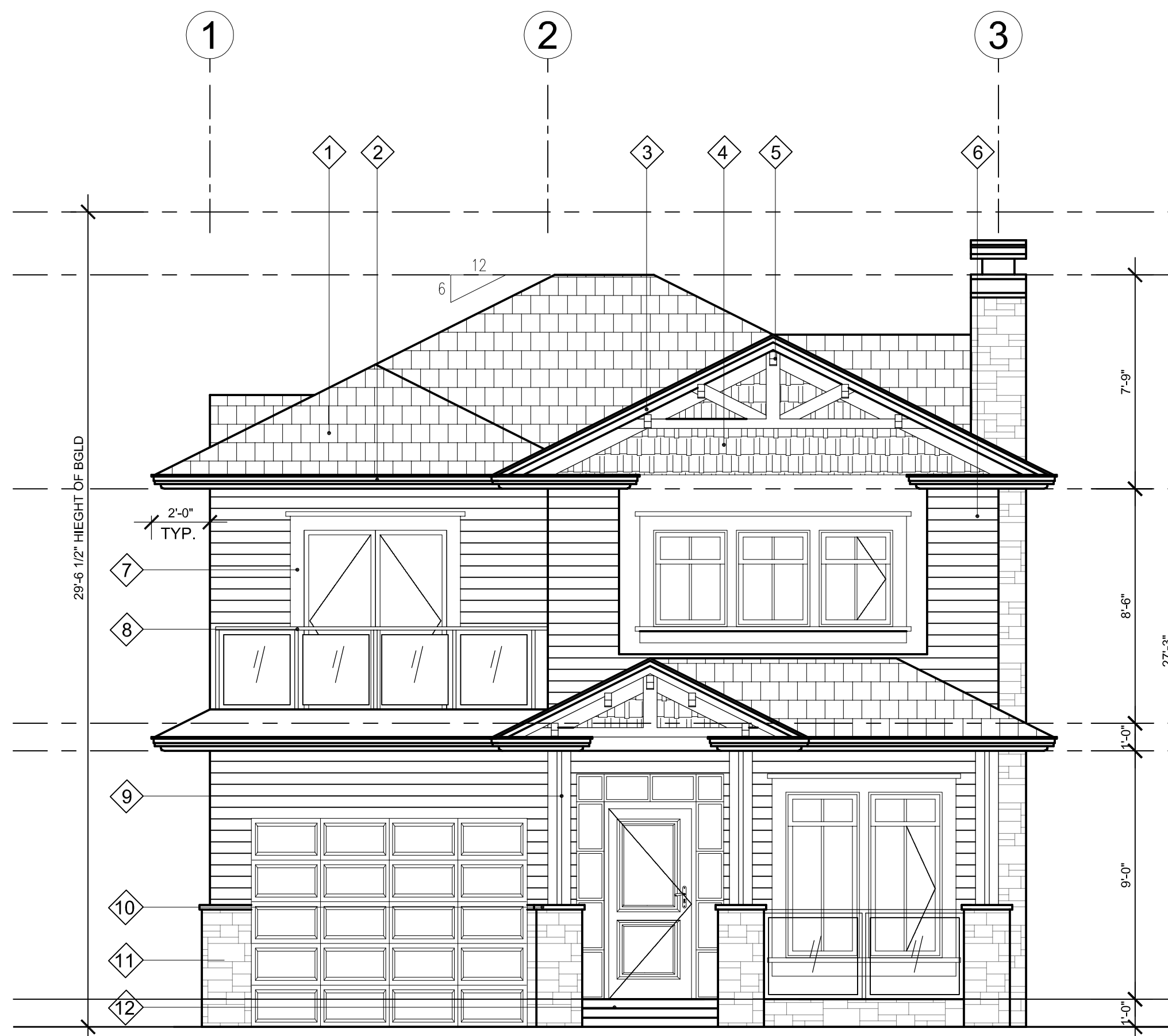
- MATERIAL LEGEND**
- 1 ASPHALT SINGLES
 - 2 CONTINUOUS GUTTERS C/W DOWNSPOUTS
 - 3 12" FASCIA BOARD
 - 4 VINYL SHAKE
 - 5 WOOD BRACKET
 - 6 VINYL SIDING
 - 7 6" HARDI-PLANK AROUND WINDOWS & DOORS
 - 8 ALUM. GLASS GUARDRAIL
 - 9 HARDI-BOARD WRAPPED COLUMNS
 - 10 HARDI-BOARD COLUMN CAP
 - 11 CULTURED STONE
 - 12 STONE TILE STEPS
 - 13 WOOD GUARDRAIL

TYPE B

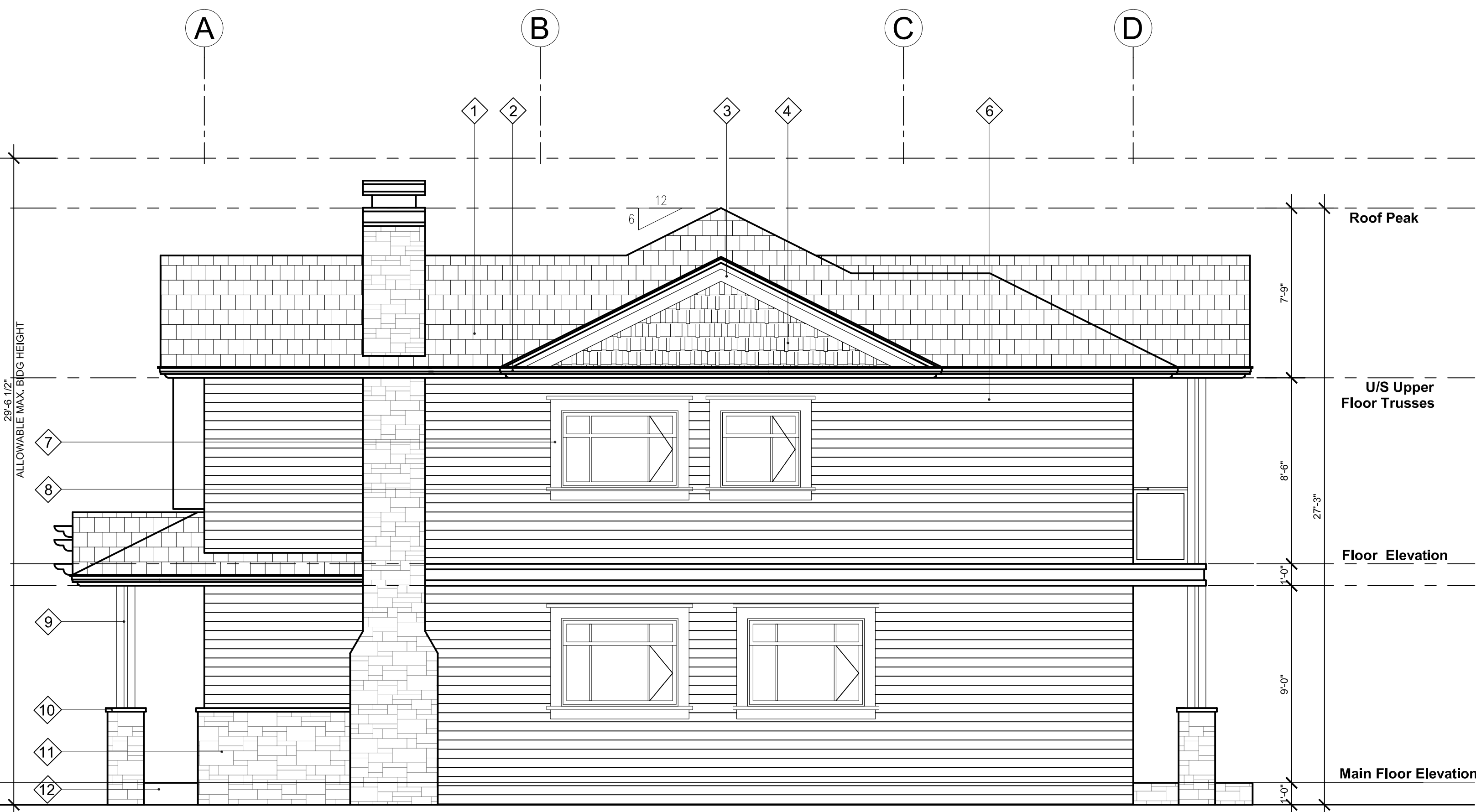
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ISSUES		
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SUB-CONSULTANT		
KEY PLAN		
RECEIVED DP 1071 2017-AUG-22 Current Planning & Subdivision		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81601 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE B ELEVATIONS		
SHEET NUMBER		REV:
A-B.3.1		



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SUB-CONSULTANT					
KEY PLAN					
<div>RECEIVED</div> <div>DP 1071</div> <div>2017-AUG-22</div> <div>Current Planning & Subdivision</div>					
PROJECT TITLE					
5160 Hammond Bay Road					
PROJECT NO: 81601 B					
DRAWN BY: JM					
CHK'D BY: XM					
SCALE: 1/4"=1'-0"					
DATE: AUG, 2017					
SHEET TITLE					
TYPE B					
ELEVATION & SECTION					
SHEET NUMBER				REV:	
A-B.3.2					



FRONT ELEVATION
1/4"=1'-0"

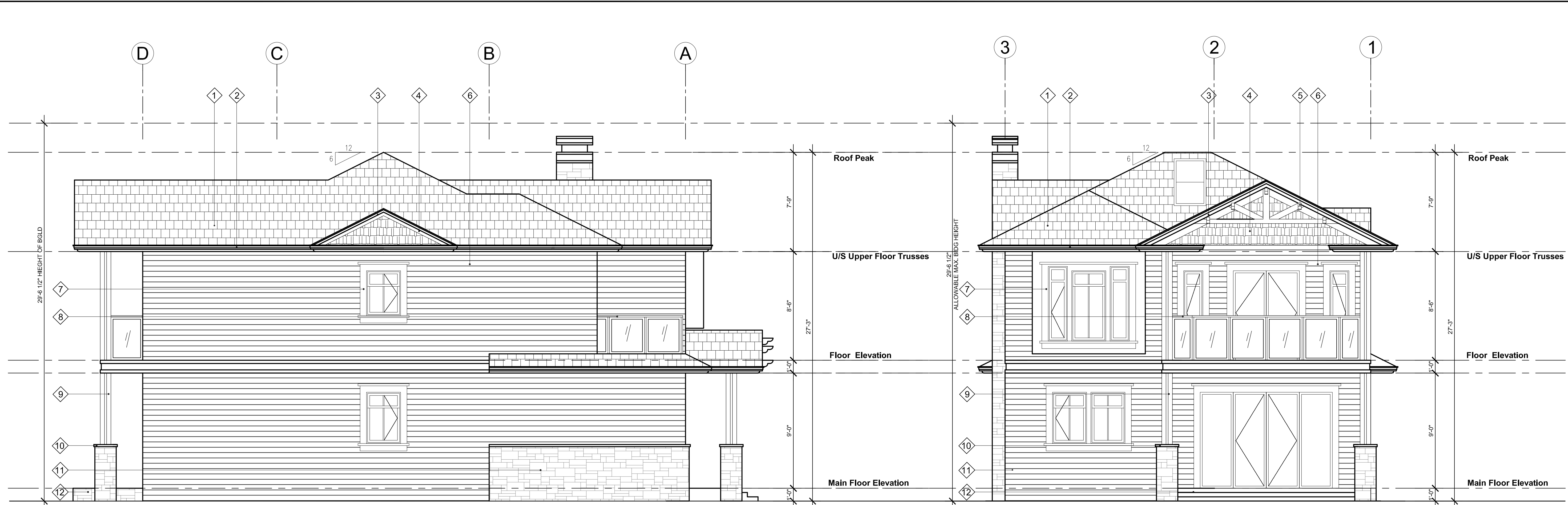


SIDE ELEVATION
1/4"=1'-0"

- MATERIAL LEGEND**
- 1 ASPHALT SINGLES
 - 2 CONTINUOUS GUTTERS C/W DOWNSPOUTS
 - 3 12" FASCIA BOARD
 - 4 VINYL SHAKE
 - 5 WOOD BRACKET
 - 6 VINYL SIDING
 - 7 6" HARDI-PLANK AROUND WINDOWS & DOORS
 - 8 ALUM. GLASS GUARDRAIL
 - 9 HARDI-BOARD WRAPPED COLUMNS
 - 10 HARDI-BOARD COLUMN CAP
 - 11 CULTURED STONE
 - 12 STONE TILE STEPS
 - 13 WOOD GUARDRAIL

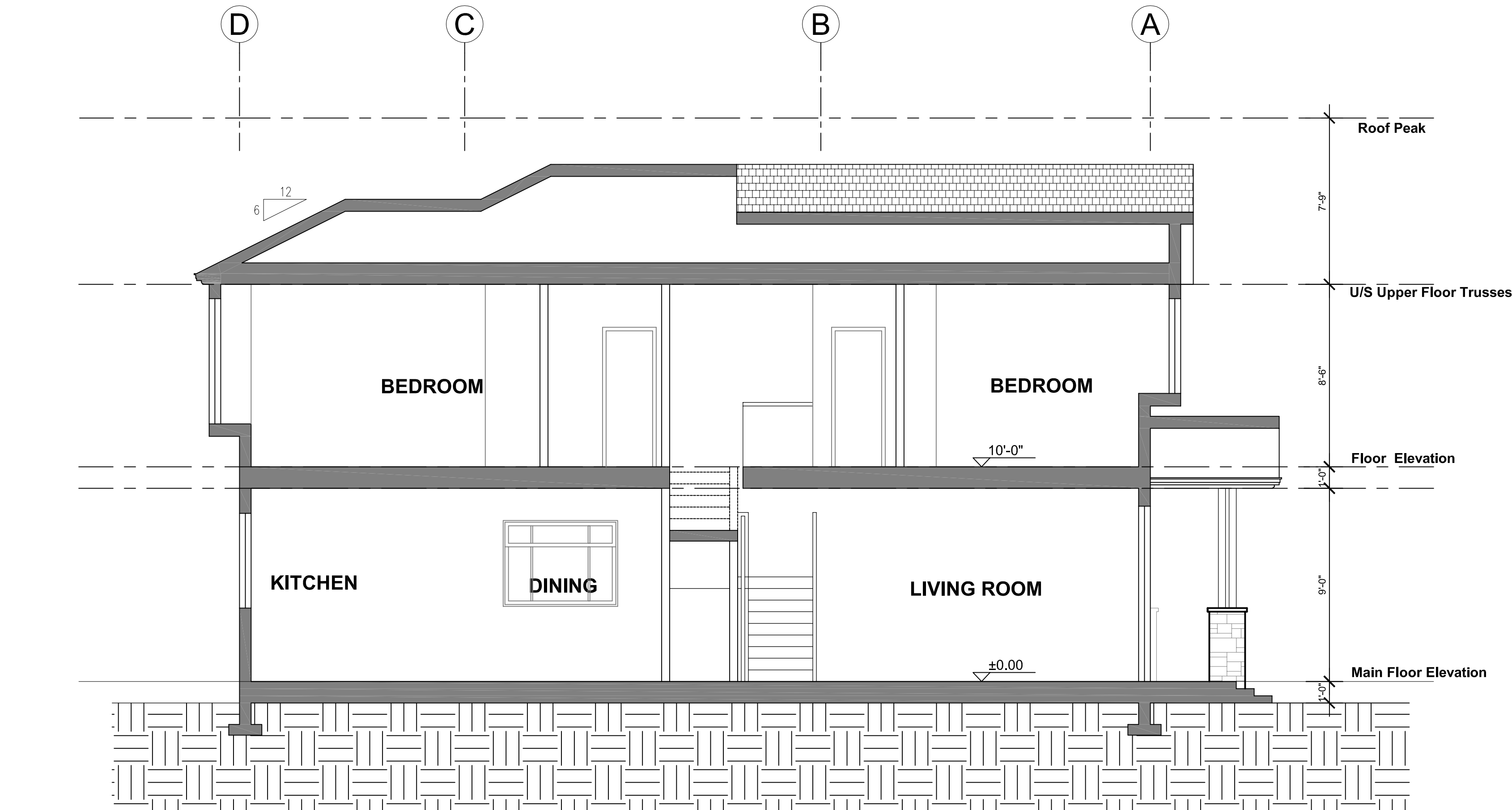
TYPE C

1	AUG. 2017	FOR DP
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ISSUES		
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SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
RECEIVED DP1071 2017-AUG-22 Current Planning & Subdivision		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81601 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE C ELEVATIONS		
SHEET NUMBER		REV:
A-C.3.1		



SIDE ELEVATION
1/4"=1'-0"

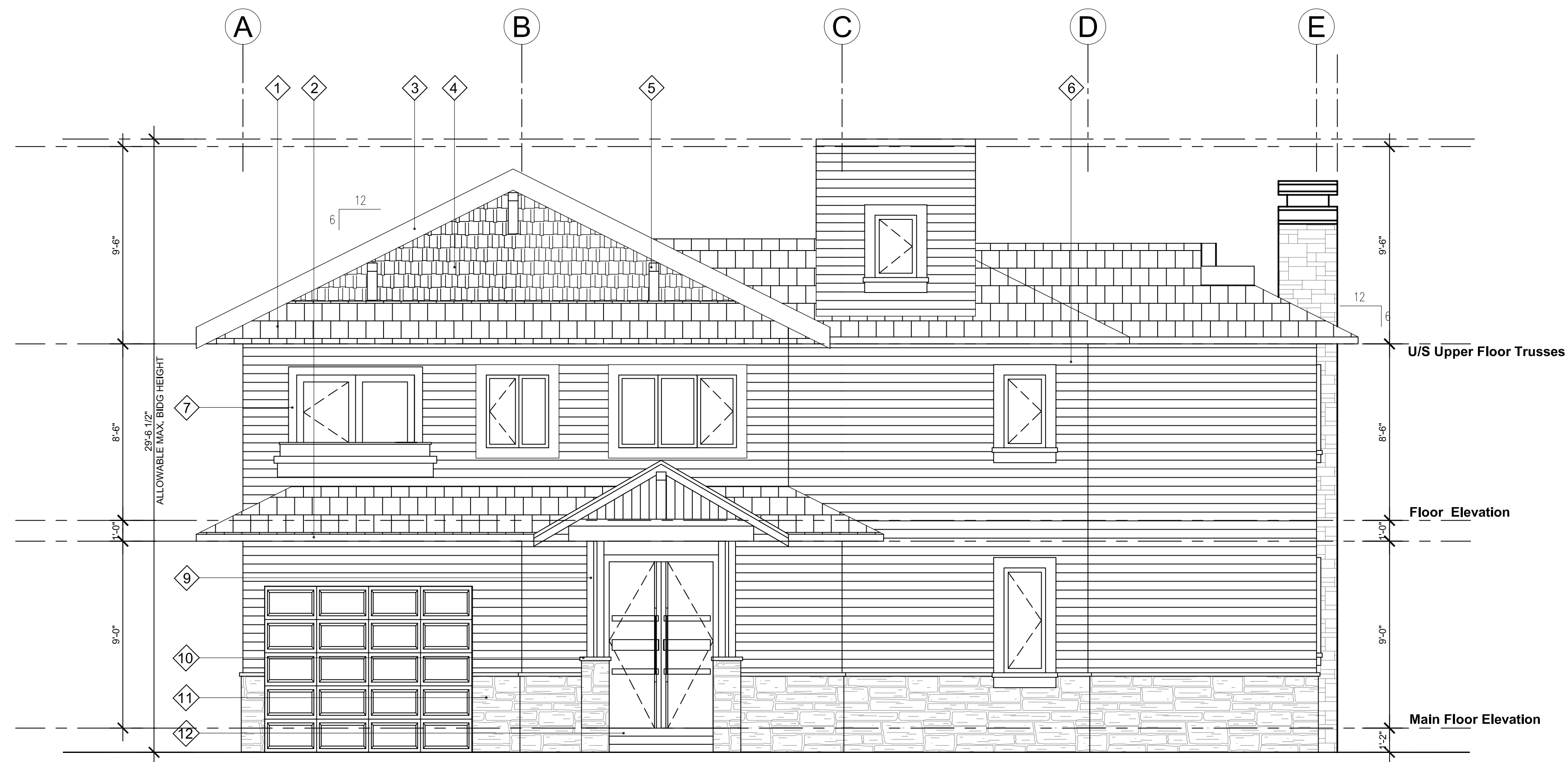
REAR ELEVATION
1/4"=1'-0"



A-A SECTION
1/4"=1'-0"

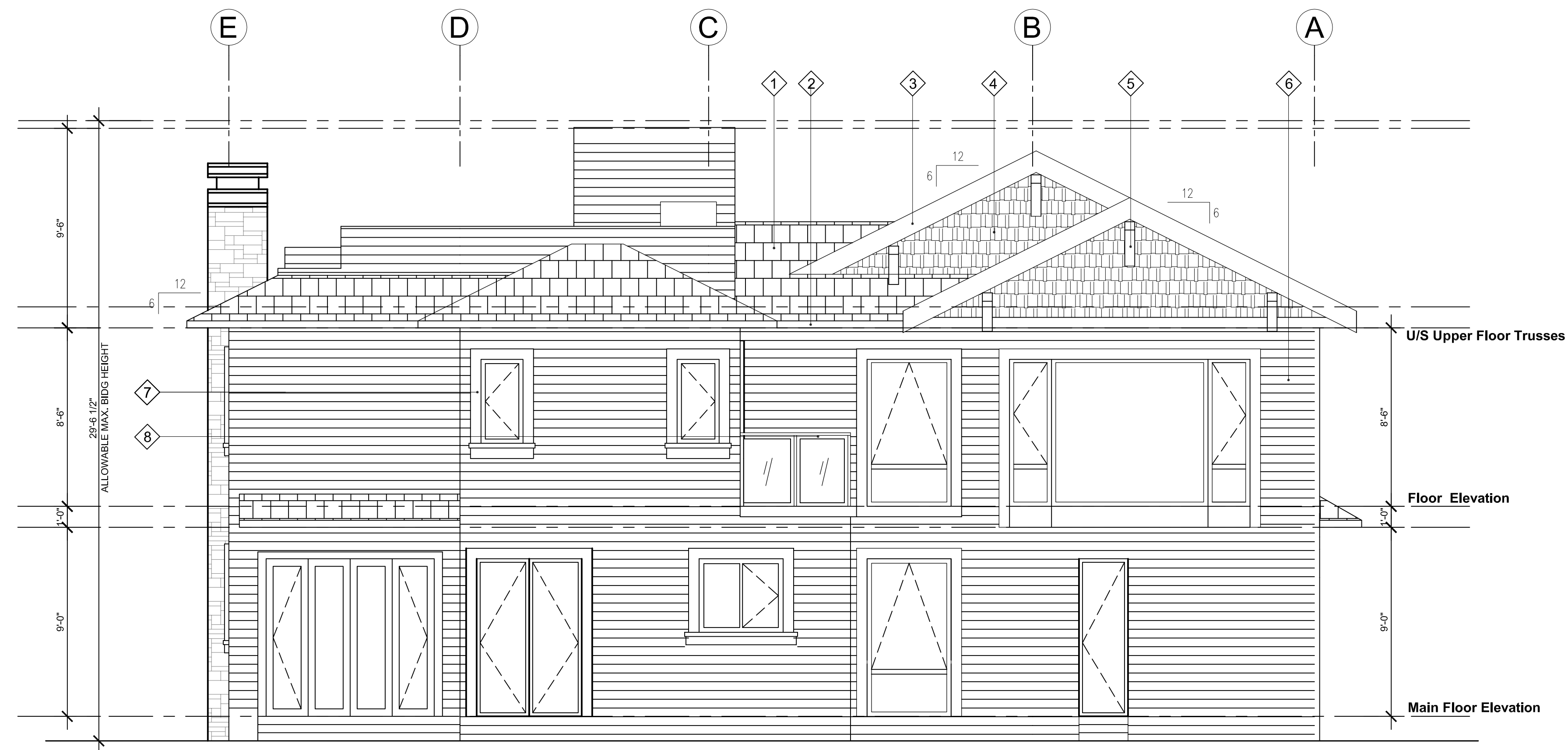
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NO.	DATE	DESCRIPTION
ISSUES		
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MAIN CONSULTANT		
SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
<p>RECEIVED DP1071 2017-AUG-22 GUD GROUP</p>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81601 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE C ELEVATION & SECTION		
SHEET NUMBER		REV:
A-C.3.2		

TYPE C



FRONT ELEVATION

1/4"=1'-0"




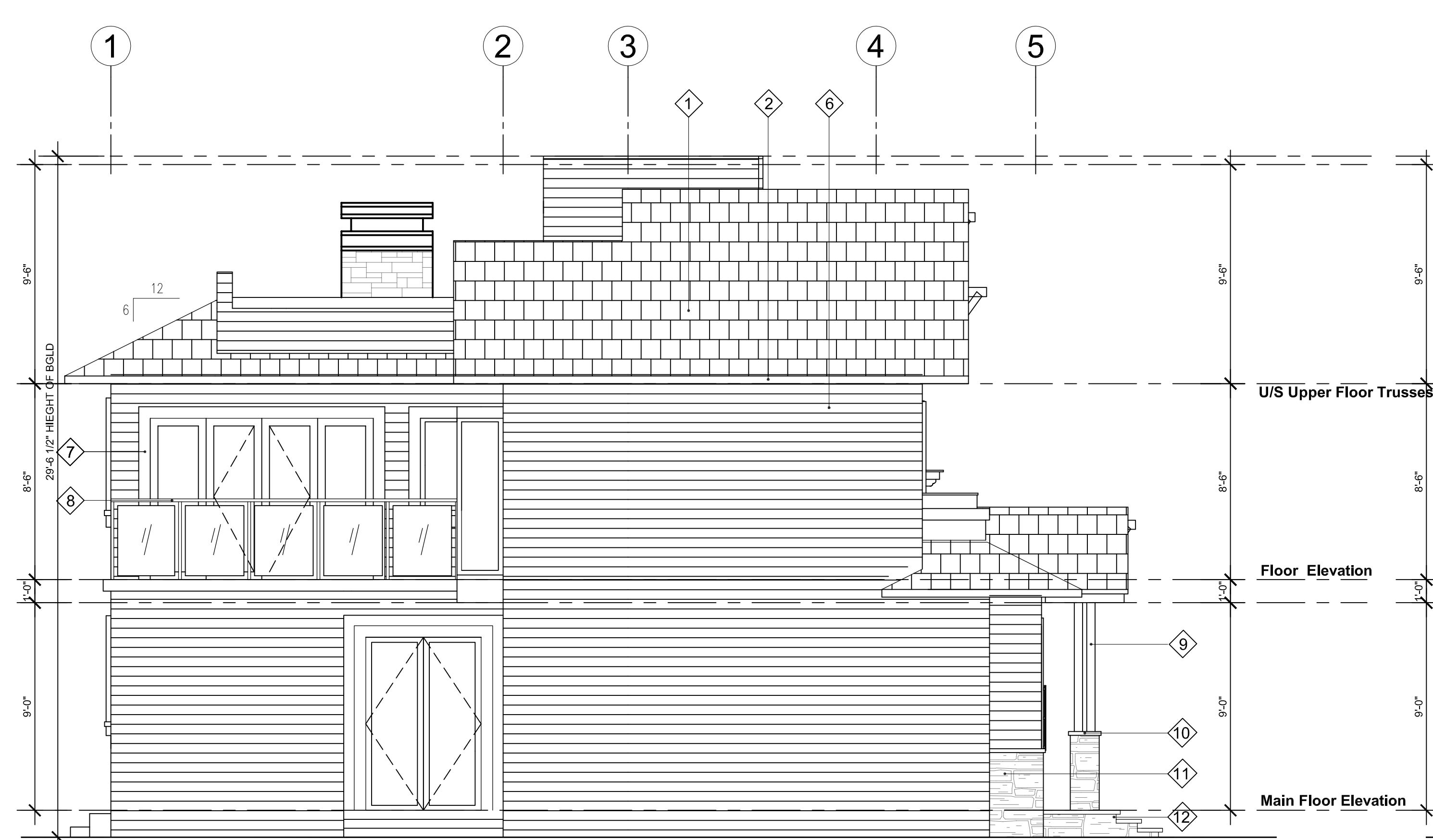
REAR ELEVATION

1/4"=1'-0"

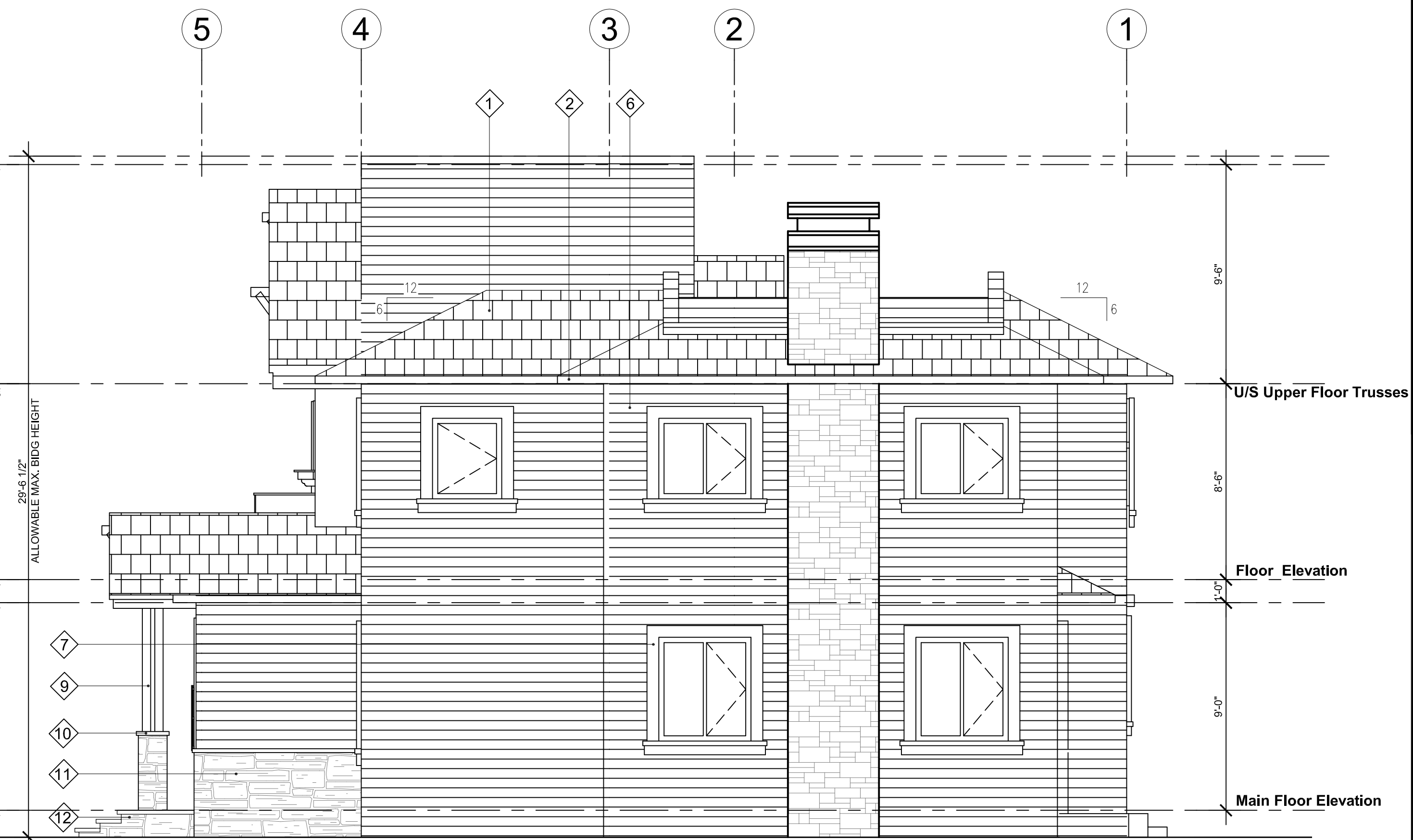
MATERIAL LEGEND	
1	ASPHALT SINGLES
2	CONTINUOUS GUTTERS C/W DOWNSPOUTS
3	12" FASCIA BOARD
4	VINYL SHAKE
5	WOOD BRACKET
6	VINYL SIDING
7	6" HARDI-PLANK AROUND WINDOWS & DOORS
8	ALUM. GLASS GUARDRAIL
9	HARDI-BOARD WRAPPED COLUMNS
10	HARDI-BOARD COLUMN CAP
11	CULTURED STONE
12	STONE TILE STEPS
13	WOOD GUARDRAIL

TYPE D

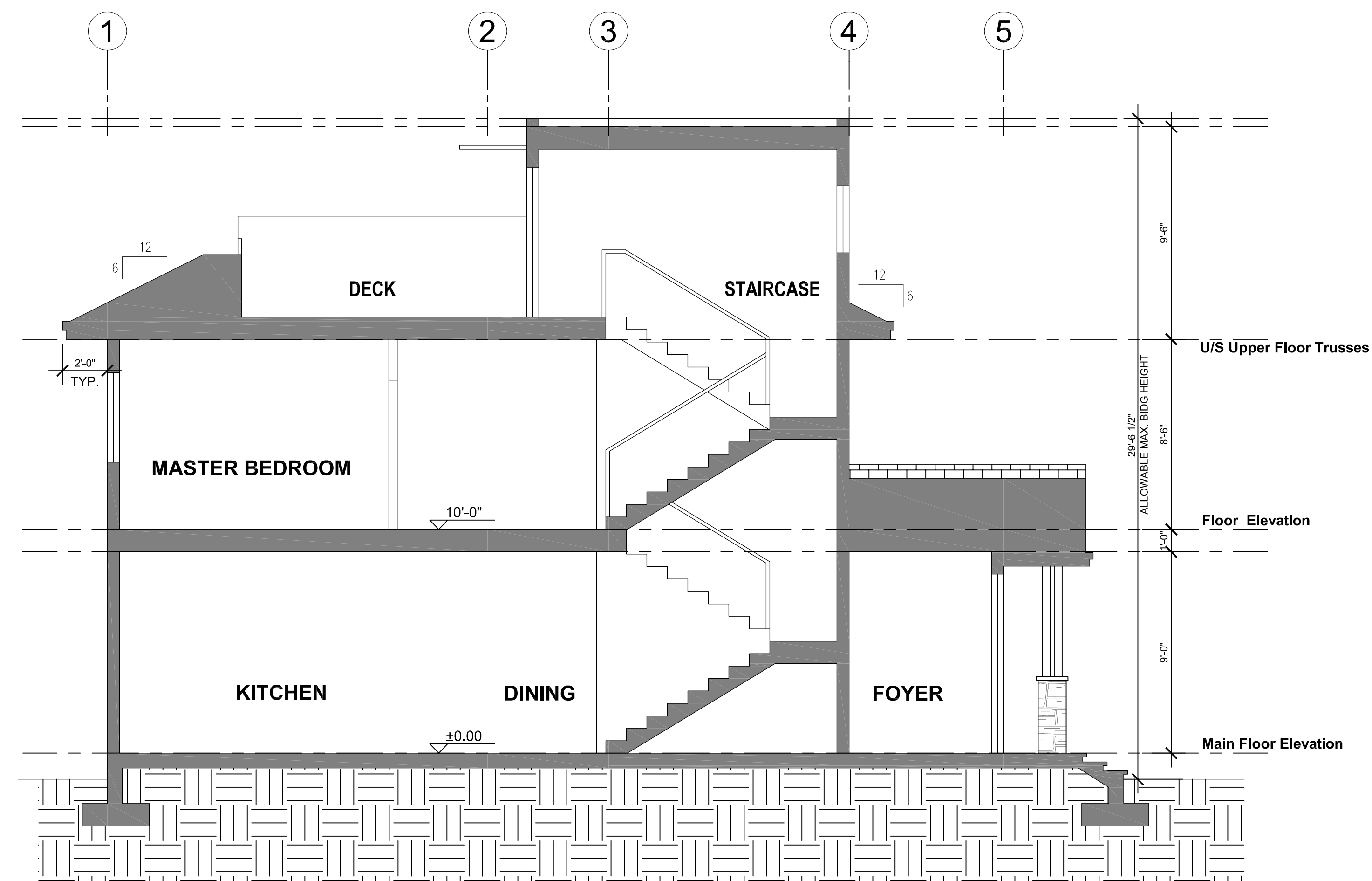
1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION
ISSUES		
COPYRIGHT:		
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SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
<div><div>RECEIVED</div><div>DP1071</div><div>2017-AUG-22</div><div>Current Planning & Subdivision</div></div>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"= 1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE D		
ELEVATIONS		
SHEET NUMBER		REV:
A-D.3.1		



SIDE ELEVATION
1/4"=1'-0"




SIDE ELEVATION
1/4"=1'-0"

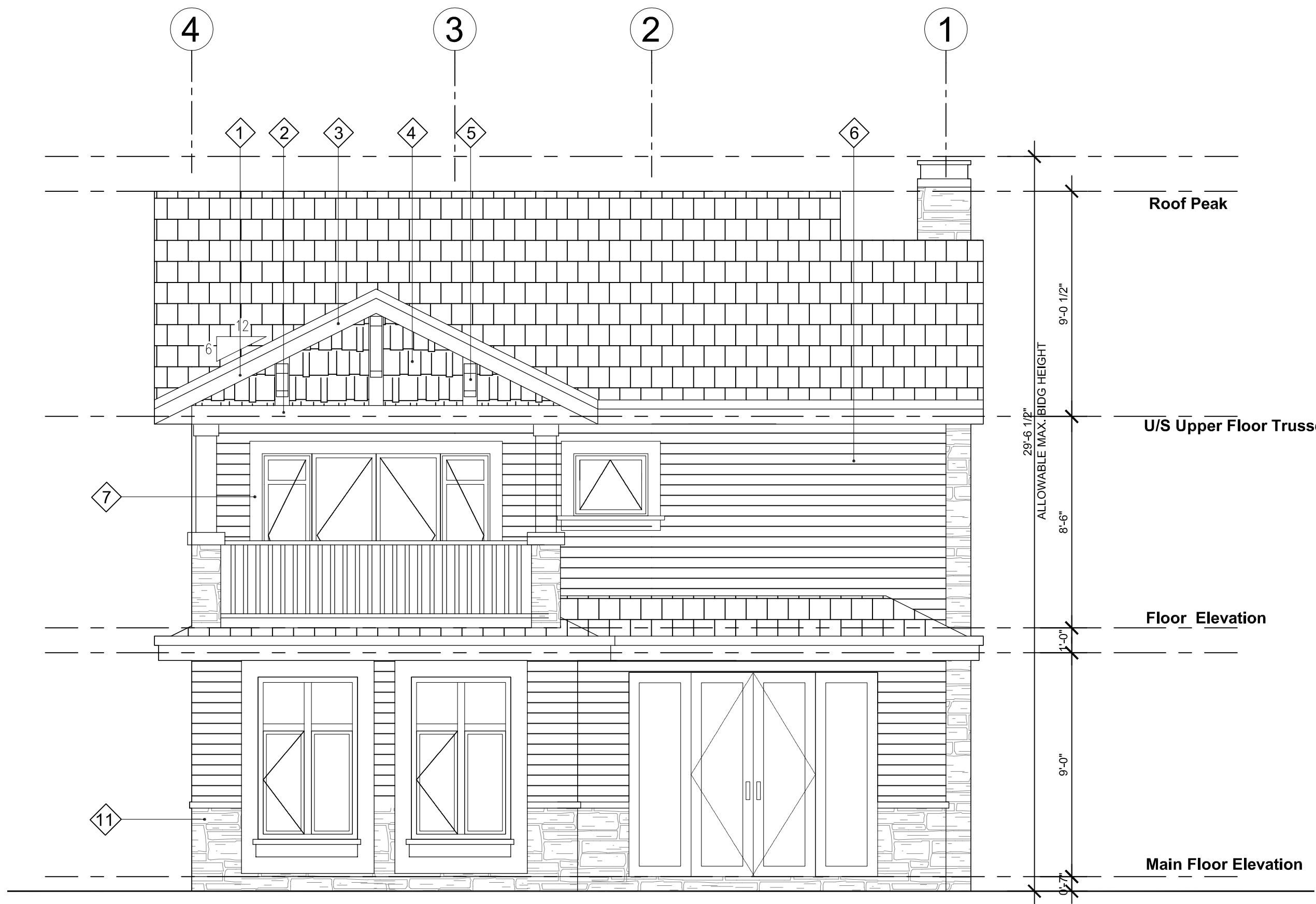


SECTION A-A
1/4"=1'-0"

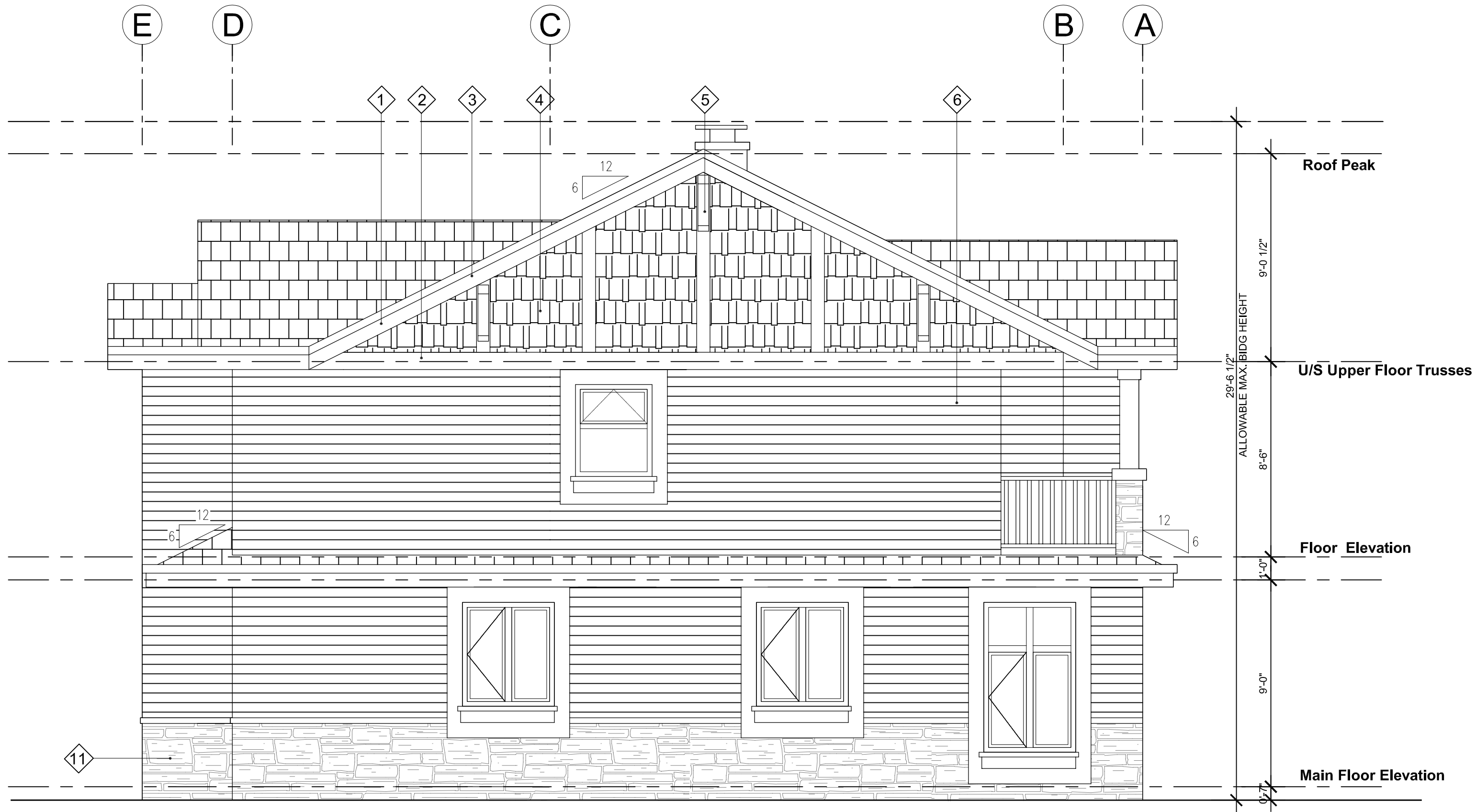
MATERIAL LEGEND	
1	ASPHALT SINGLES
2	CONTINUOUS GUTTERS C/W DOWNSPOUTS
3	12" FASCIA BOARD
4	VINYL SHAKE
5	WOOD BRACKET
6	VINYL SIDING
7	6" HARDI-PLANK AROUND WINDOWS & DOORS
8	ALUM. GLASS GUARDRAIL
9	HARDI-BOARD WRAPPED COLUMNS
10	HARDI-BOARD COLUMN CAP
11	CULTURED STONE
12	STONE TILE STEPS
13	WOOD GUARDRAIL

TYPE D

1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION
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SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
<div>RECEIVED</div> <div>DP1071</div> <div>2017-AUG-22</div> <div>Current Planning & Subdivision</div>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE D		
ELEVATION & SECTION		
SHEET NUMBER		REV:
A-D.3.2		




SIDE ELEVATION
1/4"=1'-0"

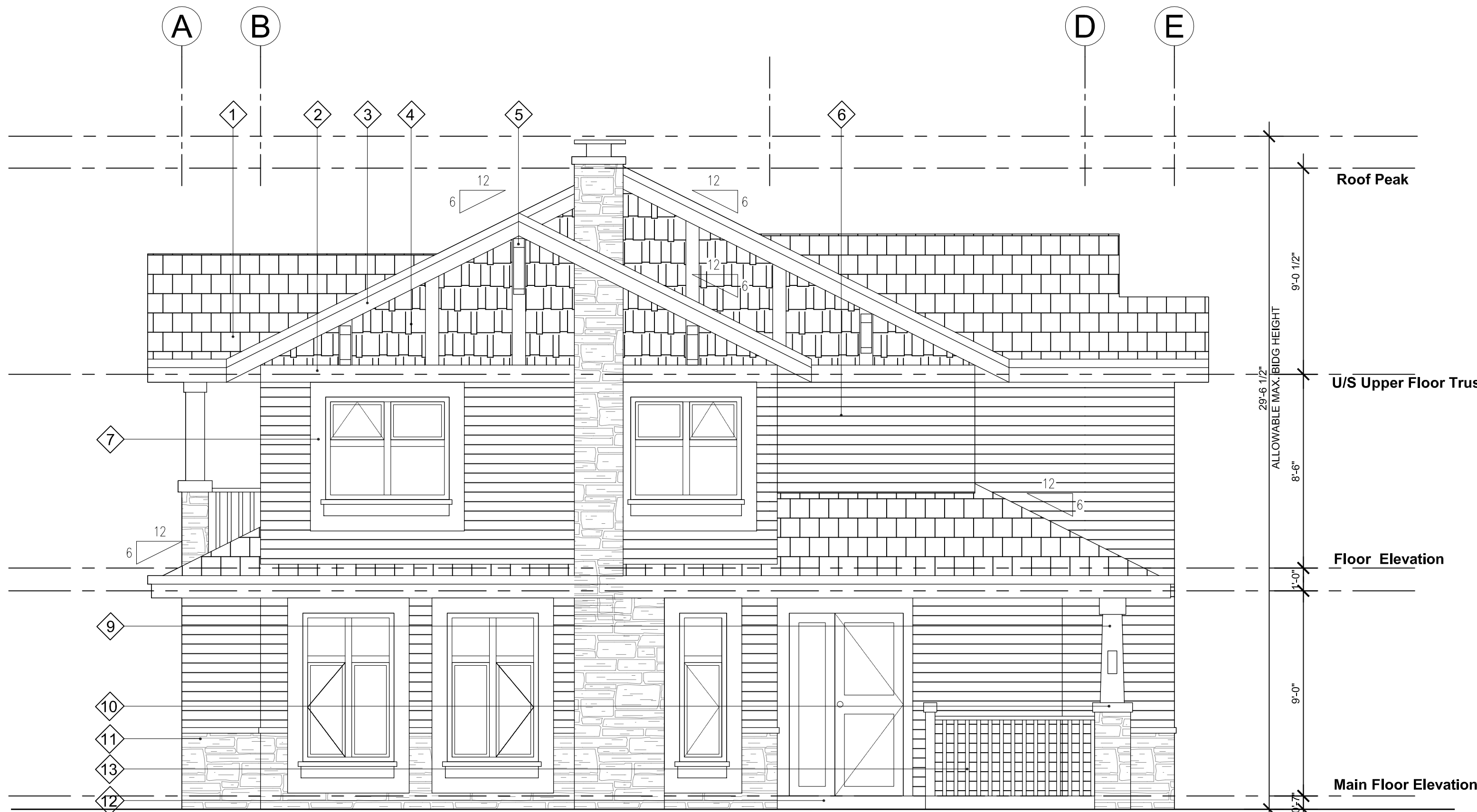


REAR ELEVATION
1/4"=1'-0"

MATERIAL LEGEND	
1	ASPHALT SINGLES
2	CONTINUOUS GUTTERS C/W DOWNSPOUTS
3	12" FASCIA BOARD
4	VINYL SHAKE
5	WOOD BRACKET
6	VINYL SIDING
7	6" HARDI-PLANK AROUND WINDOWS & DOORS
8	ALUM. GLASS GUARDRAIL
9	HARDI-BOARD WRAPPED COLUMNS
10	HARDI-BOARD COLUMN CAP
11	CULTURED STONE
12	STONE TILE STEPS
13	WOOD GUARDRAIL

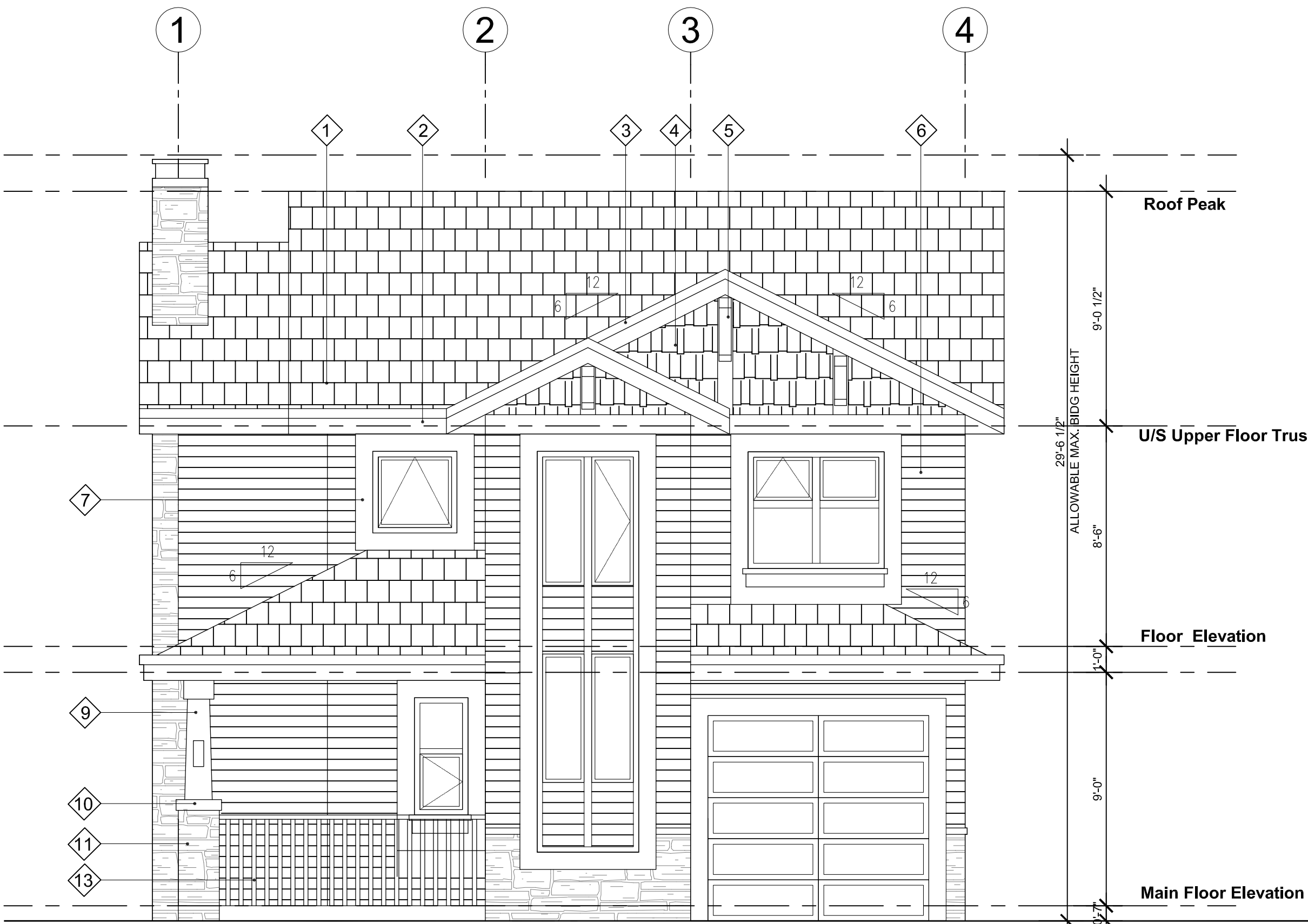
TYPE E

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SUB-CONSULTANT		
SUB-CONSULTANT		
KEY PLAN		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81602 B		
DRAWN BY:		
CHK'D BY:		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE E ELEVATIONS		
SHEET NUMBER		REV:
A-E.3.1		



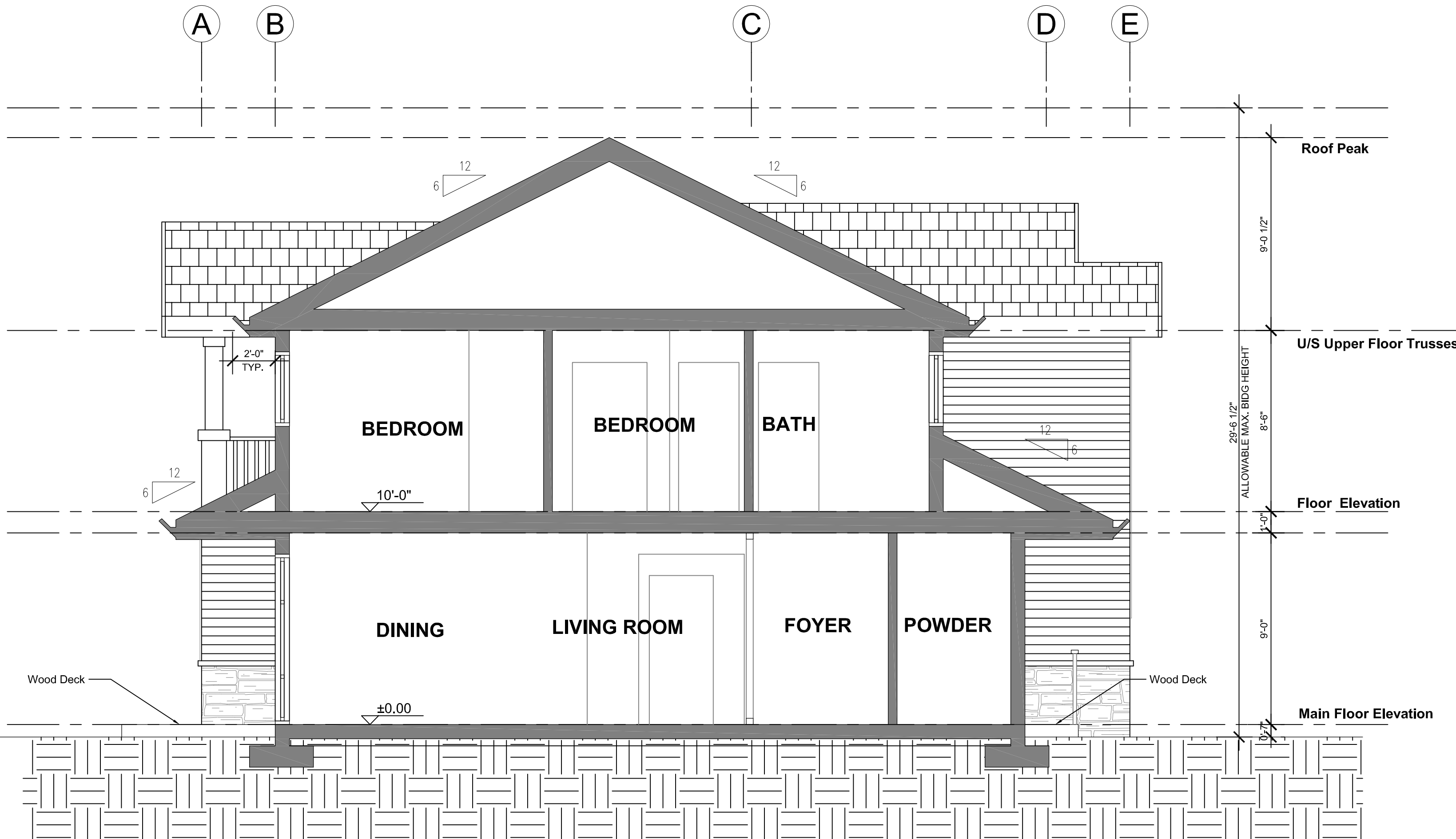
FRONT ELEVATION

1/4"=1'-0"



SIDE ELEVATION

1/4"=1'-0"



A-A SECTION

1/4"=1'-0"

MATERIAL LEGEND	
1	ASPHALT SINGLES
2	CONTINUOUS GUTTERS C/W DOWNSPOUTS
3	12" FASCIA BOARD
4	VINYL SHAKE
5	WOOD BRACKET
6	VINYL SIDING
7	6" HARDI-PLANK AROUND WINDOWS & DOORS
8	ALUM. GLASS GUARDRAIL
9	HARDI-BOARD WRAPPED COLUMNS
10	HARDI-BOARD COLUMN CAP
11	CULTURED STONE
12	STONE TILE STEPS
13	WOOD GUARDRAIL

TYPE E

1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION

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2017-AUG-22
GUD Group & Associates

PROJECT TITLE
5160 Hammond Bay Road

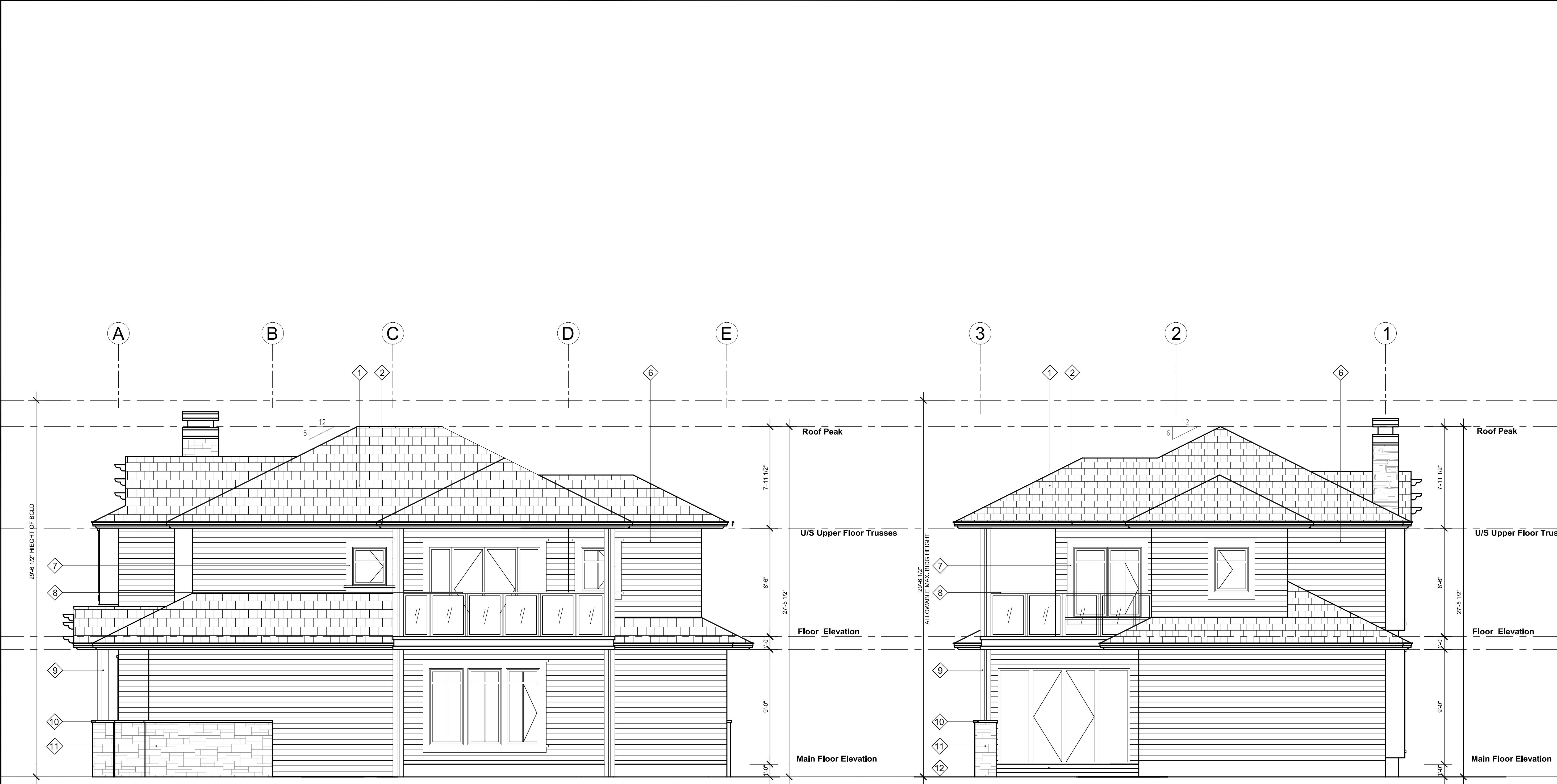
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CHK'D BY:	
SCALE: 1/4"=1'-0"	
DATE: AUG. 2017	

SHEET TITLE
TYPE E
ELEVATION & SECTION

SHEET NUMBER

REV:

A-E.3.2



SIDE ELEVATION
1/4"=1'-0"

REAR ELEVATION
1/4"=1'-0"

- MATERIAL LEGEND
- 1

ASPHALT SINGLES
- 2

CONTINUOUS GUTTERS C/W DOWNSPOUTS
- 3

12" FASCIA BOARD
- 4

VINYL SHAKE
- 5

WOOD BRACKET
- 6

VINYL SIDING
- 7

6" HARDI-PLANK AROUND WINDOWS & DOORS
- 8

ALUM. GLASS GUARDRAIL
- 9

HARDI-BOARD WRAPPED COLUMNS
- 10

HARDI-BOARD COLUMN CAP
- 11

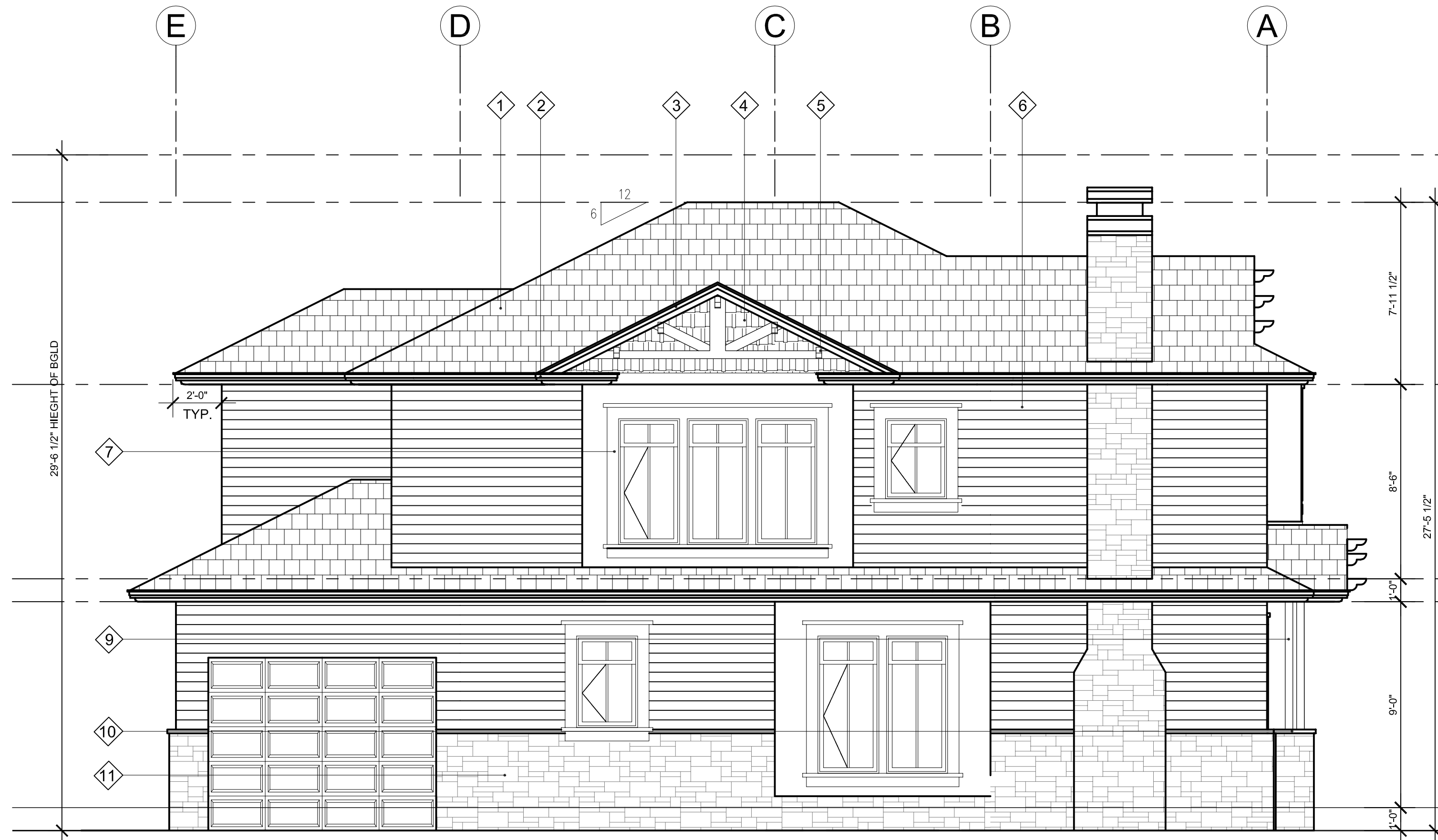
CULTURED STONE
- 12

STONE TILE STEPS
- 13

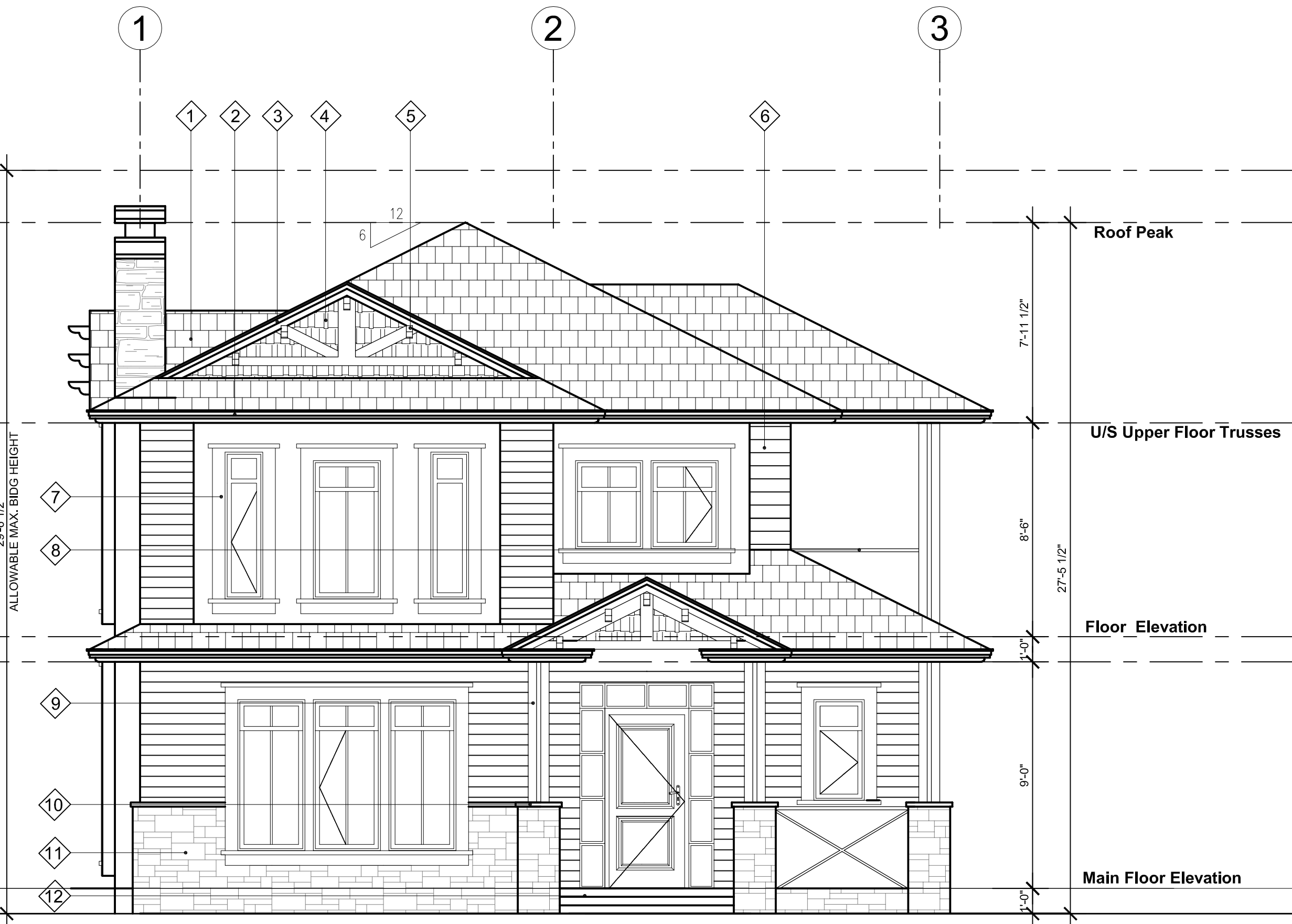
WOOD GUARDRAIL

TYPE F

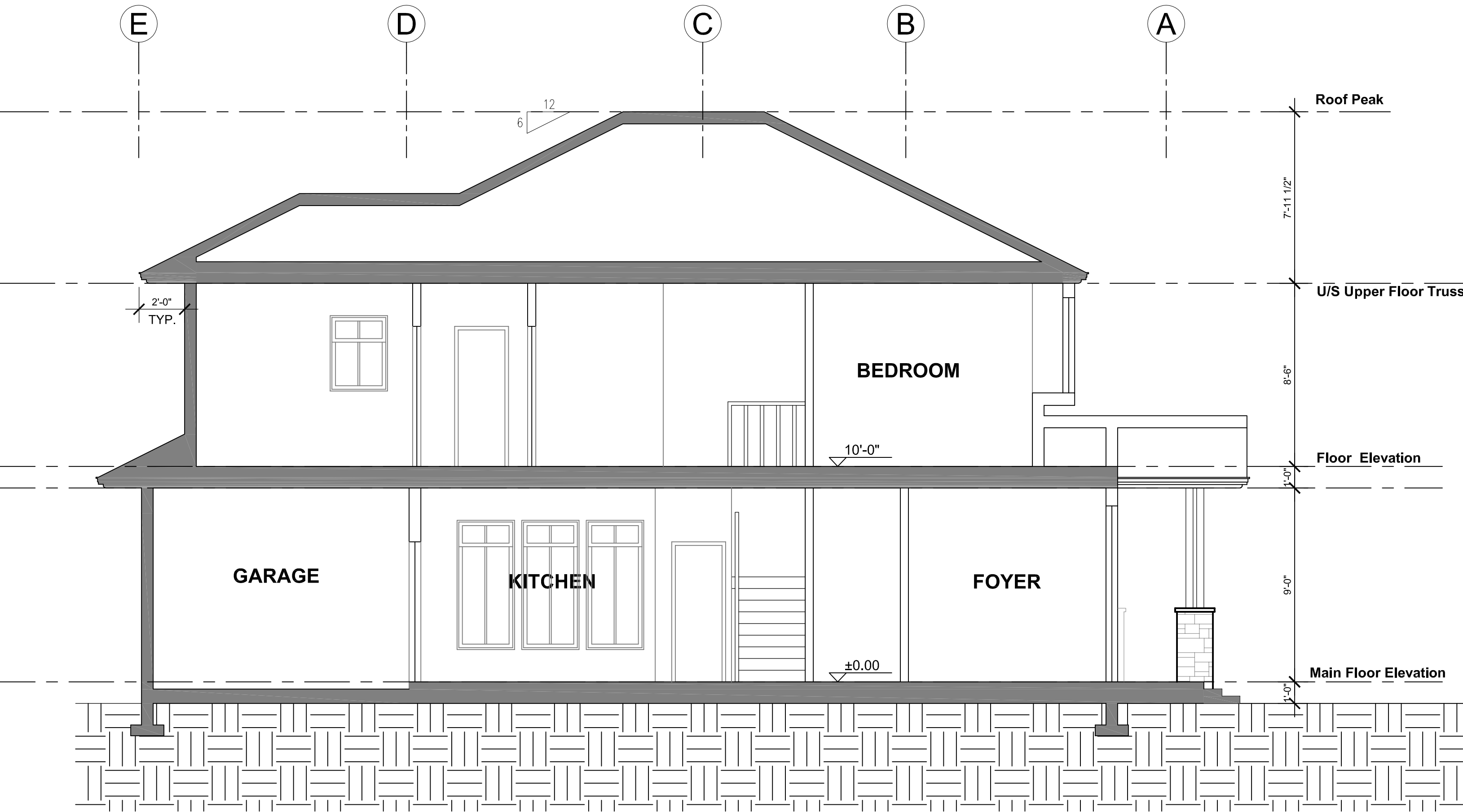
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KEY PLAN		
<div>RECEIVED</div> <div>DP1071</div> <div>2017-AUG-22</div> <div>Current Planning & Subdivision</div>		
PROJECT TITLE		
5160 Hammond Bay Road		
PROJECT NO: 81601 B		
DRAWN BY: JM		
CHK'D BY: XM		
SCALE: 1/4"=1'-0"		
DATE: AUG. 2017		
SHEET TITLE		
TYPE F		
ELEVATIONS		
SHEET NUMBER		REV:
A-F.3.1		



SIDE ELEVATION
1/4"=1'-0"



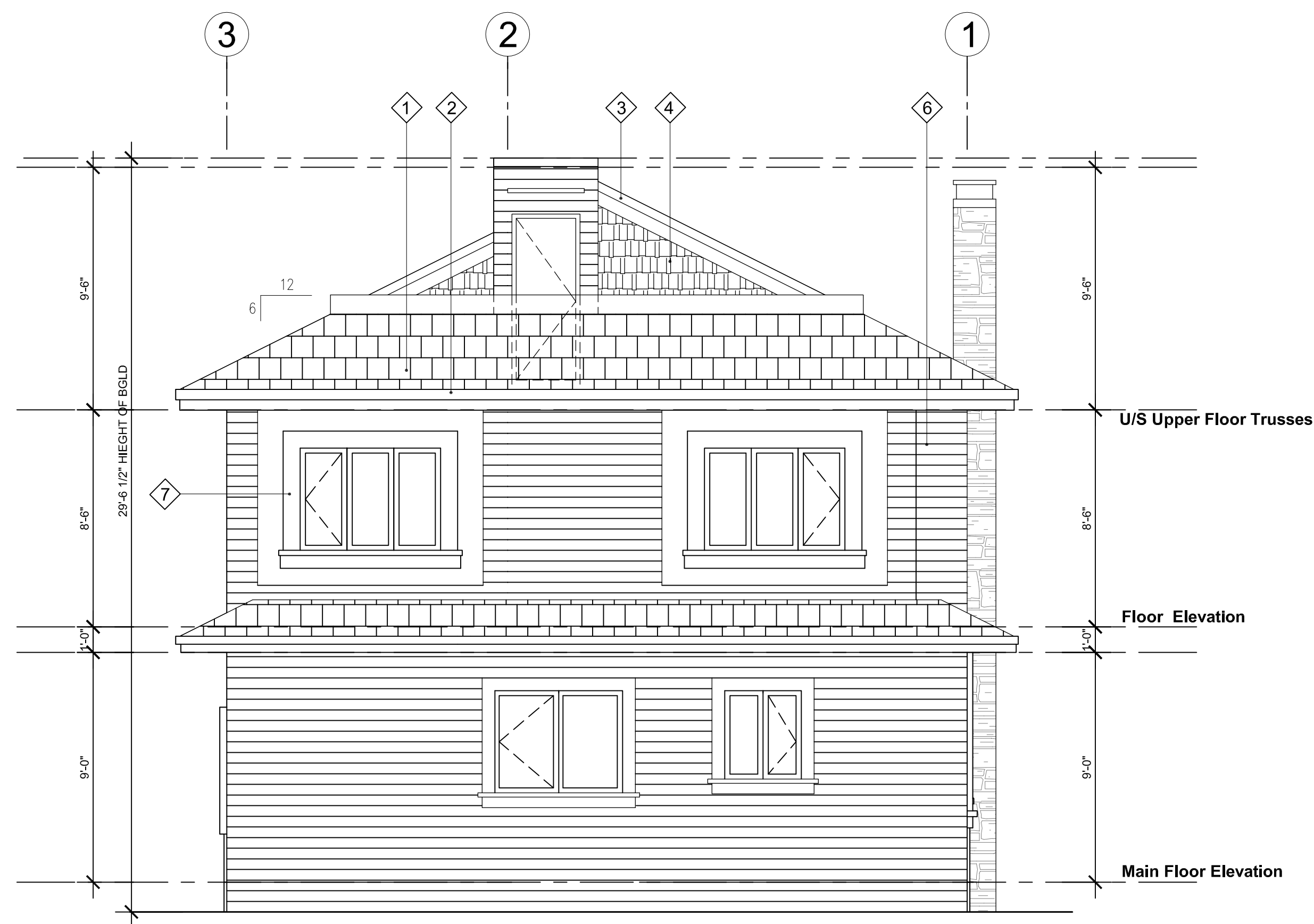
FRONT ELEVATION
1/4"=1'-0"



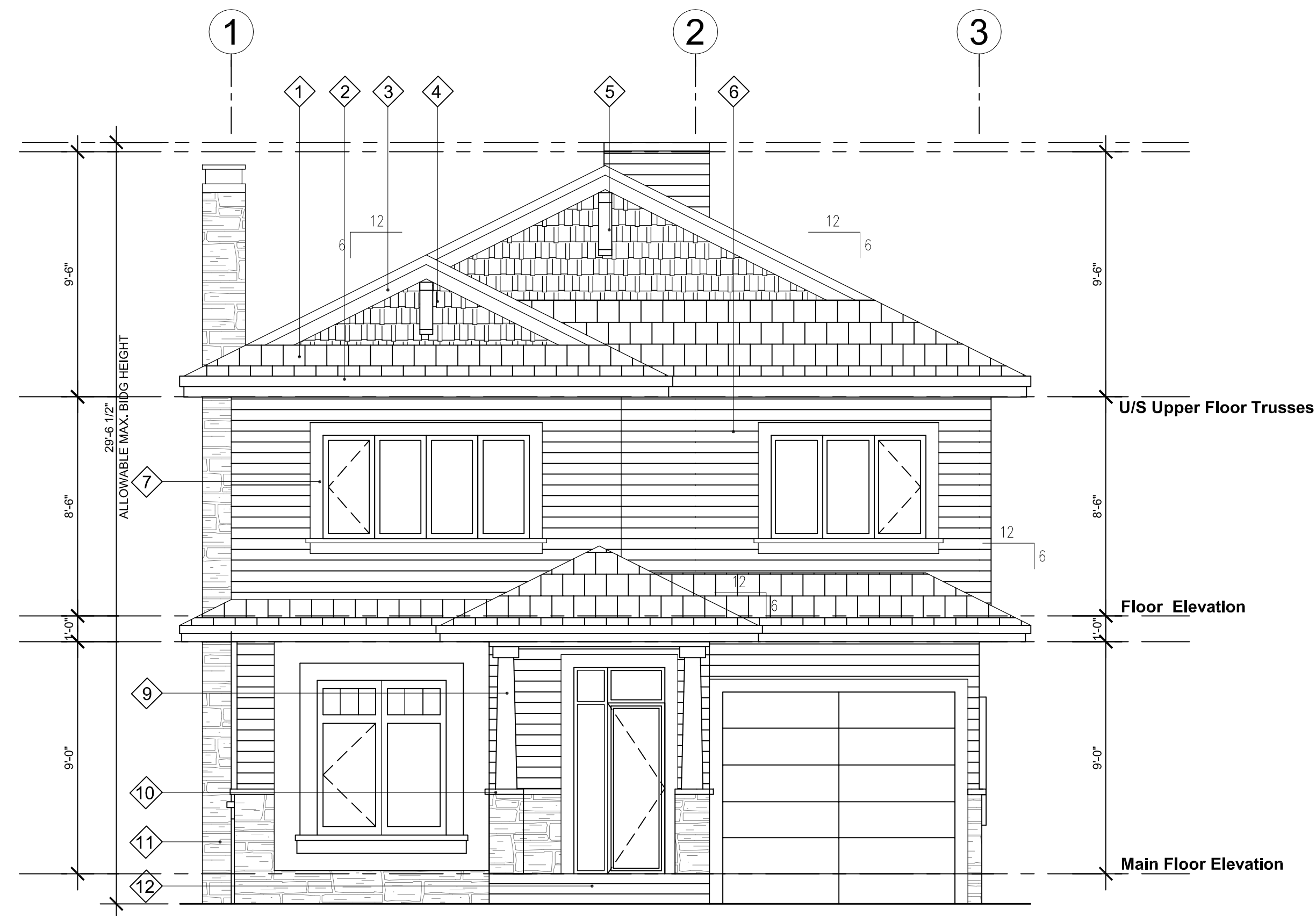
A-A SECTION
1/4"=1'-0"

MATERIAL LEGEND	
1	ASPHALT SINGLES
2	CONTINUOUS GUTTERS C/W DOWNSPOUTS
3	12" FASCIA BOARD
4	VINYL SHAKE
5	WOOD BRACKET
6	VINYL SIDING
7	6" HARDI-PLANK AROUND WINDOWS & DOORS
8	ALUM. GLASS GUARDRAIL
9	HARDI-BOARD WRAPPED COLUMNS
10	HARDI-BOARD COLUMN CAP
11	CULTURED STONE
12	STONE TILE STEPS
13	WOOD GUARDRAIL

TYPE F



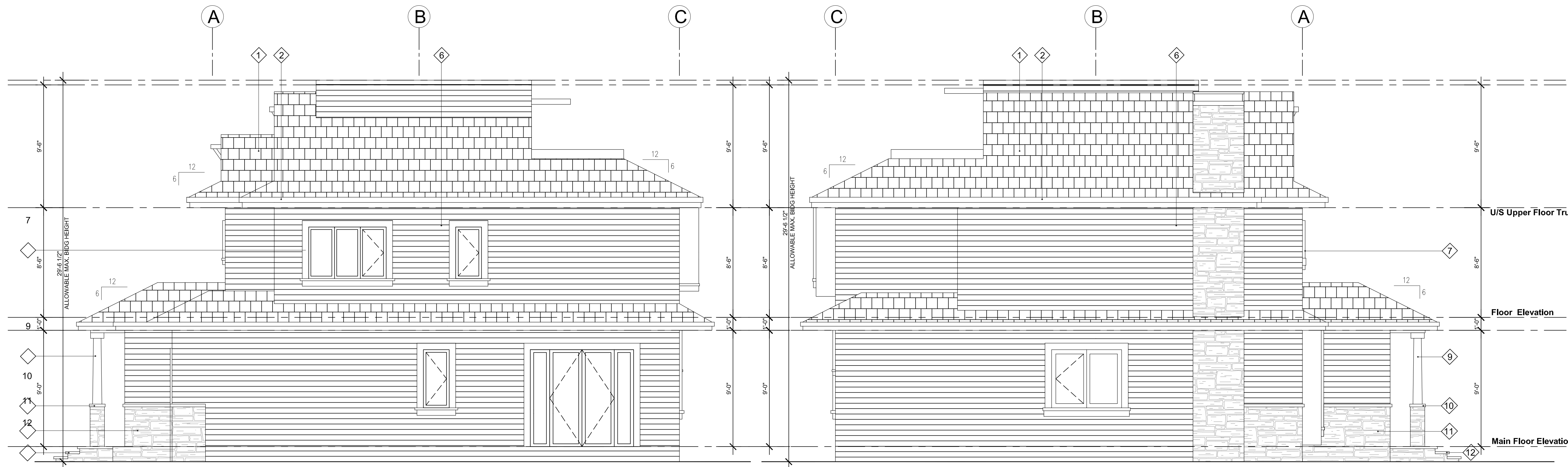
REAR ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

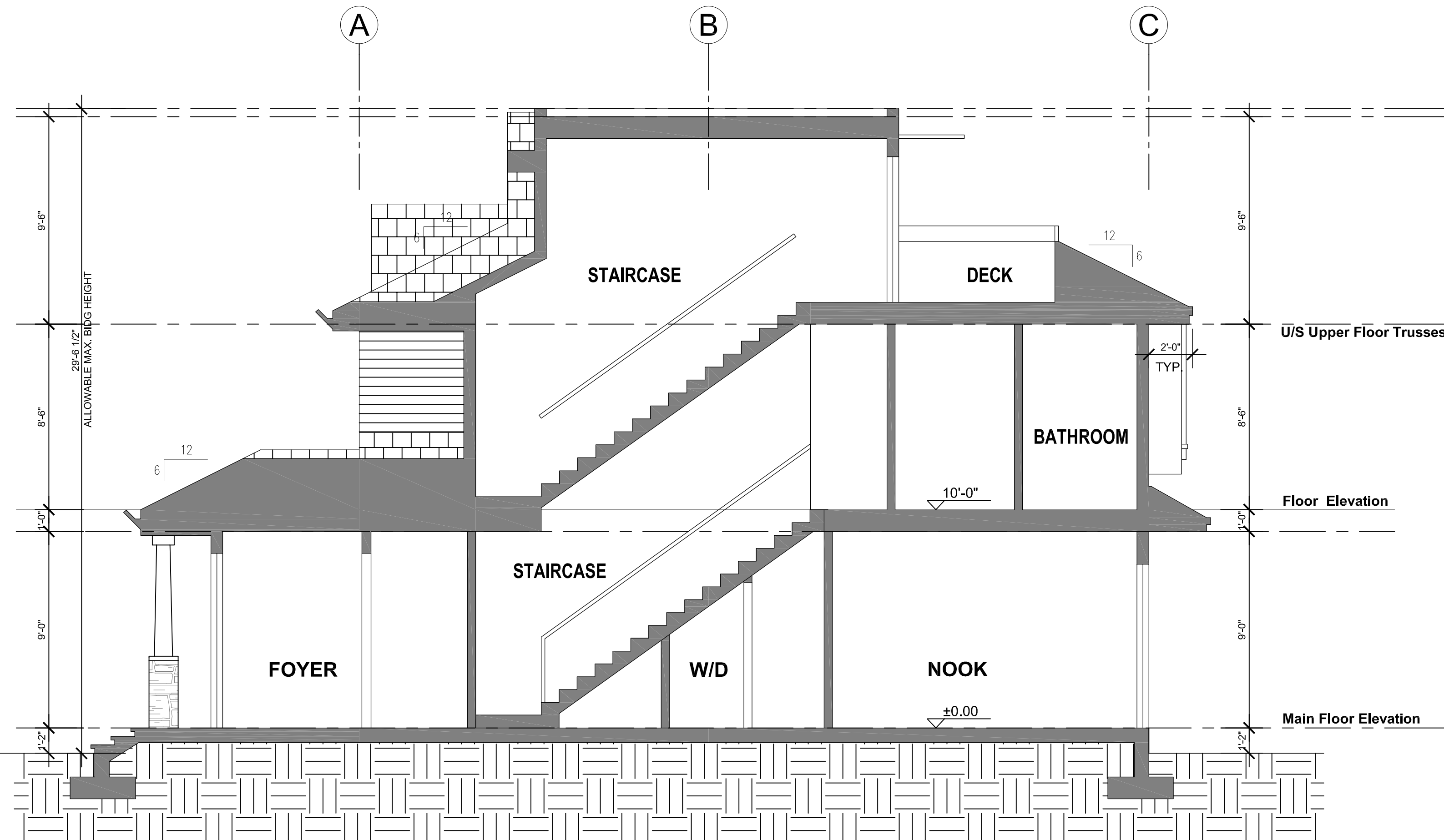
MATERIAL LEGEND	
1	ASPHALT SINGLES
2	CONTINUOUS GUTTERS C/W DOWNSPOUTS
3	12" FASCIA BOARD
4	VINYL SHAKE
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9	HARDI-BOARD WRAPPED COLUMNS
10	HARDI-BOARD COLUMN CAP
11	CULTURED STONE
12	STONE TILE STEPS
13	WOOD GUARDRAIL

TYPE G



SIDE ELEVATION
1/4"=1'-0"

SIDE ELEVATION
1/4"=1'-0"



SECTION A-A
1/4"=1'-0"

1	AUG. 2017	FOR DP
NO.	DATE	DESCRIPTION

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SCALE: 1/4"=1'-0"	
DATE: AUG. 2017	

SHEET TITLE
TYPE G
ELEVATION & SECTION

SHEET NUMBER

REV:

TYPE G

A-G.3.2

Aerial Photo



DEVELOPMENT PERMIT NO. DP001071



STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001072 – 4900 / 4950 UPLANDS DRIVE

Applicant / Architect: DEHOOG & KIERULF ARCHITECTS INC.

Owner: INSIGHT HOLDINGS LTD.

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

Zoning	CC3 – City Commercial Centre
Location	The vacant subject property is located on the southeast corner of the Turner Road and Uplands Drive intersection.
Total Area	12,139m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plans – City Commercial Centre; Map 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 development consists of two, one-storey commercial buildings. The two buildings are designed for furniture sales. As furniture sales businesses require large areas for display there have a specific parking calculation within the City of Nanaimo Parking Bylaw – 1 parking space / 200m² of sales floor area. The site has a parking count beyond the required numbers.

A future subdivision is anticipated so each commercial building can have its own fee simple lot. An Access Agreement would be required as part of the subdivision to allow vehicle movement between the two future lots.

Site Context

The subject property is located across the street from Longwood Station, a commercial centre with a number of urban design attributes:

- a defined corner urban plaza;
- commercial buildings fronting the street; and,
- a signature wall detail which encloses the site on all road frontages.

Royal Heights, a smaller commercial development located on the northeast corner of the intersection has a more informal corner urban plaza, a semi-circle wood pergola with a prolific wisteria vine.

A gas station occupies the northwest corner of the intersection with no corner urban plaza.

Two multiple family buildings will be developed in the future on two abutting properties:

- *6025 Linley Valley Drive*
A development permit (DP1028) has been issued for a five-storey rental apartment. A building permit has also been issued.
- *6035 Linley Valley Drive*
A development permit application has been received for two, five-storey apartment buildings.

Site Design

Street presence and sensitivity to development/neighbourhood context are key design guidelines:

- **Corner Urban Plaza**
As both the Royal Height Commercial Development and Longwood Station have corner urban plazas, the Design Guidelines anticipate the proposed development to include a complementary urban plaza, creating an entry to the site, and ideally highlight main entrances to buildings.

A design challenge is present, as the main entrance to La-Z-Boy is on the east side of the building, next to a small node of customer parking. The applicant has created a linear pedestrian plaza, which connects to a mid-point site access, where sidewalks and crosswalks link the pedestrian to the two retail uses.

Are the hard and soft design features appropriately designed to create a pedestrian plaza that is coordinated to draw pedestrians to the mid-site entry point, while being complementary to the two existing neighbouring corner plazas?

Does the landscape design with water features (including water channel) along Uplands Drive create an edge strong enough to act as an urban edge to this arterial road and connect the building to the urban street?

The site design has an alternative stormwater strategy theme which adds texture and visual interest, 3D in nature, to add visual interest to the ground plane. The theme seems to be weak on the east side of the Dodd's building where a grass urban space is identified. The location width suggests the open space could be re-designed for a possible increase in future parking demand. Should the bioswale, along the east edge of the grassed open space not be designed in a more robust manner, to screen the future parking area, and provide a strong visual edge for pedestrian and vehicle traffic visiting the multiple family development to the south of Dodd's Furniture?

The garage enclosure location on the southeast corner of the Dodd's building has sidewalk screening. Does this facility have a roof, as there will be over-look issues due to the proposed siting of the five-storey multiple family building on the now vacant property to the rear of the Dodd's building?

What type of site lighting is the applicant proposing for the site? What is the scale of the parking lot lighting? Is there an opportunity to use a variety of lighting types and lighting

stand sizes? Is there an opportunity to use architectural lighting fixtures to add another level of detail to the buildings and the site?

The La-Z-Boy loading ramp is located on the southwest corner of the building which has exposure to vehicle/pedestrian traffic on Uplands Drive. Is the site grading and landscape layering adequate to screen the utility? Is it possible to reconfigure the loading area to a design similar to Dodd's; alcoved into the building?

Landscape Design

The landscape plan has three themes:

- **Urban Plaza**
The urban plaza design has been modified to lead pedestrians to the pedestrian connectinos within the site. Is there a need for plaza furniture (ie. seating and trash bins)? Is this a suitable site for community public art? Please note, Staff is not requiring the applicant to provide public art, however, the City of Nanaimo Cultural Plann does look at strategies to populate the communit with pubic art.
- **Alternative Stormwater**
The landscape pklan embaraces stormwater management with rain gardens, a green roof, and structured water channels. Is there an area where the design of these features is weak?

The landscape consultant needs to provide planting information for the green roof.

- **Turner Road Edge**
The landscape plan appears to present a landscape screen between the street and the La-Z-Boy building. Should the plantings be organized to highlight the window and building articulations, or should they remain as a wall of deciduous trees and an evergreen screen, effectively hiding the building from the street?

Building Design

- **La-Z-Boy Building**

The applicant confirms the building design is based on corporate branding standards and is probably designed for a mall site rather than a high-profile corner site. The large format building is sited above the street. A similar condition which is demonstrated on the north side of the Save-On-Foods building on Mary Ellen Drive. The Save-On-Foods example is exaggerated and more extreme than the grading for the subject building, however, it does highlight the effect landscape and building articulation have in making a connection to the street which is human scale and compatible with the neighbouring context.

Four architectural features are used to reduce the horizontality of the north building elevation:

- the two building ends are set back;
- a structural bay (mid-wall) is created;
- a rhythm of rectilinear, glazed units add a transparency and could animate the street if used as display areas; and
- the large windows are emphasized through a banding, and dark coloured lintel.

In Staff's opinion, the east and west elevations are corporate icons. The south building elevation attempts to mirror the north elevation but the expression is weak due to the long same plane wall. The glazing unit banding and awning detail add limited articulation. The awning detail, a needed weather protection addition, due to southeast prevailing winds, is not continuous to the main door and with large gaps is not a functional gesture.

What level of articulation is required on the south building elevation to reduce its mass and scale and match the north elevation?

- Dodd's Building:

The building design was not prescribed, so the result is a unique design for a large format building.

A glazed, raised, central building form is used to reduce the building mass. Banded, glazed bays and corners further reduce the horizontality of the long wall faces.

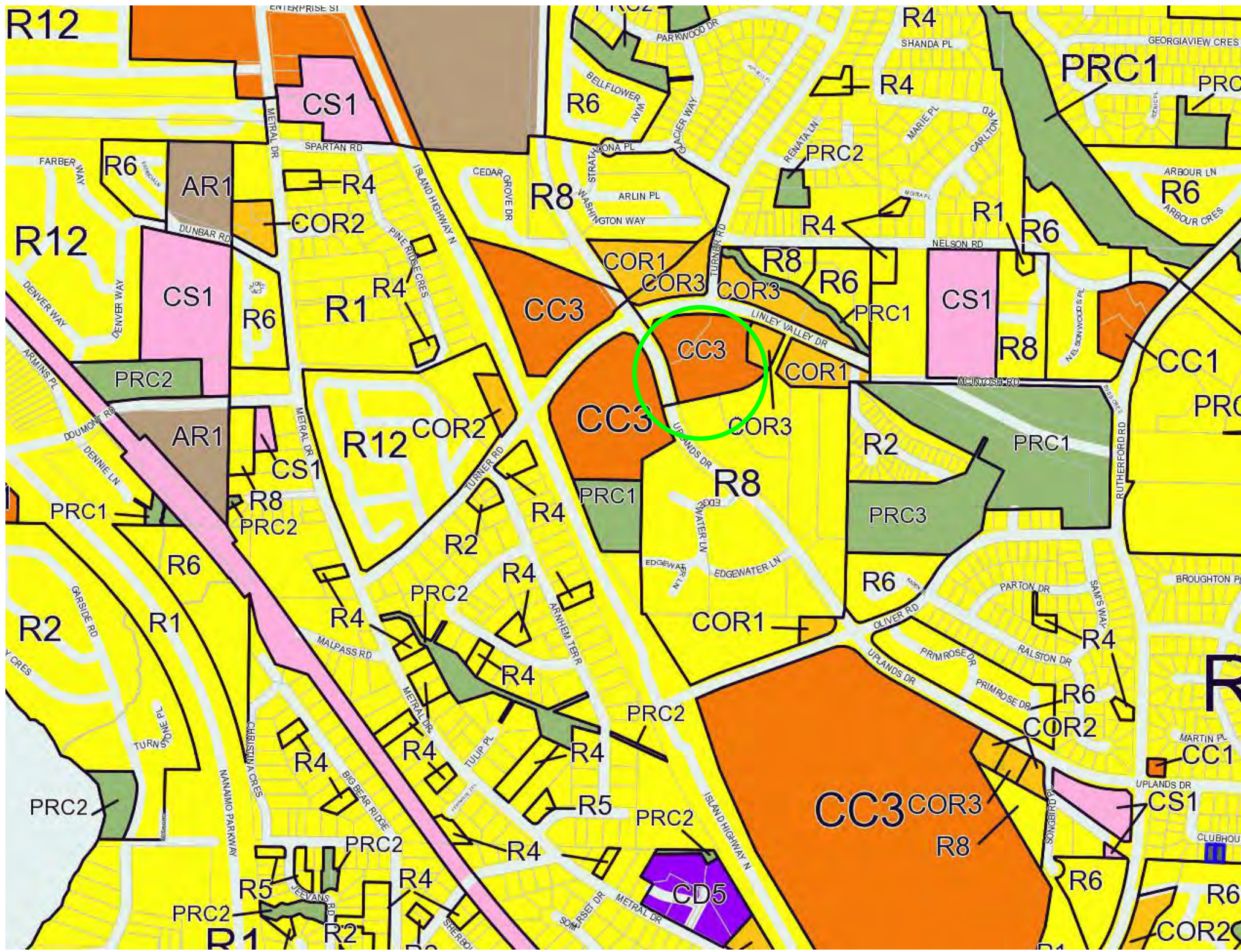
The building has a green roof. Scuppers are detailed on the west and east building elevations to hint at the green roof. Should additional design features be added to showcase the green roof?

As a residential development will be sited on the abutting lot to the south, the loading area has been alcoved to effectively deal with the negatives associated with loading. Should a similar solution be considered for the La-Z-Boy building?

PROPOSED VARIANCES

There are no proposed variances.

GN/In



Site Location

The property is located next to Longwood Station, across from the North Ridge Village and next to the Royal Heights development, and is zoned CC3. A very diverse range of uses are permitted: from furniture sales, gas station, home centre, laundromat, museum, pub, personal care, restaurant, refund container recycling depot, auto repair and sales, to seniors housing. (Not all uses have been mentioned).

Environmental Initiatives

As much as possible, water retention is achieved through the application of green roovess combined with on-roof water retention and on-site retention through swales, bio swales and architecturally designed water channels. The systems intent is to slow the progress of water runoff as it passes through the site, before rejoining the system. Sustainable materials are used as metal, aluminum, stucco plaster. The longevity of the roofing is increased by the application of the green roof substrate - since, less cooling is required by the application of green rooves, in the summer. A total of 4 bicycle parking spots are provided for expected cyclists.

Design Concepts

Where the LaZboy design mostly was driven by the company standards, we had more freedom in the design of the Dodds furniture store. To break the box and create an interesting massing, we lifted the middle section of the Dodds building. This allowed for an office mezzanine over the loading area and enabled us to hide the loading area as much as possible, while at the same time creating efficient land use. The covenant that is registered on title would not permit us to create parking facing highways as Turner Rd. and Uplands Dr. and was to be in the interior of the development. This of course limits the location of main entries and active and prominent display windows since no company wants these functions separated. By introducing the inner road we were able to have a more transparent massing and create a pedestrian corridor through the development. These design elements also allowed us to create display windows at these important nodes of entry. At the Uplands Dr. entry we were able to pull some of the display windows along Uplands Dr. blending in with the landscaping. A water feature was created at the remainder of the facade to direct the collected rainwater down from the roof and divide this long facade. The water feature ties in with the designed water channels and swales. The same strategy was used at the Eastern facade where the layout is slightly different. At the South facade the mezzanine is visually pulled forward over the loading bay with glulams showing supporting of the roof. We diverted from the LaZboy company design standard along Turner Road to create a more interesting massing. A bump-out with additional display windows was added here. At the inside road additional display windows were added together with awnings to provide rain protection of the walkway, and visual connection to its neighbour.

Sustainability

Especially the Dodds building is designed for future subdivision. The loading platform can be shared and the units can have sufficient street presence. A limited amount of additional parking can be provided in predetermined areas. Extra care was put into the design of the corner of Uplands Dr. and Turner Rd. The building has added display windows facing this intersection and the landscaping accommodates a public area from were a pathway leads into the development. The water runoff is retained in swales and a series of concrete water channels. The substantial amount of display windows will allow for future subdivision without the necessity to alter the main structure of the building, while providing sustantial natural light into the buildings.



Sustainable furniture transport



B, view from Uplands Dr., Northwards



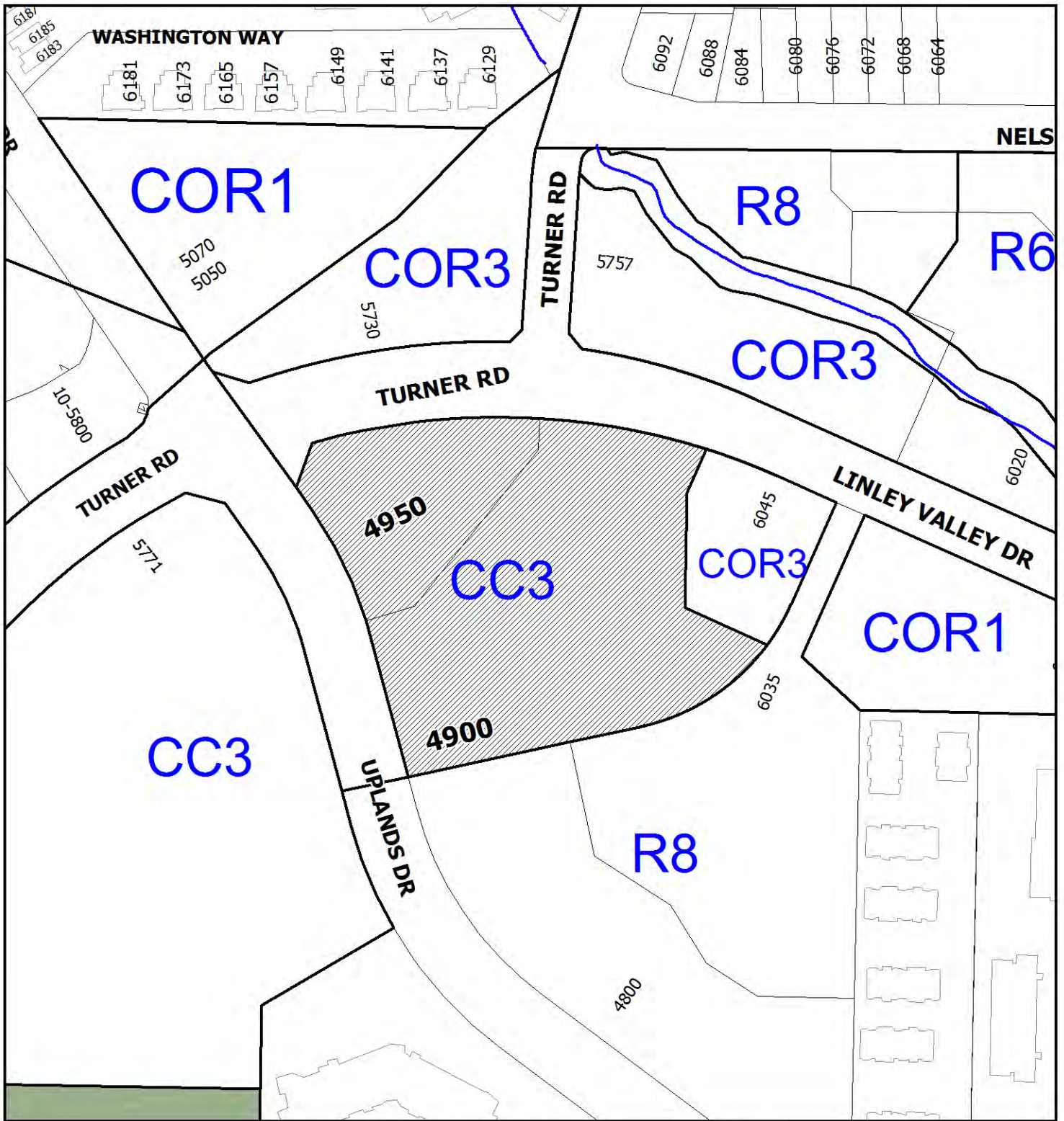
D, view from Turner Rd., Eastwards



A, view from Uplands Dr., Southwards



C, view from Turner Rd., Westwards



DEVELOPMENT PERMIT NO. DP001072

LOCATION PLAN

 **Subject Properties**

Civic: 4900 and 4950 Uplands Drive
 Lot B, District Lots 14 and 30,
 Wellington District, Plan VIP66085 and
 Lot 7, District Lot 30, Wellington District,
 Plan VIP65104





TURNER ROAD ROUNDABOUT

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 Nanaimo BC
 15 SEP 17

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 15 SEP 17

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TURNER ROAD - UPLANDS DRIVE CORNER + PLAZA

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UPLANDS DRIVE ENTRY

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UPLANDS DRIVE - ACCESS ROAD INTERSECTION

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RAINWATER CHANNEL AT ACCESS ROAD INTERSECTION

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ACCESS ROAD ENTRY

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Nanaimo BC
15 SEP 17

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66

Urban Site Design Vignette

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de Hoog & Kierulf architects dH&K



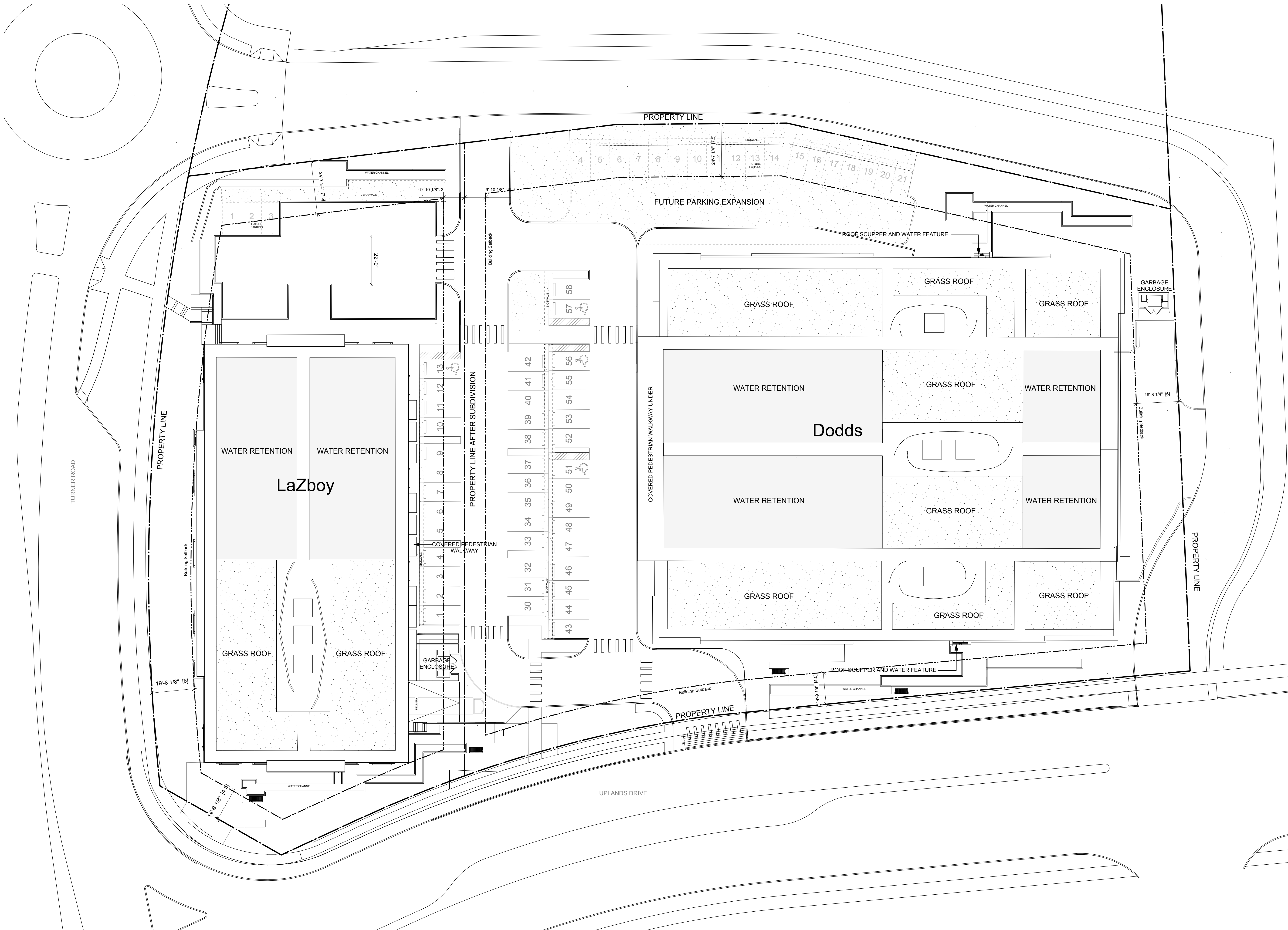
INTERNAL ROAD + PEDESTRIAN CORRIDOR

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Current Planning & Subdivision

LAZBOY + DODDS
 Nanaimo BC
 15 SEP 17

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SITE INFORMATION

ADDRESS:	4950 UPLANDS DRIVE, NANAIMO, BC		
LEGAL:	LOT 7, DISTRICT LOT 30, WELLINGTON DISTRICT		
PLAN:	VIP65104		
ZONE:	CC3		
FAR:	0.45		
MIN REQ. LOT SIZE:	1200	m2	
MAX. LOT COVERAGE:	50	%	
MAX. ALLOWABLE HEIGHT:	14	m	
SETBACKS	REQUIRED	PROVIDED	
FRONT:	7.5m	7.5m	
SIDE:	3.0m	3.0m	
F. SIDE:	6.0m	6.0m	
REAR:	7.5m	7.5m	

LAZBOY NANAIMO

PROPOSED COMMERCIAL BUILDING			
LOT AREA AFTER SUBDIVISION:	4047	m2	
MAX. ALLOW. BLDG AREA:	1821	m2	19603 sq. ft.
PROP. BLDG AREA:	1764	m2	18988 sq. ft.
% LOT COVERAGE:	44%		
SIZE:	195'-0" x 99'-0"		
FFE:	136	m	

PARKING	REQUIRED	PROVIDED
FURN. /APPLIANCE STORE 1/200	8	26
REGULAR STALLS	1	3
H/C STALLS	0	0
SMALL STALLS	9	29
TOTAL PARKING STALLS		

DODDS NANAIMO

PROPOSED COMMERCIAL BUILDING			
LOT AREA AFTER SUBDIVISION:	8092	m2	
MAX. ALLOWABLE BLDG AREA:	3641	m2	39196 sq. ft.
PROP. GROSS FLOOR AREA:	3411	m2	36716 sq. ft.
% LOT COVERAGE:	42%		
SIZE:	180'-0" x 214'-0"		
FFE:	137.5	m	

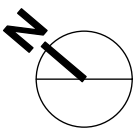
PARKING	REQUIRED	PROVIDED
FURN. /APPLIANCE STORE 1/200	16	26
REGULAR STALLS	1	3
H/C STALLS	0	0
SMALL STALLS	17	29
TOTAL PARKING STALLS		

PARKING TOTAL	5175	m2	55704 sq. ft.
TOTAL FL AREA			
PARKING SPACES: (1/200)	REQUIRED	PROVIDED	
H/C SPACES	2	6	
REGULAR SPACES	24	52	
SMALL SPACES	0	0	
TOTAL:	26	58	

NOTE:
SEE LANDSCAPE PLAN FOR COMPLETE LANDSCAPE INFORMATION

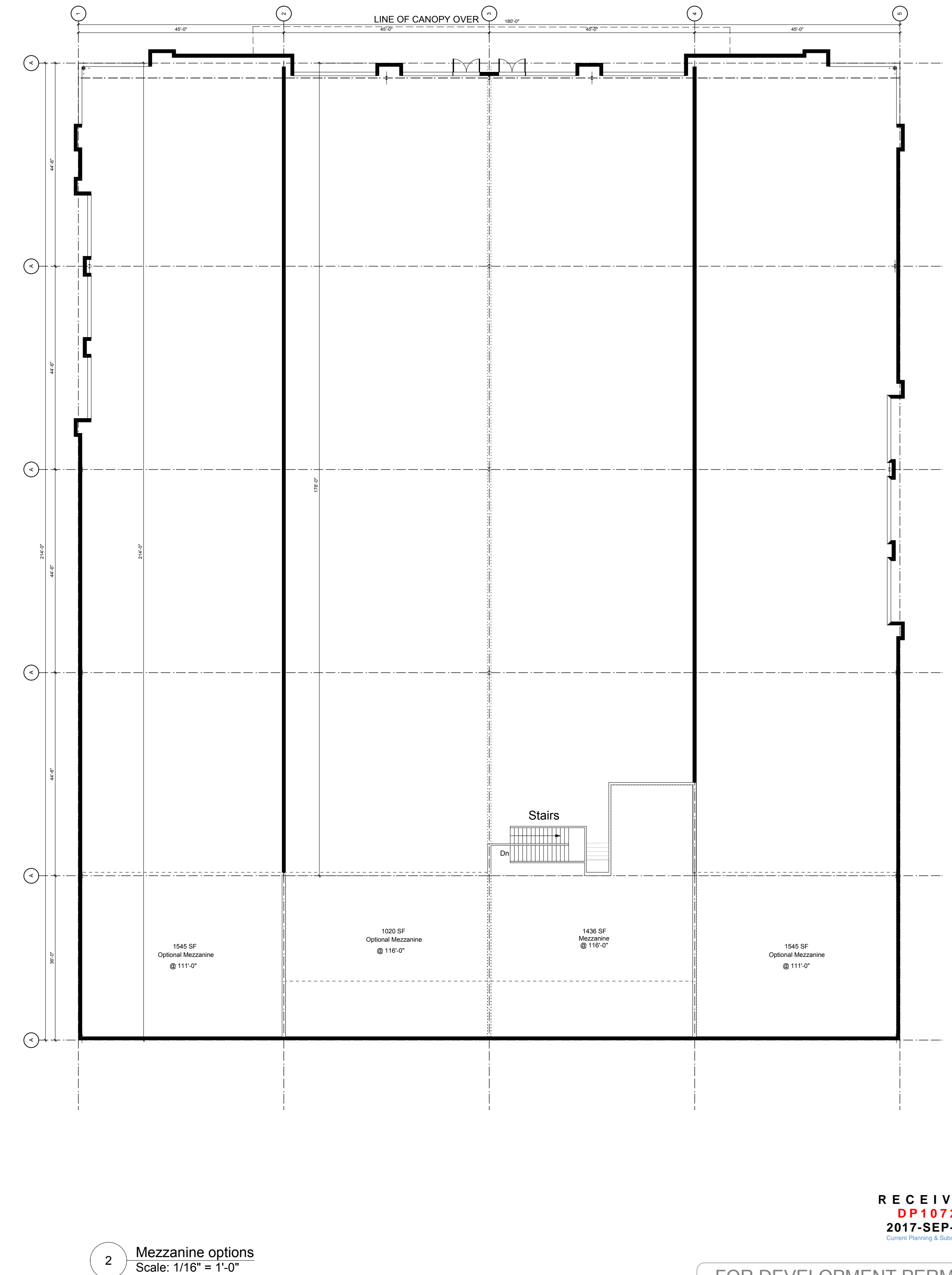
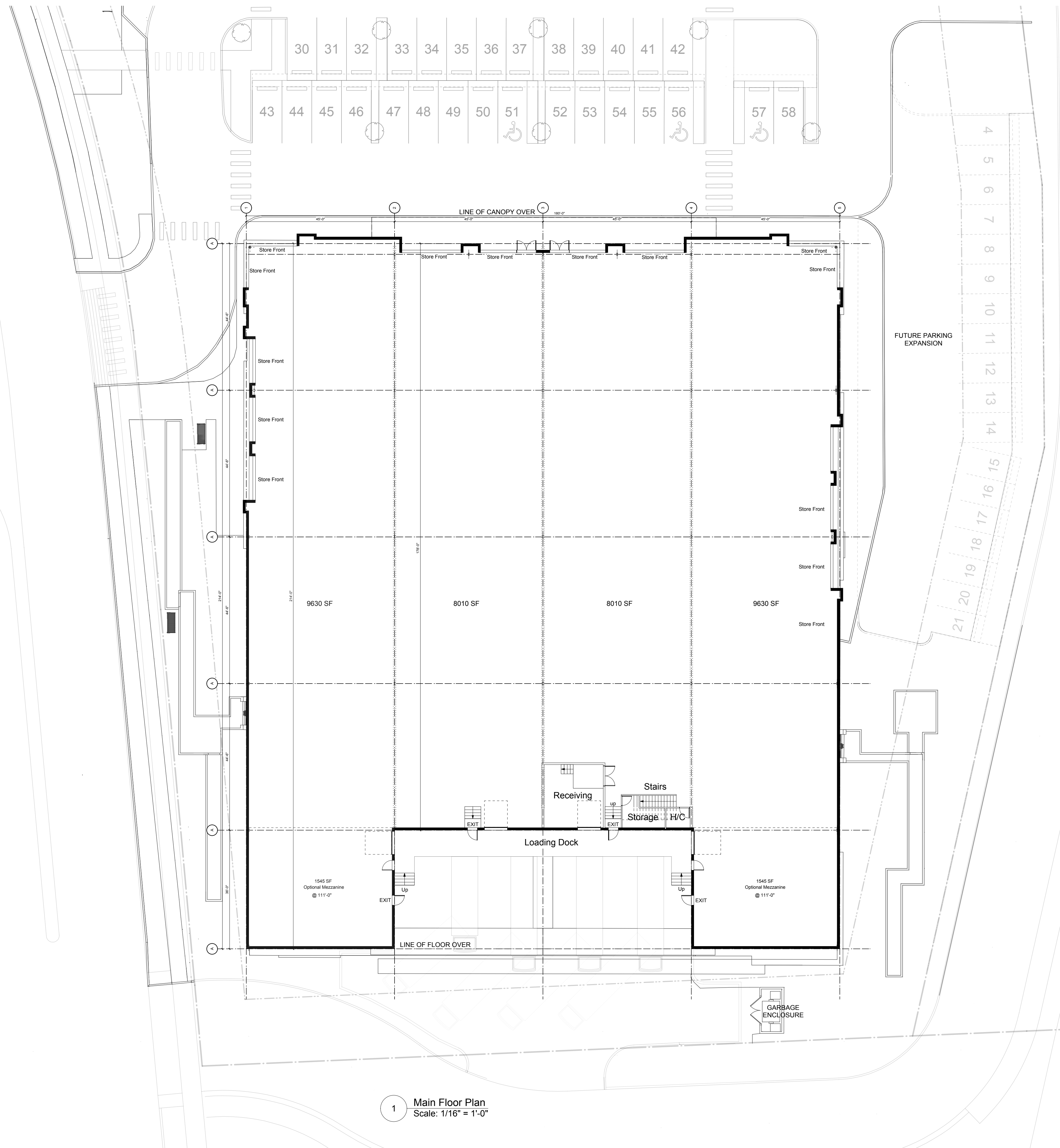
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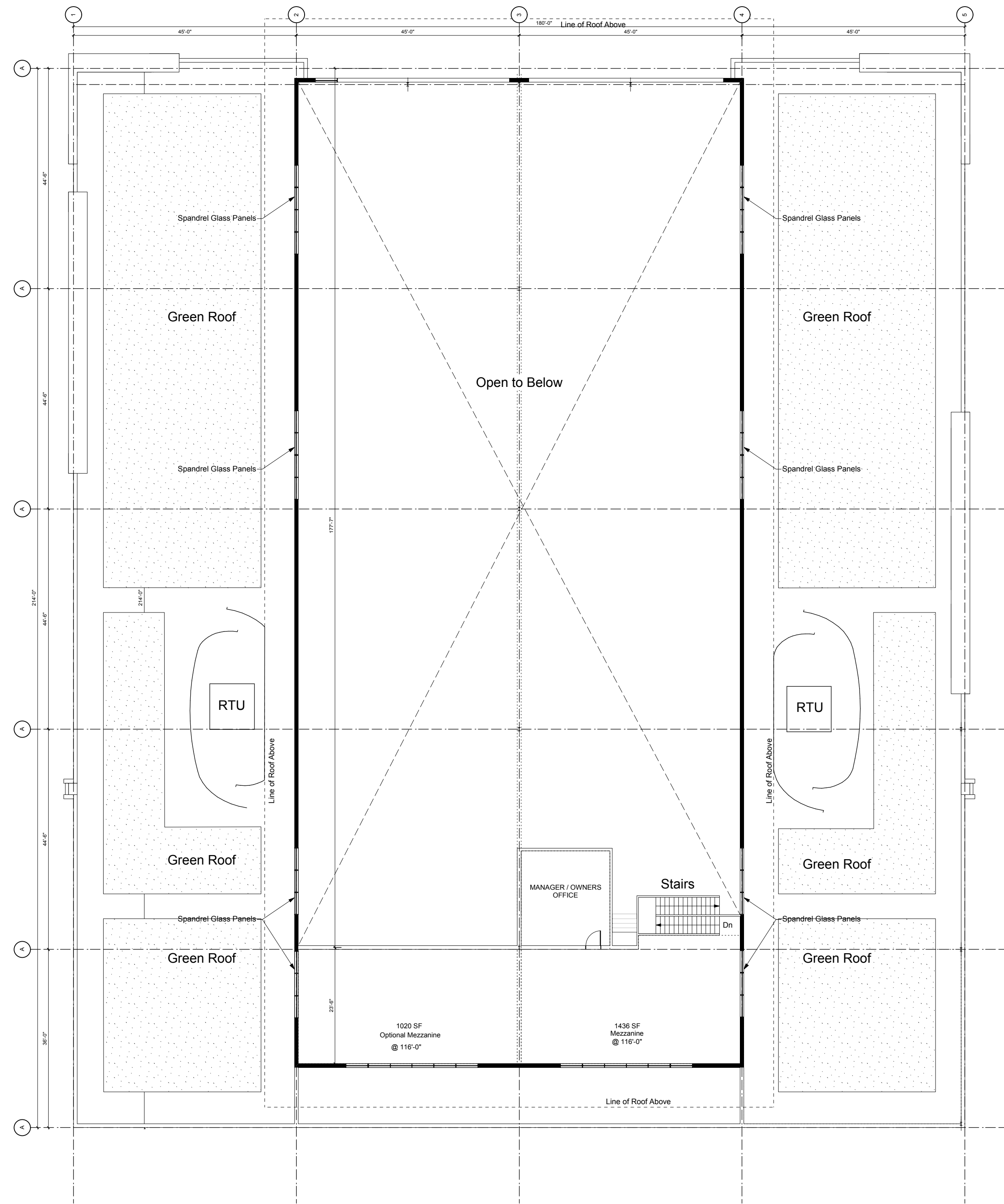
FOR DEVELOPMENT PERMIT



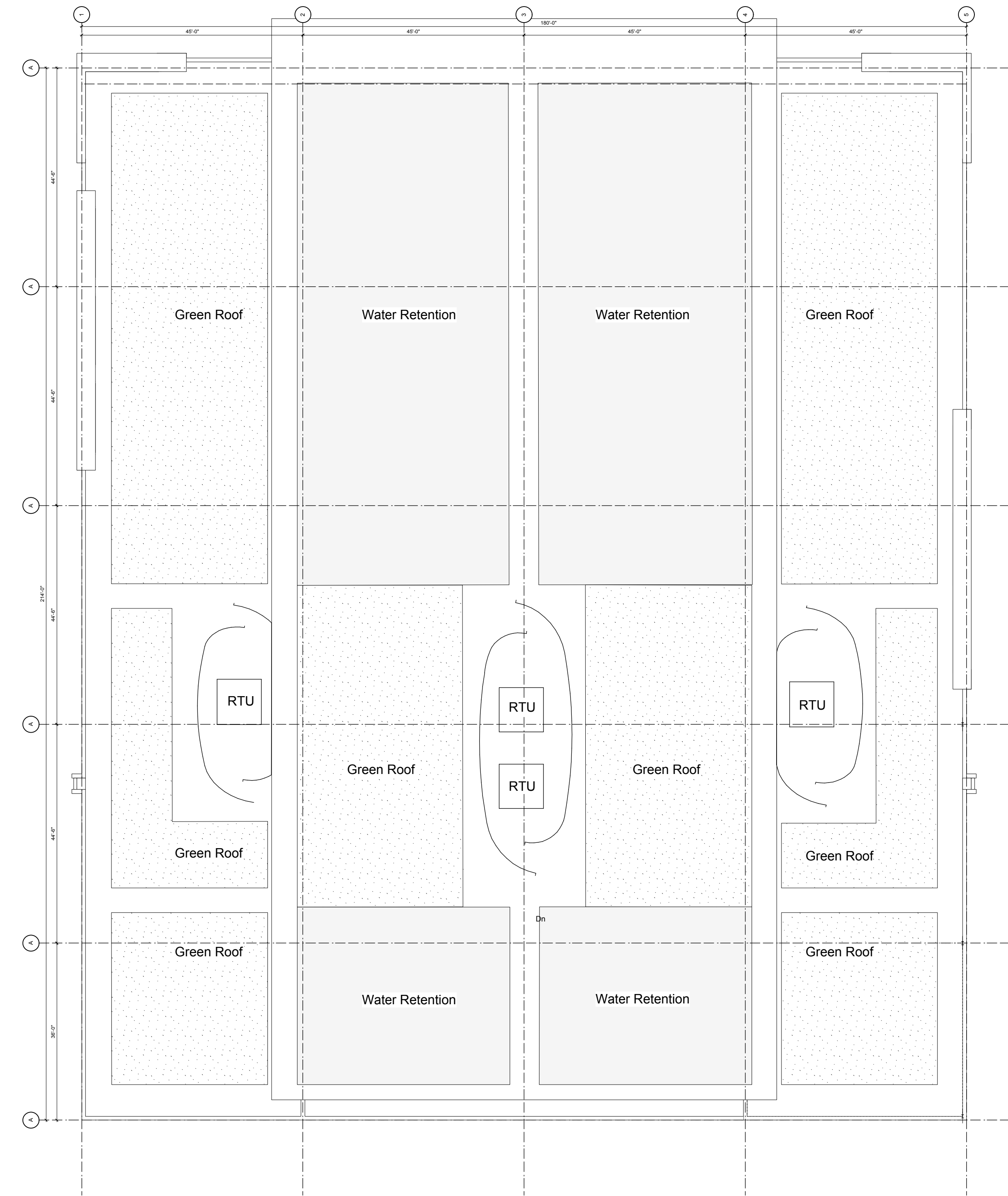


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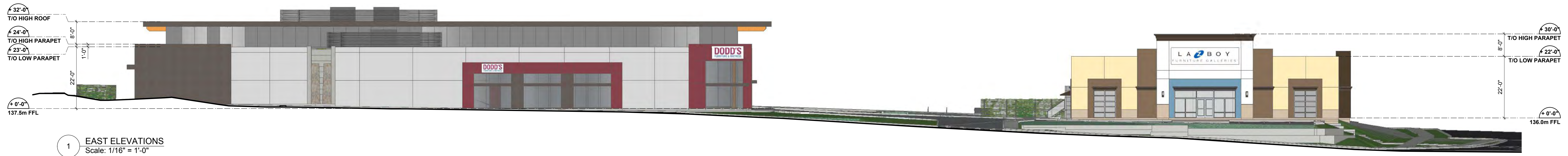
FOR DEVELOPMENT PERMIT



1 Mezzanine Plan
Scale: 1/16" = 1'-0"



2 Roof Plan
Scale: 1/16" = 1'-0"



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FOR DEVELOPMENT PERMIT

LAZBOY + DODDS
Nanaimo, BC
15 SEP 17

LAZBOY + DODDS Nanaimo

Urban Strategy - Site Elevations

A301
as noted

de Hoog & Kierulf architects dHka



1 EAST ELEVATIONS - ACCESS ROAD
Scale: 1/16" = 1'-0"



2 WEST ELEVATIONS - UPLANDS DRIVE
Scale: 1/16" = 1'-0"

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FOR DEVELOPMENT PERMIT

LAZBOY + DODDS
Nanaimo, BC
15 SEP 17

LAZBOY + DODDS Nanaimo

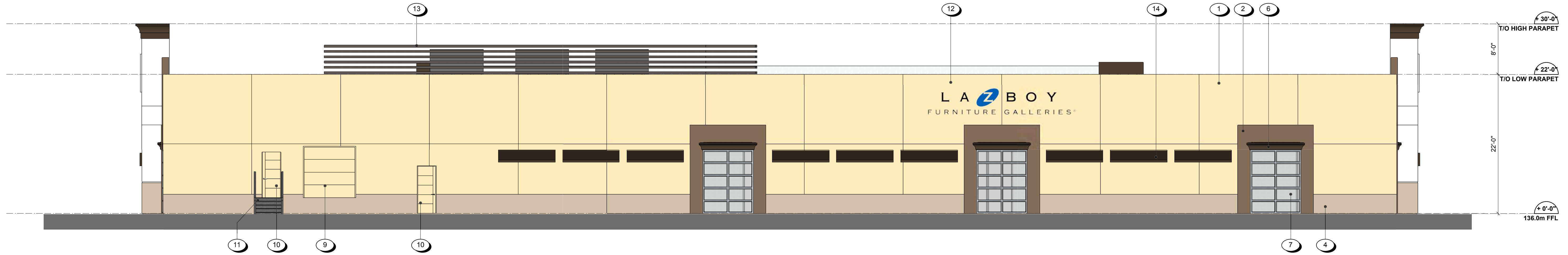
Urban Strategy - Site Elevations

A302
as noted

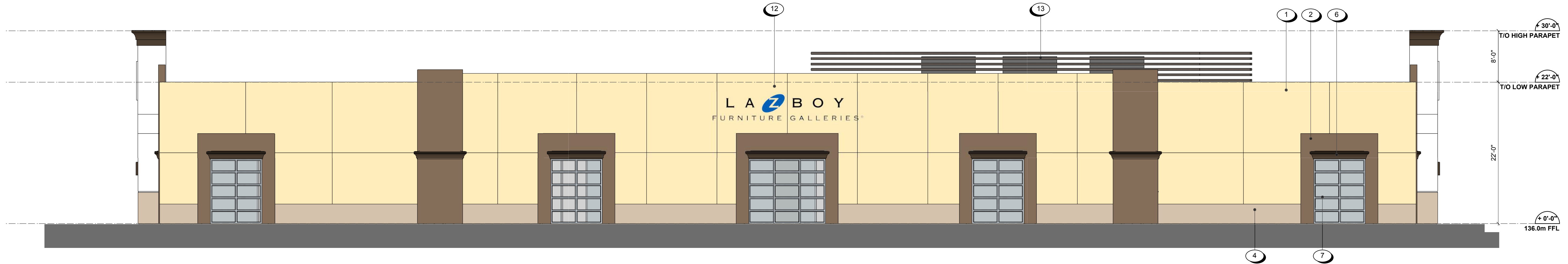
de Hoog & Kierulf architects dHka

MATERIAL PALETTE LEGEND

- 1 STUCCO (MEDIUM CREAM)
- 2 STUCCO (MEDIUM BROWN)
- 3 STUCCO (LIGHT CREAM)
- 4 STUCCO (LIGHT BROWN)
- 5 STUCCO (BLUE)
- 6 STUCCO MOLDING (DARK BROWN)
- 7 STOREFRONT WINDOWS (ANODIZED ALUMINIUM)
- 8 STOREFRONT ENTRY (ANODIZED ALUMINIUM)
- 9 OVERHEAD DOOR (LIGHT CREAM)
- 10 ACCESS DOOR (LIGHT CREAM)
- 11 STAIR (GALVANIZED METAL)
- 12 SIGNAGE
- 13 PERFORATED MECH. ENCLOSURE (STEEL, OLD ZINC GREY)
- 14 AWNING



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



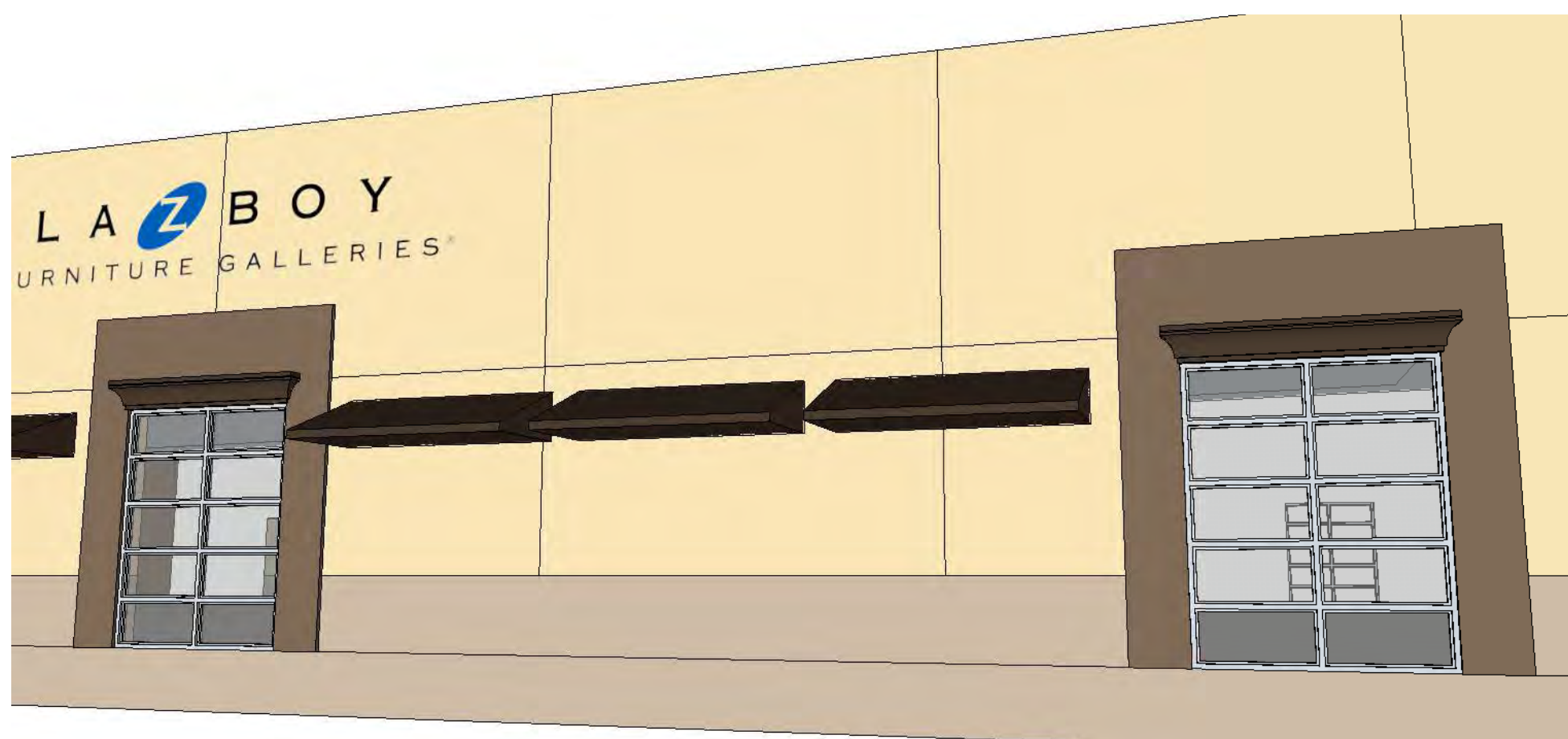
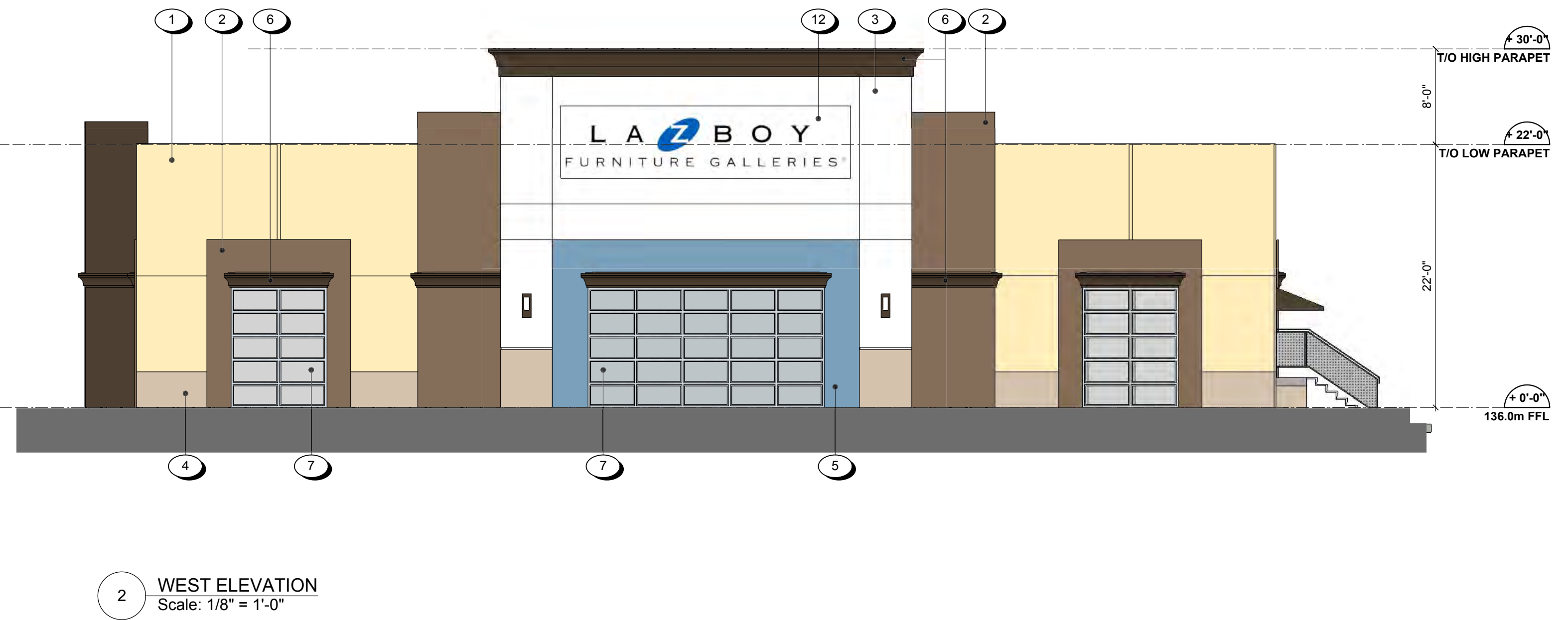
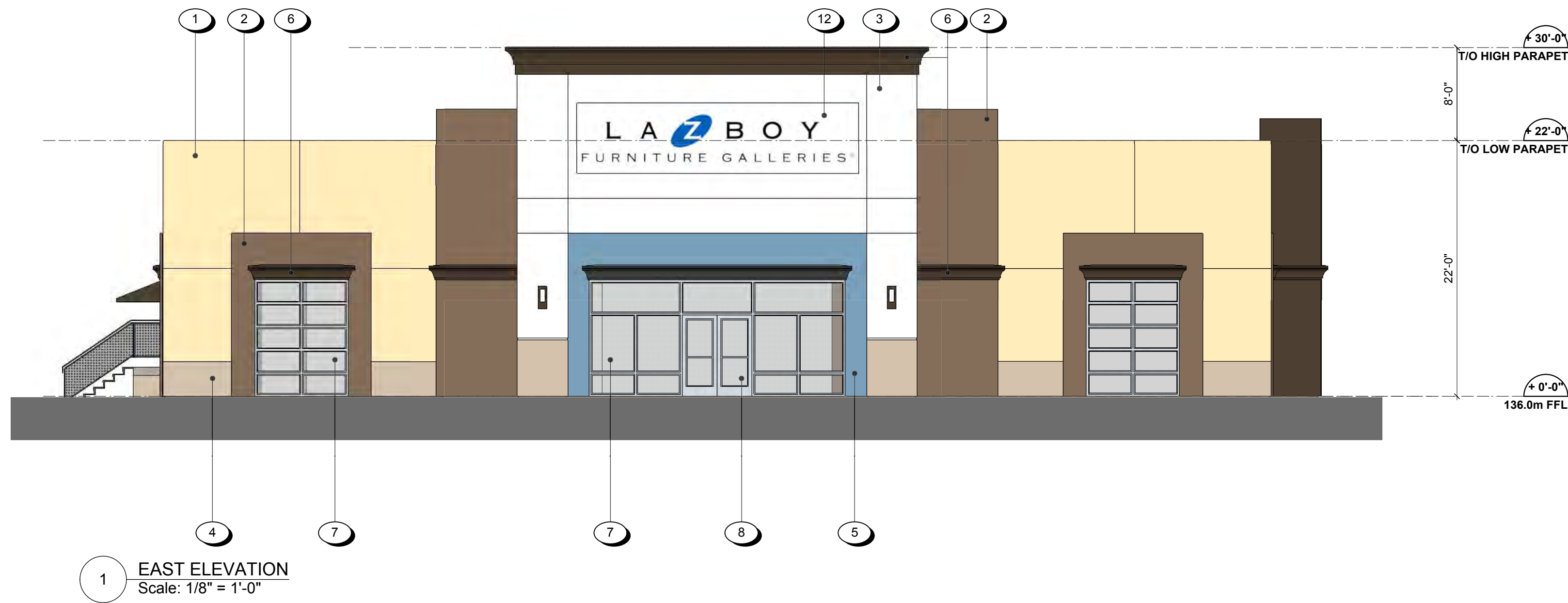
2 NORTH ELEVATION
Scale: 1/8" = 1'-0"

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2017-SEP-20
Current Planning & Subdivision

FOR DEVELOPMENT PERMIT

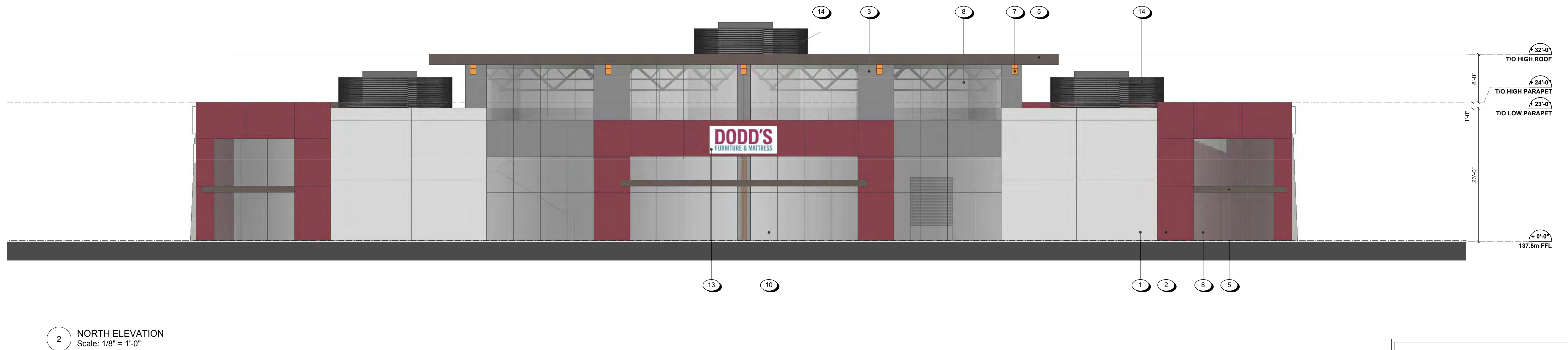
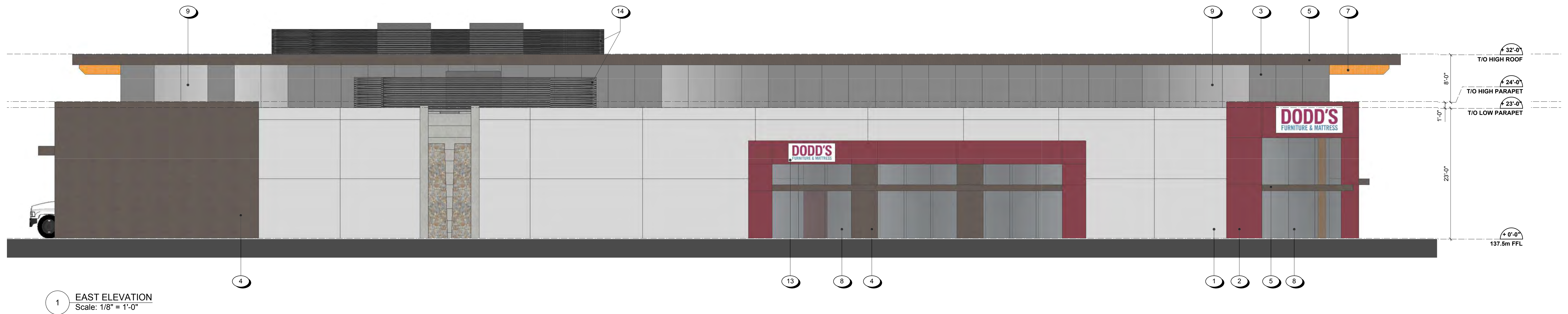
MATERIAL PALETTE LEGEND

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- 14 AWNING



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2017-SEP-20
Lazboy Furniture Galleries

FOR DEVELOPMENT PERMIT



MATERIAL PALETTE LEGEND

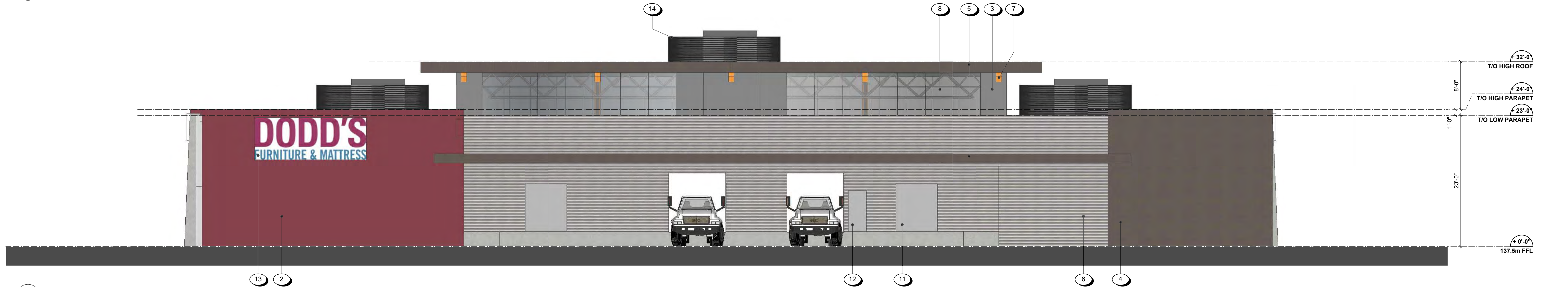
- 1 FIBER CEMENT PANEL (LIGHT GREY)
- 2 FIBER CEMENT PANEL (BURGANDY)
- 3 FIBER CEMENT PANEL (MEDIUM GREY)
- 4 FIBER CEMENT PANEL (CHARCOAL)
- 5 CANOPY, FIBER CEMENT PANEL (CHARCOAL)
- 6 CORRUGATED METAL (SILVER)
- 7 GLULAM BEAMS (CLEAR STAIN)
- 8 STOREFRONT WINDOWS (ALUMINIUM, ANODIZED)
- 9 SPANDREL PANELS (ALUMINIUM, ANODIZED)
- 10 STOREFRONT ENTRY (ALUMINIUM, ANODIZED)
- 11 OVERHEAD DOOR (LIGHT GREY)
- 12 ACCESS DOOR (LIGHT GREY)
- 13 SIGNAGE
- 14 PERFORATED MECH. ENCLOSURE (STEEL, CHARCOAL POWDER COATING)
- 15 DOWN PIPE (CONCRETE AND STONE)

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2017-SEP-20
Current Planning & Subdivision

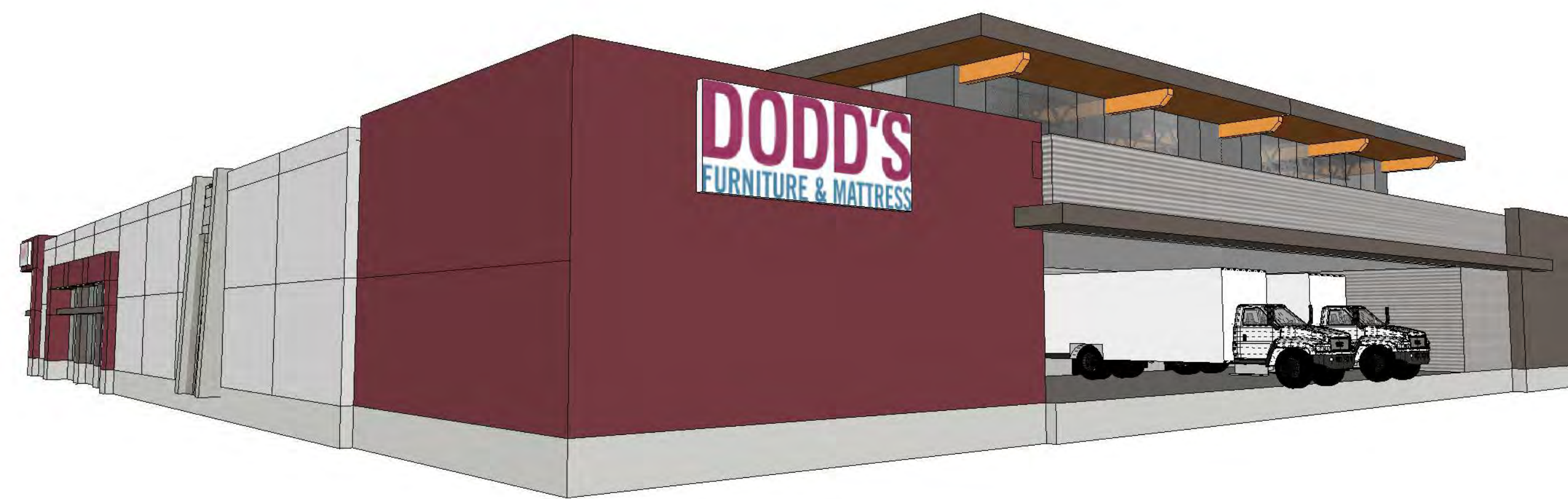
FOR DEVELOPMENT PERMIT



1 WEST ELEVATION
Scale: 1/8" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



MATERIAL PALETTE LEGEND

- 1 FIBER CEMENT PANEL (LIGHT GREY)
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FOR DEVELOPMENT PERMIT

Aerial Photo



DEVELOPMENT PERMIT NO. DP001072





LEGEND

- | | | | |
|--|--------------------------------|--|-------------------------|
| | Existing street trees | | Planted rainwater rills |
| | Deciduous trees | | Bioswales |
| | Coniferous trees | | Standing stones |
| | Evergreen and deciduous shrubs | | Benches |
| | Ornamental grasses | | Pergolas/vines |
| | Groundcovers | | Concrete paving |

RECEIVED
DP1072
2017-OCT-06
Current Planning & Subdivision

DATE	REV.	DESCRIPTION

VICTORIA DRAKEFORD
B.Sc. M. Phil. B.Sc. City
LANDSCAPE ARCHITECT
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PROJECT
LAZBOY + POPPS
4950 Uplands Drive
Nanaimo BC

SHEET TITLE
CONCEPTUAL
LANDSCAPE PLAN

SCALE 1:250m DATE Oct 4, 17
DRAWN VJD CHECKED
PROJECT NUMBER Lazboy + Popps
DRAWING NUMBER L2/2

Design rationale

Objectives

- 1. Respond to the site and the surrounding context
- 2. Respond to the needs of the client
- 3. Respond to the building
- 4. Respond to the City of Nanaimo design guidelines

Context:

A sense of place, is created by using materials and planting design specific to Vancouver Island

- Plant material – planting design utilizes patterns of planting typical of the forest, using layers of coniferous trees, deciduous trees, shrubs and groundcovers. These are arranged on a grid to respond to the linear nature of the space provided for landscape using strong architectural forms that compliment the scale of the architecture.
- Rock – standing stones of basalt rock provide sculptural elements throughout the site
- Water – planted rainwater channels are formalized, and provide a hard edge along Uplands
- Wood – pergolas along Uplands provide an inviting pedestrian entrance

Local Context

The materials and forms respond to the language used in the landscape at Longwood Station and at the RBC plaza.

- The concrete and stone walls employed at Longwood are echoed in the formal rainwater channels, and the standing stones.
- The plant materials are varied and colourful providing interest along the streets
- The plaza at the corner of Uplands compliments that of Longwood and RBC, with an open area for the public to sit, with the standing stones, rainwater channels and attractive planting highlighting the display windows. From this space, pedestrians are invited into the site via a series of pergolas. A secondary pedestrian way parallels the vehicular entrance to the site along Uplands. This smaller urban space, complements the display windows and is furnished with standing stones, the terminus of the rainwater rill and benches.

Street design

- The streetscape has been designed for both pedestrians and vehicles and for visibility into the site. The planting scheme is designed on a grid, and is deliberately formal and geometric. Blocks of plants, arranged to step down in height from the building mass to the street provides a large enough scale to reduce the building mass. The blocks of vegetation will be chosen to repeat in selected blocks to provide a rhythm as you travel around the site. The heights and permeability of the vegetation will vary to provide exposure, screening and accessibility into the site as required.
- At the sidewalk level, the plants will be varied and interesting enough to provide detail for pedestrians. As the pedestrian travels around the building varied design details provide a different visual experience. The planted rainwater rills, bioswales, standing stones, benches, and changing blocks of the vegetation blocks will differ in texture, colour and form along the street edges providing an interesting place to walk.

The internal landscape scheme consists of directing pedestrian traffic to the building entrances and rainwater to the central bioswales. This centre bioswale becomes a green spine for the development, able to support large canopy trees to provide shade to the parking.

Stormwater management:

All rainwater runoff will be directed into bioswales
All roof water will be collected into bioswales via the green roofs.

As well as being part of the stormwater management, the Green Roofs provide additional habitat and an improved roof top view for future residential buildings to the east.



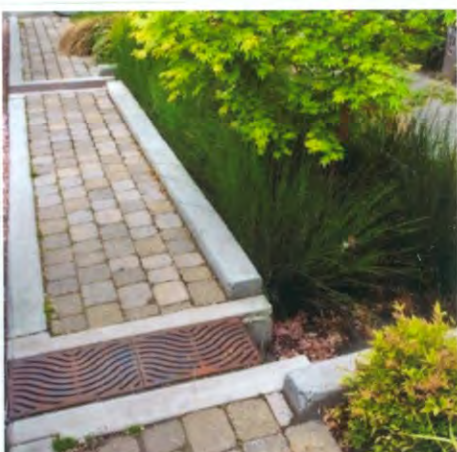
PLANT MATERIAL



ROCK

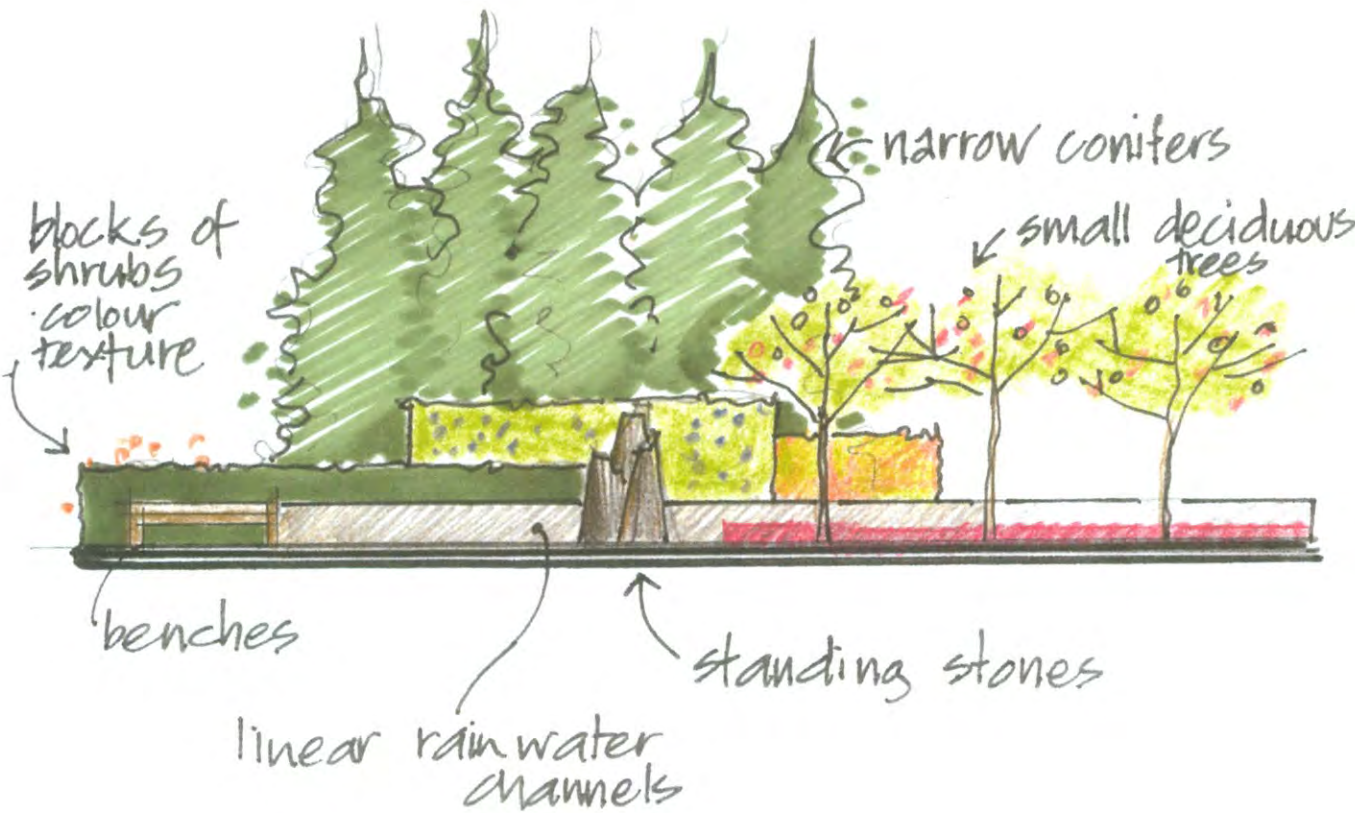


WATER



WOOD

LANDSCAPE ELEMENTS



Plant Palette

Key	Botanical Name	Common Name	Pot Size
Deciduous Trees			
Large			
Lt	Liriodendron tulipifera	Tulip Tree	6 cm cal
Tc	Tilia cordata	Linden Tree	6 cm cal
Medium			
Cc	Cercis canadensis Forest Pansy	Forest Pansy	4 cm cal
Cn	Cornus nuttallii eddies white wonder	Eddies White Wonder Dogwood	6 cm cal
Pcc	Pyrus calleryana	Ornamental Pear	6 cm cal
Stj	Styrax japonica	Snowbell Tree	6 cm cal
Small			
Mst	Magnolia stellata	Star Magnolia	10 gall
Agr	Amelanchier grandiflora	Serviceberry	10 gall
Evergreen Coniferous Trees			
PoB	Picea omoriko Bruns	Serbian Spruce	
Pfv	Pinus flexilis vanderwolf	Vanderwolf pine	
Evergreen and Deciduous Shrubs			
Ct	Choisya ternata	Mexican Orange Blossom	2 gall
Ea	Euonymus alata	Burning Bush	1 gall
Hm	Hydrangea macrophylla	Hydrangea	1 gall
Hp	Hydrangea paniculata	Hydrangea	1 gall
Lp	Lonicera pileata	Box Honeysuckle	1 gall
Pc	Physocarpus cap. diablo	Ninebark	1 gall
Sj	Spirea japonica	Spirea	1 gall
Tm	Taxus media hicksii	Yew	5 gall
Vc	Viburnum carleisii	Korean Spicebush	1 gall
Low Shrubs and Ground Covers			
Auu	Arctostaphylos uva-ursi	Kinnikinnick	1 gall
Bs	Buxus sempervirens	Boxwood	2 gall
Er	Epimedium rubrum	Barrenwort	1 gall
Gs	Gaultheria shallon	Salal	1 gall
La	Lavendula angustifolia	English lavender	1 gall
Ma	Mahonia nervosa	Dull Oregon Grape	1 gall
Vines			
Pq	Parthenocissus tricuspidata	Boston Ivy	1 gall
Ws	Wisteria sinensis	Wisteria	5 gall
Ornamental Grasses			
Ck	Calamagrostis acutifolia Karl Foester	Feather Reed Grass	1 gall
Hs	Helictotrichon sempervirens	Blue Oat Grass	1 gall
Ms	Miscanthus yaku jima	Maiden Grass	1 gall
Pa	Pennisetum alopecuroides	Fountain Grass	1 gall
Plants for bottom of rills			
Co	Carex obnupta	Slough Sedge	plugs
Ie	Iris ensata	Japanese Iris	1 gall
Sm	Scirpus microcarpus	Small flowered Bullrush	plugs

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DP1072
2017-OCT-06
Current Planning & Subdivision

DATE	REV.	DESCRIPTION
CONSULTANT		



VICTORIA DRAKEFORD
B.Sc. M.Plan. B.Sc. City
LANDSCAPEARCHITECT
236 Pine St. Nanaimo,
B.C. V9R-2B6
250-754-4335
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PROJECT
LAZBOY + DODDS
NANAIMO BC

SHEET TITLE
CONCEPTUAL
LANDSCAPE
PLAN
Design Elements

SCALE	NA	DATE	Sept 23 17
DRAWN	VD	CHECKED	
PROJECT NUMBER	lazboy+dodds 17		
DRAWING NUMBER	L1/2		

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001076 – 100 GORDON STREET

Applicant: PEG DEVELOPMENTS (Mr. Kevin Perry)

Architect: TURNER FLEISCHER ARCHITECTS INC.

Owner: CITY OF NANAIMO

Landscape Architect: TBA

Subject Property:

<i>Zoning</i>	DT6 – Port Place
<i>Location</i>	The subject property is located to the east of the conference centre and on the southeast corner of the Gordon Street / Museum Way intersection..
<i>Total Area</i>	1,694.9m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Downtown Urban Node Map 3 – HCA#1 – As the proposed development is not Heritage – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	Downtown Urban Design Plan and Guidelines General Development Permit Area Design Guidelines – Precinct J – Harbour Park

Please review the Urban Design Strategies, which is part of the narrative in Precinct J, for design evaluation. In addition, please also review the Guidelines for Tall Buildings.

PROPOSED DEVELOPMENT

The proposed development is a nine-storey hotel with 155 rooms.

TOTAL FLOOR AREA BREAKDOWN

FLOOR	TOTAL FLOOR AREA (TFA)		# OF ROOMS
	m ²	ft ²	#
1	1,104.7	11,891.2	0
2	860.1	9,258.6	15
3	876.1	9,430.0	20
4	896.9	9,654.1	20
5	896.9	9,654.1	20
6	907.1	9,764.2	20
7	907.1	9,764.2	20
8	907.1	9,764.2	20
9	907.1	9,764.2	20
TOTAL	8,263.2	88,944.9	155

No onsite parking is required.

Site Context

The vacant site is located behind Piper Park, with the following amenities in close proximity: the Port Theatre, conference centre, casino, waterfront walkway and Commercial Street (downtown heritage buildings/commercial district).

Site Design

The subject property is an urban site with the following organization:

- Drop-off area along Gordon Street;
- Back of House – delivery / garbage pick-up from Cameron Road;
- Outdoor patio area is aligned with Museum Way; and,
- A large leftover space between the east elevation of the hotel and Pipers Park (rock bluff edge).

The Design Guidelines discuss the importance of streets. The proposed development presents two pinch points for pedestrians:

- The public sidewalk in front of the patio on Museum Way is only 1.5m wide
- The semi-public sidewalk in front of the main hotel entrance (Gordon Street) is only 1.5m wide,

Landscape Plan

The landscape plan will be forwarded as soon as it is available. The plan should consider the successful soft landscape features around the conference centre. Pedestrian features are well utilized and the use of stone adds texture.

Wayfinding should be considered as part of the landscape plan. A portion of leftover space at the northeast corner, next to the Piper Park rock cliff, could see public programming to draw pedestrians to hotel activities, and offer flex space for larger public hotel functions.

Building Design

The ground floor fronting the three city streets, meets the test of the Guidelines as follows:

- The street wall is by in large continuous;
- The street wall is very transparent, which makes the streetscape visually interesting and appears to meet the minimum 75% ground floor frontage to be windows and/or entrance ways;
- The main building entrance is clearly visible from a principal frontage street; and,
- The outdoor patio assists in animating the street.

The canopy over the outdoor patio is a good architectural gesture which steps down the street wall to a more human scale. The Guidelines recommend canopies should extend over the public realm for weather protection and be an integral part of the architecture. The entrance canopy gesture appears as an architectural add-on and does not have the structure and scale to highlight the main entrance. Is there an opportunity to reflect the outdoor patio in the canopy design by drawing the design along the building face and using the architectural vocabulary in a more grand expression to integrate the port cochere into the street wall?

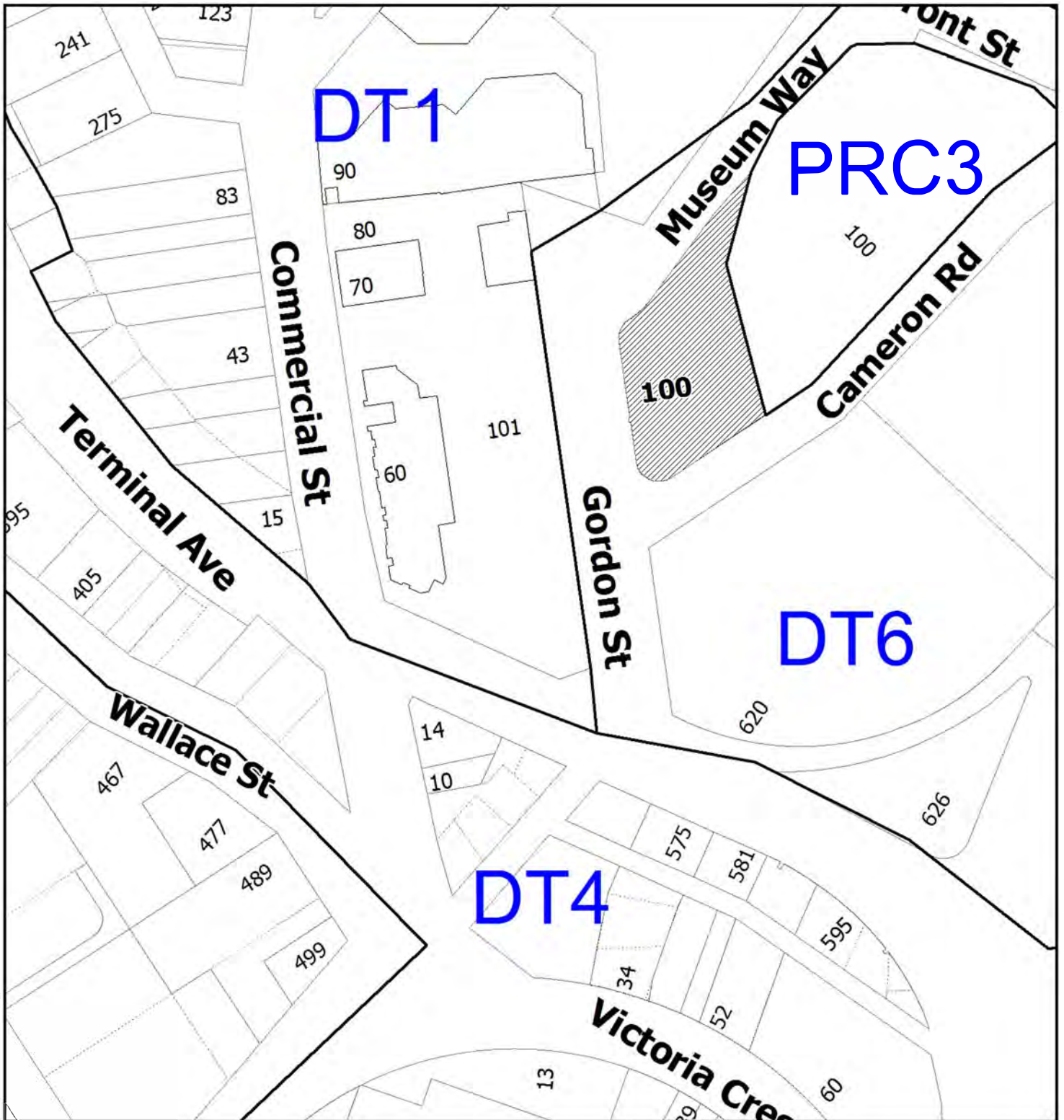
Generally, the building mass of the upper storeys is well articulated, however, the architect has not as yet provided a building elevation for the building face which overlooks Piper Park. The site plan suggests a tall wide wall, punctuated by hotel room windows. The architect will need to consider architectural solutions to reduce the wall mass and provide a friendly exposure to Piper Park.

An area of concern is a solid wall face above and south of the lobby, which has an external finish with a pattern of rectangular shapes, but no articulation. The wall face design is weak in comparison to all the other architectural moves made to articulate a large, tall structure.

PROPOSED VARIANCES

There are no proposed variances.

SCHEDULE A



DEVELOPMENT PERMIT NO. DP001076

LOCATION PLAN

Civic: 100 Gordon Street
Lot A, Section 1, Nanaimo District and of the
bed of the Public Harbour of Nanaimo,
Plan EPP30518



**Subject
Property**

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NANAIMO COURTYARD MARRIOTT

100 GORDON STREET

NANAIMO, B.C.

#	DATE	DESCRIPTION	BY
PROJECT			
NANAIMO COURTYARD MARRIOTT			
100 GORDON ST. NANAIMO, BC			
DRAWING			
COVER SHEET			
PROJECT NO. 17.013			
PROJECT DATE 2017-10-11			
DRAWN BY L.W.			
CHECKED BY C.R.			
SCALE			
DRAWING NO.			DP 0.00

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DP1076

2017-OCT-11

Current Planning & Subdivision

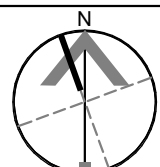


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TOTAL FLOOR AREA BREAKDOWN

FLOOR	TOTAL FLOOR AREA (TFA)		ROOMS
	m²	ft²	#
1	1,104.4	11,887.8	0
2	878.5	9,456.2	14
3	891.7	9,598.3	20
4	912.5	9,822.2	20
5	912.5	9,822.2	20
6	922.7	9,931.9	20
7	922.7	9,931.9	20
8	922.7	9,931.9	20
9	922.7	9,931.9	20
TOTAL	8,390.4	90,314.3	154

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DP1076
2017-OCT-11
Current Planning & Subdivision

#	DATE	DESCRIPTION	BY
PROJECT			
NANAIMO COURTYARD MARRIOTT			
100 GORDON ST. NANAIMO, BC			
DRAWING			
CONTEXT PLAN			
PROJECT NO. 17.013			
PROJECT DATE 2017-10-11			
DRAWN BY L.W.			
CHECKED BY C.R.			
SCALE 1 : 500			
DRAWING NO. DP 1.01			



TURNER FLEISCHER

TURNER FLEISCHER ARCHITECTS INC.
67 Lesmill Road Toronto ON Canada M3B 2T8
Telephone (416) 425-2222
turnerfleischer.com

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#	DATE	DESCRIPTION	BY
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PROJECT
NAIMO COURTYARD MARRIOTT

100 GORDON ST.
NAIMO, BC

DRAWING

FLOOR 01

PROJECT NO. 17.013	
PROJECT DATE 2017-10-11	
DRAWN BY L.W.	
CHECKED BY C.R.	
SCALE 1:100	

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DP 1076
2017-OCT-11
Current Planning & Subdivision

DRAWING NO.
DP 2.01



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#	DATE	DESCRIPTION	BY
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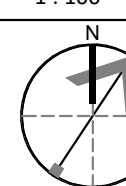
PROJECT
NANAIMO COURTYARD MARRIOTT

100 GORDON ST.
NANAIMO, BC

DRAWING
FLOOR 02

PROJECT NO.
17.013
PROJECT DATE
2017-10-11
DRAWN BY
L.W.
CHECKED BY
C.R.

SCALE
1 : 100



DRAWING NO.
DP 2.02

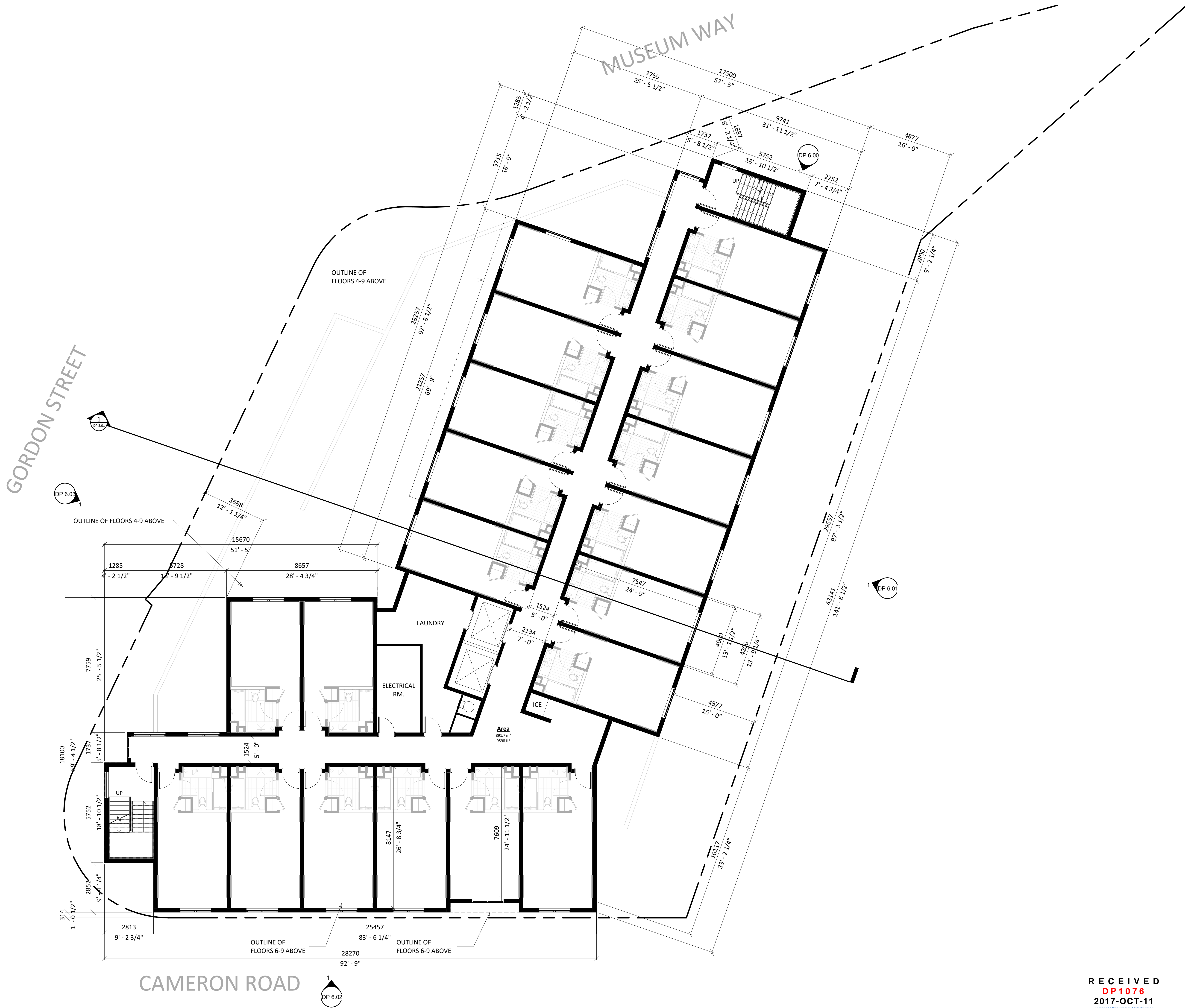
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2017-OCT-11
Current Planning & Subdivision



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#	DATE	DESCRIPTION	BY
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PROJECT
NANAIMO COURTYARD MARRIOTT

100 GORDON ST.
NANAIMO, BC

DRAWING

FLOOR 03

PROJECT NO.

17.013

PROJECT DATE

2017-10-11

DRAWN BY

L.W.

CHECKED BY

C.R.

SCALE

1 : 100

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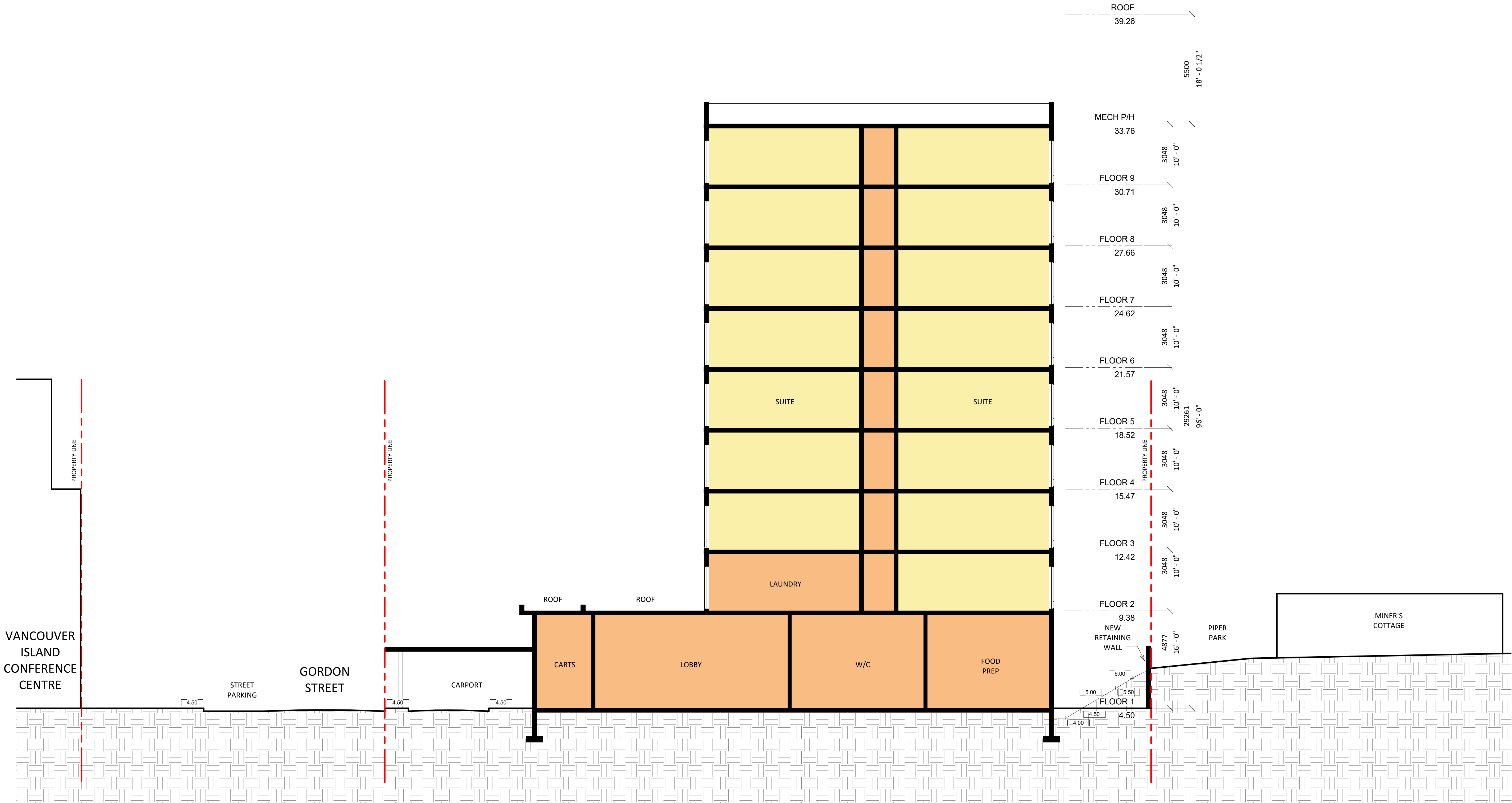
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#	DATE	DESCRIPTION	BY
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PROJECT
NANAIMO COURTYARD MARRIOTT

100 GORDON ST.
NANAIMO, BC

DRAWING
BUILDING SECTION (EAST-WEST)

PROJECT NO.
17.013
PROJECT DATE
2017-10-11
DRAWN BY
L.W.
CHECKED BY
C.R.

SCALE
1 : 100

DRAWING NO.
DP 3.01



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VIEW LOOKING SOUTH-EAST

#	DATE	DESCRIPTION	BY
PROJECT			
NANAIMO COURTYARD MARRIOTT			
100 GORDON ST. NANAIMO, BC			
DRAWING			
3D PERSPECTIVES			
PROJECT NO.	17.013		
PROJECT DATE	2017-10-11		
DRAWN BY	D.H.		
CHECKED BY	C.R.		
SCALE			
DRAWING NO.		DP 4.01	

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2017-OCT-11
Current Planning & Subdivision

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VIEW LOOKING SOUTH-EAST

#	DATE	DESCRIPTION	BY
PROJECT			
NANAIMO COURTYARD MARRIOTT			
100 GORDON ST. NANAIMO, BC			
DRAWING			
3D PERSPECTIVES			
PROJECT NO.			
17.013			
PROJECT DATE			
2017-10-11			
DRAWN BY			
D.H.			
CHECKED BY			
C.R.			
SCALE			
DRAWING NO.			DP 4.02

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2017-OCT-11
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VIEW LOOKING EAST

#	DATE	DESCRIPTION	BY
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PROJECT
NANAIMO COURTYARD MARRIOTT

100 GORDON ST.
NANAIMO, BC

DRAWING

3D PERSPECTIVES

PROJECT NO.

17.013

PROJECT DATE

2017-10-11

DRAWN BY

D.H.

CHECKED BY

C.R.

SCALE

DRAWING NO.

DP 4.03

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VIEW LOOKING NORTH-EAST

#	DATE	DESCRIPTION	BY
PROJECT			
NANAIMO COURTYARD MARRIOTT			
100 GORDON ST. NANAIMO, BC			
DRAWING			
3D PERSPECTIVES			
PROJECT NO. 17.013			
PROJECT DATE 2017-10-11			
DRAWN BY D.H.			
CHECKED BY C.R.			
SCALE			
DRAWING NO.			DP 4.04

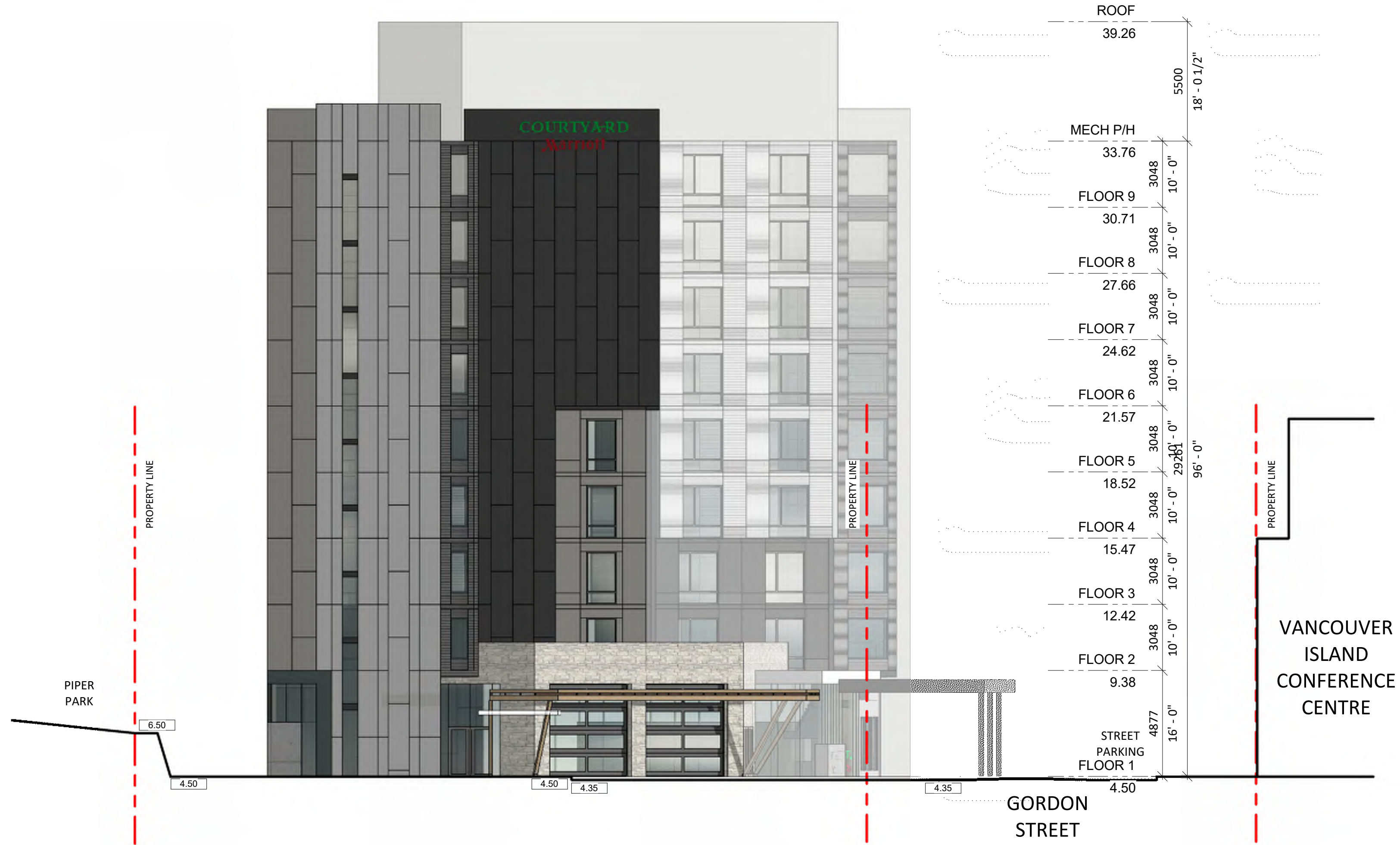
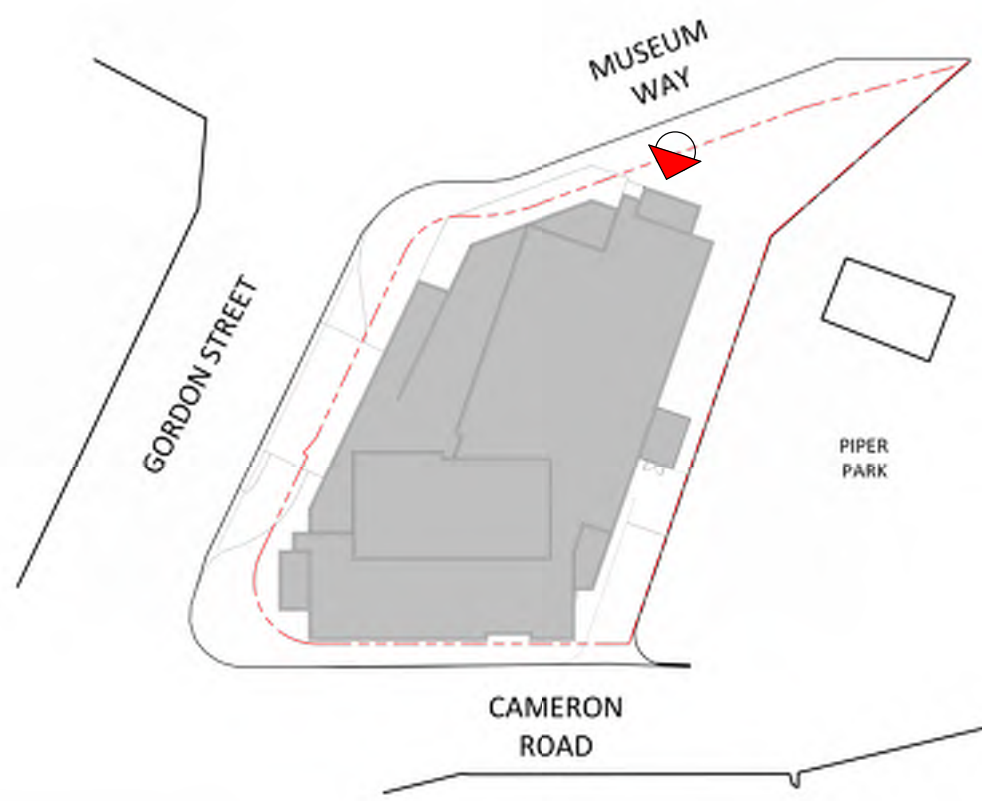
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2017-OCT-11
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#	DATE	DESCRIPTION	BY
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PROJECT
NANAIMO COURTYARD MARRIOTT

100 GORDON ST.
NANAIMO, BC

DRAWING
NORTH ELEVATION

PROJECT NO. 17.013	
PROJECT DATE 2017-10-11	
DRAWN BY L.W.	
CHECKED BY C.R.	
SCALE As indicated	

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2017-OCT-11
Current Planning & Subdivision

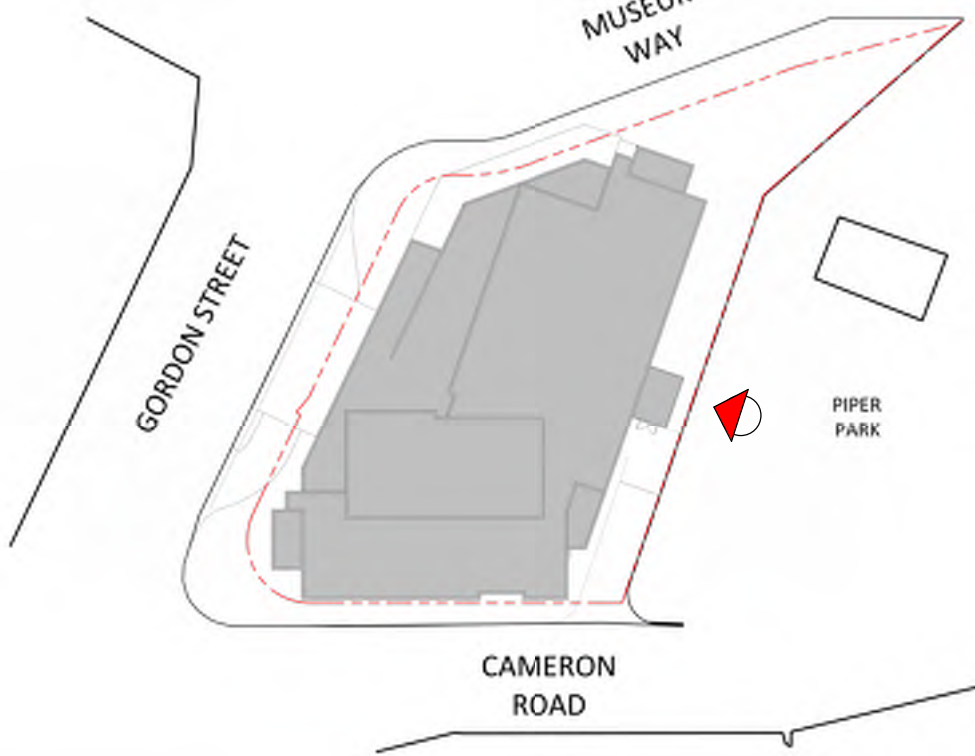
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DP 6.00



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#	DATE	DESCRIPTION	BY
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PROJECT	NANAIMO COURTYARD MARRIOTT
	100 GORDON ST. NANAIMO, BC

DRAWING	EAST ELEVATION
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PROJECT NO. 17.013	
PROJECT DATE 2017-10-11	
DRAWN BY L.W.	
CHECKED BY C.R.	
SCALE As indicated	

RECEIVED
DP1076
2017-OCT-11
Current Planning & Subdivision

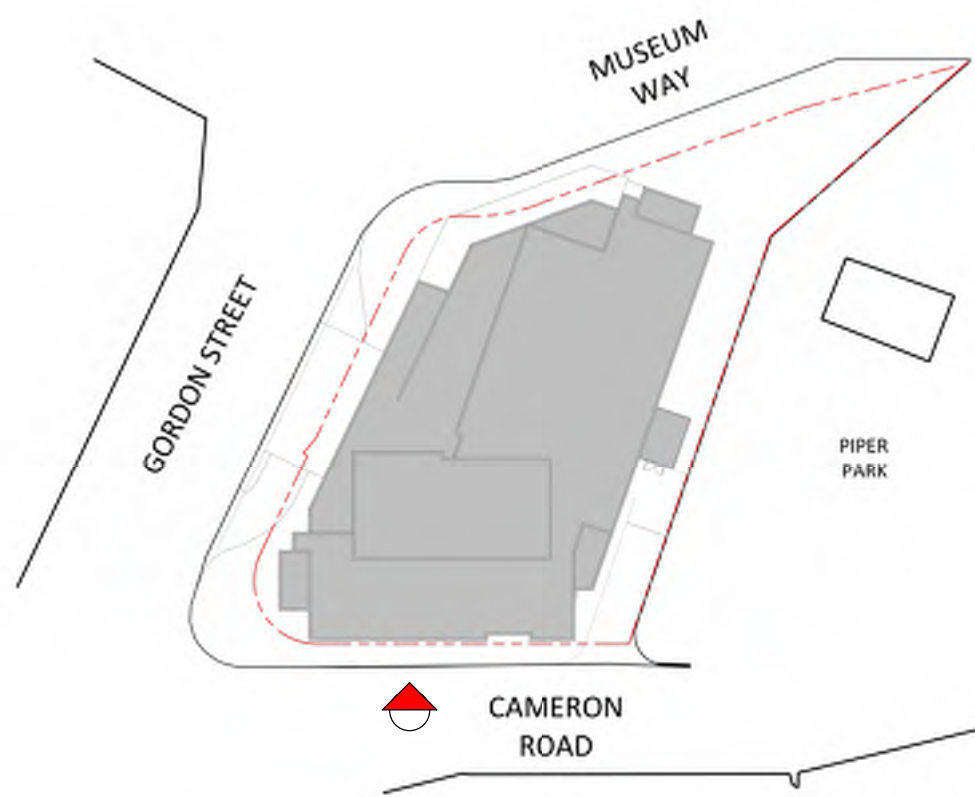
DRAWING NO.
DP 6.01



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ROOF	39.26	5500
MECH P/H	33.76	18' - 0 1/2"
FLOOR 9	30.71	10' - 0"
FLOOR 8	27.66	10' - 0"
FLOOR 7	24.62	10' - 0"
FLOOR 6	21.57	10' - 0"
FLOOR 5	18.52	10' - 0"
FLOOR 4	15.47	10' - 0"
FLOOR 3	12.42	10' - 0"
FLOOR 2	9.38	10' - 0"
FLOOR 1	4.50	16' - 0"

#	DATE	DESCRIPTION	BY
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PROJECT
NANAIMO COURTYARD MARRIOTT

100 GORDON ST.
NANAIMO, BC

DRAWING
SOUTH ELEVATION

PROJECT NO.
17.013

PROJECT DATE
2017-10-11

DRAWN BY
L.W.

CHECKED BY
C.R.

SCALE
As indicated

RECEIVED
DP1076
2017-OCT-11
Current Planning & Subdivision

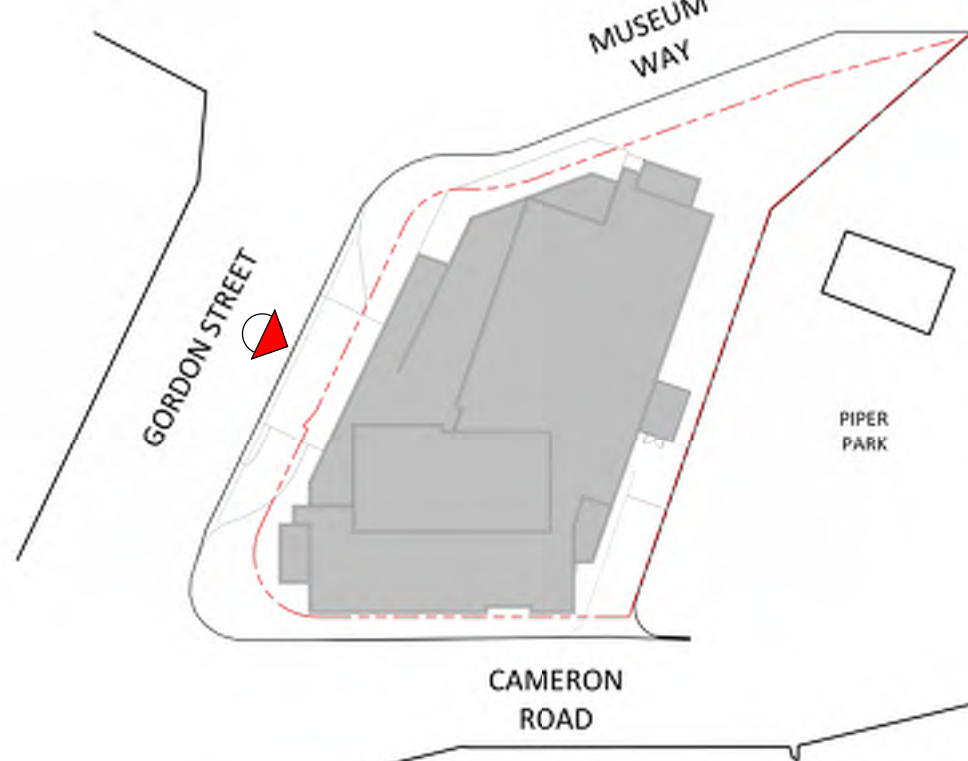
DRAWING NO.
DP 6.02



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#	DATE	DESCRIPTION	BY
PROJECT			
NANAIMO COURTYARD MARRIOTT			
100 GORDON ST. NANAIMO, BC			
DRAWING			
WEST ELEVATION			
PROJECT NO.	17.013		
PROJECT DATE	2017-10-11		
DRAWN BY	L.W.		
CHECKED BY	C.R.		
SCALE	As indicated		
DRAWING NO.		DP 6.03	

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DP 1076
2017-OCT-11
Current Planning & Subdivision

City of Nanaimo

DESIGN ADVISORY PANEL KEY DATE CALENDAR – 2018

Committee meetings are held in the boardroom on the first floor of the Service and Resource Centre Building at 411 Dunsmuir Street unless otherwise stated.

Committee	Start Time	Day of the Month
Design Advisory Panel	5:00 p.m.	2 nd and 4 th Thursday

<i>January 1</i>	<i>New Year's Day</i>
January 11	Design Advisory Panel
January 25	Design Advisory Panel
February 8	Design Advisory Panel
<i>February 12</i>	<i>Family Day</i>
February 22	Design Advisory Panel
March 8	Design Advisory Panel
March 22	Design Advisory Panel
<i>March 30</i>	<i>Good Friday</i>
<i>April 2</i>	<i>Easter Monday</i>
April 12	Design Advisory Panel
April 13-15	AVICC-Convention – Victoria
April 26	Design Advisory Panel
May 10	Design Advisory Panel
<i>May 21</i>	<i>Victoria Day</i>
May 24	Design Advisory Panel
May 31 - June 3	FCM Conference - Halifax
June 14	Design Advisory Panel
June 28	Design Advisory Panel
<i>July 2</i>	<i>Canada Day Stat</i>
July 12	Design Advisory Panel
July 26	Design Advisory Panel
<i>August 6</i>	<i>BC Day Stat</i>
August 09	Design Advisory Panel
August 23	Design Advisory Panel
<i>September 3</i>	<i>Labour Day</i>
September 10-14	UBCM Conference – Whistler
September 13	Design Advisory Panel
September 27	Design Advisory Panel

October 8 Thanksgiving Day
October 11 Design Advisory Panel
October 25 Design Advisory Panel

November 08..... Design Advisory Panel
November 12 Remembrance Day Stat
November 22..... Design Advisory Panel

December 13..... Design Advisory Panel
December 25..... Christmas Day
December 26..... Boxing Day
December 27 Design Advisory Panel