



D - ARCHITECTURE

6377 Icarus Drive, Nanaimo, BC V9V1N4  
phone. 250-933-1991 | mobile. 250-751-9479

DARYOUSH FIROUZLI ARCHITECTURE INC

Reference: 2862

March 29 2019

**Dear Ms. Lainya Rowett**  
**Manager, Current Planning & Subdivision**  
**Community Development**  
**City of Nanaimo**

**Design & Variance Rationale for 151 Royal Pacific Way, Nanaimo BC**

**Project Overview:**

- Create the strata with 12 Town Houses in 3 4plx buildings,
- 3 storey buildings with benefit of Ocean view in North side of building
- These buildings design will be very similar to another project Developer build few years ago at Dun Place which was very successful and draw younger families
- Use the bright colors to give the individual personally and interest to each unit
- Garbage collection will be by private company and will pick up at front of each unit curb once a week
- There is Pedestrian connection to park area created by Developer at west side of property
- Creating nice private back patio area at sunny side of building
- 3 unit Density transfer from another property in the area

**Building Height and Setback Variance Rationale:**

- Setback: The only First unit in east where property getting narrower 7.5m Back Setback reduce to 5.6m because of slope in the area all single family houses in South side of the property sitting at least 20-30 feet above the this unit roof and there is no effect of view blocking for any neighbours
- Building Height: Building Height is pass the maximum allowed height by .56m (2') and again because of slope there will be no issue of view blocking for any neighbours

**Daryoush Firouzli**  
Architect AIBC, RAIC, AIA, MArch

**RECEIVED**  
**DP1139**  
**2019-APR-11**  
Current Planning



# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001139

## LOCATION PLAN

Civic: 151 ROYAL PACIFIC WAY

Legal: LOT 1, DISTRICT LOT 49

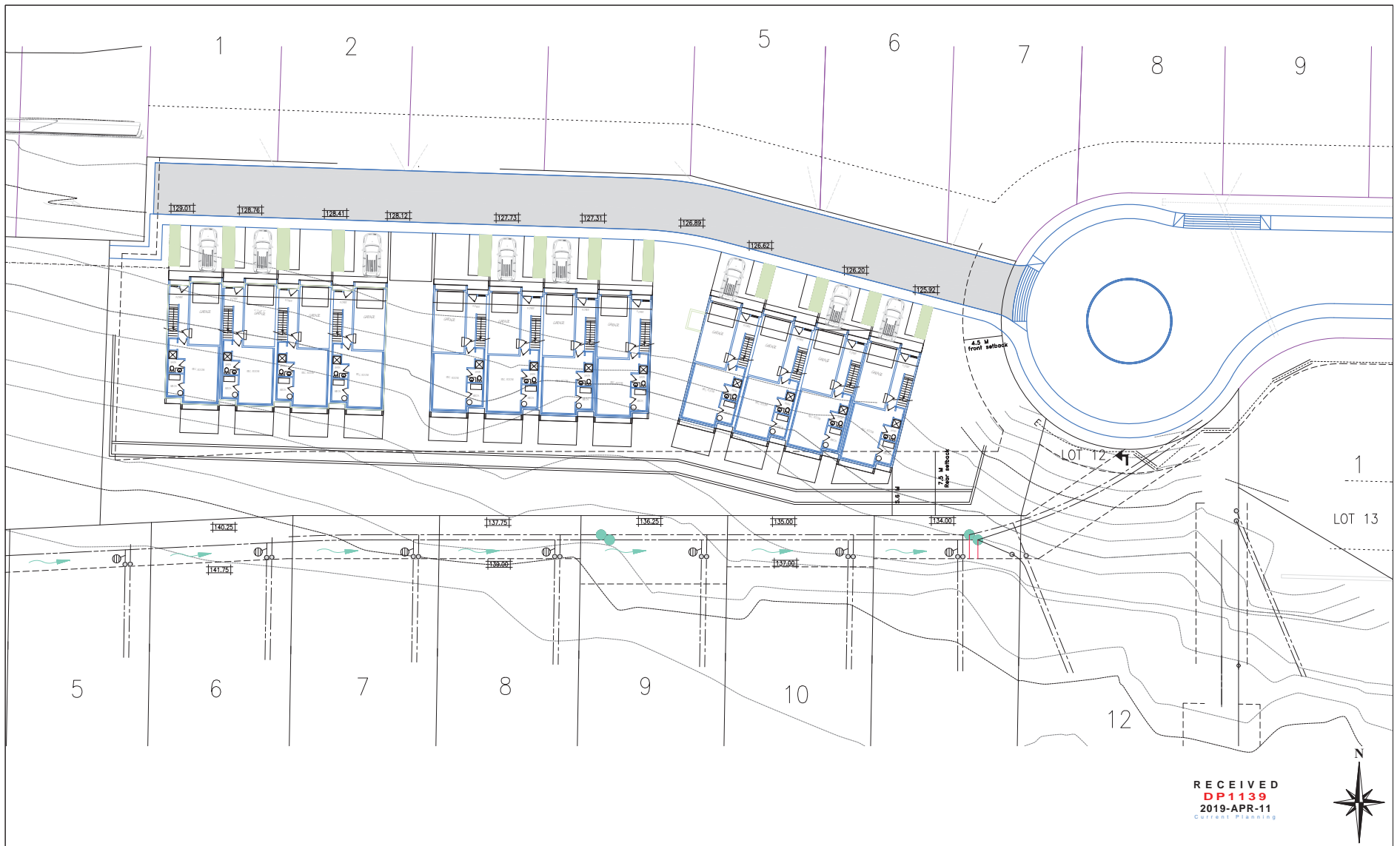
WELLINGTON DISTRICT, PLAN EPP73175

N



Subject Property





NOTE:  
This drawing is an indication of service to the property and is not a guarantee of service. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner is also responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner is also responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NO.	DATE	REVISIONS



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

**PRELIMINARY**

SEA.

CONSULTANT LOGO

SCALE 1=200  
DRAWN  
CHECKED  
DATE JAN 3RD 19

PROJECT  
151 ROYAL PACIFIC WAY  
NANAIMO, BC

CLIENT  
WINDLEY CONTRACTING LTD.  
PROJECT NO. 2862

SHEET TITLE  
SITE PLAN

SHEET NO.  
**A1.1**  
REVISION



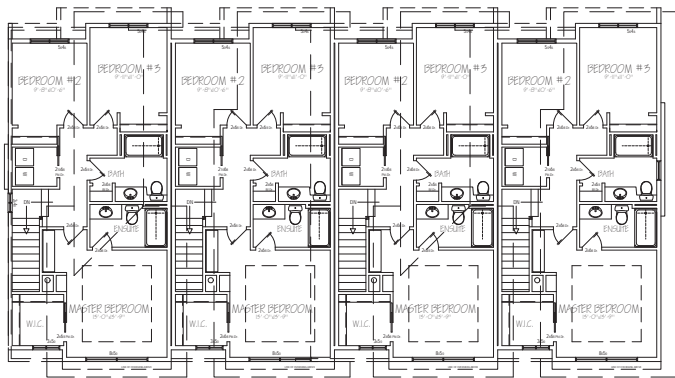
# SITE PARTICULARS

CIVIC ADDRESS: 151 ROYAL PACIFIC WAY, NANAIMO, BC  
 LEGAL ADDRESS: LOT 1, DISTRICT LOT 49, WELLINGTON DISTRICT, PLAN EPP 73175  
 SITE AREA: 1.544 ACRES, 67,256 SQ.FT. (6,248 M2)  
 ZONING: R10 RESIDENTIAL

## PROJECT DATA

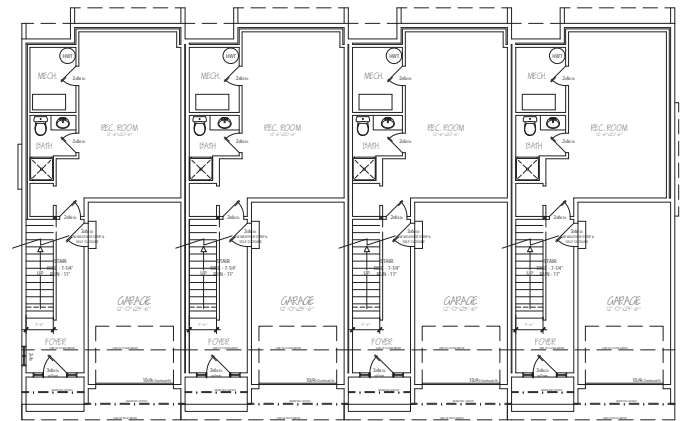
DESCRIPTION	ALLOWED / REQUIRED	PROPOSED ZONING COR1
USE	R10 RESIDENTIAL	R10 RESIDENTIAL
LOT AREA	1.544 ACRES 67,256 S.F.	1.544 ACRES 67,256 S.F.
LOT COVERAGE	40%	17% = 11,547 S.F. (1,072.8 M2)
BUILDING GROSS FLOOR AREA	- - Total =	Main Floor for each 4plx (no Garage) 2,645 S.F. Second Floor for each 4plx 3,478 S.F. Third Floor for each 4plx 3,532 S.F. Total = 28,965 S.F.
DENSITY	16 units per Hectare = 10 units Plus 3 unit transfer for another property  Total = 13 units	12 units
SETBACKS	FRONT: 14.76' (4.5 m) Max. REAR: 24.60' (7.5 m) Min. SIDE:1 4.92' (1.5 m) Min.	FRONT: 14.76' (4.5 m) Max. REAR: 18.32' (5.6 m) Min. SIDE:1 4.92' (1.5 m) Min.
HEIGHT OF BUILDINGS	29.52' (9 m) Max. Slope Roof	31.3' (9.54M) Max.
AMENITY AREAS		
OFF-STREET PARKING	2 per Dwelling Units 12 X 2 = 24 stalls	2 per Dwelling Units 12 X 2 = 24 stalls





THIRD FLOOR PLAN

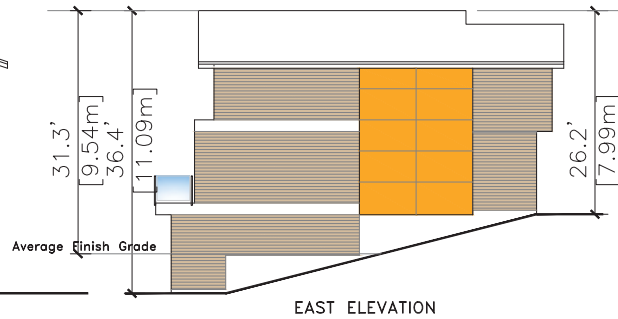
EXTERIOR MATERIALS & COLORS		
CODE	COLOR	MATERIAL
①		METAL CLADDING COLOR #1
②		METAL CLADDING COLOR #2
③		HARDIE PANELS COLOR #1
④		HARDIE PANELS COLOR #2
⑤		6" HARDIE PLANK SIDING COLOR #3
⑥		6" TRUE GRAIN CEDARTONE
⑦		BLACK ALUMINUM GLASS RAILING



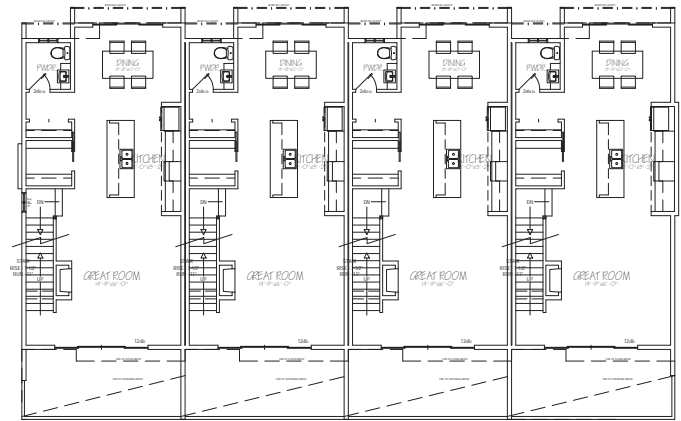
MAIN FLOOR PLAN



FRONT ELEVATION



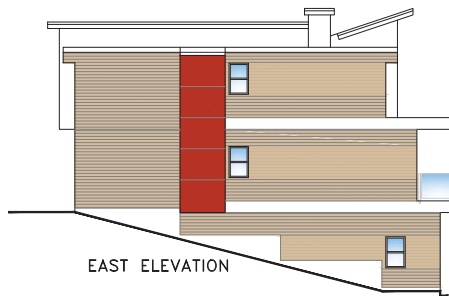
EAST ELEVATION



SECOND FLOOR PLAN



REAR ELEVATION



EAST ELEVATION

BLOCK #1

RECEIVED  
DP1139  
2019-APR-11  
Current Planning

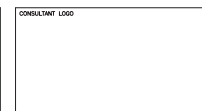
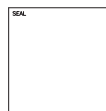


NO.	DATE	REVISIONS



D-ARCHITECTURE  
6377 CARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1191, E: FPROUZU@SHAW.CA  
DARYUSH PROUZU ARCHITECTURE INC.

PRELIMINARY



SCALE	1/8"=1'-0"
DRAWN	
CHECKED	
DATE	MAR 29 19

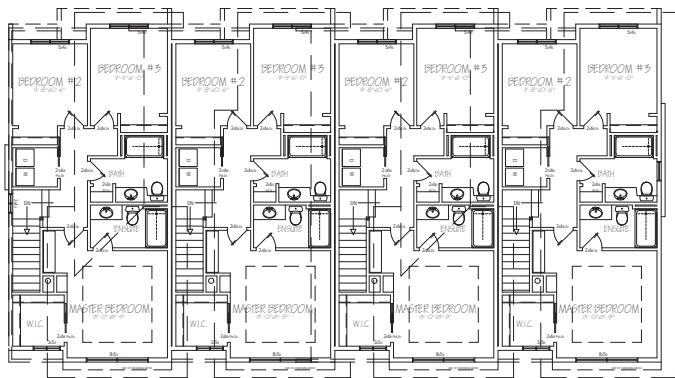
PROJECT  
151 ROYAL PACIFIC WAY  
NANAIMO, BC

CLIENT  
WINDLEY CONTRACTING LTD.  
PROJECT NO. 2862

SHEET TITLE  
BLOCK #1

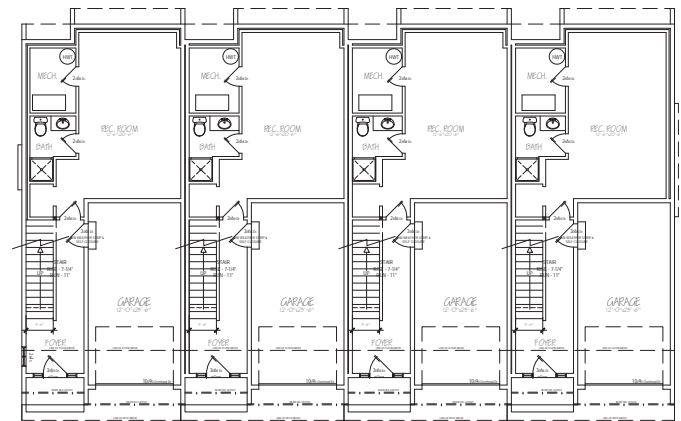
SHEET NO.  
A2.1  
REVISION





THIRD FLOOR PLAN

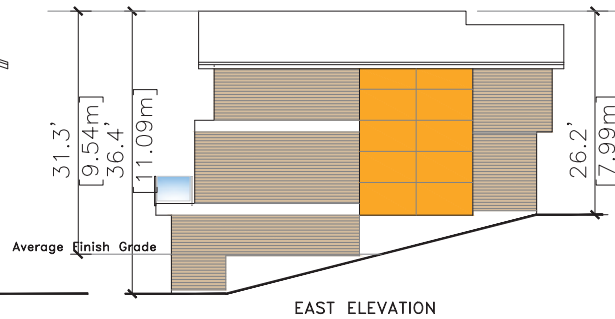
EXTERIOR MATERIALS & COLORS		
CODE	COLOR	MATERIAL
①		METAL CLADDING COLOR #1
②		METAL CLADDING COLOR #2
③		HARDIE PANELS COLOR #1
④		HARDIE PANELS COLOR #2
⑤		6" HARDIE PLANK SIDING COLOR #3
⑥		6" TRUE GRAIN CEDARTONE
⑦		BLACK ALUMINUM GLASS RAILING



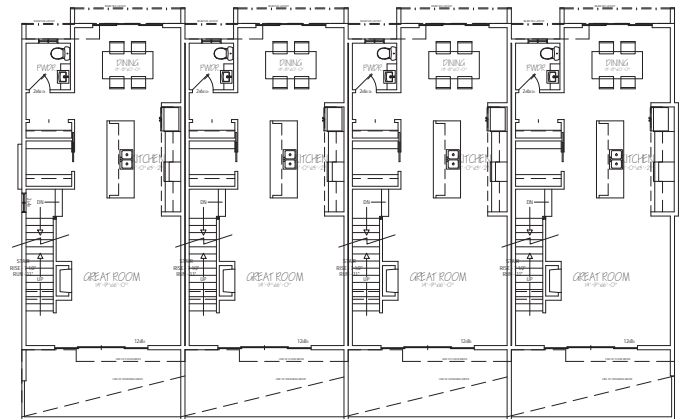
MAIN FLOOR PLAN



FRONT ELEVATION



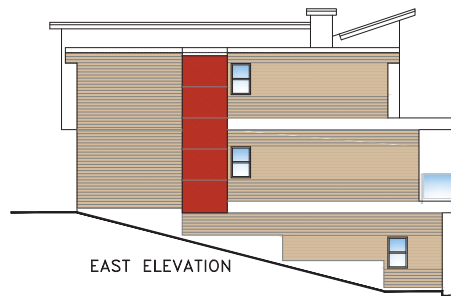
EAST ELEVATION



SECOND FLOOR PLAN



REAR ELEVATION



EAST ELEVATION

BLOCK #2

RECEIVED  
DP1139  
2019-APR-11  
Current Planning

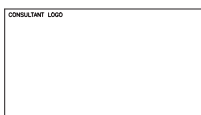


NO.	DATE	REVISIONS



D-ARCHITECTURE  
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4  
T: 250-933-1991, E: FIRROUZ@SHAW.GA  
DARYUSH FIRROUZ ARCHITECTURE INC.

**PRELIMINARY**



SCALE	1/8"=1'-0"
DRAWN	
CHECKED	
DATE	MAR 29 19

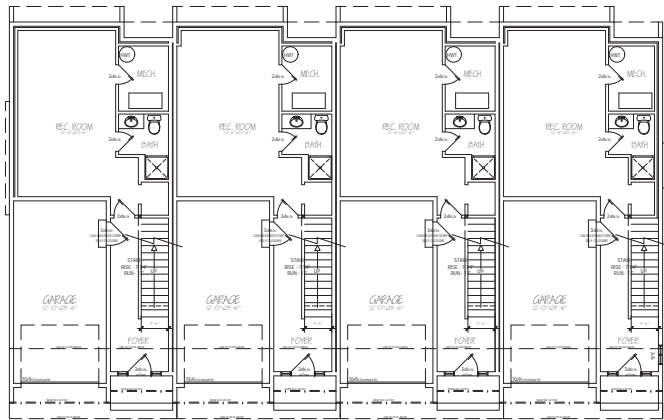
PROJECT  
151 ROYAL PACIFIC WAY  
NANAIMO, BC

CLIENT  
WINDLEY CONTRACTING LTD.  
PROJECT NO. 2862

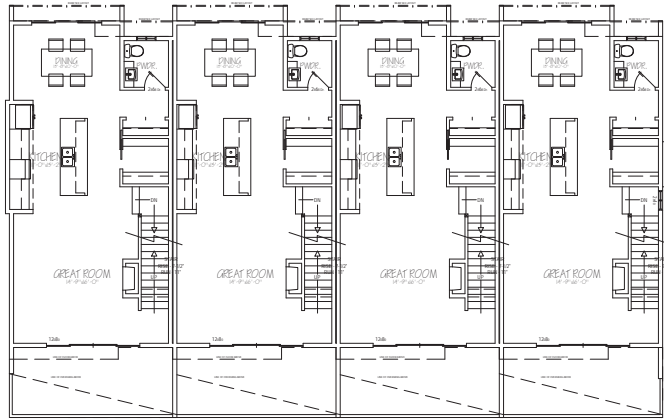
SHEET TITLE  
BLOCK #2

SHEET NO.  
**A2.2**  
REVISION



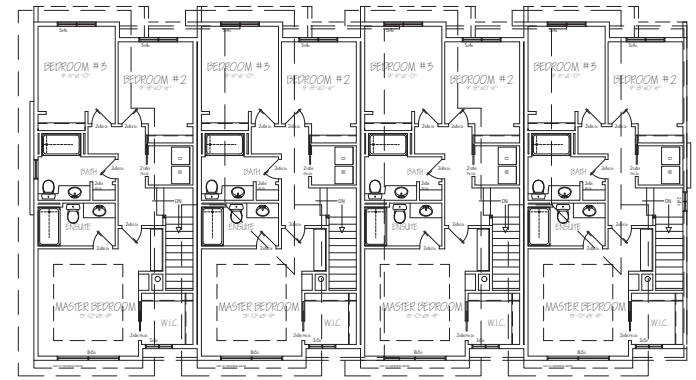


MAIN FLOOR PLAN

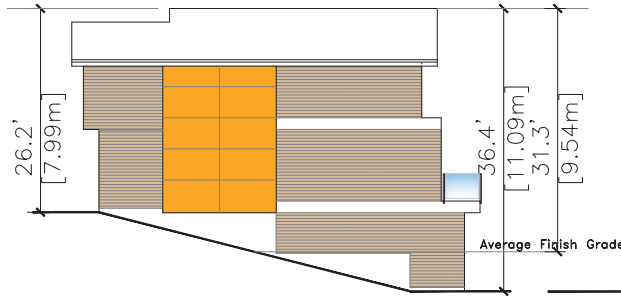


SECOND FLOOR PLAN

EXTERIOR MATERIALS & COLORS		
CODE	COLOR	MATERIAL
①		METAL CLADDING COLOR #1
②		METAL CLADDING COLOR #2
③		HARDIE PANELS COLOR #1
④		HARDIE PANELS COLOR #2
⑤		6" HARDIE PLANK SIDING COLOR #3
⑥		6" TRUE GRAIN CEDAR TONE
⑦		BLACK ALUMINUM GLASS RAILING



THIRD FLOOR PLAN



EAST ELEVATION



FRONT ELEVATION



EAST ELEVATION

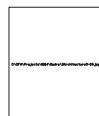


REAR ELEVATION

RECEIVED  
DP1139  
2019-APR-11  
Current Planning

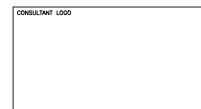
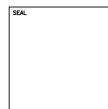
BLOCK #3

NO.	DATE	REVISIONS



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

PRELIMINARY



SCALE 1/8"=1'-0"
CHECKED 
DATE MAR 29 19

PROJECT  
151 ROYAL PACIFIC WAY  
NANAIMO, BC

CLIENT WINDLEY CONTRACTING LTD.
PROJECT NO. 2862

SHEET TITLE  
BLOCK #3

SHEET NO. A2.3
REVISION 





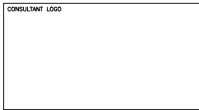
NOTE:  
This rendering is an illustration of the proposed development and is not intended to be used for any other purpose. It is not a contract and does not represent a commitment by the architect. The architect assumes no responsibility for the accuracy of the information provided in this rendering. The architect's services are limited to the design and construction of the building. The architect does not provide any other services, including but not limited to, engineering, geotechnical, or environmental services. The architect's office is located at 6377 Garbo Drive, Nanaimo, BC V9V 1N4. The architect's phone number is 250-933-1991. The architect's email address is d.firoozli@shaw.ca. The architect's website is www.daryoush-firoozli.com.

NO.	DATE	REVISIONS
1	2019-04-11	Initial Design
2	2019-04-11	Revised Design
3	2019-04-11	Final Design
4	2019-04-11	Construction Documents
5	2019-04-11	As-Built Documents
6	2019-04-11	Final As-Built Documents
7	2019-04-11	Final As-Built Documents
8	2019-04-11	Final As-Built Documents
9	2019-04-11	Final As-Built Documents
10	2019-04-11	Final As-Built Documents



**PRELIMINARY**

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



SCALE  
1/8" = 1' - 0"

DRAWN  
CHECKED  
DATE  
MAR 29 19

PROJECT  
151 ROYAL PACIFIC WAY  
NANAIMO, BC

CLIENT  
WINDLEY CONTRACTING LTD.

PROJECT NO.  
2862

RECEIVED  
SHEET TITLE  
DP1139  
2019-APR-11  
Current Planning  
RENDERING

SHEET NO.  
A3.1  
REVISION  
—





Copyright Clearance Center, Inc., 222 Rosewood Drive, Danvers, MA 01923. 0890-4065/98 \$05.00 + .00.

**PRELIMINARY**

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

SEAL

CONSULTANT LOGO

SCALE	$1/8" = 1' - 0"$
DRAWN	
CHECKED	
DATE	MAR 29 19

PROJECT

151 ROYAL PACIFIC WA  
NANAIMO, BC

CLIENT  
**WINDLEY CONTRACTING LTD.**

PROJECT NO. 2862

SHEET TITLE

RENDERING

SHEET NO.

**A3.2**

REVISION





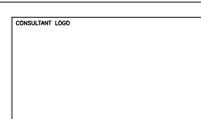
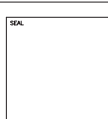
RECEIVED  
DP 1139  
2019-APR-11  
Current Planning

NOTE:		
1. All drawings are the property of the architect and are not to be reproduced without the architect's written permission. Any reproduction or use of these drawings without the architect's written permission is strictly prohibited.		
2. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project.		
3. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project.		
4. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project.		
5. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project.		
6. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project.		
7. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project.		
8. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project.		
9. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project.		
10. The architect is not responsible for the accuracy of the information provided by the client or for the results of the construction of the project.		
NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



**PRELIMINARY**

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



SCALE
1/8" = 1' - 0"
DRAWN
CHECKED
DATE
MAR 29 19

PROJECT
151 ROYAL PACIFIC WAY NANAIMO, BC

CLIENT
WINDLEY CONTRACTING LTD.
PROJECT NO.
2862

SHEET TITLE
RENDERING

SHEET NO.
A3.3
REVISION
—



## Plant Palette and Legend

Qty	Botanical Name	Common Name	Pot Size	Spacing
25	<b>Evergreen Trees</b>			
2	<i>Pinus sylvestris</i> waterli	Scots Pine	2m	
1	<i>Picea omorika</i> bruce	Serbian Spruce	1.5m	
12	<b>Deciduous Trees</b>			
1	<i>Acer palmatum</i>	Japanese Maple	#10	
22	<i>Parrotia persica</i>	Persian Ironwood	#10	
3	<i>Cornus edulis</i> white wonder	White Flowering Dogwood	5 cm cal	
139	<b>Evergreen/Deciduous Shrubs</b>			
1	<i>Abelia grandiflora</i>	Abelia	#1	1.2m o.c.
1	<i>Buxus sempervirens</i>	Boxwood	#2	60 cm o.c.
1	<i>Ceanothus victoria</i>	California Lilac	#1	1.2m o.c.
1	<i>Gaultheria shallon</i>	Sale	#1	60 cm o.c.
1	<i>Mahonia aquifolium</i>	Tall Oregon Grape	#1	60 cm o.c.
1	<i>Mahonia nervosa</i>	Dull Oregon Grape	#1	60 cm o.c.
1	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#1	60 cm o.c.
1	<i>Cornus sericea</i>	Red Osier Dogwood	#1	90 cm o.c.
1	<i>Ribes sanguineum</i>	Red Flowering Currant	#1	90 cm o.c.
1	<i>Spirea verticillata</i>	Ornamental Spirea	#1	1.2m o.c.

60	<b>Cascading Plants</b>			
1	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	10 cm	45 cm o.c.
1	<i>Clematis armandi</i>	Evergreen clematis	#1	
1	<i>Clematis tangutica</i>	Oriental clematis	#1	
1	<i>Fragaria chiloensis</i>	Coastal Strawberry	10 cm	45 cm
1	<i>Fragaria vesca</i>	Wild Strawberry	10 cm	45 cm
1	<i>Lonicera henryi</i>	Evergreen Honeysuckle	#1	
1200	<b>Groundcovers/perennials/grasses</b>			
1	<i>Blechnum spicant</i>	Deer Fern	#1	60 cm o.c.
1	<i>Dryopteris expansa</i>	Spry Wood Fern	#1	60 cm o.c.
1	<i>Polypodium glycyrrhiza</i>	Licorice Fern	#1	60 cm o.c.
1	<i>Polystichum munium</i>	Sword Fern	#1	60 cm o.c.
1	<i>Carex evergold</i>	Evergold Sedge	#1	60 cm o.c.
1	<i>Hakonechloa macra 'Aureola'</i>	Japanese Wood Grass	#1	60 cm o.c.
1	<i>Pennisetum alopecuroides</i>	Fountain Grass	#1	60 cm o.c.
25	<b>Climbing Plants</b>			
1	<i>Hydrangea petiolaris</i>	Climbing Hydrangea	#1	
1	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	

Concrete sidewalk and driveway	bioisole
Concrete walkway/corred pattern	raingarden
Concrete patio/corred pattern	grass grid
2x2 concrete stepping stones	

## Design rationale

The project lies on the north slopes of Nanaimo. The site is valued for expansive views of Georgia Strait and the Coast Mountains.

The landscape design will contribute to the creation of a new townhouse development which takes advantage of the ocean views, fits into the site and becomes an attractive place to live. To achieve these goals the following principles have been followed:

- Plant selection: A sense of place can be created by planting a wide range of species that are both native to our region or have qualities similar to native plants. These plants will increase biodiversity in the immediate area, contribute to the creation of wildlife habitat, conservation of water, and provide climate resilience.
- Alternative rainwater management: Raingardens, bioswales and permeable surfaces will be used where appropriate.

### Design features/elements:

The planting scheme will consist of the typical vertical layers of plants that make up a woodland ecosystem, coniferous and deciduous trees, shrubs and groundcovers. Plant selection has taken into account the tight spaces between and around the buildings, the aspect of the site and views into and out of the site.

Depending on the location within the site the woodland plantings will take different forms:

- A common entrance area will use clumps of trees and shrubs with a path/viewpoint/bench where the slope allows.
- Individual front entrances will have small raingardens, both functional and decorative, with a small-scale canopy tree, a multistemmed Japanese maple and sedges in cobbles, that tie into the reservoir located along the length of the driveways.
- The area that lies south of the retaining walls will have clumps of trees and shrubs interspersed with meadow grass to allow filtered views of the development from above, while allowing light into the units.
- In between townhouse blocks, the rock lined bioswale will capture and slow the rainwater from the roofs.
- The south facing patios are secluded private spaces with hedges providing privacy from neighbours.
- The retaining walls that form part of the private space, giving a courtyard feel to the patios, will be planted densely with plants that climb and cascade.

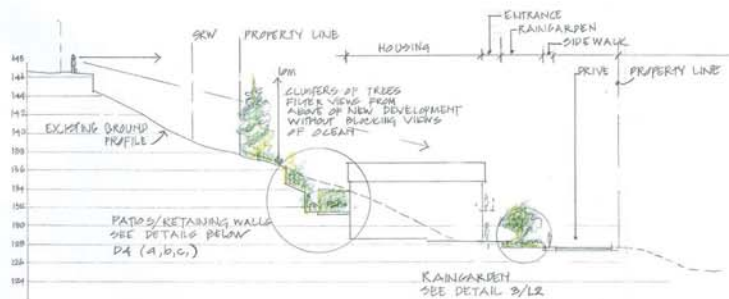
### Pedestrian paths:

A concrete sidewalk leads pedestrians from the cul-de-sac to the units and beyond to the trail system. A concrete walk, patterned with score lines, leads people from the sidewalk to each front door. The firetruck turnaround will be permeable paving. The private patios on the south will be concrete, patterned with score lines.



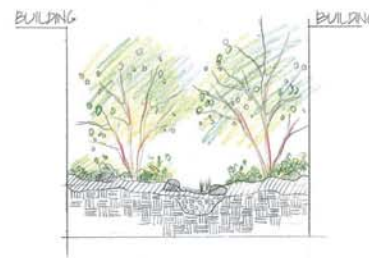
DATE: 15/04/19	ISSUED FOR: DP
DATE: 15/04/19	DESCRIPTION: CONCEPTUAL LANDSCAPE PLAN
CONSULTANT: VICTORIA DRAKE/ROD	
PROJECT: 151 ROYAL PACIFIC WAY NANAIMO BC	
SHEET TITLE: CONCEPTUAL LANDSCAPE PLAN	
SCALE: 1:200	DATE: 14.5.19
DRAWN: V.D.	CHECKED: R.P.W.
PROJECT NUMBER: R.P.W. 19	DRAWING NUMBER: L1





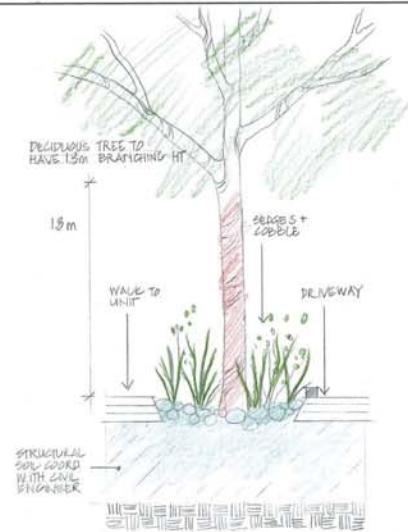
1 SECTION C-C

1:250m



2 BIOWALE

1:50m



3 RAIN GARDEN

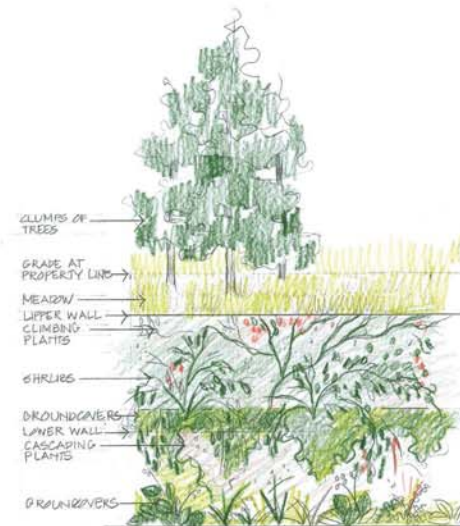
1:20m



4 PATIO/WALL DETAILS

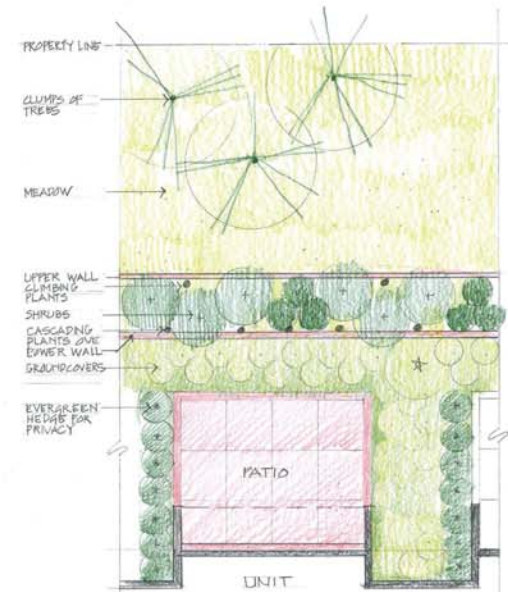
a. TYPICAL SECTION

1:50m



b. TYPICAL ELEVATION

1:50m



c. TYPICAL LAYOUT

1:50m

RECEIVED  
DP1139  
2019-APR-11  
Current Planning

DATE	REV.	DESCRIPTION

CONSULTANT  
VICTORIA CRANEFORD  
LANDSCAPE ARCHITECT  
238 Pine St. Nanaimo,  
B.C. V9P 2B8  
250-754-4338  
victoria@victoriacrford.com

PROJECT  
151 ROYAL PACIFIC  
WAY  
NANAIMO BC  
WINDLEY CONTRACTING

SHEET TITLE  
CONCEPTUAL LANDSCAPE  
PLAN  
- DETAILS

SCALE: As shown DATE: 24.2.19  
DRAWN: MP CHECKED:  
PROJECT NUMBER: KPW 19  
DRAWING NUMBER: 12/2



# AERIAL PHOTO



## Legend

 Subject Property

DEVELOPMENT PERMIT NO. DP001139