

930 TERMINAL AVE | PROJECT DESCRIPTION

February 23, 2019

The proposed mixed-use 32 unit residential project was designed to be set into the hillside, utilize the views of the water and add to the neighborhood character with bold architectural forms along Terminal Avenue and a community café on the corner.

Bold architectural forms are used to create movement and give the development an “identity” along Terminal Ave. A variety of materials are used to add texture, create scale and further define a residential atmosphere.

Neighborhood Context

Currently the lot is undeveloped. To the north is a minimally used natural area. A 3 storey Multi-family building sits to the east and a 2-story small hotel sits to the west. The frontage is along Terminal Ave.

Proposed Building Designs:

- 32 Residential Units
 - Unit Design
 - Unit plans designed to maximize light with corner windows and views of the water when possible
 - 3 Storey Live/Work Townhomes along Terminal Ave.
- Two Level Underground parkade/ bike parking
 - Access into the parkade level one right off access lane (level 1 is commercial and residential parking), a speed ramp takes cars down to the lower level of parking
 - Elevators provide access into the residential levels.
 - Covered bike parking located in parkade
- Podium Roof top Garden
 - Located on west side with the potential for views of the water
 - Communal outdoor space for tenants to enjoy
- Club room
 - Located adjacent to the podium garden
 - Area designed to promote and foster community, provide residents opportunity to have larger gathering
- Café
 - Located on a prominent corner with access to the public outdoor space

Character & Form

- Overall Massing
 - The building is shaped to maximize views
 - Density is focused towards the view and reduced building height along Terminal

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DP1133
2019-MAR-05
Current Planning

- Café is located at the prominent corner of the site and adjacent to the public outdoor space
- Townhomes along Terminal:
 - Creating an appropriately scaled building form along Terminal with 3 storey townhomes with live/work spaces along the ground level. This program is consistent with the many small businesses currently housed in small buildings along Terminal
 - Private entries along Terminal Ave, direct entry through the parkade and additional access through the building corridor
 - Bold tilted forms are used on the townhomes to create rhythm and movement on the building.
- Bold architectural forms are used to create a unique building identity
- The colour “orange” is used strategically to highlight/mark entry points into the building

Official Community Plan- Sustainability

The proposed development addresses the official community plan *through building density, adjacency to a transportation corridor and developing a corner café along the ground level to strengthen the already existing commercial centre.*

- A corner café is proposed on the corner to activate the ground floor of the building and provide the local residents an area to gather
- “These communities offer safe and convenient opportunities to walk, cycle or take public transit . . . Inherent in this approach is increased housing density to generate a population base that will support commercial services, other utilities and the provision of public transit . . .this approach requires support for mixed-use development so that a variety of uses can be found within a convenient distance and an investment in alternative modes of transportation including pedestrian and cycling trails which connect one place to another.”
 - The proposed development is adding housing density along a highly used transportation corridor
 - Proposed location is within walking distance to the future waterfront walking paths & a number of local parks
 - The proposed corner café will further strengthen a highly visited commercial centre encouraging alternative modes of transportation

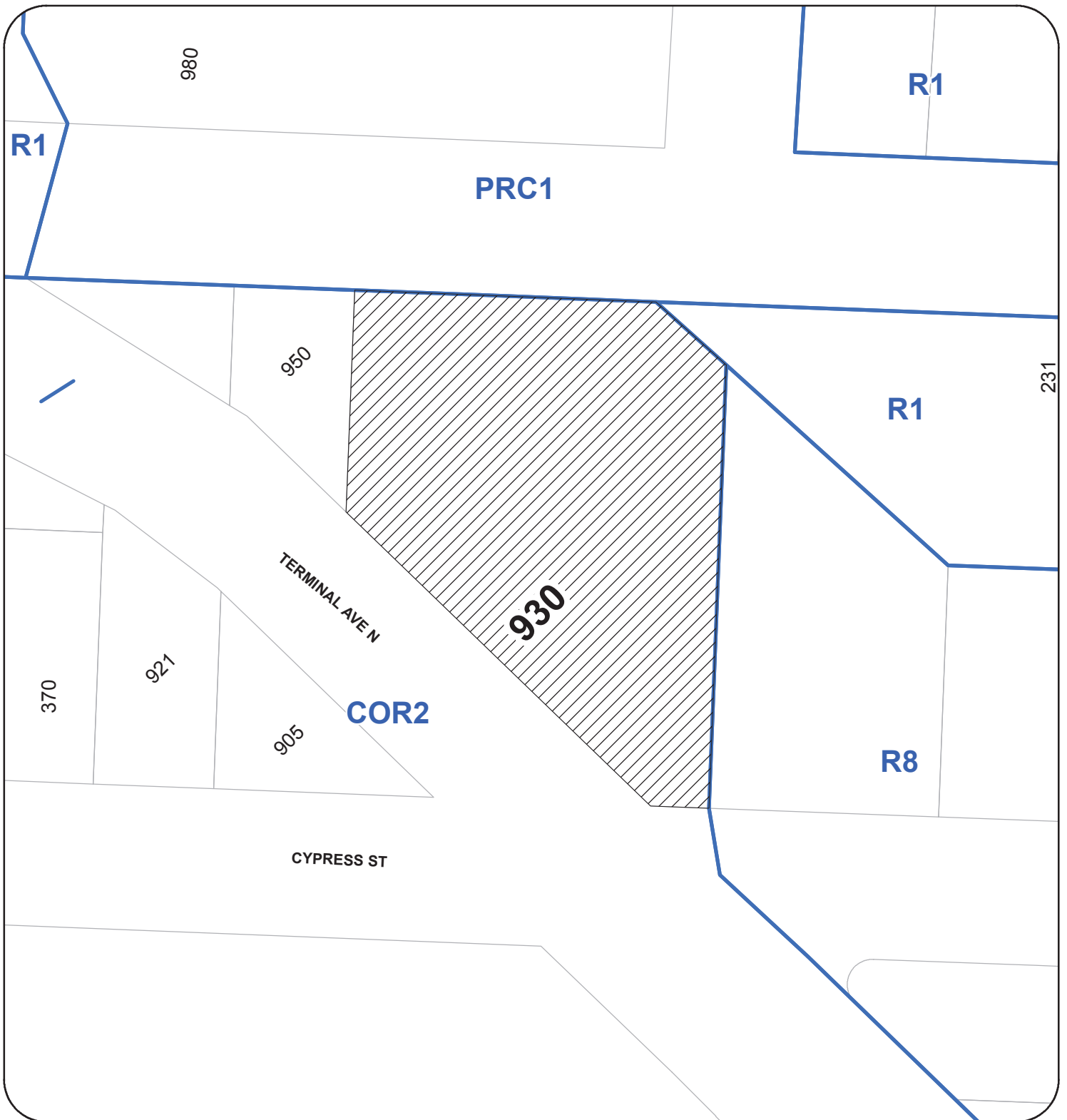
Supporting Brechin & Newcastle Community Plan

- The building is massed to maximize the number of units that have views.
- Creating Neighborhood gathering places: Café located on the corner with a generously sized outdoor space for people to gather
- The building is located on a prominent community corner
 - The corner is highlighted with a community café, public outdoor space

Variance Rationale:

- Watercourse Setback Reduction: 15M to 7.5M
 - The property is described in the biologist report as having “low aquatic habitat values, and moderately low terrestrial habitat values
 - Without a reduction the site would be extremely difficult to develop
- Over-height Building-
 - 2 levels of parking are required, gaining access into the parkades restricts the amount the building can go into the ground
 - The parking footprint is limited because of the required watercourse setback
- Parking Variance- 1 stall reduction
 - Due to the tight site and required watercourse setback, there is a limited area for parking. The site’s inherent location makes it an attractive location for people to walk, bike or utilize public transportation
 - The building is located along the most accessible bus lines
 - Access to many commercial services
 - The unusually shaped site restricts the amount of parking

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001133

LOCATION PLAN

Civic: 930 TERMINAL AVENUE N
Legal: LOT 1 OF LOTS 96B AND 96G
NEWCASTLE RESERVE, SECTION 1
NANAIMO DISTRICT, PLAN EPP80711



Subject Property

LEVEL 2 | STREET LEVEL

This site plan illustrates the layout of the building and its surrounding areas at the street level. The plan includes the following features:

- Building Layout:** The building is divided into several sections, including a main building with a central courtyard, a smaller building to the right, and a parking area. The main building has a central courtyard with a fountain and a large open area labeled "OPEN TO BELOW".
- Parking:** There are several parking areas, including a "RETAIL PARKING" area, a "RESIDENTIAL PARKING" area, and a "PATIO FOR CAFE".
- Landscaping:** The plan shows various landscaping features, including a "LANE SLOPING DOWN", a "LANE", and a "PATIO FOR CAFE". There are also areas labeled "RESCAPE PLANS FOR RAINGARDEN" and "PROPOSED REAR SETBACK".
- Other Features:** The plan includes a "LOADING" area, a "TOWN HOME LOBBY", a "MAIN ENTRY LOBBY", a "WALKING CENTER", and a "1050 S.F. RETAIL SPACE @ UPPER LEVEL".

TERMINAL ROAD

CYPRESS ROAD

50% OF SITE AREA RESTORED TO PREVIOUS SURFACES

EDUCATIONAL SIGNAGE FOR SUSTAINABLE WATER MANAGEMENT

EDUCATIONAL SIGNAGE FOR RESTORATION & RESTORATION OF NATURAL FEATURES

PROPOSED PUBLIC ART TO BE INTEGRATED INTO LANDSCAPE AREA

[illegible]

Site plan of the proposed 10-story mixed-use building at 1000 Cypress Street. The plan shows a building footprint with various levels: Residential (3 levels), Town Home (1 level), Town Home (2 levels), and Town Home (1 level). It also includes a P+Retail Parking area, a Lobby, Stairs, and a Plaza. The building is situated between Cypress Street and an Access Lane. A north arrow is located near the top center of the plan.

SCHEDULE 'D'			
Category 1 Site Selection (10 points required)			
	Amenity	Points	Used
A	The proposed development is located on a brownfield site	5	
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storm drains, curbs or sidewalks.	3	
C	The proposed development is located within 200m of a park or trail network.		
D	The proposed development will be within 400m of any of the following: <ul style="list-style-type: none">• retail store, (e.g. MB Mart on Steward Street (400m))• daycare facility, (e.g. 479 Terminal Avenue (160m))• Nanaimo Regional District transit bus stop, (e.g. Cypress (350m))• any PRC (Parks, Recreation and Culture) Zoned property, and / or located (e.g. St Andrew Street)• a CS+ (Community Service One) zoned property.	1 point each	
	The proposed development will add any of the following amenities on the site, (or immediately adjacent to the site, as part of the proposed development): <ul style="list-style-type: none">• retail store or public market• daycare facility,• Nanaimo Regional District transit bus stop,• any PRC (Parks, Recreation and Culture) Zoned property,• a CS+ (Community Service One) zoned property, and / or• public art.	1 point each	
Total		20	10

Category 2: Retention and Restoration of Natural Features (8 points required)			
	Amenity	Points	Used
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City of Dallas Community Plan and includes at least a 15m natural area buffer around the ESA.	2	1
B	The property includes the retention of natural vegetation, trees, shrubs, and/or stands for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required interseismic buffering or environmentally sensitive area buffer.	2	1
C	The proposed development includes at least 50% retention of natural soils.	2	1
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Dallas's Management and Protection of Trees Bylaw.	2	1
E	The proposed development includes street trees.	1	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 4 inches.	1	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space, is at least 20% more than the number of trees on the property before development.	1	1
H	Retain a minimum of 50% of the site area (excluding the building footprint) in pervious surface.	3	3
	The development includes permanent educational signage and display(s) regarding the protected or planted plants, trees, animal habitat or other natural resources on the site.	1	1
Total		16	8

Category 6: Water Management (8 points required)			
	Amenity	Points	Used
A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2	
B	The proposed buildings on the property include plumbing features which will use less than 50% less water than the BC Building Code standard.	2	2
C	A green roof is installed to a minimum 30% of the roof area.	3	3
D	A rain water is installed to cover at least 10% of the total available wet areas for the proposed project.	3	3
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3	3
F	A water efficient irrigation system (such as drip) is installed.	2	2
G	The proposed development includes rain water garden, cistern, bioswale or storm water retention pond on the property.	2	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on the site.	1	1
Total		16	8

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WEST ELEVATION ALONG TERMINAL AVE



NORTH ELEVATION



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PROJECT NAME:
930 TERMINAL AVENUE

ADDRESS:
930 TERMINAL AVE
NANAIMO, BC

CLIENT:
RED HARE REALTY
DEVELOPMENT LTD

ISSUE:
19-02-23 | DEVELOPMENT PERMIT

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DP-1135
2019-MAY-15
CITY OF NANAIMO

DATE:
FEBRUARY 23, 2019

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JOYCE TROOST

SCALE:
SEE DRAWING

DRAWING TITLE:
ELEVATIONS

SHEET:

A3-1



EAST ELEVATION



SOUTH ELEVATION ALONG CYPRESS



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ELEVATIONS

SHEET:

A3-2



CORNER OF TERMINAL & CYPRESS

CAFE LOCATED AT CORNER
OF TERMINAL & CYPRESS

OUTDOOR SEATING AREA FOR CAFE



ELEVATION ALONG TERMINAL (FACING SOUTH EAST)



PERSPECTIVE ALONG TERMINAL

TOWNHOMES (3 STOREY)
POTENTIAL FOR LIVE/WORK SPACE

TOWNHOME STOODS & FRONT DOORS

LANDSCAPE BUFFER FROM THE STREET

MAIN ENTRANCE LOCATED
ALONG TERMINAL AVE.

CAFE LOCATED AT CORNER
OF TERMINAL & CYPRESS

OUTDOOR SEATING AREA FOR CAFE



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AVENUE**

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SITE MODEL

SHEET:

A4-1



BUILDING ENTRANCE ALONG TERMINAL



TOWNHOME ENTRIES ALONG TERMINAL



EAST ELEVATION




VEHICULAR ACCESS TO
2 PARKING LEVELS

TOWNHOME STOOPS & FRONT DOORS

LANDSCAPE BUFFER FROM THE STREET

MAIN ENTRANCE LOCATED
ALONG TERMINAL AVE.

CAFE LOCATED AT THE CORNER
OF TERMINAL & CYPRESS

 <p>JOYCE RED TROOST ARCHITECT AIBC 2515 GLENAYRE DRIVE, BC V9S 3B9 250.714.8749 - joyce@jrtarchitect.com</p>	
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<p>ADDRESS: 930 TERMINAL AVE NANAIMO, BC</p>	
<p>CLIENT: RED HARE REALTY DEVELOPMENT LTD.</p>	
<p>ISSUE: 19-02-23 DEVELOPMENT PERMIT</p>	
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<p>SCALE: SEE DRAWING</p>	
<p>DRAWING TITLE: SITE MODEL</p>	
<p>SHEET: A4-2</p>	



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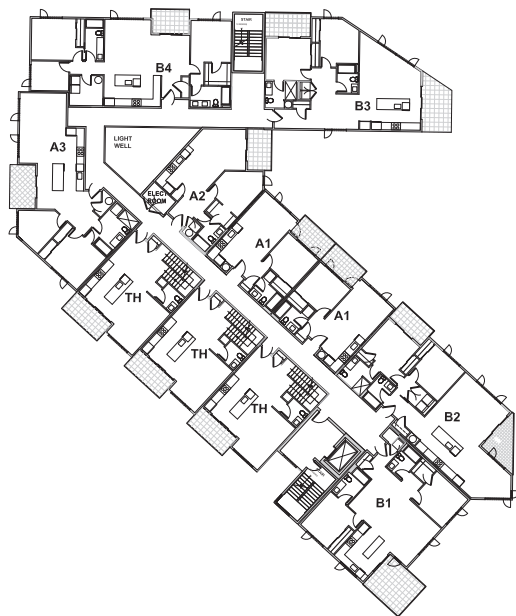
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BUILDING PLANS

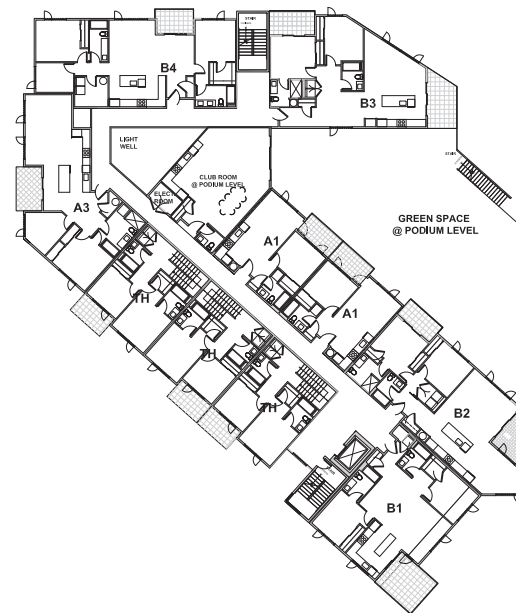
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A1-2

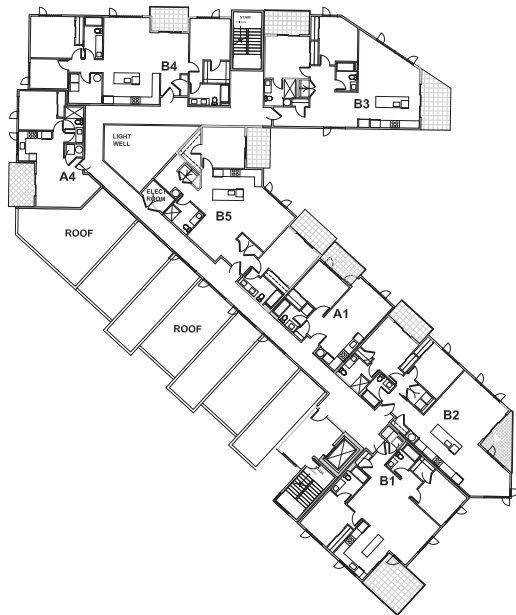
LEVEL 4 | RESIDENTIAL



LEVEL 3 | RESIDENTIAL, PODIUM LEVEL

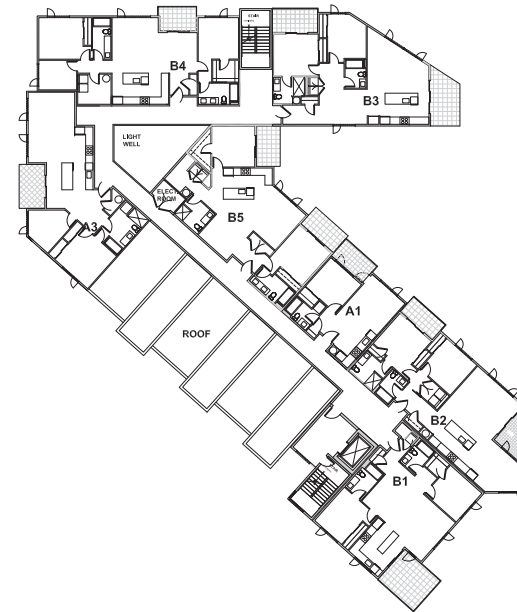


LEVEL 5 | RESIDENTIAL



WATER VIEWS
→

LEVEL 5 | RESIDENTIAL



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SCALE:
1/16" = 1' 0" 

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BUILDING PLANS

SHEET:
A1-3



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2019-MAY-15
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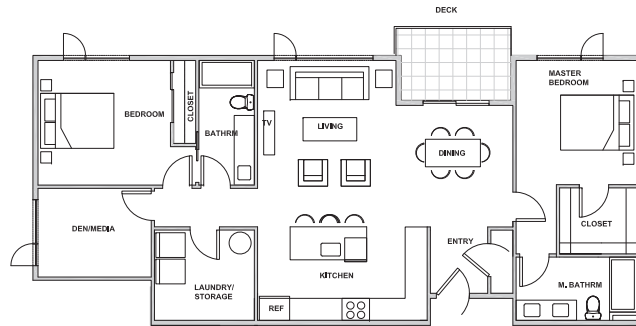
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UNIT PLANS

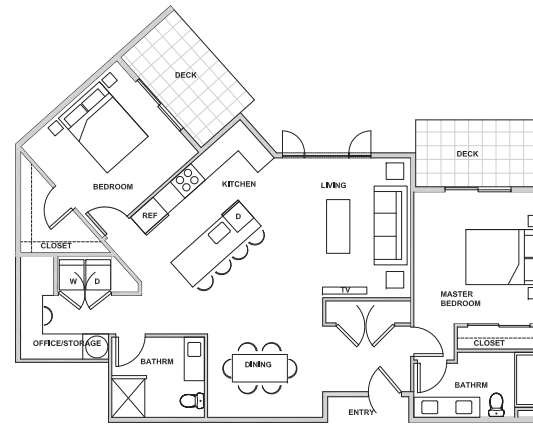
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A2-2

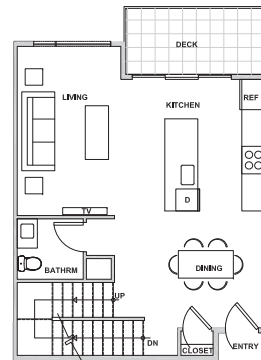
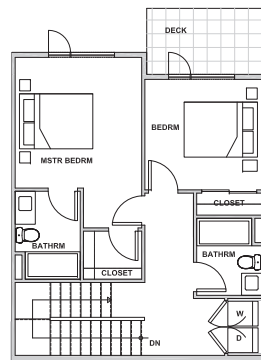
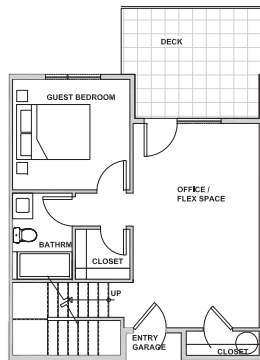
B4 | 2 BEDRM & 2 BATHRM



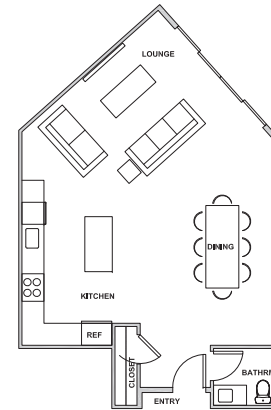
B5 | 2 BEDRM & 2 BATHRM



TH | 3 STORY TOWNHOME W/ 2 BEDROOM, 2 1/2 BATHROOM AND GUEST-OFFICE SUITE



CLUB ROOM



AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001133

Legend

 Subject Property