

## **633 Milton | PROJECT DESCRIPTION/ DESIGN RATIONALE/VARIANCE RATIONALE**

February 25, 2019

The proposed Multi-family building located at 633 Milton Street consists of 3 small 2 & 3-story townhome style units. The program objective is to provide quality housing for people with walking distance to downtown Nanaimo.

The new proposed building steps with the natural grade towards Milton and is designed to maintain and contribute to the context of the existing street scape and traditional neighborhood character of the Nanaimo Old City Quarter residential community.

### **Contributing to the Nanaimo's Old City community by:**

- Respecting existing residential character,
  - scale and massing- by stepping the townhome units towards Milton
  - maintaining the high quality aesthetic look of the residential neighborhood through the use of porches, gable and hip roofs, heavy trim, rectangular windows and materials
- The 3 units increase the density on the site while maintaining the residential character of the neighborhood.

### **Proposed Building Design:**

- 1 building- 3 townhouse style units
- Each unit is stepped in elevation with topography of the site
- Building is set closer to the NW property line- allowing for more windows long the SE elevation and potential views on the 3<sup>rd</sup> storey.
- The front and rear units orient towards Milton and the lane- giving an architectural presence for both
- Trash & recycling is a small room attached to the southern elevation
- Bike storage/Sprinkler Room is located on the lowest level of the units accessed along the northern side yard
- 3 Parking spaces- access from lane
- Entries:
  - Separate front doors and porches are provided for each unit
  - The middle unit's front door is visible from Milton
  - Entry porches provided along Milton Street mimic the rhythm of existing residences
  - Rear unit has private stairs facing the parking

- **Unit Design:**
  - Each unit has its own front entrance and porch
  - All units have southern facing windows to maximize their sun exposure
  - Front and back unit is 3 stories- steep roofline is unutilized with a 3<sup>rd</sup> storey bedroom and bathroom
  - Particular focus was paid to emphasize each occupant's ownership of their space and ownership of the street/sidewalk/lane around them.
  - Two units face Milton Street and provide a visual connection with the public street and 1 unit faces the lane in the rear
  - One unit faces the parking/lane creating a safer environment to residents as they move around the site.
  - An internal sidewalk is utilized to provide access parking and around 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 each unit
- **Exterior:**
  - Hardie siding (lap, board and batten, shingle) used to create patterns and interest
    - The front door design and main colour "yellow" was chosen as a reference to the previously demolished house on site
    - Break the scale and give the building residential character
  - Heavy trim around rectangular windows
  - Recessed porches create covered outdoor space and mimic the residential character of the neighborhood.

### **Variances:**

- **Landscape:**
  - A variance is required for reduction in the landscape buffer in order to get the parking along the Lane to work. The reduction would be from 1.8M to 1.4M just along the parking area. There is a fence along that property line so the parking will be screened from the neighbor.
- **Setback:**
  - Reduce the setback from 6M to 2.3M (to edge of stair)
    - A narrow site limits the width of the units, requiring a deeper unit to make usable space.

- The proposed setback is consistent with the other existing single family homes along Milton
- The main porch is 4.1 M from the street so a majority of the building massing is setback
- Reduce setback is required to mimic contextual entry porches and front stairs
- **Parking:**
  - A parking reduction from 4.8 stalls to 3.
    - parking reduction is required to get the site to work with the 3 residential units.
    - The site is very narrow and there is no other way to park cars on the site but to load them from the lane.
    - The previous parking by-law that was enforced when we started the design of the project only required 1 car/unit due to walking distance to downtown
- **Height:**
  - A height increase of .4M
    - The design intent was to utilize the steep roof pitch that is required per the design guidelines and with useable/rentable space
    - The units are lifted off the street elevation to enable elevated front entry porches that are consistent neighbor context.
- **Retaining Walls**
  - Increase in wall height is varied (see civil plan) for heights and locations
    - The tight site is sloped in 2 directions and in order to accommodate the access in the rear for the bike storage and sprinkler room an over height retaining wall is required.

# LOCATION PLAN



**DEVELOPMENT PERMIT NO. DP001134**

## LOCATION PLAN

Civic: 633 MILTON STREET

Legal: THE EASTERLY 1/2 OF SECTION B, LOT 11, BLOCK F  
SECTION 1, NANAIMO DISTRICT, PLAN 584

N



Subject Property





FRONT PESPCTIVE ALONG MILTON



FRONT PESPCTIVE ALONG MILTON



PERSPECTIVE LOOKING AT THE SOUTHERN ELEVATION








REAR PERSPECTIVE

 <p>JOYCE RED TROOST ARCHITECT ABC 2515 GLENHAY DRIVE, BC V9S 3B9 250.714.8749 - joyce@jrtarchitects.com</p>	
<p>PROJECT NAME: <b>TRI-PLEX</b></p>	
<p>ADDRESS: 633 MILTON NANAIMO, BC</p>	
<p>CLIENT: KAY HOLT MARTIN WEBB</p>	
<p>ISSUE DATE: 2019-02-28 (DEVELOPMENT PERMIT)</p>	
<p>DATE: FEBRUARY 28, 2019</p>	
<p>DRAWN BY: JOYCE TROOST</p>	
<p>SCALE: SEE DRAWING</p>	
<p>DRAWING TITLE: <b>PERSPECTIVES</b></p>	
<p>SHEET: <b>A5</b></p>	

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CITY OF NANAIMO



FRONT ELEVATION (MILTON)

MATERIALS LEGEND			
	BOARD & BATTEN  IRON GRAY		WOOD   CEDAR SHINGLE
	HARDIE LAP SIDING  SAIL CLOTHE		WINDOWS & TRIM   WHITE
			FRONT DOORS   NAVY BLUE



NORTH ELEVATION

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Current Planning



JOYCE REED TROOST ARCHITECT ABC  
2515 GLENAYR DRIVE, BC V9S 3K9  
250.714.8749 - joyce@jrtarchitect.com

PROJECT NAME:

**TRI-PLEX**

ADDRESS:

633 MILTON  
NANAIMO, BC

CLIENT:

KAY HOLT  
MARTIN WEBB

ISSUE DATE:

2019-02-28 | DEVELOPMENT PERMIT

DATE:

FEBRUARY 28, 2019

DRAWN BY:

JOYCE TROOST

SCALE:

SEE DRAWING

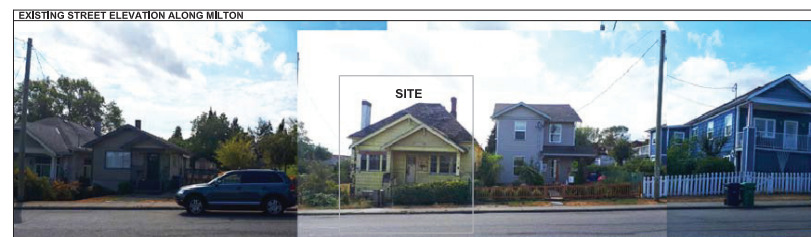
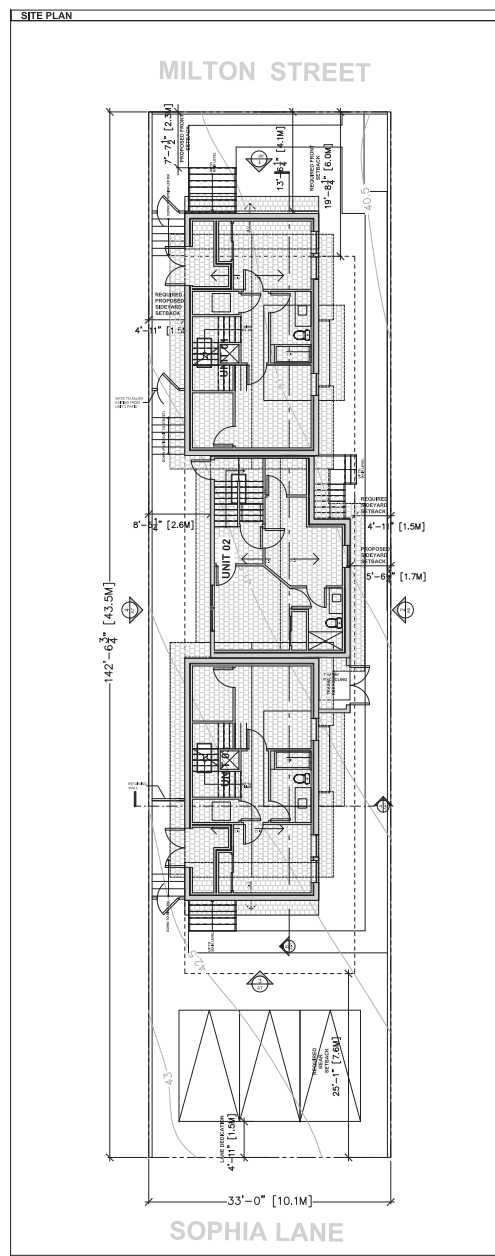
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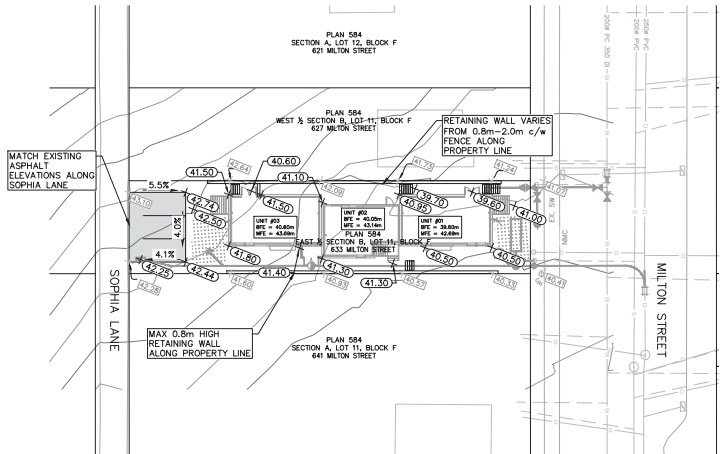
PERSPECTIVES

SHEET:

**A6**







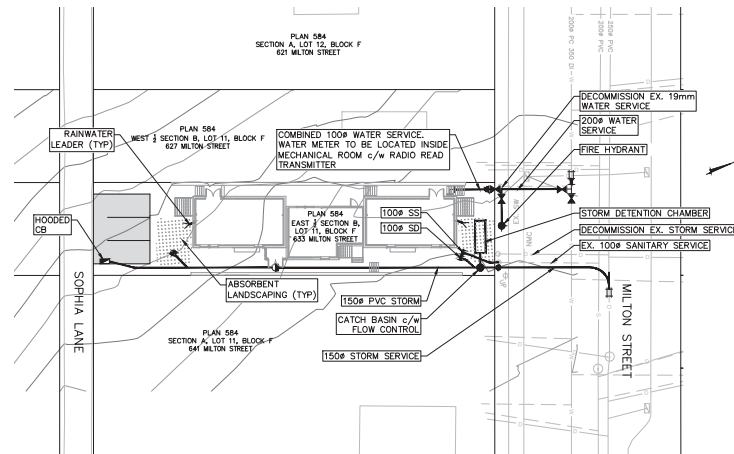
PRELIMINARY SITE  
GRADING

0 5 15m  
1:250



LOCATION PLAN  
NTS

LEGEND					
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
LAMP STANDARD	LS	CLEANOUT	CO	WATER	W
UTILITY POLE	UP	CATCHBASIN	CB	SANITARY	S
U/G HYDRO/TEL/CABLE	HC	ROUND CATCHBASIN	RCB	STORM	ST
JUNCTION BOX	JB	MANHOLE	MH	WATER METER	WM
GAS	G	INSPECTION CHAMBER	IC	FLUSHOUT	FO
FENCE	F	MOUNTABLE CURB & GUTTER	MC	GATE VALVE	GV
ELEVATION	E	NON-MOUNT. CURB & GUTTER	NMC	REDUCER	R
EDGE ASPHALT	EA	ASPHALT CURB	AC	FIRE HYDRANT	FH
ASPHALT REMOVAL	AR	TOP OF BANK/BOTTOM OF BANK	TOB/BOB	AIR RELEASE VALVE	ARV
PROPOSED ASPHALT	PA	CULVERT OUTLET	CO	DITCH	D
PROPOSED CONCRETE	PC	CULVERT HEADWALL	CH	CENTERLINE ALIGNMENT	CLA



PRELIMINARY SITE  
SERVICING

0 5 15m  
1:250

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DP 1134  
2019-MAR-06  
CASCARA ENGINEERS LIMITED

CLIENT

KAY HOLT & MARTIN WEBB

633 MILTON STREET  
TRIPLEX

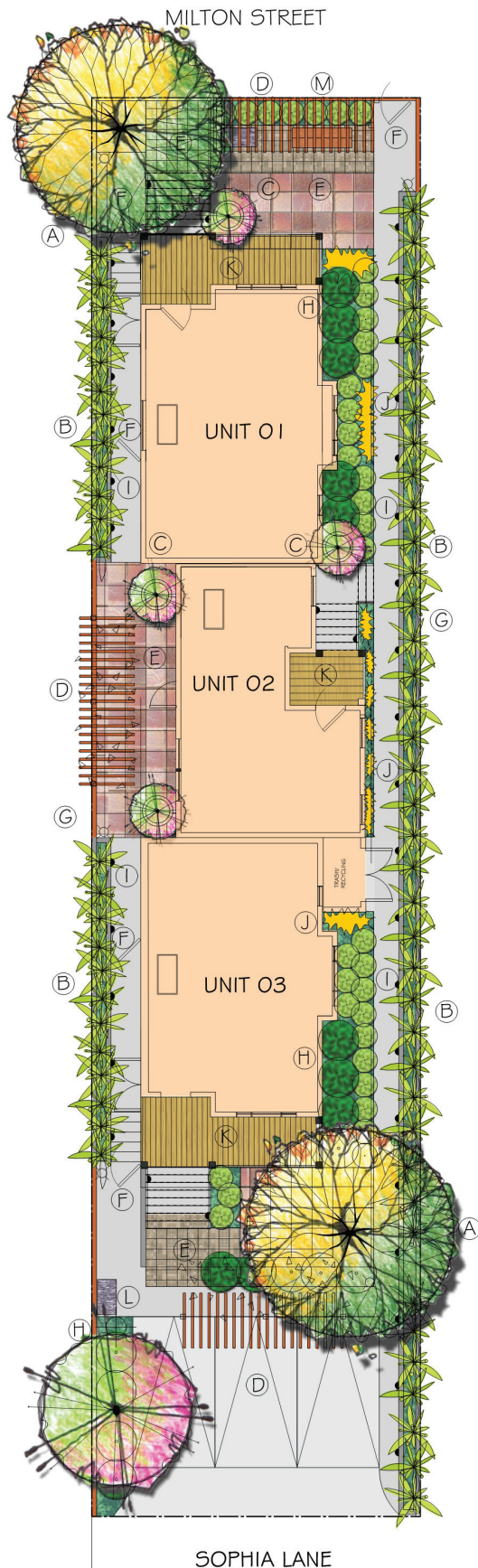
NANAIMO, BC

DRAWING TITLE:

PRELIMINARY SITE  
GRADING & SERVICING  
PLAN

**CASCARA**  
CONSULTING ENGINEERS LIMITED  
#206-335 WESLEY STREET NANAIMO, BC V9R 2T5  
TEL: 250.591.7364 EMAIL: info@cascara.ca

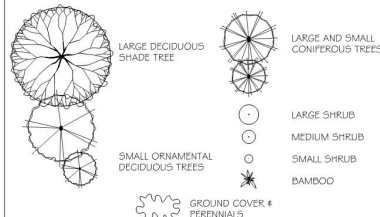
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DRAWN BY: GPD	APPROVED BY: KD
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	DATE: 27FEB2019 SHEET: 1 OF 1
	ENG. FILE NUMBER:
	PROJECT NUMBER: 2000-002
DRAWING NUMBER: SK1	REV: A



## KEY PLAN

- |                             |                                       |
|-----------------------------|---------------------------------------|
| (A) LARGE DECIDUOUS TREE    | (H) PLANTING AREA                     |
| (B) BAMBOO HEDGE IN PLANTER | (I) CONCRETE WALKWAY                  |
| (C) FLOWERING TREE IN POT   | (J) ORNAMENTAL GRASSES                |
| (D) TRELLIS WITH VINES      | (K) WOOD DECK                         |
| (E) SPECIAL PAVING          | (L) TEMPORARY BIKE STORAGE            |
| (F) GATE                    | (M) AMENITY AREA W/ BENCH & BIKE RACK |
| (G) PERIMETER FENCE         |                                       |

## SOFTSCAPE LEGEND



## LIGHTING LEGEND



## SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size
Trees			
FAGU	Columnar Purple Beech	Fagus sylvatica var. 'Dawyck Purple'	2-2m H
JMAP	Japanese Maple	Acer palmatum var. 'Osakazuki'	6cm Cal.
Large Shrubs			
PIER	Lily of the Valley Shrub	Pieris japonica var. 'Forest Flame'	#5 Pot
PHYI	Golden Bamboo	Phyllostachys Aurea	#7 Pot
Medium Shrubs			
MDIA	Rhododendron	Rhododendron var. 'Uniquel'	#5 Pot
ABE	Glossy Abelia	Abelia x grandiflora var. 'Edward Goucher'	#2 Pot
Small Shrubs			
DMPJ	Dwarf Lily of the Valley Shrub	Pieris japonica var. 'Dorchester'	#1 Pot
ELUP	Carex palmata	Carex palmata var. 'Tinsel & Gold'	#1 Pot
AZAP	Evergreen Azalea	Azalea japonica var. 'Sumpo Pink'	#2 Pot
PHYI	Golden Bamboo	Phyllostachys aurea	#2 Pot
Ground Covers			
BEAR	Bearberry	Arctostaphylos uva-ursi var. 'Vancouver Jade'	SP4
BERG	Heartleaf Bergenia	Bergenia cordifolia var. 'Bressingham Ruby'	SP5
VINC	Pansy	Viola minor var. 'Double Blue' & 'Nipal'	SP4
Grasses			
CARE	Variegated sedge	Carex morrowii var. 'Ice Dance'	#1 Pot
ESTI	Plume Sedge	Carex testacea	#1 Pot
KARL	Feather Reed Grass	Calamagrostis var. 'Karl Forester'	#1 Pot
FESC	Blue Fescue	Festuca elatior 'Blau Blau'	#1 Pot
Perennials			
HEUC	Coral Bells	Heuchera xcorallina var. 'Bressingham Ruby'	SP7
Vines			
CLEM	Montana Clematis	Clematis montana var. 'Jackmanii' & 'Elizabeth'	#5 Pot
WIST	Wistaria	Wistaria sinensis var. 'Royal Purple'	#5 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.  
- All areas to be irrigated with an automatic underground system.

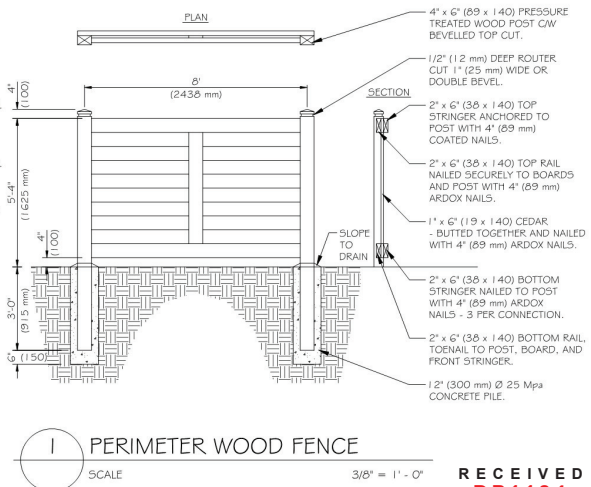
## NOTES:

- ALL WOOD MEMBERS TO BE PRE-STAINED WITH 2 COATS STAIN. COLOUR TO BE APPROVED BY OWNER.

- FINAL COVERAGE AND QUALITY OF STAIN TO BE APPROVED BY OWNER. CONTRACTOR SHALL SUBMIT FINISHED PRODUCT SAMPLE FOR APPROVAL PRIOR TO STAINING. CONTRACTORS UNIT PRICE SHALL INCLUDE ALL NECESSARY ADJUSTMENTS AND REVISIONS AS REQUIRED TO OBTAIN OWNER AND CITY APPROVAL.

- ALL CUT MEMBERS TO BE STAINED IN FIELD.

- FENCE TO BE LOCATED WITHIN PROJECT PROPERTY LINES.



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**4★SITE**  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING 250.508.7885

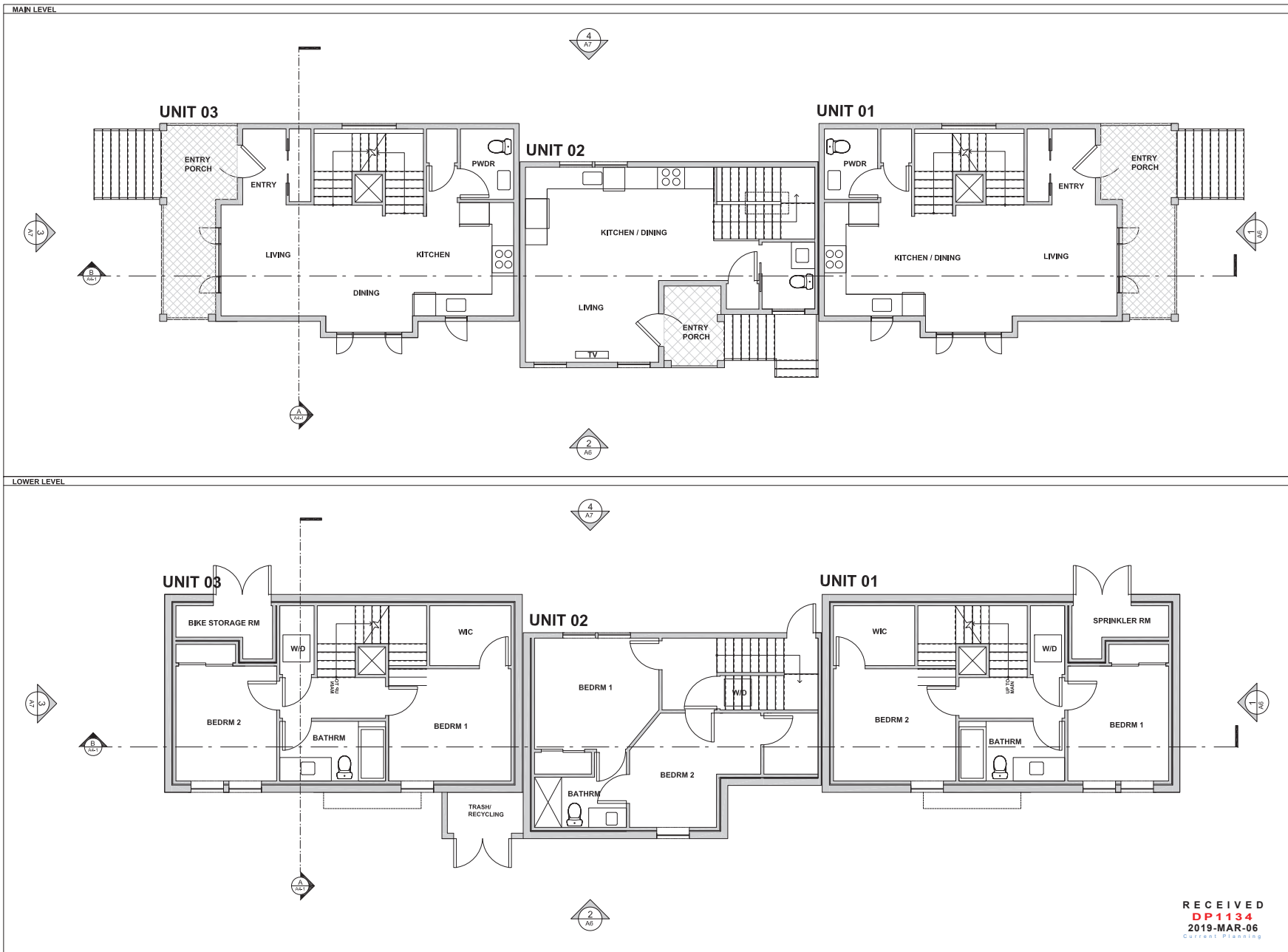
DATE:  
JANUARY 2019  
SCALE:  
3/16" = 1' - 0"  
DRAWN BY:  
RF/BF

ADDRESS:  
633 MILTON  
NANAIMO, BC  
CLIENT:  
KAY HOLT & MARTIN WEBB

PROJECT NAME:

**MILTON TRI-PLEX**  
LANDSCAPE CONCEPT PLAN





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PROJECT NAME:

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CLIENT:

KAY HOLT & MARTIN WEBB

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ISSUE:

19-02-28 | DEVELOPMENT PERMIT

DATE:

FEBRUARY 28, 2019

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JOYCE TROOST

SCALE:

1/8" = 1'-0"

DRAWING TITLE:

**LOWER & MAIN LEVEL PLAN**

SHEET:

**A2**

MILTON  
TRI-PLEX

KAY HOLT &amp; MARTIN WEBB

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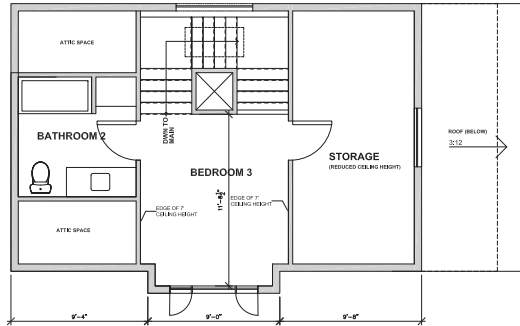
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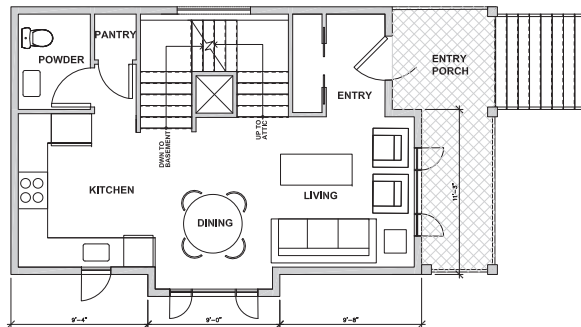
A3

# UNIT 1 & 3

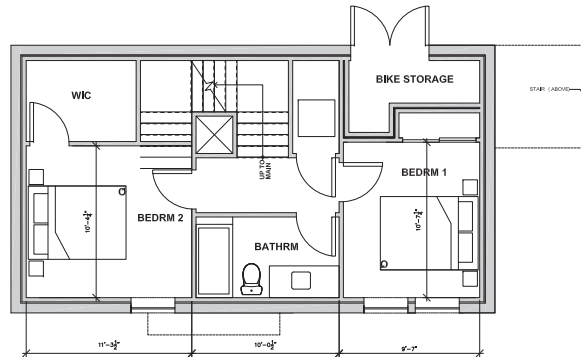
## ATTIC LEVEL



## MAIN LEVEL

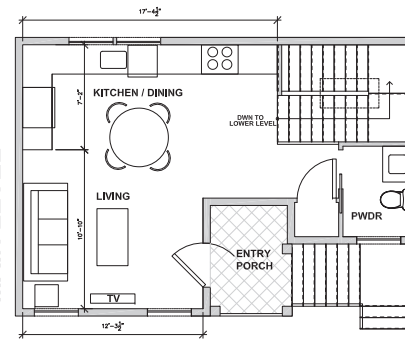


## LOWER LEVEL

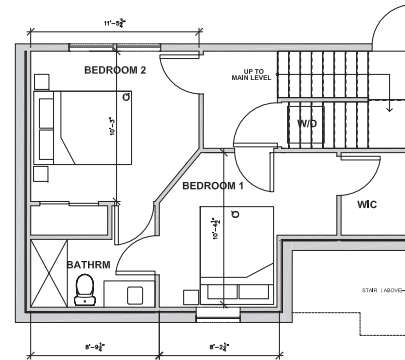


# UNIT 2

## MAIN LEVEL



## LOWER LEVEL







REAR ELEVATION (SOPHIA LANE)



WEST ELEVATION



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PROJECT NAME:

**TRI-PLEX**

ADDRESS:

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CLIENT:

KAY HOLT  
MARTIN WEBB

ISSUE DATE:

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**ELEVATIONS**

SHEET:

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# AERIAL PHOTO



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## Legend

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