



Reference: 2859

September 3, 2019

**Dear Mr. Caleb Horn**  
**Development Planner**  
**Planning & design Section**  
**Community Development**

**Building Design & Variance Rationale for 2126 Meredith Road, Nanaimo BC**

The proposed project is right at intersection of Meredith and Tulsa Road, Building design base on providing the frontage requirements to both street facing property line as part of Residential COR1 zone. As Engineer Department request the parking access design to be from Tulsa Road and main Lobby is in corner of building to maximising the exposure to both streets.

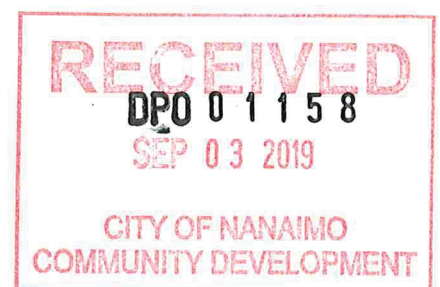
This Project will providing 9 Studio units and 12 One Bedroom and One bedroom & den units which all units will be built in three storey building wood frame above suspended slab to cover the parking area and main level. All Servicing area like Mechanical Room, Electrical room and Bike storage arrange along Meredith Road to reduce the visibility of parking stalls from Street,

Building Elevation Material is combination of Hardie Panels, Plank and Cedar tone Grain Planks, we also provide the screening apron for parking structure to eliminate the Parking Light pollution to neighbours

We are looking for One Variances Small stall Car Percentage

**Variance Rationale:**

**Parking**

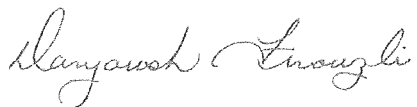


Small Parking percentage from 30% to 47%, As most of unit are either Studio or One bedroom, the Tenant either have no car or small car and we feel comfortable with this percentage.

We meeting all other parking bylaw, and additional requirement for Bike storage, Electrical Car stalls,...

Please feel free to contact us if there is any additional information required by City of Nanaimo,

Sincerely,

A handwritten signature in cursive script, reading "Daryoush Firouzli".

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



The map displays a residential area with the following details:

- Streets:** TULSA RD (vertical), MEREDITH RD (horizontal), and BOWEN RD (diagonal).
- Property Lots and Addresses:**
  - Top left: 2110, 2106, 2195, 2102.
  - Below 2106: 2111, 2107, 2177.
  - Below 2111: 2212, 2210, 2208.
  - Below 2208: 2201, 2207, 2211.
  - Center left: 2188, 2190, 2192.
  - Center: 2126 (hatched), 2114.
  - Top right: 2123, 2121, 2119, 2117, 2115, 2113, 2111, 2109.
  - Bottom right: 2161, 2155, 2153, 2151, 2115, 2117, 2111, 2109.
- Zoning Designations:**
  - R1:** Located along Bowen Rd and near the top right.
  - R4:** Located near the top left.
  - R6:** Located near the center left.
  - CS1:** Located near the center.
  - COR1:** Located near the bottom right.
- Schools:**
  - TULSA ELEMENTARY SCHOOL (near 2111, 2107, 2177).
  - TULSA MIDDLE SCHOOL (near 2111, 2207, 2211).
  - TULSA HIGH SCHOOL (near 2111, 2109).



Civic: 2126 MEREDITH ROAD  
Legal: LOT 1, SECTION 17, RANGE 7  
MOUNTAIN DISTRICT, PLAN 33984



# SITE PARTICULARS

CIVIC ADDRESS: 2126 Meredith Road, Nanaimo, BC  
 LEGAL ADDRESS: LOT 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN 33984  
 SITE AREA: 11,750 SQ.FT. (1,092 M2)  
 ZONING: COR1 RESIDENTIAL

## PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED ZONING COR1
USE	COR1 Residential Corridor	COR1 Residential Corridor
LOT AREA	11,750 S.F. (1,092 M2)	11,750 S.F. (1,092 M2)
LOT COVERAGE	60%	49.6% = 5,834 S.F.
BUILDING GROSS FLOOR AREA	- - Total =	Main Floor 308 S.F. Typical Floors X 3 4,791 S.F. Total = 14,681 S.F.
DENSITY	1:00 = 11,750 s.f. Plus 0.25 for additional Tier 1 = 2,937.50s.f. Total = 14,687 s.f.	-
SETBACKS	FRONT: 11.48'(3.5m)Min.19.69' (6.0 m) Max. REAR: 24.60' (7.5 m) Min. SIDE:1 4.92' (1.5 m) Min. SIDE:2 9.84' (3.0 m) Min. SIDE (flanking street): 14.76' (4.5 m) Min.	FRONT: 11.48'(3.5m)Min.19.69' (6.0 m) Max. REAR: 24.60' (7.5 m) Min. SIDE:1 4.92' (1.5 m) Min. SIDE:2 9.84' (3.0 m) Min. SIDE (flanking street): 14.76' (4.5 m) Min.
HEIGHT OF BUILDINGS	45.93' (14 m) Max.	45.5' (13.88M) Max.
AMENITY AREAS		
OFF-STREET PARKING	PARKING AREA #3 - 1.68 Stall per 3 bedroom units X 0 = 0.00 - 1.44 Stall per 2 bedroom units X 0 = 0.00 - 1.07 Stall per 1 bedroom units X12 = 12.84 - 0.90 Stall per Studio units X 9 = 8.10 - TOTAL REQUIRED PARKING = 20.94	- 2 HC STALLS - 9 LARGE STALLS - 10 SMALL STALLS - TOTAL PROVIDED 21 STALLS

**RECEIVED**  
**DPO 01158**  
**SEP 03 2019**  
 CITY OF NANAIMO  
 COMMUNITY DEVELOPMENT



EAST ELEVATIONS

WEST ELEVATIONS

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 2019-SEP-04  
 Current Planning

NOTE:  
 The building is an extension of services to the property  
 of the City of Nanaimo. The building is a multi-story  
 structure with a mix of brick and concrete. The building  
 is located on the east side of the property. The building  
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 concrete. The building is located on the east side  
 of the property. The building is a multi-story  
 structure with a mix of brick and concrete. The  
 building is located on the east side of the property.

NO.	DATE	REVISIONS
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**D-ARCHITECTURE**  
 6377 GABLES DRIVE, NANAIMO, BC V9V 1N4  
 T: 250-938-1991, E: FROUZLI@D-ARCHITECTURE.COM

**PRELIMINARY**

SCALE

CONSULTANT LOGO

SCALE  
 1/4" = 1'-0"  
 DRAWN  
 CHECKED  
 DATE 17 AUG 19

PROJECT  
 2126 Meredith Road  
 NANAIMO, BC

CLIENT  
 Brian McCullough  
 PROJECT NO. 2859

SHEET TITLE  
 ELEVATIONS

SHEET NO.  
**A3.1**  
 REVISION





NORTH ELEVATIONS

# EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
①		HARDIEPANEL WALL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # HC-99 Abingdon Putty
②		6" HARDIEPLANK SIDING (HORIZONTAL) TRUE GRAIN (CEDARTON)
③		6" HARDIEPLANK SIDING (HORIZONTAL) COLOR TO BE SELECTED
④		HARDIEPANEL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # 1582 Deep River
⑤		2"x4" WOOD TRIMS
⑥		VINYL WINDOWS
⑦		ALUMINUM RAILING
⑧		CONCRETE COLUMNS

NOTES:  
This drawing is an architectural rendering of a proposed project and is not to be used for construction or other purposes without the written consent of the architect.  
All dimensions shall be as indicated on this drawing unless otherwise noted.  
All materials and colors shall be as indicated on this drawing unless otherwise noted.  
All work shall be in accordance with the current edition of the National Building Code of Canada and all applicable local codes and regulations.

NO.	DATE	REVISIONS



**D+ARCHITECTURE**  
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T: 250-933-1991, E: FIROUZI@SHAW.CA  
DARYOUSH FIROUZI ARCHITECTURE INC.

**PRELIMINARY**

SEALED

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SCALE  
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CHECKED  
DATE 17 AUG 19

PROJECT  
2126 Meredith Road  
NANAIMO, BC

CLIENT  
Brian McCullough  
PROJECT NO. 2859

SHEET TITLE  
ELEVATIONS

SHEET NO.  
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2126 Meredith Road  
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 NANAIMO, BC

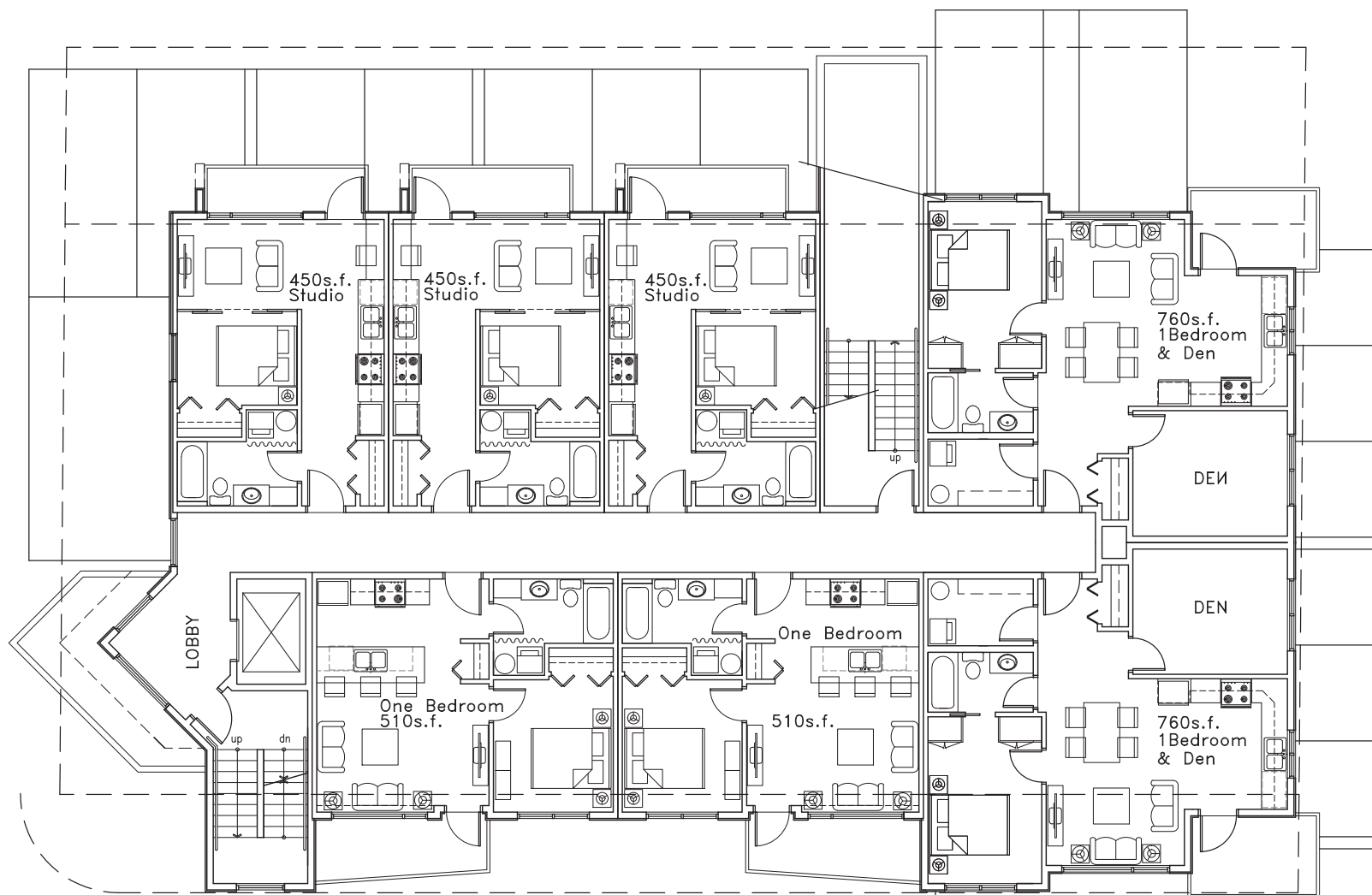




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NANAIMO, BC



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Current Planning

NOTE	NO	DATE	REVISIONS
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DARYOUSH FIRDOUZI ARCHITECTURE INC.

5

CONSULTANT LOGO

SCALE  
1" = 4' 1" = 1' 0" = 1"

174

CHECKED

DATE  
17 AUG 19

PROJECT

2126 Meredith Road  
NANAIMO, BC

CLIENT

**Brian McCullough**

PROJECT NO.	2859
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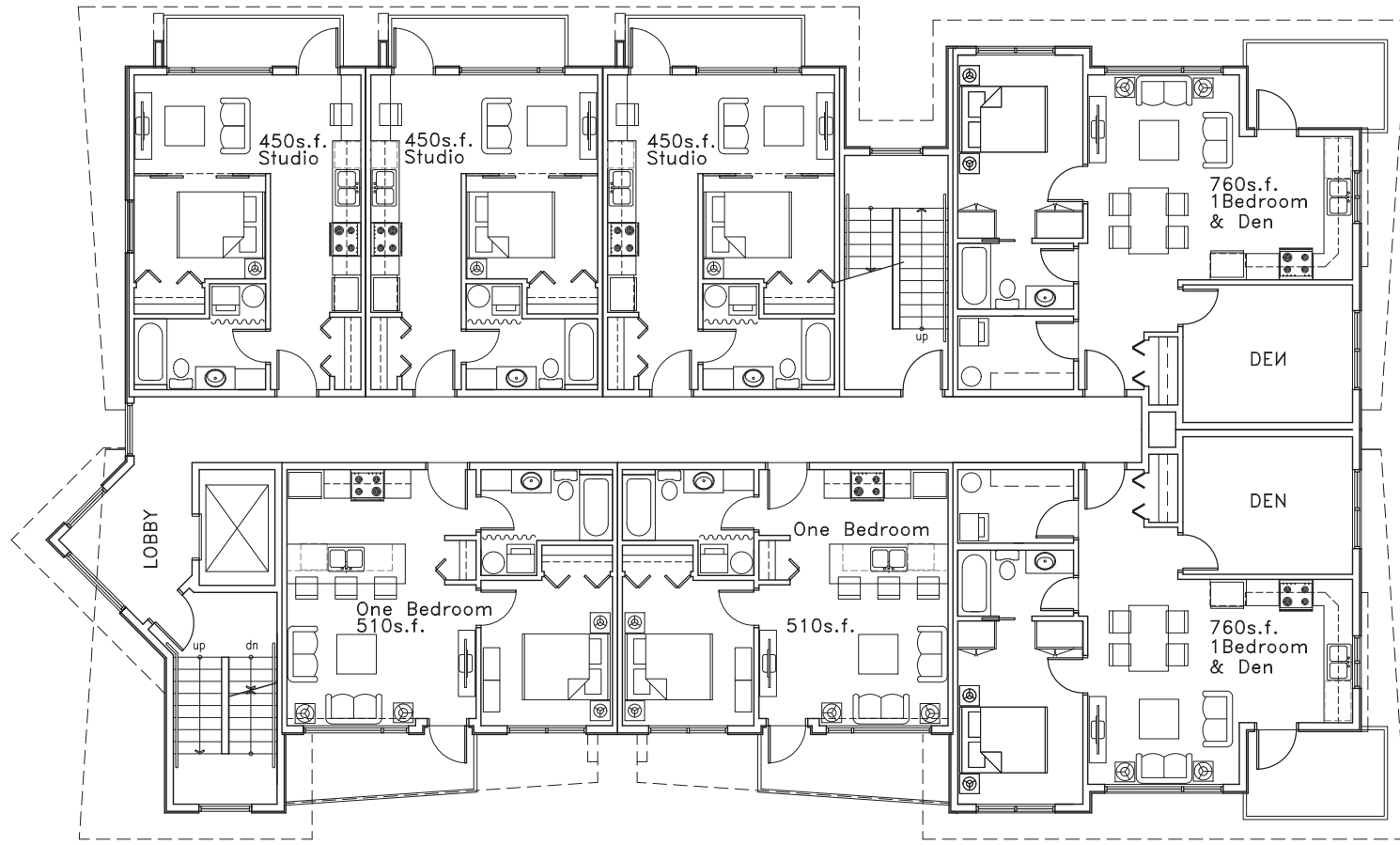
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SECOND & THIRD  
FLOOR PLAN

EMERGENCY

## A2.2

92VISION



FOURTH FLOOR PLAN

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DP1158  
2019-SEP-04  
Current Planning

NOTES:  
1. The building is an "as is" condition of work in the property.  
2. The building is an "as is" condition of work in the property.  
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**PRELIMINARY**  
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SCALE

CONSULTANT LOGO

SCALE  
1/4" = 1'-0"  
DRAWN  
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DATE  
17 AUG 19

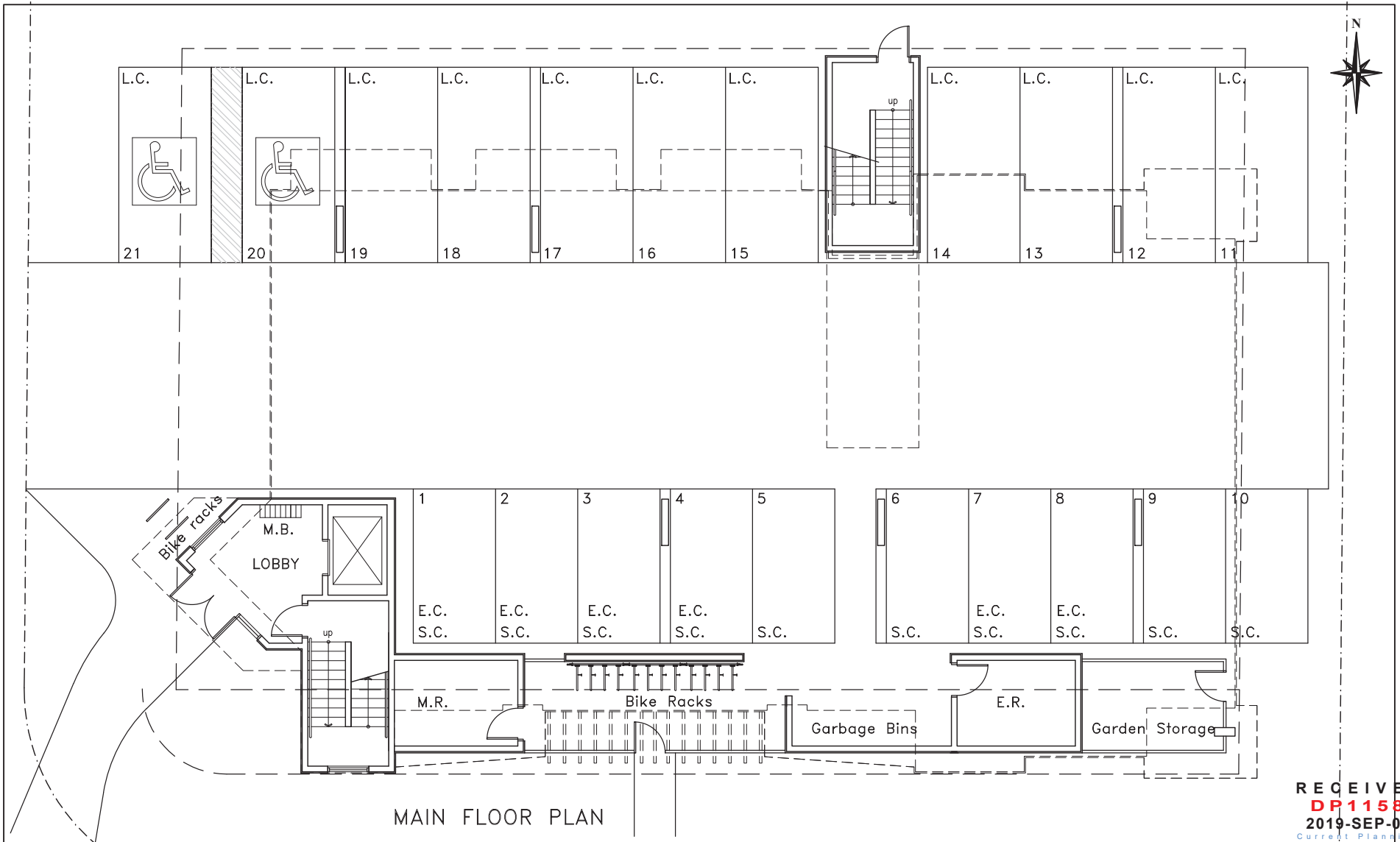
PROJECT  
2126 Meredith Road  
NANAIMO, BC

CLIENT  
Brian McCullough  
PROJECT NO.  
2859

SHEET TITLE  
FORTH FLOOR PLAN

SHEET NO.  
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NOTES:  
 1. This drawing is an "AS SHOWN" drawing of the property and is not a site plan. It is not intended to be used for any other purpose without the written consent of the architect.  
 2. The architect is not responsible for the accuracy of the information provided by the client or for the results of any construction based on this drawing.  
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NO.	DATE	REVISIONS



**D-ARCHITECTURE**  
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**PRELIMINARY**

SEAL

CONSULTANT LOGO

SCALE  
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PROJECT  
 2126 Meredith Road  
 NANAIMO, BC

CLIENT  
 Brian McCullough  
 PROJECT NO.  
 2859

SHEET TITLE  
 MAIN FLOOR PLAN

SHEET NO.  
**A2.1**  
 REVISION

# 2126 Meredith Road

## LANDSCAPE DESIGN rationale

June 12, 2019

The Landscape Design Scheme is based on the following concepts:

- Pedestrian scale landscape design
- Green infrastructure: Natural systems function to manage stormwater runoff.
- Plant selection for drought resistance and biodiversity. A combination of indigenous species and exotics have been selected to provide habitat for birds, animals and insects.
- Tree planting to provide shade, clean air and sequester carbon.

In order to facilitate stormwater management, the site has been designed to be as absorbent as possible. Hard surfaces have been kept to a minimum.

The landscape scheme celebrates the west coast character of our region. A multi-layered planting scheme with conifers, medium deciduous trees, small deciduous trees, evergreen and deciduous shrubs and groundcovers to represent a biodiverse small "forest" ecosystem. The bioswale, both functional and decorative provides the central interest to the landscape design at the corner entrance and along Meredith. Large boulders will be incorporated into the scheme.

The entrance to the building, located on the corner of Meredith and Tulsa, is the focal point of the project. A path leads from the street through the trees and widens out into a small seating area in front of the building. The space is a small pedestrian scaled area with benches and lighting, surrounded by plantings. These plantings provide a quiet place to sit or wait for friends, making it a useable outdoor space as well as an inviting entry into the building. The combination of evergreen and deciduous trees compliments the scale of the building on this corner.

The north landscape consists of a 6'-0" board fence on top of the retaining wall. Columnar trees have been selected to grow alongside the existing cedar hedge on the neighbours property.

### Plant Selection:

- The Spruce have a narrow form, chosen to compliment the scale of the buildings, and to ensure future owners do not have to prune.
- Deciduous trees will be medium trees, Liquidamber, Dogwood and Japanese Maple that will not outgrow the spaces.
- Shrubs and groundcovers will be mostly native species, mixed evergreen and deciduous, to re-introduce biodiversity back onto the site. Plants have been selected for their ability to thrive on a hot dry site, as well as their ability to support native species of birds and insects. Additional exotic species will be added to provide colour and texture and wildlife value.



VICTORIA DRAKEFORD LANDCAPE ARCHITECT 236 PINE STREET NANAIMO V9R 2B6



# PLANT PALETTE and LEGEND

Icon	Key	Qty	Botanical Name	Common Name	Pot Size	Remarks/spacing
	Ap	6	Deciduous Trees			
	Cn	3	Acer palmatum	Japanese Maple	2.5m ht	multistem
	Ls	6	Cornus edulis white wonder	Flowering Dogwood	6 cm cal	
	Poc	7	Liquidambar styraciflua	Sweetgum	6 cm cal	
	Poc	7	Pyrus calleryana charicleer	Ornamental Pear	6 cm cal	
			Coniferous Trees			
	Pob	5	Picea omorika Bruns	Serbian Spruce	2m ht	
	285		shrubs and groundcovers			
	Gs		Evergreen Shrubs			
	Ms		Gaultheria shallon	Santal	1 gall	1m o.c.
	Vo		Mahonia nervosa	Dull Oregon Grape	1 gall	6m o.c.
	Vd		Pinus mugo mugo	Mugo Pine	1 gall	1m o.c.
	Rs		Vaccinium ovalum	Evergreen Huckleberry	1 gall	1m o.c.
			Viburnum davidi	David's viburnum	1 gall	1m o.c.
			Deciduous Shrubs			
			Ribes sanguineum	Red Flowering Currant	1 gall	1.5m o.c.
	Ca		Ornamental Grasses			
	Hs		Calamagrostis acutifolia Karl Foerster	Feather Reed Grass	1 gall	6m o.c.
	Ms		Helictotrichon sempervirens	Blue Oat Grass	1 gall	6m o.c.
	Pa		Miscanthus sinensis yaku jima	Maiden Grass	1 gall	1m o.c.
			Pennisetum alopecuroides	Fountain Grass	1 gall	1m o.c.
			Perennials/Groundcovers/Ferns			
	Azu		Arctostaphylos uva-ursi	Kinnikinnick	1 gall	45m o.c.
	Gb		Geranium biokova	Hardy Geranium	1 gall	6m o.c.
	Pmun		Polystichum munitum	Sword Fern	1 gall	
			Raijngarden Channel			
	Co		Carex ohrupia	Slough sedge	plugs	
	le		Iris ensata	Western iris	1 gall	
	Sm		Scirpus microcarpus	Small flowered Bulrush	plugs	
			Grass			
			Boulders			
			Cobble			

## LANDSCAPE ELEMENTS

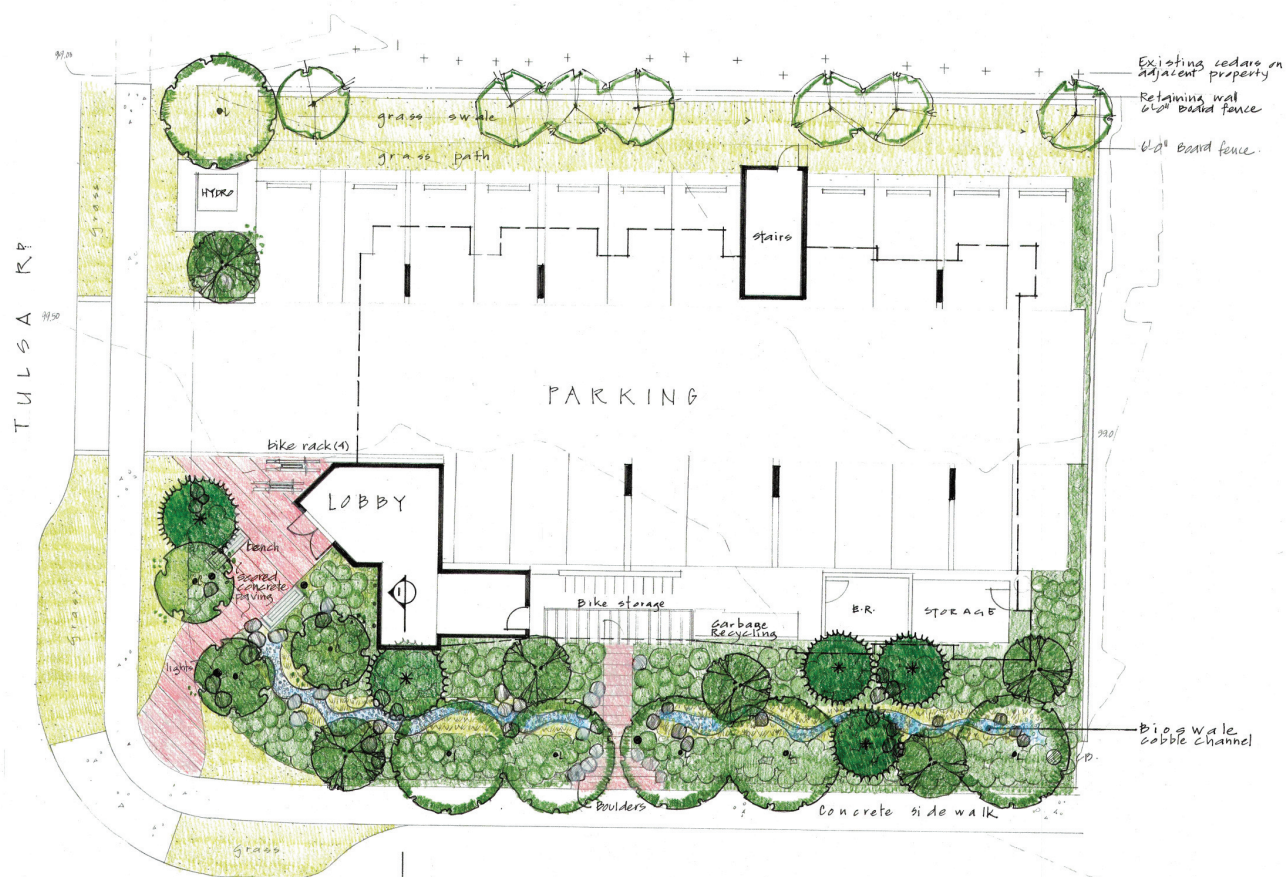
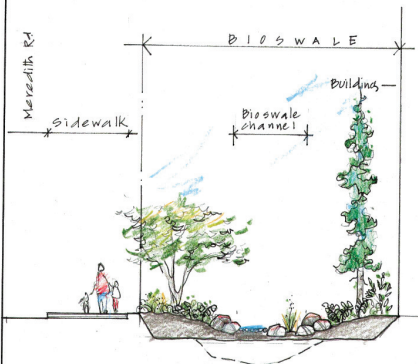


TREES: Seasonal colour/bird habitat

BIOSWALES: boulders/cobble/indigenous plantings

BENCHES

LIGHTING



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DP 1158  
2019-SEP-04  
CLIFFORD PRACTICES

Scale: 1:20m  
1 2 3 4 5 10 m

DATE	REV	DESCRIPTION
2019	01	ISSUED D.P.
CONSULTANT		
VICTORIA DRAKEFORD LANDSCAPE ARCHITECT		
236 Pine St. Nanaimo, B.C. V9R 2B6 250-784-4338 victoria@island.net		
PROJECT		
2126 MEREDITH RD NANAIMO BC		
SHEET TITLE		
CONCEPTUAL LANDSCAPE PLAN		
SCALE 1:20m DATE 12.6.19		
DRAWN VJP CHECKED		
PROJECT NUMBER Meredith 19		
DRAWING NUMBER L1		



Reference: 2859

September 3, 2019

**Dear Mr. Caleb Horn**

**Development Planner**

**Community Development**

**2126 Meredith Road, Nanaimo BC Tier 1 proposal**

The proposed project proposing to use Tier 1 additional density and here are the 4 Categories requirements:

**Category 1: Site Selection (10 points required)**

	Amenity	Points
B	The proposed development is located on an existing street where the location dose not required ant new infrastructure such as storms drains...	3
D	The proposed building is located within 400m of the following: <ul style="list-style-type: none"><li>- Retail Store (2025 Bowen Road)</li><li>- Daycare facility</li><li>- Nanaimo Regional District transit bus stop(2025 Bowen Road)</li><li>- PRC zoned property (2235 Fern Road)</li><li>- CS-1 zoned property (2114 Meredith Road)</li></ul>	5
E	The Proposed development will add <ul style="list-style-type: none"><li>- Public Art (proposal to be submit)</li></ul>	1
	Total	9



**Category 2: Retention and Restoration of Natural Features (8 points required)**

	Amenity	Points
E	The Proposed development includes Street Trees, Yes	1
F	After re-panting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm. Yes,, No trees on site with a caliper greater than 6 cm.	1
G	Post development, the total amount of trees on property, or adjacent road right of way or public space is at least 20% more than the number of trees on the property before development. Yes, 8 trees in property and proposal is 27 trees,	2
H	Restore a minimum of 50% of the site area (Excluding the building footprint) by maintaining pervious surfaces.	3
I	The Development includes permanent educational signage or display regarding the protected or planted pants, trees, animal habitat or other natural features on the site.	1
	Total	8

**Category 3: Parking and Sustainable Transportation (10 points required)**

	Amenity	Points
D	The parking are within the proposed development includes at least one electric vehicle charging station.	1
E	A Minimum of 80% of the total parking area is located underground or in a parking structure incorporated into design of the building.	4
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate, a) multiple family residential development: 1 motorized Scooter or motorcycle space per 15 dwelling units	2



H	Parking does not exceed minimum parking requirements within the City's Development parking Regulations Bylaw.	2
I	The development includes signage regarding the sustainable transportation alternatives available on site or within the immediate area.	1
	Total	10

**Category 6: Water Management (8 points required)**

	Amenity	Points
B	The proposed building on property include plumbing features which will use 35% less water than BC Building Code standard	2
D	A Living wall is installed to cover at least 10% of total of the total available wall area for the proposed project.	2
F	A water efficient irrigation system (such as drip) will be installed	1
G	The Proposed development includes a rain garden, bioswale on the property.	2
H	The development includes permanent educational signage regarding the sustainable use of building materials used during construction of the project.	1
	Total	8

Please feel free to contact if there is any question

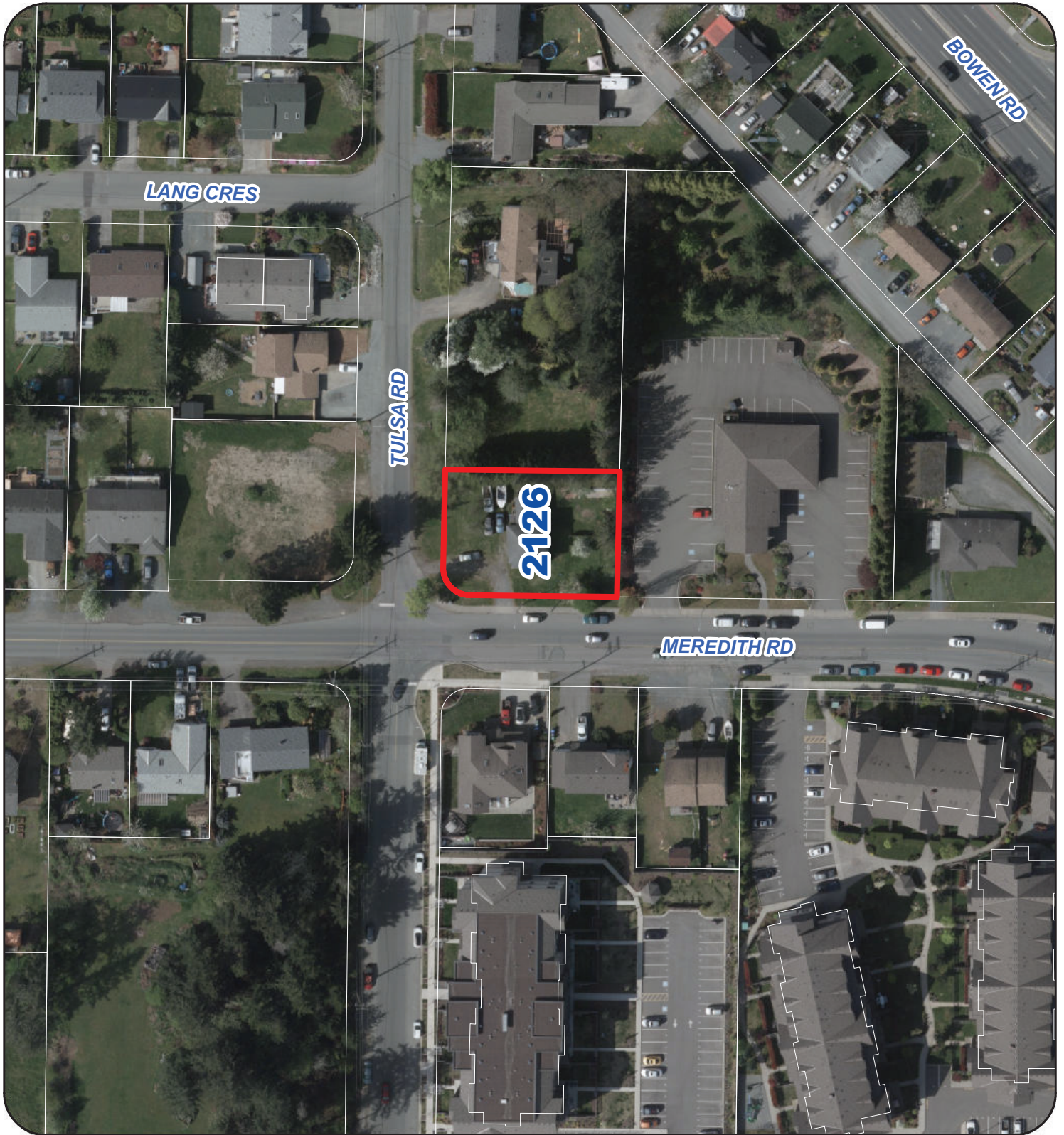
Sincerely,



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



# AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001158

## Legend

 Subject Property