AGENDA
DESIGN ADVISORY PANEL MEETING

July 27, 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 Thursday June 22, 2017 — 3 - 6

Minutes of the Open Design Advisory Panel meeting held in the Service and Resource Centre at 411 Dunsmuir Street, Nanaimo, BC on Thursday 2017-JUN-22 at 5:00 p.m.

4. PRESENTATIONS:

a. Development Permit Application No. DP1055 - 531 Kennedy Street — 7 - 23

A development permit application was received from Joyce Reid Troost Architecture on behalf of Mr. & Mrs. Allegrini and Mr. & Mrs. Stoney for a two-storey, multiple family residential apartment building, which consists of fourteen small units (size range 31m^2 to 49.7m^2). This development is intended to provide housing for students of Vancouver Island University. The subject property is legally described as: Section B, Lot 3, Block V, Section 1, Nanaimo District, Plan 584.

b. Development Permit Application No. DP1059 - 10 Buttertubs Drive — 24 - 44

A development permit application was received from Low Hammond Rowe Architects Inc., on behalf of Nanaimo Affordable Housing Society for the development of a six-storey, 156 unit, seniors affordable housing building. The subject property is legally described as Lot 13, Section 1, Nanaimo District, Plan 23432.

c. Development Permit Application No. DP1061 - 1851 Dufferin Crescent — 45 - 53

A development permit application was received from Windley Contracting Ltd., for the construction of an office/warehouse facility at 1851 Dufferin Crescent. The subject property is legally described as Lot 2, Section 15, Range 8, Mountain District, Plan EPP15172.

d. **Development Permit Application No. DP1063 - 2491 Kenworth Road** 54 - 70

A development permit application was received from Checkwitch Poiron Architects Inc., on behalf of Nanaimo Recycling Exchange for the development of a new recycling facility (to replace the existing) at 2491 Kenworth Road. The subject property is legally described as Lot 1, District Lot 20, Range 6, Mountain District, Plan EPP54791.

5. ADJOURNMENT:

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
MONDAY, 2017-JUN-22, AT 5:00 P.M.

PRESENT: Members: K. Krastel, Chair
Councillor J. Hong
D. Appell
F. Brooks
A. Ionescu
C. Kierulf (vacated at 5:55 p.m.)
W. Melville
G. Minhas

Staff: G. Noble, Planner
P. Humphreys, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:05 p.m.

2. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel held in the Service and Resource Centre Board Room, Nanaimo, BC, on Thursday, 2017-MAY-25 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel held in the Service and Resource Centre Board Room, Nanaimo, BC, on Thursday, 2017-JUN-08 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

3. ADOPTION OF AGENDA:

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

4. PRESENTATIONS:

(a) Development Permit Application No. DP001027 – 5705 Vanderneuk Road

Discussion:
- G. Noble, introduced the project.
- Project team members in attendance: Joyce Troost, Architect; Victoria Drakeford, Landscape Architect; Dylan Lyons / Alair Enterprises Vancouver Island Ltd.

- Joyce Troost presented the building design:
  - Buildings are designed at 3 or 4-storeys to attain adequate square footage and maximize views on steep hillside.
  - The project consists of 2 single family units at the top of the hill; 6 townhouse units midway up and one single family home at the bottom.
  - Architecture features: stone bases, stone wrapping walls, stone planters, wood integrated into entrances, green roofs, and rooftop decks.
  - Pathway beside multi-family units provides an additional access point for pedestrian use and emergency situations.

- Victoria Drakeford presented the landscape plan:
  - Due to steep, rocky slope in some areas, trees will have to be removed; some trees will be reinstated but it is impossible to reinstate in some areas.
  - Green screens installed against the buildings for climbers, trellises with vines, evergreens.
  - Recessed lighting in stone wall along road and in parking lots.
  - Mostly native plants used in courtyard entrances into housing.

- Panel Discussion Items:
  - Lack of parking for upper homes
  - Grades and road alignment.
  - Storm water run-off down secondary access stairs directed through stone water detention system to Vanderneuk Road and Lost Lake Road.
  - Secondary access stairwell may become primary pedestrian approach – can stairs be angled further for a more direct approach and to eliminate need for variance in retaining wall? Can be considered but stairwell needed close to level near emergency vehicle turn around – do not want to promote parking in front of access route.
  - Retaining Walls: Upper area is exposed rock face and concrete is proposed in other areas due to limited space available (concrete could be textured to look like stone).
  - Townhouse configuration re views etc.
  - Location of sidewalk on internal road
  - Extension of articulated paving in front of Home A to include front of Home B may improve appearance.
  - Stronger grid, texturing and more articulation in parking areas could provide more residential feel to parking areas.
  - Pedestrian connectivity.
  - Private door-to-door sanitation collection proposed.
  - To alleviate safety concerns along the steep slope, concrete fencing with chain link above is planned.
  - Consider personalizing appearance of townhouses with individual timber designs.
  - Consider changes to sidewalk to increase amount of resident and visitor parking allotted near Houses A and B.

It was moved and seconded that Development Permit No. DP1027 – 5705 Vanderneuk Road be accepted as presented with the following recommendations:

- *Continue textured driveway surface to Unit B;*
- *Add path for Unit A service access;*
- *Change sidewalk across Unit C to increase driveway space; and,*
- *Consider realigning stairs on the west side of Unit E to reduce retaining wall.*

The motion carried unanimously.

C. Kierulf vacated the Board Room at 5:55 p.m. declaring a conflict of interest related to DP1053 - 5646 Linley Valley Drive.

(b) Development Permit Application No. DP001053 – 5646 Linley Valley Drive

Discussion:

- G. Noble introduced the project
- Project Team members in attendance: Michele Hayden, DeHoog & Kierulf Architects; Victoria Drakeford, Landscape Architect

- Michele Hayden presented the building design:
  - Multi-unit project includes a 2-storey fourplex, 1 triplex and 1 single unit – offers good density and cohesiveness.
  - Situated on a peninsula sourrounded by a pond; the area is bound by single-family residences
  - Access is via a cul-de-sac with common drive aisle
  - Parking is accessed off common drive aisle with 2 stalls per unit (more than minimum requirement: 16 provided versus 13 required).
  - Uniform colour scheme for all buildings

- Victoria Drakeford presented the landscape plan:
  - Main elements were to blend in naturally with the existing neighbourhood and create privacy near Lynn Valley Drive
  - Undulating berm with coniferous and deciduous trees used to create liveable space in backyards and provide a mixed view trees, houses and berm from the road.
  - Hedge with pedestrian path located at entrance into the site.
  - Trellises used extensively for layering effect and to allow more growth out of reach of many deer in area.
  - Pedestrian path consists of planting at the entrance with a layered approach used inside.
  - Rain water will be directed to a rain garden at the end of the site
  - Catch basin and perforated storm main utilized to prevent drainage into the pond except for large storm events – satisfies the City's new drainage requirements.

- Panel Discussion Items:
  - Ensure trees planted are to scale with housing form to help avoid extreme pruning or removal of trees by future stratas.
  - Single unit and triplex units all have views of the pond but site limitations not allow for views from the fourplex unit – consider different interior layout for single unit to capitalize on beautiful views available.
  - Private curbside sanitation service is proposed.

- Pedestrian connectivity from complex to cul-de-sac –sidewalk?
- Concern over lack of vehicle turning radius at end of driveway.
- Simplicity of design – enhancements suggested: different colours/textures in paint and materials, make entrances more prominent roofs low pitched.

It was moved and seconded that Development Permit No. DP1053 – 5646 Linley Valley Drive be accepted as presented with the following recommendations:

- Increase the size of trees along interior road;
- Improve form and character of buildings; and,
- Look to enhance some of the hidden entries.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:40 p.m. that the meeting terminate. The motion carried unanimously.

_____
CHAIR

CERTIFIED CORRECT:

_____
CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001055 – 531 KENNEDY STREET

Applicant / Architect: JOYCE REID TROOST ARCHITECTURE

Owners: ROBERTO AND SHARON ALLEGRINI / SHEA AND SHARON STONEY

Landscape Architect: GEMELLA DESIGN INC

Subject Property:

Zoning	R15 – old City Medium Density Residential
Location	The subject property is located on the west side of Kennedy Street approximatel mid-block between Albert Street and Hecate Street.
Total Area	872.9m^2
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area No. 8 – Old City Neighbourhood; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	Old City Multiple Family Residential Design Guidelines General Development Permit Design Guidelines

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PROPOSED DEVELOPMENT

The proposed development is a two-storey, 14-unit apartment building. The individual apartment units range in size from 31m^2 to 49.7m^2.

Site Context

The subject property is within a block of the Old City which has a variety of building forms. The majority of the housing has a diversity of traditional architectural vocabularies. The housing is typically small in scale. The housing stock is generally in good condition.

Site Design

The subject property has lane access, and half of the required onsite parking is provided in the rear yard. The lane may need to be widened but the DP process cannot get lane dedication. Typically, a laneway requires a 7m right-of-way.

The reduced front yard (1.7m reduction) is sympathetic to the rhythm of front yard setbacks found in this block of Kennedy Street and appears to generally conform to Old City Design Guidelines.

Is low level lighting required in the parking area in order to meet CPTED (Crime Prevention through Environmental Design) principles?

Landscape Plan

The Old City Design Guidelines evaluate landscape plans on two levels:

- *Frontage Landscape Treatment and Internal Landscape Treatment*
  In reference to the front yard; a decorative fence is provided, and there are good sight lines into the front yard. Are the three trees in the front yard appropriate as to scale, canopy, shade and texture?

- *Parking Area – Garbage/Recycling Facility*
  The rear yard is taken up with the parking and garbage/recycling facility. There are edge plantings and a fence to screen these two utilities from abutting neighbours. Should the garbage/recycling utility be contained in an architecturally designed building? A roofed structure would eliminate overlook issues.

  The parking area is a large asphalt surface which is obtrusive and not in keeping with the typical Old City rear yard. Are there ways to improve the aesthetics of the parking area? Could the parking area be designed as a parking court? Could the parking area be used as an informal amenity space?

Building Design

The proposed building siting, form, roof mass, building articulation and material finishes appear to address the Old City Design Guidelines. How will wayfinding be addressed? What type of discrete lighting will be added to the building? Would architecturally styled lighting enhance the building's architecture?

PROPOSED VARIANCES

Required Front Yard Setback

The required front yard setback is 6m. The proposed setback is 4.3m, a proposed front yard setback variance of 1.7m.

Parking

The required parking is 1 parking space/unit (14 parking spaces). The proposed parking is 0.5 parking spaces/unit (7 parking spaces).

The parking study suggests the smaller apartment size limits parking demand. City Staff (Traffic/Transportation) is in the process of reviewing the supporting technical information from the traffic consultant.

GN/ln

531 KENNEDY | PROJECT DESCRPITION/ DESIGN RATIONALE/VARIANCE RATIONALE

May 27, 2017

The proposed multi-family building located at 531 Kennedy Street is a 2 storey complex consisting of 14 small apartment units. The program objective is to provide efficient, affordable and furnished apartments for students of Vancouver Island University (VIU).

Through the use of scale, stepped massing, varied material textures, colours and a thoughtful contextual design we are proposing a building that will contribute to the traditional neighborhood character of the Nanaimo Old City Quarter residential community.

Contributing to the neighborhood Residential community where by:

- Respecting existing residential character, scale and massing through the use of porches, gable and hip roofs, heavy trim, rectangular windows, materials
- Taking into consideration the existing adjacent residential homes massing, placement and streetscape
- Providing smaller units to facilitate affordable housing to meet the demands of the diverse populations in the area

Proposed Building Design:

- 2 Storey building- 14 units, 10 studios & 4 1-bedrooms
- 7 Parking spaces- 2 small & 5 standard (.5 parking ratio)- access from lane

- Entries:
    - Clearly identified entry off Kennedy Street (entry porch mimicking the rhythm of existing residences) and rear entry near rear parking
    - Ground floor units have entries off the corridor and direct access though the outside patios
    - 2nd floor units access off of corridor

- Unit Design:
    - Small units with high ceilings and tall windows allowing extra light
    - 1st floor- 10' high ceilings
    - 2nd floor- 9' high ceilings with vaulted ceilings & skylights where appropriate
    - Studios setback from side property line to allow them access to light
    - 1 bedroom units located on the corner gives them extra access to light
    - Particular focus was paid to emphasize each occupant's ownership of their space and ownership of the street/sidewalk around them.

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- Four units face Kennedy Street and provide a visual connection with the public street.
- Four units are oriented on each side yard giving ownership to the walkways to the back of the site
- Four units face the parking/lane creating a safer environment to residents as they move around the site.
- An internal sidewalk is utilized to provide access parking for the first floor units on the site.
- Providing proper lighting to the site is important for safety but also used as a way to direct people properly around the building and to the main doors of the building and individual ground floor units.

- Exterior:
  - Through the use of varied rooflines, applied material and colour changes to the side of the building, these design elements reinforce the design intent to give the building a residential scale and create interest.
  - Gable & hip roof profile responds to neighborhood rhythm
  - Heavy trim around rectangular windows
  - Recessed balconies creates covered outdoor space
  - Balancing window/wall ratio to respect the neighborhood style while allowing the units lots of access to light
  - Bay windows on front façade to break the plane and create interest
  - Hardie siding (lap, board and batten, shingle) used to create patterns and interest
    - Break the scale and give the building residential character

- Landscape/Site:
  - The side yard pathway is thoughtfully landscaped and unit front door lighting will provide safe walking to and from the back and side of the site with minimal impact to the adjacent properties.
  - Landscaping is used very strategically as a physical and visual barrier-a threshold between the public sidewalk/parking and ground floor.
  - The landscape character is traditional with formal rows of deciduous trees, evergreen flowering hedges, and perennials for colour.
  - Compact or dwarf shrubs for hedging are selected. This means that hedges will not need to be pruned to stay small and neat.
  - Irrigation will be provided for plant establishment. Plant material is drought resistant and will need infrequent watering once established.

- A low or no mow lawn seed mix is recommended. This mix includes micro clover. It stays green all year, needs less water and fertilizer and grows slowly.
- The site entrance is accented with a decorative fence and plantings (3' to 4' height at maturity).
- The landscape scheme includes outdoor public amenity space and private spaces for residents.

- Northeast Setback (Kennedy Street):
  - While the building does sit within the allowable front yard setback, specific attention is paid to step back the façade and vary the materials and colours in order to give the building a more appropriate residential scale.
  - The proposed setback is consistent with the varied existing house setbacks

- Southeast side yard Setback:
  - Stepping back the building facade adjacent to the neighbor to allow for more distance between buildings, allow more light into the studio units and not block light into the neighbor's house.

- Southwest rear yard Setback (Lane):
  - Proposed setback is reduced to allow for density and varied building massing.

- Northwest side yard Setback:
  - The Neighbors house is set to the opposite side of their property.
  - The elevation is stepped slightly to break the mass.
  - The 4 units are corner units so a majority of their primary windows face toward the side yard and toward the lane/Kennedy St.

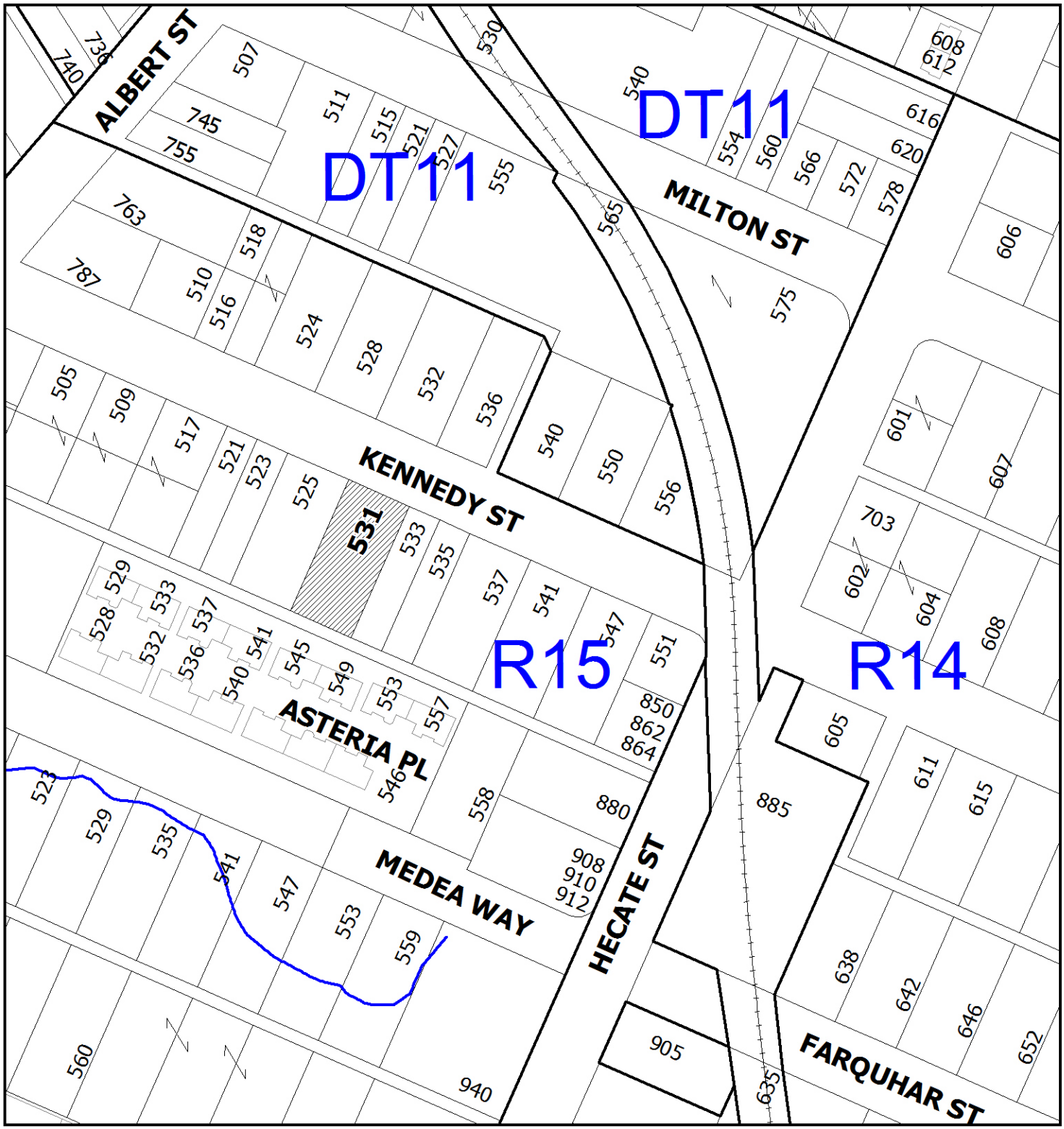
Variances:

- **Parking:**
  - Parking for the project is accessed by the lane off the back of the site.
  - The design is proposing a parking reduction from 1 to .5 parking spaces
  - The site's inherent location makes it an attractive location for people to walk, bike or utilize public transportation.
  - The site location provides easy walking access to the public park, downtown and recreation centre that will increase pedestrian traffic and ;
  - Pedestrian traffic in turn will activate the local streets.

- Various parking management approaches are going to be used to better accommodate parking demand, and further support the parking variance including:
    - providing bike parking (for 5 bikes at the back of the site and 2 visitor bike spaces in the front)
    - subsidizing transit passes,
    - providing transportation information to new tenants
    - restricting on-site parking spaces to residents only
    - encourage Ride sharing among our tenants

- **Setbacks:**
    - The building is encroaching in the front yard setback but is consistent with the adjacent neighborhood as they have varied front yard setbacks
    - The reduced setback allows the building to achieve density while stepping the building massing to create more building character and accommodate setbacks that respond to the adjacent properties.
- **Landscape:**
    - A variance is required for reduction in the landscape buffer in order to get the required parking to work as well as the trash enclosure setback. The reduction would be from 1.8M to .4M just along the parking area. There is a fence along that property line to the parking will be screened from the neighbor.

SCHEDULE A



DEVELOPMENT PERMIT NO. DP001055

N

LOCATION PLAN

Subject Property

Civic: 531 Kennedy Street
Section B, Lot 3, Block V, Section 1
Nanaimo District, Plan 584

FRONT ELEVATION (KENNEDY)

PATIO-GROUND FLOOR UNIT

ENTRY

SIDE ELEVATION (NW)

LANE ELEVATION (SW)

SIDE ELEVATION (SE)

JOYCE REID TROOST,ARCHITECT AIBC
2515 GLENAYR DRIVE, BC V9S 3R9
250.714.8749 - joyce@jrtarchitecture.com

PROJECT NAME:

14-PLEX

ADDRESS:

531 KENNEDY STREET
NANAIMO, BC

CLIENT:

ROB ALLEGRINI
SHEA STONEY

THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON-COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESSED WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.

DATE:
MAY 25, 2017

DRAWN BY:
JOYCE TROOST

SCALE:

DRAWING TITLE:
ELEVATION PERSPECTIVES

SHEET:
A4

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CONTEXT AERIAL PHOTO

PROJECT DATA

ZONE			R15
LOT AREA			9,397 SF
MAX. HEIGHT			9.5 M
		PROPOSED	REQUIRED
FAR		.76	.85
ALLOWABLE LOT COVERAGE		3,711 SF (39.5%)	3,759 SF (40%)
SETBACKS	FRONT	4.3 M	6M *(REDUCTION OF 1.7 M)*
	SIDE	1.8 M	1.5
	REAR	13.7 M	7.5 M

**VARIANCE REDUCTION FOR LANDSCAPE BUFFER ALONG SIDE YARD FROM 1.8M REQUIRED TO .4M PROVIDED

PARKING SPACES	2 (SMALL CAR) 5 (STND CAR) (.5 CARS/UNIT)	14 (1 CAR/UNIT) *(REDUCTION OF 7 CARS)*
UNIT	10 STUDIOS/ 4 1-BDRM **14 TOTAL UNITS**	
UNIT 100/200	535 SF	
UNIT 101/102/201/202	319 SF	
UNIT 103/203	474 SF	
UNIT 104	334 SF	
UNIT 204	361 SF	
UNIT 105/205	363 SF	
UNIT 106/206	335 SF	
GROSS FLOOR AREA	**7,125 SF** (INCLUDES DECKS, NOT COVERED PORCHES)	

STREET SCAPE

NEIGHBORHOOD CONTEXT

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2017-JUN-22
Current Planning & Subdivision

JOYCE REID TROOST,ARCHITECT AIBC
2515 GLENAYR DRIVE, BC V9S 3R9
250.714.8749 - joyce@jrtarchitecture.com

PROJECT NAME:

14-PLEX

ADDRESS:

531 KENNEDY STREET
NANAIMO, BC

CLIENT:

ROB ALLEGRINI
SHEA STONEY

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DATE:
MAY 25, 2017

DRAWN BY:
JOYCE TROOST

SCALE:
0' 3/16"

DRAWING TITLE:
DATA
SITE PLAN
SITE CONTEXT

SHEET:
A0

J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
NANAIMO - VICTORIA - PARKSVILLE

B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE

File: 88539

Civic: 531 Kennedy Street, Nanaimo, B.C.

Legal: Section B, Lot 3, Block V, Section 1, Nanaimo District, Plan 584.

Dimensions are in metres and are derived from Plan 584 and field survey.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This building location certificate has been prepared in accordance with the Professional Reference Manual and is certified correct this 3rd day of June, 2016.

Douglas Holme C14K11 Digitally signed by Douglas Holme C14K11 Date: 2016.06.07 12:35:26 -07'00'

B.C.L.S.

This document is not valid unless originally signed and sealed or digitally signed by BCLS

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

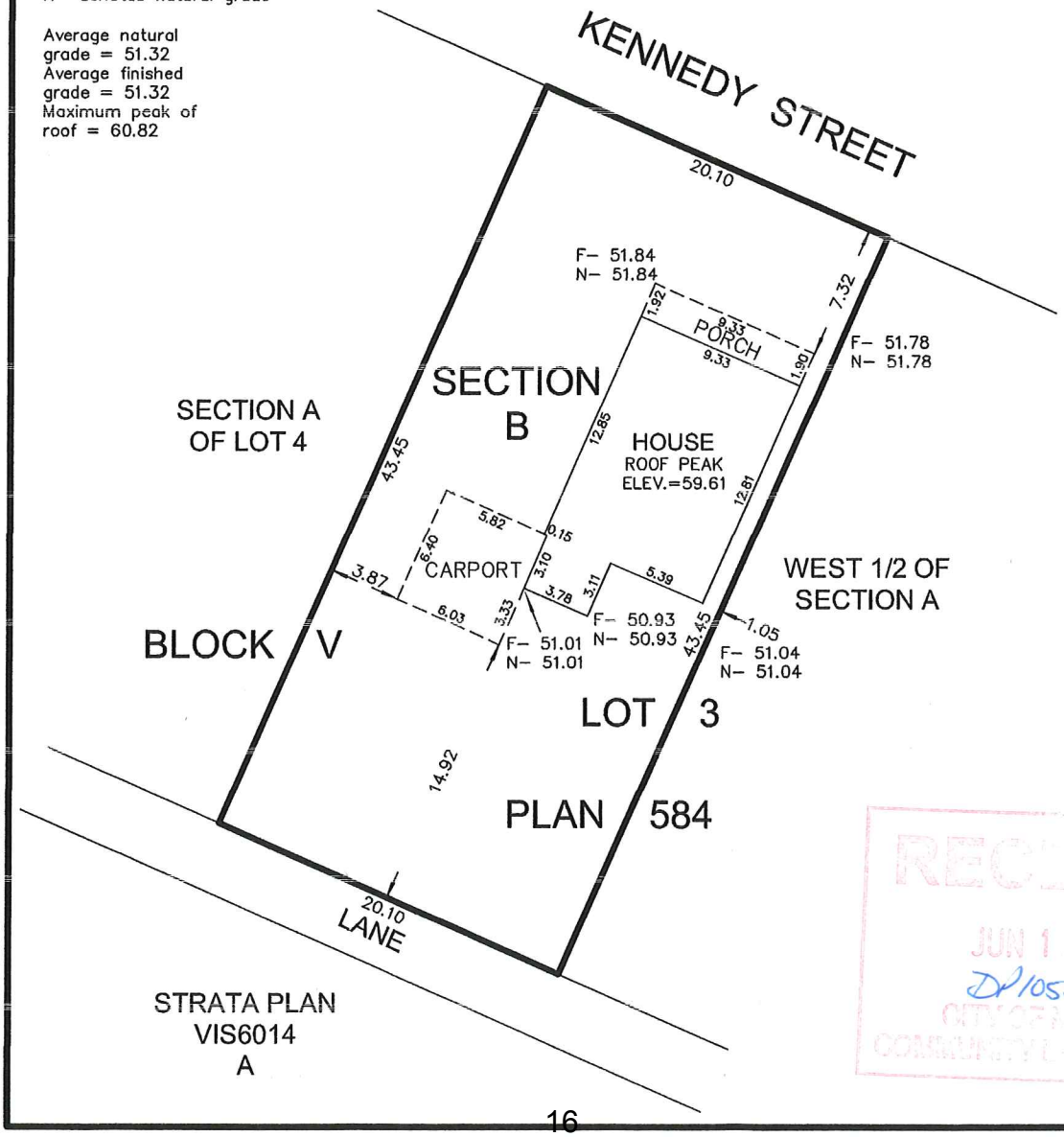
Subject to charges, legal notations, and interests shown on: Title No. CA2785 (P.I.D. 008-812-802)

Scale 1:300

0 3 6 12 18 24 30

Datum for elevations, in metres, is geodetic
F- denotes finished grade as per building plans
N- denotes natural grade

Average natural grade = 51.32
Average finished grade = 51.32
Maximum peak of roof = 60.82



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CITY OF NANAIMO
COMMUNITY DEVELOPMENT

EXISTING TREES AND SHRUBS ARE TO BE REMOVED. NOTE THERE ARE NO SIGNIFICANT TREES.

EXISTING CONDITIONS

PLAN VIEW SCALE 1:250

GENERAL NOTES

1. DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, INCLUDING DRAWINGS, SPECIFICATIONS AND REPORTS OF OTHER DISCIPLINES.
2. ALL UNDERGROUND INFORMATION, IF SHOWN, DERIVED FROM EXISTING RECORDS PROVIDED BY OTHERS. THIS PLAN DOES NOT VERIFY THIS INFORMATION.
3. THE GENERAL CONTRACTOR IS TO COORDINATE THE PREPARATION OF THE SITE SUB-GRADES SO THAT GROWING MEDIUM FOR PLANTING AREAS CAN BE PLACED AT ACCEPTABLE DEPTHS.
4. ALL PLANTING IS TO BE IRRIGATED.
5. LANDSCAPE MATERIAL SUPPLY AND INSTALLATION SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF THE BCSLA/BCNTA BC LANDSCAPE STANDARD.
6. THE WORK INCLUDES THE BC LANDSCAPE STANDARD 60 DAY ESTABLISHMENT MAINTENANCE, AND A ONE YEAR WARRANTY PERIOD.

FENCE EXAMPLES

PRIVACY SCREEN / WOOD FENCE

DECORATIVE FENCE, GATE AT ENTRY

PLANT LIST

TREES

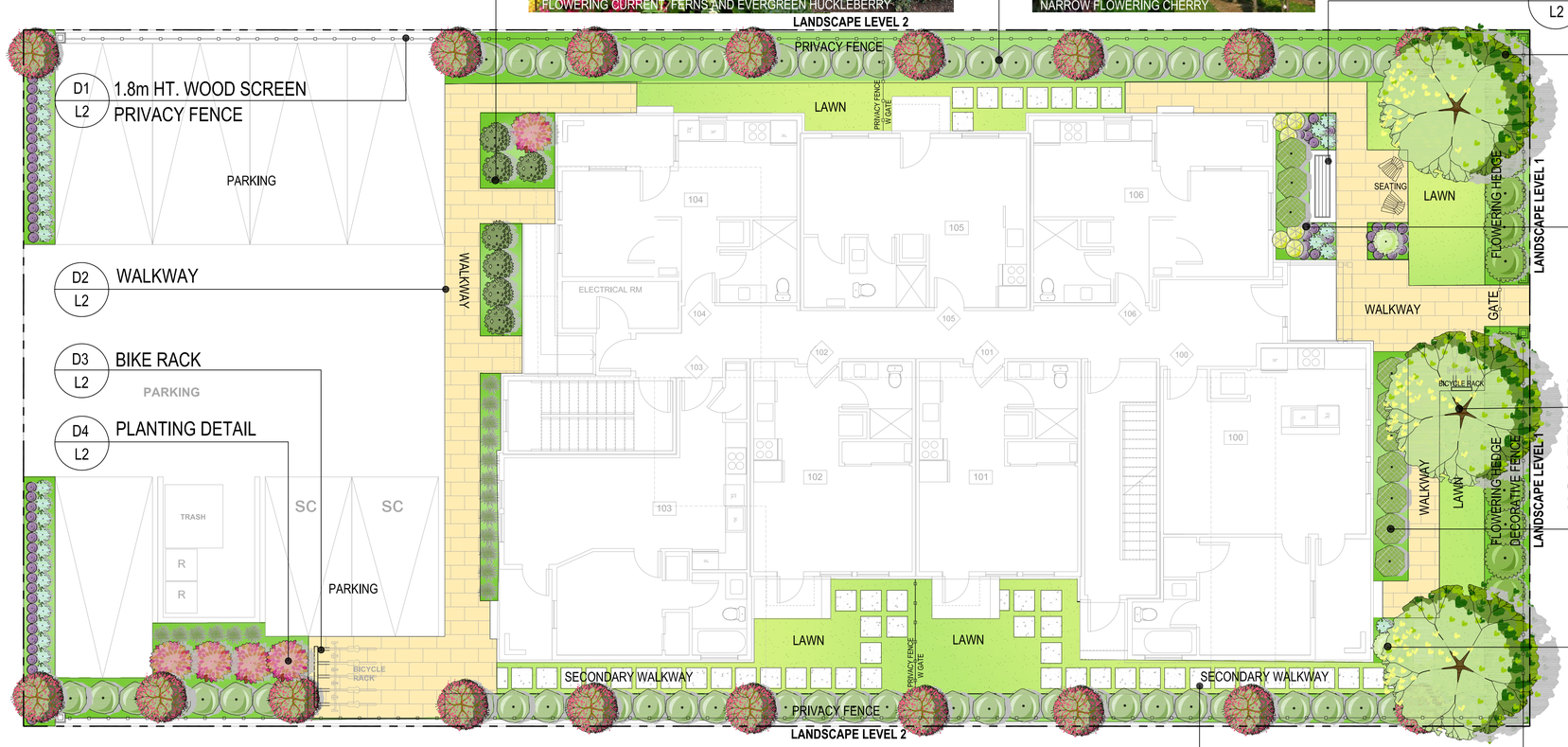
BOTANICAL NAME / COMMON NAME	CONT	CAL
Cornus nuttallii `Starlight` / Starlight Dogwood	-	60mm Cal
Prunus serrulata `Amanogawa` / Japanese Flowering Cherry	B & B	60mm Cal

SHRUBS, GROUND COVERS & GRASSES

BOTANICAL NAME / COMMON NAME	CONT
Cupressus macrocarpa `Willma Goldcrest` / Willma Goldcrest Cypress	#1 POT
Festuca glauca `Elijah Blue` / Blue Fescue	10cm POT
Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	#1 POT
Ilex crenata `Helerii` / Heler Japanese Holly	#1 POT
Lavandula angustifolia `Hidcote` / Hidcote Lavender	10cm POT
Blechnum spicant / Deer Fern	#1 POT
Ribes sanguineum `King Edward VII` / Red Flowering Currant	#1 POT
Syringa meyeri `Palibin` / Dwarf Korean Lilac	#2 POT
Vaccinium ovatum `Thunderbird` / Evergreen Huckleberry	#1 POT
Viburnum tinus `Compactum` / Viburnum	#2 POT

LAWN

- LOW MAINTENANCE GRASS MIX CONSISTING OF DROUGHT TOLERANT GRASSES AND DWARF CLOVER
- MOWING IS LIMITED TO 2 OR 3 TIMES PER YEAR



KENNEDY STREET FRONTAGE

CITY OF NANAIMO ZONING BYLAW
MINIMUM LANDSCAPE TREATMENT
LANDSCAPE LEVEL 1C

- 3m MIN WIDTH FROM PROPERTY LINE TO EDGE OF BUFFER
- DECIDUOUS TREES SPACES AN AVERAGE OF 10m O.C
- IRRIGATED SHRUBS, #2 PLANT STOCK SIZE, SPACED 1m O.C.

NANAIMO'S OLD CITY

MULTIPLE FAMILY RESIDENTIAL

DEIGN GUIDELINES

CHARACTER & IMPROVEMENTS

- TRADITIONAL LANDSCAPE CHARACTER
- DECIDUOUS TREES IN FORMAL ROWS ARE DOMINANT
- TREES ARE PROVIDED TO COMPLEMENT BUILDING AND PROVIDE SHADE
- EVERGREEN FLOWERING HEDGES ARE EMPHASIZED IN PLANTING
- INCLUDES FLOWERING PERENNIALS FOR COLOUR
- LANDSCAPE SCHEME PROVIDES PRIVATE EXTERIOR SPACE FOR RESIDENTS
- INCLUDES OUTDOOR AMENITIES (SEATING AND BIKE RACK)
- ENTRANCE IS ACCENTED WITH A DECORATIVE FENCE AND PLANTING (3' TO 4' HEIGHT AT MATURITY)
- OUTDOOR UTILITY AREA IS SCREENED WITH A FENCE

RECEIVED
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2017-JUN-22
Current Planning & Subdivision

NORTH

0 1 4m
SCALE 1:75

NOT FOR CONSTRUCTION

PROPOSED SITE PLAN

PLAN VIEW SCALE 1:75

CITY OF NANAIMO ZONING BYLAW MINIMUM LANDSCAPE TREATMENT
LANDSCAPE LEVEL 2D

- 1.8m MIN WIDTH FROM PROPERTY LINE TO EDGE OF BUFFER
- DECIDUOUS TREES SPACES AN AVERAGE OF 6m O.C
- 1.8m PRIVACY SCREEN FENCE
- IRRIGATED SHRUBS
- #2 PLANT STOCK SIZE, SPACED 1m O.C.

12-PLEX PROJECT
531 KENNEDY STREET
NANAIMO, BC

CLIENT: ROB ALLERINI
SHEA STONEY

LANDSCAPE
CONCEPT

Seal

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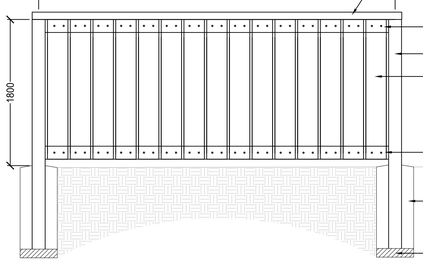
Issues & Revisions

No.	Date	Details
1	Feb. 28 2017	DRAFT DP for review
2	Feb. 28 2017	REVISED DRAFT DP
3	JUNE 07 2017	DP

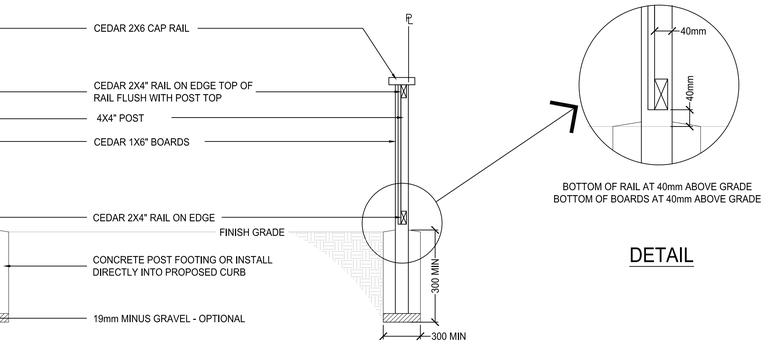
Gemella
DESIGN INC
LANDSCAPE ARCHITECTURE
GREEN DESIGN + PLANNING
Tel: 250.591.1976
www.gemelladesign.com
jessica@shawbiz.ca

Project: KMF16
Date: JUNE 2017
Drawn: JG Checked: JG
Scale: NOTED
sheet: L1 of 2

DWG. GD1 531 KENNEDAY ST. LANDSCAPE_JUNE 07 2017.DWG



TYPICAL
ELEVATION

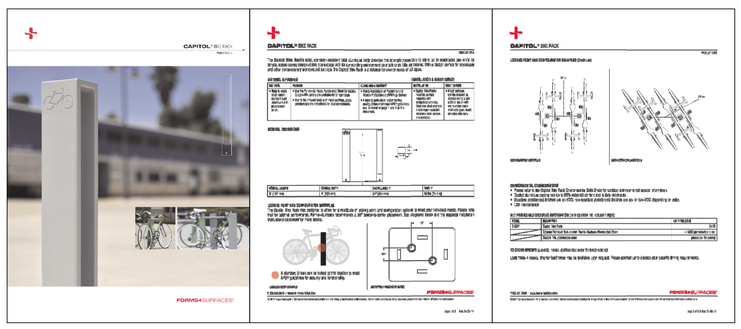


TYPICAL
SECTION

BOTTOM OF RAIL AT 40mm ABOVE GRADE
BOTTOM OF BOARDS AT 40mm ABOVE GRADE

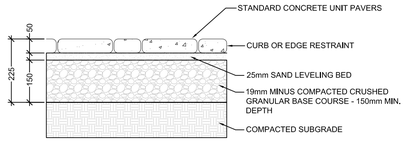
DETAIL

D1 / L2 1.8m HT. WOOD SCREEN
PRIVACY FENCE NTS



D3 / L2 BIKE RACK

D7 / L2 BENCH



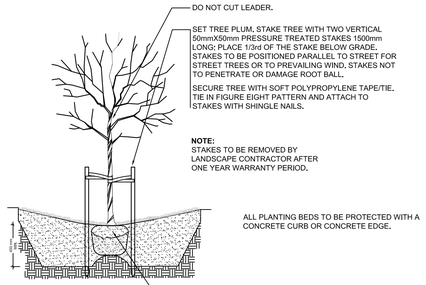
NOTES:
1. INSTALL PAVERS AS PER MANUFACTURER'S SPECIFICATIONS.
2. INSTALLATION AND MATERIALS TO MEET ICPI STANDARDS.

PRODUCT INFORMATION:
1. CONCRETE UNIT PAVERS - ABBOTSFORD CONCRETE 1-800-663-4091, CLASSIC STANDARD PAVER, INDIAN SUMMER BLEND COLOUR IN REGULAR FINISH. RUNNING BOND PATTERN.

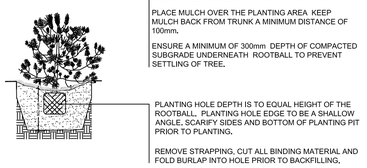
D2 / L2 WALKWAY
SCALE 1:10

24" x 24" TEXADA SLABS
CHARCOAL COLOUR

D5 / L2 2'x2' LANDSCAPE PAVERS

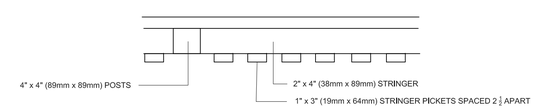


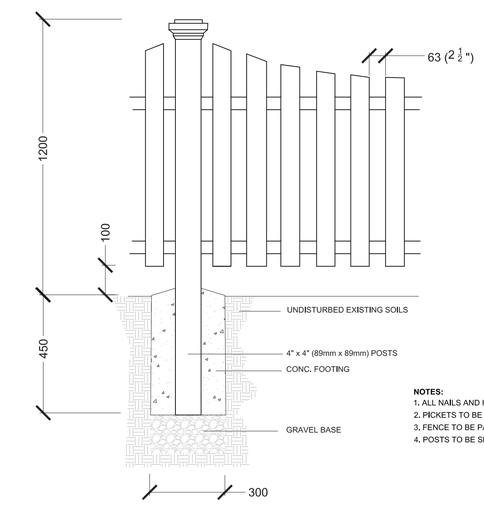
TREE PLANTING



SHRUB AND HERBACEOUS PLANTS

D4 / L2 PLANTING DETAIL
NTS





NOTES:
1. ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED.
2. PICKETS TO BE HUNG WITH UNIFORM BASE OF PICKETS.
3. FENCE TO BE PAINTED WHITE.
4. POSTS TO BE SPACE 1.8 m (6') O.C.

D6 / L2 DECORATIVE FENCE
NTS

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DP001055
2017-JUN-22
Current Planning & Subdivision

NOT FOR CONSTRUCTION

12-PLEX PROJECT
531 KENNEDY STREET
NANAIMO, BC

CLIENT: ROB ALLERINI
SHEA STONEY

LANDSCAPE
DETAILS

Seal

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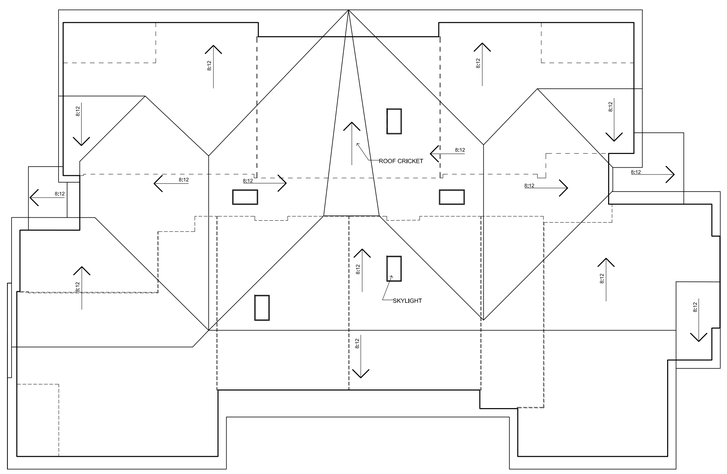
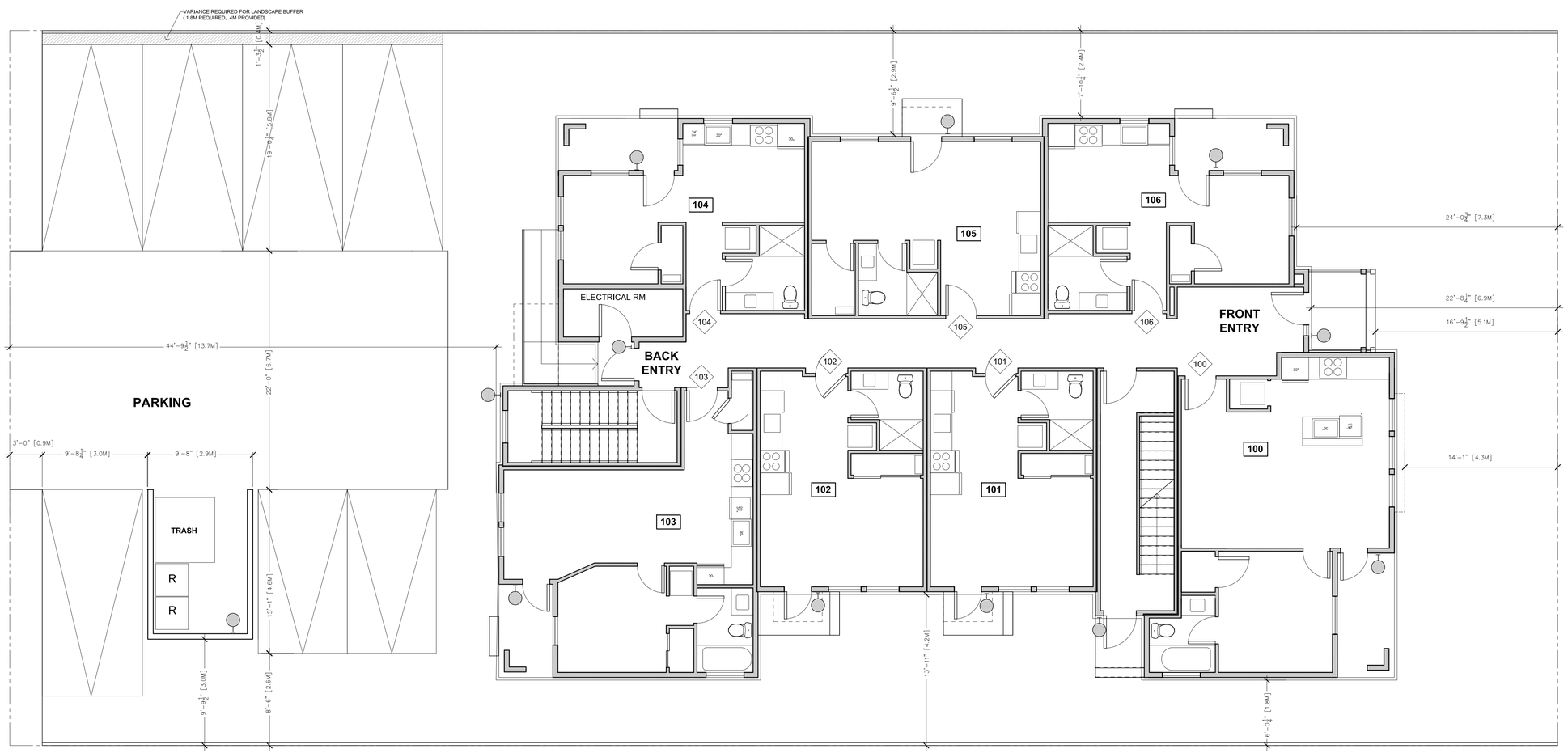
Project: KMF16
Date: JUNE 2017
Drawn: JG Checked: JG
Scale: NOTED
sheet: L2 of 2

DWG. G01 531 KENNEDAY ST. LANDSCAPE JUNE 07 2017.DWG

ROOF PLAN



SITE PLAN



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LIGHT LENGEND

WALL MOUNTED LIGHT

JOYCE REID TROOST,ARCHITECT AIBC
2515 GLENAYR DRIVE, BC V9S 3R9
250.714.8749 - joyce@jrtarchitecture.com

PROJECT NAME:

14-PLEX

ADDRESS:

531 KENNEDY STREET
NANAIMO, BC

CLIENT:

ROB ALLEGRINI
SHEA STONEY

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DATE:
MAY 25, 2017

DRAWN BY:
JOYCE TROOST

SCALE:
0" 3/16"

DRAWING TITLE:
SITE PLAN

SHEET:
A1

SECOND FLOOR PLAN

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Current Planning & Subdivision

JOYCE REID TROOST,ARCHITECT AIBC
2515 GLENAYR DRIVE, BC V9S 3R9
250.714.8749 - joyce@jrtarchitecture.com

PROJECT NAME:

14-PLEX

ADDRESS:

531 KENNEDY STREET
NANAIMO, BC

CLIENT:

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SHEA STONEY

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DATE:
MAY 25, 2017

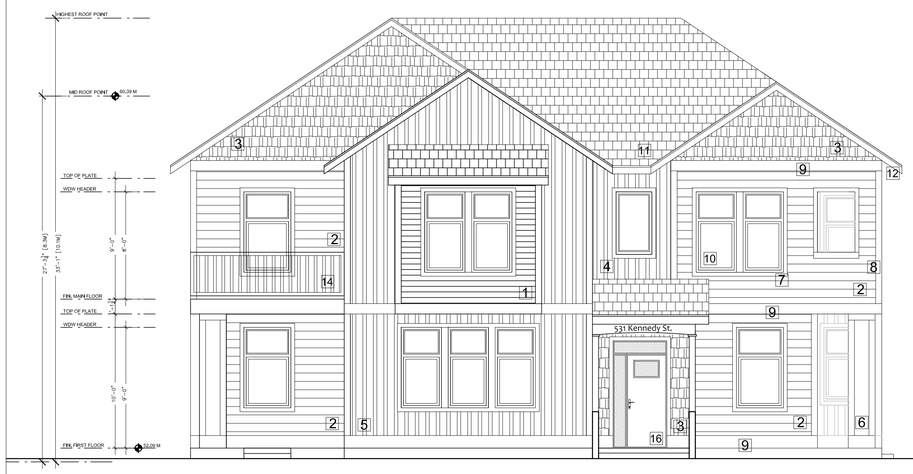
DRAWN BY:
JOYCE TROOST

SCALE:
0' 4'

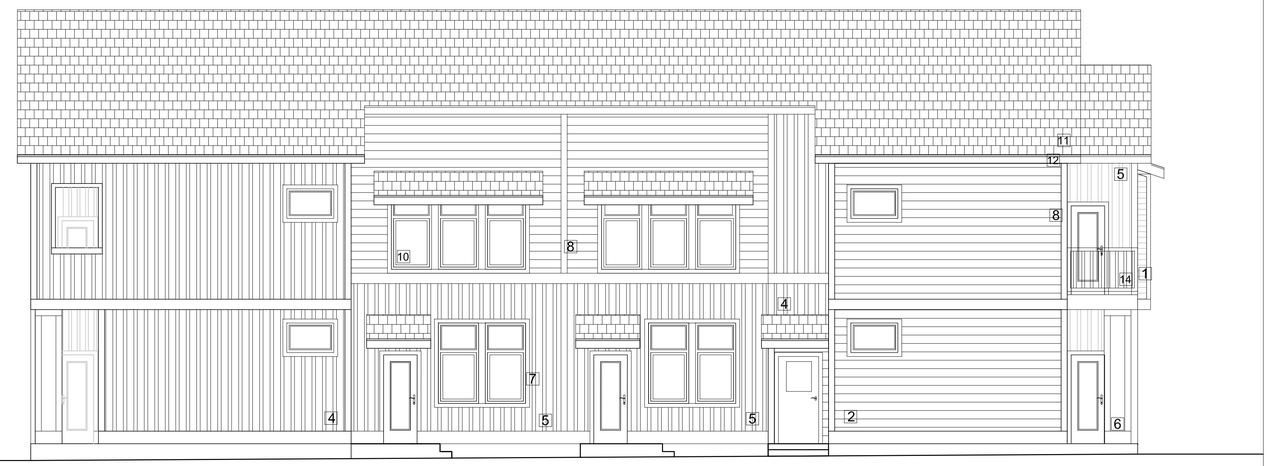
DRAWING TITLE:
SECOND FLOOR PLAN

SHEET:
A2

1 NORTH EAST ELEVATION



2 SOUTH EAST ELEVATION



3 SOUTH WEST ELEVATION

4 SOUTH EAST ELEVATION

JOYCE REID TROOST,ARCHITECT AIBC
2515 GLENAYR DRIVE, BC V9S 3R9
250.714.8749 - joyce@jrtarchitecture.com

PROJECT NAME:

14-PLEX

ADDRESS:

531 KENNEDY STREET
NANAIMO, BC

CLIENT:

ROB ALLEGRINI
SHEA STONEY

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EXTERIOR MATERIALS

1. HORIZONTAL SIDING
   HARDIE PLANK | LAP SIDING
   5/16" THICK, 5.250 WIDTH
   PAINT COLOUR: ARCTIC WHITE
2. HORIZONTAL SIDING
   HARDIE PLANK | LAP SIDING
   5/16" THICK, 7.250 WIDTH
   PAINT COLOUR: SLATE GREY
3. SHINGLE
   HARDIE STAGGERED EDGE PANEL
   PAINT COLOUR: PEARL GREY
4. BOARD & BATTEN
   HARDIE PANEL | VERTICAL SIDING
   SMOOTH FINISH, 5/16" THICK, 4'X10'

   HARDIE TRIM (@ 16" O.C.)
   4/4 HZ BATTEN
   RUSTIC GRAIN FINISH, 3/4" THICK, 2.5" WIDTH

   PAINT COLOUR: IRON GREY
5. BOARD & BATTEN
   HARDIE PANEL | VERTICAL SIDING
   SMOOTH FINISH, 5/16" THICK, 4'X10'

   HARDIE TRIM
   4/4 HZ BATTEN
   SMOOTH FINISH, 3/4" THICK, 2.5" WIDTH

   PAINT COLOUR:
   BEAUTI-TONE
   "GOT THE BLUES"
   C23J-r153-3
6. WALL/POST
   HARDIE PANEL WITH TRIM
   COLOUR: ARCTIC WHITE
7. TRIM (WINDOWS)
   HARDIE TRIM BOARDS
   4/4 HZ RUSTIC GRAIN FINISH
   3/4" THICK, 3.5" WIDTH
   COLOUR: ARTIC WHITE
8. TRIM (CORNERS & CHANGE OF MATERIAL)
   HARDIE TRIM BOARDS
   4/4 HZ RUSTIC GRAIN FINISH
   3/4" THICK, 7.5" WIDTH
   COLOUR: ARCTIC WHITE
9. TRIM (HORIZONTAL)
   HARDIE TRIM BOARDS
   4/4 HZ RUSTIC GRAIN FINISH
   3/4" THICK, 5.5" WIDTH
   COLOUR: ARCTIC WHITE
10. WINDOWS & DOORS
    MATERIAL | VINYL
    COLOUR: WHITE
11. ROOF
    ASPHALT ROOFING SHINGLES
    COLOUR: GREY
12. ROOF FASCIA BOARD
    COLOUR: ARCTIC WHITE
13. FENCE
14. RAILING
    ALUMINUM WELDED PICKET RAILING SYSTEM
    FASCIA MOUNTED
    COLOUR: WHITE
15. GUTTERS
    COLOUR: WHITE
16. FRONT/BACK BUILDING DOORS
    COLOUR | RED

DATE:

MAY 25, 2017

DRAWN BY:

JOYCE TROOST

SCALE:

0 3/16

DRAWING TITLE:

ELEVATIONS

SHEET:

A3

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2017-JUN-22
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2017-JUN-22
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MATERIAL BOARD

LAP SIDING |
SLATE GREY

BOARD & BATTEN |
IRON GREY

BOARD & BATTEN|
BEAUTI-TONE
"GOT THE BLUES"
C23-2-1534-3

LAP SIDING & TRIM |
ARCTIC WHITE

STAGGERED EDGE PANEL |
PEARL GREY

ENTRY DOOR |
BEAUTI-TONE
"SIMON SAYS"
A20-1-1449-3

WINDOWS |
WHITE VINYL

531 KENNEDY ST.
5.28.17

JOYCE REID TROOST,ARCHITECT AIBC
2515 GLENAYR DRIVE, BC V9S 3R9
250.714.8749 · joyce@jrtarchitecture.com

Aerial Photo

DEVELOPMENT PERMIT NO. DP001055

N

LOW
HAMMOND
ROWE
ARCHITECTS

08 June 2017

Re: 10 Buttertubs Drive, Development Permit Application

Please accept our application for the Development Permit and Development Variance Permit for 10 Buttertubs Drive, to allow the development of the new construction of a 6-storey, seniors housing facility.

Description of Proposal

10 BUTTERTUBS DRIVE will consist of a 6 storey wood frame seniors affordable rental residential building. This new addition to the existing Buttertubs Place is owned and operated by Nanaimo Affordable Housing Society will add 80 residential units with amenity and support spaces to compliment affordable independent seniors living. The proposal consists of two phases. The future proposed Phase 2 will add another 76 units for a total of 156 units on the site. Phase 1 will replace the existing amenity building, consisting of dining hall, commercial kitchen, and activity lounge which will be incorporated into the Phase 1 development.

The site is currently zoned CS1 Community Service One zone.

Context: Site

The property is characterized by a steep hill at the north end adjacent to 3 storey multi-family apartments with single family residences to the west. Along the east across Buttertubs Drive are 82 existing patio homes which are part of the NAHS Buttertubs complex. Across Buttertubs Drive along the south side of the site is Buttertubs Marsh. The difference in elevation between the peak of the hill and the lower flat portion of the site where the building will be located is approximately 24 meters.

Context: Planning

The proposal is for a 156 unit affordable seniors rental residential building at full build out. The proposal addresses the need for affordable seniors housing in Nanaimo.

The main floor consists of amenity spaces, administrative office, back of house functions, and residential suites facing the east property line adjacent to the single family property, and under building parking. Levels 2-5 are typical residential suites. The top level 6 steps back and will accommodate larger market rental units with balconies.

RECEIVED
DP1059.
JUL 11 2017
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

LOW HAMMOND ROWE ARCHITECTS INC | 300-1590 CEDAR HILL CROSS ROAD VICTORIA BC V8P 2P5 | 250 472 8013 | ARCHITECTS@LHRA.CA | LHRA.CA
JACKSON LOW ARCHITECT AIBC | PAUL HAMMOND ARCHITECT AIBC | CHRISTOPHER ROWE ARCHITECT AIBC

All residential suites are designed with adaptable bathrooms. Three units will be designated accessible units.

Design Approach: Planning and Massing

The limitations and constraints of this site are the driving factors behind the proposed solution. To avoid the steep slope at the northern part of the site, the development is sited largely on the flat portion of the site at the southwest edge, fronting Buttertubs Drive.

The building form responds to the site by following the contour lines along the western and southern portion of the property. As the form meanders and forms an L-shape, it opens up towards the marsh to allow for views.

The material palette takes inspiration from Buttertubs Marsh and its natural surroundings. Using a neutral colour palette of greys and whites allows the existing trees and marshland to remain the focus in the area. The natural stained wood inspired siding adds warmth to the building.

The elongated massing form of grey and white volumes is punctuated by wood finish vertical accents. The west and east elevations take advantage of the marsh views by angling the windows towards the south. At the north elevation, the flat roof is punctuated by vertical roof volumes to add rhythm to the massing.

The building elements and materials have been carefully arranged to create a harmonious composition of form and proportion.

Design Approach: Setbacks and Height Variance

The building has a 1.5 meter setback at the side along Buttertubs Drive and along part of the front. Along the rear, Phase 1 provides 118m setback and Phase 2 provides 55.8m setback. The interior side yard abutting the adjacent single family dwelling property, we have provided 4m at the corner of the building. The rest of the building facing the single family development is separated by a garden and green space as a buffer and for privacy.

We are requesting a variance of 4.5m for the front and exterior side yard setback. In order to minimize building on the steep slope part of the site, we have placed the building as close to the street frontage as possible to reduce the impact on the steep slope to the north.

The proposed height of 18.2m is 4.2m above the maximum height allowance of 14m. We are requesting a building height variance of 4.2m. In order to maintain a compact footprint and to minimize disturbance to the site, we have increased the

density of the project.

The proposed building as shown in the site sections will be roughly 6m below the ground plane of the residential development north of the site.

Parking Variance

Phase 1 will provide 9 parking spots adjacent to the building with 2 accessible parking spots at the main entry. The remaining 15 required parking spots will be provided across the street on adjacent NAHS owned and operated property which has surplus parking capacity. The 7 spots provided on site at the north end will be screened from street view with landscaping and wood screen. When Phase 2 is developed, all parking will be located under building and screened. For the development of Phase 1, we are requesting a variance of 15 parking spots.

Sustainability

The proposed development will target BC Energy Step Code 3. This will have an estimated annual energy savings compared to BCBC Baseline of up to 50%. The proposed development will achieve this through continuous exterior insulation, high performance glazing, airtight building envelope, LED fixtures throughout, and high efficiency mechanical systems.

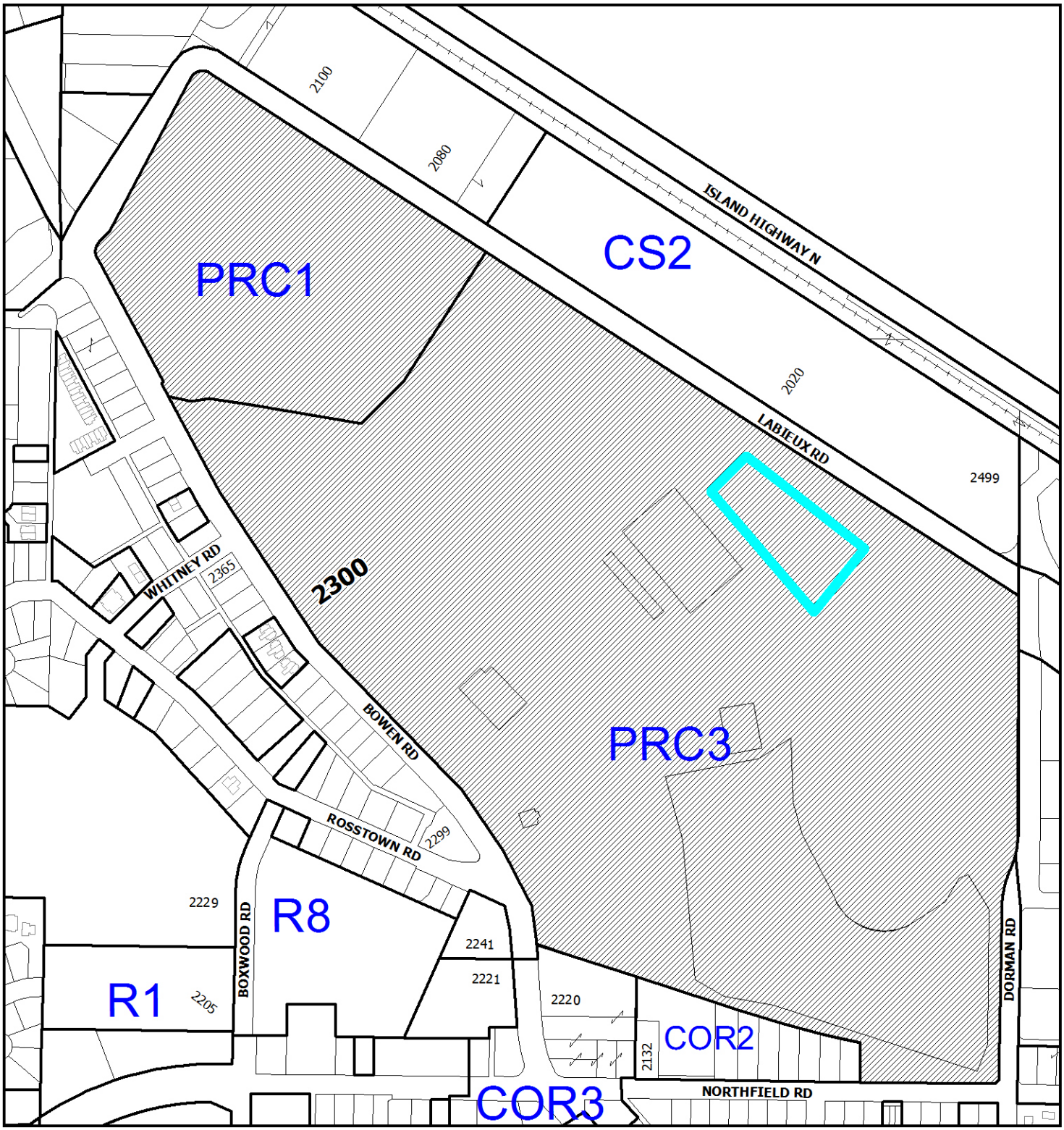
Conclusion

We believe our proposal is a suitable response to its surrounding context, and that the requested variances are supportable from a planning perspective. We hope you also agree with our proposal and requested variances, and are in support of this exciting new development.

Sincerely,
LOW HAMMOND ROWE ARCHITECTS INC

Jackson Low
Architect AIBC | MRAIC
Principal

SCHEDULE A



DEVELOPMENT PERMIT NO. DP001059

N

LOCATION PLAN

Subject Property

BMX Track

Civic: 2300 Bowen Road
Lot 1, Section 18 to 20, Range 7,
Mountain District, Plan 27441, except those parts in
Plans 40622 and 44255 and Leased Areas

DRAWING LIST

D01	COVER
D02	PHASE 1 - 3D VIEWS
D02a	PHASE 2 - 3D VIEWS
D03	SITE SURVEY
D03a	SITE PLAN
D03b	SITE SECTIONS
D04	MAIN FLOOR PLAN
D05	LEVEL 2-5 FLOOR PLANS
D06	LEVEL 6 FLOOR PLAN
D07	ROOF PLAN
D08	BUILDING ELEVATIONS
D09	BUILDING SECTIONS
D10	UNIT TYPES
D11	UNIT TYPES
D12	PHASE 1 - SHADOW STUDIES
D13	PHASE 2 - SITE PLAN
D14	PHASE 2 - MAIN FLOOR PLAN
D15	PHASE 2 - TYPICAL FLOOR PLAN
D16	PHASE 2 - LEVEL 6 FLOOR PLAN
D17	PHASE 2 - ROOF PLAN
D18	PHASE 2 - BUILDING ELEVATIONS
D19	PHASE 2 - SHADOW STUDIES

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2017-JUL-20
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EAST ELEVATION - VIEW FROM HILL

WEST ELEVATION - VIEW FROM BUTTERTUBS DRIVE

SOUTH-EAST ELEVATION - VIEW FROM BUTTERTUBS DRIVE

NORTH ELEVATION - VIEW FROM HILL

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DP1059
2017-JUL-20
Current Planning & Subdivision

LOW HAMMOND ROWE ARCHITECTS

NAHS Nanaimo Affordable Housing Society

MÁKOLA DEVELOPMENT SERVICES

NAHS BUTTERTUBS DEVELOPMENT PERMIT

PHASE 1 - 3D VIEWS

2017.06.30

D02

PROJECT INFORMATION

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE NEW CONSTRUCTION OF A 6-STOREY, SENIORS CONGREGATE CARE DEVELOPMENT, CONTAINING 80 DWELLING UNITS.

BUILDING CODE

THE APPLICABLE BUILDING CODE IS THE 2012 EDITION OF THE BRITISH COLUMBIA BUILDING CODE INCLUDING ALL ADDENDA.

PROJECT DATA

OWNER	Nanaimo Affordable Housing Society
MUNICIPAL ADDRESS	10 Buttertubs Drive, Nanaimo, BC.
LEGAL DESCRIPTION	Lot 13, Section 1, Nanaimo District, Plan 23432
ZONING	CS1 - Community Service One (DPA5 and DPA9)
MUNICIPALITY	City of Nanaimo
LOT AREA	11,412.14 sq.m. (122,839.2 sq.ft.)

LOT COVERAGE

Permitted	Proposed Phase 1	Proposed Phase 2
40 %	10.5%	20%

BUILDING SETBACKS

	Front	Rear	Flanking Side	Interior Side
Required	6m	7.5m	6.0m	4.0m
Proposed	1.5m	118m	1.5m	4.0m

BUILDING HEIGHT

Permitted	Proposed
14m	(measured from average grade 61.48m) = 18.2 m to main roof 20.4m to highest peak

GROSS FLOOR AREA

Phase 1		Phase 2		TOTAL BUILD-OUT	
LEVEL 1	1133 sq.m.	LEVEL 1	None.	LEVEL 1	1133 sq.m.
LEVEL 2	980 sq.m.	LEVEL 2	1070 sq.m.	LEVEL 2	2050 sq.m.
LEVEL 3	980 sq.m.	LEVEL 3	1070 sq.m.	LEVEL 3	2050 sq.m.
LEVEL 4	980 sq.m.	LEVEL 4	1070 sq.m.	LEVEL 4	2050 sq.m.
LEVEL 5	980 sq.m.	LEVEL 5	1070 sq.m.	LEVEL 5	2050 sq.m.
LEVEL 6	840 sq.m.	LEVEL 6	930 sq.m.	LEVEL 6	1770 sq.m.
TOTAL	5,893 sq.m.	TOTAL	5,210 sq.m.	TOTAL	11,103 sq.m.

FLOOR SPACE RATIO

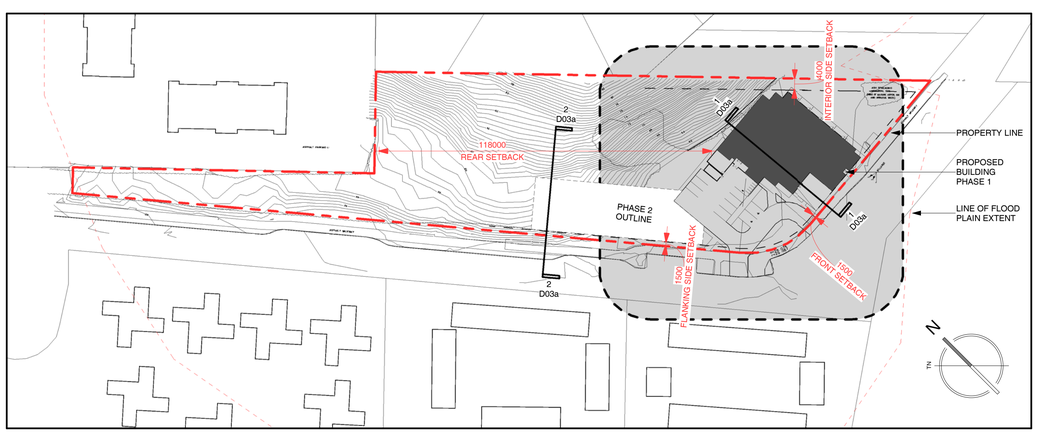
Permitted	Proposed Phase 1	Proposed Phase 2
1.25	0.51	0.97

SUITE BREAKDOWN

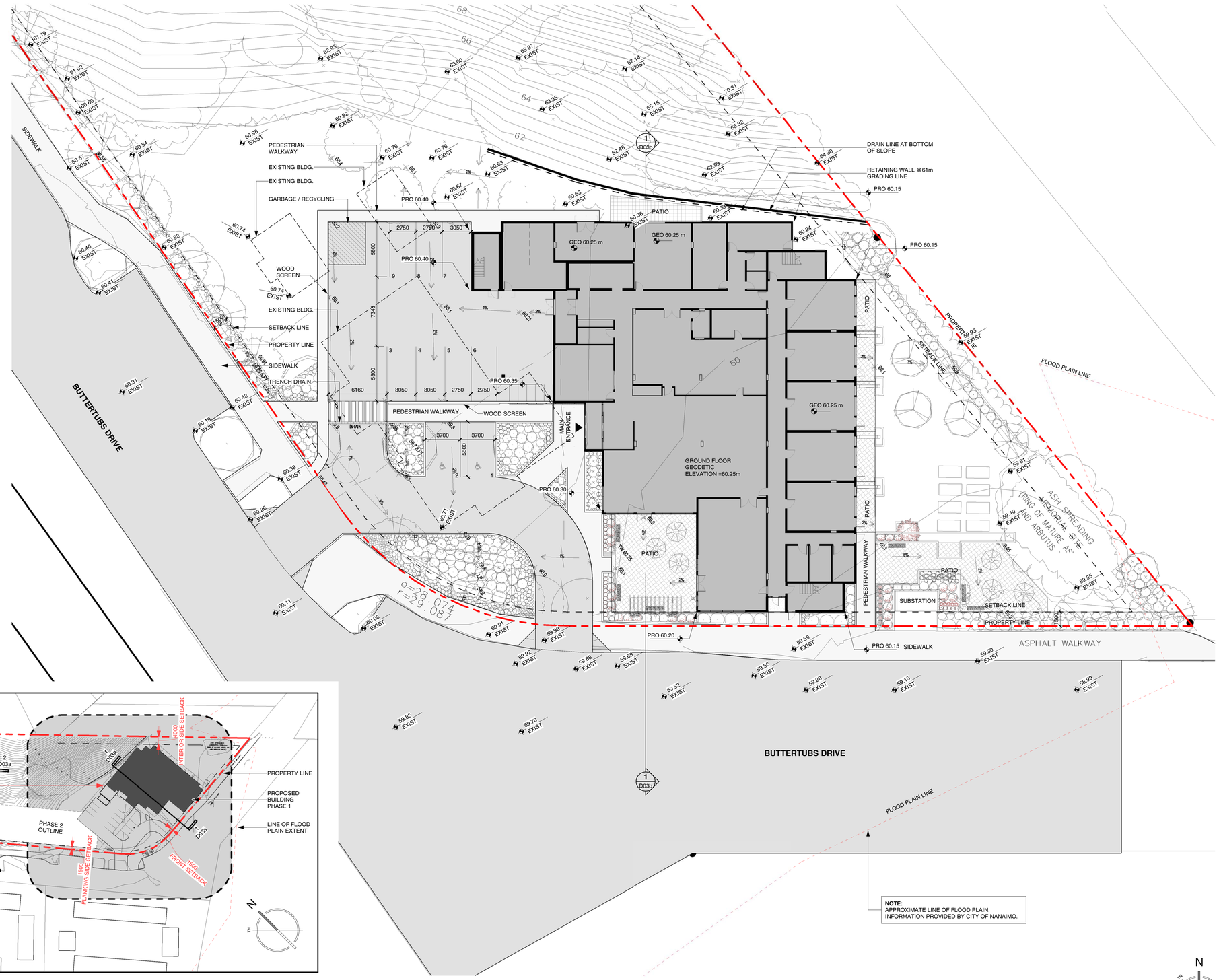
Phase 1	Type	Number	Phase 2	Type	Number
UNIT A1-5	1 BEDROOM	39	UNIT A1	1 BEDROOM	58
UNIT B1-3	STUDIO	26	UNIT B1	STUDIO	9
UNIT B4	JUNIOR 1 BEDROOM	4	UNIT C	1 BEDROOM + DEN	9
UNIT C	1 BEDROOM + DEN	7		TOTAL	76 + 80 = 156
UNIT D	2 BEDROOM	4			
	TOTAL	80			

VEHICLE PARKING

Required (.30/dwelling)	Proposed
Phase 1 80 units x .3 = 24 parking stalls	Phase 1 - 24parking stalls (**NOTE:** 9 stalls provided on new development. 15 stalls provided on adjacent NAHS property, surplus to existing facility.
Phase 2 156 units x .3 = 47 parking stalls	Phase 2 - 47parking stalls



2 A0.11 D03a **SITE PLAN - KEY.** 1 : 1000



3 A0.11 D03a **SITE PLAN.** 1 : 200

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NAHS BUTTERTUBS DEVELOPMENT PERMIT

SITE PLAN D03a

As indicated 2017.06.30

NAHS
BUTTERTUBS SENIORS
AFFORDABLE HOUSING
10 BUTTERTUBS DRIVE

LANDSCAPE
TREE MANAGEMENT PLAN

LEGEND

EXISTING VEGETATION TO BE REMOVED

EXISTING VEGETATION TO BE RETAINED

PROPOSED TREE PROTECTION FENCE

INVENTORY: EXISTING VEGETATION TO BE REMOVED OR MODIFIED

	Type	Species	Dia.
1.	Evergreen Native Tree	*Arbutus mensiesii* (arbutus)	< 50 cm
2.	Evergreen Native Tree	*Arbutus mensiesii* (arbutus)	< 30 cm
3.	Deciduous Ornamental	*Cornus sp.* (dogwood)	< 30 cm
4.	Deciduous Ornamental	*Cornus sp.* (dogwood)	< 30 cm
5.	Evergreen Native Tree	*Arbutus mensiesii* (arbutus)	< 50 cm
6.	Deciduous Native Tree	*Populus balsamifera* (cottonwood)	< 80 cm
7.	Deciduous Ornamental	*Crataegus sp.* (hawthorn)	< 30 cm
8.	Deciduous Ornamental	*Crataegus sp.* (hawthorn)	< 30 cm
9.	Evergreen Ornamental Hedge	*Thuja occidentalis* (Eastern cedar)	< 10 cm
10.	Mixed Native Trees	*Arbutus mensiesii* (arbutus) and *Pseudotsuga menziesi* (fir)	< 50 cm

CITY OF NANAIMO BYLAW NO. 7126 NOTES
FOR THE MANAGEMENT AND PROTECTION OF TREES

- The above listed trees are protected because they are within a Development Permit Area.
- Trees are not designated as heritage, landmark or significant.
- Refer to planting plan for tree replacements.

TREE RETENTION NOTES

.1 PRIOR TO ANY WORK ON-SITE PROTECT TREES TO REMAIN. DISCUSS TREE RETENTION AREAS IN A START-UP MEETING WITH THE CONTRACT ADMINISTRATOR.

.2 A SOLID PHYSICAL BARRIER (1.2m OF 4' HIGH ORANGE PLASTIC WEB SNOW FENCING WITH WOOD FRAME MADE OF 2"x4" CONSTRUCTION FENCE) MUST BE INSTALLED TO PROTECT TREES FOR THE ENTIRE DURATION OF THE CONSTRUCTION PERIOD. REFER TO DETAIL A.

.3 SIGNS TO IDENTIFY PROTECTION AREAS ARE REQUIRED ON ALL SIDES OF THE FENCING. THE SIGN SHOULD BE A MINIMUM OF 40CM X 60CM MADE OF WHITE GATOR BOARD OR EQUIVALENT MATERIAL. THE SIGN SHALL READ:
- VEGETATION PROTECTION AREA
- NO GRADE CHANGE, STORAGE OF MATERIAL OR EQUIPMENT IS PERMITTED WITHIN THIS AREA

.4 NO MACHINE TRAVEL THROUGH OR WITHIN VEGETATION PROTECTION AREAS IS ALLOWED.

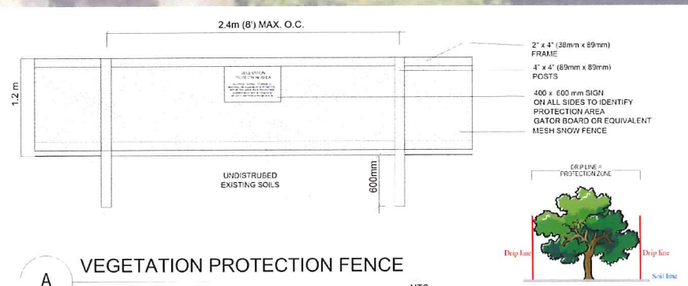
.5 DO NOT STOCKPILE SOIL, CONSTRUCTION MATERIALS, OR EXCAVATED MATERIALS WITHIN VEGETATION RETENTION AREAS OR UNDER THE CROWNS OF TREES .

.6 DO NOT PARK, FUEL OR SERVICE VEHICLES WITHIN VEGETATION RETENTION AREAS.

.7 NO DEBRIS FIRES, CLEARING FIRES OR TRASH BURNING SHALL BE PERMITTED WITH VEGETATION RETENTION AREAS.

.8 NO EXCAVATIONS, DRAIN OR SERVICE TRENCHES OR ANY OTHER DISRUPTION SHALL BE PERMITTED WITHIN VEGETATION PROTECTION AREAS WITHOUT A REVIEW OF THE PROPOSED ENCROACHMENT BY THE CONTRACT ADMINISTRATOR.

.9 DO NOT CUT BRANCHES OR ROOTS OF TREES WITHOUT THE APPROVAL OF THE THE CONTRACT ADMINISTRATOR.



A VEGETATION PROTECTION FENCE DETAIL NTS.

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Issues & Revisions

No.	Date	Details
1	MAR 20 2017	DRAFT DP for review
2	JUNE 08 2017	DP presubmission review
3	JUNE 09 2017	DP SUBMISSION

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GREEN DESIGN + PLANNING
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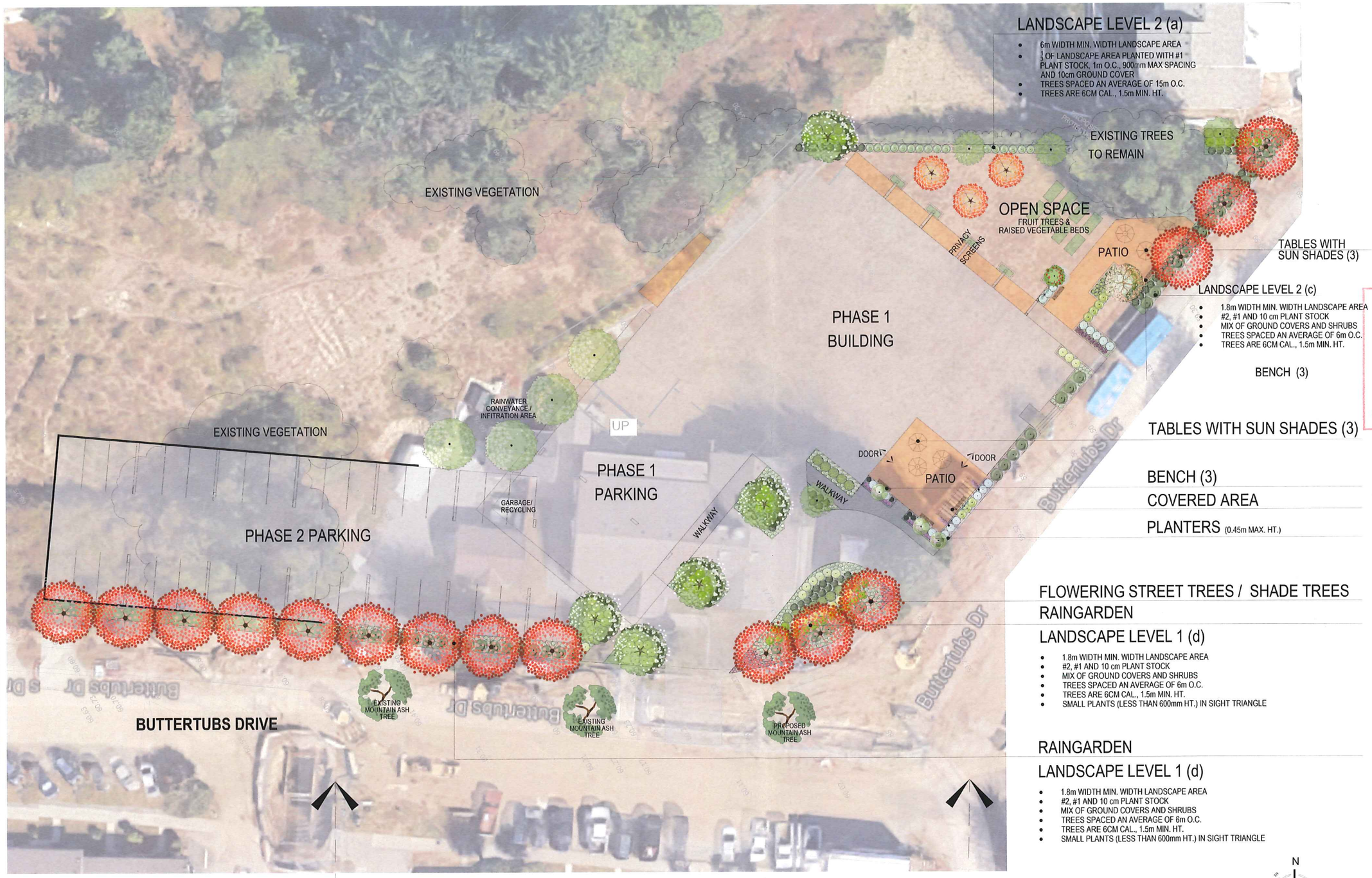
www.gemelladesign.com
jessica@shawbiz.ca

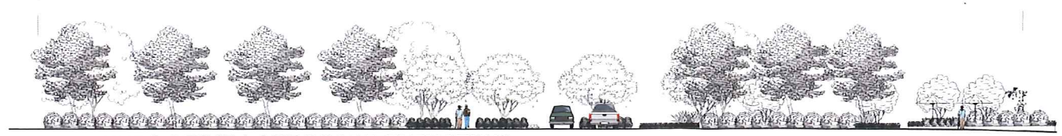
Project: BPN16
Date: JUNE. 2017
Drawn: JG Checked: JG
Scale: NOTED
sheet: L1 of 4

DWG REF: BPN16 NAHS Buttertubs Place Nanaimo\GDN\NAHS-MAK 10 Buttertubs DP JUNE 09.DWG

NAHS
BUTTERTUBS SENIORS
AFFORDABLE HOUSING
10 BUTTERTUBS DRIVE

LANDSCAPE
CONCEPT





BUTTERTUBS DRIVE LANDSCAPE ELEVATION

N

0 5 10m

SCALE 1:200

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1	MAR 20 2017	DRAFT DP for review
2	MAY 02 2017	DRAFT DP for review
3	MAY 18 2017	DRAFT grades for coord.
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5	JUNE 09 2017	DP SUBMISSION

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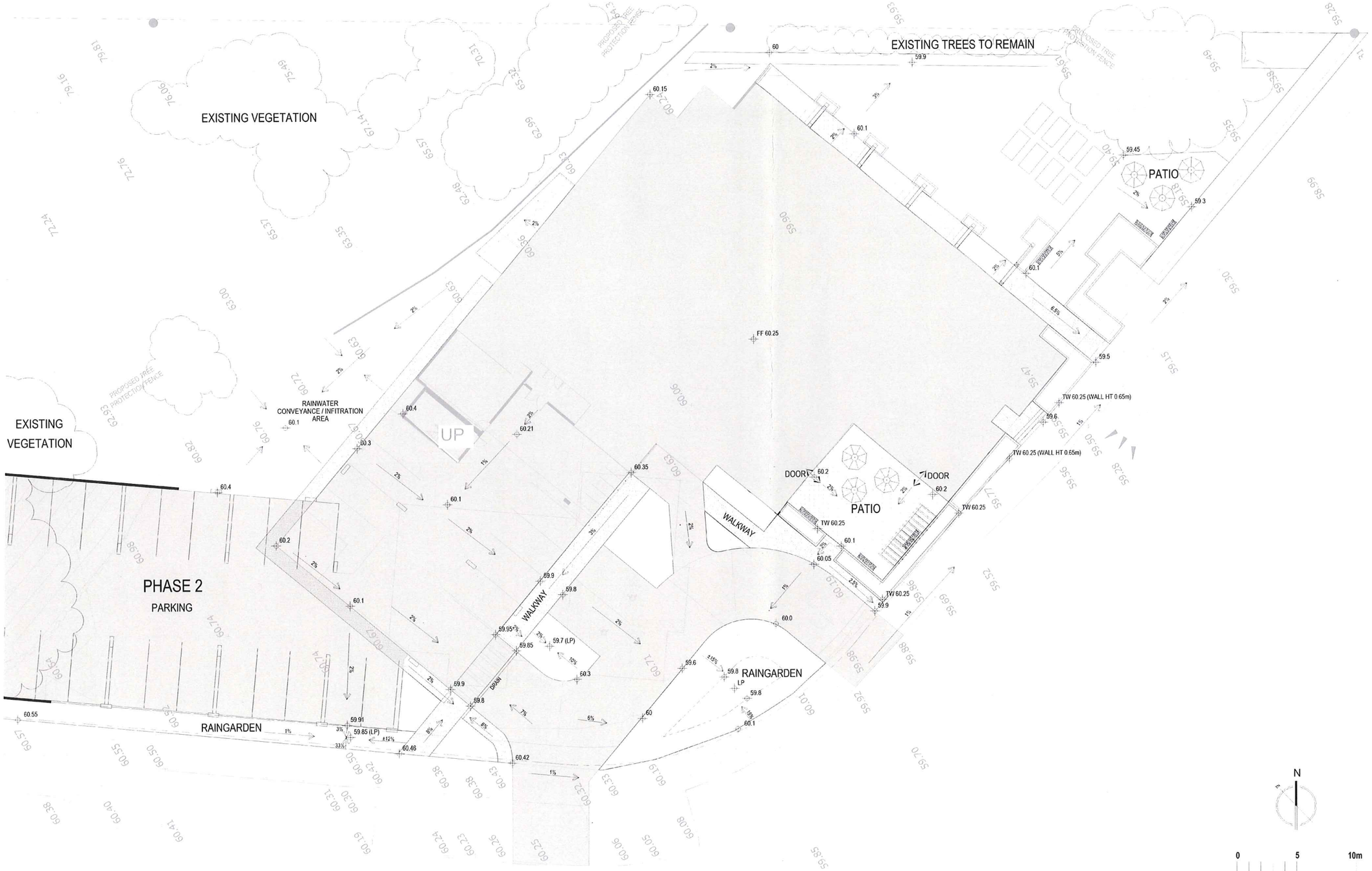
NAHS
BUTTERTUBS SENIORS
AFFORDABLE HOUSING
10 BUTTERTUBS DRIVE



N

0 5 10m

SCALE 1:150

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LANDSCAPE

GRADING CONCEPT

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sheet: L3 of 4

DWG. REF: BPN16 NAHS Buttertubs Place Nanaimo\GEN\NAHS-MAK 16 Buttertubs DP JUNE 09.DWG

PLANT LIST

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT
	Arbutus unedo `Elfin King` / Dwarf Strawberry Tree	#2 POT
	Armeria maritima `Dusseldorfer Stolz` / Pink Thrift	10cm POT
	Cornus sericea / Red Twig Dogwood	#1 POT
	Cornus sericea `Flaviramea` / Yellow Twig Dogwood	#1 POT
	Lavandula angustifolia `Hidcote` / Hidcote Lavender	10cm POT
	Lavandula angustifolia `Munstead` / Munstead English Lavender	10cm POT
	Lycium barbarum / Goji Berry	#1 POT
	Potentilla fruticosa `Yellow Gem` / Yellow Gem Potentilla	#1 POT
	Ribes sanguineum `King Edward VII` / Red Flowering Currant	#1 POT
	Rosmarinus officinalis `Blue Boy` / Dwarf Rosemary	#1 POT
	Rubus laciniatus `Chemainus` / Raspberry	#1 POT
	Salvia officinalis / Garden Sage	10cm POT
	Sambucus racemosa / Red Elderberry	#2 POT
	Vaccinium ovatum `Thunderbird` / Evergreen Huckleberry	#1 POT
	Vaccinium x `Perpetua` / Blueberry	#1 POT

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL
	Amelanchier alnifolia / Serviceberry	#2 POT	
	Cornus nuttallii `Venus` / Venus Dogwood	-	60mm Cal
	Ficus carica `Desert King` / Fig	#15 POT	
	Fraxinus latifolia / Oregon Ash	#15 POT	
	Laurus nobilis `Baby Bay` / Sweet Bay	#1 POT	
	Malus x Heritage Variety / Apple	#15 POT	
	Pyrus communis / Common Pear	#15 POT	
	Robinia pseudoacacia `Purple Robe` / Purple Robe Locust		6 cm cal
	Sorbus aucuparia / European Mountain Ash		6 cm cal

CLIMBERS/ GROUND COVER	BOTANICAL NAME / COMMON NAME	CONT
	Arctostaphylos uva-ursi / Kinnikinnick	#1 POT
	Fragaria x ananassa / Strawberry	#1 POT
	Vitis labrusca `Niagara` / Grape	#1 POT
	Vitis vinifera 'Buffalo'/ Grape	#1 POT

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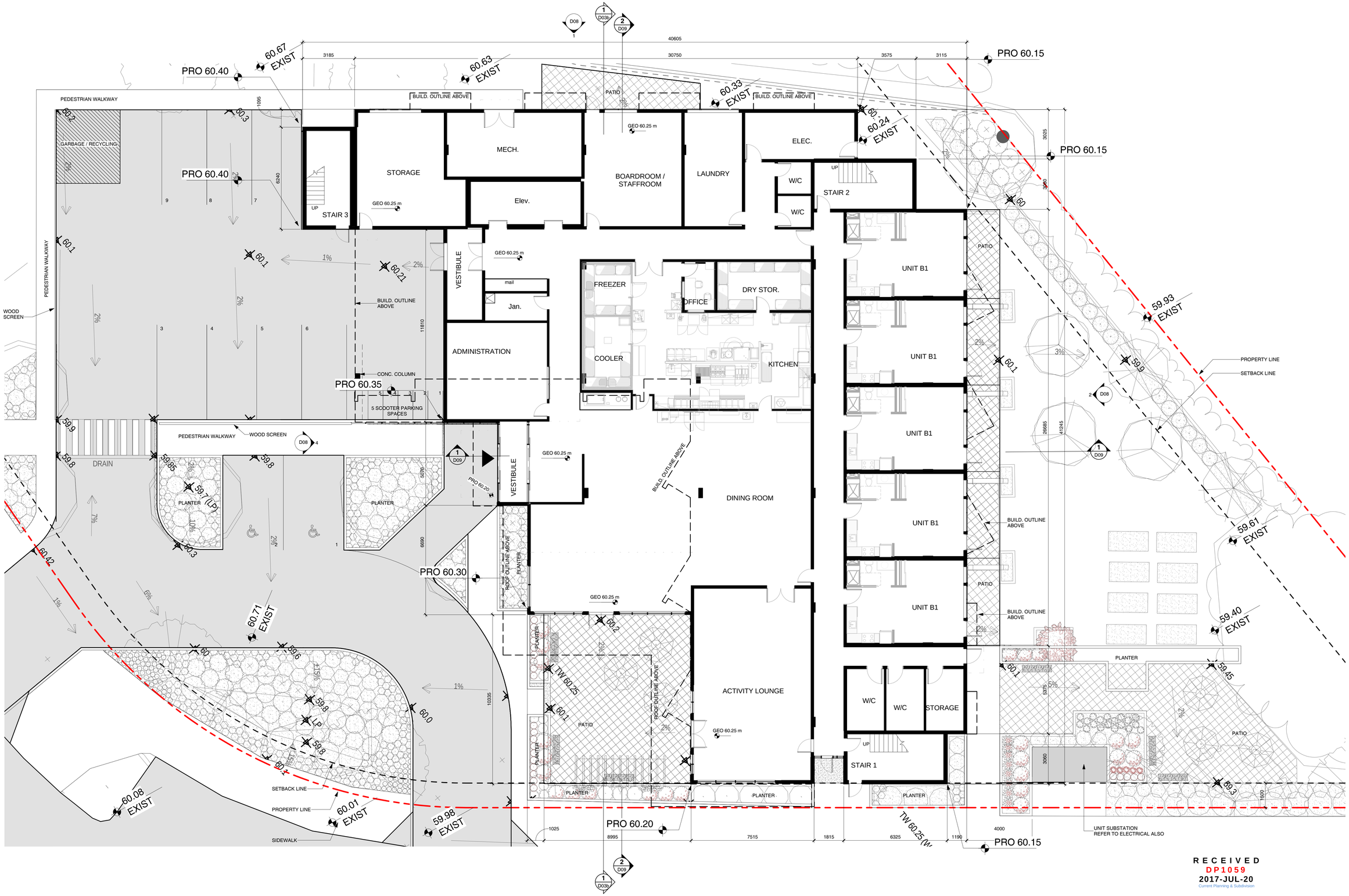

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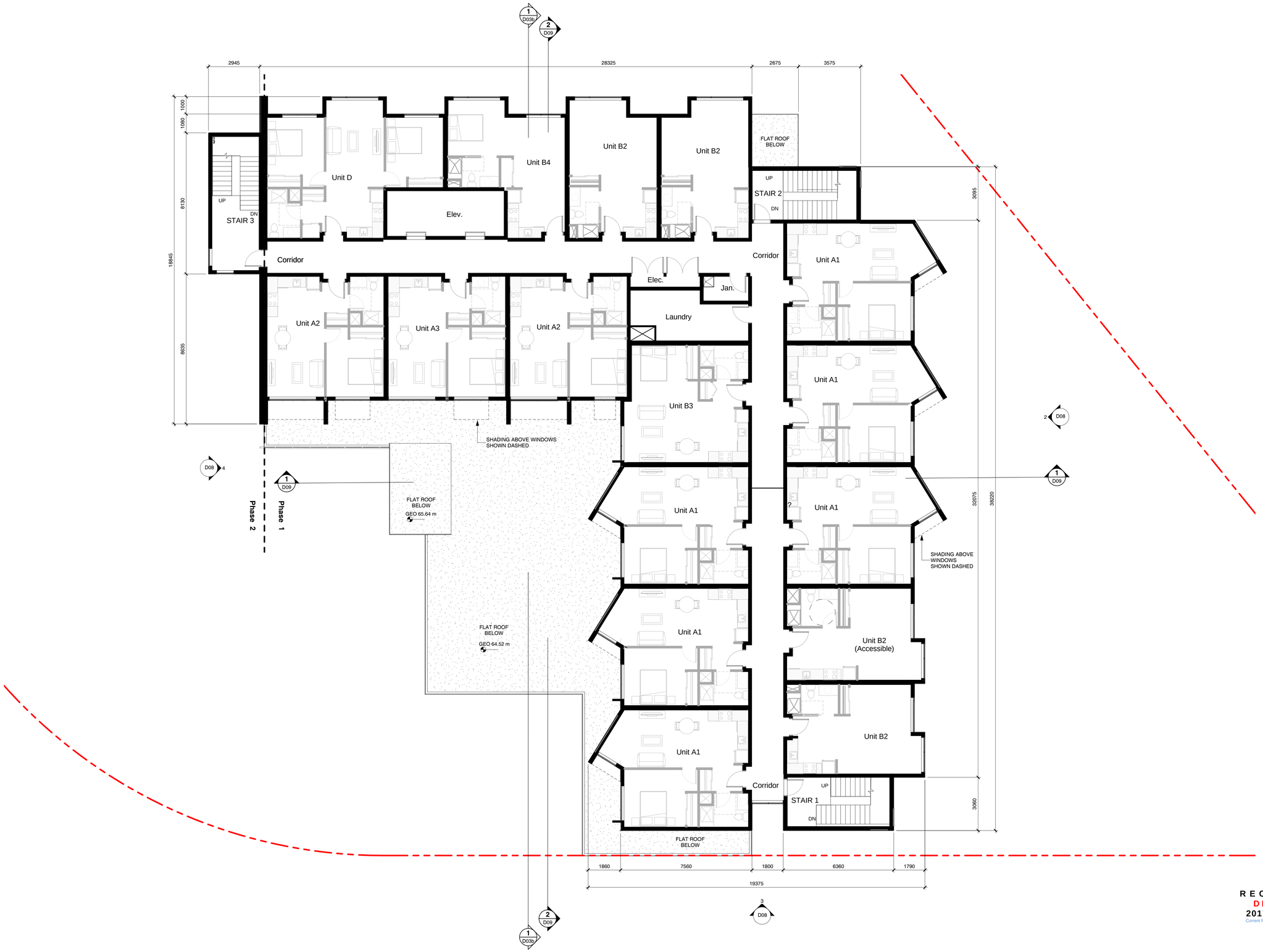
MAIN FLOOR PLAN

1 : 100 2017.06.30

D04



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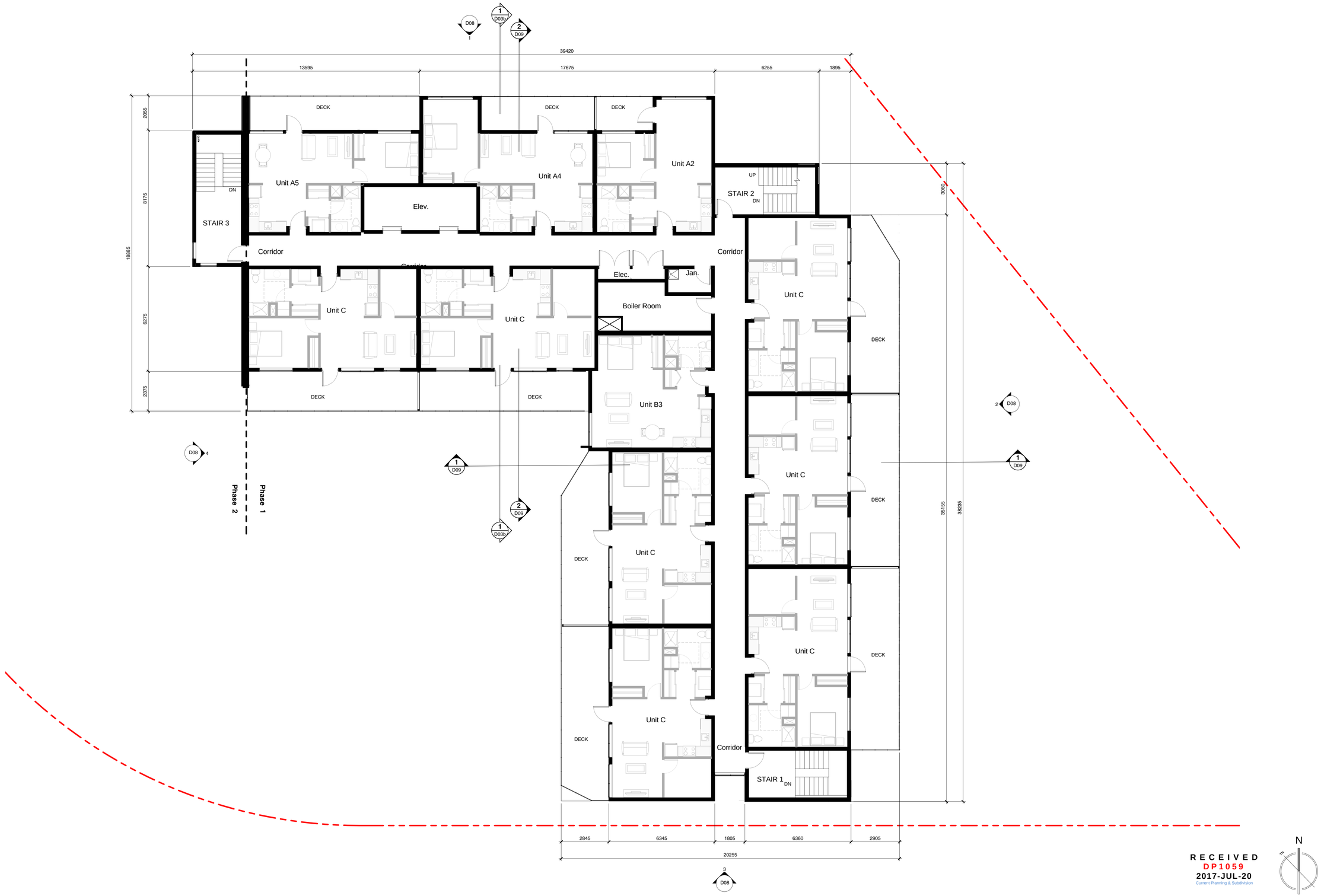
LEVEL 2-5 FLOOR PLANS

1 : 100 2017.06.30

D05



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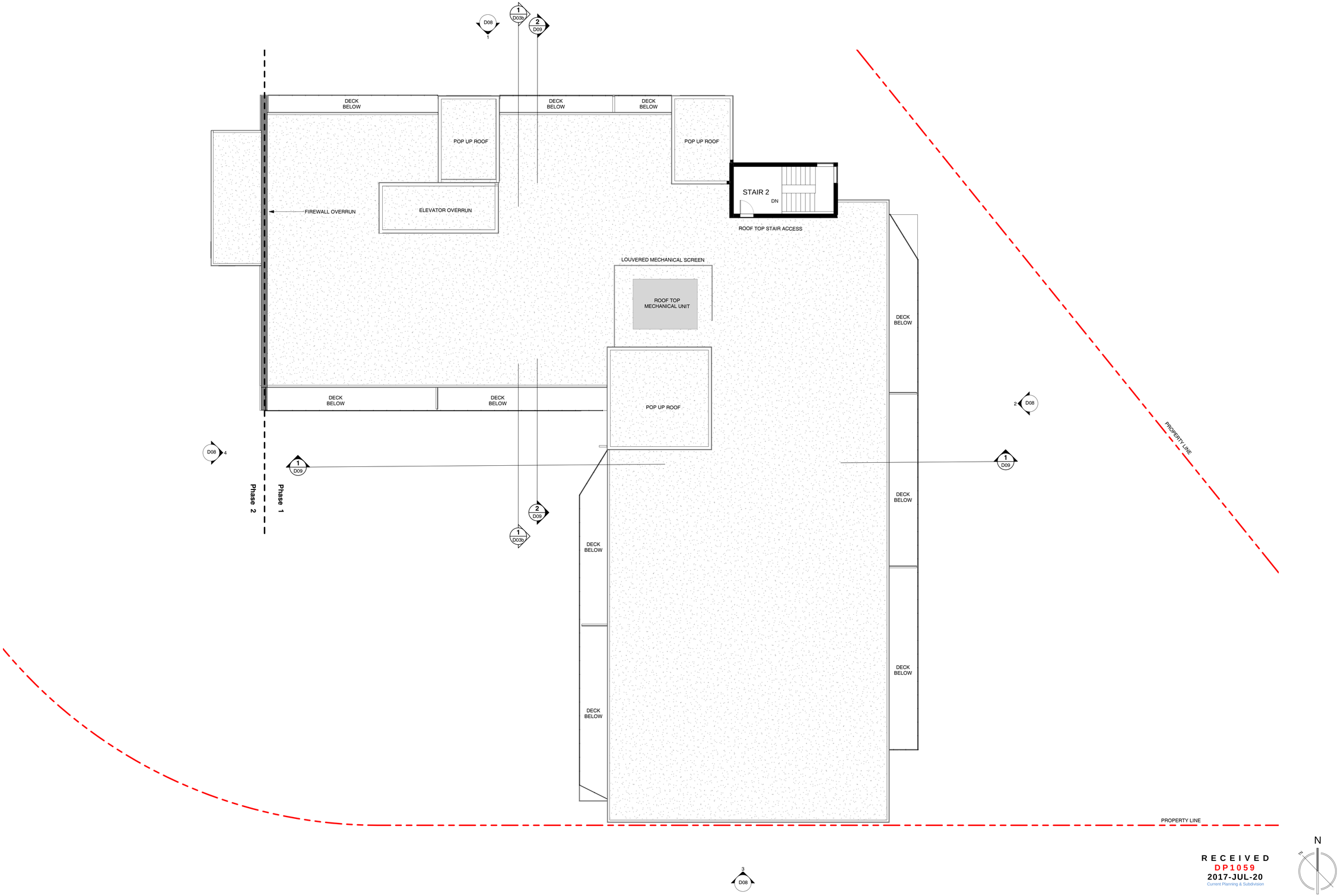
LEVEL 6 FLOOR PLAN

1 : 100 2017.06.30

D06



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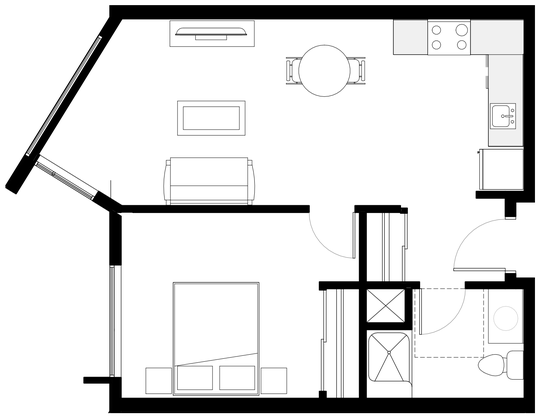
ROOF PLAN

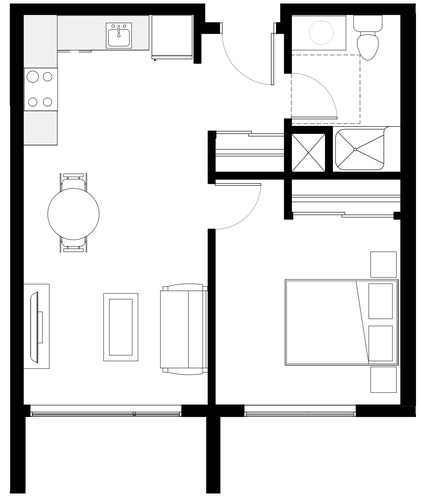
1 : 100

2017.06.30

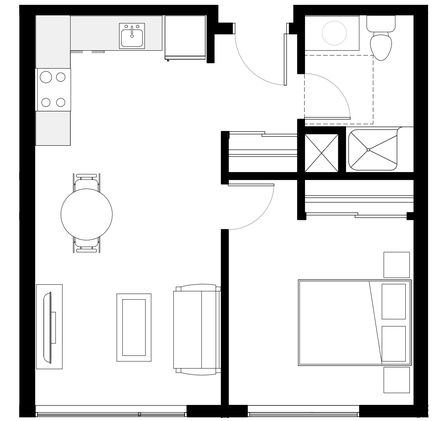
D07



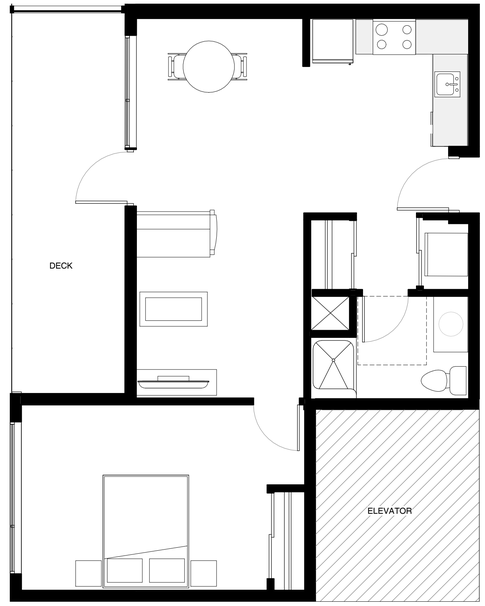
UNIT TYPE A1 - One Bedroom.



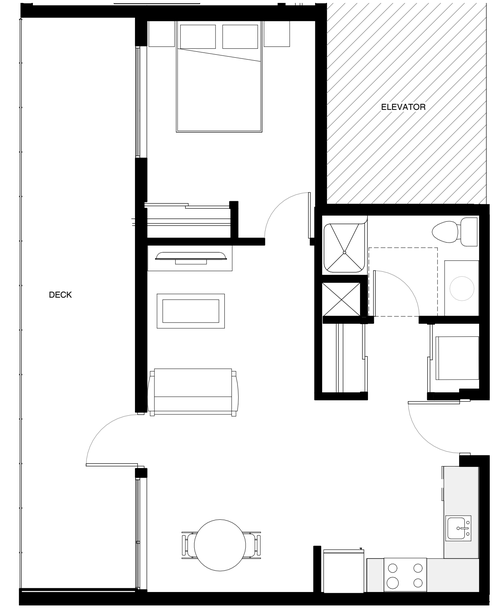
UNIT TYPE A2 - One Bedroom.



UNIT TYPE A3 - One Bedroom.



UNIT TYPE A4 - One Bedroom.



UNIT TYPE A5 - One Bedroom.

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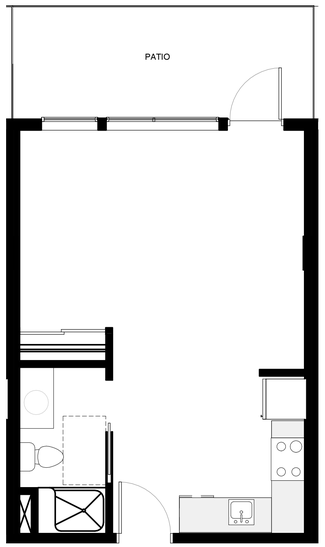
UNIT TYPES

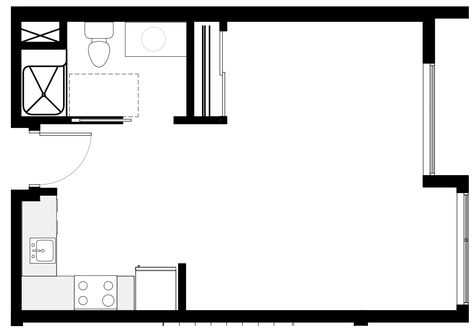
1 : 50

2017.06.30

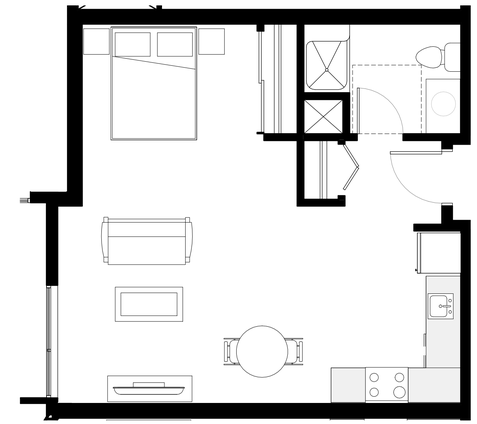
D10



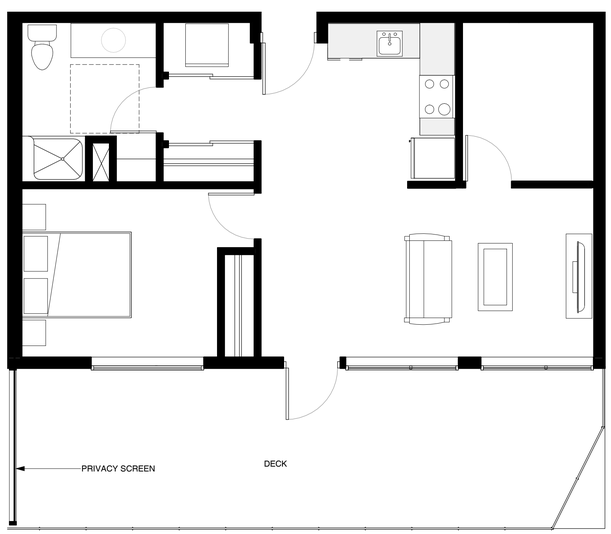
UNIT TYPE B1 - Studio.



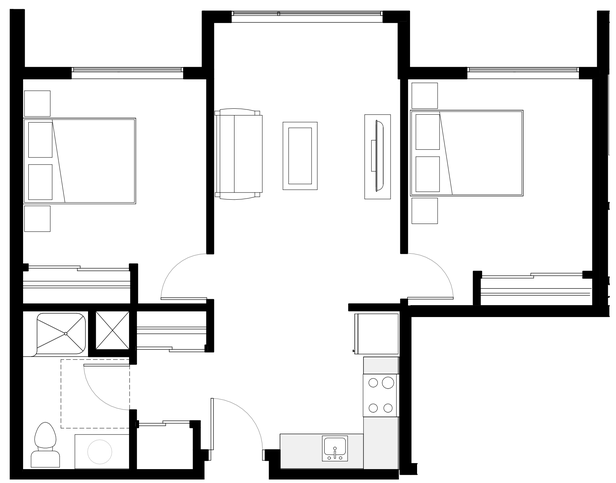
UNIT TYPE B2 - Studio.



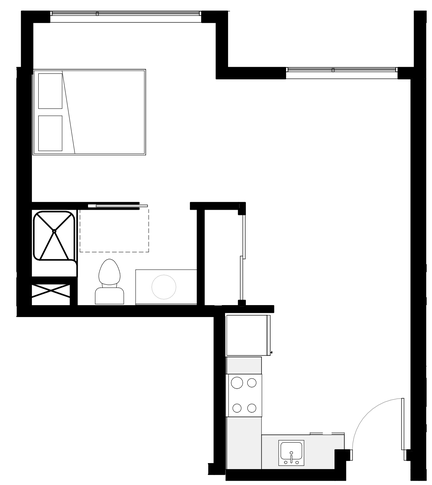
UNIT TYPE B3 - Studio.



UNIT TYPE C - One Bedroom + Den.



UNIT TYPE D - Two Bedroom.



UNIT TYPE B4 - Junior One Bedroom.

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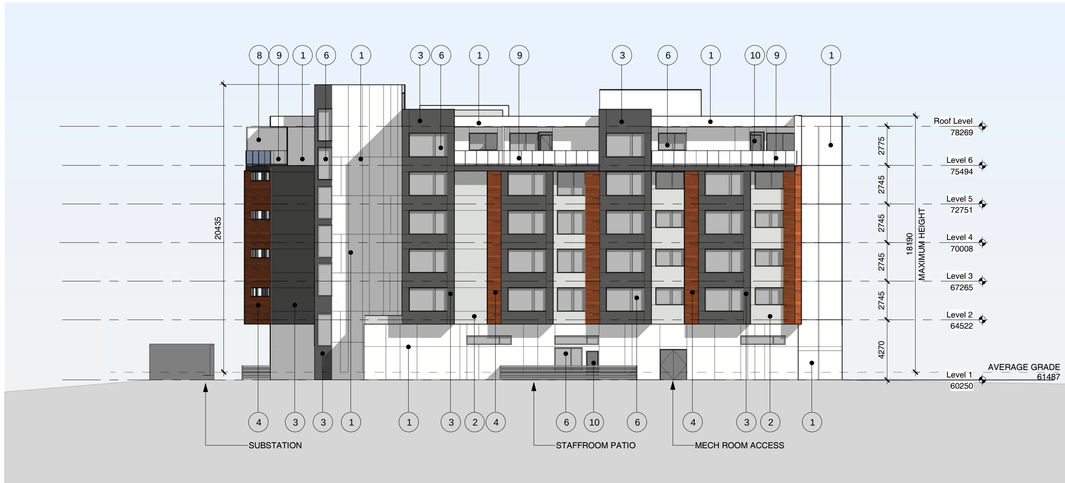
UNIT TYPES

1 : 50

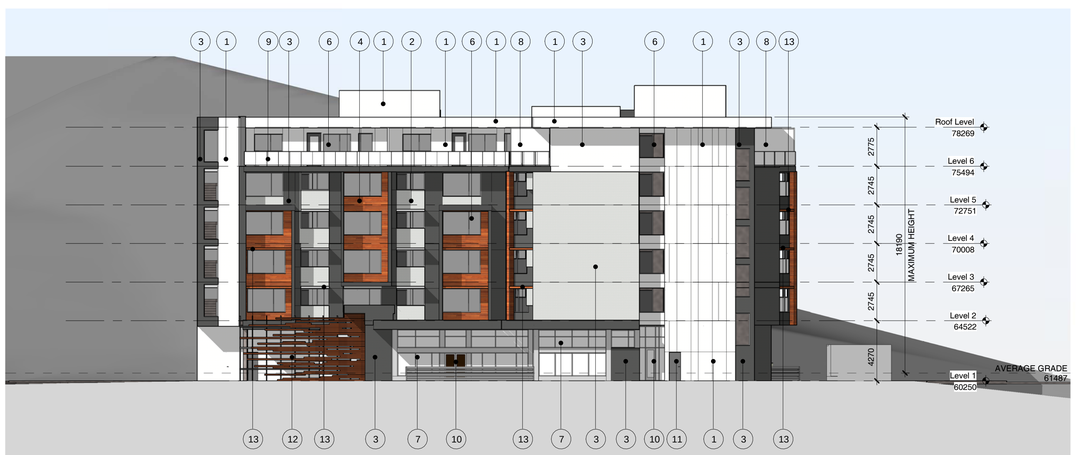
2017.06.30

D11



1 D04 / D08 **North Elevation**
1 : 200

2 D04 / D08 **East Elevation**
1 : 200



3 D04 / D08 **South Elevation**
1 : 200

4 D04 / D08 **West Elevation**
1 : 200

1. CEMENTITIOUS FIBER PANEL - COLOR 1
2. CEMENTITIOUS FIBER PANEL - COLOR 2
3. CEMENTITIOUS FIBER PANEL - COLOR 3
4. CEMENTITIOUS FIBER SIDING
5. CONCRETE COLUMN
6. VINYL FRAMED WINDOW
7. PREFINISHED ALUMINUM WINDOW
8. PRIVACY SCREEN
9. PREFINISHED ALUMINUM RAILS W/ GLASS PANEL
10. PREFINISHED ALUMINUM DOOR W/ GLAZING
11. INSULATED METAL DOOR
12. WOOD SCREEN ON ALUMINUM FRAME
13. HORIZONTAL SHADING OVER WINDOW
14. VERTICAL SHADING AT WINDOW

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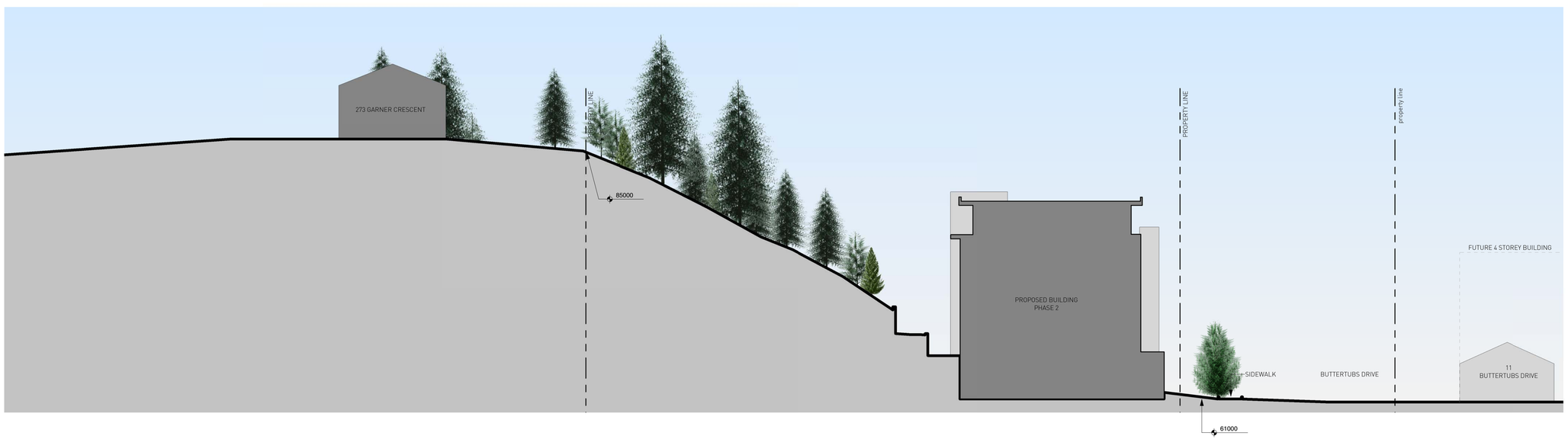
1 | D03a / D03b **SITE SECTION PHASE 1 (Looking East)**
1 : 200



2 | D13 / D03b **SITE SECTION PHASE 2 (Looking South East)**
1 : 200

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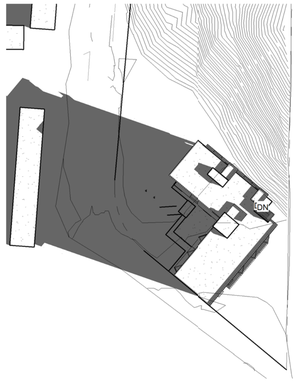
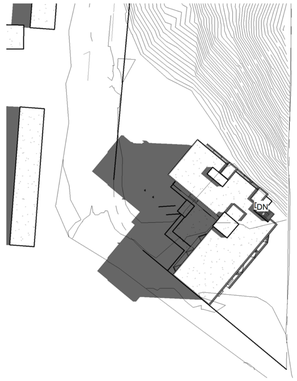
SITE SECTIONS D03b

1 : 200 2017.06.30



SPRING @ 9am



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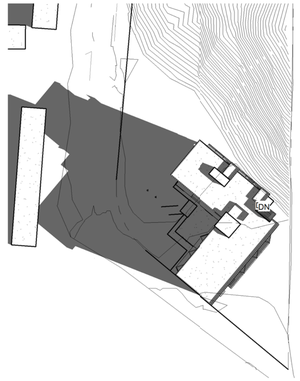

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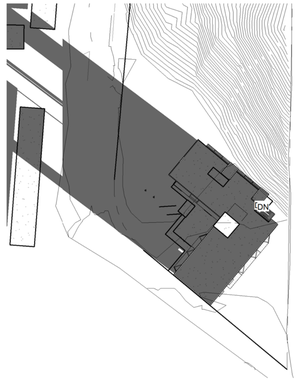
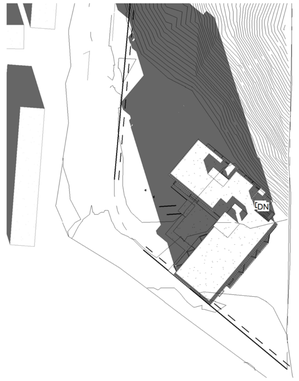


WINTER @ 9am

SPRING @ 12pm

SUMMER @ 12pm

FALL @ 12pm



WINTER @ 12pm

SPRING @ 3pm

SUMMER @ 3pm

FALL @ 3pm

WINTER @ 3pm

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LOW HAMMOND ROWE ARCHITECTS

NAHS Nanaimo Affordable Housing Society

MÁKOLA DEVELOPMENT SERVICES

NAHS BUTTERTUBS

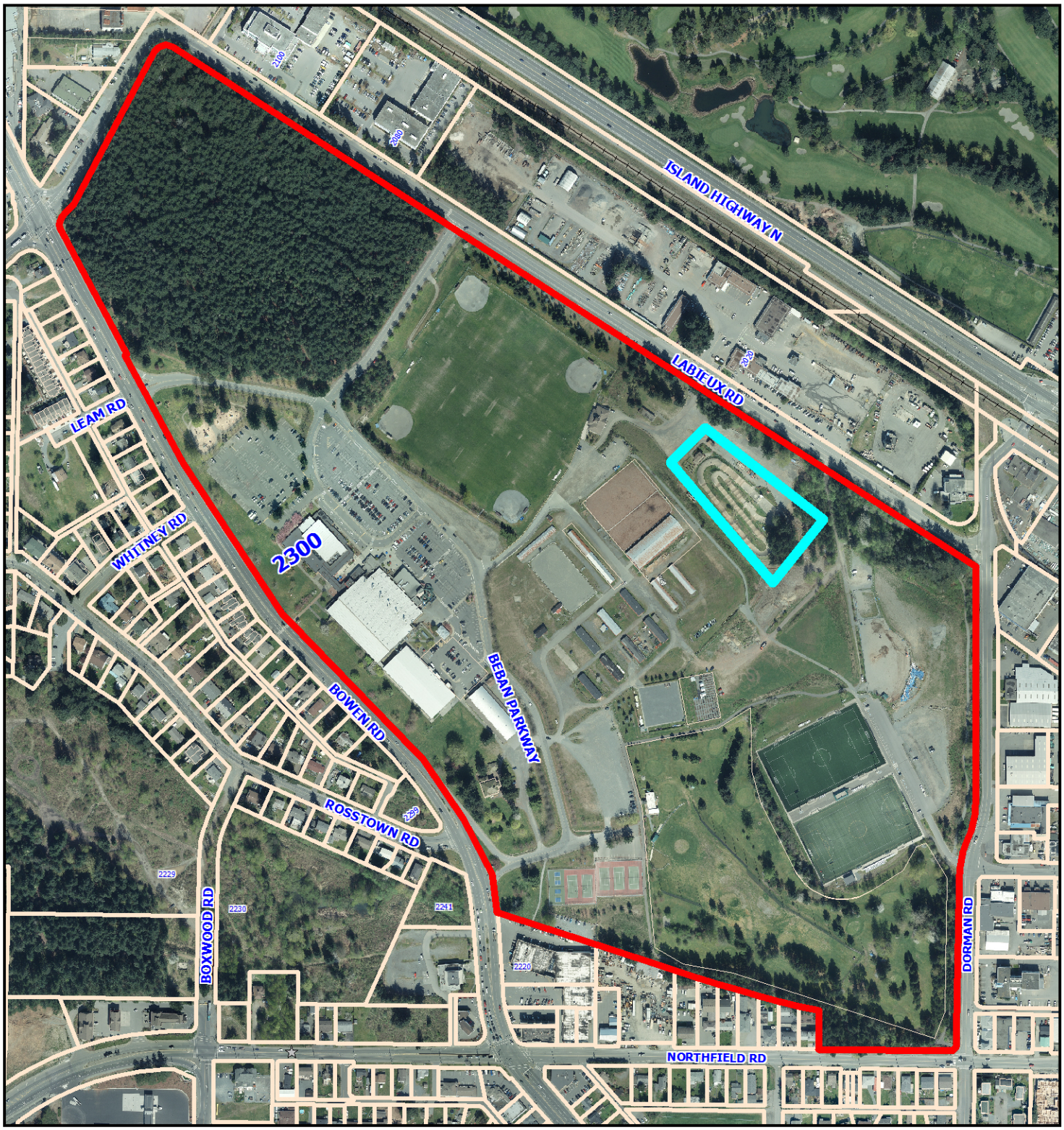
DEVELOPMENT PERMIT

SUN STUDIES - PHASE 1

1 : 1000 2017.06.02

D12

Aerial Photo



DEVELOPMENT PERMIT NO. DP001059

N

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001061 – 1851 DUFFERIN CRESCENT

Applicant: WINDLEY CONTRACTING (2010) LTD.

Owner: WINDLEY INVESTMENTS LTD

Architect: D-ARCHITECTURE

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

Zoning	I3 – High Tech Industrial
Location	The subject property is located on Dufferin Crescent between Bowen Road and Boxwood Road in the Green Rock Industrial Subdivision.
Total Area	1,367 m^2
Official Community Plan (OCP)	Map 1 – Future Land Use Plans – Light Industrial; 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

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BACKGROUND

The subject property is located within the Greenrock Industrial Park. The proposed building is a two-storey combination office/warehouse space.

PROPOSED DEVELOPMENT

Site Context

The subject property is part of the vibrant Greenrock Industrial subdivision where a number of the industrial buildings have a considerable architectural/landscape component. The abutting properties, of note, are as follows:

- 1849 and 1847 Dufferin Crescent (along the subject property's east property line);
- 1881 Dufferin Crescent; and,
- 1870 Dufferin Crescent.

Building Design

The building massing involves 87.3m^2 of office space on the main floor and 89.7m^2 on the second floor, and 265.2m^2 of warehouse space. The office space fronts onto Dufferin Crescent and the warehouse space is located at the rear of the property.

The exterior architectural detail includes a bold parapet and corner coloumn treatment at the front and east side of the building which distinguishes the office space from the warehouse space. The bright colour of the feature makes a strong building statement and is complemented

by the choice of Hardie paneling and metal siding. The material choices add texture and interest to the exterior and give the building additional street presence.

The bold colour of the exterior detail draws attention to the building façade, and the building design responds well to the narrow lot that allows the combination of office and warehouse use. The front of the lot is 25.3m and narrows to 16.8m at the rear lot line. Sitng the building in a central location allows the parking areas to be separated onsite with a portion located in the rear of the building and a parking court located in front of the office space adjacent to the outdoor patio and street.

The building expression is a rectilinear box with a flat roof. The exterior finishes of the east and west elevations have a geometric element in the metal siding. The north (front) elevation is detailed to provide a variety of textural elements and glazing, adding to the architectural vocabulary and animation. The orange paneled frame is an overt expression that draws the building to the street.

The south elevation is dominated by the 4.9m by 3.66m loading bay doors to the warehouse space. The garbage receptacle is enclosed within the building on the east side and is integrated seamlessly into the exterior finishing.

Landscape/Site Design

Minimimum Landscape Treatment Level 2d is required on the east property line. This level requires trees 6m on centre; shrubs or ground cover; and, a solid 1.8m fence The landscape plan proposes deciduous trees underplanted with plants that provide seasonal interest at the front and west side of the property. There is an outdoor gathering place/patio under an arbour covered in vines which is connected to the office space at the front of the building on Dufferin. Separation from the parking court is created by an evergreen hedge.

The pedestrian connection from Dufferin Crescent is delineated from drive aisle parking by way of a change in paving material.

The connection to the street is strengthened by the view corridor to the outdoor patio area which is retained under the proposed tree canopy. The difference in elevation onsite may require a retaining wall between the property to the west and the subject property.

PROPOSED VARIANCES

Minimimum Landscape Treatment Level 2d *(East Property Line*). In this situation there is an existing 6.25m retaining wall on the property to the east where two landscaped tiers are completed. The proposed variance is to reduce the Minimum Landscape Treatment Level 2d to no treatment. The existing retaining wall and plantings will provide the edge to the property and separation for the zones.

Reference: 2752 July 20, 2017

Dear Mr. Gary Noble, RPP

Development approval Planner

Planning & design Section

Community Development

Building Design Rationale for 1851 Dufferin Crescent, Nanaimo BC

The proposed project is located between new mixed use building and Buzz Coffee at Dufferin Crescent and it is very Narrow property, 83' in front and 55' in back.

This development have two sections, small office space in front and Warehouse in back, We create nice Landscape Are and seating space with pergola at front and with concrete paving to divided the parking stalls and pedestrians from drive isle,

Office building it is two storey, we frame this office building with Yellow frame to make and nice statement and bold and visually pleasing from street,

Warehouse building will be 1/3 overlap with Buzz Coffee building in West and we are using combination of Hardie Panel and Metal siding to create some movement on facade with check mark as well as hiding the electrical room and Garbage shelter room.

Sincerely,

Daryoush Firouzli
Architect AIBC, RAIC, AIA, MArch

R E C E I V E D
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2017-JUL-20
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NO	DATE	REVISIONS
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PRELIMINARY

D-ARCHITECTURE
6277 IDAHO DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

SEAL

CONSULTANT LOGO

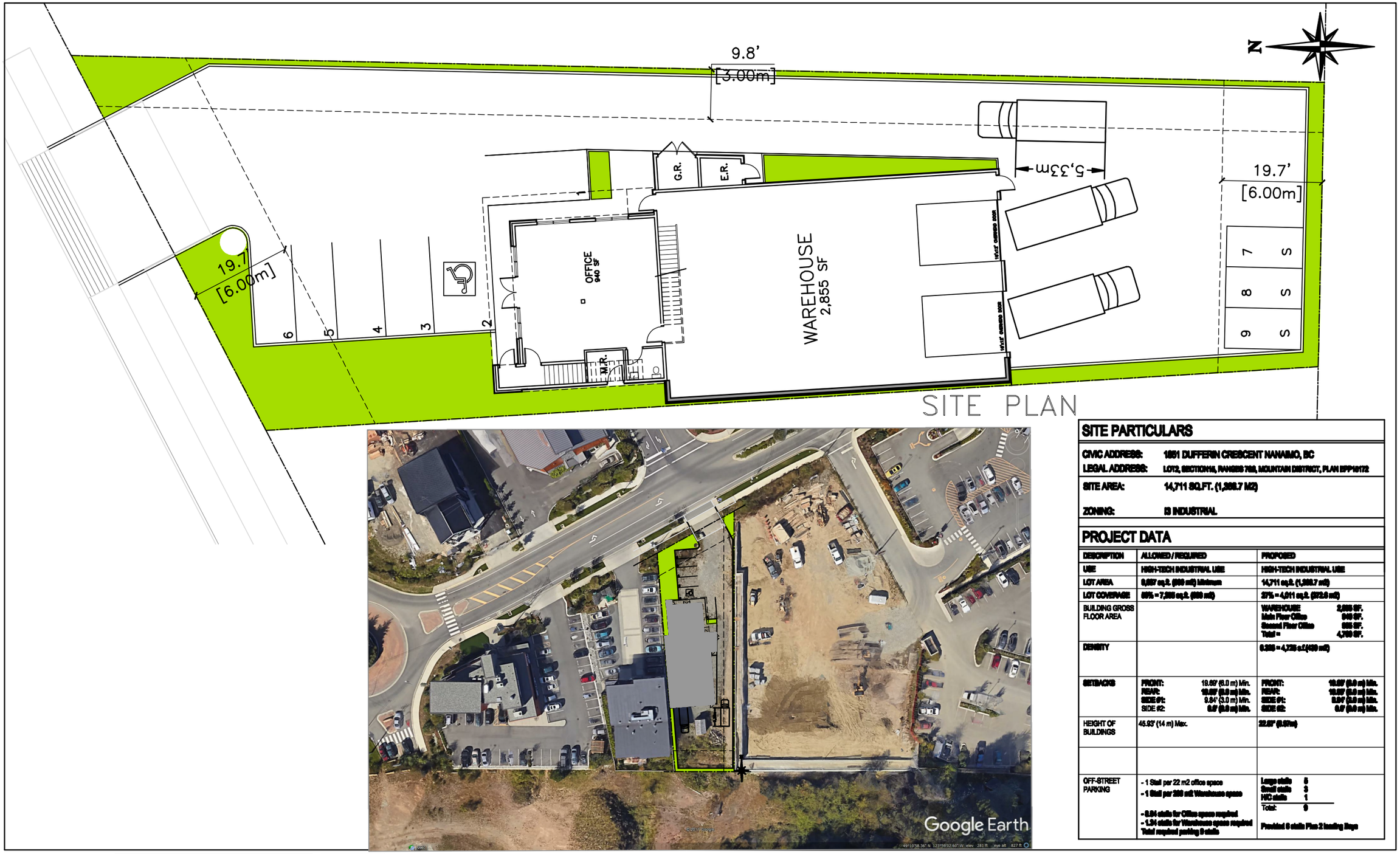
SCALE: N/A
DRAWN:
CHECKED:
DATE: 13 JULY 17

PROJECT: 1851 DUFFERIN CRES. NANAIMO, BC

CLIENT: WINDLEY CONTRACTING
PROJECT NO. 2752

SHEET TITLE: RENDERING

SHEET NO. A4.1
REVISION —



SITE PLAN

SITE PARTICULARS

CIVIC ADDRESS:	1851 DUFFERIN CRESCENT NANAIMO, BC
LEGAL ADDRESS:	LOT2, SECTION16, RANGE8 760, MOUNTAIN DISTRICT, PLAN EPP19172
SITE AREA:	14,711 SQ.FT. (1,368.7 M2)
ZONING:	I3 INDUSTRIAL

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	HIGH-TECH INDUSTRIAL USE	HIGH-TECH INDUSTRIAL USE
LOT AREA	9,687 sq.ft. (900 m2) Minimum	14,711 sq.ft. (1,368.7 m2)
LOT COVERAGE	60% = 7,266 sq.ft. (675 m2)	37% = 4,911 sq.ft. (372.6 m2)
BUILDING GROSS FLOOR AREA		WAREHOUSE 2,855 SF. Main Floor Office 940 SF. Second Floor Office 955 SF. Total = 4,750 SF.
DENSITY		0.325 = 4,750 s.f./(439 m2)
SETBACKS	FRONT: 19.69' (6.0 m) Min. REAR: 19.69' (6.0 m) Min. SIDE #1: 9.84' (3.0 m) Min. SIDE #2: 6.6' (2.0 m) Min.	FRONT: 19.69' (6.0 m) Min. REAR: 19.69' (6.0 m) Min. SIDE #1: 9.84' (3.0 m) Min. SIDE #2: 6.6' (2.0 m) Min.
HEIGHT OF BUILDINGS	45.93' (14 m) Max.	22.64' (6.90m)
OFF-STREET PARKING	- 1 Stall per 22 m2 office space - 1 Stall per 200 m2 Warehouse space - 0.04 stalls for Office space required - 1.34 stalls for Warehouse space required Total required parking 9 stalls	Large stalls 5 Small stalls 3 H/C stalls 1 Total: 9 Provided 9 stalls Plus 2 loading Bays

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NO	DATE	REVISIONS
-	-	-

PRELIMINARY

D-ARCHITECTURE
6577 HARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-758-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

SEAL

CONSULTANT LOGO

SCALE 1/8"=1'-0"

DRAWN

CHECKED

DATE 20 JULY 17

PROJECT
1851 DUFFERIN CRES.
NANAIMO, BC

CLIENT
WINDLEY CONTRACTING

PROJECT NO. 2752

SHEET TITLE
SITE PLAN

SHEET NO. A1.1r

REVISION —

PLANT PALETTE

Key	Qty	Botanical Name	Common Name	Pot Size	Remarks/ spacing
		Deciduous Trees			
Ap		Acer palmatum	Japanese Maple	2m ht	
Ls		Liquidamber styraciflua	Sweetgum	6cm cal	
Pcc		Pyrus chanticleer red spire	Ornamental Pear	6 cm cal	
		Evergreen Shrubs			
Gs		Gaultheria shallon	Salal	1 gall	1m o.c.
La		Lavandula angustifolia	Lavender	1 gall	.6m o.c.
Pmug		Pinus mugo mugo	Mugo Pine	1 gall	1m o.c.
Vo		Vaccinium ovatum	Evergreen Huckleberry	1 gall	1m o.c.
Vd		Viburnum davidii	David's viburnum	1 gall	1m o.c.
		Deciduous Shrubs			
Rs		Ribes sanguineum	Red Flowering Currant	1 gall	1.5m o.c.
		Ornamental Grasses			
Ca		Calamagrostis acutifolia Karl Foester	Feather Reed Grass	1 gall	.6m o.c.
Hs		Helictotrichon sempervirens	Blue Oat Grass	1 gall	.6m o.c.
Ms		Miscanthus sinesnsis yaku jima	Maiden Grass	1 gall	1m o.c.
		Perennials/Groundcovers			
Auu		Arctostaphllos uva-ursi	Kinnickinnick	1 gall	.45m o.c.
Hs		Hemerocallis Stella D'Oro	Dwarf Daylily	1 gall	.6m o.c.
Nd		Nepeta dropmore	Catmint	1 gall	.6m o.c.
Pmun		Polystichum munitum	Sword Fern	1 gall	
Sef		Salvia East Friesland	Blue Sage	1 gall	.6m o.c.
		Vines			
Rnd		Rosa new dawn	Climbing Rose	2 gall	
Ws		Wisteria sinensis	Wisteria	5 gall	

Planting scheme

Arbour / lattice with vines

Bioswale

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DATE	REV.	DESCRIPTION
17.7.17		ISSUED DP

CONSULTANT

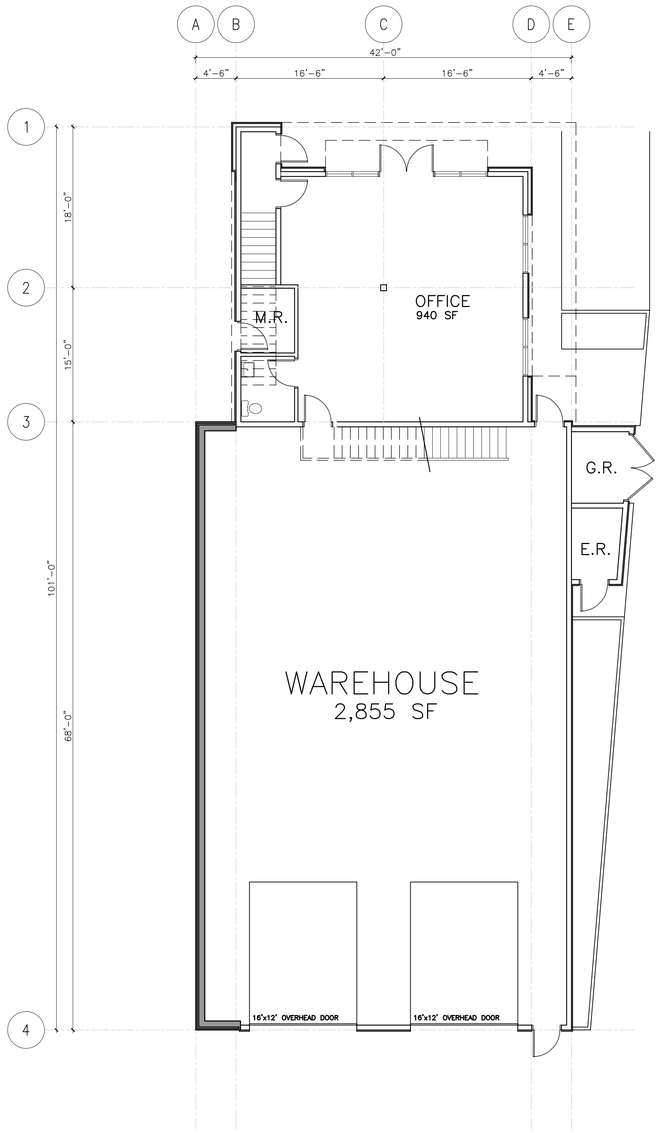
VICTORIA DRAKEFORD
B.Sc M.Phil Bcsla Cslp
LANDSCAPE ARCHITECT
236 Pine St. Nanaimo,
B.C. V9R-2B6
250-754-4335
victoria@island.net

PROJECT
1851 DUFFERIN CRESCENT NANAIMO BC

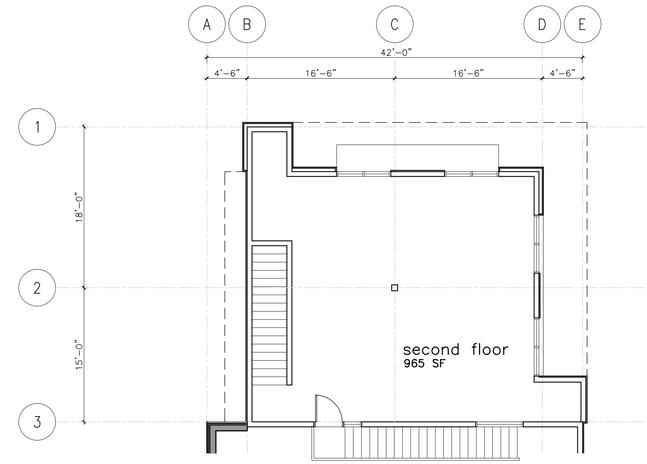
WINDLEY CONTRACTING

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

SCALE 1/8" = 1'-0" DATE 12.7.17
DRAWN VJD CHECKED
PROJECT NUMBER 1851 Dufferin/17
DRAWING NUMBER L.1



MAIN FLOOR PLAN



SECOND FLOOR PLAN

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6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

SEAL

CONSULTANT LOGO

SCALE 1/8"=1'-0"
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CHECKED
DATE 13 JULY 17

PROJECT
1851 DUFFERIN CRES.
NANAIMO, BC

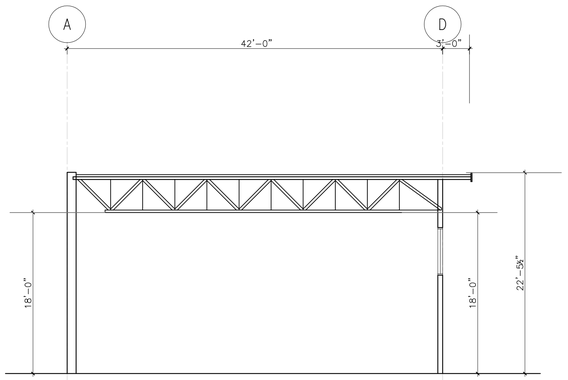
CLIENT
WINDLEY CONTRACTING

PROJECT NO. 2752

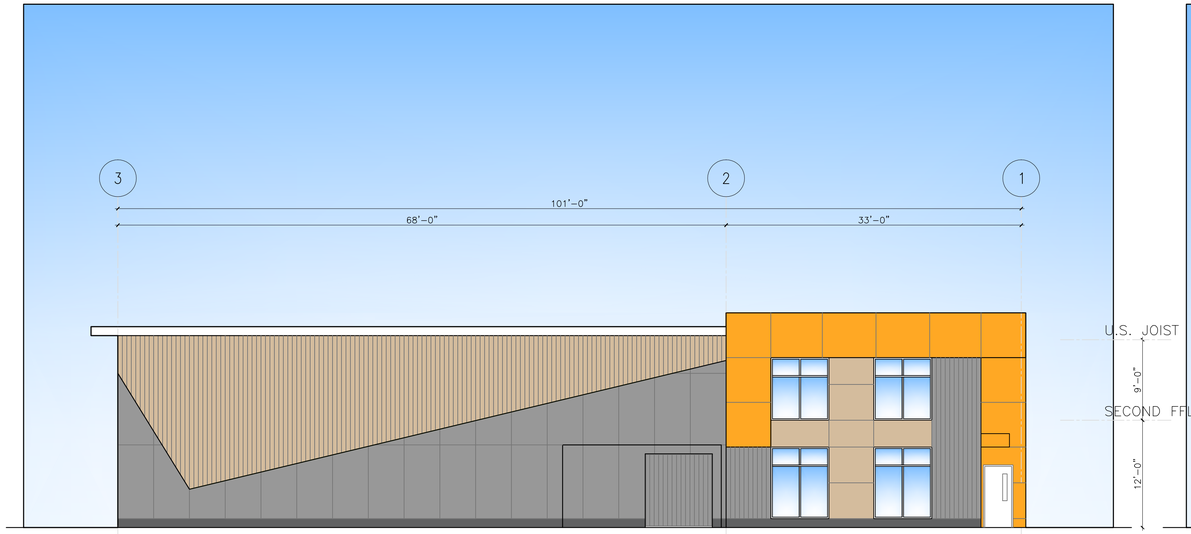
SHEET TITLE
FLOOR PLANS

SHEET NO. A2.1

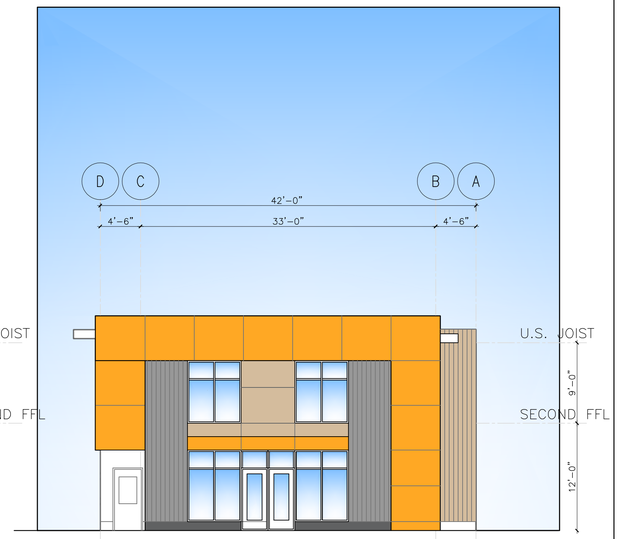
REVISION —



BUILDING SECTION



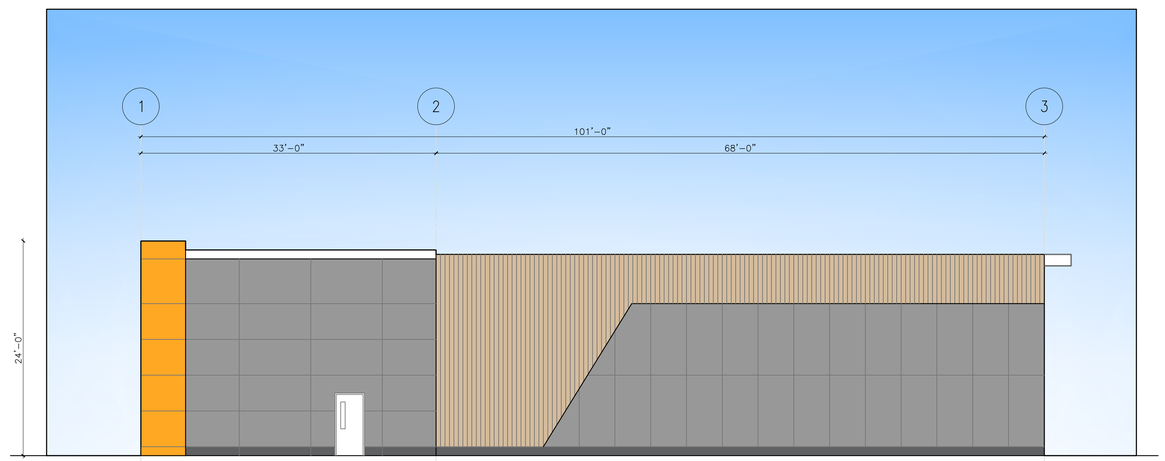
EAST ELEVATION



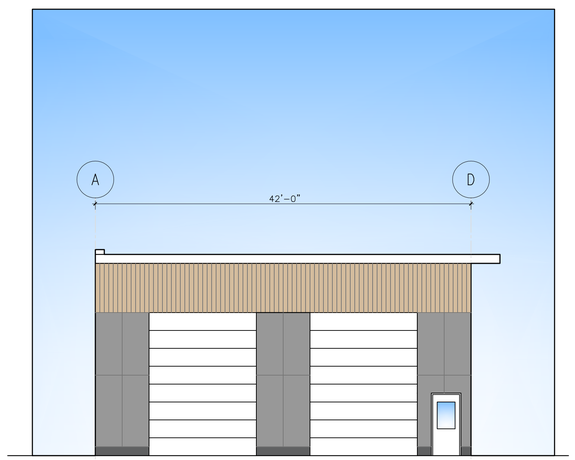
NORTH ELEVATION

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
1		HARDIE PANEL SIDING CUSTOM COLOR
2		4" CEDAR SIDING
3		HARDIE PANEL SIDING GENTLE GRAY ED644
4		CORRUGATED METAL CLADDING
5		–
6		–
7		–
8		–



WEST ELEVATION



SOUTH ELEVATION

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–	–	–

PRELIMINARY

D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

SEAL

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SCALE 1/8"=1'-0"
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DATE 15 JULY 17

PROJECT
1851 DUFFERIN CRES.
NANAIMO, BC

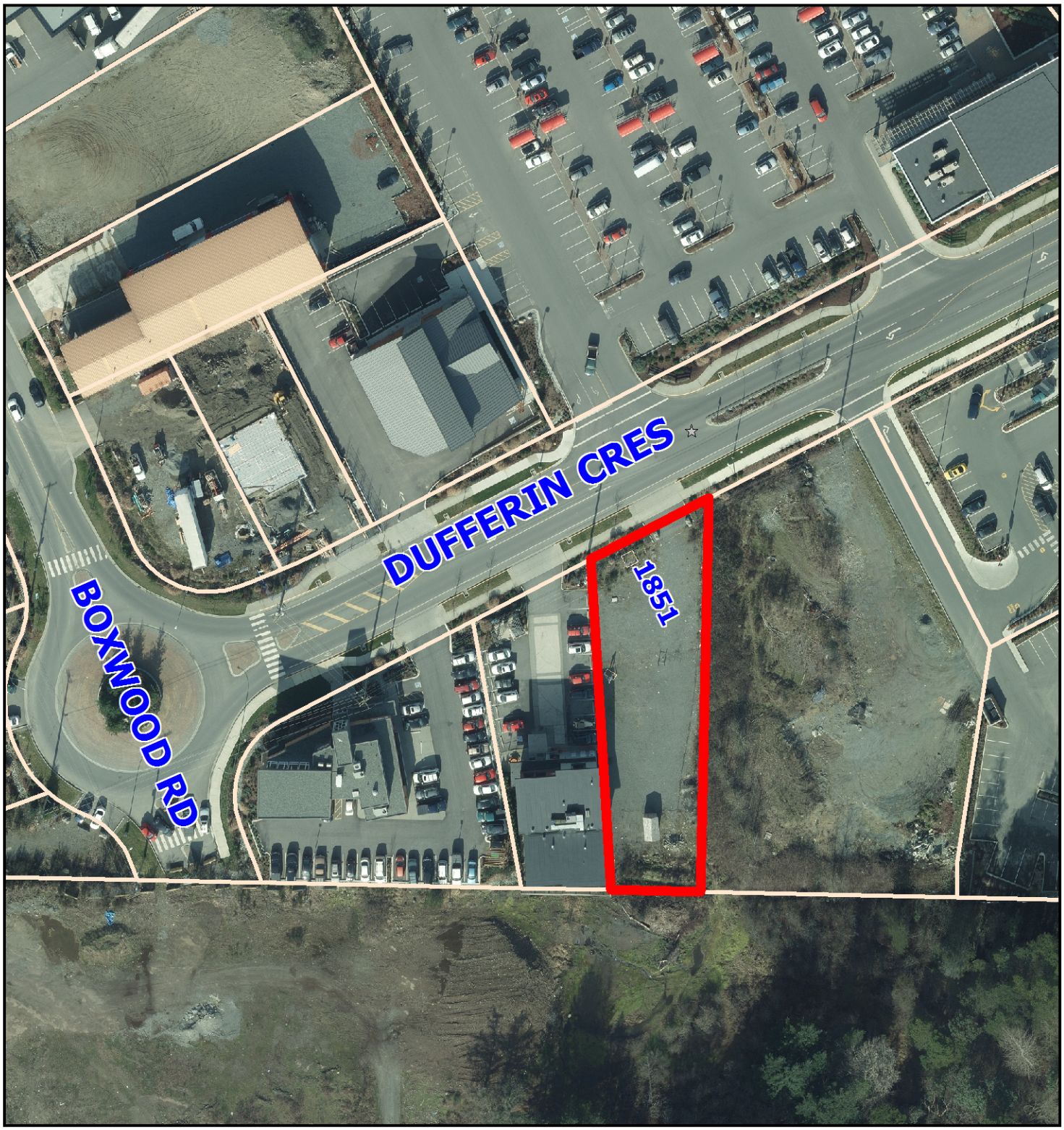
CLIENT
WINDLEY CONTRACTING

PROJECT NO. 2752

SHEET TITLE
BUILDING ELEVATIONS

SHEET NO. A3.1
REVISION —

Aerial Photo



DEVELOPMENT PERMIT NO. DP001061

N

CHECKWITCH
POIRON
ARCHITECTS
INC

Nanaimo Recycling Exchange - Design Rationale

Project Background

The Nanaimo Recycling Exchange has been serving the community for 25 years as a critical waste management facility in the region. Since 2012, the NRE has been taking steps to relocate their operation from 2477 Kenworth Road to 2491 Kenworth Road. Based on a previous design a pre-engineered building was purchased and a Development Permit and Building Permit was approved by city staff. Due to several circumstances however, that proposal did not move forward, the building was never constructed and a portion of the lot was subdivided. In late 2016, renewed efforts to design and implement a better facility began. Since that time a consultant team has been assembled and is currently working towards a new Development Permit and Building Permit application.

Issues

The existing NRE has many issues to be resolved, including poor quality facilities, poor public/staff logistics and generally a rough public image. The new facility has the following goals to address these shortcomings:

1. Provide a safe, clean environment by separating public and NRE functions.
2. Provide separate zones for public functions, such as donation areas, parking for the retail space, non-paid recycling, and paid recycling.
3. Addressing the zoning requirements through carefully considered site configuration, the use of screening and landscaping, and making use of changes in grade.
4. Work towards a net-zero waste facility by implementing several sustainability initiatives.

Site Function

The new design represents a fundamental departure from the existing design and function. The design proposal partitions the site into household and commercial uses to mitigate onsite conflicts between different users, vehicles and staff operations. The eastern portion of the site allows household recyclers and market users to access the facility, and find ample parking and drop-off products in one contained area. The central portion of the site accommodates and contains all commercial drop-off, materials processing and shipping. The western portion of the site is designated for large material paid drop-off, contained in bins. This delineation will not only rectify many of the current facility's traffic congestion and safety concerns, but will also reduce vehicle waiting and idling periods. The proposed access to the site has been designed to immediately separate users between household and commercial drop-off's. From Kenworth Road, a one way access for commercial users and large item household drop-off users is proposed. A one way exit onto Kenworth from the household drop off area allows the majority of users to conveniently leave the site. The reverse condition exists on Cienar road, maintaining the separation between users and at all times.

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JUL 19 2017
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

David Poiron Architect AIBC M.Arch MRAIC
9-93 Commercial Street, Nanaimo, BC V9R 5G3
david@cparch.ca
t 250.714.1963 c 250.618.6275

Ben Checkwitch Architect AIBC M.Arch
501-402 Pender Street W., Vancouver, BC V6B 1T6
ben@cparch.ca
t 604.668.3444 c 250.538.7686

Facility Design

The design proposal makes use of site topography and building massing to conceal the core operations of the facility. The collection and processing of all household materials is completely screened from Kenworth and Cienar by buildings on the north and south of the site. A 10ft vertical grade differential between the receiving tables (household drop-off) and the covered materials processing area will obscure all material processing and handling on site from the street. This configuration will also mitigate any noise created by machinery and facility processes. Materials that are sorted, processed and ready for shipment are stored within the north building and are not visible on or off the site. Furthermore, landscaping will screen site operations on the western half of the site with berms and plantings to shield any remaining undesirable sightlines from Shenton Road. This area will also address on-site storm water management through a bioswale/ rain garden. Site topography permits a low profile building design that reflects the multi-use needs of the facility. Rather than a single warehouse structure, these purposed designed buildings not only enhance user experience but offer a visually appealing amenity.

The north building is to be used for baled material storage and staging for shipping. This two storey building is serviced by loading docks at both levels and is designed to address the safety concerns necessitated by the materials stored within. The lower level primarily contains baled materials that are waiting to be shipped off site. The second level is portioned into three receiving bays: e-waste, refundable's and hazardous materials. The south building is also two storeys, with the same roofline and material treatment as the north building. The lower level will contain all administrative and educational services. A community market will be located on the second level, to receive and sell a wide range of items. The covered and screened area between these two buildings will be the repository for household and commercial recycling materials. Materials will already be sorted and stored in bins as they wait to be bailed or stored for shipping off site.

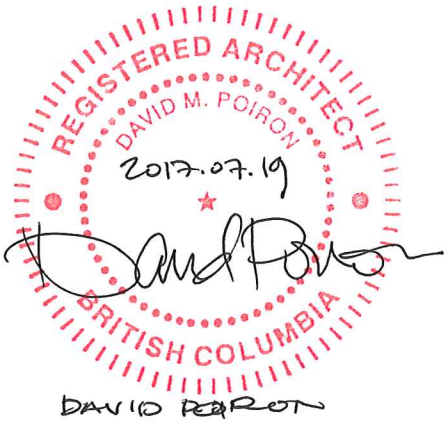
The interior and exterior qualities of these buildings is intended to have both a market and industrial feel, given the nature of the NRE operations. Material treatment including wood and steel will offer both a welcoming atmosphere and speak to the industrial nature of the facility. Many large windows will facilitate warm day lit interior spaces for both staff and public areas. A signage strategy is being developed to assist users in way finding and provide an appealing aesthetic to the facility. The use of reclaimed materials from the current buildings and others in region will further the intent and ethos of the project.

Variance

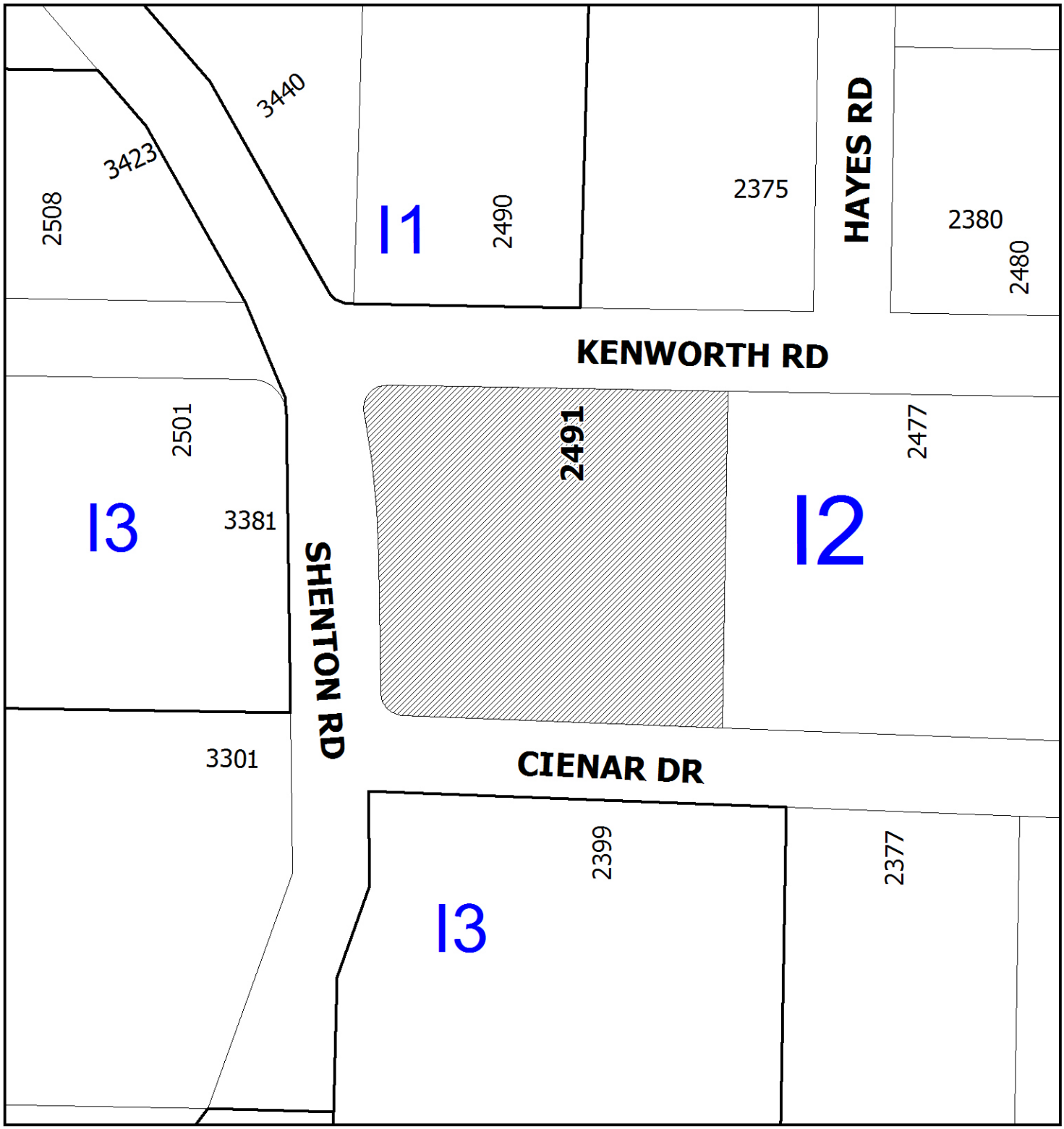
There are no variances proposed for the project.

Design rational prepared by:

CHECKWITCH POIRON ARCHITECTS INC.



SCHEDULE A



DEVELOPMENT PERMIT NO. DP001063

N

LOCATION PLAN

Civic: 2491 Kenworth Road
Lot 1, Section 20, Range 6, Mountain District,
Plan EPP54791

Subject Property

Contact List

Owner
Nanaimo Recycling Exchange
2477 Kenworth Road
Nanaimo, BC V9T 5K4
250.758.7777 phone
Contact: Jan Hastings
jan@recycling.ca

Project Manager
Tectonica Management Inc.
890 Crace Street
Nanaimo, BC V9R 2T3
250.714.0062 phone
Contact: Darren Moss, P.Eng.
darren@tectonica.ca

Architect
Checkwitch Poiron Architects Inc.
9-93 Commercial Street
Nanaimo, BC V9R 5G3
250.714.1963 phone
Contact: David Poiron, Architect AIBC
david@cparch.ca

Structural
Sorensen Trilogy
103-5220 Dublin Way
Nanaimo, BC V9T 0H2
250.585.1360 phone
Contact: Dan Fell, P.Eng
dan@sorensentrilogy.ca

Mechanical
Designed Air Systems
181 Prince John Way
Nanaimo, BC V9T1K1
250.758.8139
Contact: Steve Fraser
dan@sorensentrilogy.ca

Electrical
RB Engineering Ltd.
4-1850 Northfield Rd.
Nanaimo, BC V9S 3B3
250.756.4444
Contact: Les Brown
les@rbengineering.ca

Civil
Newcastle Engineering Ltd.
4-3179 Barons Rd.
Nanaimo, BC V9T5W5
250.756.9553
Contact: Mark Warbrick, P.Eng
mark.warbrick@newcastleengineering .com

Landscape Architect
Gemella Design Inc
237 Derby Place
Nanaimo, BC V9R 6H3
250.591.1976
Contact: Jessica Gemella
jessica@shawbiz.ca

A001 Contacts, Drawing List, Rendering
A101 Building Code Information, Site Plan
A201 Floor Plans - North Building
A202 Floor Plans - South Building
A301 Sections - North Building
A302 Sections - Material Sorting
A303 Sections - South Building
A304 Site Sections
A401 Exterior Elevations
A402 Exterior Elevations - North Building Elevations
A403 Exterior Elevations - South Building Elevations

*Architectural details bound under a separate cover

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Project Name

Nanaimo Recycling Exchange

2477 Kenworth Rd, Nanaimo, BC V9T 5K4

Client	Drawn By	Reviewed By	Sheet Number
Nanaimo Recycling Exchange	TA	DP	A001

Project Number	Sheet Name
1635	Rendering;Contacts

Scale	Date	Issue No.	Issued For	Revision
n/a	2017.07.18	31	Development Permit	–

Location Plan

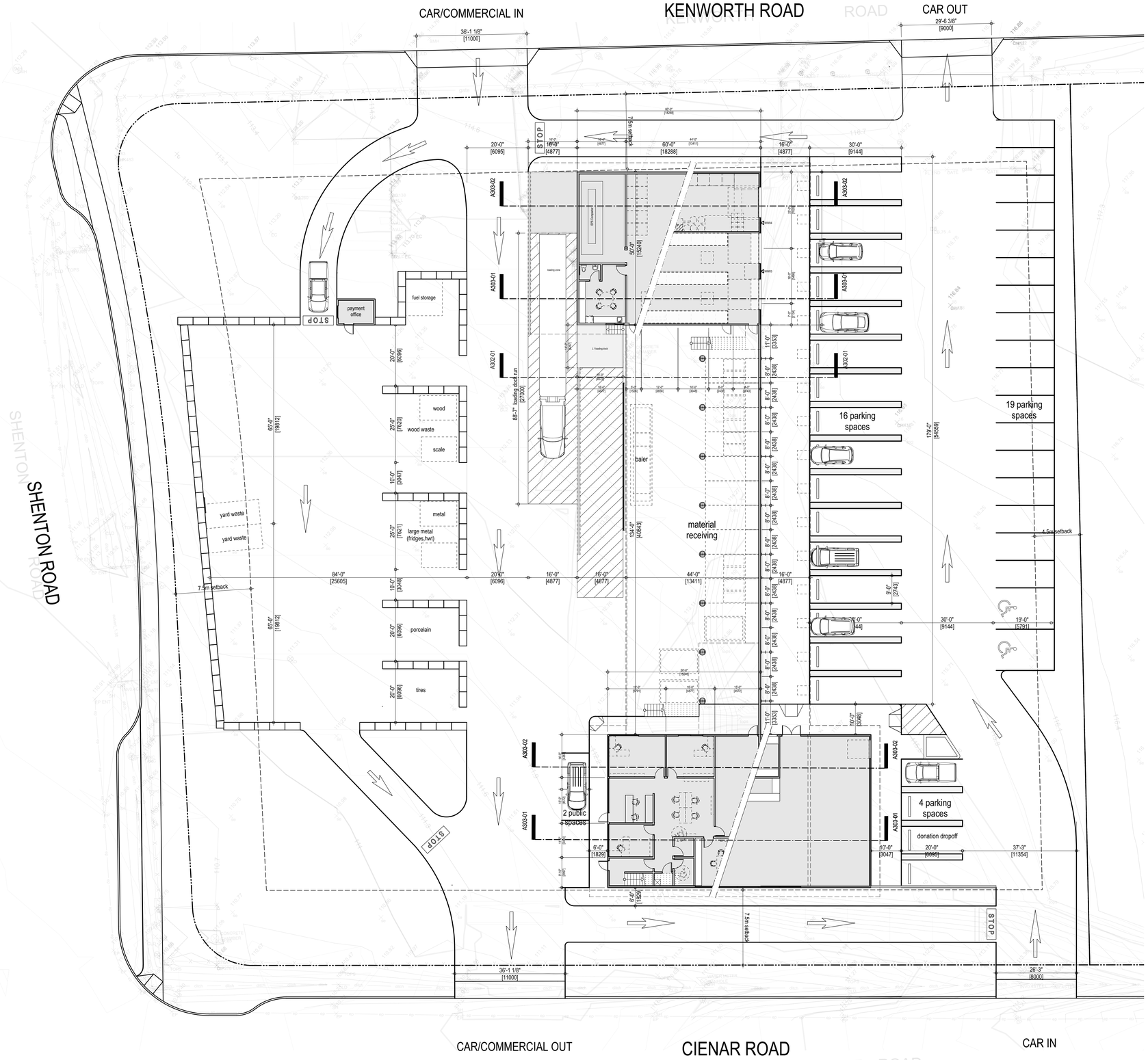
Not To Scale

Zoning Information

Legal Description	LOT 1, SECTION 20, RANGES 6, MOUNTAIN DISTRICT, PLAN EPP54791
Civic Address	2491 Kenworth Road, Nanaimo, BC
PID	029-710-359
Zoning Category	I2 Light Industrial

	Permitted or Required	Proposed
Lot Size	min. 1,200 sm	7,905 sm
Lot Coverage	40.00 %	13.5%
Setbacks		
Front (Kenworth)	7.5 m	7.7 m
Front (Cienar)	7.5 m	7.8 m
Front (Shenton)	7.5 m	34.3 m
Side (East)	4.5 m	21.5 m
Building Height		
North Building	12.0 m	9.5 m
South Building	12.0 m	9.5 m
Canopy	12.0 m	9.5 m
Floor Area		
North Building		
Lower Floor	–	278 sm
Upper Floor	–	278 sm
South Building		
Lower Floor	–	232 sm
Upper Floor	–	400 sm
Gross Floor Area	–	1,188 sm
Net Floor Area (90%)	–	1,069 sm

Parking	**Area**	**Spaces**
Storage - 1 space per 200 sm	1106	5.5
Office - 1 space per 22 sm	232	10.5
Retail - 1 space per 20 sm	400	20.0
Total Spaces Required		36
Total Spaces Provided		41
Accessible Spaces Required		2
Accessible Spaces Provided		2



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Project Name

Nanaimo Recycling Exchange

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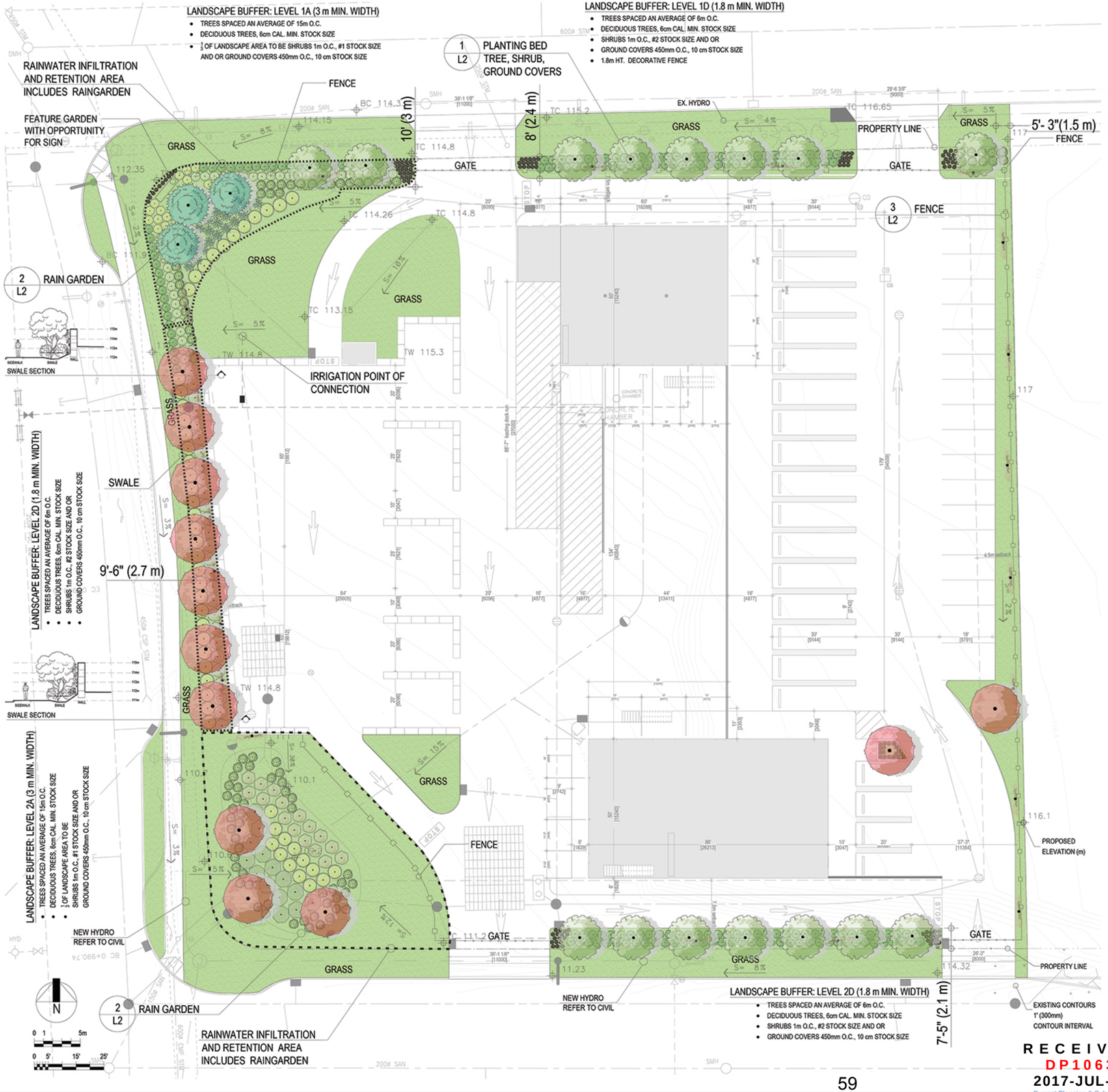
Client	Drawn By	Reviewed By	Sheet Number
Nanaimo Recycling Exchange	TA	DP	A101

Project Number	Sheet Name			
1635	Site Plan			
Scale	**Date**	**Issue No.**	**Issued For**	**Revision**
1/16" : 1'-0"	2017.07.18	31	Development Permit	–



LEGEND

TREES

QTY.	SIZE	BOTANICAL NAME / COMMON NAME
12	6cm CAL.	*Acer rubrum* 'Karpick' / Karpick Red Maple
15	6cm CAL.	*Carpinus betulus* `Franz Fontaine` / Franz Fontaine Hornbeam
3	1.5m HT.	*Picea omorika* / Serbian Spruce

SHRUBS

QTY.	SIZE	BOTANICAL NAME / COMMON NAME
41	#1 POT	*Cornus sericea* / Red Twig Dogwood
33	#1 POT	*Cornus sericea* `Elegantissima` / Variegated Redtwig Dogwood
39	#2 POT	*Cornus sericea* `Flaviramea` / Yellow Twig Dogwood
14	#1 POT	*Physocarpus capitatus* / Pacific Ninebark
80	#2 POT	*Ribes sanguineum* `King Edward VII` / Red Flowering Currant
180	#2 POT	*Viburnum davidii* / David Viburnum

HERBACEOUS PERENNIALS, GRASSES & CLIMBERS

QTY.	SIZE	BOTANICAL NAME / COMMON NAME
20	10cm POT	*Rudbeckia fulgida sullivantii* `Goldsturm` / Black-eyed Susan
200	#1 POT	*Armeria maritima* `Pink Lusitanica` / Thrift
18	#1 POT	*Acorrus gramineus* `Variegatus` / Variegated sweet flag
25	#1 POT	*Parthenocissus quinquefolia* / Virginia creeper

GENERAL GRADING NOTES

1. PLANTING AREAS AND RAINGARDEN SHALL NOT BE MOUNDED (THAT IS THE GROWING MEDIUM FINISH GRADE TO BE ABOUT 25 mm BELOW CURB ELEVATIONS). EXCAVATION OF SUB-GRADE IS REQUIRED TO PREPARE FOR PLANTING.

2. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE IN ALL PLANTED AREAS TO A MINIMUM 2% SLOPE AWAY FROM BUILDING WALLS AND FOUNDATIONS AND ON ALL HARD SURFACES, A MINIMUM 1% SHALL BE OBSERVED.

3. REFER TO ENGINEER'S DRAWINGS FOR GRADING INCLUDING PARKING LOT, CURB, AND LET-DOWNS ELEVATIONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

GENERAL LANDSCAPE NOTES

.1 DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS, INCLUDING DRAWINGS, SPECIFICATIONS AND REPORTS OF OTHER DISCIPLINES.
.2 ALL BASE INFORMATION AND EXISTING SURVEY INFORMATION PROVIDED BY CHECKWITCH POIRON ARCHITECTS.
.3 ALL UNDERGROUND INFORMATION, IF SHOWN, DERIVED FROM EXISTING RECORDS PROVIDED BY OTHERS. THIS PLAN DOES NOT CLAIM TO VERIFY THIS INFORMATION.

PLANT MATERIAL

.4 TRANSPORTATION AND STORAGE OF PLANTS TO MEET THE BC LANDSCAPE STANDARD.
.5 THERE SHALL BE NO SUBSTITUTIONS OF PLANTS WITHOUT THE CONSULTANT'S WRITTEN APPROVAL.
.6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING CONSULTANT REVIEW OF THE PLANT MATERIAL PRIOR TO PLANTING. PLANT STOCK SHALL MEET THE CANADIAN STANDARD FOR NURSERY STOCK AND APPROVED BY THE CONSULTANT PRIOR TO PLANTING. PLANT INSPECTION AT THE NURSERY IS RECOMMENDED.

GROWING MEDIUM AND SUBGRADE PREPARATION

.7 GROWING MEDIUM IS THE MIXTURE OF SCREENED TOP SOIL AND THOSE ADMIXTURES SPECIFIED BY AN AGRONOMIC SOILS LAB TO ACHIEVE THE PROPERTIES OUTLINED IN THE CURRENT EDITION OF THE BCSLA/BCNTA LANDSCAPE STANDARD LEVEL 3 - MODERATE.
.8 THE CONTRACTOR SHALL SUBMIT SOIL SAMPLE AGRONOMIC LAB RESULTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL IN ACCORDANCE WITH CONTRACT DOCUMENTS PRIOR TO PURCHASE OF SOIL (GROWING MEDIUM).
.9 LANDSCAPE PLANTING SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF THE BCSLA/BCNTA LANDSCAPE STANDARD
.10 SUBGRADE TO BE APPROVED BY LANDSCAPE CONSULTANT PRIOR TO IMPORTING GROWING MEDIUM TO SITE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUBGRADE PREPARATION FOR ADEQUATE FOR GROWING MEDIUM DEPTHS. MOUNDING GROWING MEDIUM ON TOP OF COMPACTED SUBGRADES WILL NOT BE ACCEPTED. SUBGRADE TO BE SCARIFIED FOR DRAINAGE.
.11 GROWING MEDIUM SHALL MEET THE FOLLOWING DEPTHS:
- 150MM DEPTH FOR LAWN OR GRASS AREAS,
- 300MM DEPTH PLUS 75MM DEPTH ORGANIC MULCH IN PLANTING BEDS (TREES, SHRUBS, AND GROUND COVER AREAS), AND
- 450MM DEPTH PLUS 75MM DEPTH ORGANIC MULCH IN RAIN GARDENS.
.12 MULCH SHALL BE DOUGLAS FIR AND-OR HEMLOCK COMPOSTED BARK OR APPROVE EQUAL.

IRRIGATION

.13 ALL PLANTED AREAS ARE TO IRRIGATED FOR ESTABLISHMENT. REFER TO IRRIGATION PLAN.

LANDSCAPE WARRANTY

.14 THE LANDSCAPE MAINTENANCE PERIOD IS THE BC LANDSCAPE STANDARD ONE YEAR WARRANTY PERIOD.

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NANAIMO RECYCLING EXCHANGE

LANDSCAPE CONCEPT

PLANTING & GRADING

ADDRESS:
2491 KENWORTH ROAD, NANAIMO, BC

LEGAL DESCRIPTION:
LOT A, SECTION 20, RANGE 6, MOUNTAIN DISTRICT, PLAN 48960

Seal

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Jessica Gemella
286

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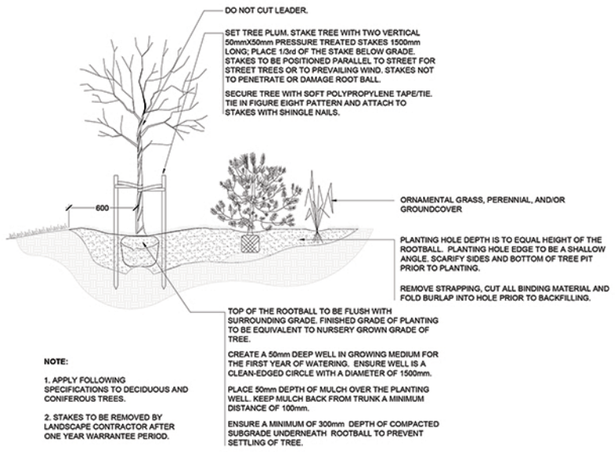
Issues & Revisions

No. #	Date D/M/YEAR	Details
1	13 08 2013	DRAFT DP PACKAGE FOR REVIEW
2	30 09 2013	DRAFT DP PACKAGE FOR REVIEW
3	03 12 2013	DRAFT BP
4	18 12 2013	BP
5	15 05 2017	DRAFT RE-DESIGN
6	16 06 2017	FOR DP REVIEW
7	18 07 2017	FOR DP

Gemella DESIGN INC
LANDSCAPE ARCHITECTURE
GREEN DESIGN + PLANNING
Tel: 250.591.1976
www.gemelladesign.com
Jessica@shaw.biz.ca

Project: NRE13
Date: JULY 2017
Drawn: JG Checked: JG
Scale: NOTED
sheet: L1 OF 2



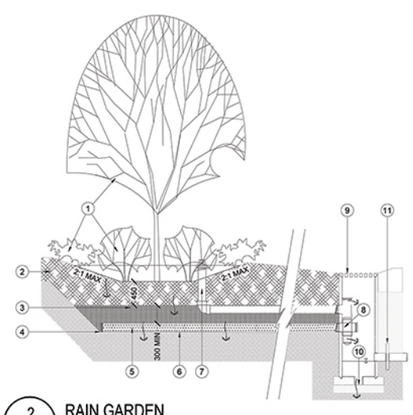
NOTE:

1. APPLY FOLLOWING SPECIFICATIONS TO DECIDUOUS AND CONIFEROUS TREES.

2. STAKES TO BE REMOVED BY LANDSCAPE CONTRACTOR AFTER ONE YEAR WARRANTEE PERIOD.

1 L1 TREE, SHRUB, AND GROUNDCOVER DETAIL - GRASSED AREA

SCALE 1:25

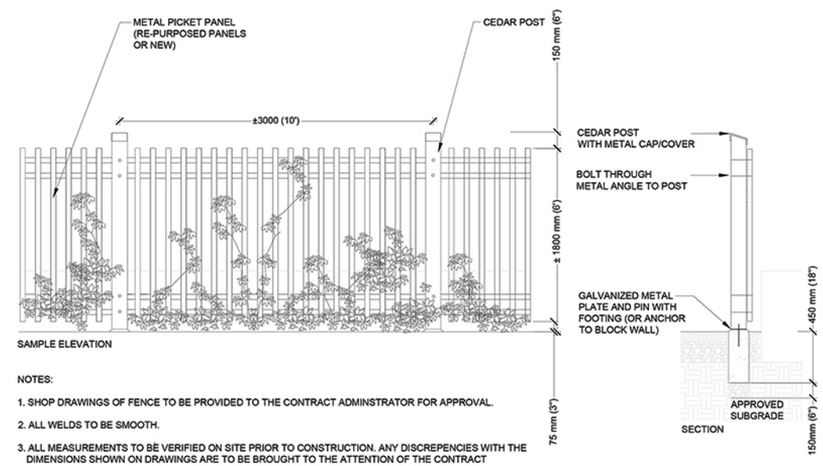


1. TREE, SHRUB AND GROUNDCOVER PLANTINGS
2. GROWING MEDIUM MIN 450mm DEPTH
3. DRAIN ROCK RESERVOIR
4. FLAT SUBGRADE ZERO SLOPE
5. PERFORATED DRAIN PIPE (150Ø MINIMUM)
6. GEOTEXTILE ALONG ALL SIDES OF DRAIN ROCK RESERVOIR
7. OPTIONAL OVERFLOW STAND PIPE SET AT 300mm MAX DEPTH (ASSUMES CATCH BASIN OUTSIDE OF RAIN GARDEN)
8. FLOW RESTRICTOR ASSEMBLY
9. SECONDARY OVERFLOW INLET AT CATCH BASIN
10. OPEN-BOTTOMED CATCH BASIN W/ DRAIN ROCK UNDERLAY
11. TRENCH DAMS AT ALL UTILITY CROSSINGS

2 L1 RAIN GARDEN

Not To Scale

Section



NOTES:

1. SHOP DRAWINGS OF FENCE TO BE PROVIDED TO THE CONTRACT ADMINSTRATOR FOR APPROVAL.

2. ALL WELDS TO BE SMOOTH.

3. ALL MEASUREMENTS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPENCIES WITH THE DIMENSIONS SHOWN ON DRAWINGS ARE TO BE BROUGHT TO THE ATTENTION OF THE CONTRACT ADMINSTRATOR PRIOR TO CONSTRUCTION.

3 L1 FENCE

NTS

NANAIMO RECYCLING EXCHANGE

LANDSCAPE DETAILS

ADDRESS:
2491 KENWORTH ROAD,
NANAIMO, BC

LEGAL DESCRIPTION:
LOT A, SECTION 20,
RANGE 6, MOUNTAIN
DISTRICT, PLAN 48960

Seal

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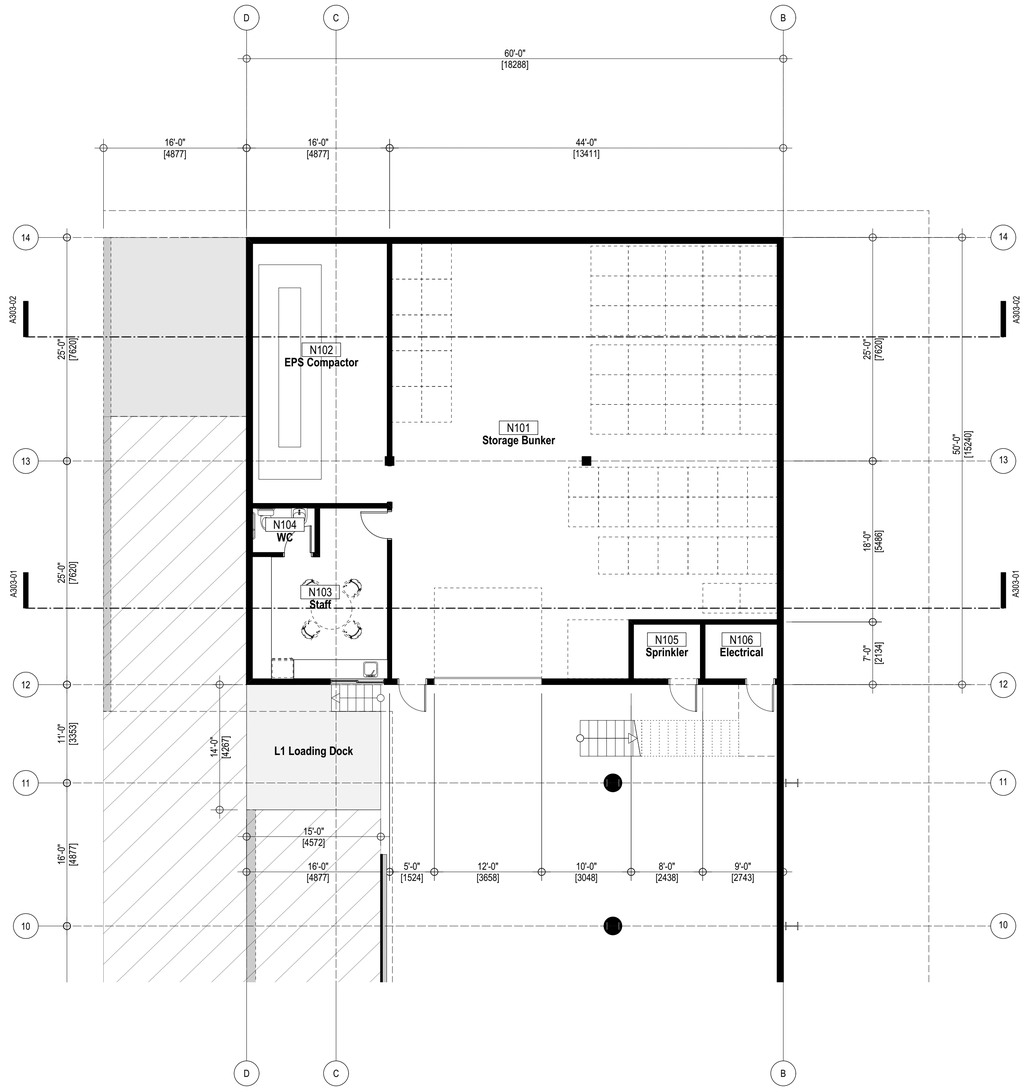
Issues & Revisions

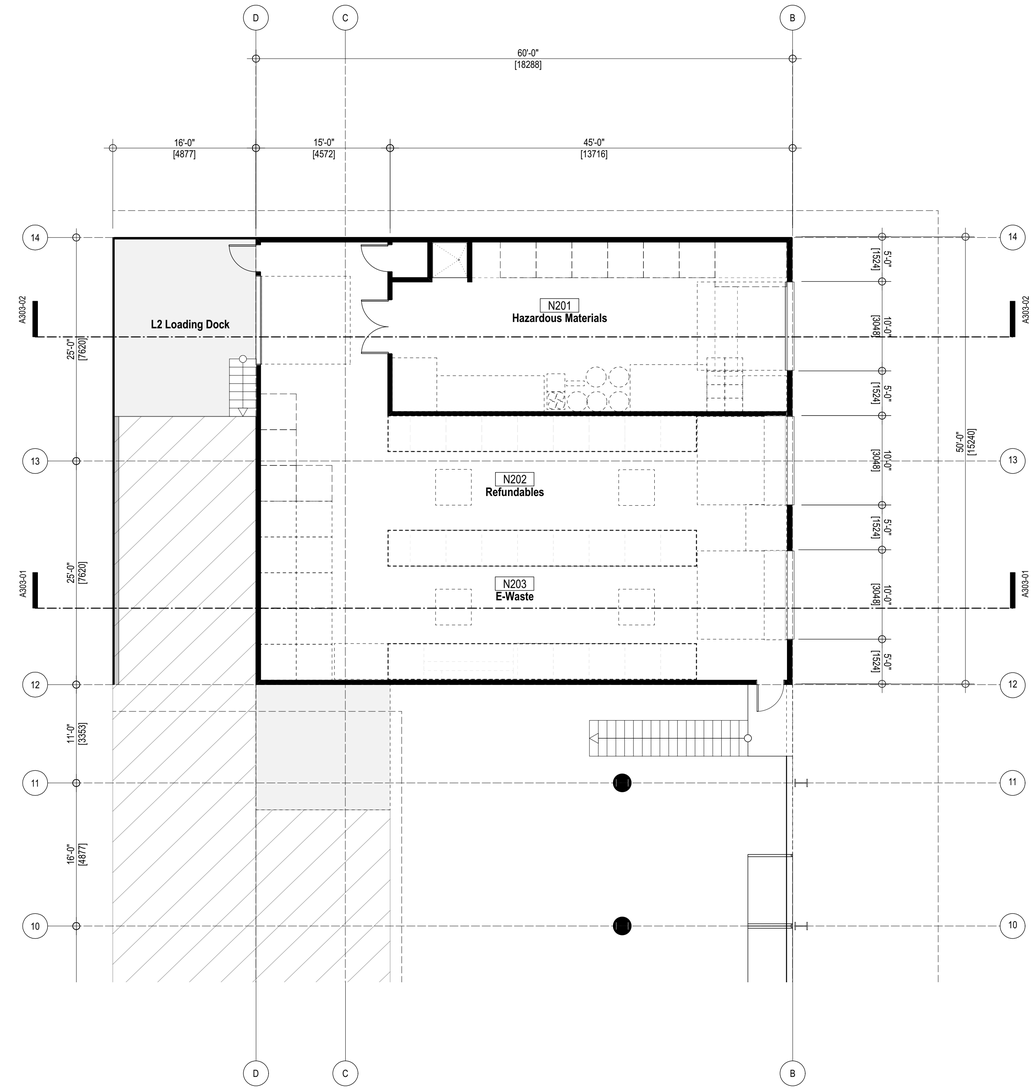
No. #	Date D/M/YEAR	Details
1	13 08 2013	DRAFT DP PACKAGE FOR REVIEW
2	30 09 2013	DRAFT DP PACKAGE FOR REVIEW
3	03 12 2013	DRAFT BP
4	18 12 2013	BP
5	15 05 2017	PLAN REVISIONS
6	15 06 2017	FOR DP REVIEW
7	18 07 2017	FOR DP

Gemella
DESIGN INC
LANDSCAPE ARCHITECTURE
GREEN DESIGN + PLANNING
Tel: 250.591.1976
www.gemelladesign.com
Jessica@shawbiz.ca

Project: NRE13
Date: JULY 2017
Drawn: JG Checked: JG
Scale: NOTED
sheet: L2 OF 2



01 A201 Floor Plan - North L1
Scale: 1/8" = 1'-0"



02 A201 Floor Plan - North L2
Scale: 1/8" = 1'-0"

NOTES

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Project Name

Nanaimo Recycling Exchange

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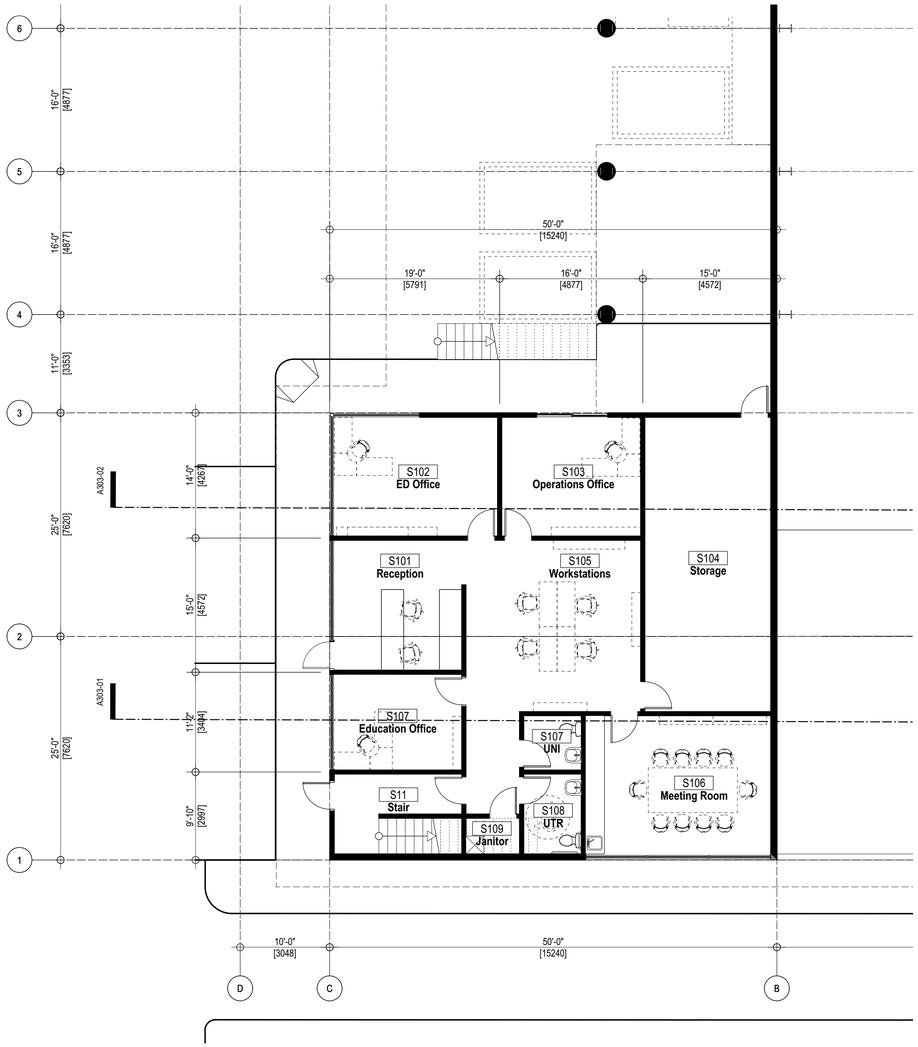
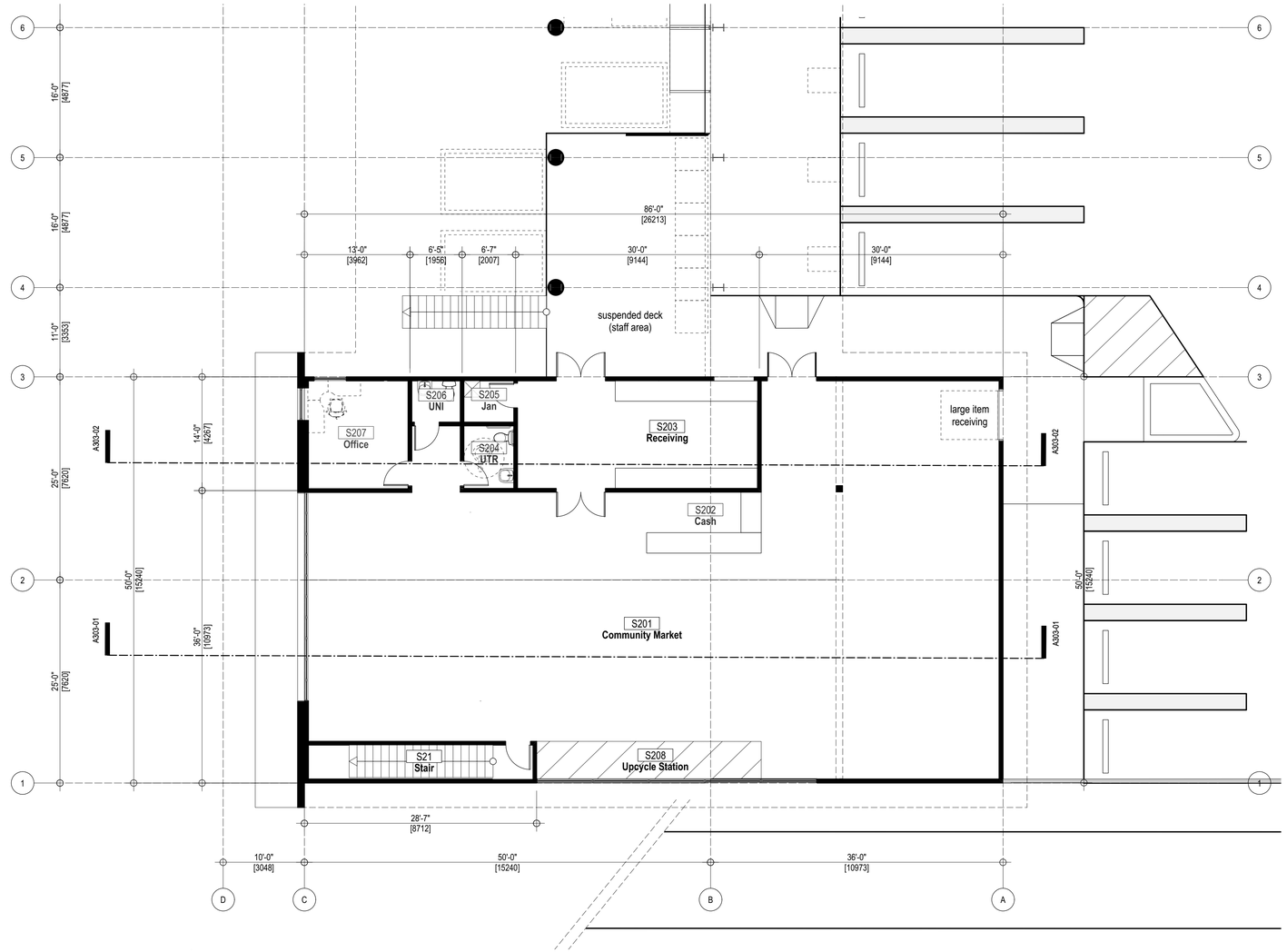
Client	Drawn By	Reviewed By	Sheet Number
Nanaimo Recycling Exchange	TA	DP	A201

Project Number	Sheet Name
1635	Floor Plans - North Building

Scale	Date	Issue No.	Issued For	Revision
1/8" : 1'-0"	2017.07.18	31	Development Permit	01



01 A202 Floor Plan - South L1
Scale: 1/8" = 1'-0"



02 A202 Floor Plan - South L2
Scale: 1/8" = 1'-0"

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Nanaimo Recycling Exchange

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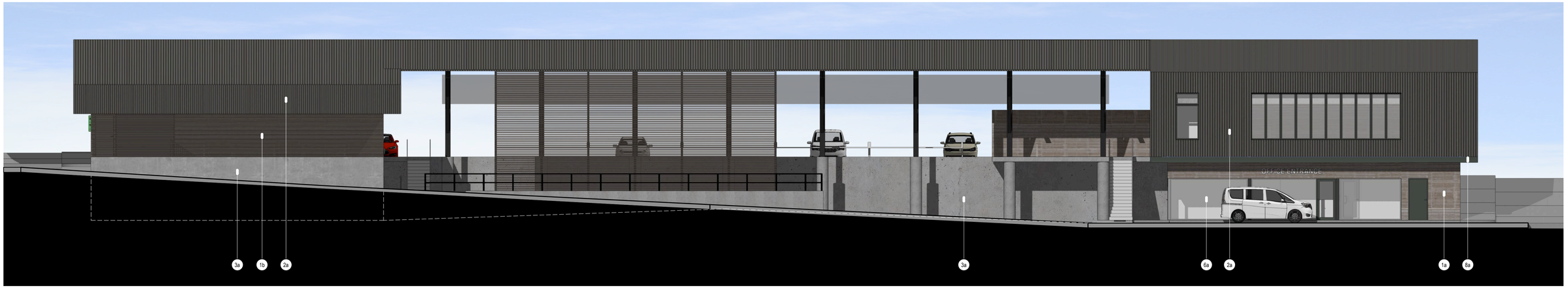
Client	Drawn By	Reviewed By	Sheet Number
Nanaimo Recycling Exchange	TA	DP	A202

Project Number	Sheet Name			
1635	Floor Plans - South Building			
Scale	**Date**	**Issue No.**	**Issued For**	**Revision**
1/8" : 1'-0"	2017.07.18	31	Development Permit	01



01 A401 East Elevation
scale: 1/8" : 1'0"

02 A401 West Elevation
scale: 1/8" : 1'0"

Exterior Materials

1a

1a

2a

3a

4a

5a

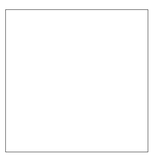
6a

7a

8a

Signage

9a


10a

Exterior Materials Schedule

		Material	Finish	Colour	Notes
1	a	Cladding - Wood Slats	-	-	using Delta Fassade system (or equivalent)
	b	Screen - Wood Slats	-	-	using Delta Fassade system (or equivalent)
2	a	Cladding - Corrogated Steel	-	Dark Grey/Black	-
		Roofing- Corrogated Steel	-	Dark Grey/Black	-
3	a	Exposed concrete	-	-	3/4" charmfer on exposed edges
4	a	Steel Structure	Painted	TBD	-
5	a	Windows - Vinyl	-	TBD	-
6	a	Windows - Vinyl	Frosted	White	-
7	a	Doors and Frames - Metal	Painted	TBD	-
8	a	Trim/Cover	Painted	TBD	-

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Project Name

Nanaimo Recycling Exchange

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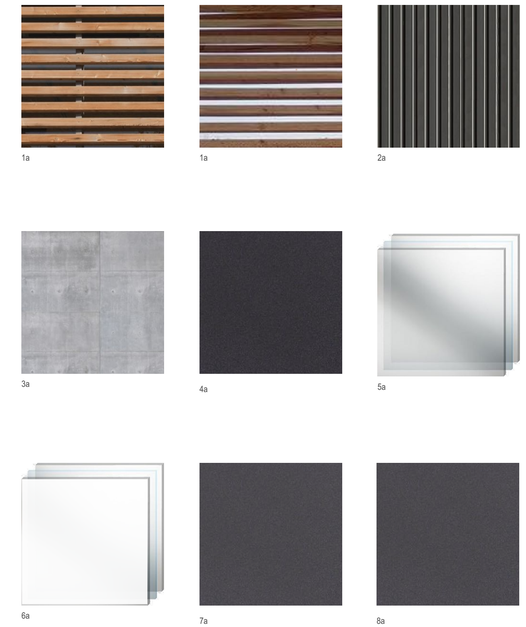
Client	Drawn By	Reviewed By	Sheet Number
Nanaimo Recycling Exchange	TA	DP	A401

Project Number	Sheet Name				
1635	Exterior Elevations				
Scale	**Date**	**Issue No.**	**Issued For**		**Revision**
1/4" : 1'-0"	2017.07.18	31	Development Permit		–

01 A402 North Building - North Elevation
3/16" : 1'0"

02 A402 North Building - South Elevation
3'16" : 1'0"

Exterior Materials



Signage

Exterior Materials Schedule

	Material	Finish	Colour	Notes
1 a	Cladding - Wood Slats	-	-	using Delta Fassade system (or equivalent)
b	Screen - Wood Slats	-	-	using Delta Fassade system (or equivalent)
2 a	Cladding - Corrogated Steel	-	Dark Grey/Black	-
	Roofing- Corrogated Steel	-	Dark Grey/Black	-
3 a	Exposed concrete	-	-	3/4" chamfer on exposed edges
4 a	Steel Structure	Painted	TBD	-
5 a	Windows - Vinyl	-	TBD	-
6 a	Windows - Vinyl	Frosted	White	-
7 a	Doors and Frames - Metal	Painted	TBD	-
8 a	Trim/Cover	Painted	TBD	-

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Current Planning & Subdivision

Client	Drawn By	Reviewed By	Sheet Number
Nanaimo Recycling Exchange	TA	DP	A402

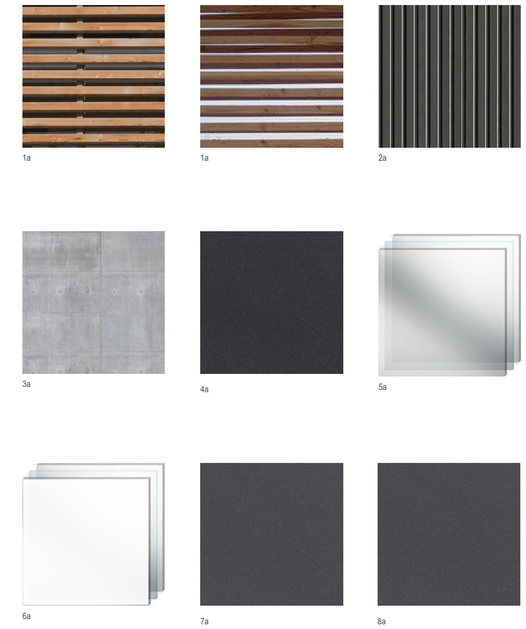
Project Number	Sheet Name
1635	Exterior Elevations - North Building Elevations

Scale	Date	Issue No.	Issued For	Revision
1/4" : 1'-0"	2017.07.18	31	Development Permit	–

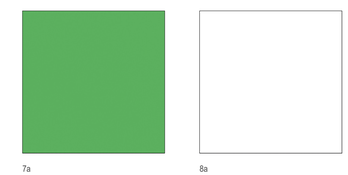
01 A403 South Building - South Elevation
3/16" : 1'0"

02 A403 South Building - North Elevation
3/16" : 1'0"

Exterior Materials



Signage



Exterior Materials Schedule

		Material	Finish	Colour	Notes
1	a	Cladding - Wood Slats	-	-	using Delta Fassade system (or equivalent)
	b	Screen - Wood Slats	-	-	using Delta Fassade system (or equivalent)
2	a	Cladding - Corrogated Steel	-	Dark Grey/Black	-
		Roofing- Corrogated Steel	-	Dark Grey/Black	-
3	a	Exposed concrete	-	-	3/4" chamfer on exposed edges
4	a	Steel Structure	Painted	TBD	-
5	a	Windows - Vinyl	-	TBD	-
6	a	Windows - Vinyl	Frosted	White	-
7	a	Doors and Frames - Metal	Painted	TBD	-
8	a	Trim/Cover	Painted	TBD	-

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Project Name

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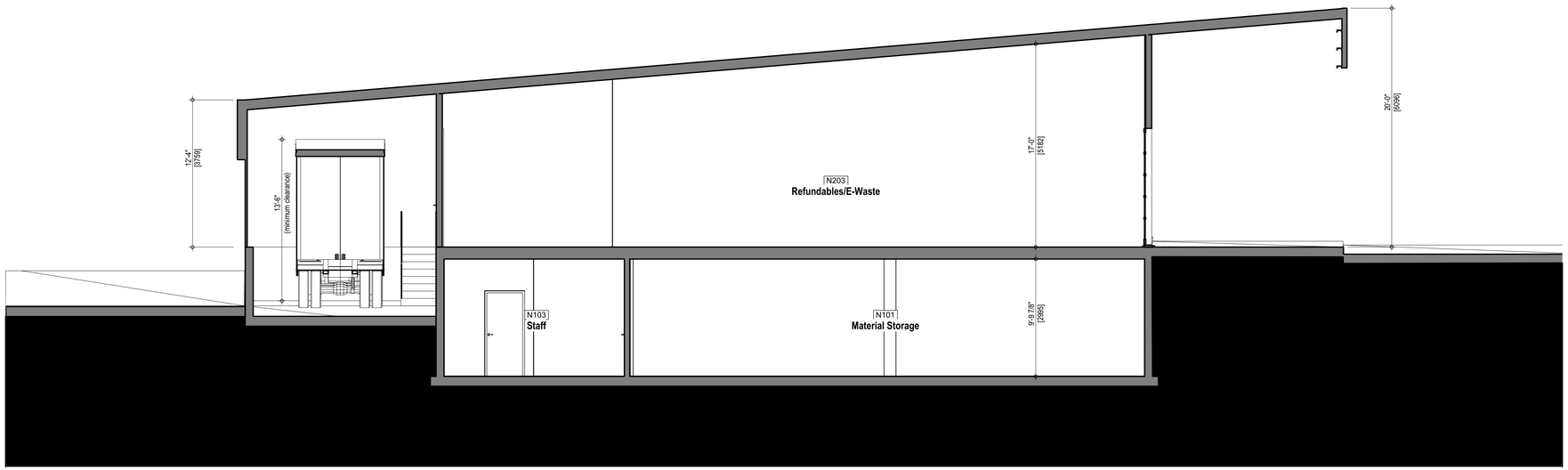
Client	Drawn By	Reviewed By	Sheet Number
Nanaimo Recycling Exchange	TA	DP	A403

Project Number	Sheet Name
1635	Exterior Elevations - South Building Elevations

Scale	Date	Issue No.	Issued For	Revision
1/4" : 1'-0"	2017.07.18	31	Development Permit	–



01 A301 Section - North Building
Scale 3/16" : 1'0"

02 A301 Section - North Building
Scale 3/16" : 1'0"

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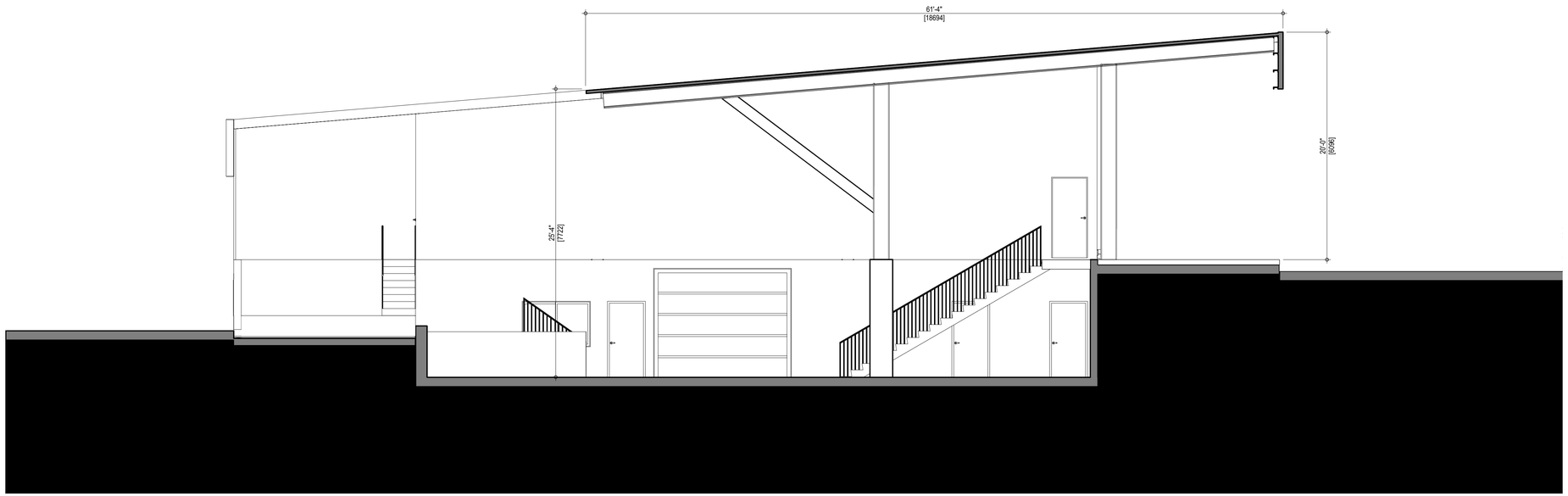
Client	Drawn By	Reviewed By	Sheet Number
Nanaimo Recycling Exchange	TA	DP	A301

Project Number	Sheet Name
1635	Sections - North Building

Scale	Date	Issue No.	Issued For	Revision
1/4" : 1'-0"	2017.07.18	31	Development Permit	–



01 A302 Section - Material Receiving
Scale 3/16" : 1'0"

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Client	Drawn By	Reviewed By	Sheet Number
Nanaimo Recycling Exchange	TA	DP	A302

Project Number	Sheet Name
1635	Sections - Material Receiving

Scale	Date	Issue No.	Issued For	Revision
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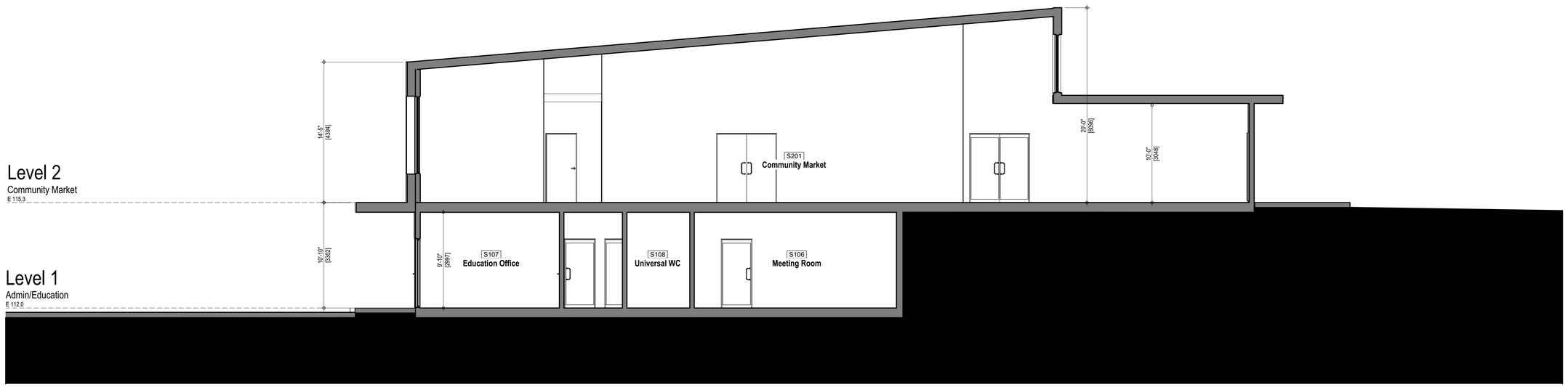
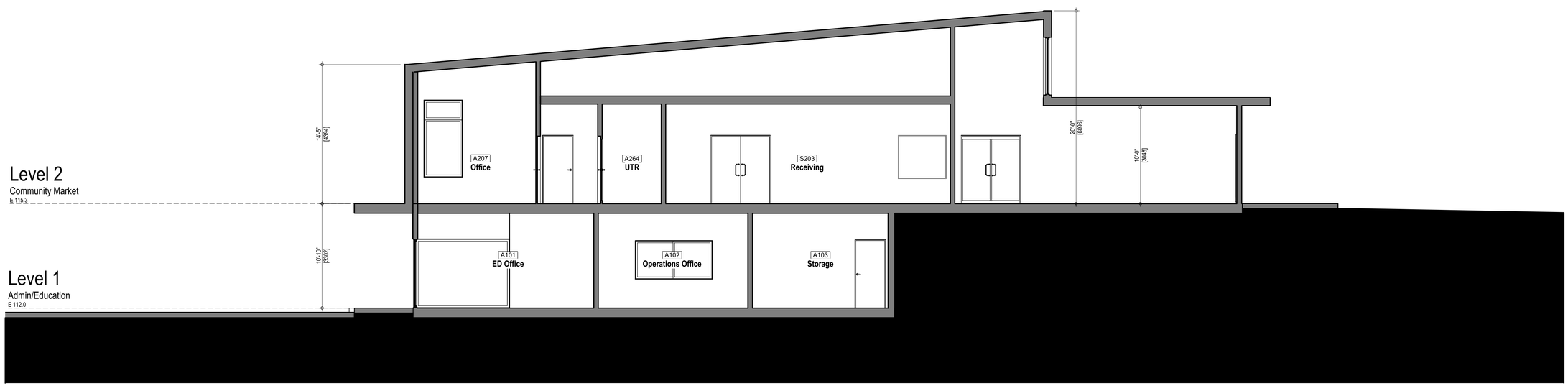


01 A303 Section - South Building
3/16" : 1'0"



02 A303 Section - South Building
Scale 3/16":1'0"

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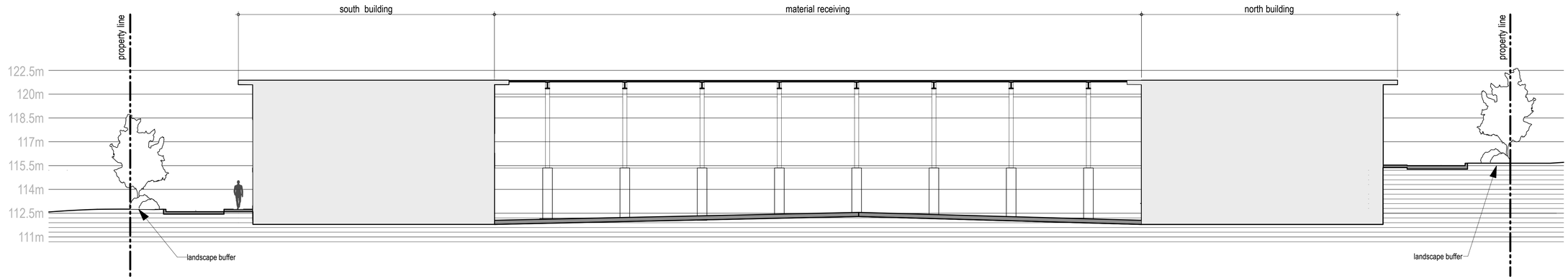
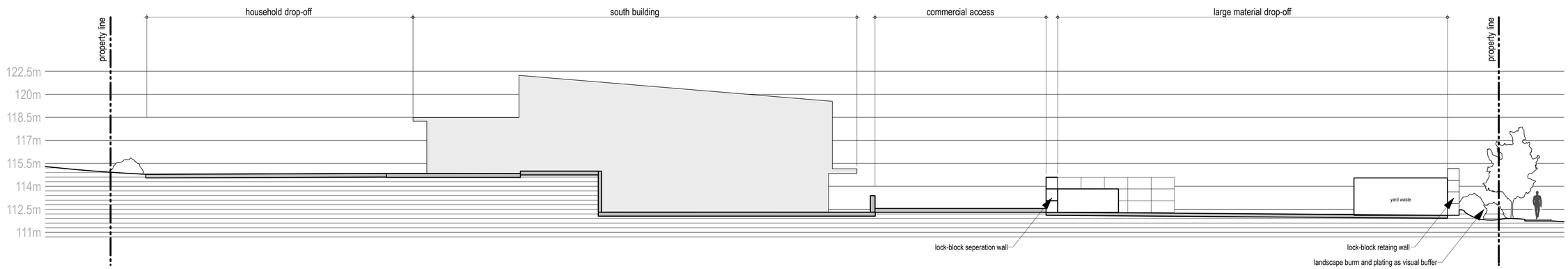
Client	Drawn By	Reviewed By	Sheet Number
Nanaimo Recycling Exchange	TA	DP	A303

Project Number	Sheet Name
1635	Sections - South Building

Scale	Date	Issue No.	Issued For	Revision
1/4" : 1'-0"	2017.07.18	31	Development Permit	–



01 A304 Site Section - East
Scale 3/32":1'0"



02 A304 Site Section - South
Scale 3/32":1'0"

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Project Number	Sheet Name
1635	Site Sections

Scale	Date	Issue No.	Issued For	Revision
3/32" : 1'-0"	2017.07.18	31	Development Permit	–

Aerial Photo

DEVELOPMENT PERMIT NO. DP001063

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