



## **AGENDA DESIGN ADVISORY PANEL MEETING**

June 8, 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. PRESENTATION**

**a. Heritage Alteration Permit No. HAP00029 - 34 Nicol Street**

2 - 8

A heritage alteration permit application has been received to remove the bell tower structure (constructed in 1992) located at the top of the Fire House Tower of the Fire Hall No. 2 building (34 Nicol Street).

**b. Development Permit No. DO001050 - 3240 Fieldstone Way**

9 - 18

A development permit application was received from Island West Coast Developments Ltd. on behalf of 0971051 BC Ltd. for a three two-storey townhouses. The subject property is legally described as Lot 2, Section 15, Wellington District, Plan 48490.

**4. ADJOURNMENT:**

## STAFF DESIGN COMMENT

### HERITAGE ALTERATION PERMIT NO.HAP00029 – 34 NICOL STREET

**Applicant/Architect:** Ronald Bryson

**Owner:** R. Bryson Insurance Consultants Inc.

**Zoning:** DT4 – Terminal Avenue

**OCP Designation:** Map 1 – Future Land Use Plan – Downtown Centre Urban Node; Map 3 – Development and Heritage Conservation Areas – Heritage Conservation Area 1

**Relevant Design Guidelines:** Heritage Building Design Guidelines

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### APPLICATION

An application has been received to remove the bell tower structure constructed in 1992 located at the top of the Fire Hose Tower of the Fire Hall No. 2 building (34 Nicol Street).

### BACKGROUND

#### *Heritage Conservation Area:*

The Fire Hall No. 2 building is currently listed as a significant historical building within the Downtown Heritage Conservation Area found in the Official Community Plan. Any significant alteration to the exterior of a listed building requires issuance of a heritage alteration permit by City Council before the alteration can occur.

#### *Heritage Value Statement:*

Built in 1893, the Nanaimo Fire Hall #2 is a very good example of Victorian Italianate architecture, one of the most popular 19<sup>th</sup> century styles. The fortress-like crenellated roofline is particularly appropriate on the fire hall, a widely recognized symbol of protection. The large doors at the front lower level were designed for easy access for the fire company's horses and equipment. Similarly functional, the concrete hose tower, added to the rear of the building in 1914, allowed for the efficient drying of fire hoses.

The Nanaimo Fire Hall #2 speaks to the continuing growth and maturity of the City. Although a volunteer fire brigade existed before construction of the fire hall, this substantial and expensive building, whose construction costs were raised through subscription, indicates community commitment to efficient, modern service and faith in the City's future.

Located on a narrow triangular lot between two main thoroughfares and at a major intersection, the Fire Hall is an important downtown gateway building and a highly visible landmark.

The building's character defining features include:

- all the elements of the Italianate style as expressed in the overall vertical form and massing of the building, the crenellated roofline, the brick cladding with its original parged coursing, the tall rounded windows, the stained glass transoms in the arched windows, the flat roof, and the stone trim.
- the functional elements of the building including the large doors at the front lower level and the hose tower.
- the location at a prominent downtown intersection between two major thoroughfares.

## **PROPOSED DEVELOPMENT**

The applicant wishes to remove the bell tower structure constructed in 1992 currently located on the top of the hose tower built in 1914. The primary motivation for this alteration is based on the very poor condition and appearance of the structure, as well as its overall structural integrity (See Attachment A).

The bell tower structure was added to the hose tower in 1992 as part of a larger rehabilitation project, and was intended to replicate the look of the fire hall's original hose tower constructed in the 1890s (see Attachment B). As such, the bell tower structure does not form part of the building's original historic fabric. Its removal will have minimal effect on the building's overall historic value and, in fact, returns the 1914 hose tower to a more authentic appearance (see Attachment C).

The owner's contractor is particularly concerned about the safety of the structure, and the potential for all or parts of the structure to create a debris hazard for pedestrians below. It is also noted that the structure's compromised condition has allowed water penetration into the main building for some time causing issues for the building's business occupants as well as water damage to the original historic fabric of the building (See Attachment D).

Removal of the bell tower structure will include repair of the hose tower's original roof system and ensure that continued water penetration into the tower and main building will be stopped.

Additional repair work to the Fire Hall's exterior (including repair and cleaning of the main building's brick exterior, window repair and repaint) is currently being carried out by the building owner with the assistance of a recently approved \$15,000 Heritage Façade Grant from the City of Nanaimo.

## **PROPOSED VARIANCES**

No variance is triggered by this alteration; however, a demolition permit will be required.

CS/GN/lb

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## ATTACHMENT A



**Bell Tower Structure Current Condition**





**Current Bell Tower Location on 1914 Hose Tower**

**ATTACHMENT B**



**Original Hose Tower – 1906 – Located at front of building.**



## ATTACHMENT C



**2<sup>nd</sup> Hose Tower built in 1914 – 1982 Photo**

**ATTACHMENT D -  
Owner Rationale for Bell Tower Structure Removal**

It is integral that the top section of the Hose Tower is removed; quite simply it is a hazard to pedestrians and the integrity of the building itself. It is causing accumulative leaks in the hose tower which flow into the building of the firehouse and will cause structural issues. Sizeable fragments are falling off this section and landing on the sidewalks; if these fragments were to fall on a pedestrian they could certainly be fatal. Because of its high location and the location of the hydro lines which lead to the building it is not possible to fix with any sort of man lift operated machine.

Ronald G. Bryson  
R. Bryson Insurance Consultants Inc.

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001050 – 3240 FIELDSTONE WAY

**Applicant:** Island West Coast Developments Ltd.

**Owner:** 0971051 BC Ltd.

**Designer:** Delinea Design Consultants Ltd.

**Landscape Architect:** Victoria Drakeford

**Subject Property:**

Zoning	R6 – Townhouse Residential
Location	The subject property is within the Edgewood Townhouse Strata. Access to the subject property is via a strata road; Edgewood Drive which, connects to Rock City Road.
Total Area	2729m <sup>2</sup>
Official Community Plan (OCP)	Map 1 – Future Land Use Plans – Map 3 – Development Permit Area No. 9 Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Design Guidelines

### PROPOSED DEVELOPMENT

The proposed development is three stand alone two storey multi family units.

- Unit 1 – 346.5m<sup>2</sup>
- Unit 2 – 289.2m<sup>2</sup>
- Unit 3 – 300.0m<sup>2</sup>

Site Context

The subject property is located on a fee simple parcel within the Edgewood Townhouse Strata. Site access is via a strata road, Fieldstone Way. The subject property is to the northeast of seven Edgewood townhouse units. The strata is aware of the site and building design and has voted to accept the new development.

Site Design

The subject property is a decommissioned telecommunication site. The site had been manipulated to accommodate communication towers and a utility building. The site is a knoll with a man made flat top.

The site laneway and building siting has been organized to minimize site manipulation. Site services will be installed under the site laneway. The building siting works with the site contours and site views. The Edgewood Strata allowed the proposed site development with the understanding there would be limited blasting or machine rock picking.

### Landscape Design

During construction, the perimeter of the building footprints will be fenced so the north, east and south edges will not be disturbed. These edges are covered with native plants and grasses which have done well in the rocky arid conditions. The landscape plan has two focuses:

- a defined unit front access courtyard with hard and soft landscape features and
- green screening edge along the west property line. The evergreen hedge will screen the abutting Edgewood townhouse from the internal lane. Has the proposed screening been designed to protect views of the existing townhouse?

### Building Design

The architectural design is West Coast Contemporary which is a departure from the building design encountered in the Edgewood Townhouse Strata.

The garage location in a townhouse development is always a challenge, as the garage door can become the dominant feature. In this proposal, garages are sited to create an edge to each unit front courtyard and add a level of privacy to each unit.

The mass and scale of each unit is organized to provide a building form which fits into the site contours and is in keeping with surrounding existing townhouses.

GN/kab



ATTACHMENT A  
DESIGN RATIONALE

05 May 2017

City of Nanaimo  
Development Services  
411 Dunsmuir Street  
Nanaimo B.C.  
V9R 0E4

Attn: Mr. Gary Noble

**RE: DESIGN RATIONALE - 3240 FIELDSTONE WAY, NANAIMO, B.C.**

This project consists of 3 detached residential units located on a parcel formerly occupied by a utility tower. The site is surrounded by and accessed through Edgewood strata residential development.

The site is at a high point with a leveled building area punctuated with rock outcroppings. The lot falls dramatically away along the north, east and south edges, either naturally or with existing cuts to adjacent road networks.

Vehicle access is from a cul-de-sac bulb and level driveway that parallels the east boundary. A defined pedestrian path is incorporated alongside the driveway and connects to unit entries.

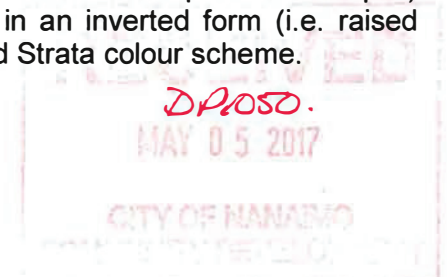
With respect to the design of the proposed homes on Fieldstone Way, I offer the following design rationale.

In general terms, the design of the proposed buildings is derived from site conditions and immediate context. Simply put, this extends to include topography, views, pedestrian and vehicle access, natural assets and amenities, exposure, and adjacency of Edgewood Strata.

As the site is located at an apex we have opted to give the buildings a low profile to minimize prominence. The houses are primarily single storey living with the main floor level equating to existing grades at the point of entry. A small lower floor area is incorporated in areas where the topography permits and in order to minimize site disturbance and extraordinary foundation works. In recognition of weather exposure, consideration has been given to weather protected entries and outdoor spaces. This is accomplished with lower sloped roofs, broad overhangs, strategic location of main entrances and covered outdoor spaces. The location of primary living spaces optimizes views and are juxtaposed to ensure privacy and minimize overlook of adjacent units.

Finishes are selected for the optimal protection of the building envelope, durability and ease of maintenance. A description of type and application follows:

Vertically applied cladding consists of fiber cement board (James Hardie product or equal) with battens mimicking the profile of adjacent homes albeit in an inverted form (i.e. raised batten vs recessed channel). Colour is to match the Edgewood Strata colour scheme.



The material palette is expanded with the introduction of natural wood engineered siding on selected elements. This provides a contrasting texture and colour in a balanced application.

Natural materials tend to soften and warm otherwise monochromatic painted surfaces and is readily compatible in the context of the setting.

Architectural concrete where foundations are exposed are imprinted with vertically recessed reveals. Again, a nod to the vertical application of materials of Edgewood units. The concrete is intended to be a natural extension of the rock upon which it sits. Use of large scale rock in the landscape and as features against the backdrop of the architectural concrete minimizes foundation exposure and integrates site and structure.

Exposed fascia mounted gutters have been avoided in favor of integrating them into the roof system. Fascia material will be a fiber cement product, again selected for durability and painted to match the trims of Edgewood. Where downspouts are exposed preference is to blend them with the colour of the finish to which they are attached as opposed to contrasting. The objective is not to highlight nor clutter exterior facades, rather emphasize and reinforce clean building lines.

Large expanses of glass are incorporated to maximize views and light penetration. Current Building Codes have strict requirements with respect to weather exposure and thermal performance. At this point the type of window has not been determined. Frame types under consideration however include aluminum, vinyl, fiberglass and metal clad wood. In any case colour will be compatible with the Edgewood colour scheme.

So as not to impede views from the decks and to offer a wind break, deck rails are to be glass.

In our opinion, the proposed dwellings are sensitive to the site, appropriate and compatible with existing product and of a high standard of design and construction.

I trust this provides some insight into the design process and concepts upon which we have developed this design.

The map displays a residential area with the following features:

- Streets:** LAUREN MARY PL, ROCK CITY RD, EDGEWOOD DR, PARTRIDGE PL, POINT PL, TELESCOPE TERR, FOLKESTONE DR, and FIELDSTONE WAY.
- Zoning:** Large blue letters indicate zoning districts: R6 (appearing twice) and R4 (appearing once).
- Lots:** Numerous lots are shown with their respective numbers. A specific lot, 3240, is highlighted with a hatched pattern.
- Other Features:** A winding path or road is shown in the center-right area, and a large, irregularly shaped lot is located near the center of the map.

	Subject	Property
1	Mathematics	Abstract
2	Science	Empirical
3	History	Narrative
4	Art	Expressive
5	Music	Emotional
6	Philosophy	Conceptual
7	Law	Normative
8	Medicine	Practical
9	Engineering	Technical
10	Business	Pragmatic
11	Social Sciences	Analytical
12	Humanities	Critical
13	Psychology	Behavioral
14	Education	Practical
15	Environmental Studies	Interdisciplinary
16	Health Sciences	Applied
17	Information Technology	Technical
18	Computer Science	Logical
19	Physics	Quantitative
20	Chemistry	Experimental
21	Biology	Observational
22	Geology	Fieldwork
23	Astronomy	Theoretical
24	Earth Sciences	Interdisciplinary
25	Environmental Engineering	Applied
26	Public Health	Practical
27	Biomedical Research	Experimental
28	Genetics	Molecular
29	Immunology	Cellular
30	Microbiology	Microscopic
31	Plant Biology	Ecological
32	Animal Biology	Behavioral
33	Evolutionary Biology	Theoretical
34	Developmental Biology	Experimental
35	Physiology	Functional
36	Neurobiology	Neurological
37	Psychiatry	Clinical
38	Behavioral Science	Behavioral
39	Sociology	Social
40	Anthropology	Cultural
41	Political Science	Political
42	Economics	Economic
43	Law	Legal
44	Medicine	Medical
45	Engineering	Engineering
46	Business	Business
47	Social Sciences	Social
48	Humanities	Humanities
49	Psychology	Psychological
50	Education	Educational
51	Environmental Studies	Environmental
52	Health Sciences	Health
53	Information Technology	Information
54	Computer Science	Computer
55	Physics	Physical
56	Chemistry	Chemical
57	Biology	Biological
58	Geology	Geological
59	Astronomy	Astronomical
60	Earth Sciences	Earth
61	Environmental Engineering	Environmental
62	Public Health	Public
63	Biomedical Research	Biomedical
64	Genetics	Genetic
65	Immunology	Immunological
66	Microbiology	Microbiological
67	Plant Biology	Plant
68	Animal Biology	Animal
69	Evolutionary Biology	Evolutionary
70	Developmental Biology	Developmental
71	Physiology	Physiological
72	Neurobiology	Neurobiological
73	Psychiatry	Psychiatric
74	Behavioral Science	Behavioral
75	Sociology	Sociological
76	Anthropology	Anthropological
77	Political Science	Political
78	Economics	Economic
79	Law	Legal
80	Medicine	Medical
81	Engineering	Engineering
82	Business	Business
83	Social Sciences	Social
84	Humanities	Humanities
85	Psychology	Psychological
86	Education	Educational
87	Environmental Studies	Environmental
88	Health Sciences	Health
89	Information Technology	Information
90	Computer Science	Computer
91	Physics	Physical
92	Chemistry	Chemical
93	Biology	Biological
94	Geology	Geological
95	Astronomy	Astronomical
96	Earth Sciences	Earth
97	Environmental Engineering	Environmental
98	Public Health	Public
99	Biomedical Research	Biomedical
100	Genetics	Genetic

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ATTACHMENT C  
SITE PLAN



**SITE PLAN**  
SCALE: 1:250 METRIC



PRELIMINARY PROJECT DATA		
CIVIC ADDRESS: 3240 FIELDSTONE WAY	FLOOR AREA:	1215 SQ FT
LEGAL: DISTRICT PLAN 4040	LOWER FLOOR:	775 SQ FT
ZONING: R8-TOWNHOUSE RESIDENTIAL	TOTAL:	3113 SQ FT
LOT SIZE: 2729 SQ.M	GARAGE:	575 SQ FT
LOT COVERAGE: 31.1% (40% ALLOWED)	UNIT 2	
F.A.R.: 0.35 (0.45 ALLOWED)	LOWER FLOOR:	948 SQ FT
	UPPER FLOOR:	275 SQ FT
	TOTAL:	3113 SQ FT
	GARAGE:	575 SQ FT
	UNIT 3	
	LOWER FLOOR:	895 SQ FT
	UPPER FLOOR:	298 SQ FT
	TOTAL:	3113 SQ FT
	GARAGE:	575 SQ FT
	BUILDING AREA (FOOTPRINTS ONLY)	
	8946 SQ FT (822.0 SQ.M)	
	TOTAL FLOOR AREA 10 073 SQ FT (935.8 SQ.M)	



RECEIVED  
DP001050  
2017-MAY-05  
Current Planning & Subdivision



# UNIT 1

RECEIVED  
DP001050  
2017-MAY-12  
Congressional Budget Office

ISSUED:	02 SEP. 16
FOR PRICING	21 SEP. 16
FOR REVIEW	28 OCT. 16
REVISED	06 DEC. 16
REVISED	22 DEC. 16
REVISED	04 MAY. 17
FOR DEVELOPMENT PERMIT	

proposed residences for:

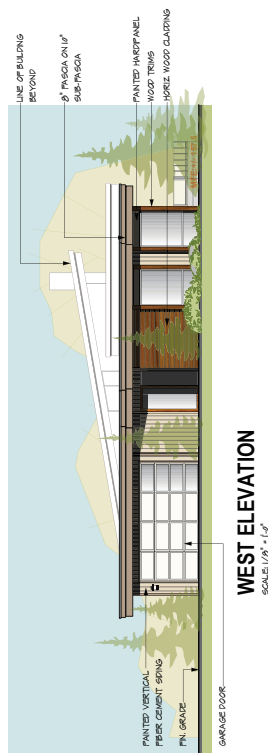
**3240 FIELDSTONE WAY**

nanaimo, b.c.

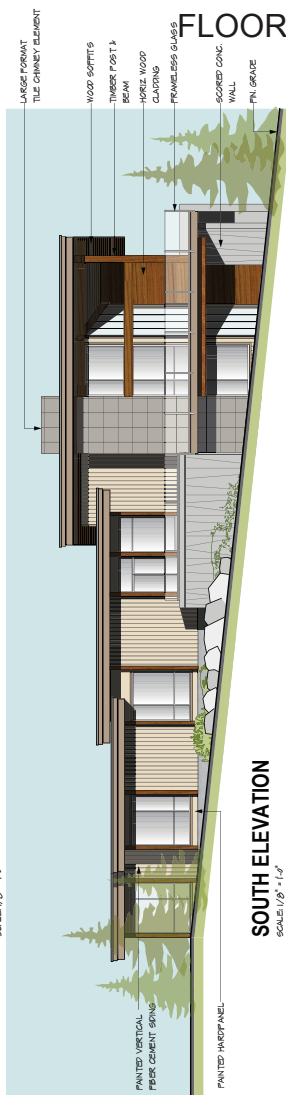
**Delinea**  
DESIGN CONSULTANTS LTD.

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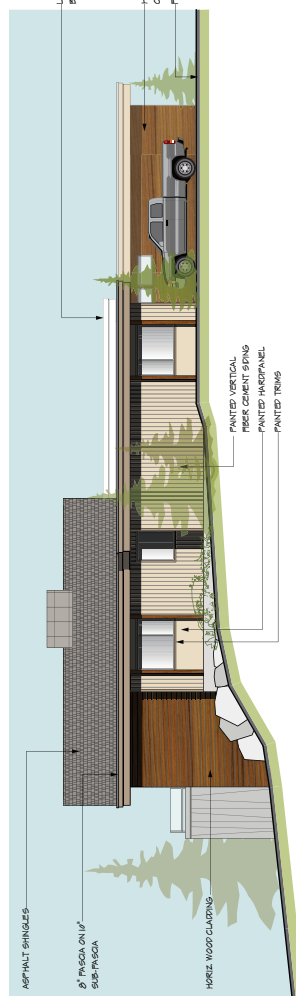
PROJECT #1424.15.16



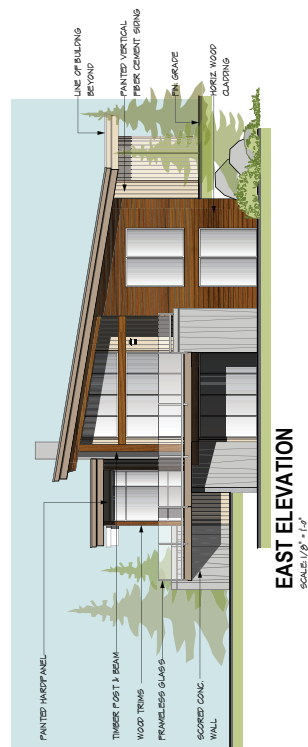
**WEST ELEVATION**



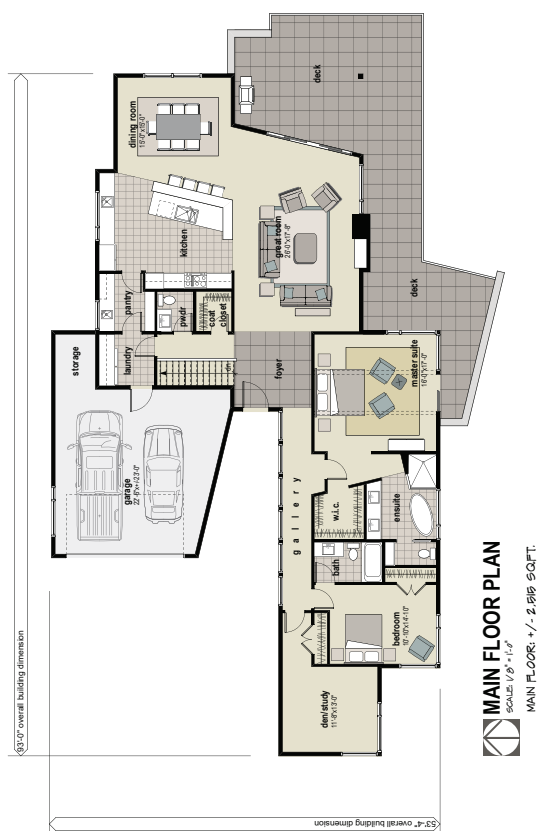

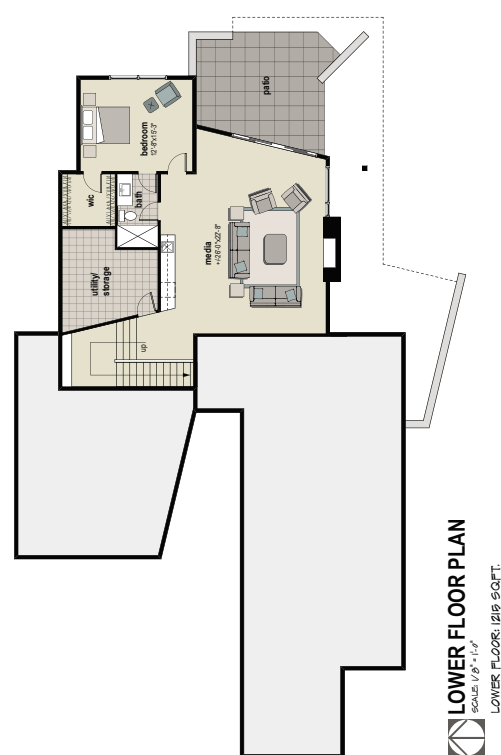
**SOUTH ELEVATION**



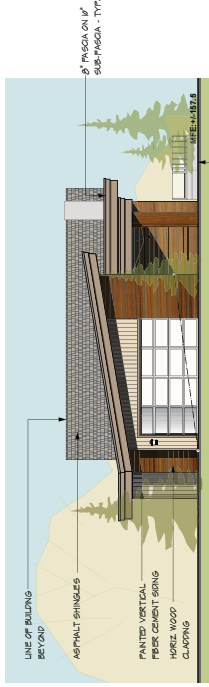
NORTH ELEVATION



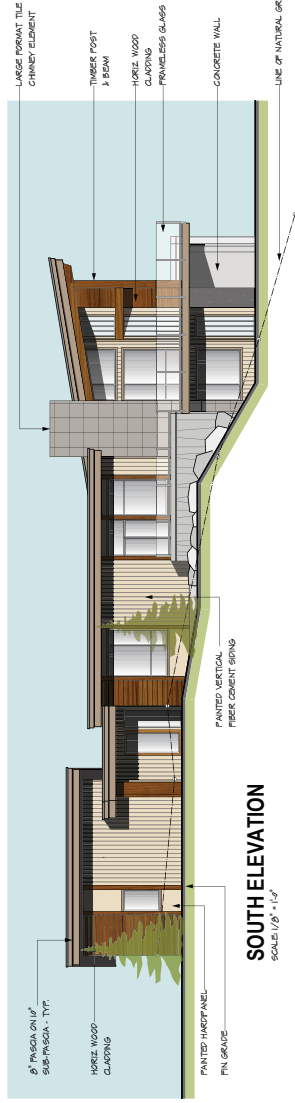
## EAST ELEVATION

 **MAIN FLOOR PLAN** LOWER FLOOR PLAN

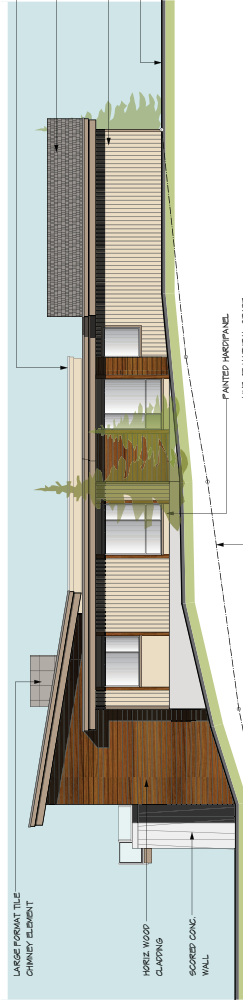




**WEST ELEVATION**  
SCALE 1/8" = 1'-0"



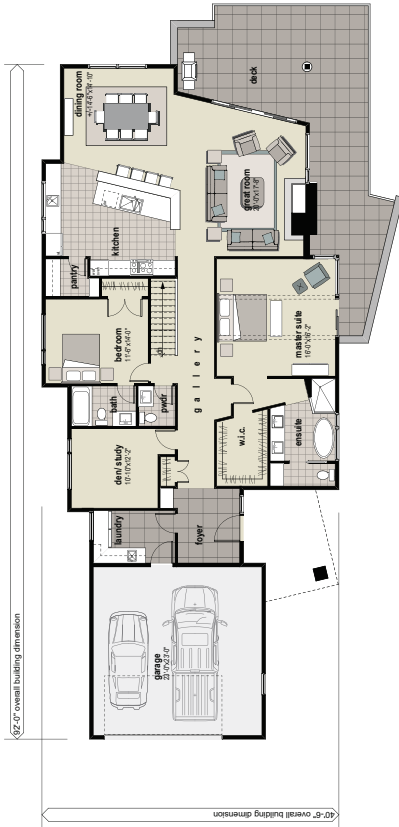
**SOUTH ELEVATION**  
SCALE 1/8" = 1'-0"



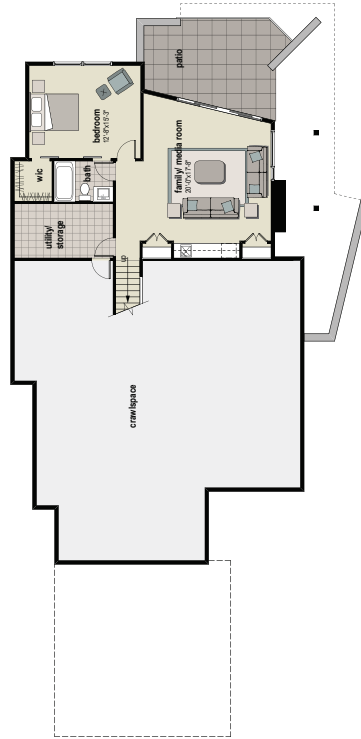
**NORTH ELEVATION**  
SCALE 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE 1/8" = 1'-0"



**MAIN FLOOR PLAN**  
SCALE 1/8" = 1'-0"  
LOWER FLOOR: +/- 2,269 SQ.FT.



**LOWER FLOOR PLAN**  
SCALE 1/8" = 1'-0"  
LOWER FLOOR: +/- 848 SQ.FT.

