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architecture • planning • interior design



April 30, 2019

Proposed 5 Unit Townhouse at 215 Sabiston Street, Nanaimo, BC.

Project Overview

The subject property is located within the South End Neighbourhood as described in the OCP and was recently rezoned to R-6. This designation supports small multi-family development and infill-projects. We are proposing a 5 unit townhouse development which will be a rental property, a much needed form of housing stock in Nanaimo. (We note that the property is smaller than listed as minimum for R6, but the City agreed that this was the best Zone for this non-conforming property.)

The property is located on the south side of Sabiston and two lots west of Irwin Street. Potential connection to the waterfront via road extension or pedestrian pathway has been identified for Farquar and Needham Streets. The site is located between these two streets, making it a favourable area for living. Additionally there is a small park 200 metres away, access to bus transit lines and a daycare within 400 metres. The immediate neighbourhood is comprised of small older pre-war single-family dwellings and a small commercial (crane lift rental) establishment.

Project Siting & Organization

The site is 885.6 sq. metres or 9,532 sq. feet, rectangular in shape and slopes from the high western side to the east with a grade differential of about 2.75 metres or 9 feet. The townhouse takes advantage of this and is sited running parallel to the west property line.

The lot coverage is 2449 sq. ft. or 25.7%, considerably less than the allowed 40% coverage. The gross floor area is 5,092 sq. ft or an FAR of .53.4. The zoning allows for an increase from .45 to .55 with the provision of Tier 1 Amenity bonuses. (Required points from 3 categories as listed below)

Category 2 Retention and Restoration of Natural Features for 8 points using:

- E: The proposed development includes street trees.
(1 Persian Ironwood and 2 Eddies Dogwood, see landscape) 1pt
- F: After re-planting, no net loss of trees w/ caliper greater than 6cm
(1 existing fir removed, 21 new trees added, 17 are 6cm cal., see landscape) 1pt
- G: Post development, at least 20% more trees than before
(4 existing, after = 24) 2pts
- H: Restore site to minimum 50 % of site (excl. bldg footprint) to impervious surfaces.
(Site=9,528.4, Footprint=2,480. Lot -footprint=7,048.2. 50%=3,524.2
Lot-footprint & driveway of 2,132.56 = Permeable 4,915.8, see landscape) 3pts

- I: Signage describing the replanting of indigenous plants for insect and bird habitat and food source for residents. Other gardens include a pollinator garden for bees and a vegetable garden. see landscape) 1pt

Category 5 Energy Management for 6 points using:

- A: a) Project will be designed to exceed ASHRAE 90.1 2010 Energy Standard by 5% Or more, provide a letter from a Mechanical Engineer or Energy consultant,
AND b) A letter of credit for 1% of the construction costs will be provided at BP,
Refundable upon meeting a) 5pt
- C: Signage describing sustainable energy practices on site,
(Combined with Cat 2 sign regarding planting features) 1pt

Category 6 Water Management for 8 points using:

- A: 50% of property is covered with permeable surface,
(Site=9,528.4, 50%= 4,764.2 Site-bldg footprint 2,480 and driveway, 2132.56
= Permeable area provided of 4,915.8, see landscape) 2pts
- B: Plumbing fixtures will use 35% less water than standard code minimum,
(A letter certifying the above will be provided by mechanical engineer) 2pts
- F: A drip irrigation system is used. (see landscape) 1pt
- G: The development includes a bioswale running along the western boundary
Cistern (rain barrels) also provided for each home @ patio, see landscape 2pts
- H: Signage describing sustainable water practices including above
and use of drought resistant plants (Combined with other features signage) 1pt

Vehicular and pedestrian access is from Sabiston and runs along the eastern property, allowing for garages and private storage space to be built into the slope. There are 8 parking stalls provided, 5 in garages and 3 at the rear of the property. 1 stall is equipped with a charging station.

There are 5 townhomes in one building. Each is entered from the low side adjacent their garage. The lower floor has a single car garage (11'6" x 20' clear) and a large (8'8" x 15'6") secure private storage room. Stairs lead to the main level and then a second flight leads to the upper bedroom floor. The unit facing Sabiston has a front door entrance accessed from the sidewalk to the main floor in addition to the garage level entrance. The main floor is 500 sq. ft. and contains the kitchen, powder room and living dining room. The upper floor is 493 sq. Ft and contains 2 bedrooms, a den, bathroom and laundry closet.

Each unit will utilize City curbside garbage and recycling pick up as there is ample room for containers in the garages.

Site lighting is addressed with bollards located at the street sign, at the entry path from Sabiston, along the eastern fence line including the parking stalls at the rear and at the higher level near the play area. Additionally the building is lit by wall mounted lights at all entry doors, above garage doors and at patio doors.

Building Design

The building appears small and street friendly, in keeping with the neighbourhood, from Sabiston Street. It presents with a 2-storey look, interesting covered entry and path leading up to the front door. The façade massing is broken with 3 siding profiles and roof material. The side facing the neighbours to the west also presents as a 2-storey structure and its length is broken with siding changes and a lower roof in the centre. The side facing the driveway shows as a 3-storey building. The façade is articulated with feature "bay" windows and the changes in siding and roof help to mitigate the height from this side.

The colour scheme is light and fresh with earthtones of sandalwood, russet and willow.

Two Variances are Required

We are asking for a Variance for front yard setback in order to align with the rest of the buildings along the streetscape. (The setbacks for R6 are meant for a larger lot and this is a non-conforming site)

We are asking for a relaxation from 6m to 3.96m for the main face and 2.5 for the point of the entry "bay". (The existing building that burned down was set at 3.6 m from the front property line.)

The 2nd variance is for height. The zoning allows 9 metres and we are asking for 9.72 to balance the design. A low slope roof here would render the scale of the building askew.

Community Contribution Proposal

The proposed redevelopment will enhance the neighbourhood by adding curb, gutter and sidewalk and creating an appealing landscaped street front. The proposed building will be an attractive addition to the neighbourhood while also providing much needed rental accommodation. The siting of the building is more centred on the lot than the existing, thus improving the neighbouring property as well. In addition, the developer will commit to a cash contribution based on \$1,000.00 per unit for a total of \$5,000.00

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001141

LOCATION PLAN

Civic: 215 SABISTON STREET

Legal: SECTION C, OF LOT 1, BLOCK B, SECTION 1
NANAIMO DISTRICT, PLAN 584



NO:	DATE:
REVISION:	
FEB. 23 2019	P REZONING APP
MAR. 18 2019	D.P. REV. WINDOWS / STAIRS
MAR. 26, 2019	PRELIM B.P.



50 haig road
gabriola, b.c. V0R 1X1
business: (250) 247-8585
ellinsarchitect@shaw.ca

ellins architect inc.
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DRAWN BY:
DATE: NOVEMBER 2017
SCALE: NOTED

RECEIVED
DP1141
2019-MAY-06
Current Disposition

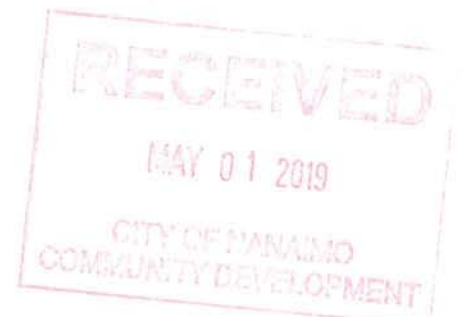


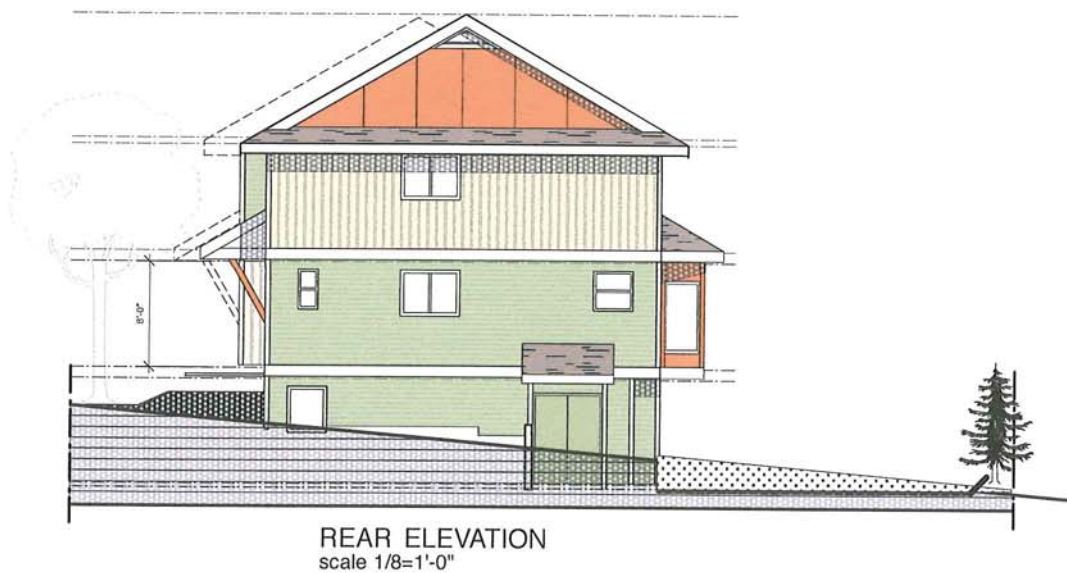
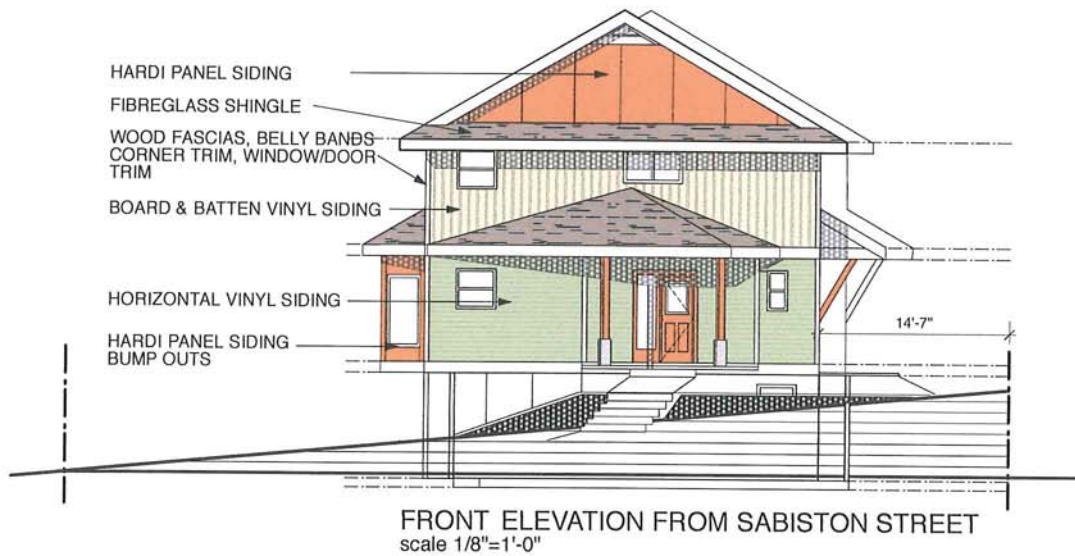


ELEVATION FROM DRIVEWAY (SIDE)
scale 1/8"=1'-0"



ELEVATION FROM NEIGHBOUR (SIDE)
scale 1/8"=1'-0"

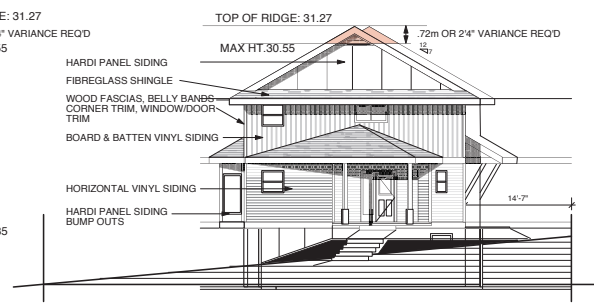




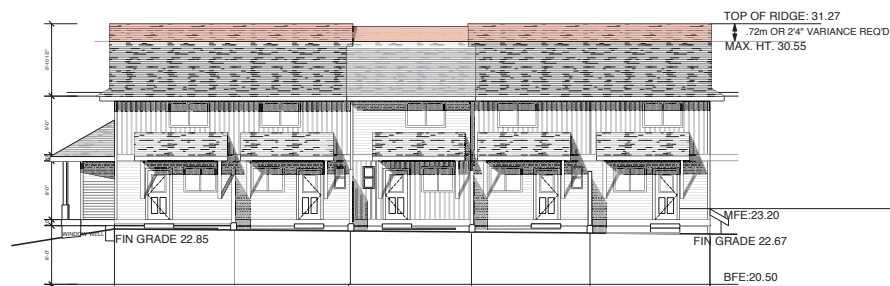
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SIDE ELEVATION FROM DRIVEWAY (SIDE)
scale 1/8"=1'-0"

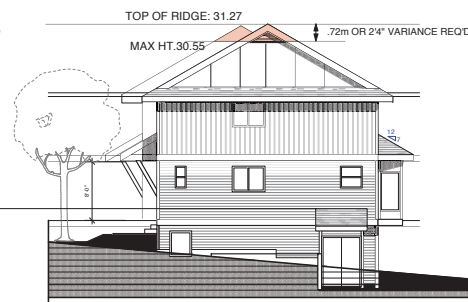
AVERAGE HEIGHT OF 4 CORNERS: 21.55m
RIDGE HEIGHT: 31.27m
MAXIMUM HEIGHT 9.0m , PROPOSED 9.72m (2'4")
VARIANCE REQUIRED



FRONT ELEVATION FROM SABISTON STREET
scale 1/8"=1'-0"



SIDE ELEVATION FROM NEIGHBOUR (SIDE)
scale 1/8"=1'-0"



REAR ELEVATION
scale 1/8"=1'-0"

**RESIDENTIAL DEVELOPMENT
215 SABISTON STREET
NANAIMO, B. C.**



50 haig road
gabriola, b.c. V0R 1X1
business: (250) 247-8585

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DRAWING:

ELEVATIONS

DRAWN BY:

DATE: NOVEMBER 2017

SCALE: NOTED

PROJECT

PROJECT NO. _____

2017-15

RE

RED

201

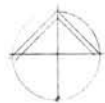
RECEIVED
DP1141
2019-MAY-06
Current Biology



RECEIVED

MAY 01 2019

CITY OF HAWAII
COMMUNITY DEVELOPMENT



SABISTON STREET

SIGN ADDRESS PLUS WATER
SUSTAINABILITY INFORMATION

WOODLAND GARDEN

Peruvian Ironwood

Blueberries

Huckleberries

Red Flowering
Currant
Raspberries

Understory plants
Salal
Sword Fern
Oregon Grape
Spineflower
Lily Fern
Strawberry
Oxalis

BIOSWALE

Raspberries

Vegetable garden

4'x6' HT BOARD FENCE

Playground/paths to garden
• log bridge for climbing slope
• large for ball/throwing/rolling
• grassy plants
• sand/water
• 2' square rocky
• climbing board
• 1' x 1' x 1'

EXISTING FILL TO REMAIN

PLAN

HERB/POLLINATOR GARDEN

Ornamental Pear

Rosemary
California Lilac

Lavender

Sage

SECTION A

SECTION B

EX FILL TO BE REMAIN

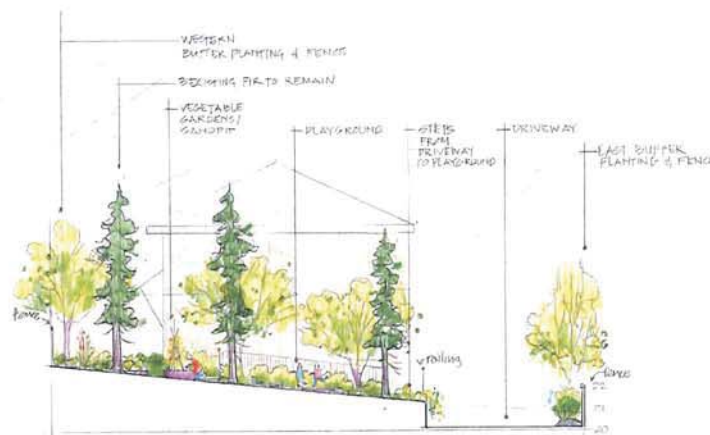
GRAVEL PATH

Plant Palette

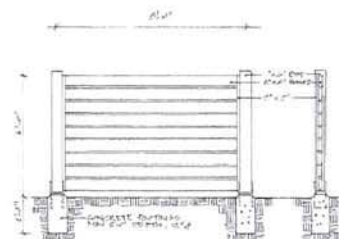
Qty	Botanical Name	Common Name	Pot Size	Spacing
Evergreen Trees				
3	Picea omorika trians	Serbian Spruce	1.5m	
Deciduous Trees				
2	Cornus edulis white wonder	White Flowering Dogwood	6 cm cal	
1	Cornus kousa	Chinese Dogwood	2.5m ht.	
7	Parrotia persica	Persian Ironwood	6 cm cal	
7	Pyrus calleryana chandlerii	Ornamental Pear	6 cm cal	
1	Styrax japonica	Snowbell Tree	6 cm cal	
Shrub/Berry plants				
22	Burns sempervirens	Burnwood	#2	60 cm o.c.
1	Corylus avellana	Hazelnut	#10	
18	Quercus velutina	California Lilac	#1	1.2m o.c.
4	Ribes sanguineum	Red Flowering Currant	#1	50 cm o.c.
27	Vaccinium ovatum	Evergreen Huckleberry	#1	60 cm o.c.
10	Rubus cuneatus	Rubus bushes		
12	Raspberries			
Understory plants				
	Beckham spicata	Deer Fern	#1	60 cm o.c.
	Dryopteris expansa	Spiny Wood Fern	#1	60 cm o.c.
	Fragaria vesca	Wild Strawberry	10 cm	45 cm o.c.
	Gaultheria shallon	Salal	#1	60 cm o.c.
Cascading Plants/Vines				
	Quercus agrifolia	Redwood Sorrel	#1	60 cm o.c.
	Polygonum perfoliatum	Lemon Fern	#1	60 cm o.c.
	Polydium munium	Sword Fern	#1	60 cm o.c.
Herbs				
	Artemisia Huntington	Wormwood	#1	60 cm o.c.
	Lavandula Hidouxii	Lavender	#1	60 cm o.c.
	Nepeta diaphana blun	Calamint	#1	60 cm o.c.
	Rosmarinus officinalis	Rosemary	#1	60 cm o.c.

NOTE: ALL AREAS TO BE IRRIGATED
WITH A DRIP IRRIGATION SYSTEM

* LIGHTING: SEE ARCHITECTS DRAWINGS




SECTION



BOARD FENCE

MTS

NO. 10	REVISION FOR TOP	
NO. 11	REVISION FOR BOTTOM	
DATE	REV	DESCRIPTION
CONSULTANT		
 LUCIANA DRAGLORD Landscape Architect 218 Pine St. Nanaimo B.C. VAN 250 250-754-4325 luciana@draglord.net		
PROJECT		
RESIDENTIAL DEVELOPMENT		
215 Sabiston St Nanaimo BC		
SHEET TITLE		
CONCEPTUAL LANDSCAPE PLAN		
SCALE	1/8" = 1'-0"	DATE 09/09/18
DRAWN	NID	CHECKED
PROJECT NUMBER 09/09/18		
DRAWING NUMBER 61		

AERIAL PHOTO



Legend

 Subject Property

DEVELOPMENT PERMIT NO. DP001141