RAYMOND
de BEELD
ARCHITECT Inc.

755 Terminal Avenue North, Nanaimo, BC V9S 4K1
Tel: (250) 754-2108 Fax: (250) 754-2118
Email: info@rdbarchitect.ca
Web: www.rdbarchitect.ca

Jan 26, 2019

Design Rationale – Multi Family Residential – 470 Franklyn Street

Project:
New multi family strata/ rental residences with under building parking.

Project Background:
Replace an existing single family dwelling with a 9 unit strata/ rental multifamily residential development catering to empty nestors, students, young professionals, and commuters from the Lower Mainland, all of whom want to live near the downtown and not be reliant of vehicles for everyday use. To provide a contemporary design of quality that is sympathetic to the heritage values of the old city quarter.

Site Layout:
Site layout dictated by narrow 49 foot wide lot with a cross slope of 4'7" (9.4%). Redevelopment resolves outstanding long standing legal access and utilities through lot from adjacent properties. All units have views towards the downtown, and upper units with additional harbour views. Building setback from the east property should a zero lot line building occur in the future at the dental clinic site.

Pedestrian Circulation:
Accessible main building entrance located level at grade and oriented to downtown. Entrance lobby is fully glazed with a feature interior wall with dynamic night time lighting to provide qualities of a porch that interacts with the street. Mail area is tucked out of site and access to bikes/ utility room from exterior to maintain the minimalist lobby character. Glazing may function as openable doors or windows to provide further connection to the street.

Vehicular Circulation:
Due to small lot and sloping street, parkade entrance located on low side of site. This also maximizes setback of building facade from viewside. Main entrance demarcated with textured surface and functions as plaza area/ pickup/ drop off.

Parking:
Parking provided at grade, underbuilding and primarily out of sight. With a site history of security concerns, parking area gated at night. Sliding gate hides out of site during the day to avoid a seiged mentality. Gate tied into the fire alarm system and retracts in a power failure to

maintain emergency egress. Secure indoor storage provided for bikes/ scooters. Short term bike parking lockable against concrete wall.

Form:
Generated by the small site, parking, and legal easement requirements. Upper floors overhang the lower to maximize the unit size and provide weather protection of exterior spaces at grade, sympathetic to recesses/ projections of many old city quarter buildings. Columns reduce building cantilever, demarcate the pedestrian zone to building services, and mimic neighbourhood porch/ veranda qualities. Flat roofs used to minimize building height and provide common recreational space, providing resident social interaction at an extended family scale. Roof type similar to the more commercial character of immediate buildings. Elevator location dictated by interior stairway and parking stall dimensions.

Materials & Colour:
Contemporary scheme reflecting traditional colour, texture, pattern of the old city neighbourhood. Non combustible fiber cement cement panel used for durability, cost effectiveness, and fire protection. Contemporary coloured glass mimic stained glassed features of older residential buildings. West side wall decorated with paint and subdived with fascia bands at upper and lower roofs. Protruding elements in the wall provide artistic/ dynamic movement thru shadows and lighting. Materials and colours varied to break up the mass of building, provide unit identity, as well as provide a distinct base, middle and top.

Exterior Lighting:
Exterior lighting unique, small scaled, indirect, and on daylight/ timers/ motion sensors. Exterior pedestrian areas lighted with fixture on columns to uplight level 1 soffits. Similar treatment for roof top covered walkway to reduce night sky impact and wildlife conflicts. Feature wall of glazed lobby provides decorative treatment from street and overflow of small landscaping area. Landscape area to incorporate some low voltage lighting of key plants for night time visual interest to residents and those walking on the sidewalk. Rear exit passage way lighted by motion sensor to minimize lighting onto adjacent properties. Parking stalls under building lit with indirect lighting onto ceiling from concealed fixtures behind ceiling beams below east wall.

Utilities/ Garbage/ Recycling:
Building servicing located close to utility connections to reduce service lengths. To maximize area for parking and common building services at grade, garbage/ recycling provided at rear of property. High quality material enclosure and gate, partially screened and additionally secured with sliding gate for parking area. The deep location and higher grade than sidewalk reduces visual impact from street.

Key Features:
Public interaction between residents and public sidewalk environment day and night. Green roof and roof deck for resident amenities and public environmental benefits. A quality designed contemporary project within a historic neighbourhood that adds an evolving layer to the urban fabric suitable to our time and avoiding historic falsification.

RAYMOND
de BEELD
ARCHITECT Inc.

755 Terminal Avenue North, Nanaimo, BC V9S 4K1
Tel: (250) 754-2108 Fax: (250) 754-2118
Email: info@rdbarchitect.ca
Web: www.rdbarchitect.ca

Jan 26, 2019

Multi Family Residential - 470 Franklyn Street
Building Height Variance

Requirement:
- 12m.

Provided:
- 15.5m (12.4m roof deck/ green roof).

Rationale:
- To provide elevator and stairway for outdoor amenity space and green roof maintenance.
- Narrow lot with access and utility easements on rear and side to benefit neighbouring property, resulting in a narrow building type despite a modest density achieved from that permitted.

- View Corridor Impact
  - Minimal view corridor or ocean view impact to neighbouring properties.
  - Adjacent properties could potentially redevelop to similar height with green roofs.
  - See also google 3D height study of various viewpoints.

- Public Benefit
  - Green roof benefits
    - Storm water management.
    - Increase habitat for wildlife.
    - Increase longevity of roofing membranes.
    - Reduce heat flux thru the roof assembly impacting heating and cooling of indoor spaces.
    - Reduce urban heat island effect.
    - Opportunity for local food production.
    - Reduction in green house gas emissions.
    - Provide amenity/ recreation space.
  - Provide handicapped accessibility via elevator to public functions/ building amenties (2018 BC Building Code requirement).
  - Provide increased rental residential accommodation downtown.
  - Provide small size affordable units.

Raymond de Beeld, Architect AIBC, RAIC.

LOCATION PLAN

DEVELOPMENT PERMIT NO. DP001136

LOCATION PLAN

N

Subject Property

Civic: 3200 ISLAND HIGHWAY N
Legal: THE SOUTHERLY 92 FEET OF LOT 3, BLOCK 27
SECTION 1, NANAIMO DISTRICT
PLAN 584 EXCEPT THAT P ART IN PLAN 221R

1 Context Map
Ref. Aerial Photo from City of Nanaimo 2018

Note: Red North arrow represents Project North.

Civic Address:	470 Franklyn St, Nanaimo, BC		
Legal Address:	The Southerly 92 Feet Of Lot 3, Block 27, Section 1, Nanaimo District, Plan 584 Except That Part In Plan 221R		
Zoning:	DT2 (Fitzwilliam)		
	ft2	**m2**	
Property Area:	4,508	418.8	
Floors:	**Area (ft2)**	**Area (m2)**	**Comments**
Level 1 – Common	640	59.5	Excl. Lobby & Bike Storage (259 ft2)
Level 2, 3, 4 – Residential	2627	244.1	3 Units per Floor, 9 units total
Level 5 – Roof Deck	317	29.5	Excl. Open Roof Deck (650 ft2)
Total (GFA – Include L1 exemptions):	3,843	357.0	Open Roof Deck not included
Total (FAR – Exclude exemptions):	3,584	333.0	
Zoning Requirements:	**DT2 Required**	**Proposed**	**Comments**
Lot Coverage:	100%	58.3%	2,629 ft2 foot print
FAR (Bonuses 0.20 + 0.25):	2.30	0.80	No bonus density required
Major Road Setback	2.5m	0m	Waived by City
Sidewalk Setback	2.5m	2.0m	Planning request
Bldg Front setback (Southeast) – min	0m	2.0m	
Bldg Front setback (Southeast) – max	4m	2.0m	
Bldg Side setback (Northeast)	0m	1.2m	
Bldg Side setback (Southwest)	0m	0m	
Bldg Flanking setback	0m	N/A	
Bldg Rear setback (Northwest)	0m	1.2m	
Building Height:			
Roof Deck:	12.0m (39.4 ft)		Top of L5 Roof Deck
Overall:	12.0m (39.4 ft)	15.2m (49.8 ft)	Top of L5 stairwell roof, excl. Elevator Roof
Number of Storeys	N/A	4 + Roof Deck	
Parking: (Area 5)	**Required**	**Proposed**	**Comments**
Total Parking:			
1 Bedroom (6 @ 0.50/unit):	3		
2 Bedroom (3 @ 0.90/unit):	3		
Total Parking:	6	6	
Type:			
Regular Car (9'x19'):		6	
Small car (8.2' x15.1'): 40% max.	2	0	
Designated Visitor (1 per 22):	0	0	
Accessible (12'2"X18'4.5"): 1/20; +1/10	0	0	
Parallel (8.2'x22'):		0	
Electric Vehicle (10%):	1	4	
Electric Vehicle Power Rough in (20%)	1	0	
Bicycle Parking:	**Required**	**Proposed**	
Total Parking:			
Short Term (0.1 / Dwelling)	1	1	Visitor stall located inside bike storage room
Long Term (0.5 / Dwelling)	5	13	
Notes:			
*Variance			

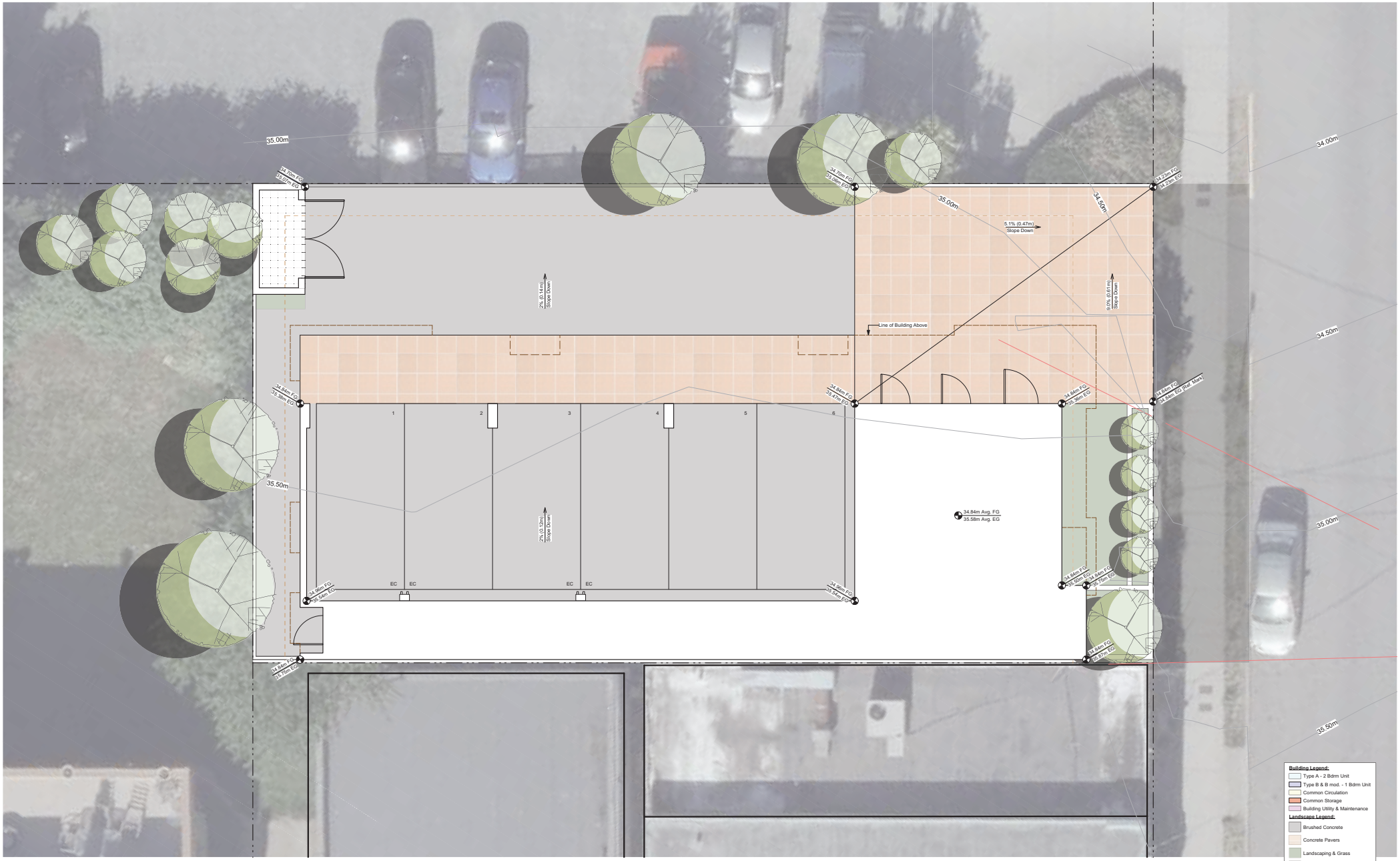
2 Project Data
March 28, 2019

3 North-West Aerial Perspective
Ref. Google Earth

4 South-East Aerial Perspective
Ref. Google Earth

5 North-East View from Roof Deck
Ref. Google Earth

6 South-West View from Milton St.
Ref. Google Earth
Note: This view is not referenced on Context map above.



RAYMOND de BEELD ARCHITECT Inc.

Multi Family Residential

470 Franklyn Street, Nanaimo B.C.

Site Plan w/ Aerial Photo

Note: Red North arrow represents Project North.

RECEIVED
DP1136
2019-APR-03
Current Planning

March 28, 2019

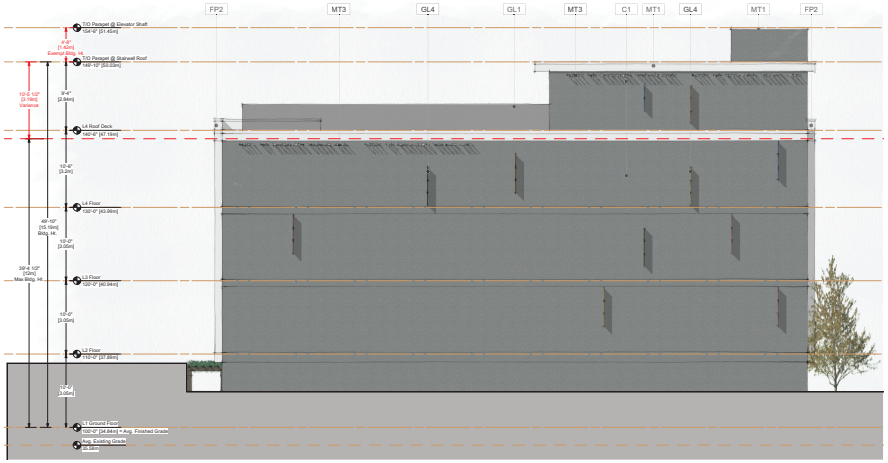
A1.0

1 South Elevation
1/8" = 1'-0"

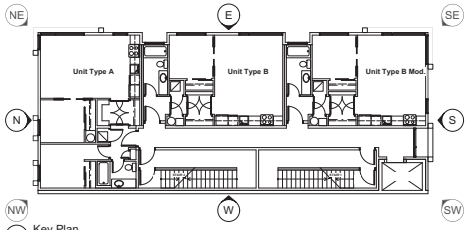
2 East Elevation
1/8" = 1'-0"

Material Legend		
Type	Description	Colour / Finish
C1	Concrete Block	Sealed
C2	Concrete Wall	
C3	Concrete Column	Paint White
FAA	Fire Alarm Annunciator	
FP1	Fiber Cement Panel	Yellow
FP2	Fiber Cement Panel	White
FP3	Fiber Cement Panel	Gray
GL1	Tempered Glass Rail	
GL2	Vinyl Window System	White
GL3	Aluminum Storefront System	Clear Anodized
GL4	Colour Glass Fin	
GW1	Green Living Wall	
MT1	Metal Flashing	White
MT2	Metal Flashing	Brown (Match WD2)
MT3	Metal Shadow Casting Letters	Stainless
WD1	Heavy Timber Structure	Rough Cut, Clear Finish
WD2	Horizontal Wood Cladding	

3 North Elevation
1/8" = 1'-0"



4 West Elevation
1/8" = 1'-0"



5 Key Plan
N.T.S.

Note: 3D Perspectives on A0.1 & A0.2

RECEIVED
DP1136
2019-APR-03
Current Planning

RAYMOND de BEELD ARCHITECT Inc.

Multi Family Residential

470 Franklyn Street, Nanaimo B.C.

Elevations

March 28, 2019

A2.1

1 South-East Low Perspective
N.T.S.

Owner:	Architect:	General Contractor	Electrical:	Civil:	Landscape:	Mechanical:	Geotechnical:	Surveyor:	Environmental:	Interior Designer:	Building Envelope (BEP)	Code Consultant:	Building Consultant:
Rob Grey & Melanie Donohue Freedom 56 Developments Ltd. Tel: 250-713-3322 Email: rob@robgrey.com Email: melanie@robgrey.com	Raymond de Beeld Raymond de Beeld Architect Inc. 755 Terminal Ave. N Nanaimo, B.C. V9S 4K1 Tel: 250-754-2108 Email: raymond@rdbarchitect.ca rasila@rdbarchitect.ca	Blair Dueck Dueck General 4515 Uplands Dr. Nanaimo, B.C. V9T 6MB Tel: 250-756-4480 Email: dueckcontracting@shaw.ca	David Moss RB Engineering 1850 Northfield Rd. Nanaimo, B.C. V9S 3B3 Tel: 250-756-4444 Email: David@rbengineering.ca	George Herold Engineering Ltd. 3701 Shenton Rd. Nanaimo, B.C. V9T 2H1 Tel: 250-751-8558 Email:GHrabowych@Heroldengineering.com	Fred Brooks Fred Brooks Landscape Arch. 4845 Laguna Way Nanaimo, B.C. V9T 5C2 250-751-0950 Email: fbla@shaw.ca	Aaron Mullaley Rocky Point Engineering Ltd. 102 – 3721 Shenton Rd. Nanaimo, B.C. V9T 2H1 Tel: 250-585-0222 Email: info@rpeng.ca	Steve Stacey Lewkowich Engineering Associates Ltd. 1900 Boxwood Rd. Nanaimo, B.C. V9S 5Y2 Tel: 250-756-3831 Email: sstacey@lewkowich.com	Brock Williamson Williamson & Associates 3088 Barons Rd. Nanaimo, BC V9T 4B5 Tel: 250-756-7723 Email: brock@vibcls.ca			Jarrod Herold Engineering Ltd. 3701 Shenton Rd. Nanaimo, B.C. V9T 2H1 Tel: 250-751-8558 Email:		

2 Consultants List
March 28, 2019

RECEIVED
DP1136
2019-APR-03
Current Planning

RAYMOND
de BEELD
ARCHITECT Inc.

Multi Family Residential

470 Franklyn Street, Nanaimo B.C.

Coversheet

DP Application
March 28, 2019

A0.0

1 South-East High Perspective
N.T.S.

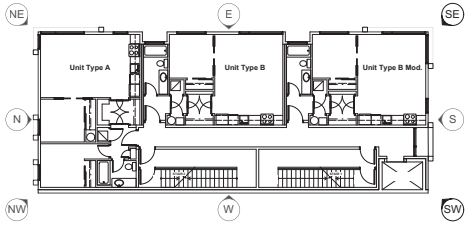
2 South-West High Perspective
N.T.S.

3 South-East Low Perspective
N.T.S.

4 South-West Low Perspective
N.T.S.

5 Coloured Glass Fins @ West Elevation
N.T.S.

6 Shadow Casting Text @ West Elevation
N.T.S.



7 Key Plan
N.T.S.

Note: Elevations on A2.1.

RECEIVED
DP1136
2019-APR-03
CURRENT PLANNING

RAYMOND de BEELD ARCHITECT Inc.

Multi Family Residential

470 Franklyn Street, Nanaimo B.C.

Perspectives 1

March 28, 2019

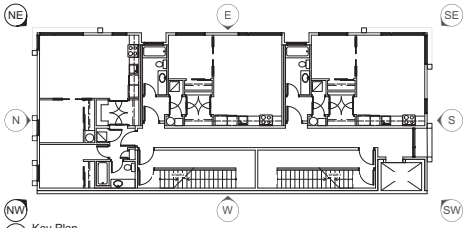
A0.1

1 North-East High Perspective
N.T.S.

2 North-West High Perspective
N.T.S.

3 North-East Low Perspective
N.T.S.

4 North-West Low Perspective
N.T.S.



5 Key Plan
N.T.S.

Note: Elevations on A2.1.

RAYMOND
de BEELD
ARCHITECT Inc.

Multi Family Residential

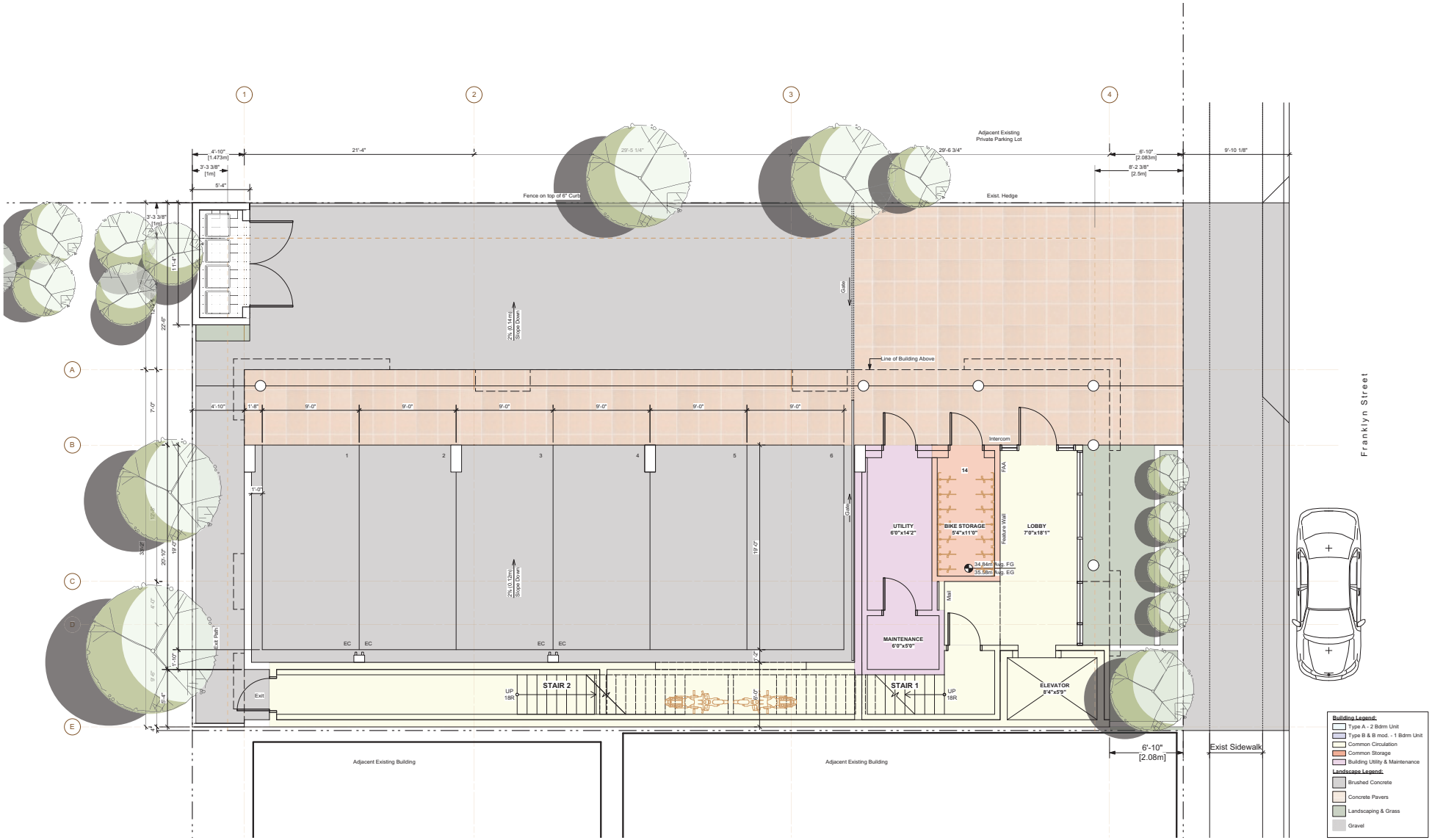
470 Franklyn Street, Nanaimo B.C.

Perspectives 2

RECEIVED
DP1136
2019-APR-03
Current Planning

March 28, 2019

A0.2



RAYMOND de BEELD ARCHITECT Inc.

Multi Family Residential

470 Franklyn Street, Nanaimo B.C.

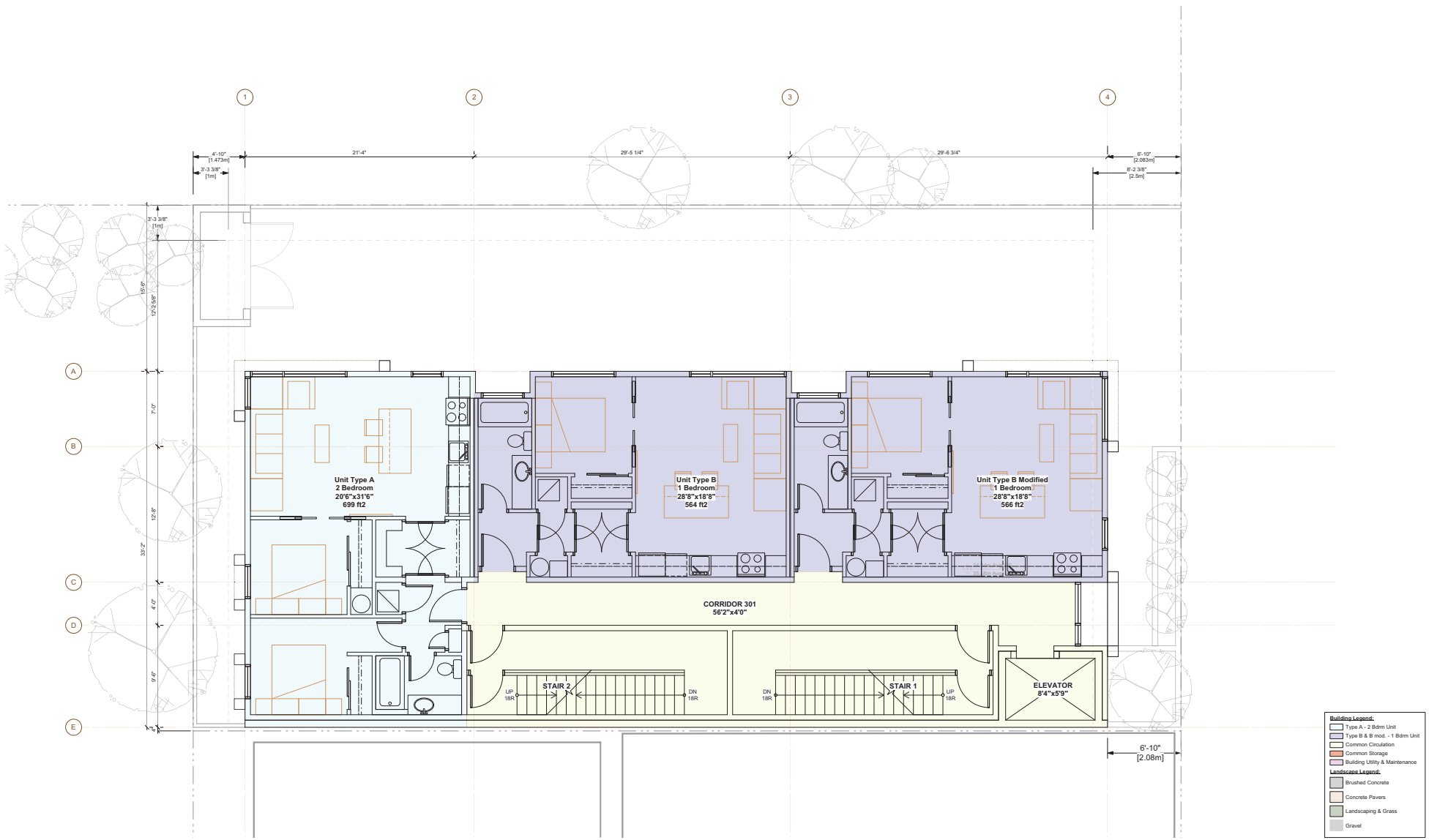
L1 Floor Plan

Note: Red North arrow represents Project North.

RECEIVED
DP1136
2019-APR-03
CURRENT PLANNING

March 28, 2019

A1.1



Building Legend:
- Type A - 2 Bdrm Unit
- Type B & B mod. - 1 Bdrm Unit
- Common Circulation
- Common Storage
- Building Utility & Maintenance

Landscape Legend:
- Brushed Concrete
- Concrete Pavers
- Landscaping & Grass
- Gravel

RAYMOND de BEELD ARCHITECT Inc.

Multi Family Residential

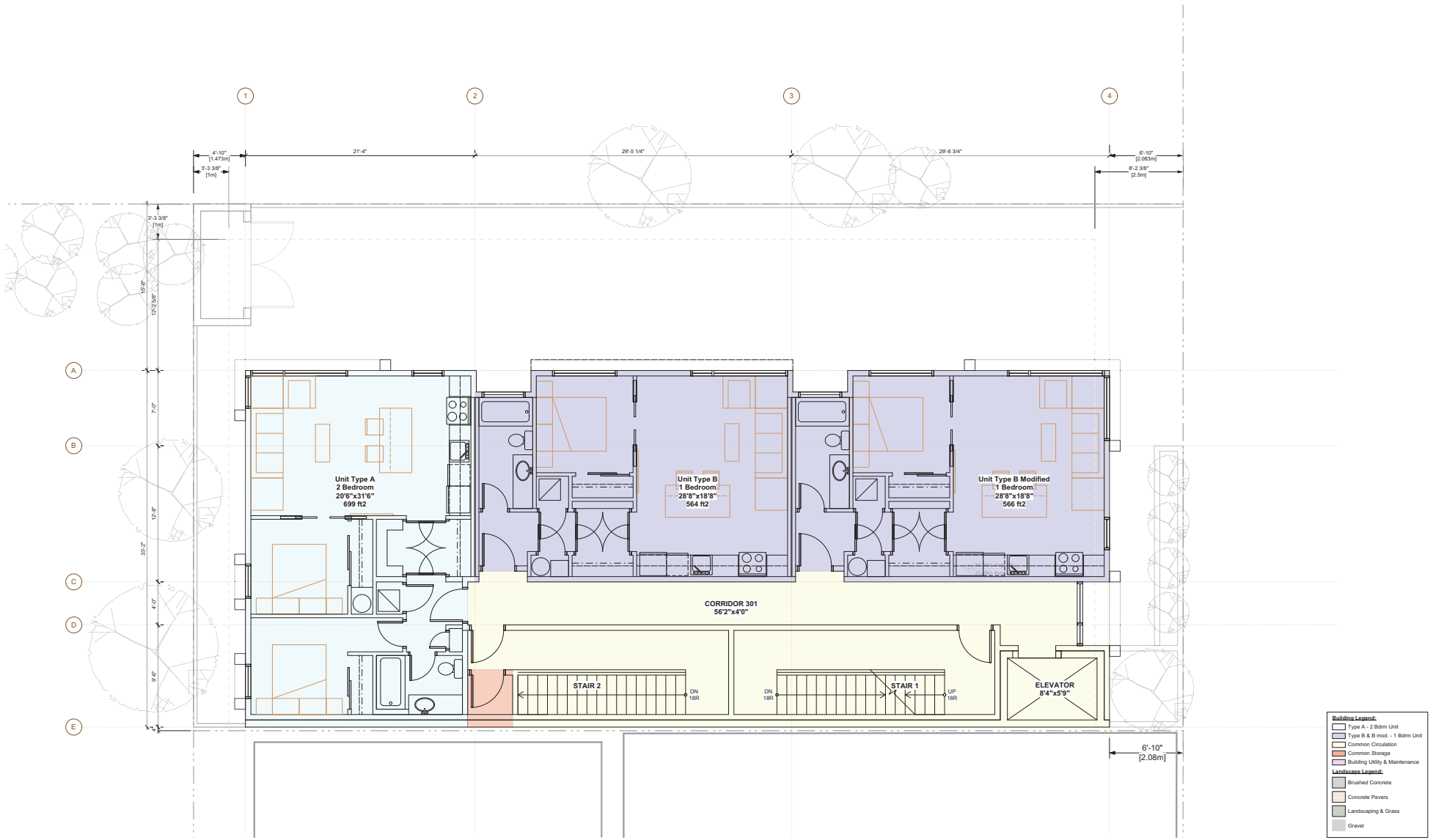
470 Franklyn Street, Nanaimo B.C.

L2 & L3 Floor Plans

Note: Red North arrow represents Project North.

RECEIVED
DP1136
2019-APR-03
Current Planning

March 28, 2019 **A1.2**



RAYMOND de BEELD ARCHITECT Inc.

Multi Family Residential

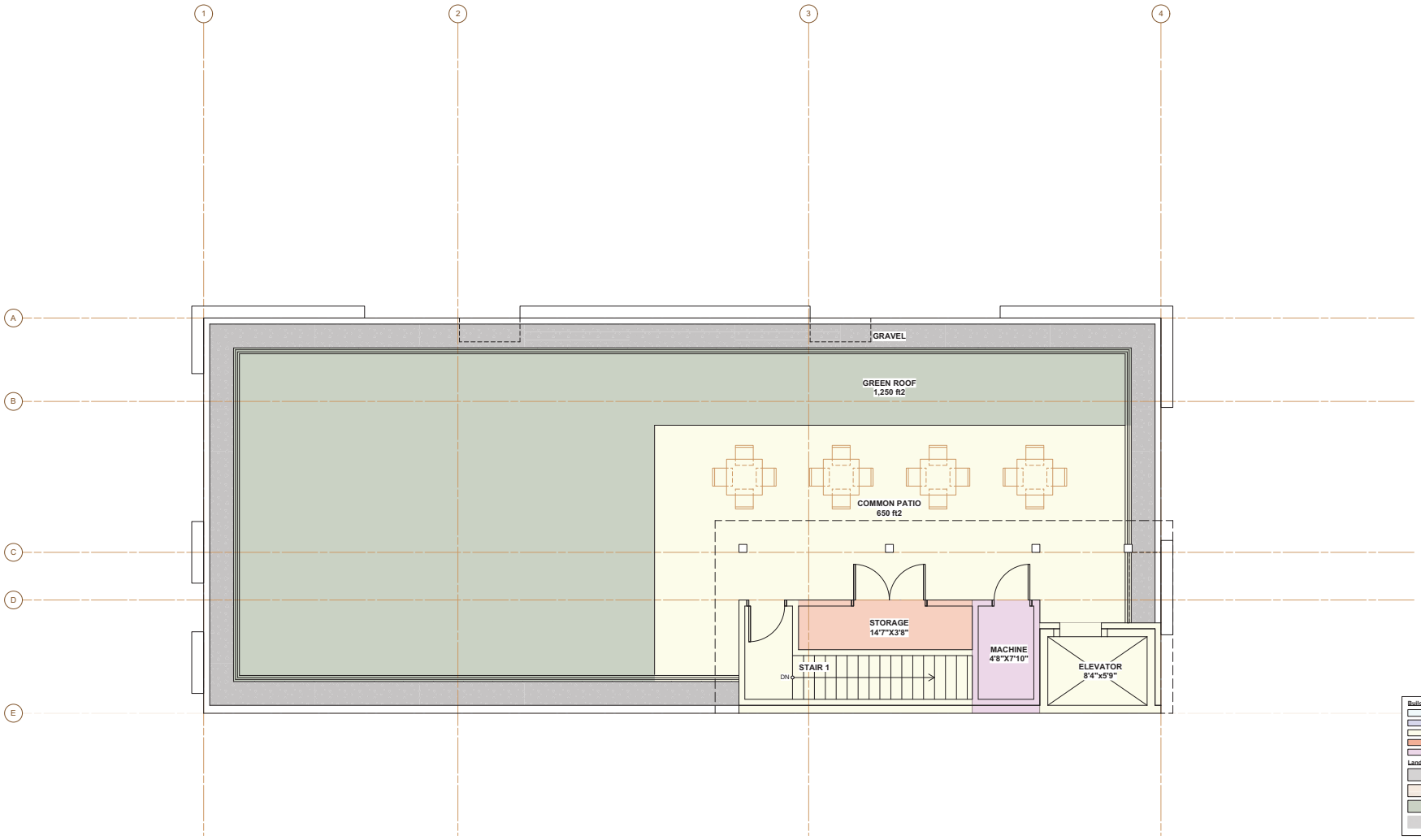
470 Franklyn Street, Nanaimo B.C.

L4 Floor Plan

Note: Red North arrow represents Project North.

RECEIVED
DP1136
2019-APR-03
CITY OF NANAIMO

March 28, 2019 **A1.3**



RAYMOND
de BEELD
ARCHITECT Inc.

Multi Family Residential

470 Franklyn Street, Nanaimo B.C.

L5 Roof Plan

N Note: Red North arrow represents Project North.

RECEIVED
DP1136
2019-APR-03
Current Planning

March 28, 2019 **A1.4**

FRED BROOKS BCLA CSLA
LandscapeArchitect

4845 Laguna Way Nanaimo BC V9T 5C2
Tel/Fax: 250. 751.0950 Email: fbla@shaw.ca

1 April 2019

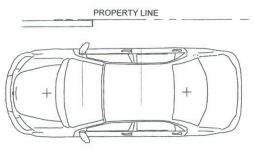
470 Franklyn Street Landscape Design Rationale

Street Level ~

A simple trio of rows of broadleaf evergreen shrubs form a layered planting terrace from the glass-fronted lobby to the public sidewalk. Large-scale white round river rock under the roof overhang between the glazing and rhododendrons keep foliage off and away from the glass and allow more natural daylight into the lobby. Front planting row of broadleaf evergreen azaleas at sidewalk provide a strong springtime accent of flowering colour. A single tulip tree, tall growing but with a loosely casual columnar form is a foil for the elevator wall, with two Boston ivy for texture, fall colour and surface relief. The front boulevard between the roadway curb and new sidewalk is a row of surface-sealed dark gray precast 2'x2' pavers to avoid weed and litter accumulation with easy lift-off maintenance access.

Roof Deck ~

Architect has provided a generous roof top view patio deck for owners comprised of a hard paver surface adjoining an accessible green roof component. Behind the common patio is a grid of ground cover planting somewhat mirroring the paver pattern. The green roof is a casual palette of sedum-type ground cover of mixed colour and textures surrounding a central element of bi-colour yucca in a field of large white river rounds (similar to front lobby area). All plantings are on shallow soil with seasonal drip irrigation. The fieldstone or flag stone paver ring to be dark coloured, sealed to further contrast the river rounds and pathway. A carmine red timber arbour connects patio to circular path. (end)



PROPERTY LINE

DRIVE AISLE

"STREET LEVEL"

PROPERTY LINE

CROSSOVER

SIDEWALK

4 LARGE MATCHED SPECIMEN RHODODENDRON

MID-ROW VIBURNUM DAVIDI

UTILITY

BICYCLE STORAGE

LOBBY

SMOOTH RIVER ROUNDS, WHITE w/ BLACK OR MICA FLECK, MELON (10") TO WATERMELON (24") SIZE, ON DBL LAYER LANDSCAPE CLOTH ON CRUSH.

MAINTENANCE

STAIR WELL

ELEVATOR

TULIP TREE (LIRIODENDRON TULIPIFERA)

FRONT ROW BROADLEAF EVERGREEN AZALEA, MASS RED COLOUR

FRONT BOULEVARD 24" x 24" TEXTURED DARK GREY PAVERS

"ROOF DECK"

CENTRAL YUCCA FILAMENTOSA (ADAM'S NEEDLE) GARDEN AMONG LARGE SMOOTH RIVER ROUNDS, WHITE w/ BLACK OR MICA FLECK, ON (24") SIZE, EACH PLANT IN 14" SOIL ON 4'x4' GALV SHEET METAL.

BLOCK PATTERN OF COLOURED PHLOX WITH SETS OF BLUE FESCUE GRASS (PHOTO)

48" GLASS RAILING

GRAVEL

FLAGSTONE PATH, RANDOM SPLIT FACE, BLACK, SEALED TO DARKEN

MIXED RANDOM BEDS OF SEDUM VARYING COLOUR AND SIZES

COMMON PATIO

ROOF LINE

24"x24" COLOURED STANDARD CONCRETE PAVERS ON LEVELING RISERS

SIMPLE TIMBER FRAME ENTRY ARBOUR + VINE

SEAT

STORAGE

MACHINE

ELEVATOR

4 LARGE MATCHED SPECIMEN RHODODENDRON

MID-ROW: VIBURNUM DAVIDI

FRONT ROW: BROADLEAF EVERGREEN AZALEA, MASS RED COLOUR

TULIP TREE (LIRIODENDRON TULIPIFERA)

PROPERTY LINE

PROPERTY LINE

470 Franklin Street, Nanaimo

LANDSCAPE PLANT LIST

.25 March 2018 — **Fred Brooks BCLA**

KEY	QTY	*BOTANICAL NAME*	*COMMON NAME*	*SIZE +/-*
STREET LEVEL		TREES - DECIDUOUS		
LIQ	1	Liriodendron tulipifera	Tulip tree, one-sided select	# 20
		SHRUBS - BROAD LEAF EVERGREEN		
RHO	4	Rhododendron	(to be selected)	# 7
DAV	14	Viburnum davidi	David's virburnum	# 2
AZA	14	Azalea japonica	Rockery azalea, massed, stron	# 2
		ROSES		
ROSE	10	Rosa rugosa	rose, 'pink'	# 2
		GROUNDCOVER		
FERN	16	Polystichum	fern varieties	# 1
ROOF TOP		GROUNDCOVER		
		Rubus calycinoides	Tiawan creeping rubus	flats
		Sedum	Stronecrop	flats
		Sempervirum	Houseleek	flats
		Thymus lanuginosus	Woolly thyme	flats
		Yucca	Yucca	# 5
		Festuca ovina glauca	Blue fescue	# 1

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — FREDERICK BROOKS — 50

FRED BROOKS BCSLA CSLA
Landscape Architect
4845 Laguna Way
Nanaimo, B.C. V9T 5C2
Tel/fax: 250 751 0950
email: fbla@shaw.ca

Project:
Nine Unit Residential Apartment

Address:
470 Franklyn Street
Old City Quarter, Nanaimo, B.C.

Owner:
Mr Rob Grey, Nanaimo, BC

Architect:
Raymond de Beeld, Nanaimo

SCALE: **1/4" = 1'** (Orig.)

DWG DATE: **25 March 2019**

ISSUE DATE: **26 March 2019**

Drawing title:
LANDSCAPE CONCEPT SITE PLAN

Sheet number:
L - 1 OF 1

RECEIVED
DP1136
2019-APR-03
Current Planning

Issued for:
DEVELOPMENT PERMIT
APPLICATION ONLY
25 March 2019
NOT ISSUED FOR B.P., TENDER OR CONSTRUCTION PURPOSES

AERIAL PHOTO

N

DEVELOPMENT PERMIT NO. DP001136

Legend

Subject Property

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\DP001136_AP.mxd