



## **AGENDA DESIGN ADVISORY PANEL MEETING**

August 24, 2017, 5:00 PM  
Board Room, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

Pages

**1. CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:**

**2. ADOPTION OF AGENDA:**

**3. ADOPTION OF MINUTES:**

**a. Minutes of August 10, 2017**

2 - 4

Minutes of the Open Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, located at 411 Dunsmuir Street, Nanaimo BC, on Thursday August 10, 2017 at 5:00 p.m.

**4. PRESENTATIONS:**

**a. Development Permit Application No. DP1051 - 548 Steeves Road**

5 - 25

A development permit application was received from Ellins Architect Inc. (Jerry Ellins), on behalf of 098423 BC Ltd., for the development of a 24-unit townhouse development, consisting of 4 tri-plexes and 3 four-plexes as proposed for 548 Steeves Road. The subject property is legally described as Lot 12, Section 1, Nanaimo District, Plan EPP65065.

**5. PANEL DISCUSSION:**

**6. ADJOURNMENT:**

## MINUTES

OPEN DESIGN ADVISORY PANEL MEETING  
BOARDROOM, SERVICE AND RESOURCE CENTRE, 411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2017-AUG-10 AT 5:00 P.M.

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Present: MEMBERS Charles Kierulf, Acting Chair  
Daniel Appell  
Fred Brooks  
Alexandru Ionescu  
Kevin Krastel  
Will Melville

Absent: Councillor Jerry Hong  
Gur Minhas

STAFF Keltie Chamberlain, Planning Assistant  
Laurie Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:02 p.m.

2. ADOPTION OF AGENDA:

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

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Open Design Advisory Panel Meeting held in the Boardroom of the Service and Resource Centre, at 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2017-JUL-27 at 5:00 p.m., be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1059 - 10 Buttertubs Drive

Keltie Chamberlain, Planning Assistant, introduced Phase I of the proposed senior's housing development (affordable rental apartments). The overall project will be constructed in two phases: Phase I will provide 80 residential units with amenity and support spaces; and in the future Phase II will consist of 76 residential rental units. Ms. Chamberlain also summarized the requested variances regarding building height, front and flanking side yard setbacks, and parking.

Jackson Low, Principal of Low Hammond Rowe Architects Inc., provided a brief overview of the proposed development and introduced the project team members in attendance.

Selena Kwok, Architect of Low Hammond Rowe Architects Inc, presented the architectural design portion of the project and spoke regarding site context, building siting, and materials. Both buildings (Phase I and II) will be of the same form and character. Phase II will be developed as soon as funding is available.

Jessica Gemella, Landscape Architect of Gemella Design Inc., presented the landscape plan and storm water management plan. Ms. Gemella noted that fruit trees, berries, grapevines and vegetable garden space will be incorporated into the landscape plan for residents' use.

Panel discussions took place regarding the following:

- The presentation of Phase I; and, for context Phase II (to be reviewed at a future Design Advisory Panel meeting);
- Flanking side yard variance request – Phase II;
- Potential impact the development could have on the bank and the residents on the top of bank;
- Connection of the two buildings (Phase I and II), firewall between the buildings, and removal of the stairway;
- Parking rationale and screening of parking area;
- Adjacent Nanaimo Affordable Housing Society patio homes have excess parking which will provide additional spaces;
- Over-height building and possible impact on neighbouring properties;
- Institutional look of the building and ways to possibly soften the aesthetic;
- Large scale and massing in relation to Buttertubs Marsh;
- Rooftop and top of lower level canopy: equipment screening; and, ways to create a better aesthetic for overlook purposes for residents and neighbours;
- Roof parapet line and ways to break the long line with colour and/or materials;
- Pedestrian/public realm illustration missing from Phase II plans; and,
- South elevation plantings and proposed tree sizes.

It was moved and seconded that Phase I of Development Permit Application No. DP1059 be accepted as presented with support for the requested variances, less the proposed flanking side yard setback variance for Phase II. The following recommendations were provided:

- Consider ways to provide screening for rooftop equipment;
- Consider providing roof colour, material and/or patterning to the roof and top of the main level canopy for overlook purposes; and,
- Look at ways to soften the south elevation of the Phase I building.

5. ADJOURNMENT:

It was moved and seconded at 6:13 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER



**DEVELOPMENT PERMIT  
APPLICATION NO. DP001051  
- 548 STEEVES ROAD**

**(24 UNIT TOWNHOUSE DEVELOPMENT)**

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001051 – 548 Steeves Road

**Applicant / Architect:** ELLINS ARCHITECT INC.

**Owner:** 0948423 BC Ltd.

**Landscape Architect:** TOPOGRAPHICS LANDSCAPE ARCHITECTURE

**Subject Property:**

Zoning	R6 - Townhouse Residential
Location	The subject property is located at the end of Steeves Road and is accessed from the corner of Bruce Avenue and Tenth Street.
Total Area	7,735 m <sup>2</sup>
Official Community Plan (OCP)	Map 1 – Future Land Use Plans ; Map 3 – Development Permit Area No. 3, Natural Hazards Area, and Development Permit Area No. 4, Nanaimo Parkway Design, and Development Permit Area 9, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	Nanaimo Parkway Design Guidelines, General Development Permit Design Guidelines, South Harewood Neighbourhood Plan

## BACKGROUND

The subject property is 7,735m<sup>2</sup> and is located at the corner of Marisa Street and Steeves Road. The proposed 24-unit townhouse development is located east of the Nanaimo Parkway and the Character Protection Zone is located on the southwest side of the property. The parcel was rezoned from R10 Steep Slope Residential to R6 Townhouse Residential and a conceptual site plan was provided through the rezoning process which identified the need for a pedestrian connection from the Parkway Trail to the development and street network beyond.

## PROPOSED DEVELOPMENT

### Site Context

The subject property is in a newly established neighbourhood near the corner of Bruce Avenue and Tenth Street in the Harewood neighbourhood. The seven proposed clusters of triplex and fourplex buildings are organized around an internal access road that splits to in a “T” forming a cul-de-sac. There is a trail connection to the Parkway Trail and there are areas for tree retention and plantings within the Character Protection Zone. The proposed development includes a children’s play area located at the northwest end of the property and a rain garden detention pond at the northeast side. The applicant proposes to achieve Tier 1 of Schedule D in Zoning Bylaw 4500 for additional density by incorporating elements of parking and pedestrian connectivity, storm water management, and social sustainability.

### *Building Design*

The homes include a mix of three-storey townhouse triplexes and fourplexes and the architectural vocabulary is residential. There are two building designs for each type of housing, and the massing is broken up and articulated by the clustering of units with staggered building faces and a variety of roof slopes. The articulation continues to the upper floors with changes in colour and materials on the building exteriors. The three different unit designs share elements but have variations that create distinctions and a neighbourhood streetscape.

- The garage doors are prominent on the street. Would highlighting the front doors improve the streetscape?

### *Landscape Design*

The landscape plan includes green features for Tier 1 requirements such as the storm water management. The storm water management detention pond is intended to be a visible system with an informal private walking trail that connects to a pedestrian sidewalk on the road. The children's play area is located close by for opportunities to experience natural space.

- Is there a way to incorporate the rain garden and children's play area more centrally?
- Has Crime Prevention through Environmental Design (CPTED) been fully realized?

Street trees at regular intervals provide a rhythm and canopy on the streetscape, and plantings at the front of each unit provide seasonal displays. Planting is proposed between the units and edge of the Character Protection Zone as a mix of native and ornamental plants to transition the spaces.

- The trail connection to the Parkway trail should indicate a City of Nanaimo standard. How does the interplay between the side yard of the units and the trail address CPTED and safe access?

The children's play space, walking trails and connectivity, and areas to gather contribute to the neighbourhood character.

## **PROPOSED VARIANCES**

- *Building height*  
The maximum building height permitted is 9 m. The proposed building height is 10m, a proposed variance of 1m.

KC/ln

May 1, 2017

**(revised) Design Rationale for**

**Proposed 24 Unit Townhouse Development at 548 Steeves Rd. Nanaimo**

**Project Overview:**

The proposed development located at the intersection of Marisa Street and Steeves Road in Nanaimo is comprised of 24 townhouse units, configured as 4 triplexes and 3 fourplexes. The zoning category is R-6, Townhouse Residential and the development lies within the South Harewood Neighbourhood Plan.

**Project Siting and Organization:**

The subject property is 1.91 acres in size (7735 square metres), triangular / irregular in shape and bounded by single family homes on three sides and the Nanaimo Parkway on one side. The property slopes down from the Parkway to the northeast corner and up from side to side to a centre hump running perpendicular to the Parkway. Each building will be level maintaining common floor elevations between units, but the buildings will step up or down against its neighbour. Some grade manipulation will be required and will be coordinated with J.E Anderson & Associates.

Townhouse style housing typology is generally supported by the South Harewood Neighbourhood Plan, recognizing the pressure for higher density in this popular area. The FAR in the R-6 zone allows for .45 density. Using Tier 1 bonuses, (see below) the development is proposed at .55 or 24 units.

Access to the property is a direct extension of Steeves Road. The internal roadway slopes up slightly and then turns to form a “t” which runs parallel to the property line and Parkway. One fourplex is situated on the northern side of the first section. The long “t” has 2 fourplexes and 2 triplexes on the high side and one triplex on the lower side on each side of the central entrance roadway.

In terms of traffic and mobility to and from the site, it is close to as the neighbourhood route of Howard and 9<sup>th</sup> Street which feeds into the major traffic route of Bruce and 10<sup>th</sup>. The subject property is also close to the #6 Harewood bus route and Plan Nanaimo has plans for a new #15 VIU Connector in the area. Additionally, a new gravel trail connection will be provided to link to the Parkway trail system which flanks the site. This allows for easy pedestrian and bicycle alternate modes of travel.

This will be a strata development where private garbage and recycling pick up

will be provided at each residence, similar to City pick up.

Tier 1 requires achievement of minimum points in 3 categories.  
We propose to comply with Category 3, 6 and 7.

For Category 3: Parking and Pedestrian Connectivity for 6 Points, we will provide covered secure designated bicycle storage in each garage throughout the development. (4 pts) and we will provide 1 electrical vehicle charging station . (2 pts)

For Category 6: Water Management for 10 Points, we will include certified low water use plumbing fixtures which use 35% less water than the maximum allowable BC Building Code standard. (3 pts), we will install a non-potable water irrigation system for on site irrigation. (5 pts) and include a rain garden (2 pts), the latter two certified by a landscape architect or civil engineer.

For Category 7: Social Sustainability for 5 Points, we will register a covenant on title stipulating that at least 25% of the units will not be sold for at least 10 years after the building receives final occupancy. (3 pts) and that any Strata formed on this development will allow rental of individual units. (2 pts)

### **Building Design:**

The homes are designed as 3 and 4 plex, 3 storey townhouse style dwellings. The target market is aimed primarily at younger families and first time buyers.

The unit designs are basically the same with the outside units having a proud section with additional windows. The entry is on the ground floor adjacent the single car garage. This floor also has a 3 piece bathroom and a flex room. The middle level has an open living, kitchen & dining with a pantry / laundry room helping to define the spaces. The upper floor provides a master with walki-n closet and ensuite and two additional bedrooms and a 3 piece bathroom. The overall living space in each townhome is 1894 sq. feet for the inside units and 1914 sq. feet for the outer units.

In terms of the massing the building faces are staggered and each unit has a variety of articulations to break up the three storey facades. These are further accentuated by changes in cladding and colour. The cladding materials are vinyl and hardie panel, with the main types as horizontal, board and batten vinyl or hardie panel and batten. Accents are achieved with vinyl shingle. There are 4 colour variations designed to create a sense of individuality. Premium as well as standard vinyl colours have been used. Refer to colour boards and coloured elevations for detail.

Two roof shingle colours are used providing variety on the roof planes as well.

**Green Features:**

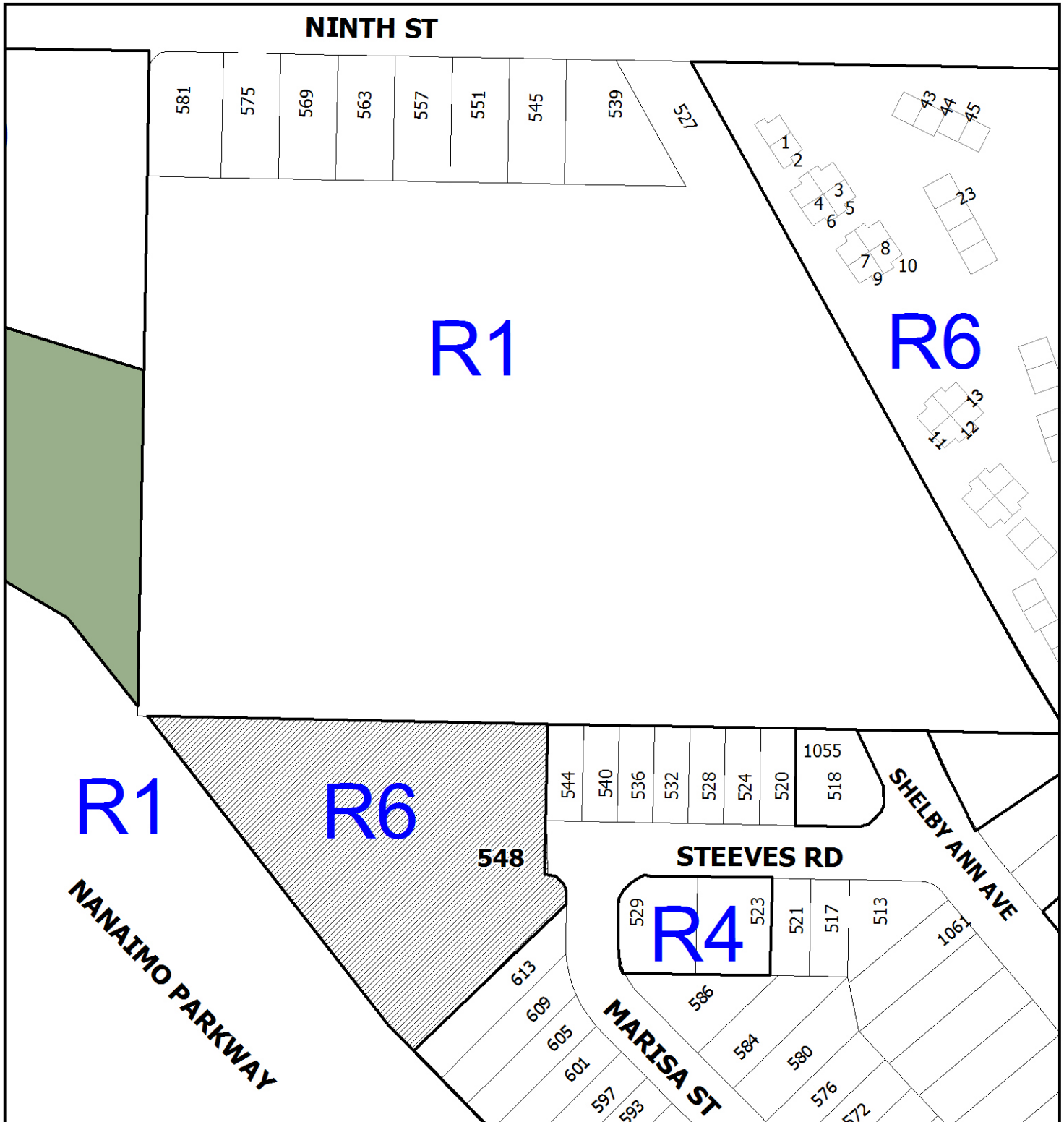
In addition to those noted in the Tier 1 upgrades above, native plants will be used to allow for minimal maintenance once landscaping is established. Aqua-Pavers have been specified for the driveways, providing a permeable surface for water drainage. Energy saving appliances and light fixtures will be standard features along with argon filled glazing and improved R-value wall / roof systems.

**Variances:**

Height is the only variance required. The buildings measure 33'0" from fin. grade to top of main roof ridge, making them 3'6" overheight. The natural grades are manipulated with stepped retaining walls as per the landscape drawings. Along the parkway the buildings are cut in to the natural grade with retaining walls stepping up providing protection from the Parkway. The internal buildings will be raised from natural grade with retaining walls stepping down.

The density of this project, resulting in more affordable housing is achieved by keeping the building footprints small and having 3 storeys. There are no view corridors here that the overheight buildings would impede. In fact, they may actually act as an additional sound buffer for adjacent single family developments against the traffic noise of the Parkway.

SCHEDULE A



DEVELOPMENT PERMIT NO. DP001051



**LOCATION PLAN**

Civic: 548 Steeves Road  
Lot 12, Section 1, Nanaimo District,  
Plan EPP65065



**Subject  
Property**





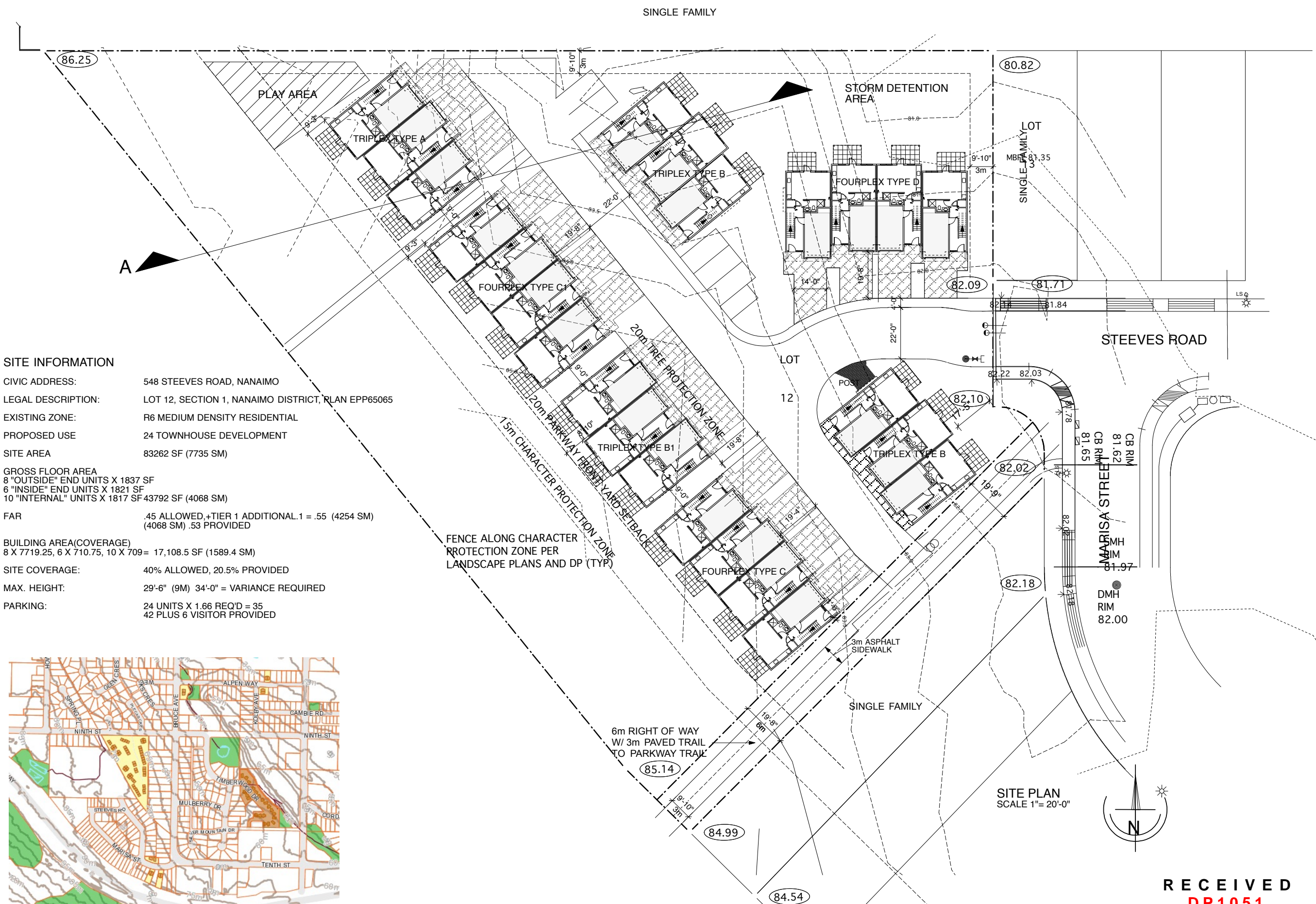






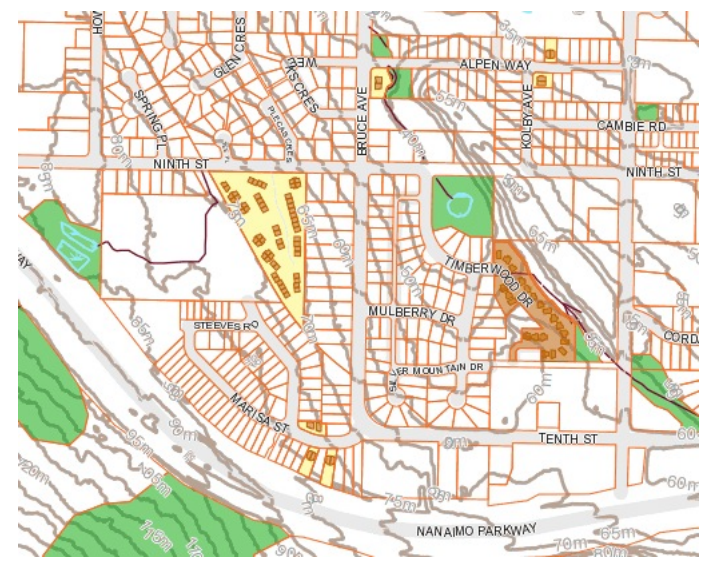






SITE INFORMATION

CIVIC ADDRESS: 548 STEEVES ROAD, NANAIMO  
LEGAL DESCRIPTION: LOT 12, SECTION 1, NANAIMO DISTRICT, PLAN EPP65065  
EXISTING ZONE: R6 MEDIUM DENSITY RESIDENTIAL  
PROPOSED USE 24 TOWNHOUSE DEVELOPMENT  
SITE AREA 83262 SF (7735 SM)  
GROSS FLOOR AREA  
8 "OUTSIDE" END UNITS X 1837 SF  
6 "INSIDE" END UNITS X 1821 SF  
10 "INTERNAL" UNITS X 1817 SF 43792 SF (4068 SM)  
FAR 45 ALLOWED +TIER 1 ADDITIONAL .1 = .55 (4254 SM)  
(4068 SM) .53 PROVIDED  
BUILDING AREA(COVERAGE)  
8 X 7719.25, 6 X 710.75, 10 X 709= 17,108.5 SF (1589.4 SM)  
SITE COVERAGE: 40% ALLOWED, 20.5% PROVIDED  
MAX. HEIGHT: 29'-6" (9M) 34'-0" = VARIANCE REQUIRED  
PARKING: 24 UNITS X 1.66 REQ'D = 35  
42 PLUS 6 VISITOR PROVIDED



on the internet, or use the project shown. Written c required from the archi reproduction. Contract levels, surveys, dimensic location of building on si all services prior to cons be done in accordance w Code, current edition, ar bylaws.

NO:	DATE:	RE:
	MAR 23, 2017	
	APRIL 5, 2017	
	MAY 12, 2017	
	JULY 29, 2017	

24 UNIT MULTI FAMILY



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DP1051  
2017-AUG-02  
Current Planning & Subdivision

# M A R I S A   S T R E E T   H O M E S

*July 24, 2017*

## M A R I S A   S T R E E T   H O M E S

### Landscape Architecture **Design Rationale**

Aspects of the design approach are presented in the following points.

#### **A      Site**

Marisa Townhouses are placed on a cul de sac at the West end of Steeves Road. The streetscape alignment is Northwest and Southeast, parallel with the Nanaimo Parkway to the West. A mature forest provides a buffer between the Parkway and the site. The landform slopes (14') to the Northeast. The neighbouring sites are single family homes.

#### **B      Forest**

Douglas Fir, Cedar and Arbutus comprise the mature forest to the West. The existing mixed forest is protected and retained, along with the understorey ecosystem of coastal native species.

#### **C      Streetscape**

Vehicular surfaces include a mix of asphalt paving and permeable pavers, with colour variations to match architecture. Concrete roll curbs define the roadway, with flush curbs placed to anchor concrete pavers.

#### **D      Walkways**

A concrete sidewalk follows the North side of Steeves Road and continues along the Northeast side of the cul de sac. A mailbox and bench are placed at the junction. A community walkway along the Southeast edge of the site connects with both Marisa Street and the Nanaimo Parkway. A second neighbourhood walkway also connects with the Parkway. Internal walkways lead to play areas and allow for garden maintenance.

#### **E      Terraces**

Concrete retaining walls define terrace gardens with incremental steps (2' ht) and accommodate grade transitions.

**R E C E I V E D**

**DP1051**

**2017-AUG-15**

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T O P O G R A P H I C S   L A N D S C A P E   A R C H I T E C T U R E

## **F Water**

Rainwater is intercepted with planting areas, swales and permeable paving. Water is also directed to a subsurface cistern, which overflows to a raingarden at the Northeast corner of the site. The raingarden surface is round stone, in lieu of standing water. Cattails, irises and Willow trees are planted to absorb water, prior to stormwater overflow to the Steeves Road system. Cistern rainwater is also retained to provide drip irrigation.

## **G Play**

The cul de sac of coloured pavers enables vehicle turnaround; while also suggesting play opportunities, such as bicycling. A play structure for young children is placed at the Northwest corner of the site, upon a rubber play surface, along with seating for parents. Passive play opportunities are also provided at the Northeast play lawn.

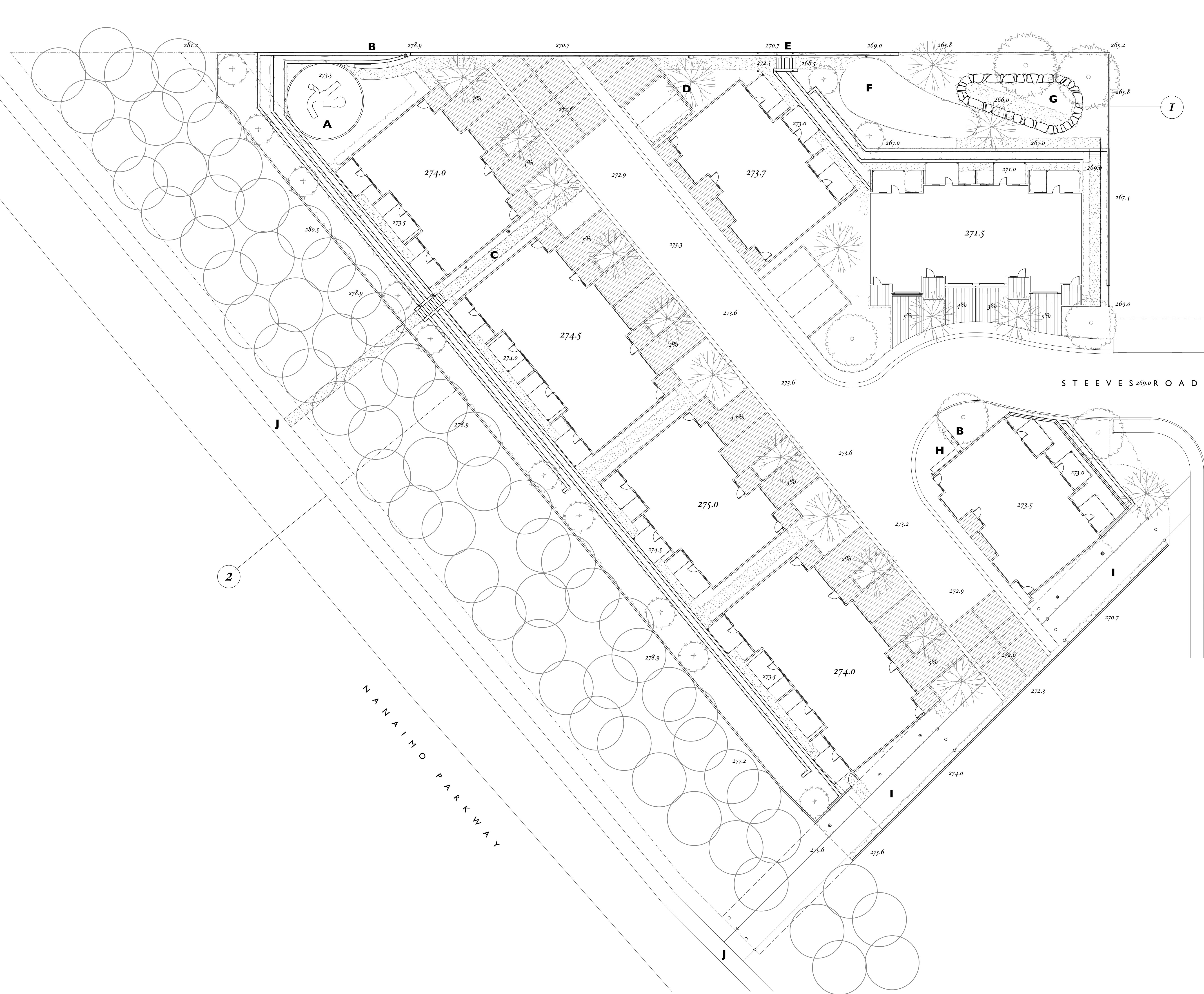
## **H Plants**

Associated with the adjacent forest, coastal native planting is continued as plant restoration, with Flowering Dogwood, Huckleberry, Saskatoon, Salal, Swordfern and Deer Fern descending the terrace gardens. Street trees are placed as gateway elements and to provide shade. Flowering cherries provide a welcome to the neighbourhood; while Red Maples provide a shade canopy for the street. Flowering shrubs, such as Rhododendron, Pieris, Choisya and Azalea are placed adjacent entrance ways and garden patios. For the Northeast raingarden, Iris, Cattail and Willow are selected.

Cameron Murray BES MLA MBCSLA

**T O P O G R A P H I C S**  
landscape architecture  
2 5 0 - 2 4 7 - 9 7 2 0





Legend

2 Sections (LA3)

A Play Structure

B Bench

C Walkway

D Cistern

E Rose Trellis / Stair

F Play Lawn

G Rain Garden

H Mailbox

I Public Walkway

J Parkway

⊕ Path Light

August 14, 2017 revised  
July 24, 2017 revised  
May 18, 2017 dp submission  
May 16, 2017 revised grading plan  
May 4, 2017 grading plan  
April 21, 2017 conceptual plan  
March 4, 2017 conceptual plan

MARISA  
townhouses  
Nanaimo, British Columbia

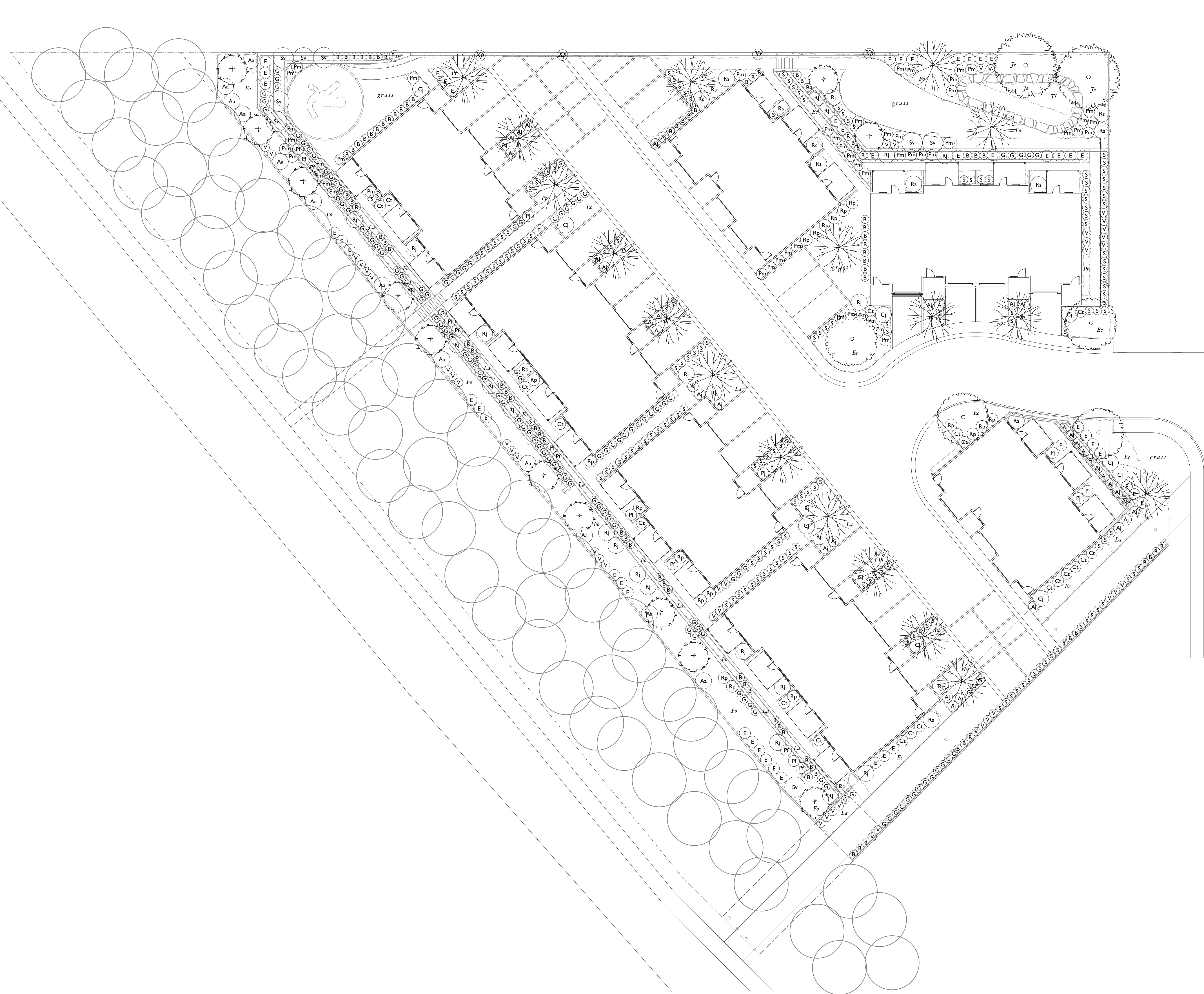
Landscape Grading Plan  
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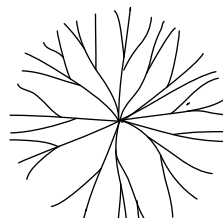
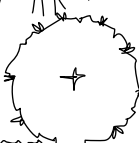

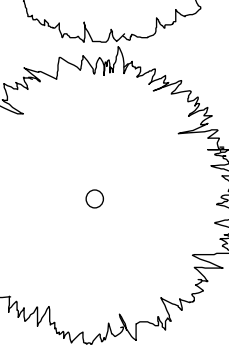
























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landscape architecture  
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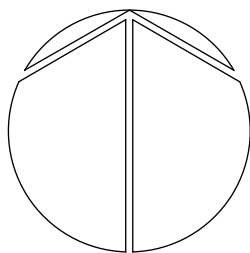
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P L A N T L I S T				
Symbol	Qty	Botanical Name	Common Name	Size
T R E E S				
	18	<i>Acer rubrum</i> Scarlet Sentinel	Red Maple	3" cal
	12	<i>Cornus kousa</i>	Korean Dogwood	3" cal
	4	<i>Prunus serrulata</i> Shirotae	Flowering Cherry	3" cal
	2	<i>Salix sepulcras</i> Chrysocoma	Weeping Willow	3" cal
S H R U B S				
	12	<i>Amelanchier alnifolia</i>	Saskatoon Berry	#2
	38	<i>Azalea japonica</i> Hino White	Azalea	#2
	89	<i>Blechnum spicant</i>	Deer Fern	#1
	10	<i>Camellia japonica</i> Elegans Champagne	Camellia	#5
	15	<i>Choisya ternata</i>	Mexican Mockorange	#2
	33	<i>Euonymus alatus</i> Compacta	Burningbush	#2
	124	<i>Gaultheria shallon</i>	Salal	#1
	10	<i>Potentilla fruticosa</i> Abbotswood	Cinquefoil	#2
	8	<i>Pieris japonica</i> Forest Flame	Pieris	#5
	52	<i>Polystichum munitum</i>	Sword Fern	#2
	27	<i>Rhododendron</i> Jean Marie de Montague	Rhododendron	#5
	20	<i>Rhododendron</i> Purple Gem	Rhododendron	#2
	12	<i>Rhododendron</i> Snow Lady	Rhododendron	#5
	167	<i>Skimmia japonica</i>	Skimmia	#1
	8	<i>Syringa vulgaris</i> Edith Cavell	Lilac	#5
	44	<i>Vaccinium ovatum</i>	Huckleberry	#2
G R O U N D C O V E R S				
	240	<i>Erica carnea</i> Springwood White	Heather	4"
	180	<i>Lavandula angustifolia</i> Munstead	Lavender	4"
	120	<i>Pachysandra terminalis</i>	Japanese Spurge	4"
A Q U A T I C S				
	60	<i>Juncus effusus</i>	Rush	#1
	20	<i>Typha latifolia</i>	Cattail	#1
G R A S S E S				
	200	<i>Festuca ovina</i> Glaucia	Blue Fescue	4"
V I N E S				
	3	<i>Parthenocissus tricuspidata</i>	Boston Ivy	#2
	1	<i>Rosa wichuraiana</i>	Memorial Pose	#5
All Plants to meet BCSLA / BCNTA Standards				
Drip irrigation to be provided for all planting areas				



MARISA  
townhouses  
Nanaimo, British Columbia

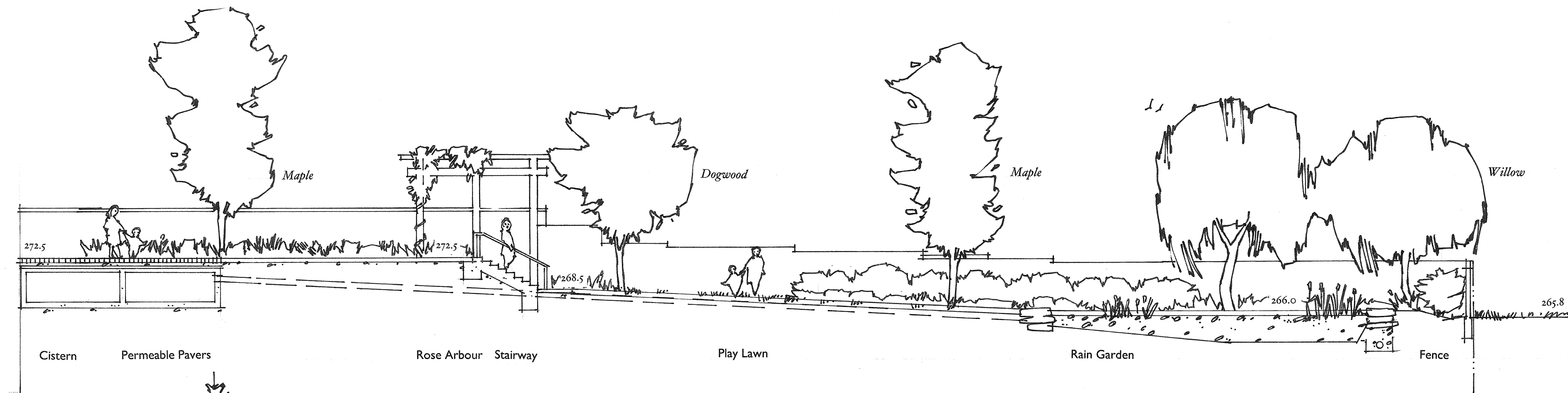
Landscape Planting Plan  
Scale 1/16"=1'-0"

TOPOGRAPHICS  
landscape architecture  
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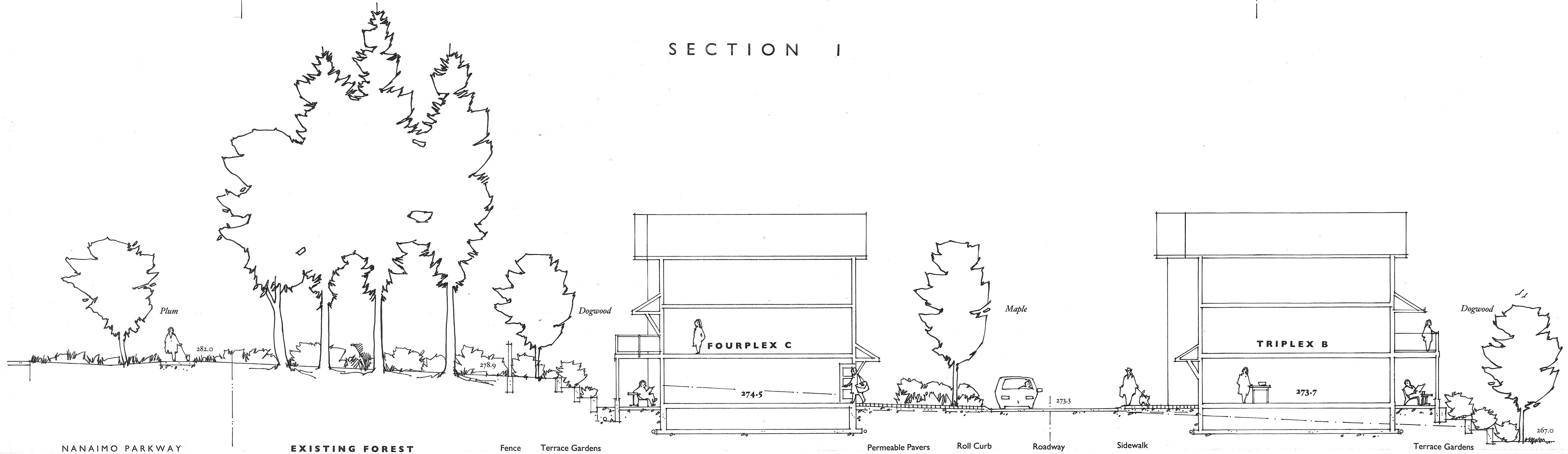
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LA 2





## SECTION 1



## SECTION 2

July 24, 2017

**MARISA**  
townhouses  
Nanaimo, British Columbia

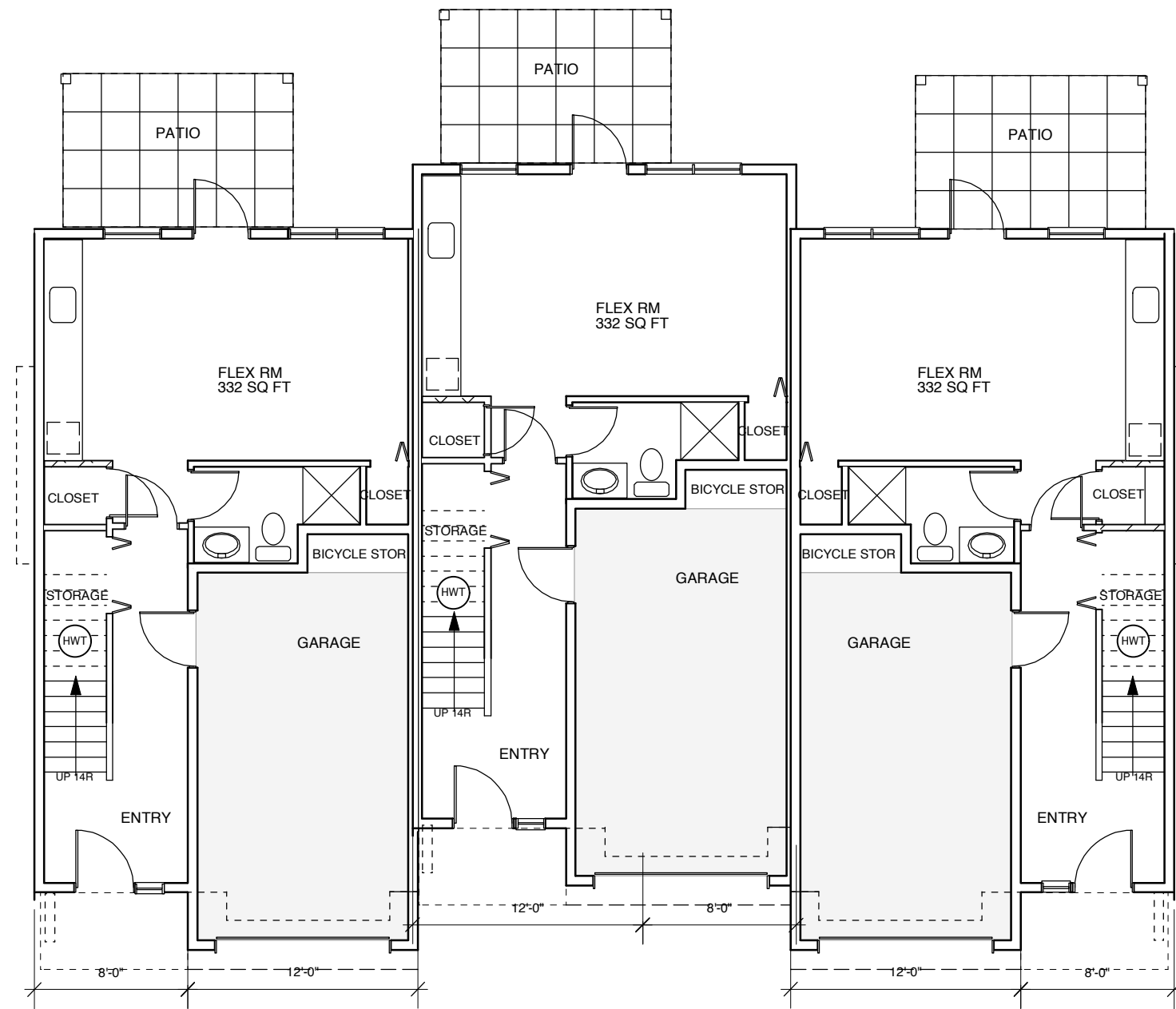
**Landscape Sections**  
Scale 1/8"=1'-0"

**TOPOGRAPHICS**  
landscape architecture  
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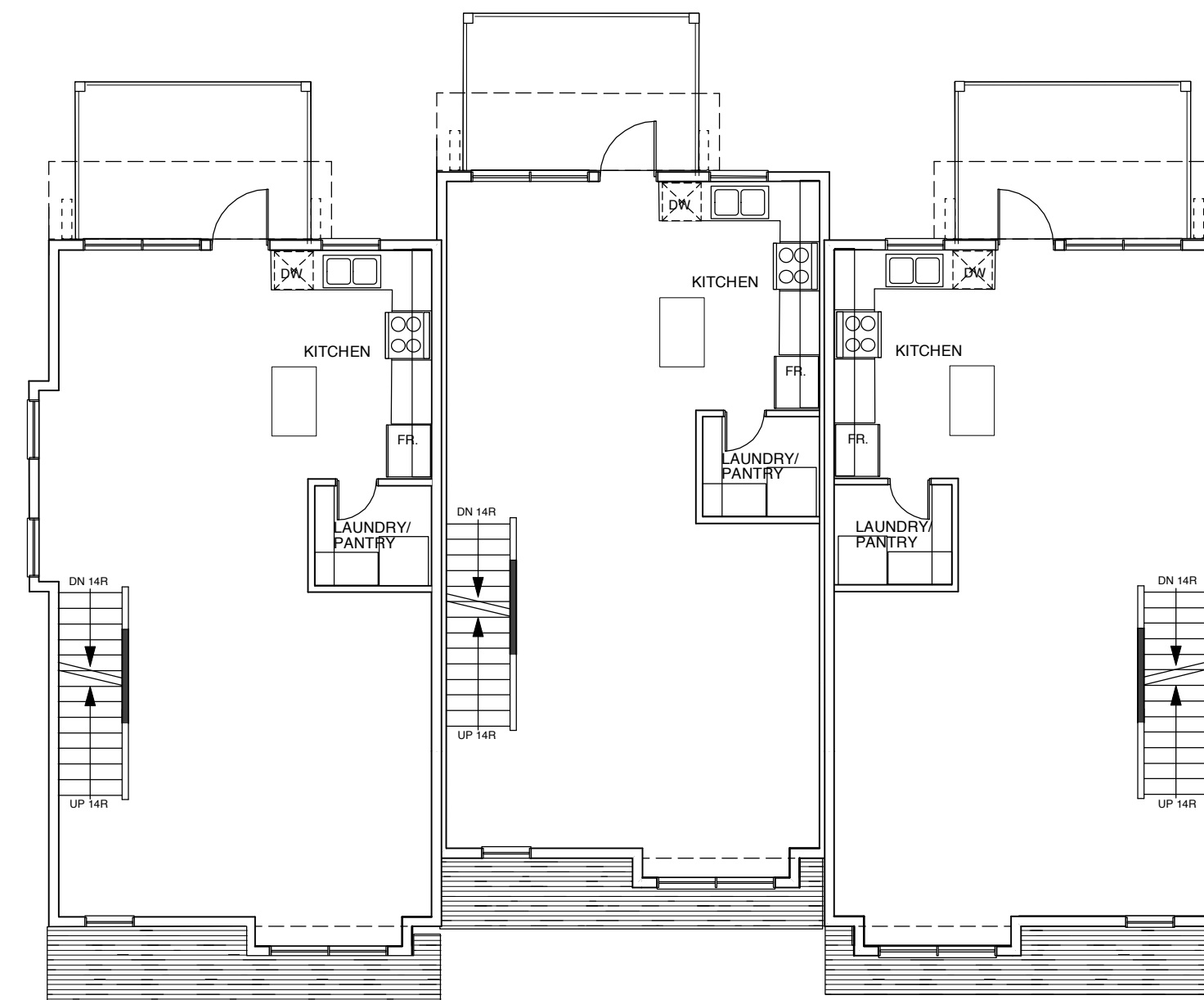
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2017-AUG-15  
City of Nanaimo

**LA 3**

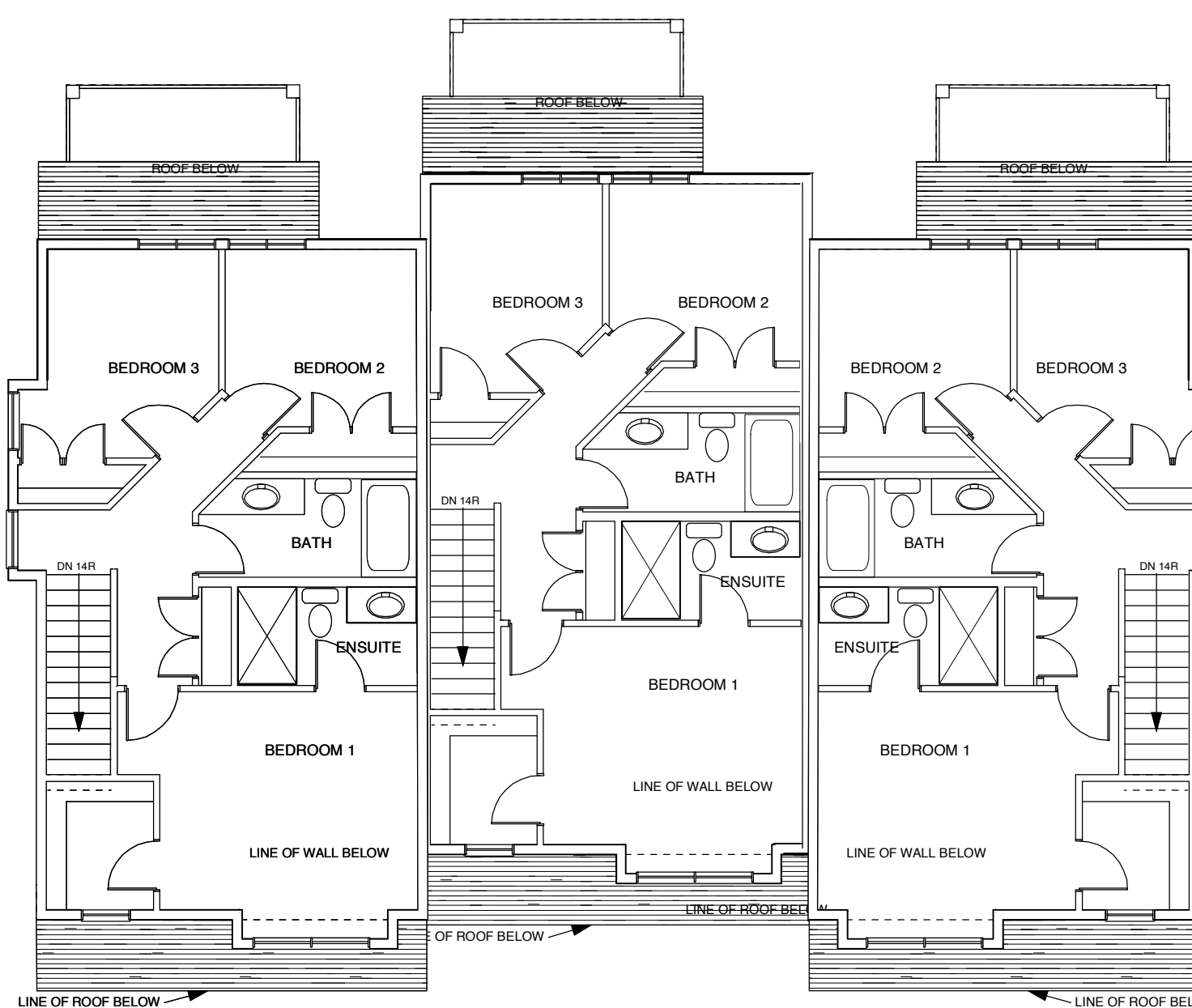




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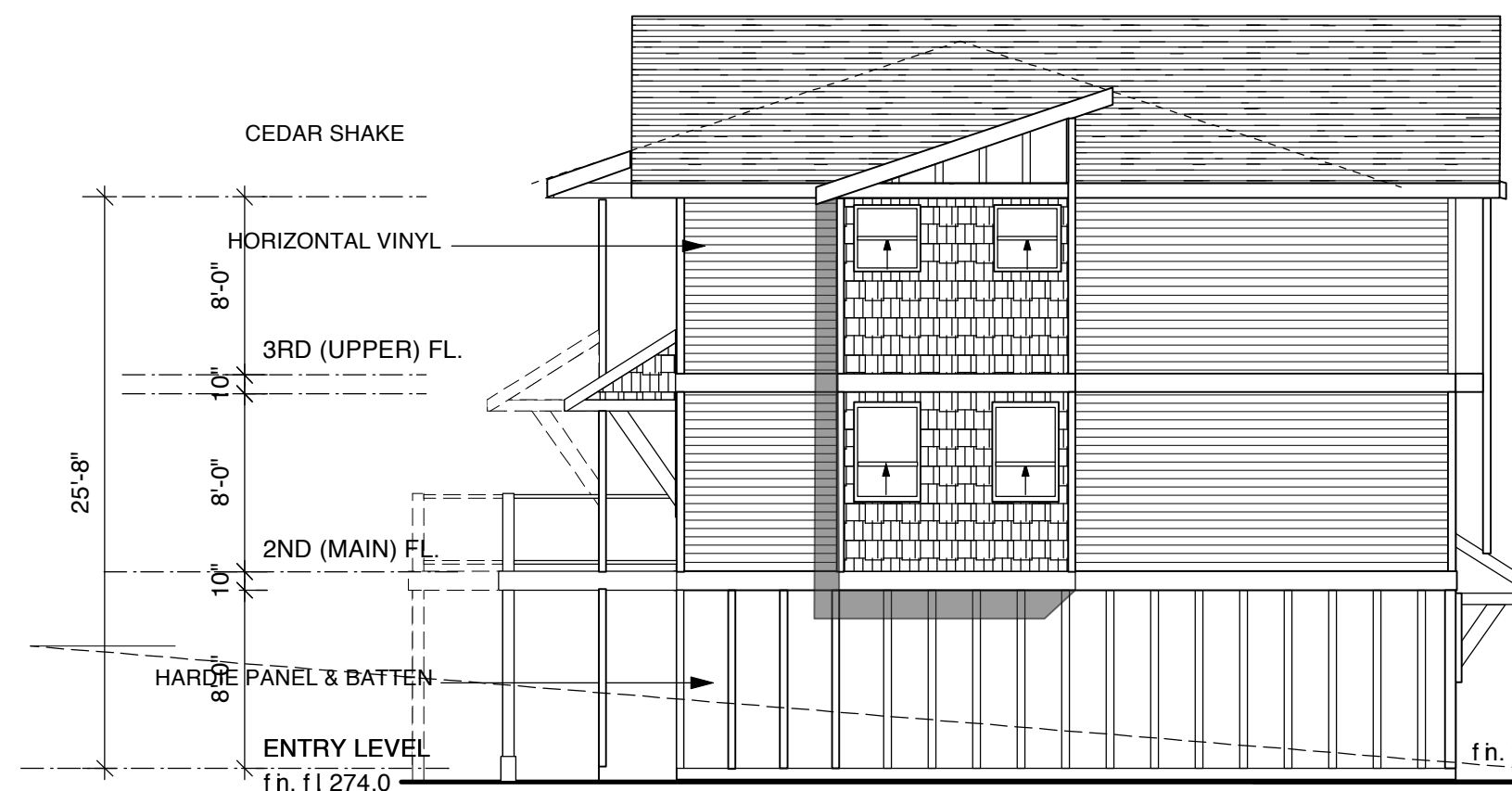
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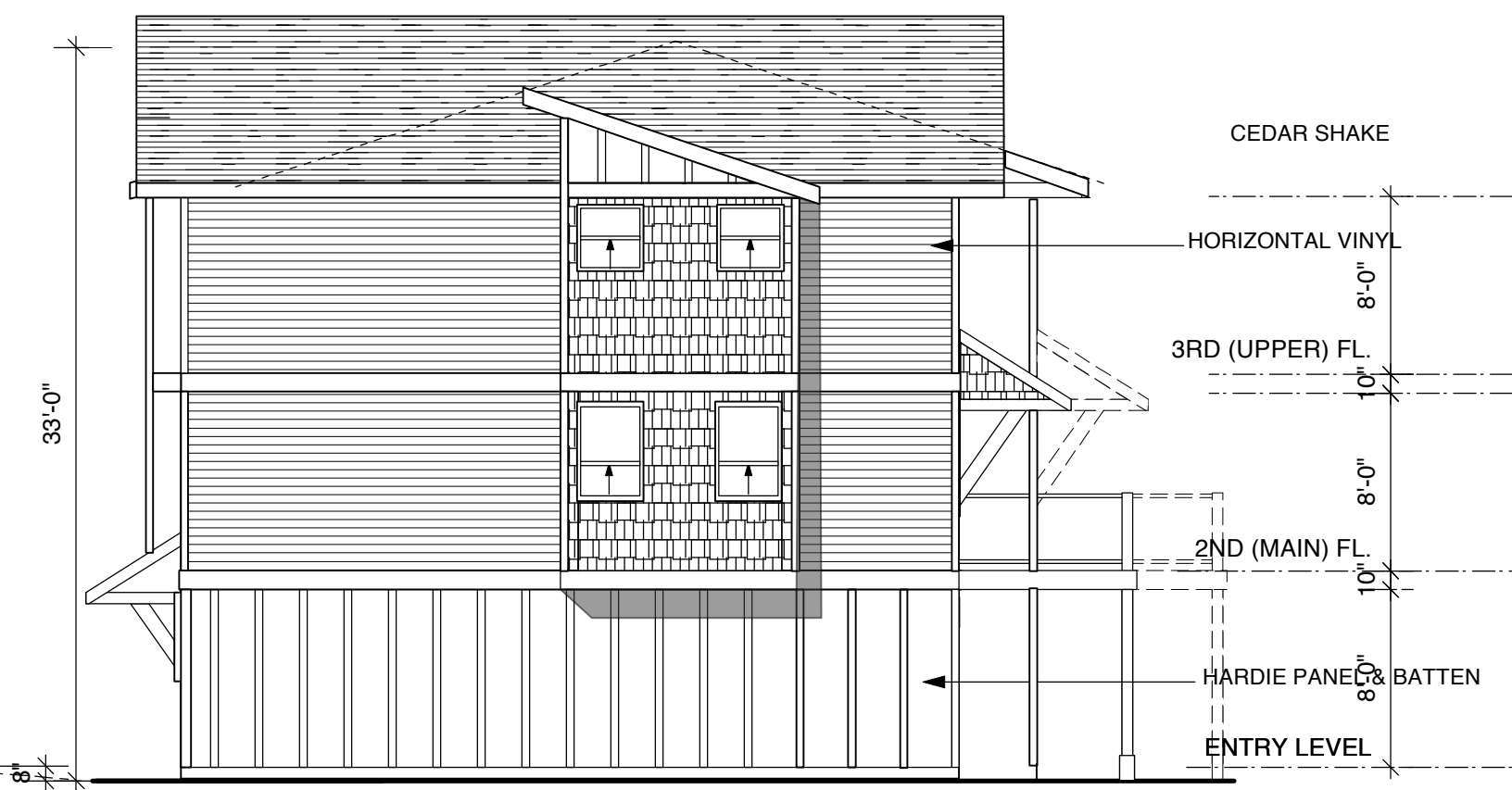
BEDROOM FL  
scale 1/8" = 1' 0"



FRONT ELEVATION  
scale 1/8" = 1' 0"



LEFT SIDE ELEVATION  
scale 1/8" = 1' 0" LEFT



RIGHT SIDE ELEVATION  
scale 1/8" = 1' 0" LEFT

\*Note: Natural grades are manipulated / retained as per landscape plan so that overall height is the same for all buildings using finished grades. Maximum allowed is 29'6" Actual height is 33'0". Overheight by 3'6"



REAR ELEVATION  
scale 1/8" = 1' 0"

TRIPLEX TYPE A

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NO: DATE: REVISION:  
MAR 23, 2017  
APRIL 5, 2017 BLDG TYPES  
MAY 12, 2017 DEV. PERMIT APP.  
JUNE 23, 2017 HEIGHT CALCS SHOWN

24 UNIT MULTI FAMILY  
FOR CHARACTER DEVELOPMENTS  
NANAIMO  
MARISA ST

50 haig road  
gabrielola island, b.c. V0R 1X1  
business: (250) 247-8585  
fax/modem: (250) 247-8513  
ellins architect inc.  
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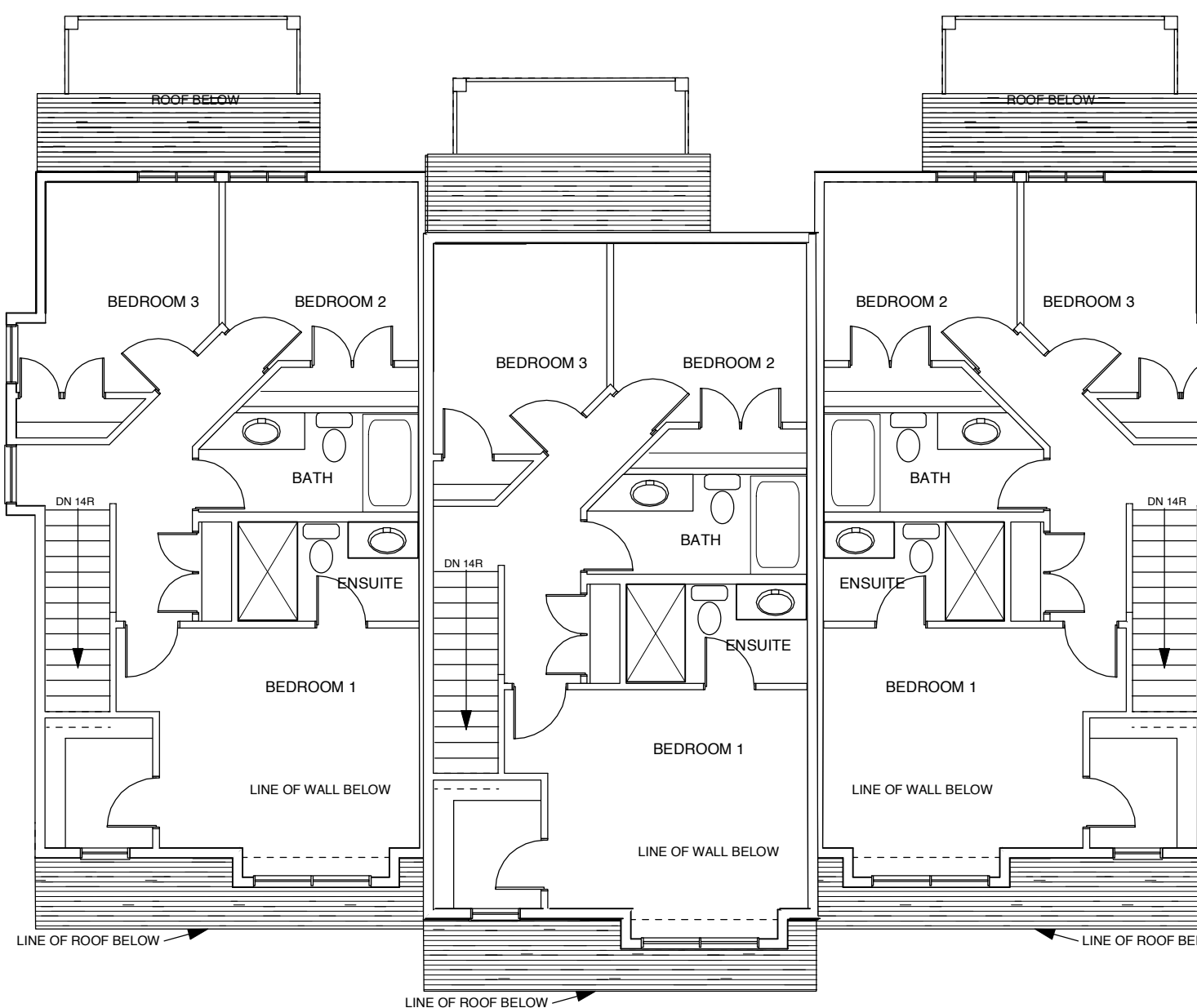
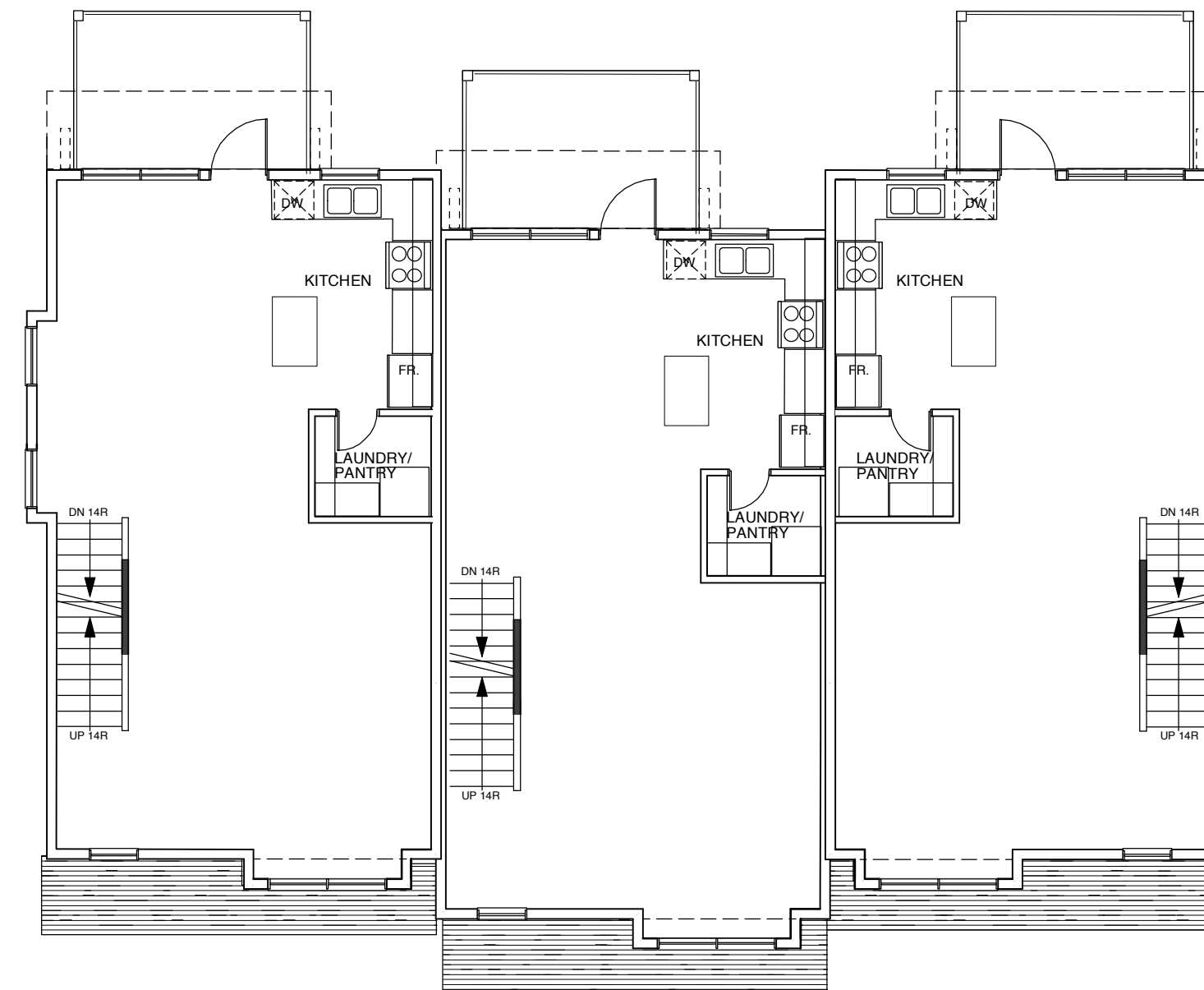
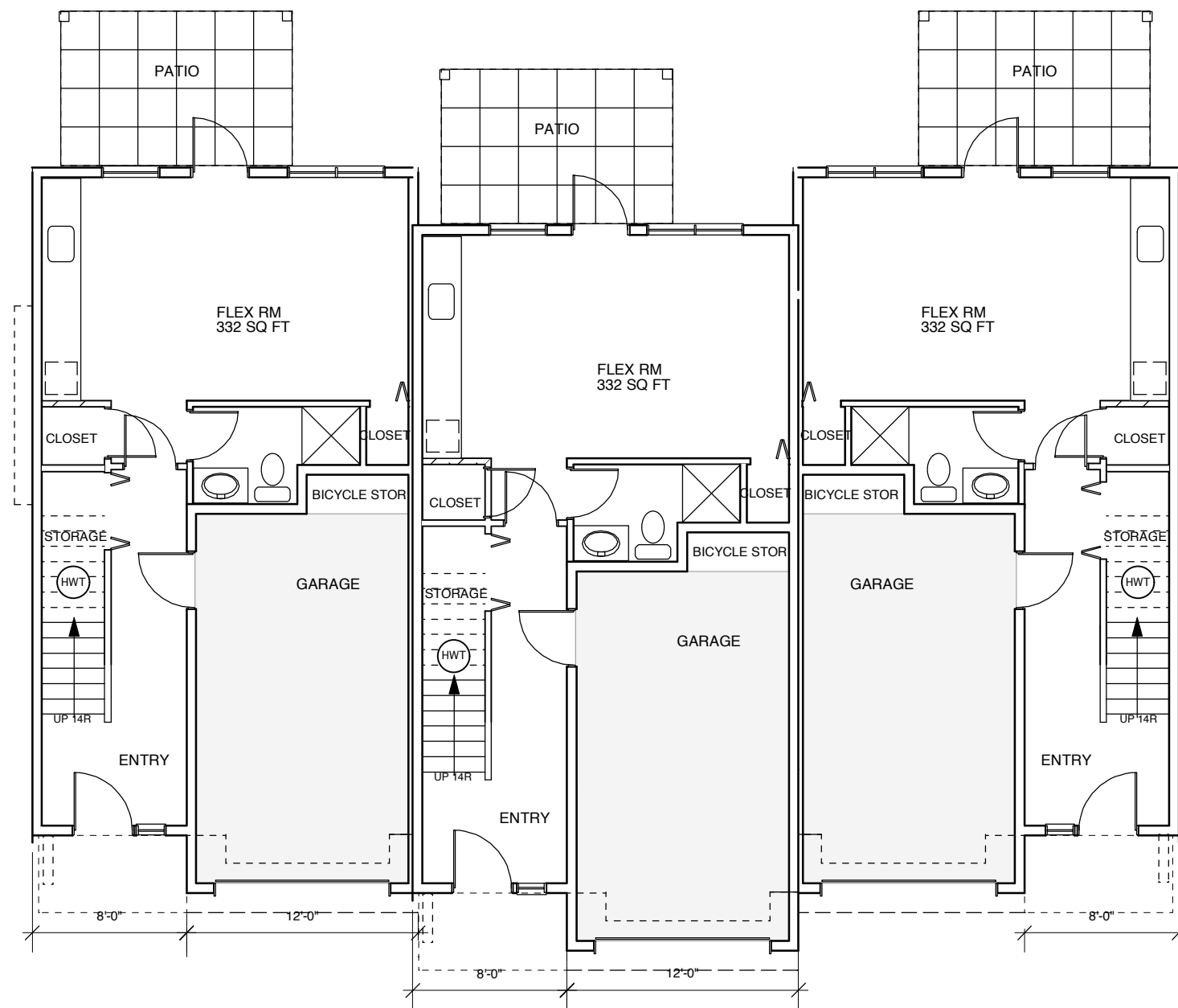
DRAWING:

3-PLEX  
BLDG TYPE A

DRAWN BY: JE  
DATE: MAY 2017  
SCALE: AS NOTED

PROJECT NO. DRAWING NO.  
A2.0

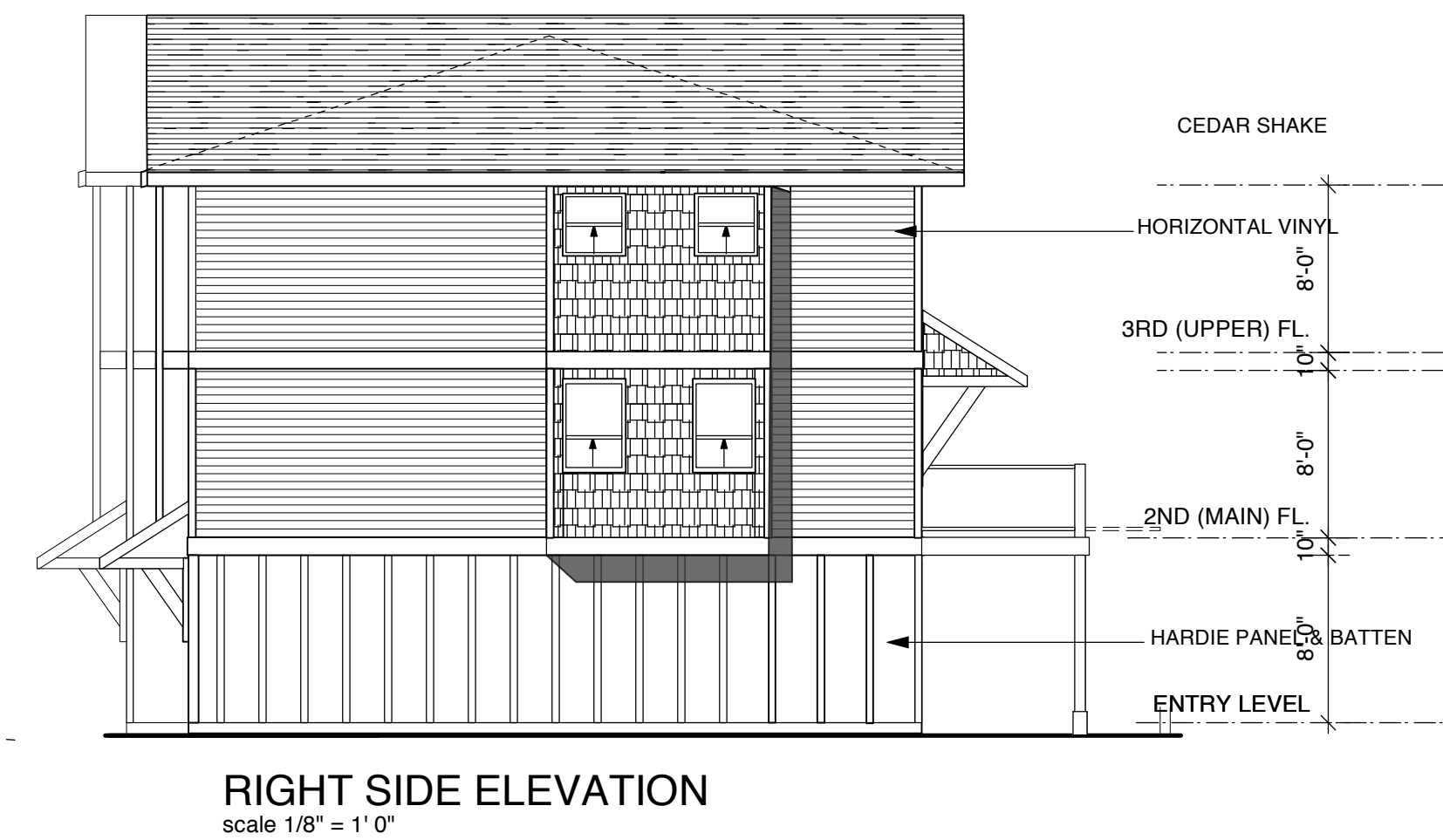
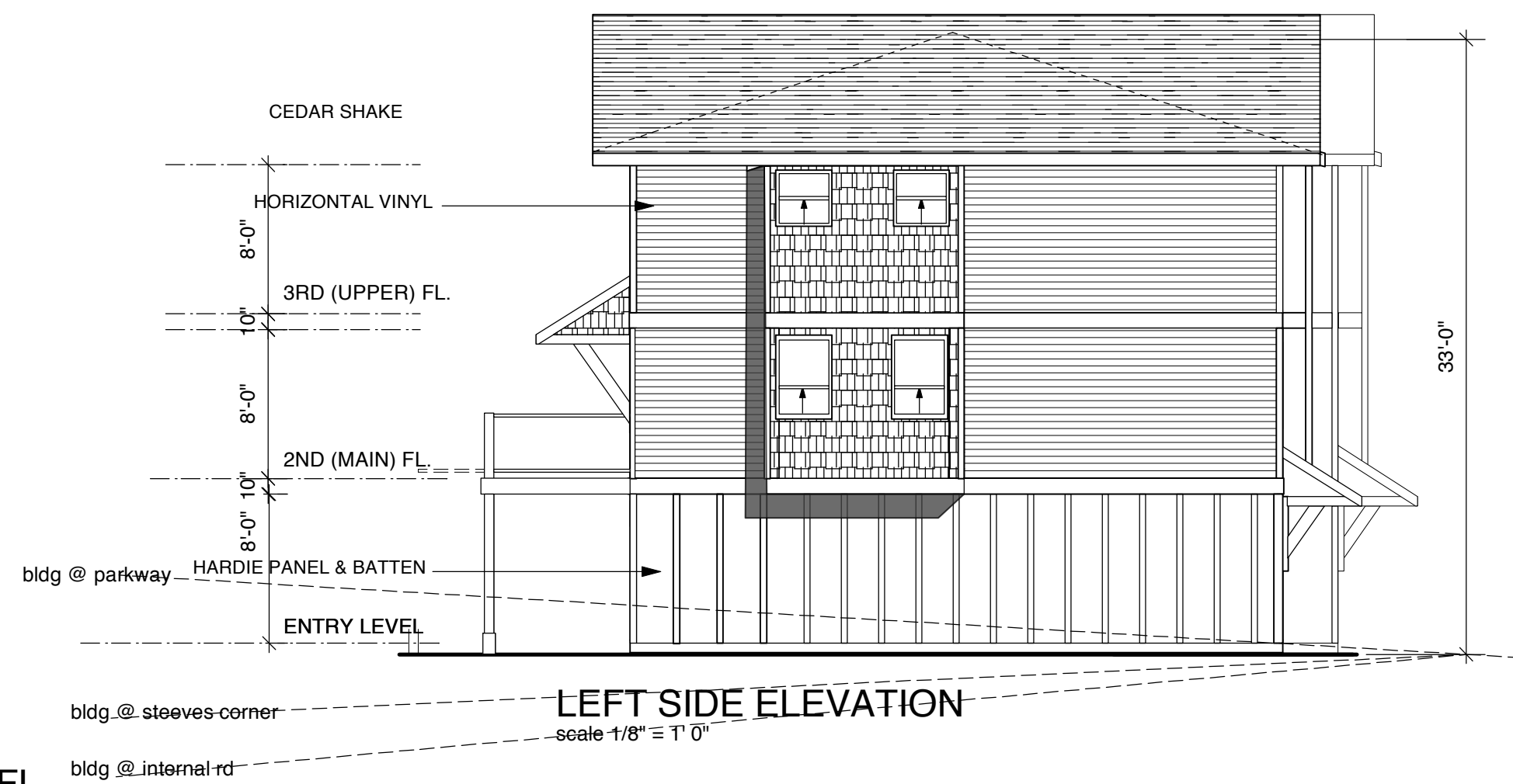
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ENTRY FL  
scale 1/8" = 1' 0"

MAIN FL  
scale 1/8" = 1' 0"

BEDROOM FL  
scale 1/8" = 1' 0"



\*Note: Natural grades are manipulated / retained as per landscape plan so that overall height is the same for all buildings using finished grades. Maximum allowed is 29'6". Actual height is 33'0". Overheight by 3'6"



TRIPLEX TYPE B

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	MAR 23, 2017	
	APRIL 5, 2017	BLDG TYPES
	MAY 12, 2017	DEV. PERMIT APP.
	JUNE 23, 2017	HEIGHT CALCS SHOWN

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FOR CHARACTER DEVELOPMENTS  
MARISA ST  
NANAIMO

50 haig road  
gabrielola island, b.c. V0R 1X1  
business: (250) 247-8585  
fax/modem: (250) 247-8513  
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DRAWING:

3-PLEX  
BLDG TYPE B

DRAWN BY: JE  
DATE: MAY 2017  
SCALE: AS NOTED

PROJECT NO.	DRAWING NO.
	A2.1

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NO:	DATE:	REVISION:
	MAR 23, 2017	
	APRIL 5, 2017	BLDG TYPES
	MAY 12, 2017	DEV. PERMIT APP.
	JUNE 23, 2017	HEIGHT CALCS SHOWN

**24 UNIT MULTI FAMILY**  
**FOR CHARACTER DEVELOPMENTS**  
**NANAIMO**  
**MARISA ST**


 50 haig road  
 Gabriola Island, B.C. V0R 1X1  
 business: (250) 247-8585  
 fax/modem: (250) 247-8513  
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DRAWING:

**4-PLEX**  
**BLDG TYPE C**

DRAWN BY: JE

DATE: MAY 2017

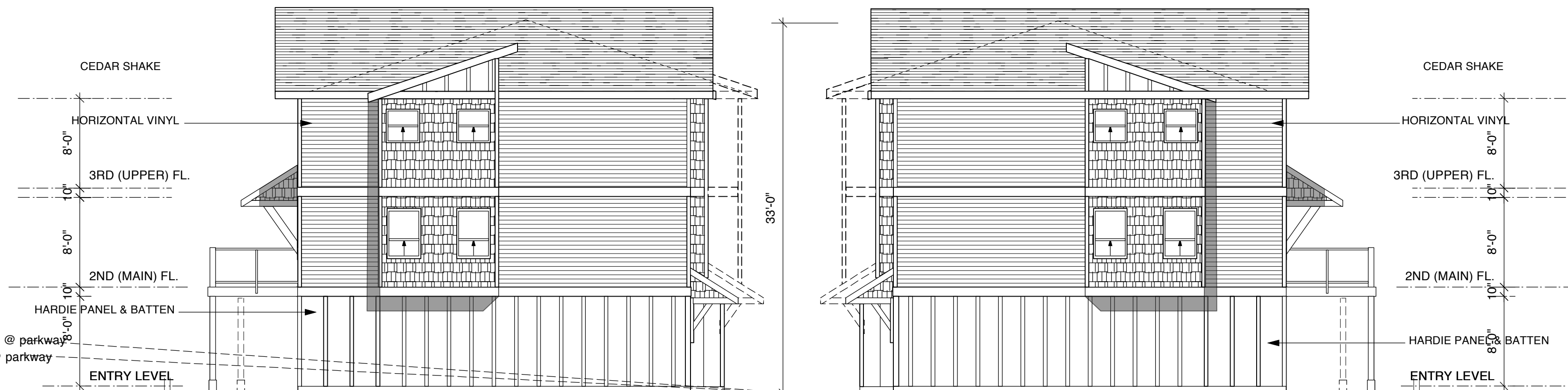
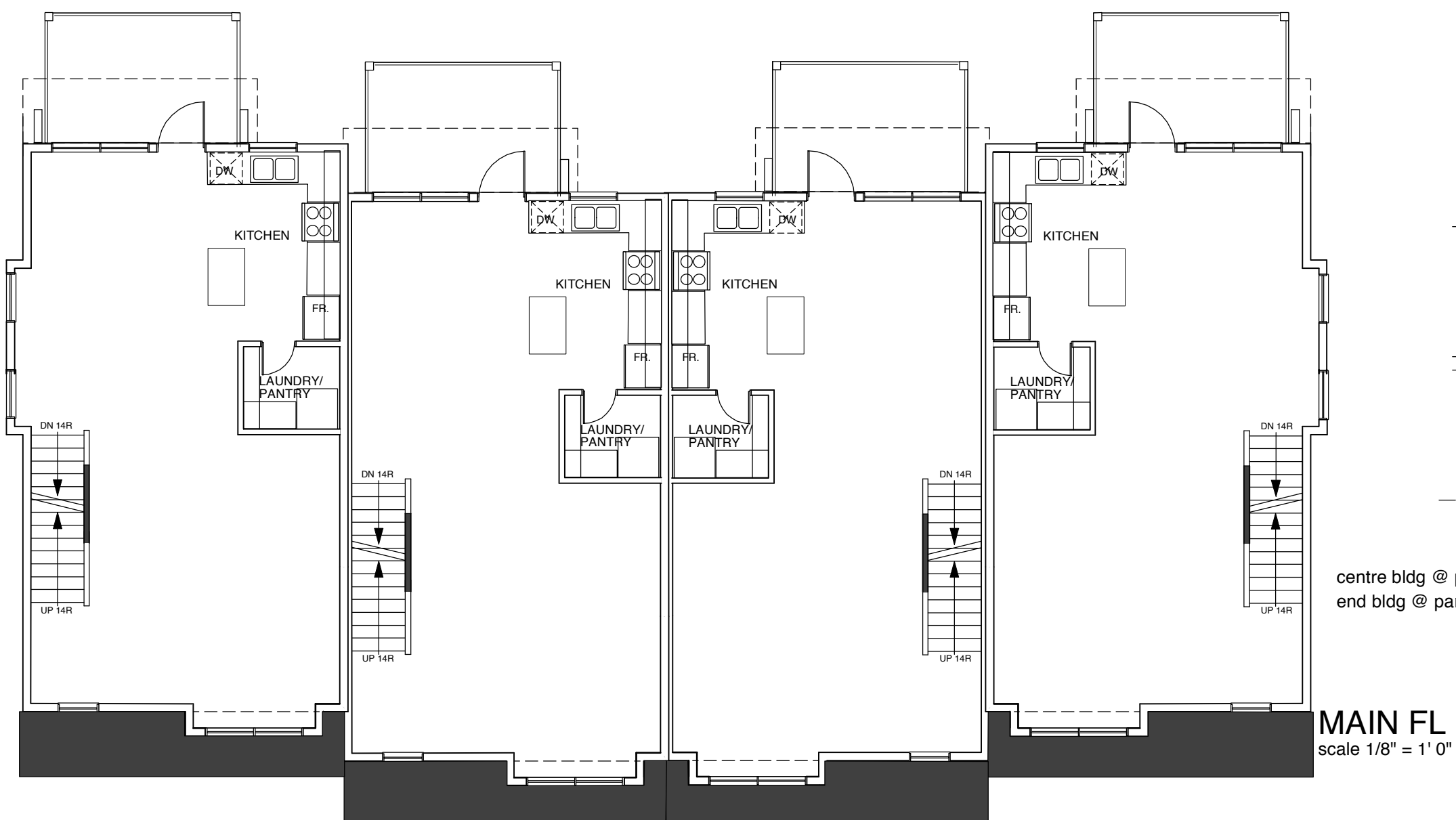
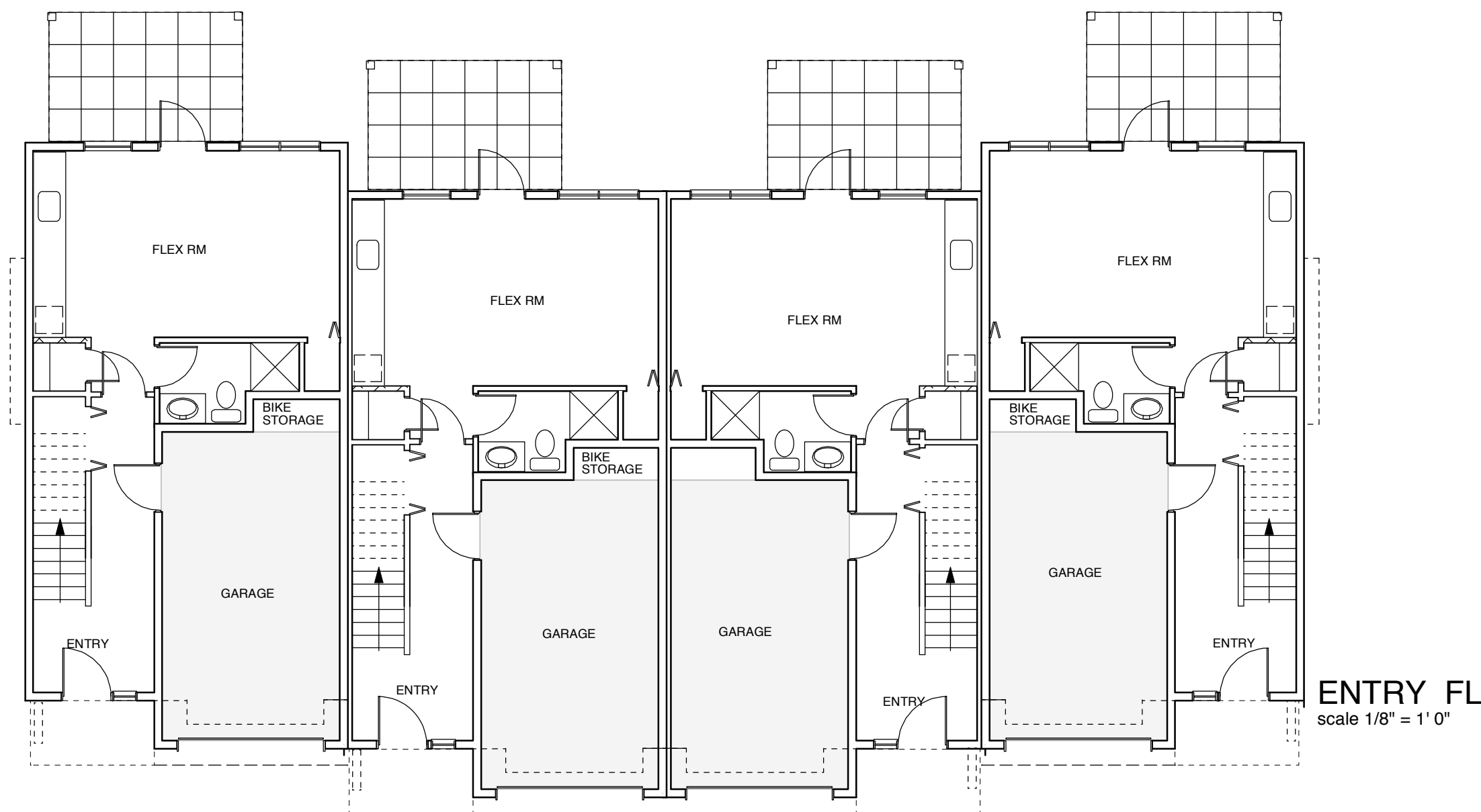
SCALE: AS NOTED

PROJECT NO.

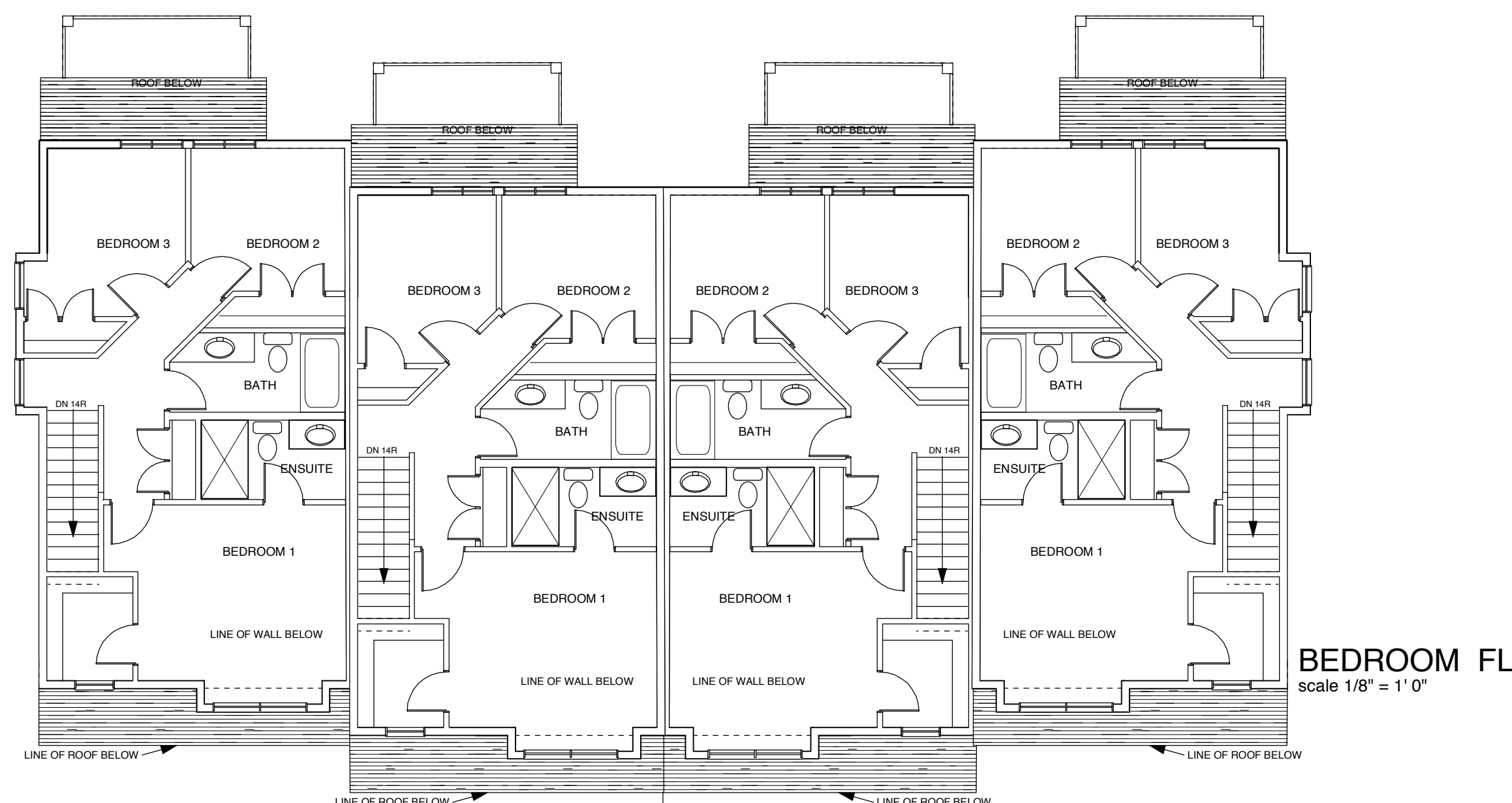
DRAWING NO.

**A2.2**

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\*Note: Natural grades are manipulated / retained as per landscape plan so that overall height is the same for all buildings using finished grades. Maximum allowed is 29'6". Actual height is 33'0". Overheight by 3'6".



**FOURPLEX TYPE C**

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NO:	DATE:	REVISION:
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	APRIL 5, 2017	BLDG TYPES
	MAY 12, 2017	DEV. PERMIT APP.
	JUNE 23, 2017	HEIGHT CALCS SHOWN

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**MARISA ST**


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 Gabriola Island, B.C. V0R 1X1  
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 Fax/modem: (250) 247-8513  
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DRAWING:

**4-PLEX**  
**BLDG TYPE D**

DRAWN BY: JE

DATE: MAY 2017

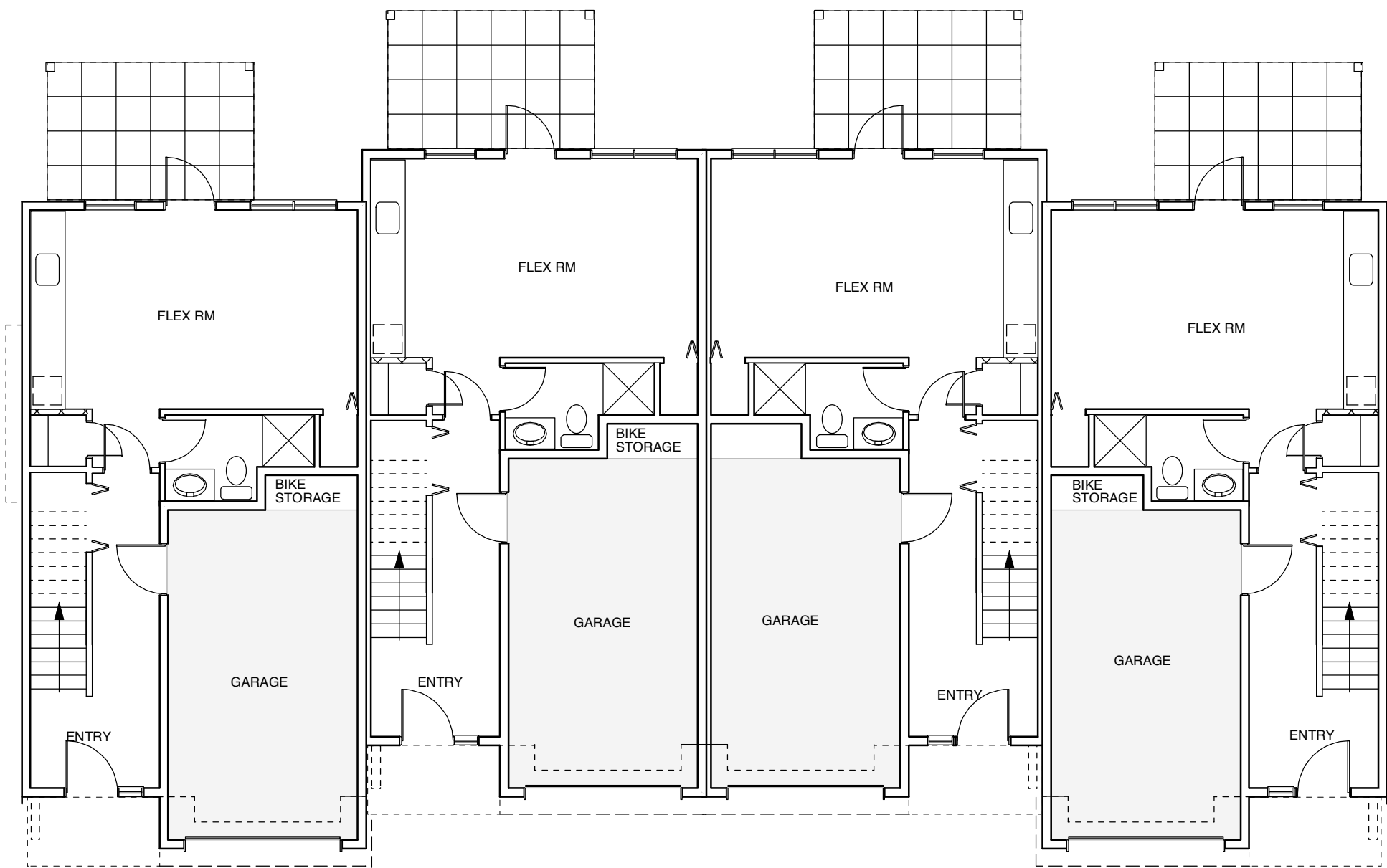
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PROJECT NO.

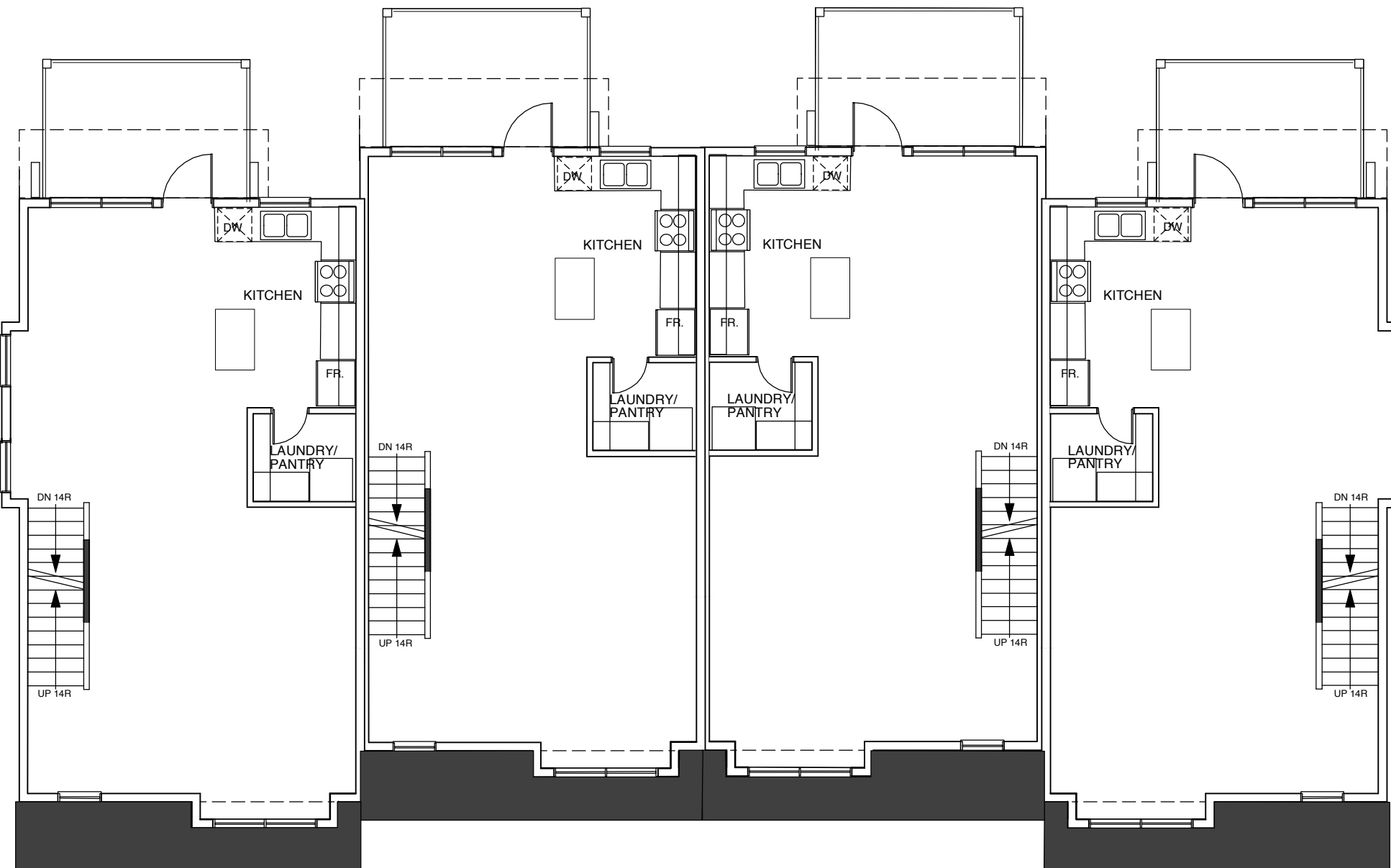
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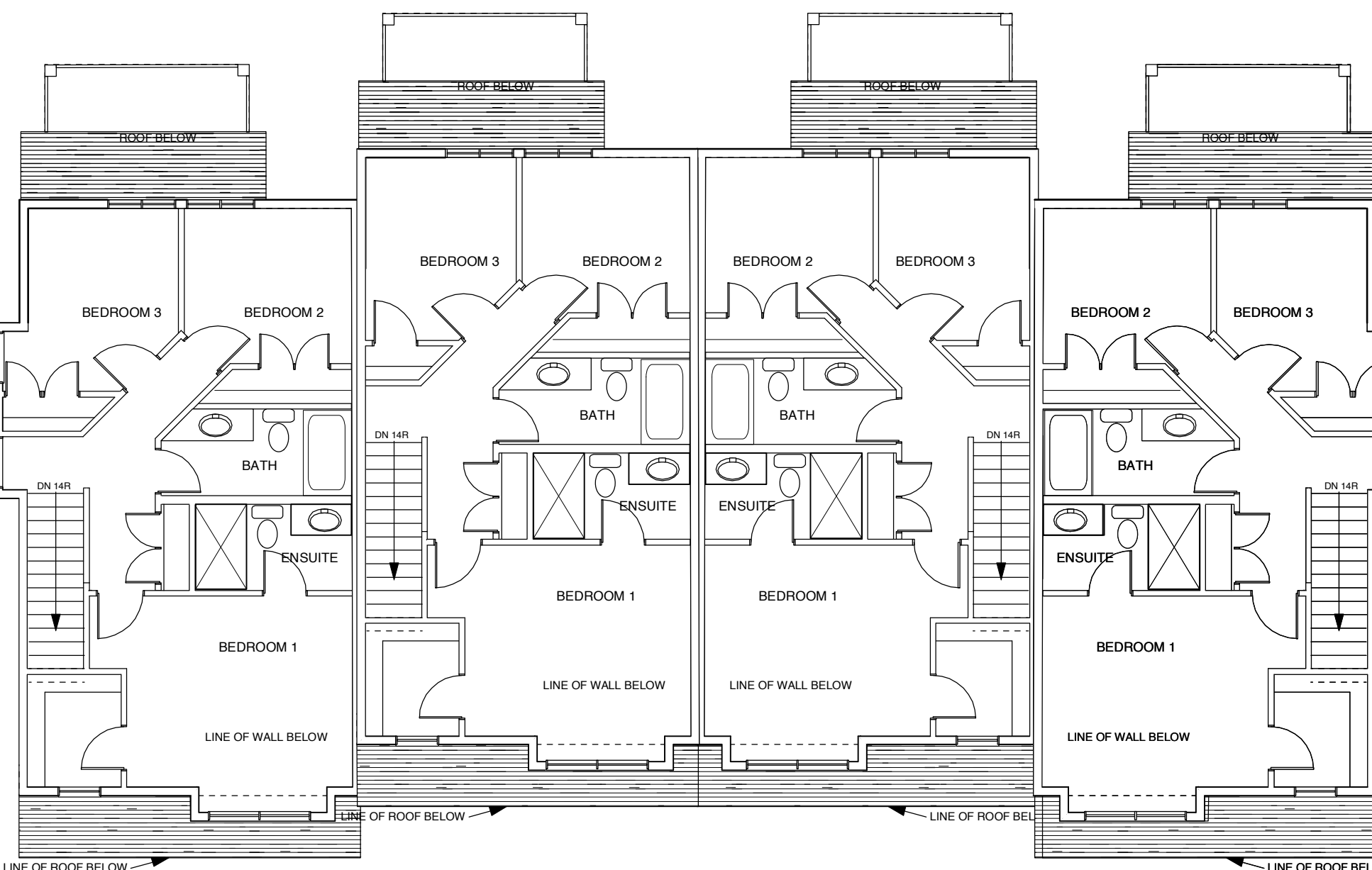
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**DP1051**  
**2017-JUN-23**  
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**ENTRY FL**  
scale 1/8" = 1' 0"



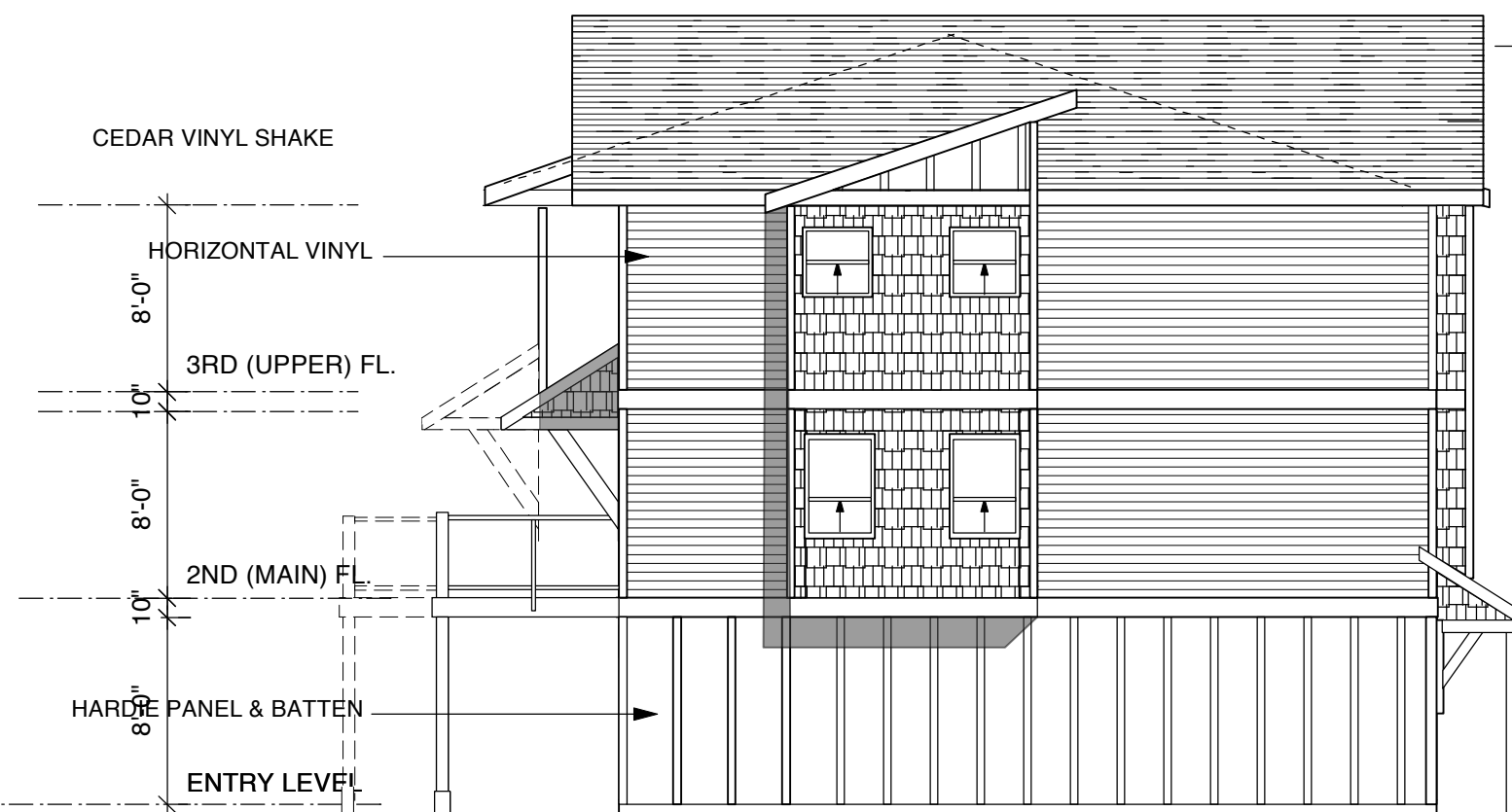
**MAIN FL**  
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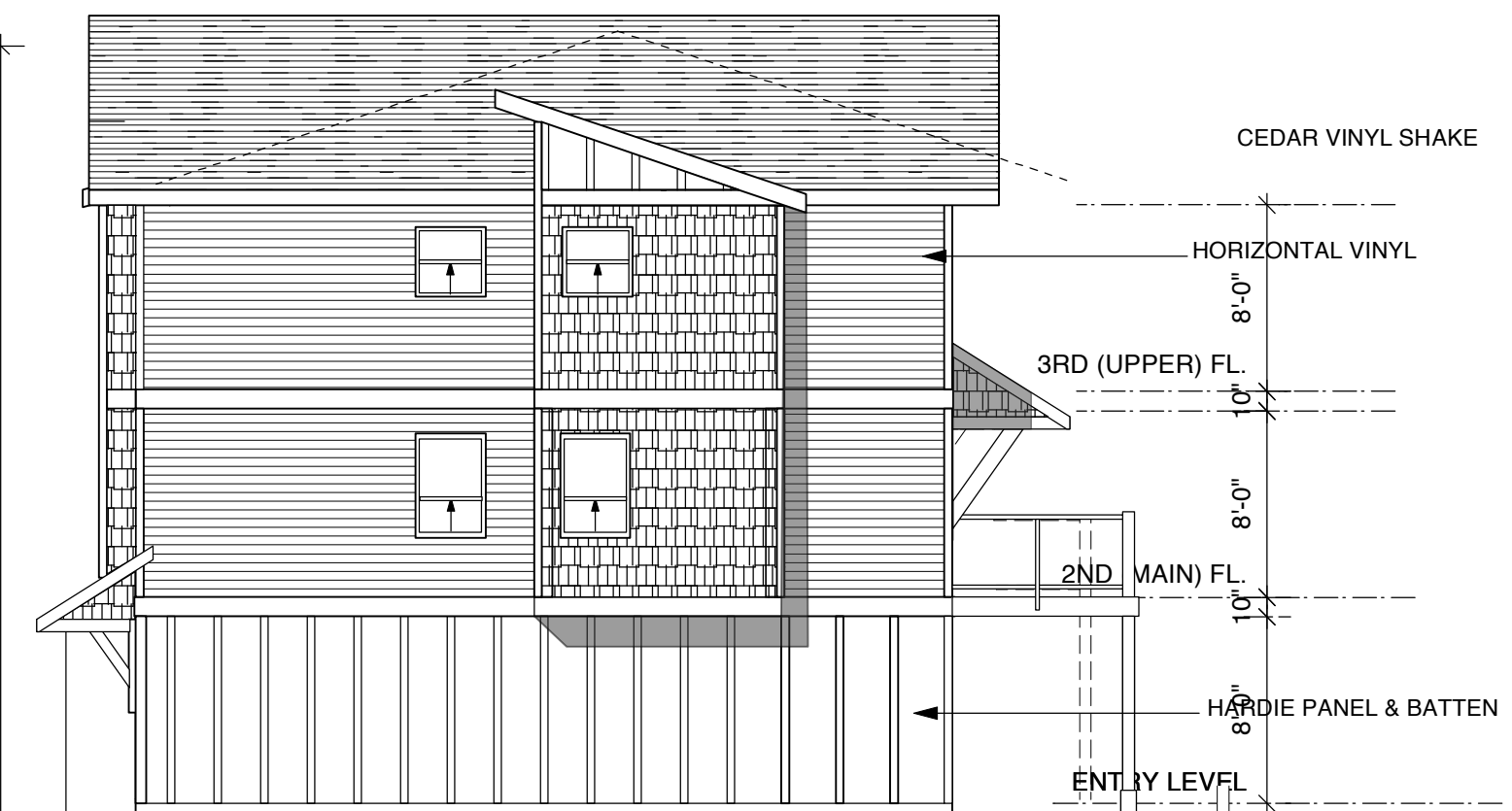
**BEDROOM FL**  
scale 1/8" = 1' 0"



**FRONT ELEVATION**  
scale 1/8" = 1' 0"



**LEFT SIDE ELEVATION**  
scale 1/8" = 1' 0"



**RIGHT SIDE ELEVATION**  
scale 1/8" = 1' 0"

\*Note: Natural grades are manipulated / retained as per landscape plan so that overall height is the same for all buildings using finished grades. Maximum allowed is 29'6" Actual height is 33'0". Overheight by 3'6"

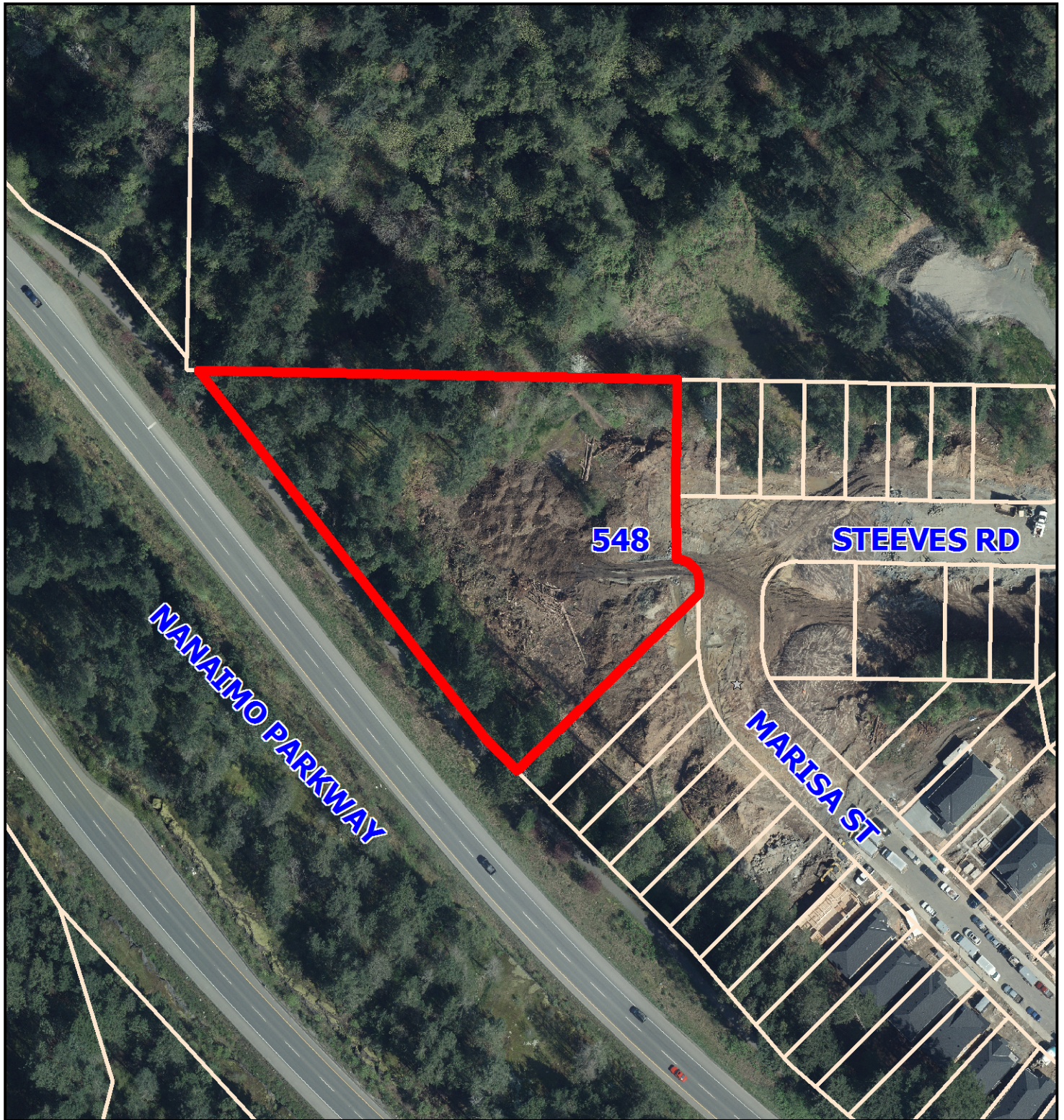


**REAR ELEVATION**  
scale 1/8" = 1' 0"

**FOURPLEX TYPE D**



Aerial Photo



DEVELOPMENT PERMIT NO. DP001051

