

June 24 2019

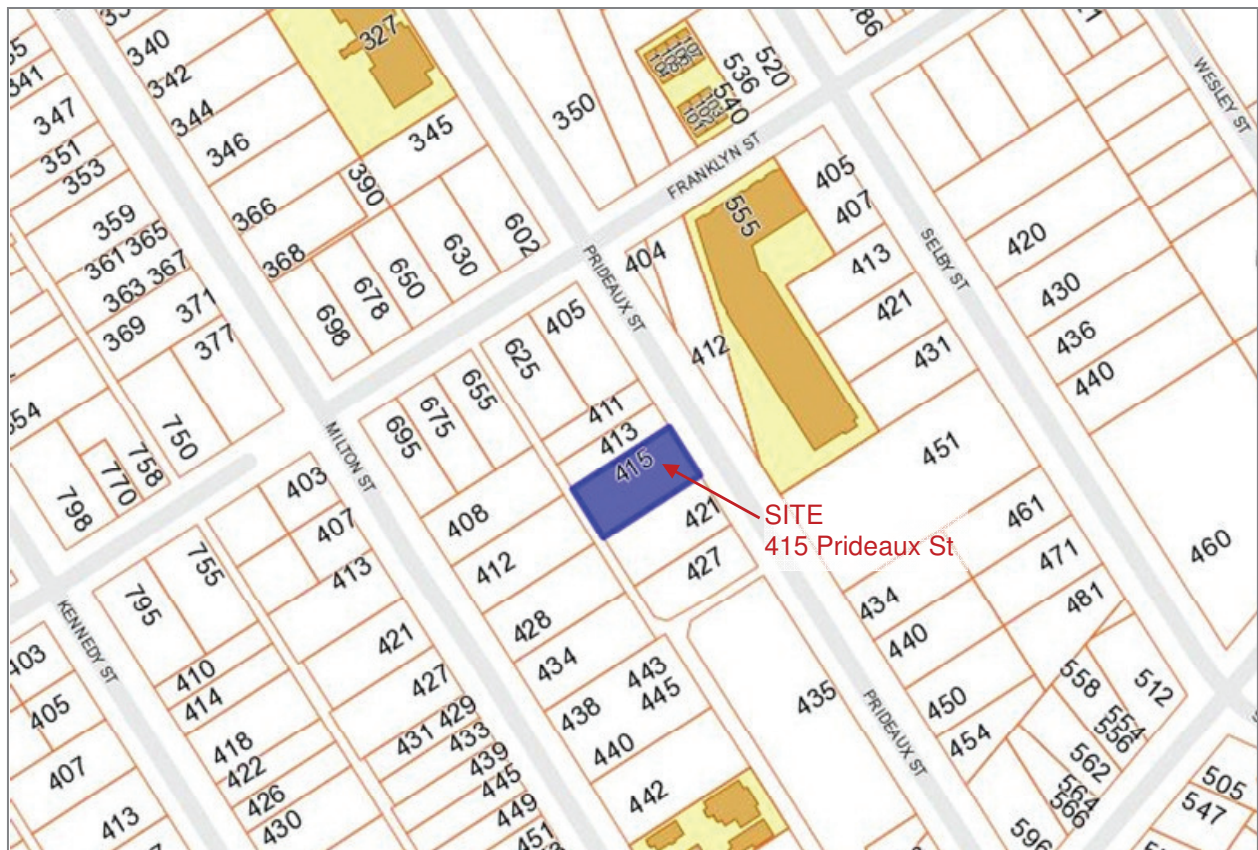
## DESIGN RATIONAL

**415 PRIDEAUX ST, NANAIMO, BC**

**DEVELOPMENT PERMIT APPLICATION**

**LEGAL ADDRESS:** Lot 19, Block 24, Section 1, Nanaimo District, Plan 584.

**DEVELOPMENT PERMIT AREA 8 - OLD CITY NEIGHBOURHOOD**



RECEIVED  
DP1149  
2019-JUN-28  
Current Planning

## LOCATION

The property is located within the Old City Neighbourhood area, and is approximately one block away from the Old City Centre core on Fitzwilliam Street. The property is juxtaposed in an interesting place at the crossing of the E&N railway line and Prideaux Street. Located on a minor cross street facing the E&N Trail and the southwest side of the four story modern apartment building on 555 Franklyn Street. The site maintains a street frontage on Prideaux and has lane access to the rear of the property for vehicles.

The site is a six minute walk from The Old City Quarter, the heart of the traditional heritage area where there is a collection of owner operated small businesses just steps from the downtown core. The neighbourhood is a well-established community, composed primarily of older single-family homes which date from the late 1800's to early 1900's. However, the area is in transition and has undergone a revitalization of some heritage buildings in recent years. Many of the streets in Old City are tree lined, and Prideaux Street is a prime example of this.



### 415 Prideaux Street Location

## **SITE CONTEXT**

The neighbourhood primarily consists of small heritage single family housing dating back to the late 1800's and early 1900's and is typically single storey with mature landscaping. However within the close vicinity along Prideaux Street there are mixed use developments of two and three storey and some new apartment buildings up to four storeys. The existing housing stock is modest at best with many homes requiring refurbishing and maintenance, and there is no significant architectural heritage design quality present within the immediate block.



**View towards Franklyn Street**

Sidewalks consists of typical boulevard design and lack of maintenance.



**View from Prideaux St corner southwestwards along Franklyn Street**



**Lane access from Franklyn St (left) and from Prideaux St (right)**



**Existing building - small scale with cedar fencing on street.**



**Adjacent single family dwelling on north side of property**



**Neighbourhood character – 413 & 411 Prideaux St residential**



**View northwards along Prideaux Street – Railway track  
No sidewalks on street but E&N railway along track, undeveloped**



**Apartment building on 555 Franklyn St - view from Site (front)**

## ZONING

### DT8 Old City Mixed Use

*This zone provides for mixed commercial / residential buildings. Commercial uses are permitted at street level and multiple family residential uses on the second and third storeys. It is intended to provide for the adaptive reuse of character buildings.*

Zone	Abbreviation	Intent of Zone
Old City Mixed Use	DT8	This zone provides for mixed commercial / residential buildings. Commercial uses are permitted at street level and multiple family residential uses on the second and third storeys. It is intended to provide for the adaptive reuse of character buildings.

The existing building is a single storey dwelling with pitched roof. The intended new building will replace the single family residence with a six unit multifamily development having a mix of two and bedroom units and studio bachelor units. The bachelor units include one accessible studio unit and one regular studio unit. The building is designed to be within the allowed building height of 10.50 meters, except for a small roof section of the building on the rear side that exceeds the height by 0.38 meters (1'-1/4").

### Density

Zone	Maximum Allowable Density (Floor Area Ratio)	Additional Density		
		Mixed Use	Tier 1	Tier 2
DT8	0.85	+0.15	N/A	N/A

The current density allowed for this site and zoning is 0.85 FAR.

### PROJECT DATA:

Site area: **8,712 sq. ft.**  
FAR 0.85 **7,405.2 sq. ft.**  
Gross project area: **7,374.08 sq. ft.** (3 Levels + Basement Storage)

Project conforms to the permissible density allowed.

## BUILDING HEIGHT

Zone	Lot Coverage	Maximum Allowable Height	Minimum Required Height
DT8	50%	10.5m	N/A

The project complies with the Maximum Allowable Height of 10.5 meters (34'-5½"). However, a small portion of roof exceeds it by 0.38 meters (1'-¼"). The building height for the project will need a variance to meet the current City of Nanaimo Bylaw standards.

## BUILDING SETBACKS

Zone	Minimum Front Yard Setback	Maximum Front Yard Setback	Side Yard	Flanking Side Yard	Rear Yard	Notes
DT8	3m - First Storey 4m – Second and Third Storeys	6m	3m	3m	3m	Where a lot abuts a residential zone, the side yard setback shall be 4.5m

The setbacks for the proposed building are designed to be within the allowed requirements of the Zoning Bylaw

## PROJECT DATA:

Front Yard: Prideaux – 3.0 / 4.0 m  
 Side Yard: 3.0 m  
 Side Yard: 3.0 m  
 Rear Yard: Lane - 3.0 m

## LOT COVERAGE

Zone	Lot Coverage	Maximum Allowable Height	Minimum Required Height
DT8	50%	10.5m	N/A

The building lot coverage is 33% and conforms to the zoning bylaw.

## **TOPOGRAPHY**

The topography of the site slopes up from Prideaux Street, starting with an average of 38.9 m at the front (Prideaux Street), and ending at 41.8 m at the rear lane.

## **SITE DESIGN / LANDSCAPING**

Pedestrian access to the building is from Prideaux Street. Parking for the development is located at the rear of the building and accessed from the existing lane either from Franklyn or Prideaux Streets.

Parking is designed to accommodate three regular size cars, two small cars and one accessible parking space, for a total of six stalls, which complies with the Zoning Bylaw.

The landscape plan addresses the normal concerns of the zoning bylaw providing the appropriate screening for the adjoining properties. The plan also concentrates on creating individual access to each unit without compromising the privacy of the occupants, both on foot at the front of the lot from Prideaux Street and by car through the lane on the rear of the property.

Landscaping is used to define the circulation spaces of the site and to create screening for public /private areas and entryways to individual units. The planting design does not create hidden areas and features low shrubs and hedging to maintain clear sightlines and limiting any hiding spots.

Main areas and circulation paths are carefully lighted to allow clear visibility during winter months and nighttime periods for safety of occupants to the project.

Entry walkways and courtyards are well defined and clear in the design intent illustrating the use of areas. The hard landscaped areas are a combination of pavers for the public areas at the entry points and stamped concrete where the courtyards and private outdoor areas are located. Entrances are carefully emphasized with wood trellises and privacy screens and also provided with individual identification for the units. Each unit entry has a prominent unit marker as an individual identifier and the design of these place markers will be designed to be unique for each unit during the design development stage.

The landscape architect will provide a detailed description of the plant material and overall concept. Strategic access ramps and level areas have been provided to allow easy access from the handicap parking stall to the accessible studio unit. Stepped walkways from the front of the property to the parking lot at the rear on both sides of the proposed building allows access to the rear units. Separate pedestrian gates at each side of the property allows entry to the other four units at the rear. Brick detailing to the street entrances and heritage metal picket fences complete the heritage street presence.

A fully automatic irrigation system is provided and will be designed to minimise the water consumption through the use of water efficient fixtures with low volume heads and rain sensors. This will ensure the survival of the landscaping especially at the early planting stage before the landscaping is fully established.

## **BUILDING DESIGN**

The intent of the design is to create a prototypical model suitable for a single city lot that can be integrated in a small scale residential area. The overall massing of the building has been heavily articulated to reduce the massing and in this case the slope of the existing grade was used to advantage by terracing the unit footprints. Minor site excavation is considered as a design consideration. Several design features were conceptually incorporated in the planning and design to produce a development with the following:

- Increased residential density from a single family home.
- Mix of unit sizes: 2- studio units, (one accessible) 2- two-bedroom units and 2 – three-bedroom units.
- Individual unit entrances accessible from the street or parking area.
- Use of rooftop area for private spaces, gardens and views.
- Outdoor spaces, patios, and decks with privacy.
- Parking spaces for each unit at rear of building.
- Secure storage for bicycles.
- Meeting spaces for a sense of community/ security.
- Visible front yards along the streetscape.
- Entry accents, gateways, site lighting.

The project responds to the existing small scale housing stock by stepping the mass of the building backwards from Prideaux Street to reduce the impact of the project at street level and rising towards the rear of the site. The project has grouped together three storey units at the rear and two storey units at the street frontage to make use of the natural existing topography.

The architectural design has incorporated heritage design elements such as sloping roofs at different heights, bay windows at the front of the building, covered entry porches for street entry units, upper balcony decks overlooking the street all contributing to a friendly streetscape and trellises to highlight meeting areas on the site. The building has a symmetrical architectural design to compliment the heritage nature of the area. The front units on Prideaux are mirrored adding articulation to the elevation and interest with a repeating bay window rhythm. These units are 2 bedrooms, 2 storeys units with independent access from the street, as well as side entrances for access to the parking area. These units also have roof access a private entertaining outdoor space at the top of each unit which allows views to the harbour.

Following the natural grade of the lot, walkways on each side of the property provide independent access ramps and steps to the middle section of the site where the two studio units are located, one above the other. Lower studio unit has accessibility features and ramp access on the south side of the property (from the parking lot). A courtyard space emphasizes the main entrance of this unit with a wood trellis over. Upper studio unit is accessed from the walkway on the north side of the property, where the entrance is located and treated with wood trellis as well. Balconies on both ends of

this upper unit are accessed through sliding doors, which provide cross-ventilation and natural light. These individual units have a flat roof area which forms the private exterior roof garden area for the rear three storey units.



**General perspective of the development**

The 2- three storey units located at the rear of the building, are terraced at a higher elevation to make use of the natural grade. These units are three bedrooms, symmetrically mirrored similar to the front units. Walkways on north and south sides provide access to each of these units and also incorporate a wood trellis, glass top, and light fixtures. A roof patio is available on the third level, making use of the flat roof of the studio units. A central wall provides privacy for each of the rooftop patio spaces.

The overall design focuses on the façade and roof treatment and the design of the front entrances following the guidelines of the Old City Neighbourhood, is a key factor of the development. Traditional residential character is accomplished by treating entrances with brick half walls and posts with picket fences and gates.

Siding materials on the building respond to the design guidelines using wood shingles, horizontal wood siding and vertical board-and-batten siding. Wood trellises are important elements to provide solar shading in areas as well, giving the overall project a high quality finish.

The frontage landscaping plays a fundamental role in the development, introducing hedges and fences to define private garden areas while maintaining CEPTD planning principles throughout the project. The general landscape treatment reinforces the heritage principles for this development permit area. The existing large oak tree on the south property line will be protected as this is considered a significant heritage tree. Fencing along the side property lines will consist of cedar fences as designed.

The architectural vocabulary of the building, choice of materials and articulation of the levels of the project and landscape design result in a high quality project with a sophisticated West Coast character respectful of the neighbours and responding to the heritage quality of the general area.

## **Sustainability**

### **Development Density**

The development consists of six units to replace the existing single family residence on the site thus creating a much higher density. The units are designed to appeal to a variety of potential residents. Families with children, single occupants, low income residents for the studio size units as well as an accessible unit. The two bedroom units are designed to appeal to down-sizing residents.

### **Alternative Transportation**

- Encourage pedestrian and bicycle- oriented movement around the development
- Provide bicycle storage for residents
- Provide Electric Vehicle charging station for two cars

### **Site Development**

- All measures will be taken to maintain and significant existing landscaping
- All units provided with areas for personal landscaping
- All units provided with balcony areas for planting
- Roof top decks will be supplied with landscaping planters
- Erosion and sediment control plan to meet City of Nanaimo requirements will be implemented
- Light colour concrete unit paving in addition to tree canopy and planted areas provide reflectivity and summer shade thus contributing to the reduction of heat island effect.
- Light pollution will be mitigated by minimised lighting levels for landscape and building lighting maintaining a *dark sky* approach
- Use of a high percentage of native and drought resistant planting to minimise water consumption through irrigation
- Low consumption plumbing fixtures and water sense certified appliances will be provided for all residential units including minimal wait and equal pressure hot water to further reduce water consumption.
- Energy star certified appliance will be installed
- The design of the roof access allows induced natural ventilation during summer months (convection circulation)
- Project will provide rough-ins for potential future installation of solar panels to reduce electrical footprint
- Solar water heating and HRV system to be provided for some units.

- Low VOC materials will be used throughout the project including paints, coatings, adhesives, sealants to improve indoor air quality
- LED lighting will be specified where appropriate
- Roof overhangs and balconies as well as *brise soleil* provide solar shading to exposed faces
- Building is designed for daylight and views to all regularly used spaces.

## SAFETY AND SECURITY

Site lighting for the walkways and parking will be provided to meet the requirements of good site design for security and safety of the parking and entrance areas. Landscape lighting along the pathways and at entry points will observe the generally accepted CPTED principles.

### Garbage:

A garbage storage area is located at the rear of the building and will be appropriately screened. Collection of recyclable materials and refuse will be by a private collector.

## ON SITE PARKING

Vehicle access to the parking lot is provided through the existing lane, accessible from both Franklyn and Prideaux streets.

### PROJECT DATA:

Multi-Family Dwellings Units:

2 units (3 bedrooms) @ 1.2 =	2.4
2 units (2 bedrooms) @ 0.9 =	1.8
2 studio units @ 0.45 =	0.9

Total spaces required	5.1	=	<b>5 spaces</b>
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Parking provided on site:

Regular spaces =	3
Small car spaces =	2
Accessible space =	1

Total Parking spaces provided	6	=	<b>6 spaces</b>
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In addition to being over the minimum number of spaces provided, the project is providing secured bicycle storage on the basement, encouraging the use of a more ecological alternative transportation system, which is supportive of the climate change concerns.

## **ROAD DEDICATION**

The project does not anticipate any road dedication.

## **FRONTAGE WORKS**

Please see the Civil report for some of the considerations for the project.

## **VARIANCES**

We are requesting the support of the Design Panel to allow the additional height as a variance to the zoning bylaw for the peak of the individual rear roof of the building.

**The variance on the height requested is 0.457 m (1'-6")**

Please see the height calculation completed by the Surveyor Ryan Turner.

(0.38 meters (1'-1/4"). Calculated.)

Ian Niamath Architect

## LOCATION PLAN

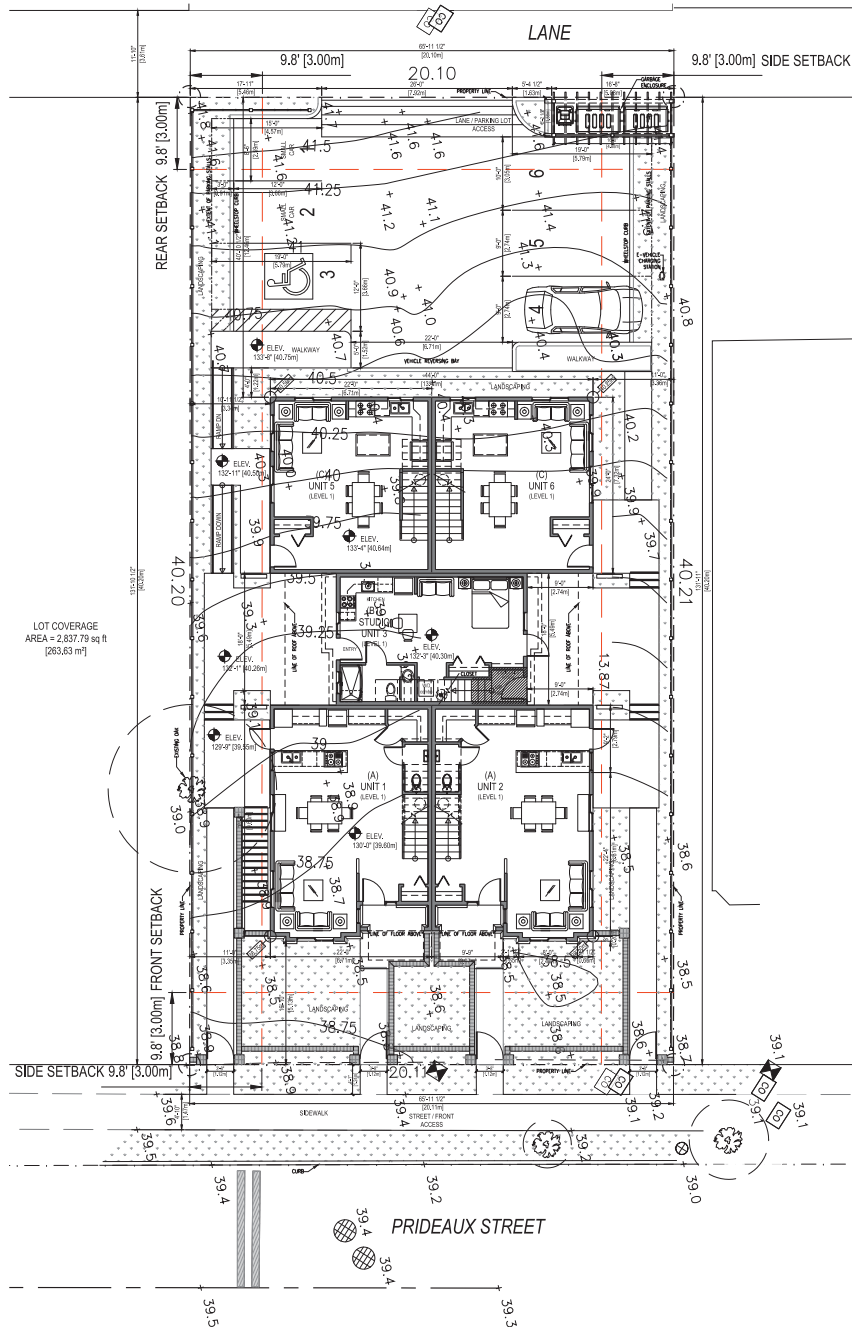


## Subject Property

**DEVELOPMENT PERMIT NO. DP001149**

## LOCATION PLAN

Civic: 415 PRIDEAUX STREET  
Legal: LOT 19, BLOCK 24, SECTION 1  
NANAIMO DISTRICT, PLAN 584




RESIDENTIAL UNIT SUMMARY			SUB TOTALS
MK.	TYPE / AREA		
A	2 Bedroom unit	1,422.17 sq.ft. (132.12 m2) **	2
B1	Studio unit	432.36 sq.ft. (40.17 m2) **	1
B2	Studio unit	561.31 sq.ft. (52.15 m2) **	1
C	3 Bedroom unit	1,600.67 sq.ft. (148.71 m2) **	2
TOTAL			6

\*\* Measured to perimeter walls

SITE PARTICULARS	
CIVIC ADDRESS:	415 Prideaux Street
LEGAL ADDRESS:	Lot 19, Block 24, Section 1, Nanaimo District, Plan 584
SITE AREA:	0.2 Acres (0.0809 Ha) 8,712 sq.ft. (809.37 m <sup>2</sup> )
ZONING:	DT8 Old City Mixed Use

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NOTES	
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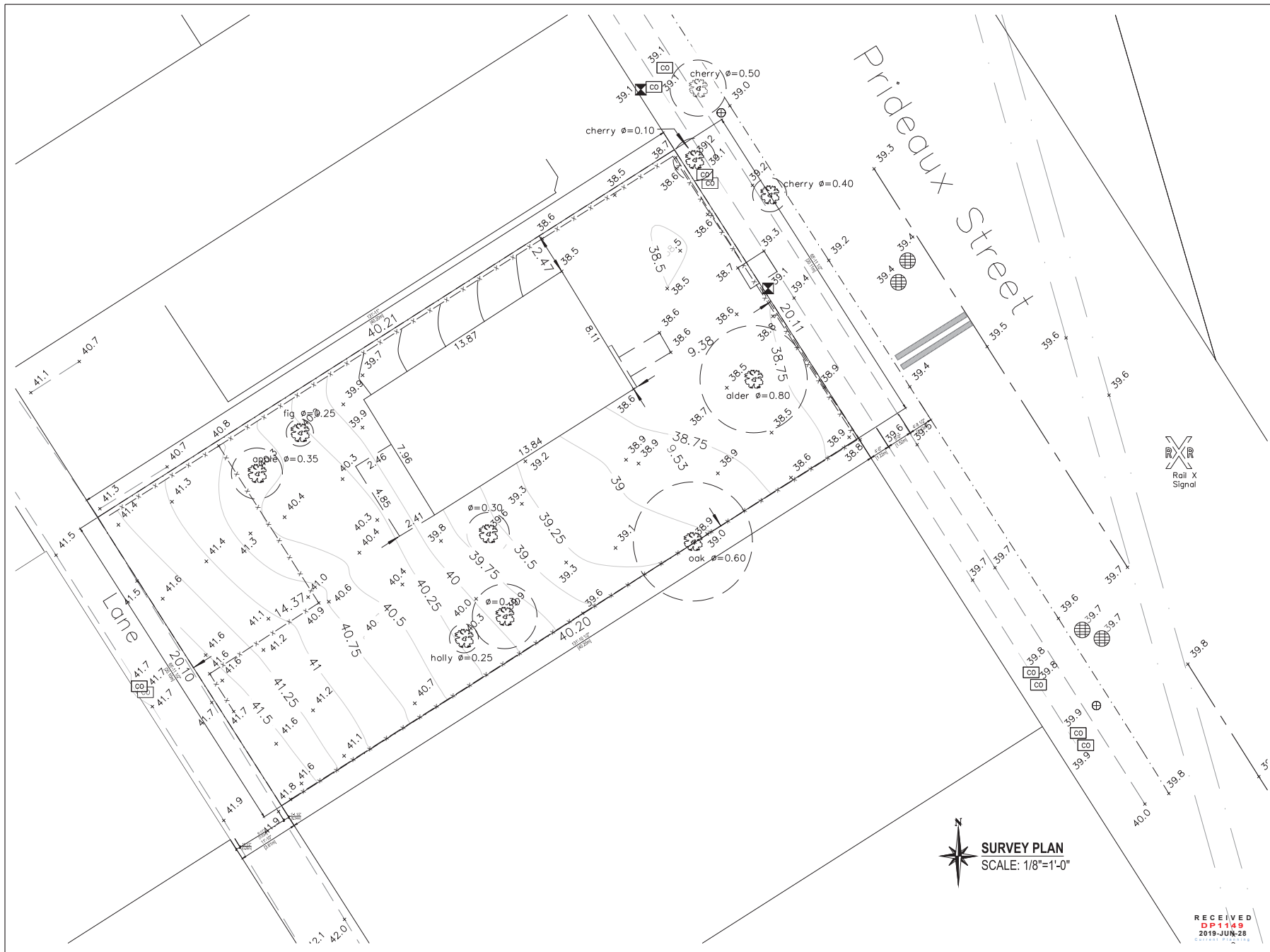
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ARCHITECT	
ian a. niamath	
R.B.C. M.A.S.C.	
151 SKINNER STREET, NANAIMO, B.C.	
CELL 250 756 8768	EMAIL: ianmath@shaw.ca
PROJECT	
MULTI-RESIDENTIAL DEVELOPMENT	
415 PRIDEAUX ST	
NANAIMO, BC	
SHEET TITLE	
SITE PLAN	
SITE PARTICULARS	
PROJECT DATA	

SCALE		DATE	
AS SHOWN		JUN 21, 2019	
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C. drawing info.  
B. location drawing info.

NO.	REVISION	DATE
1.		


ARCHITECT

**ian a. niamath**

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PROJECT

MULTI-RESIDENTIAL DEVELOPMENT  
415 PRIDEAUX ST  
NANAIMO, BC

SHEET TITLE

TOPOGRAPHIC SURVEY

SCALE	DATE
AS SHOWN	JUN 21, 2019
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2019-JUN-28  
CITY OF NANAIMO



- LEGEND**
- |  |                          |
|--|--------------------------|
| ① STUCCO                               | ④ SHAKE & SHINGLE SIDING |
| ② BRICK SIDING                         | ⑤ BOARD & BATTEN SIDING  |
| ③ HORIZONTAL CEMENT FIBRE BOARD SIDING | ⑥ ROOFING                |

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DP1149  
2019-JUN-28

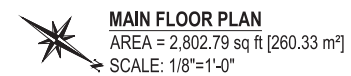
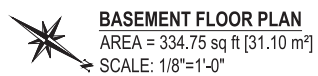
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2019-JUN-28  
CITY OF NANAIMO

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ARCHITECT

## ian a. niamath

*a.i.b.c. m.a.i.e.*

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PROJECT

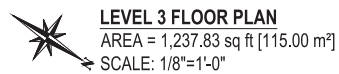
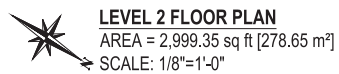
MULTI-RESIDENTIAL DEVELOPMENT  
415 PRIDEAUX ST  
NANAIMO, BC

SHEET TITLE

BASEMENT PLAN  
HARD LANDSCAPING PLAN  
MAIN FLOOR PLAN

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AS SHOWN	JUN 21, 2019
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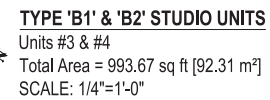
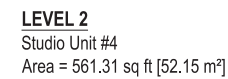
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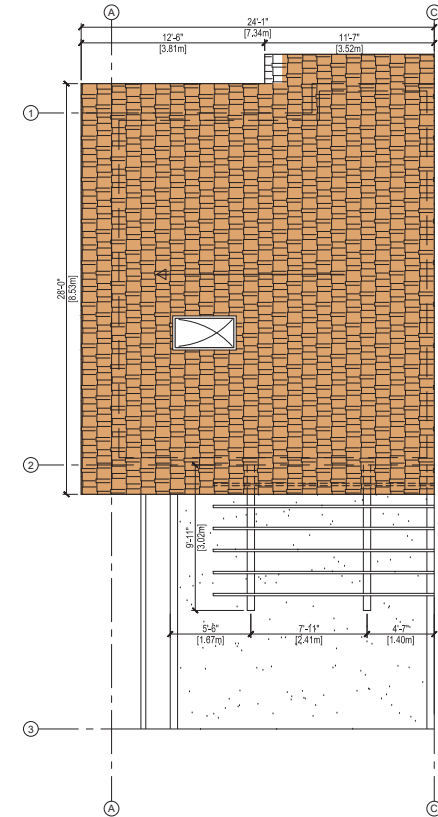
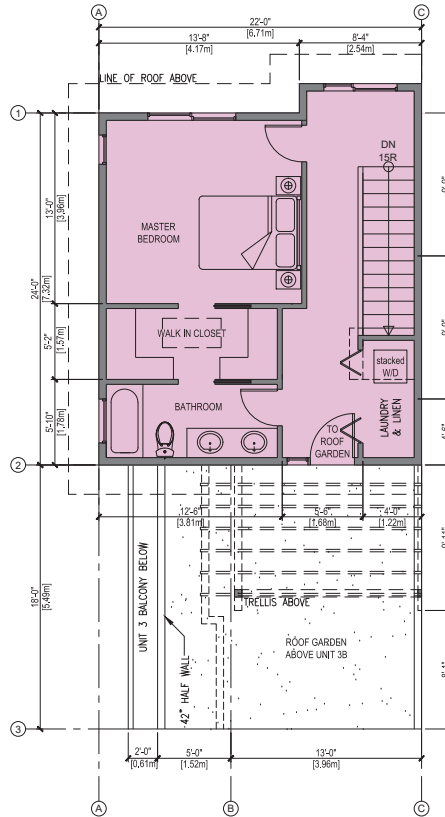
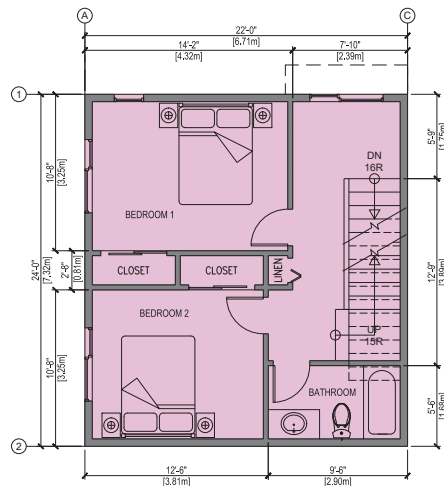
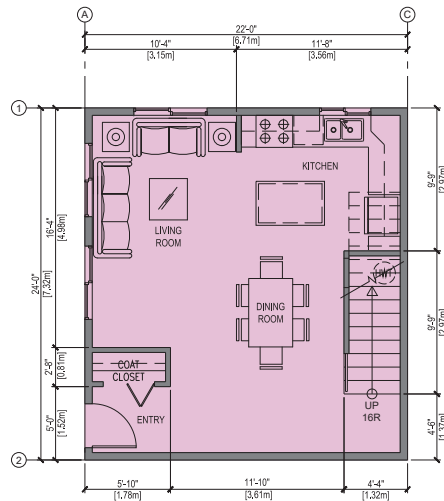




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### A2.3



#### TYPE 'C' UNIT, 3 BEDROOM

South Units #5 & #6

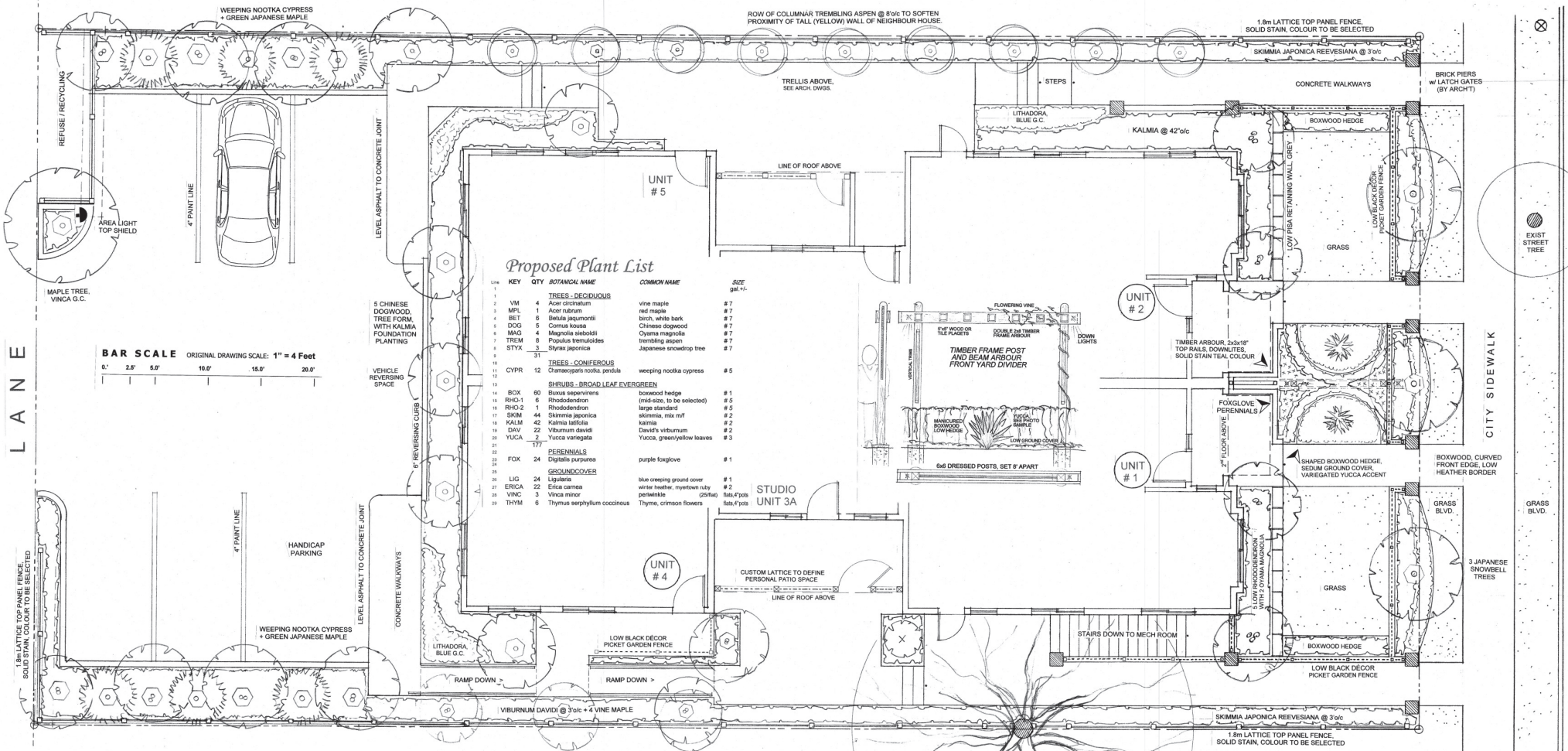
Total Area = 1,592.33 sq ft [147.93 m<sup>2</sup>]

SCALE: 1/4"=1'-0"

NOTES	NO.	REVISION	DATE	DATE	ARCHITECT	PROJECT	SHEET TITLE	SCALE	DATE
CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.	1				ian a. niamath s.d.c. m.d.a.i.c.	MULTI-RESIDENTIAL DEVELOPMENT 415 PRIDEAUX ST NANAIMO, BC	TYPE 'C' UNIT FLOOR PLANS	AS SHOWN	JUN 21, 2019
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNITS SIGNED BY THE ARCHITECT.					151 SUMNER STREET, NANAIMO, B.C. CELL: 250 756 8786 EMAIL: niamath@shaw.ca			DRAWN	CHECKED
DO NOT SCALE FROM THESE DRAWINGS.								NR	
								DRAWING NO.	

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# LANDSCAPE SITE PLAN

**FRED BROOKS** DCSA CMA  
Landscape Architect  
4845 Laguna Way, Nanaimo, B.C. V9T 5C2  
Tel/Fax 779 791 0950 email: fbs@shaw.ca

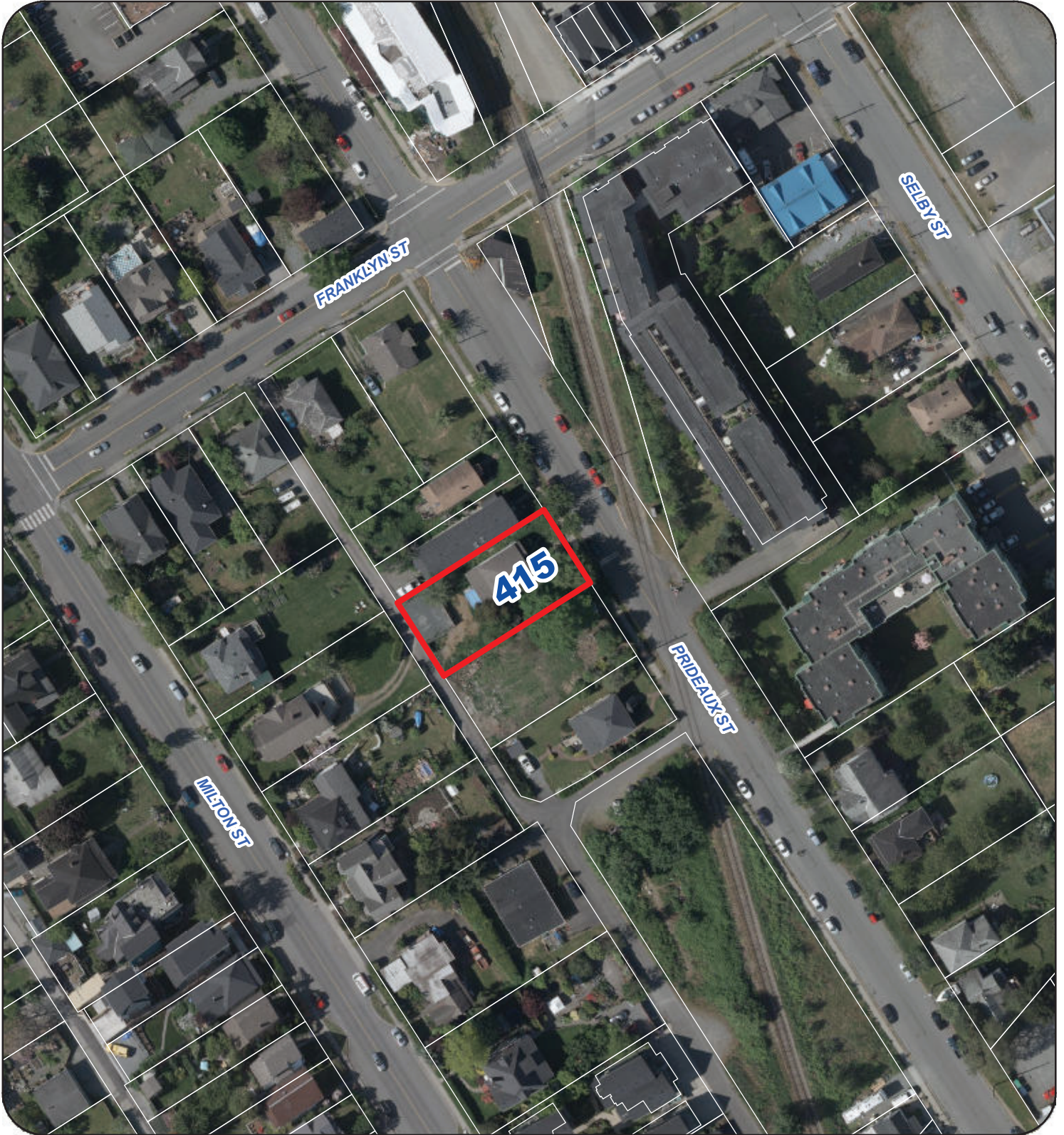
Issued for:  
**DEVELOPMENT PERMIT**  
APPLICATION ONLY  
30 April 2019  
NOT ISSUED FOR B.P., TENDER OR CONSTRUCTION PURPOSES

Six Unit  
Residential  
TownHome  
Apartment  
Address:  
415 Prideaux Street  
Old City Quarter, Nanaimo, B.C.  
Owner:  
Mr Jason Bains, Vancouver, BC  
Architect:  
Ian Niamath, Nanaimo

SCALE: 1/4" = 1' (Orig.)  
DWG DATE:  
**05 March 2019**  
ISSUE DATE:  
**30 April 2019**  
Drawing title:  
**LANDSCAPE CONCEPT PLAN**  
Sheet number:  
**L - 1 OF 1**

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# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001149**

## Legend

 Subject Property