

ellins architect inc.

architecture • planning • interior design

July 30, 2019

Proposed 10 Unit Apartment at 521 Hecate Street, Nanaimo, BC.

Project Overview

The subject property is located within the DPA-8 area, Old City Neighbourhood and is zoned R15 Medium Density Residential. This zoning allows for redevelopment consistent with a heritage style. The DPA area encourages new multi-family development that incorporates some of the design features of the character homes in the area and reinforces a residential feel. The designation also refers to Nanaimo's Old City Multiple Family Residential Design Guidelines which also cite traditional building forms and detailing such as inclusion of pitched roofs and porches. A pedestrian focus with links to the street and an orientation to take advantage of any water views.

The property is located on the east side of Hecate Street, mid block between Selby and Prideaux. Nob Hill Park lies close by at the foot of Hecate. View lines to the water are to the east or rear of the property. The immediate neighbourhood is in transition. To the north the neighbouring property is a 2 storey apartment building and to the south a small older single family home. Across Hecate Street are two stucco clad sister buildings of 2 storey height. Although in some disrepair the scale and street orientation of these are similar to the proposed apartment building.

Project Siting & Organization

The site is 817.9 sq. metres or 8,804.4 sq. feet, rectangular in shape and slopes from Hecate Street to the rear with a grade differential of about 2.25metres or 7'-4" feet. The apartment takes advantage of this, utilizing the lower area for parking under the building.

The building which will be a 10 unit rental apartment building, takes up all of the allowable lot coverage of 40%. The gross floor area is 7,483 sq. ft or an FAR of .0.84.9 which meets the .85 maximum.

Vehicular and pedestrian access is from Hecate Street and runs along the northern side of the property. There are 9 parking stalls provided, 3 under the building and at the rear of the property. We are asking for a variance here as 10 stalls are required. (See Variances)

Pedestrian access is from Hecate Street. There is a walkway to steps to a central front porch in front of the two Hecate facing units and a walkway to a ramp which runs alongside the building and leads to a small lobby providing access to the 4 main floor

units and to stairs up to the 2nd floor and down to the lower floor. Additionally there is a walkway along the south side of the building from the side exit door.

The main floor has 4 units, 2 that are 1 bedroom plus den accessed from street and from the interior corridor, and 2 that are 2 bedroom units, oriented to the view toward the water. The 2nd floor is organized the same way. The lower floor has 2 small bachelor units, a large storage area for bicycle and group storage, the utility rooms and an entry in to the building from the parking area with mail pick up area.

The garbage and recycling container is located under the building adjacent the parking stalls. Private pick up will be provided.

Site lighting will be addressed with low oriented bollards along all 3 pathways and along the landscape strip on the north side adjacent the driveway. Additionally the building will have soffit perimeter lighting, wall mount fixtures at all entry and exit doors and on private porches or decks.

Building Design

The building presents with a 2-storey look from Hecate Street and features the traditional front porch on the main level and matching open decks above. The shape of the building steps away from the street with the centre portion projecting forward and the wider set further back. The roof lines are sloped hip roofs with feature gable accents, in keeping with the Heritage look of the downtown Old City. The building projects slightly mid way on both sides allowing for a material change. The cladding is varied with narrow horizontal vinyl on the upper storey mimicking traditional wood siding and the lower floors are board and batten vinyl. Feature shingle siding breaks up the long mass on the sides and accents the front and rear in the gables and on the front porch.

The colour scheme is from a Heritage palette featuring grey and beige siding accented with dark dusty blue shingle and russet doors. Corner trims and bargeboards are all in a creamy white and metal railings are in a beige tone.

Two Variances are Required

We are asking for a Variance for front yard setback where the porches encroach by 1'3" or .38 m) The front porch is an important design feature for the area and does not crowd the street-scape but rather enhances it.

The 2nd variance is for parking. We provide 9 off street stalls where the zoning requires 10. Our rationale is that downtown living will people without motor vehicles, we are one block away from the Zone 5 parking area where we would require 7 stalls, and we provide more than double the bicycle required storage.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001153

LOCATION PLAN

Civic: 521 HEcate STREET
Legal: LOT 10, BLOCK 17, SECTION 1
NANAIMO DISTRICT, PLAN 584



Subject Property

SITE INFORMATION

CIVIC ADDRESS: 521 HECATE STREET, NANAIMO

LEGAL DESCRIPTION: LOT 10, BLOCK 17, SECTION 1,
NANAIMO DISTRICT, PLAN 584

EXISTING ZONE: R15 MEDIUM DENSITY RESIDENTIAL

PROPOSED USE: 10 UNIT APARTMENT

SITE AREA - COMPLIES 8804.4 SF (817.9 SM)

SETBACKS - FRONT: 6M - COMPLIES
REAR: 7.5M - COMPLIES
SIDE: 1.5M - COMPLIES

LOT COVERAGE: 40% ALLOWED = 3521.8 SQ. FT.
PROVIDED = 3521.5 SQ. FT.

FAR (MAX ALLOWED) 0.85

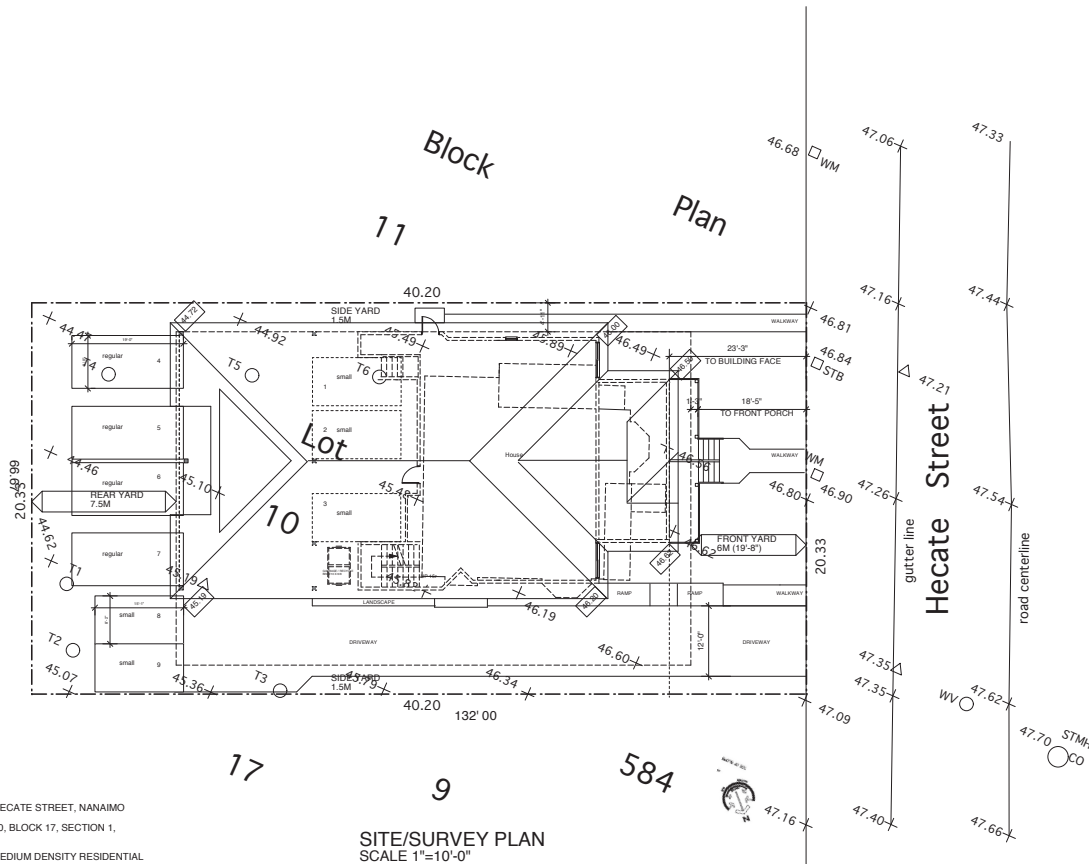
GROSS FLOOR AREA -
LOWER - 1,016 SQ. FT.
MAIN - 3,339.5 SQ. FT.
UPPER: 3,127.5 SQ. FT.
TOTAL - 7483 SQ. FT.

PROVIDED: 7483 / 8804.4 = 0.849 COMPLIES

MAX. HEIGHT: 9.5 M TO MEDIAN BETWEEN RIDGE & EAVES AND AVERAGE NATURAL GRADE @ CORNERS.
ALLOWED 55.37
PROVIDED 54.95 (COMPLIES, REFER TO ELEVATIONS)

PARKING: AREA 4 - TOTAL: 10 REQ. PROVIDED: 9
2 BEDROOM UNITS = 4 X 1.26 = 5.04
1 BEDROOM UNITS = 4 X .88 = 3.52
STUDIO UNITS = 2 X .75 = 1.5

BICYCLE STORAGE LONG TERM - 5 REQUIRED - PROVIDED 10
BICYCLE PARKING SHORT TERM - 1 REQUIRED - PROVIDED 3



SITE/SURVEY PLAN
SCALE 1"=10'-0"

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NO: DATE: REVISION:

DEC. 2018 PRELIM. SITE/ELEV.

JAN. 28 2018 PRELIM. D.P.

APR. 3 2019 REV. PARKING

PRELIM EXT. FINISHES

APR. 9 2019 FRONT ELEV.

EXT. FINISHES

MAY. 13 2019 PRELIM. D.P.

JULY 28 2019 D.P. APP.

10 UNIT
RESIDENTIAL DEVELOPMENT
521 HECATE ST
NANAIMO, B. C.



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DRAWING:

SURVEY/SITE PLAN

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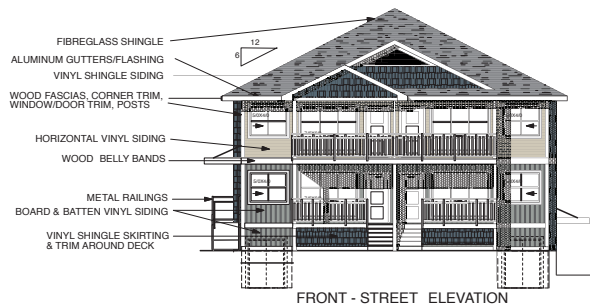
DRAWN BY: J.E / B/E

DATE: NOV 2017

SCALE: NOTED

PROJECT
NO. 2017-12

DRAWING NO.
A1.0



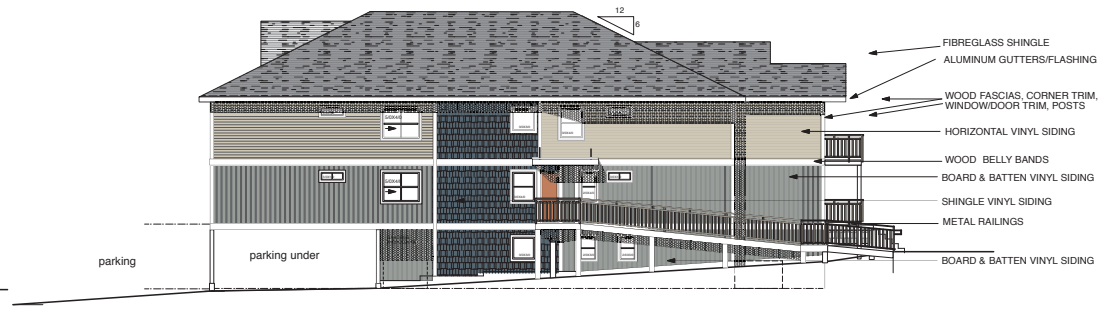
FRONT - STREET ELEVATION



SIDE ELEVATION



REAR ELEVATION



DRIVEWAY SIDE ELEVATION

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NO.	DATE	REVISION
DEC. 2018	PRELIM. SITE/ELEV.	
JAN. 28	2018 PRELIM. D.P.	
APR. 3	2019 REV. PARKING.	
APR. 9	2019 PRELIM. EXT. FINISHES	
APR. 9	2019 FRONT ELEV. EXT. FINISHES	
MAY. 13	2019 PRELIM. D.P.	
JULY 29	2019 D.P. APP.	

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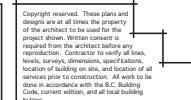
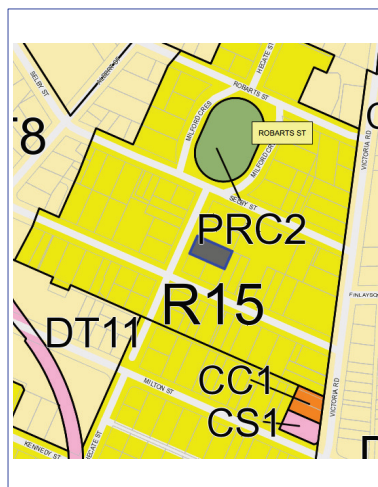
 10 lang road
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DRAWING:
ELEVATIONS

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GARANTY PARKING

DRAWN BY: J.E. / B.E.
DATE: NOV 2017
SCALE: NOTED

PROJECT NO. 2017-12	DRAWING NO. A3.0
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DRAWING:

COVER SHEET

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Current Planning

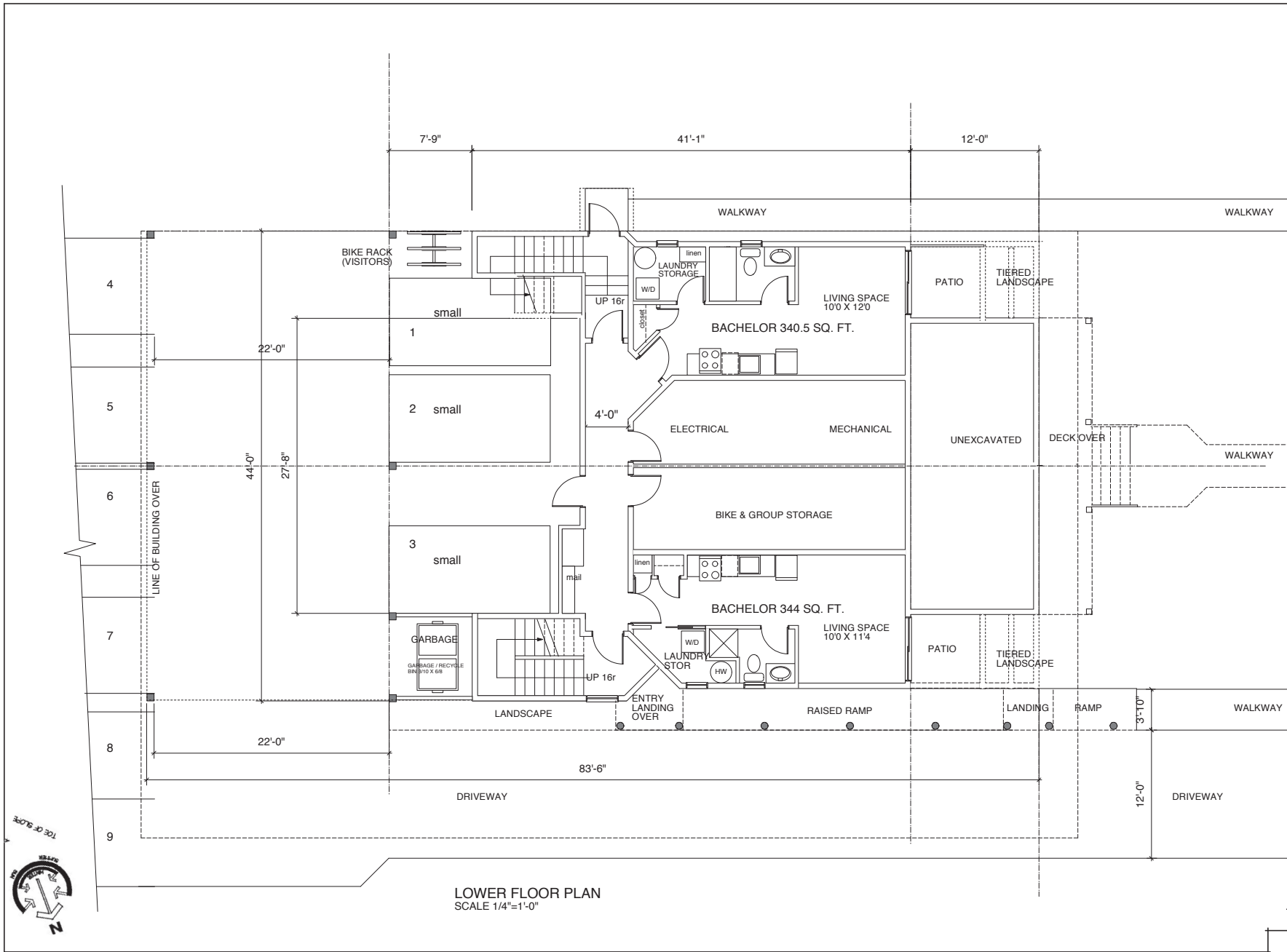
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DATE: NOV 201

SCALE: NOTED

PROJECT NO.	2017-12
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NO. DATE: REVISION:

DEC. 2018 PRELIM. SITE/ELEV.
JAN. 28 2018 PRELIM. D.P.
APR. 3 2019 REV. PARKING
PRELIM EXT. FINISHES
APR. 9 2019 FRONT ELEV.
EXT. FINISHES
MAY. 13 2019 PRELIM. D.P.
JULY 28 2019 D.P. APP.

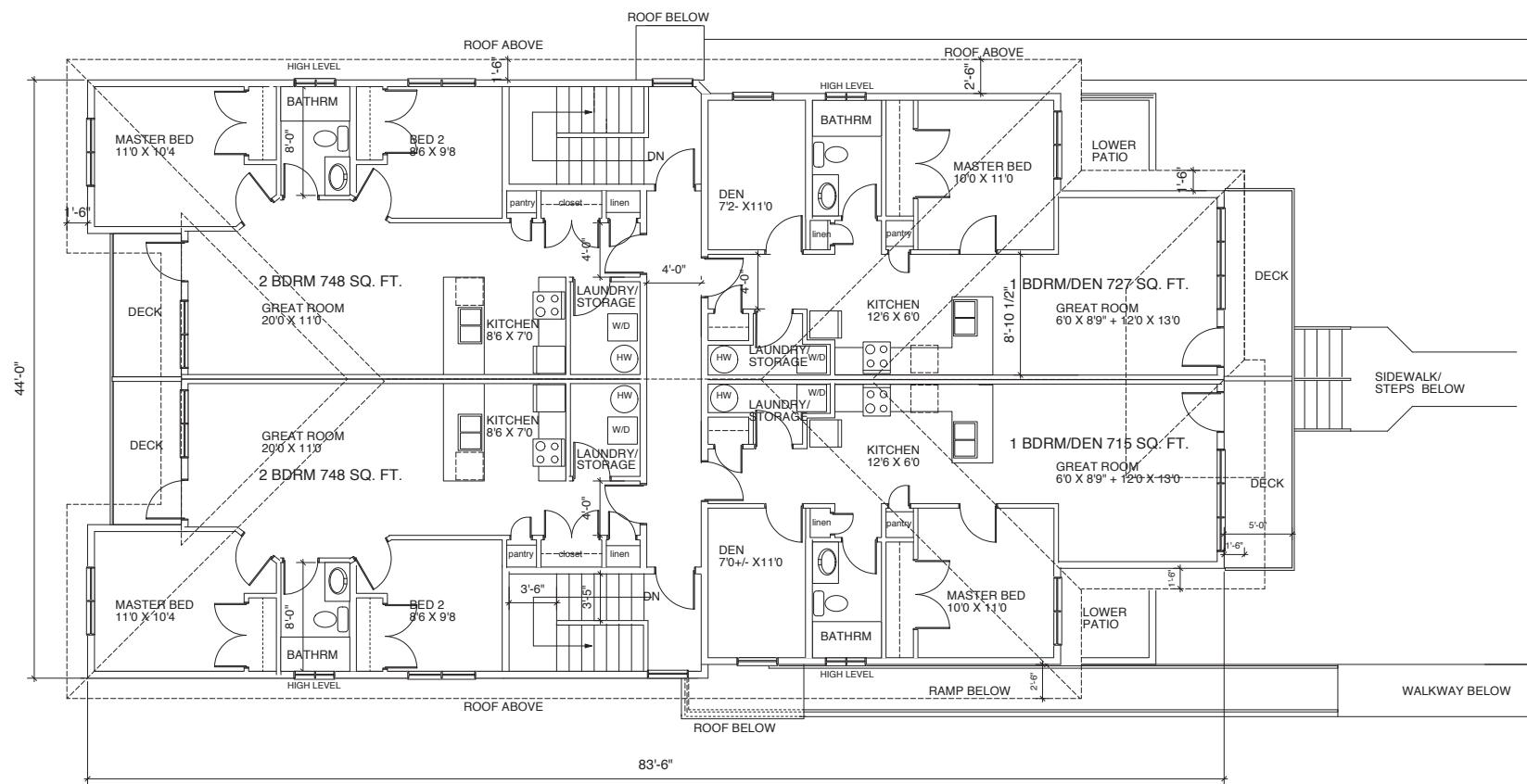
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DRAWING:
LOWER FLOOR PLAN

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CITY OF NANAIMO

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DATE: NOV 2017
SCALE: NOTED
PROJECT NO. 2017-12
DRAWING NO. A2.0



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521 HECATE ST
NANAIMO, B.C.**

DRAWING:
UPPER FLOOR PLAN
W/ ROOF

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
		Deciduous Trees			
Ag	9	Amselanchier grandiflora Autumn Brilliance	Serviceberry	2.5 m ht	
Ce	3	Cornus eddies white wonder	White Flowering Dogwood	6 cm cal	
Ck	1	Cornus kousa	Chinese Dogwood	2.5m ht	multistem
		Fruit Trees			
	1	Apple			
	2	Cherry			
		Shrubs/Berry plants			
Cl	12	Chosya temata	Mexican Orange Blossom	#1	
Br	10	Rosa rugosa	Shrub Rose	#1	
Vv	29	Vaccinium ovatum	Evergreen Huckleberry	#1	
Vd	8	Viburnum davidii	David's Viburnum	#1	
		Understory plants			
Fv	12	Frageria vesca	Wild Strawberry	10 cm	45 cm o.c.
Gs	66	Gaulltheria shallon	Salal	#1	60 cm o.c.
Mh	30	Mahonia nervosa	Dwarf Oregon Grape		
Pm	25	Polystachium nuttium	Sweet Fern	#1	60 cm o.c.
		Vines			
Lh	2	Lonicera henryi	Evergreen Honeysuckle	#1	
		Herbs/Perennials			
Cw	10	Campanula waterfall	Bellflower	#1	
La	12	Lavendula Hidcoete	Lavender	#1	
Nd	6	Nepeta dropmore blue	Calaminet	#1	
Ro	12	Rosmarinus officinale	Rosemary	#1	
Ss	40	Sedum spectabile	Broadleaf Stoncrop	10 cm pot	
So	6	Salvia officinalis	Sage	#1	



strawberries




serviceberry



The old garden has a variety of fruit and nut trees, including walnuts, hazelnuts, cherries and pears. This planting scheme has been designed to reflect the historical use of food plants and we are replanting mostly edible plants. Immediate accessibility to food plants will become increasingly important in the future.

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2019-JUL-31
Current Planning

12/14	12/14	PP	
DATE	REV	DESCRIPTION	
CONSULTANT			
 VICTORIA DRAKEFORD P.Eng. M.Eng. (Civil)			
LANDSCAPEARCHITECT 236 Pine St. Nanaimo, B.C. V9B 3S6 250-764-4335 victoria@island.net			
PROJECT			
10 UNIT RESIDENTIAL DEVELOPMENT 521 HECATE ST NANAIMO BC			
SHEET TITLE			
CONCEPTUAL LANDSCAPE PLAN			
SCALE 1/8" = 1'-0"		DATE 12-7-19	
DRAWN JVD		CHECKED	
PROJECT NUMBER		hecate 2019	
DRAWING NUMBER		[.]	

AERIAL PHOTO



Legend

 Subject Property

DEVELOPMENT PERMIT NO. DP001153