



Integra ARCHITECTURE INC.

2330-200 Granville Street, Vancouver, BC, V6C 1S4
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August 12, 2019

DESIGN RATIONALE

6117 Uplands Drive, Nanaimo, British Columbia

INTENT

This Development Permit submission proposal is consistent with the R8 Medium Density Residential zoning of 6117 Uplands Drive. One legal property with Civic Address 6117 Uplands Drive comprises the 83,720sq ft [7,778 m²] site area. The property is currently vacant land bounded by Uplands Drive to the East, an R8 zoned apartment condominium building to the North (The Texada), a Seniors community to the South (Nanaimo Seniors Village) and a vacant lot and Sentinel Drive to the West.

The intent of the development is to provide 108 units of purpose-built market rental housing, with a mix of homes ranging from 1 and 2-bedroom units, contained within a 5-storey building form. The proposed gross floor area is 94,057ft² (8,738m²) achieving a Floor Space Ratio [FSR] of 1.13 after GFA exclusions.

APPLICABLE POLICIES & DOCUMENTS

City of Nanaimo Zoning bylaw
City of Nanaimo Parking bylaw
City of Nanaimo General Design Guidelines
City of Nanaimo Affordable Housing Strategy

The proposed development supports many of the City of Nanaimo's Affordable Housing Strategy policy objectives, including:

- To increase the supply of rental housing;
- To support infill and intensification in existing neighbourhoods; and
- To diversify housing form in all neighbourhoods;

The residential component of the project is 100% Market Rental.

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The proposal addresses official policy guidelines in the following ways:

- The proposed development will demonstrate an enhanced level of affordability by providing 100% of the residential floor space as Market Rental housing;
- The proposal will also utilize affordability measures: (wood-frame construction, parking at grade, unit size maximums) to deliver housing at lower construction cost.
- The development has been designed to accommodate demand for a variety of unit types and provides a range of one-bedroom and two-bedroom units.

NEIGHBOURHOOD CONTEXT

The subject site is currently a vacant lot situated between the 4-storey Nanaimo Seniors Village and “The Texada” 4-storey apartment condominium building located on the West side of Uplands Drive South of Mcrobb Avenue. The neighbourhood contains a variety of multi-level, residential buildings to both the North and South along Uplands Drive extending to Hammond Bay Road. A mix of single-family homes and duplex homes constitute the vast majority of land uses immediately to the East of Uplands Drive. Nanaimo Fire Station #3 and the Vancouver Island Regional library are located South of the proposed development off Hammond Bay Road. A commercial area can be found West of the proposed site accessible via Sentinel Drive which forms the access to the rear of the subject property.

The area around Sentinel Drive is an evolving neighbourhood that is well suited to the City of Nanaimo’s objectives to create more diverse housing choices in a multi-family context.

SITE PLAN CONCEPT

The proposed building has an “L” shaped footprint which is generally reflective of the apartment building immediately to the North, flipped along the North property line. Units facing the street and views to the ocean are maximised, while surface parking is somewhat concealed from public view. Orientation of the proposed building is somewhat parallel to the Uplands Drive curve, providing a strong street presence consistent with existing Uplands Drive building forms. An enhanced side yard setback to the North provides a generous landscaped space between the proposed building and the existing apartment building and ensures shadowing is minimised [refer to architectural shadow analysis drawing].

The building form is simple with two clear massings. The base building massing is a simple 5-storey form, while the foreground is animated by repeating balcony elements of different sizes, and a contrasting entry feature, which stand proud of the building behind to provide articulation and rhythm to the facades.

Parking access is provided as a right-in/right-out access from Uplands Drive with a secondary access from Sentinel Drive. All parking is at grade and a drop-off area [including a dedicated loading stall] is provided by the rear entrance to the building to provide for flexibility of vehicular movement. A single storey, secure bike parkade accessory building is located to the West of the building, accessible from the parking area and from the second exit stair of the building. A garbage and recycling storage building is located opposite the bike parkade for ease of servicing from the parking area via the Sentinel Drive access.

GENERAL DESIGN GUIDELINE COMPLIANCE

1. Parking, Loading and Vehicle Circulation:
 - Parking is substantially screened by the building and by landscaping.
 - Ground cover will be proposed in parking space overhangs.
 - Curb stops will be provided.
 - Slopes in parking areas are less than 8%.
 - Slopes for roads are less than 10%.
 - Parking is located to the rear and South side of the property.
 - No parking is isolated from the building.
2. Pedestrian Circulation:
 - Pedestrian access to the site and to buildings on site is inviting and well-marked.
 - Pedestrian and vehicle conflicts are minimised.
3. Bicycle Facilities:
 - Bicycle parking is provided in a sheltered location adjacent to the West stair access/exit.
4. Open Space and Site Design:
 - The proposed building design has a strong street presence.
 - Open space is overlooked/naturally supervised and focussed on the pathway to the North of the building and the Uplands Drive street frontage.
 - A common Amenity patio for social gathering is provided adjacent to the entry on Uplands Drive.
5. Landscape Design:
 - Provides useable, attractive & secure private and common outdoor space.
6. Setbacks & Buffers:
 - Building setbacks provide adequate separation from adjacent uses and are consistent with, and sympathetic to adjacent properties.
 - Setbacks do not block the presence of the building to Uplands Drive.
 - Setbacks to North, South and West exceed the zoning prescribed minimums.
7. Safety & Security:
 - Adequate site lighting will be provided in accordance with the Design Guidelines.
 - Entrances & exits are well marked & will be well lit in accordance with the design guidelines.

FORM OF DEVELOPMENT

The proposed development has a gross floor area of 94,057ft² (8738m²) at 1.13 FSR (1.25 permitted per R8 zoning).

The 108 Residential Market Rental Units are accessed from a common lobby located mid-frontage on the Uplands Drive elevation [or from the parking area to the rear] and contain a mix of 1-Bedroom & 2-Bedroom units ranging in size from 599ft² to 909ft² (56m² - 85m²). The unit breakdown includes:

- 51 x 1 Bedroom Units – 47% of Total Number of Units
- 57 x 2 Bedroom Units – 53% of Total Number of Units

Architecturally, 5-storey massing of the development reflects its residential character and integrates well in the streetscape.

Consistent with the General Design Guidelines, the design relates well to Uplands Drive, providing an entry lobby/entry feature, amenity space for social interaction and “eyes on the street”.

A bicycle storage accessory building is included in the development and the building is well connected to the urban streetscape to encourage pedestrian and bicycle modes of transport. A bus stop is located on Uplands Drive slightly to the South of the development [in front of the Seniors community], less than 5 minutes’ walk & adjacent to the pedestrian crossing. A trail system connecting the commercial area to the West of the project to the McGirr sports fields, Dover Bay Secondary School and beyond, runs between the development and the Texada apartment building connecting to Uplands Drive and the pedestrian crossing previously noted. This trail will be maintained and connected to as part of the development and enhanced with the addition of landscaping on the development property.

Each residence will have a private outdoor space [balcony or patio] and have access to a common amenity room with outdoor patio available for social gatherings .

GENERAL DESIGN GUIDELINE COMPLIANCE

1. Form:

- The proposed building relates to Uplands Drive.
- The proposed building integrates well into the context of the streetscape.
- Setbacks to the North, South & West are well in excess of zoning required minimums.
- Building mass is compatible with adjacent buildings and the streetscape.
- The proposed building has an entry on Uplands Drive, emphasised in the building design.

2. Height:

- The height of the proposed building [though requiring a variance] respects adjacent building heights.
- Views and sunlight to adjacent buildings has been studied and provided for in the siting of the building.

3. Facades:

- Durable materials are proposed.
- The design is well detailed to maintain the appearance over time.
- Building projections are proposed to create visual interest and shadow.
- Window fenestration complements the building design and proportion.
- Building entrances are emphasised through design.
- A building entry is proposed on the Uplands Drive façade, away from any vehicle conflict.
- The proposed building façade incorporates articulation of the balconies to create interest and reduce apparent mass.

4. Building Siting:

- The proposed building is located to preserve the privacy of adjacent residential land uses by way of an increased North side yard setback.
- The trail along the North property line will be maintained & enhanced, preserving & emphasising this positive site characteristic.
- View and sunlight access of the neighbouring properties has been considered by way of an enhanced North setback.

ARCHITECTURAL CHARACTER

The character of the development follows the contemporary West Coast style increasingly emergent in Nanaimo and the surrounding regions. The character is distinct from the existing buildings to the North & South of the subject property, intended to create an incremental quality to the perceived development of the block, contributing to the diversity of the streetscape. The modest and contemporary architectural approach is intended to complement and be sensitive to the neighbourhood context.

The massing of the proposed building is articulated through the use of materials as well as deep roof overhangs and pronounced balcony elements. Balcony elements have visual weight which help ground the building. These balcony elements terminate at the 5th floor level helping to erode the mass of the building. A lighter wood structure extends above the balcony elements to support the roof overhang.

The design has a strong street presence on Uplands Drive, with homes and a common amenity space fronting the street. Strengthening the relationship to the street, an entry lobby is proposed approximately mid-frontage – an element lacking in the existing developments to the North & South. The entry is marked with a distinct portico structure and elevated roof.

The building incorporates a palette of durable, fibre-cement panels and fibre cement lap siding, consistent with the neighbourhood context. Warm, contrasting earthy tones are proposed, in keeping with the neighbourhood character. Soffits, which are also highly visible from the pedestrian realm will also incorporate warm wood tones.

LANDSCAPE DESIGN RATIONALE

The landscape design largely focuses on responding to the site conditions, building and parking area layouts, while creating engaging outdoor spaces for residents and enhancing the site's relationship with Uplands Drive. Emphasis has been placed on incorporating soft stormwater collection and treatment strategies, including raingardens and planted swales, as well as mitigating the overall required amount of paved surfacing.

Mixed planting beds and sections of privacy screen surround the ground floor unit patios and outdoor amenity space along Uplands Drive, promoting privacy for residents while maintaining and enhancing the open connection to the street. The same strategy is employed on the north side of the building, partially screening the unit patios from the pedestrian walkway without fully enclosing them. A large grass lawn along the north property line connects the site to the existing pedestrian pathway, turning the area into a usable space with a park-like aesthetic.

The plant list is composed primarily of native and adaptive plant species, with emphasis having been placed on drought tolerance and general ease of maintenance. 49 new trees are proposed for the site, a significant number of which are within the parking lot and will help mitigate the heat effects of the paving.

VARIANCE RATIONALE

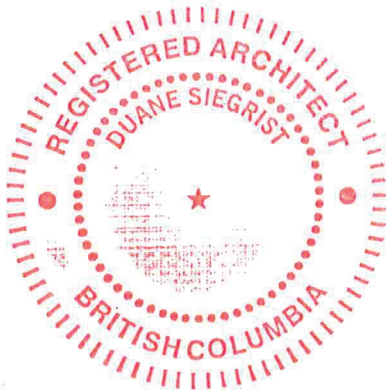
The variances sought for this application include:

- Building Height increase from 14m to 15.85m to the perceived building roof parapet and to 16.77m at two localized architectural appurtenances.

The City of Nanaimo Zoning bylaw supports a development of up to 14m [46'] in building height at this location. This height maximum would permit a 5-storey building with flat roof and an approximate 9' floor to floor spacing, resulting in +/-8' ceilings within each residential unit.

The proposed development is designed with greater 'livability' in mind for marketable purposes, and to be consistent with the expectations of the local market. As such, minimum 9' ceilings are proposed, resulting in an increased floor-to-floor measurement and subsequent overall building height of 16m.

For comparison [as illustrated in the Architectural drawings], the proposed building design top of roof elevation is lower than that of the R8 zoned neighbour to the North. This neighbouring building is 4 storeys on an above grade parkade structure and includes repeating roof pop-ups to articulate the roofline.



Duane Siegrist

Architect AIBC AAA NSAA AANB MRAIC Principal

Prepared by -

Steve Watt

Architect AIBC MRAIC Registered Architect in the UK RIBA ARIAS Principal



August 15, 2019

Service and Resource Centre
Current Planning and Subdivision Department
411 Dunsmuir Street
Nanaimo, BC V9R 0E4

Attention: Ms. Gepke Stevenson, Planner, Community Development

**RE: Development Permit Application
Purpose Built Rental Residential Apartment Building
6117 Uplands Drive, Nanaimo, BC**

Dear Ms. Stevenson:

Further to our prior correspondence with Current Planning, we herewith submit this rationale letter, application form & fee, and attachments in support of the Development Permit ("DP") for the above referenced property.

Introduction

The subject property is located on the west side of Uplands Drive, mid-block between Hammond Bay Road and Mcrobb Avenue in the north end of Nanaimo. The property is 83,700 square feet (1.92 acres/0.77 ha) in area and is comprised of one contiguous legal lot that is zoned R8 *Medium Density Residential*.

The property was previously forested until cleared in approximately 2009 and has remained undeveloped since that time, with the exception of a storm water sewer line that was constructed approximately 10 years ago. The properties to the north and south have been developed with a condominium and seniors housing facility respectively, with single family and townhouses across Uplands Drive to the east.

The purpose of the DP application is to allow the development of a purpose-built market rental residential apartment building that is generally consistent with the vision for the area and R8 zoning.

Based on pre-application discussions and meetings with the Planning and Engineering Departments, we understand the proposed form of development is supportable. The attached submission reflects our discussions with Staff.

R E C E I V E D
DP1155
2019-AUG-15
Current Planning

Development Rationale

The development rationale is to construct a new purpose-built, 108-unit, 5 storey apartment building, with off street surface parking. The development will provide much needed market rental apartments for the community. The property has undergone a detailed analysis of the development and marketing factors influencing its development and takes into consideration the current market conditions and trends in Nanaimo. As well, the development proposal has been influenced by the preliminary discussions with Planning and Engineering staff.

The development consists of a single principal building that is oriented to Upland Drive and maintains the street edge established by the neighboring buildings to the north (The Texada) and south (Nanaimo Seniors Village). An accessory building to provide secure bike parking is provided to the west of the main building and is accessible from the parking lot.

The apartment building will provide 108 market rental units consisting of 51 one-bedroom units and 57 two-bedroom units. All units and floors will be accessible via an elevator from a central lobby, Uplands Drive, and the parking lot. The ground floor level includes an amenity room (available to all residents), mail room (with parcel drop-off), office for a resident building manager, service rooms, and the elevator lobby.

A surface parking lot will be accessed from Uplands Drive to the east and Sentinel Drive to the west. A secondary building access with visitor parking, passenger drop-off and loading are provided. All parking will be located adjacent to or behind the principal building in compliance with the Parking Bylaw. A secure bike parking building and garbage & recycling are located to the west of the apartment building.

The development is based on our urban development experience and we believe it achieves a balance of residential unit types for families, site coverage, massing, parking, and overall design as the basis of this application. Some of the fundamentals we ask that be taken into consideration in your assessment are summarized below and in the attached drawing submission.

Site Use & Density

- The property includes dwelling units per the R8 Zoning Schedule, including ground floor units and apartments on the upper floors.
- All homes will have either a deck, patio or balcony, in-suite storage and laundry, and have access to a common amenity room at the ground floor level for enjoyment by all of the building's residents.
- Overall density requested is an FSR of 1.12 (1.25 permitted), which is permissible within the R8 zone.



- The off-street parking will be accessed from Uplands Drive (east) and Sentinel Drive (west).
- Garbage/recycling areas will be accessed from Sentinel Drive via the parking lot.

Site and Building Design

The following items highlights the design elements of this proposal and is meant to be read in conjunction with the architect's design rationale.

- **Siting:**
 - The building meets or exceeds the required setbacks. To enhance access to daylight for the building to the north, the setback has been increased 2.5 times to approximately 8 metres.
- **Urban Edge:**
 - The building massing provides a strong presence towards the street, with landscaping along the Uplands frontage.
 - Eyes on the street to Uplands, parking lot, and building perimeter.
- **Height:**
 - The permitted building height per the R8 Zoning is 14 metres. The building height is 5 storeys, establishing a parapet height of 15.85 metres (16.77 metres to architectural appurtenances). To allow for the necessary building height, a height variance is requested (please see accompanying Development Variance application and rationale letter).
- **Landscape:**
 - An integral component to the site design is to complement the building through landscaping. The landscape design largely focuses on responding to the site conditions, building and parking area layouts, while creating pleasant outdoor spaces for residents and enhancing the site's relationship with Uplands Drive.
 - See design rationale for additional landscape design rationale.
- **Traffic & Parking**
 - A right in/right out from Uplands Drive is requested as the main access point to the property and is supported by the attached technical memorandum from Watt consulting. A secondary access is available from the private street, Sentinel Drive, to the west.



- The development will provide off street parking in compliance with the Parking Bylaw, including electric vehicle charging spaces. In addition, a drop off area is provided behind the building to provide a safe and convenient access point for residents and visitors.
- The development will provide secure bicycle parking in an accessory building. Visitor bicycle parking will be provided at the Uplands Drive main entrance.

In closing, we feel that the form of development is consistent with and compliments the neighbourhood; the building design and massing maintains the continuity of the urban environment; and we are confident that that the form of development is balanced and will function well for land use, parking and residents in North Nanaimo.

We trust that you will find this submission satisfactory and we look forward to working with you to advance this submission through the approval process. Please contact us should you require additional information or would like to meet to discuss the particulars of the application.

Respectfully submitted,

Denciti Development Corp. acting on behalf of
Denciti Uplands LP and Nicola VA Uplands LP



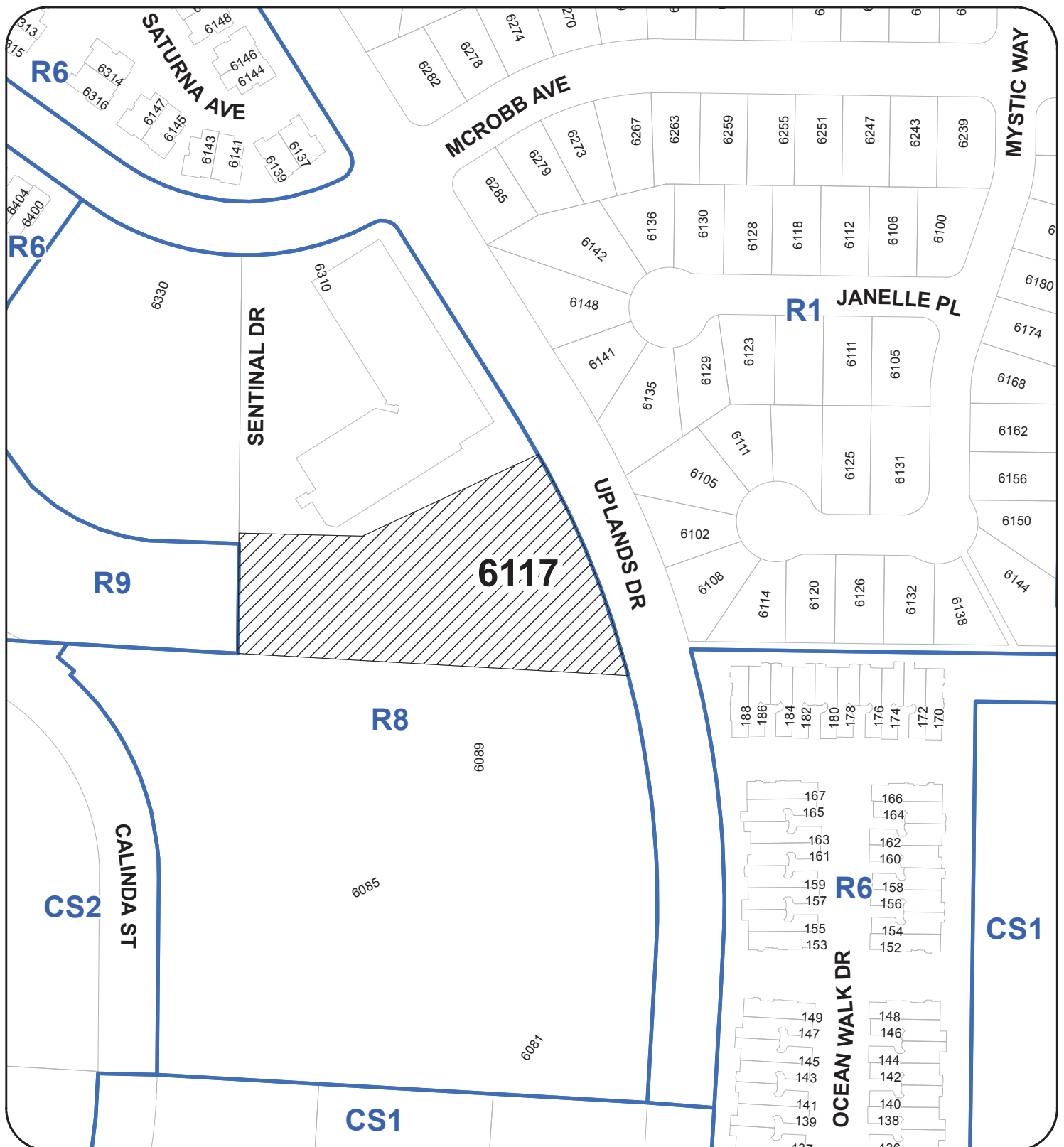
David A. Fawley
Principal



Jackie Lee
VP, Construction

Copies: Steve Watt; Integra Architecture
Chris Windjack; LADR
R. Spencer; Denciti

LOCATION PLAN

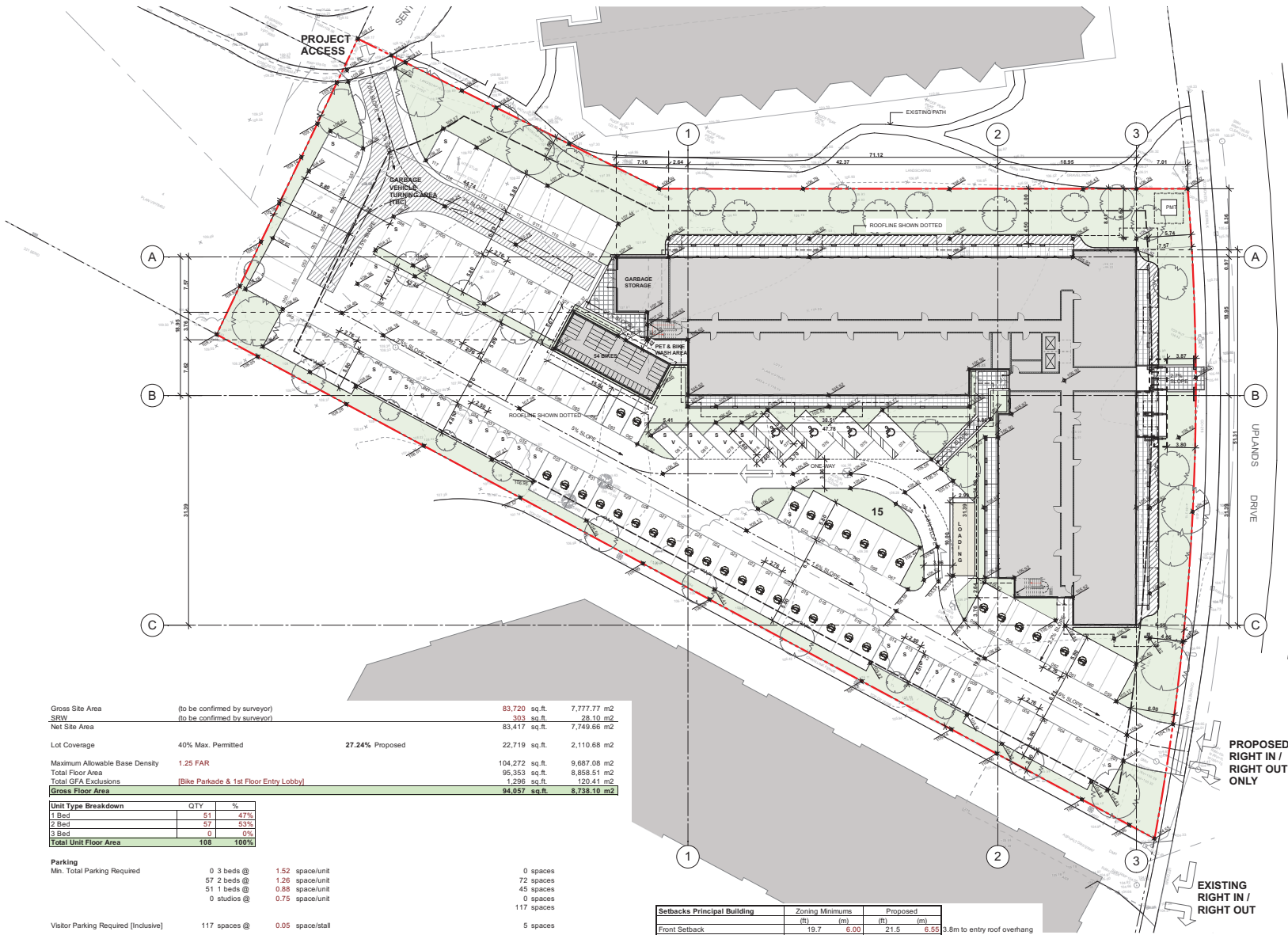


DEVELOPMENT PERMIT NO. DP001155

LOCATION PLAN

Civic: 6117 UPLANDS DRIVE
Legal: LOT 2, DISTRICT LOT 48
WELLINGTON DISTRICT, PLAN VIP78452





Gross Site Area	(to be confirmed by surveyor)	83,720	sq. ft.	7,777.77	m ²
SRW	(to be confirmed by surveyor)	303	sq. ft.	28.10	m ²
Net Site Area		83,417	sq. ft.	7,749.66	m ²

Lot Coverage	40% Max. Permitted	27.24% Proposed	22,719	sq. ft.	2,110.68	m ²
Maximum Allowable Base Density	1.25 FAR		104,272	sq. ft.	9,687.08	m ²
Total Floor Area			95,353	sq. ft.	8,858.51	m ²
Total GFA Exclusions	(Bike Parkade & 1st Floor Entry Lobby)		1,296	sq. ft.	120.41	m ²
Gross Floor Area			94,057	sq. ft.	8,738.10	m ²

Unit Type Breakdown	QTY	%
1 Bed	51	47%
2 Bed	57	53%
3 Bed	0	0%
Total Unit Floor Area	108	100%

Parking					
Min. Total Parking Required	0 3 beds @	1.52	space/unit	0 spaces	
	57 2 beds @	1.26	space/unit	72 spaces	
	51 1 beds @	0.88	space/unit	45 spaces	
	0 studios @	0.75	space/unit	0 spaces	
				117 spaces	

Visitor Parking Required [Inclusive]	117 spaces @	0.05	space/lot	5 spaces	
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Total Parking Required	108 units @	1.08	space/unit	117 spaces	
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Accessible Parking Required	2 spaces for 21-100 required parking spaces			2.0 spaces	
	2 spaces for 100 required parking spaces or part thereof			2.0 spaces	

Total Accessible Parking Required	108 units @	0.04	space/unit	4 spaces	
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Resident Parking Provided	108 units @	1.04	space/unit	112 spaces	
Visitor Parking Provided	108 units @	0.05	space/unit	5 spaces	
Total Parking Provided	108 units @	1.08	space/unit	117 spaces	

Max. Small Cars	40% of required spaces			47 spaces	
Provided Small Cars	23% of provided spaces			27 spaces	

Setbacks Principal Building	Zoning Minimums	Proposed	
Front Setback	(ft) 19.7 (m) 6.00	(ft) 21.5 (m) 6.55	3.8m to entry roof overhang
Rear Setback	34.4 10.50	146.8 44.74	
Interior Sideyard Setback North	9.8 3.00	27.6 8.41	6.62 to balcony structure
Interior Sideyard Setback South	9.8 3.00	19.4 5.91	
Max. Height	45.9 14.00	52.5 15.85	Maximum height 16.77m at loc
Perimeter Wall Height	N/A N/A	N/A N/A	
*Measured 8 inches below FFE to edge of roofline.			

Setbacks Accessory Building	Zoning Minimums	Proposed	
Separation from principal building	3.9 1.20	4.7 1.42	
Rear Setback	9.8 3.00	139.3 42.5	
Max. Height*	23.0 7.00	15.4 4.70	
*zoning bylaw 6.6.5.1 (b) & (c)			

NOTES:
1. REFER LANDSCAPE DOCUMENTATION BY LADR LANDSCAPE ARCHITECTS
2. REFER CIVIL ENGINEERING DOCUMENTATION BY APLIN MARTIN

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(PROJECT TEAM)
DENCITI
development corp.

(ARCHITECT SEAL)

(CLIENT)
DENCITI DEVELOPMENT CORP.

(PROJECT)
UPLANDS
6117 UPLANDS DRIVE
NANAIMO, BC

(TITLE)
SITE PLAN

(PROJECT)
19482

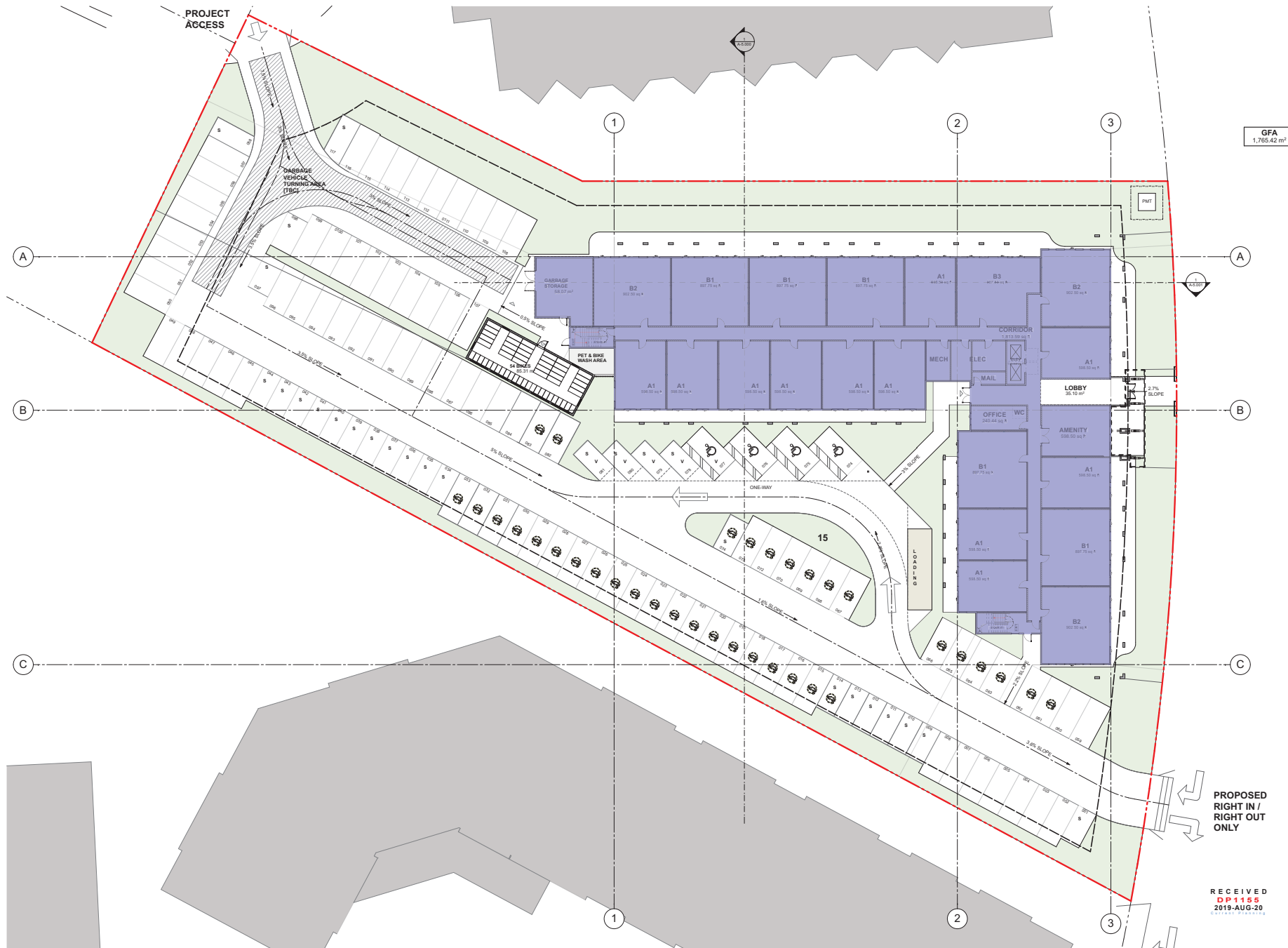
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2019-08-12

(ISSUE)
3 - DP APPLICATION

(DRAWING)

A-1.000



GFA
1,765.42 m²



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[PROJECT]

UPLANDS
6117 UPLANDS DRIVE
NANAIMO, BC

[TITLE]

**AREA OVERLAY -
L1**

[PROJECT]

19482

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3 - DP APPLICATION

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GFA
1,743.19 m²



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UPLANDS
6117 UPLANDS DRIVE
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[TITLE]

**AREA OVERLAY -
L2 to L5**

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UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

(TITLE)

**AREA OVERLAY -
ROOF**

(PROJECT)

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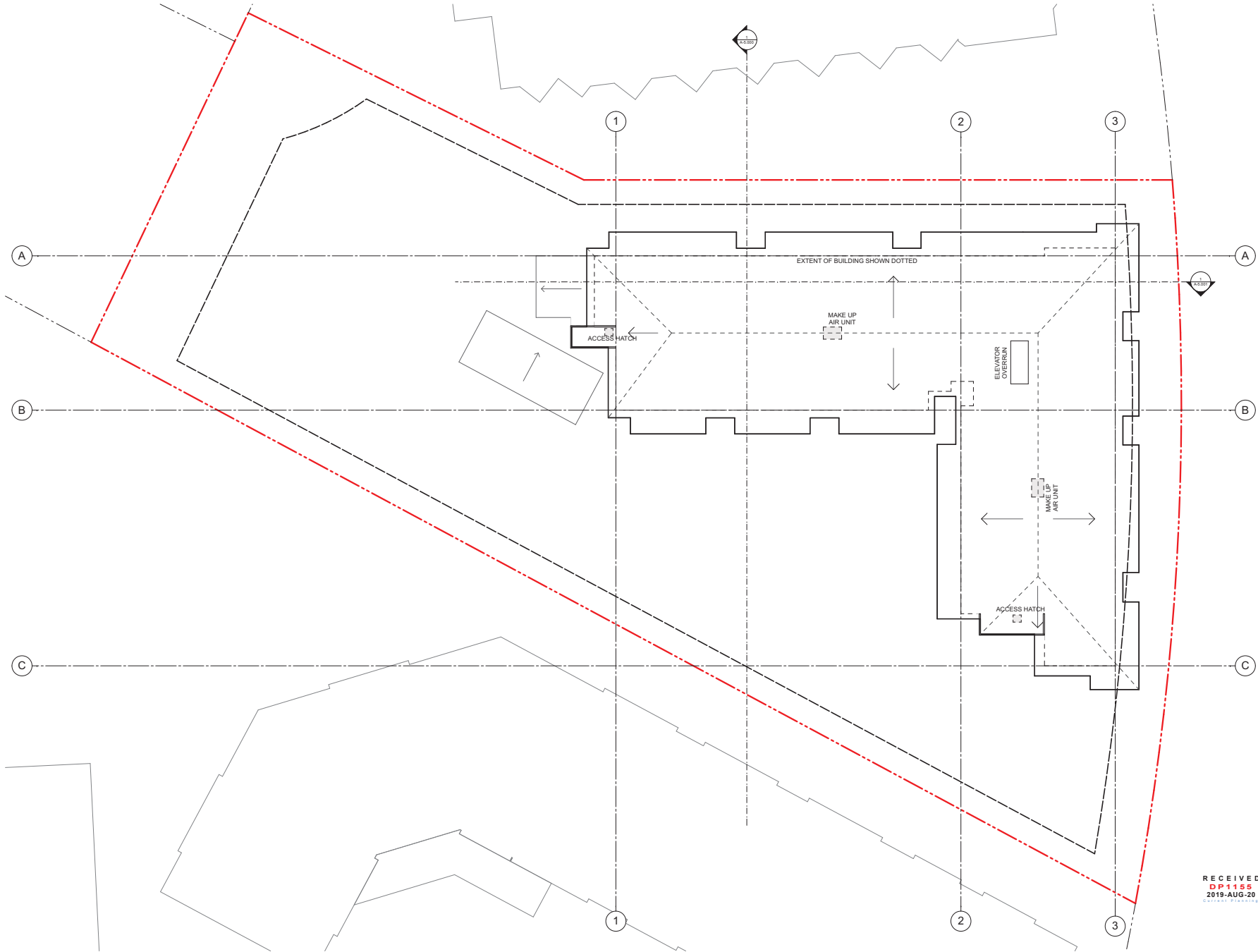
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3 - DP APPLICATION

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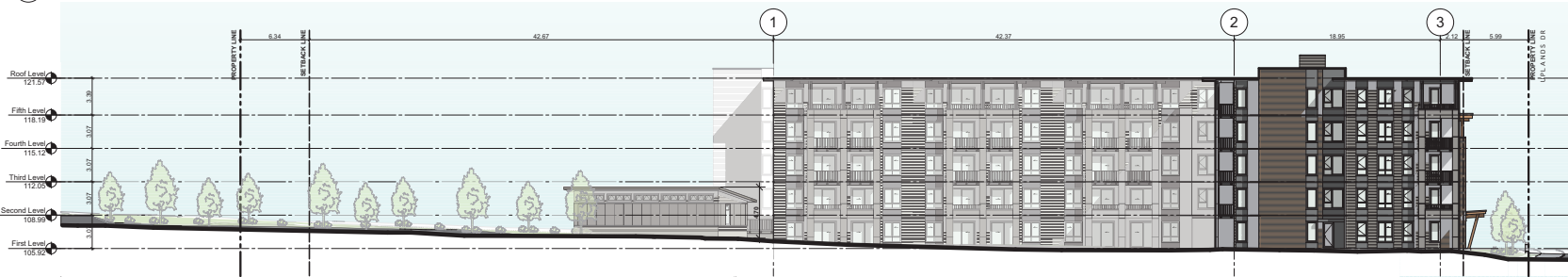
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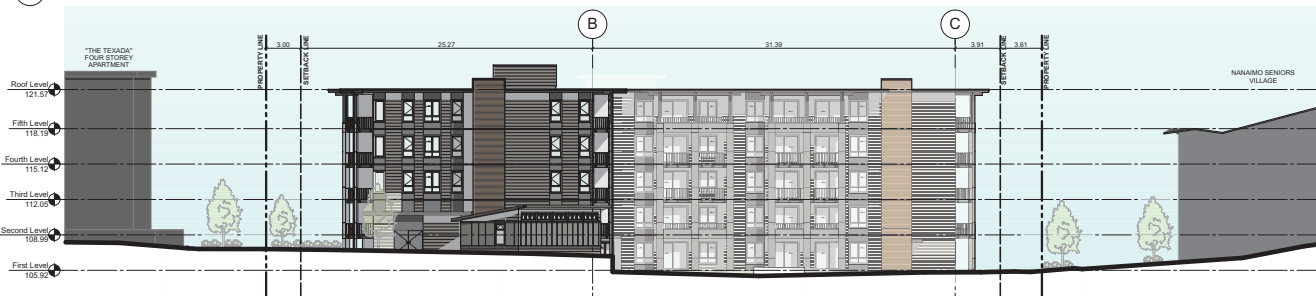
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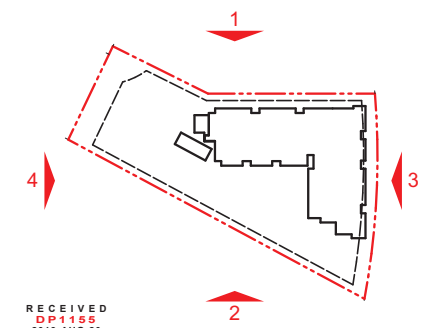
2 SE ELEVATION
SCALE: 1/200



3 NE ELEVATION
SCALE: 1/200



4 SW ELEVATION
SCALE: 1/200



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(PROJECT)

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

(TITLE)

NE ELEVATION

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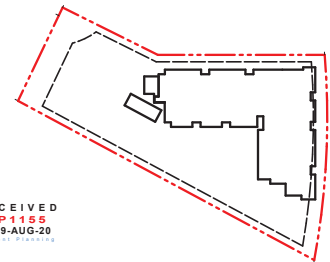
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NOTE:
REFER SHEET A-8.400 FOR MATERIALS SCHEDULE

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(ARCHITECT SEAL)

(CLIENT)

DENCITI DEVELOPMENT
CORP.

(PROJECT)

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

(TITLE)

NW ELEVATION

(PROJECT)

19482

(SCALE)

1:100

(DATE)

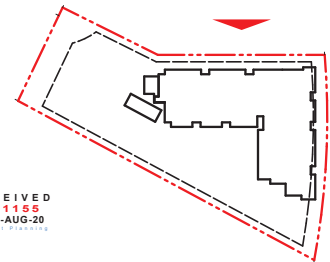
2019-08-12

(ISSUE)

3 - DP APPLICATION

(DRAWING)

A-4.101



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[PROJECT]

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

[TITLE]

SE ELEVATION

19482 [PROJECT]

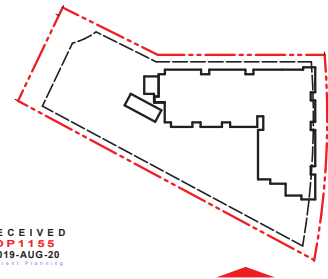
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2019-08-12 [DATE]

3 - DP APPLICATION

[DRAWING]

A-4.102



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(CLIENT)

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CORP.**

(PROJECT)

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

(TITLE)

SW ELEVATION

(PROJECT)

19482

1:100

2019-08-12

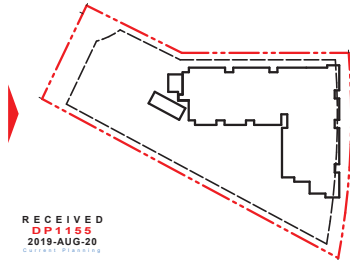
3 - DP APPLICATION

(DRAWING)

A-4.103



NOTE:
REFER SHEET A-8.400 FOR MATERIALS SCHEDULE





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(CLIENT)

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CORP.**

(PROJECT)

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

(TITLE)

**STREET
ELEVATION**

(PROJECT)

19482

(SCALE)

2019-08-12

(DATE)

3 - DP APPLICATION

(ISSUE)

(DRAWING)

A-4.200



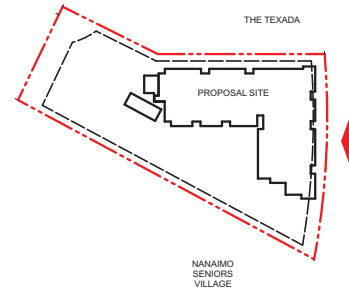
1 UPLANDS DRIVE - STREET ELEVATION
SCALE: 1:250



NANAIMO SENIORS VILLAGE



THE TEXADA



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CITY OF NANAIMO



UPLANDS DRIVE LOOKING NORTH

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CORP.

[PROJECT]

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

[TITLE]

PERSPECTIVE

[PROJECT]

19482

[SCALE]

Not To Scale

[DATE]

2019-08-12

[ISSUE]

3 - DP APPLICATION

[DRAWING]

A-0.301



UPLANDS DRIVE

UPLANDS DRIVE LOOKING SOUTH

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CORP.

[PROJECT]

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

[TITLE]

PERSPECTIVE

[PROJECT]

19482

[SCALE]

Not To Scale

[DATE]

2019-08-12

[ISSUE]

3 - DP APPLICATION

[DRAWING]

A-0.302



SENTINEL DR. LOOKING EAST

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development corp.

(ARCHITECT SEAL)

(CLIENT)

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CORP.**

(PROJECT)

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

(TITLE)

PERSPECTIVE

(PROJECT)

19482

(SCALE)

Not To Scale

(DATE)

2019-08-12

(ISSUE)

3 - DP APPLICATION

(DRAWING)

A-0.303

Material and Colour Legend

Colour	Product (to match)	Finish (to match)	Location
CLADDING			
1.1	Gray	James Hardie Siding	BM - Kendall Charcoal HC-166
1.2	Dark Beige	James Hardie Panel	BM - Briarwood HC-175
1.3	Charcoal	James Hardie Panel	BM - Wrought Iron 2124-10
1.4	Cherry	Fibre Cement Boards (Wood finish)	Woodtone - Old Cherry
SOFFIT			
2.1	White	Aluminum Panel	White
2.2	Cherry	Fibre Cement Boards (Wood finish)	Woodtone Old Cherry
TRIMS / FLASHINGS			
3.1	Charcoal	Combed Face Wood / Flashing	BM Wrought Iron 2124-10
ROOFS / DECKS			
4.1	Gray	Urethane Decking	TBD
WINDOWS / GLAZING			
5.1	White	Vinyl Windows	White
5.2	Charcoal	Railings	BM Wrought Iron 2124-10



1.1 | Light Beige
James Hardie Siding



1.2 | Gray
Fibre Cement Boards
with Trims to Match



1.3 | Charcoal
Fibre Cement Boards
with Trims to Match



1.5 | Fibre Cement Boards -
Old Cherry



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(PROJECT)

UPLANDS
6117 UPLANDS DRIVE
NANAIMO, BC

(TITLE)

**MATERIAL
BOARD**

(PROJECT)

19482

(SCALE)

Not To Scale

(DATE)

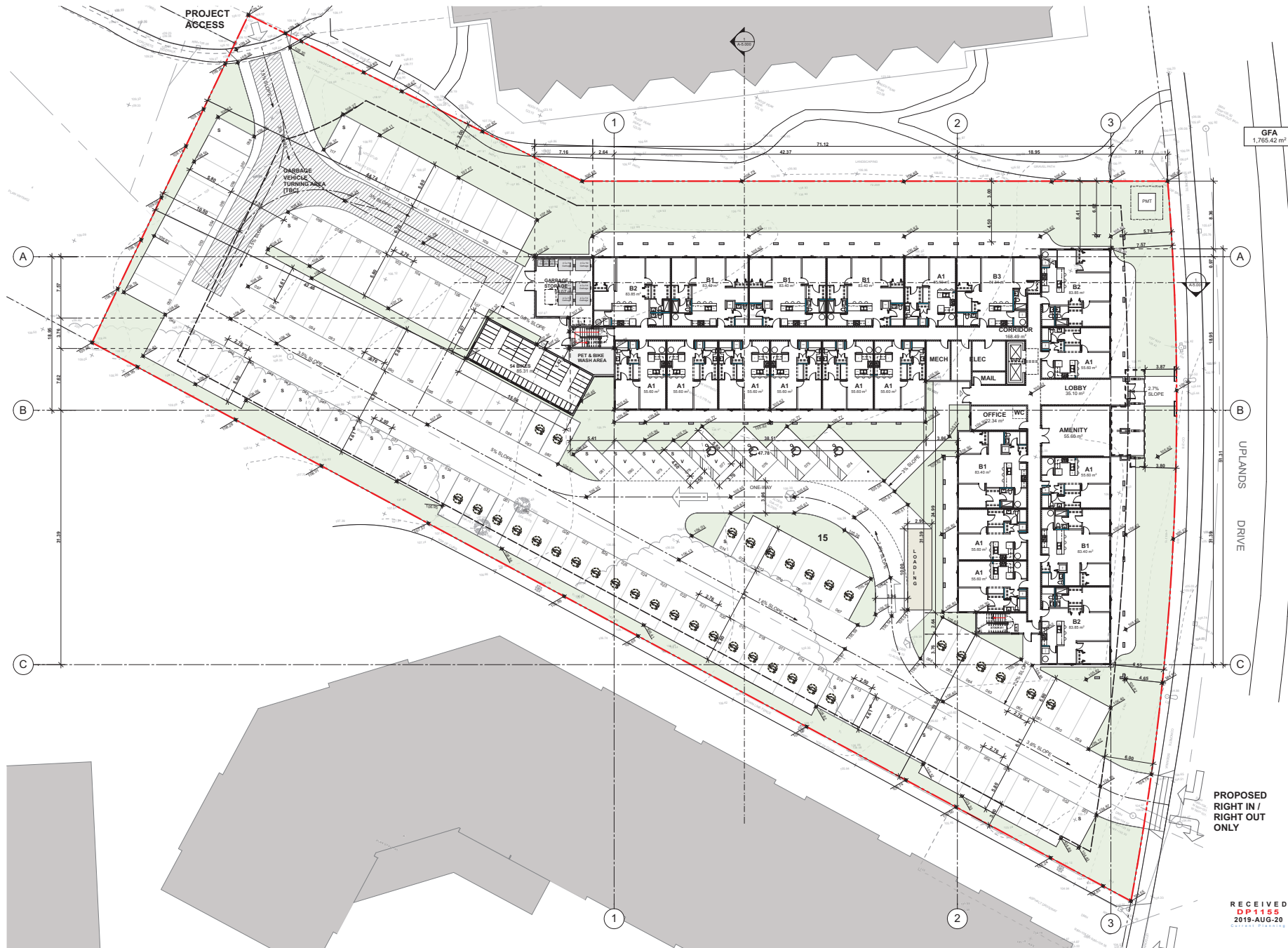
2019-08-13

(DUE)

4 - VARIANCE APPLICATION

(DRAWING)

A-8.400



GFA
1,765.42 m²

iA
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(CLIENT)

DENCITI DEVELOPMENT CORP.

(PROJECT)

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

(TITLE)

19482

1:200

2019-08-12

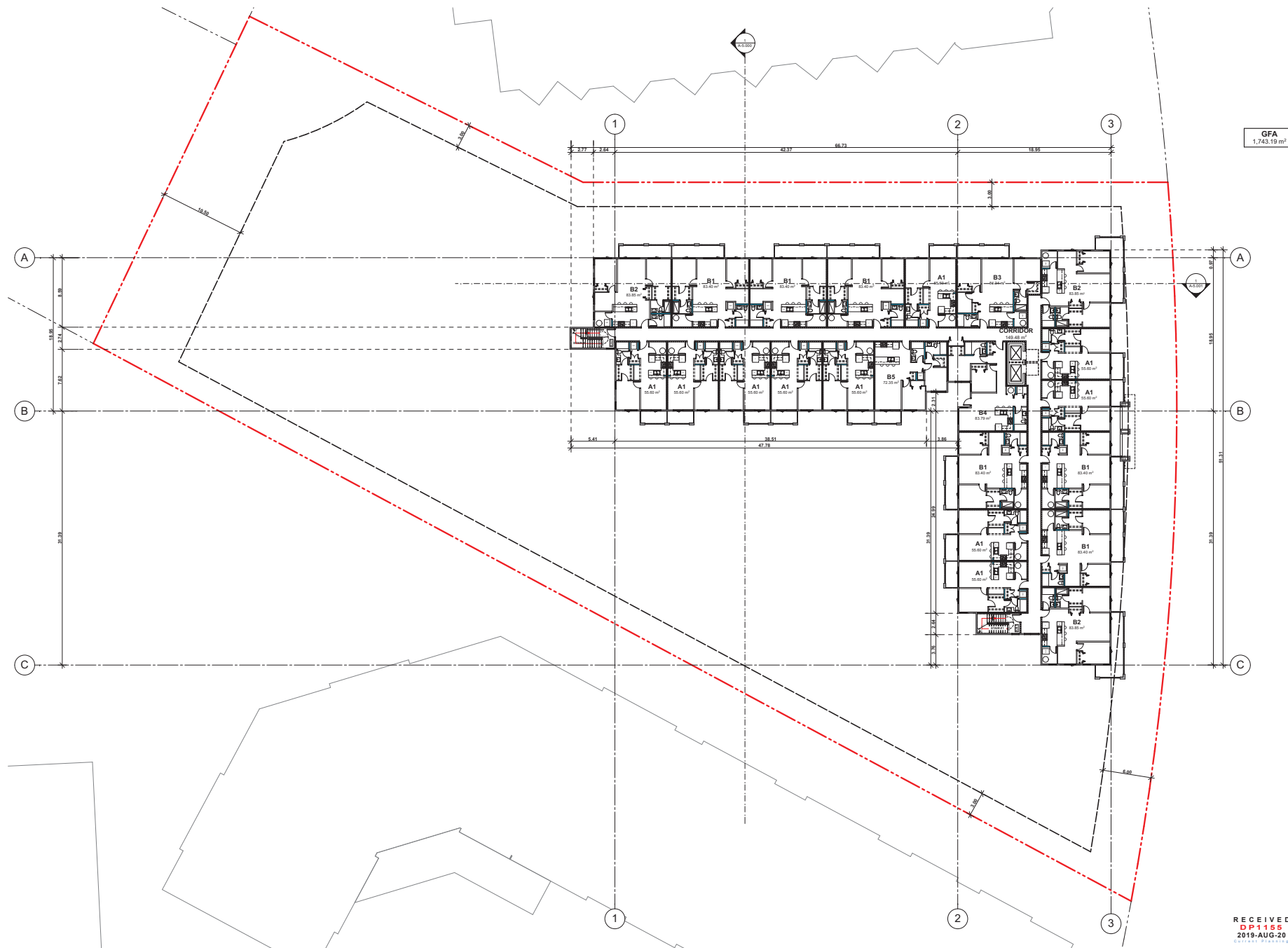
3 - DP APPLICATION

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A-2.100

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RIGHT IN /
RIGHT OUT
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GFA
1,743.19 m²



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CORP.

[PROJECT]

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

[TITLE]

3RD FLOOR

[PROJECT]

19482

[SCALE]

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[DATE]

2019-08-12

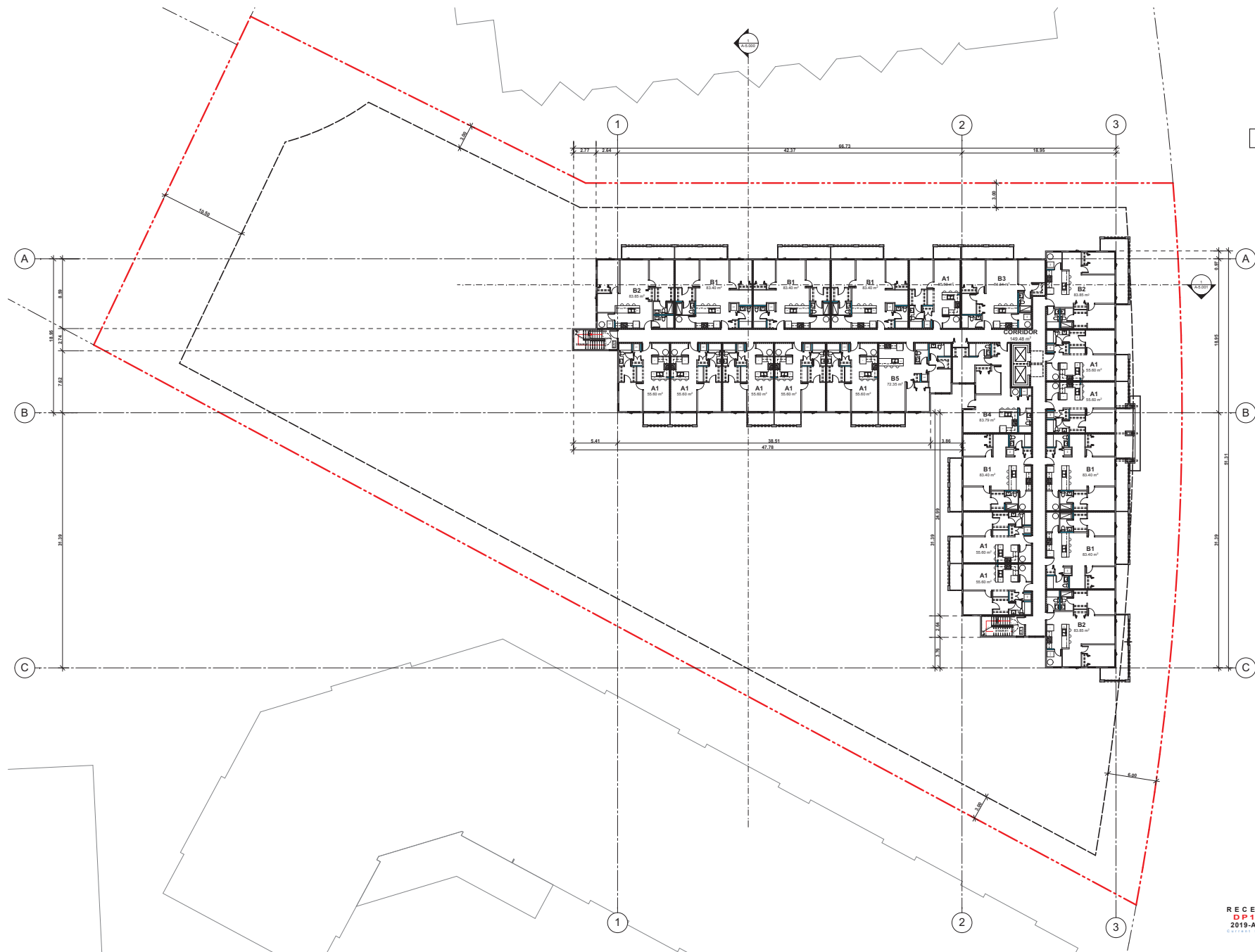
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A-2.102



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1,743.19 m²



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(PROJECT)

UPLANDS
6117 UPLANDS DRIVE
NANAIMO, BC

(TITLE)

4TH FLOOR

(PROJECT)

19482

(SCALE)

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(DATE)

2019-08-12

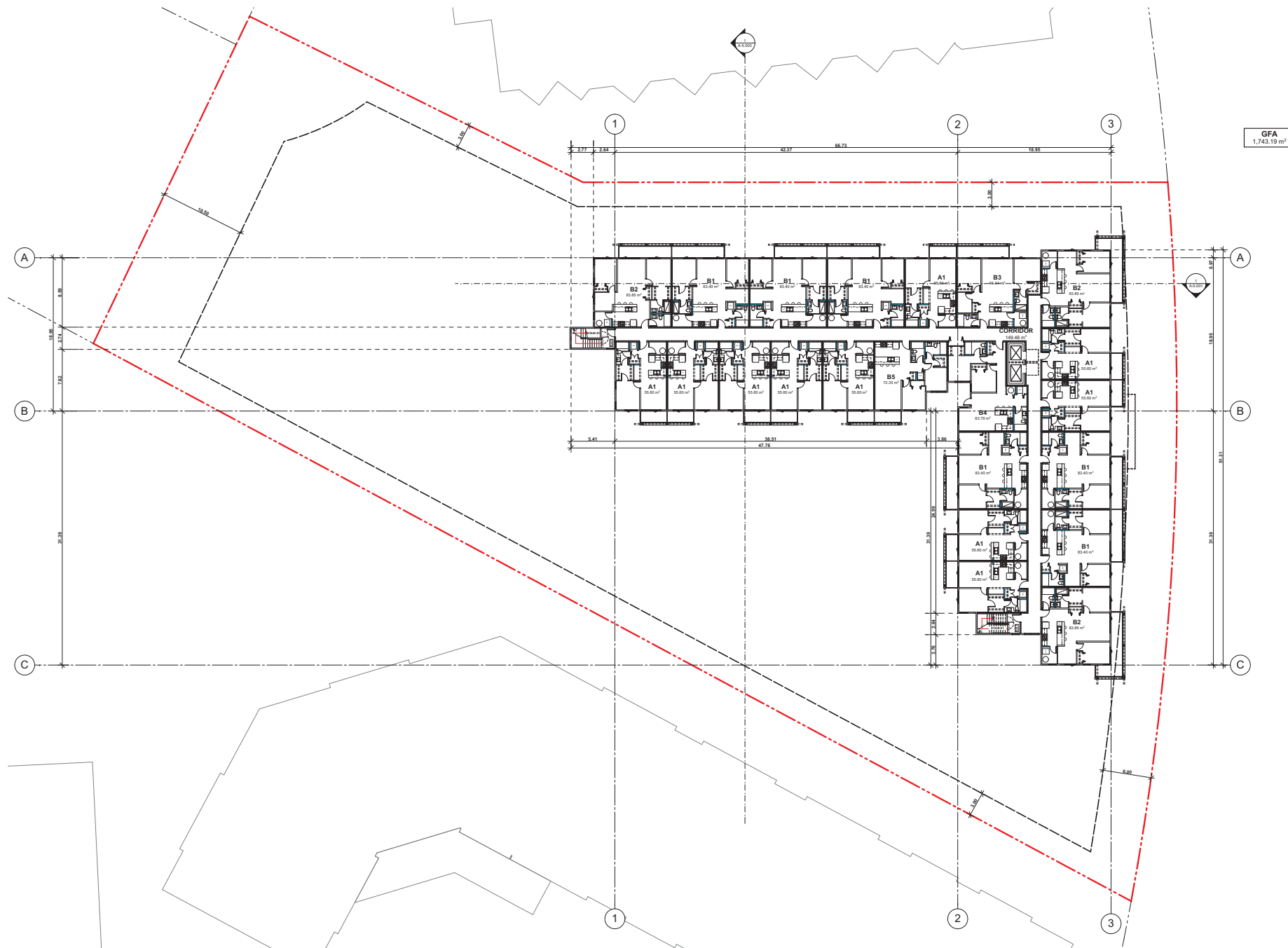
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[PROJECT]

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

[TITLE]

5TH FLOOR

19482 [PROJECT]

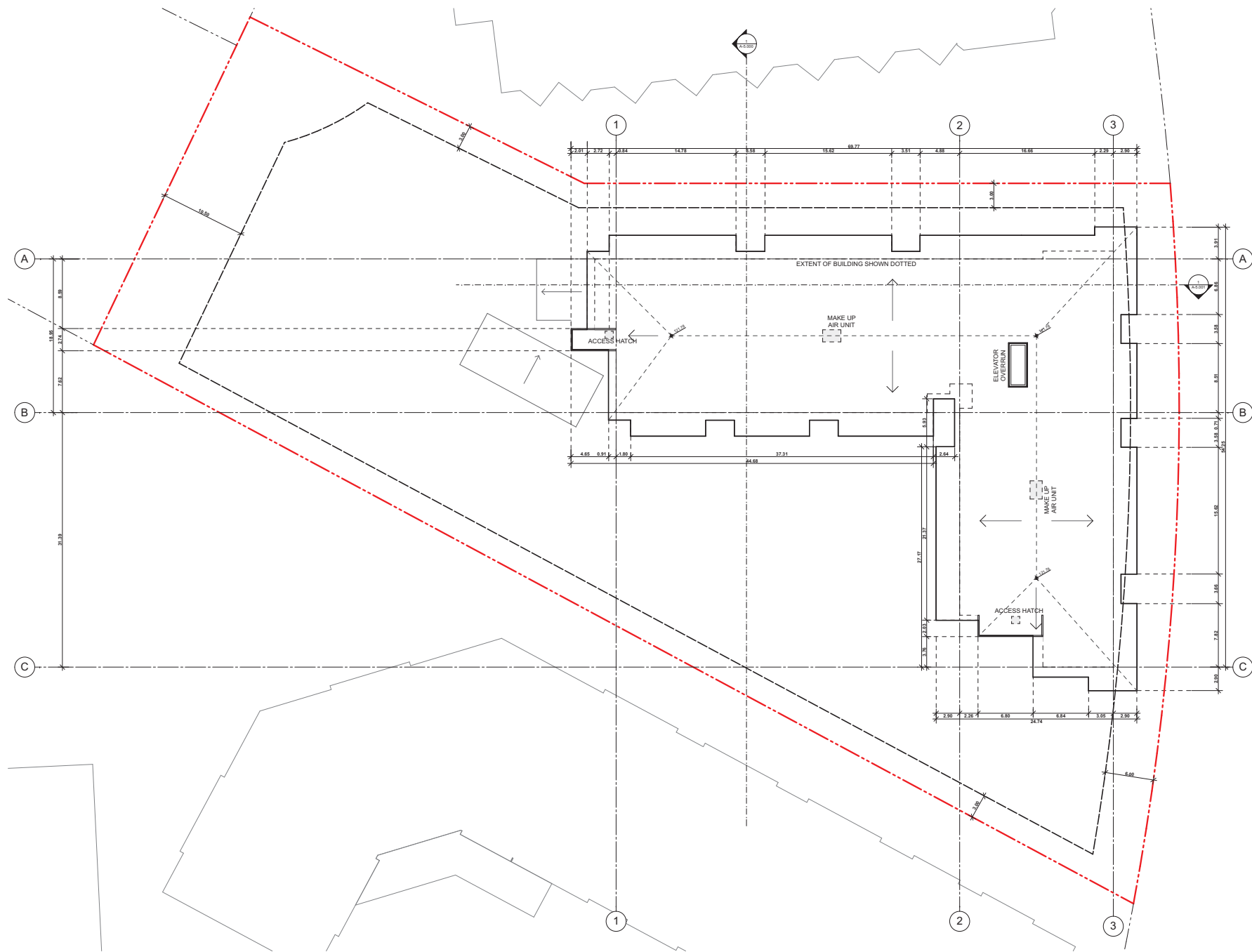
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2019-08-12 [DATE]

3 - DP APPLICATION [ISSUE]

[DRAWING]

A-2.104



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(PROJECT)

UPLANDS
6117 UPLANDS DRIVE
NANAIMO, BC

(TITLE)

ROOF PLAN

19482 (PROJECT)

1:200 (SCALE)

2019-08-12 (DATE)

3 - DP APPLICATION (ISSUE)

(DRAWING)

A-2.105



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A-5.000

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[PROJECT]

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

[TITLE]

EW SECTION

[PROJECT]

19482

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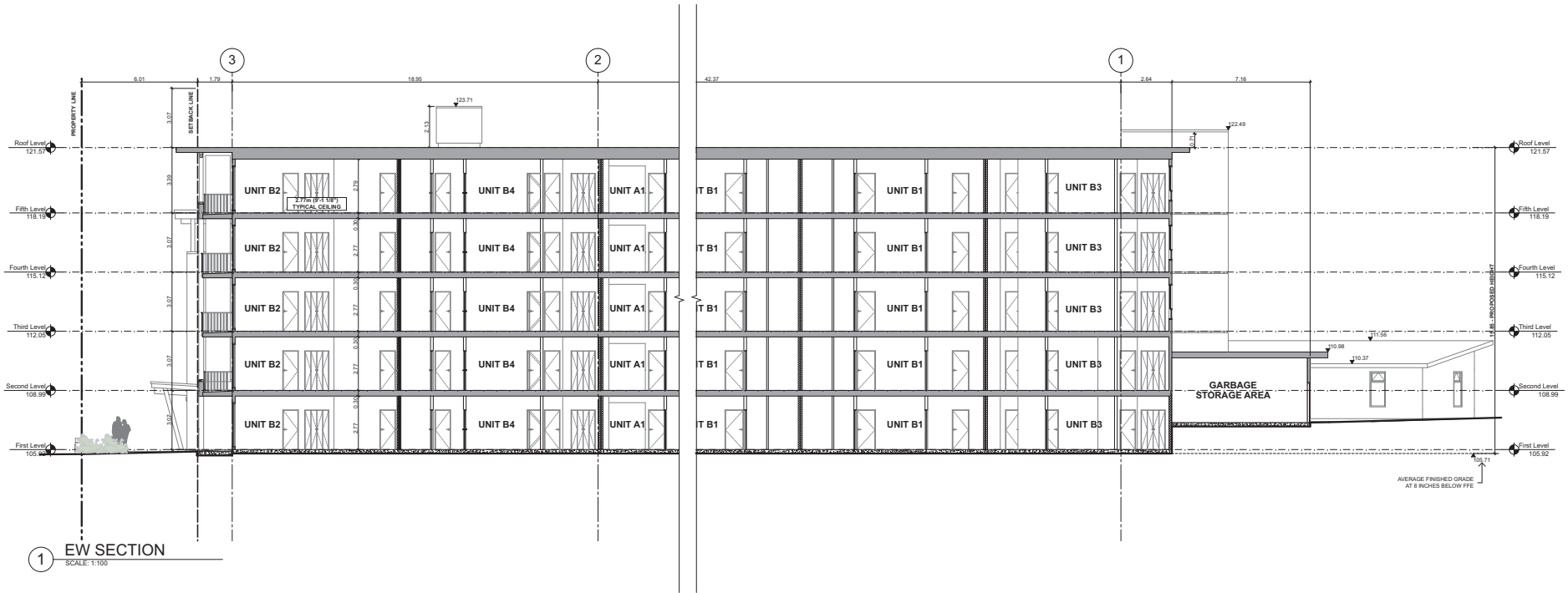
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① 9AM Mar 21



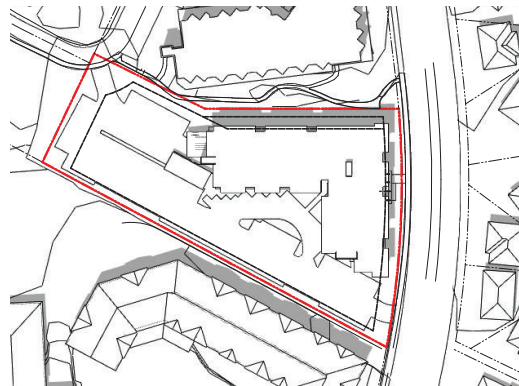
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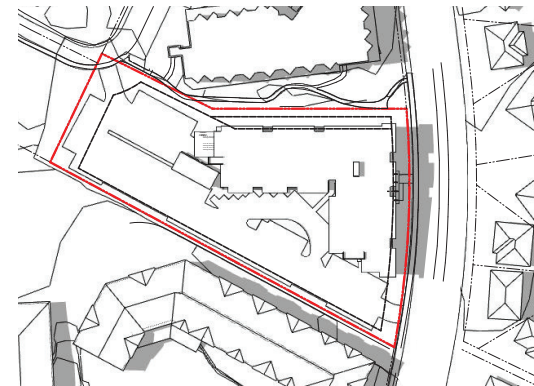
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④ 9AM Jun 21



⑤ 12PM Jun 21



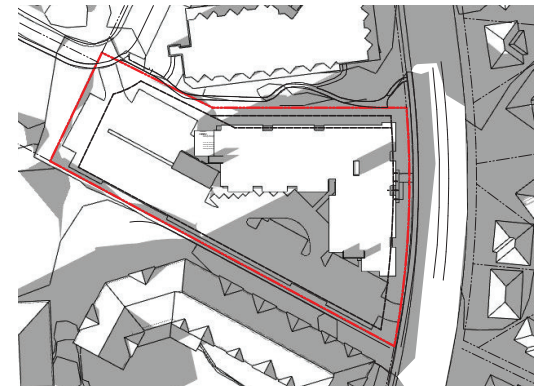
⑥ 3PM Jun 21



⑦ 9AM Dec 21



⑧ 12PM Dec 21



⑨ 3PM Dec 21



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(PROJECT)

UPLANDS

6117 UPLANDS DRIVE
NANAIMO, BC

(TITLE)

SHADOW STUDY

(PROJECT)

19482

(SCALE)

Not To Scale

(DATE)

2019-08-12

(SHEET)

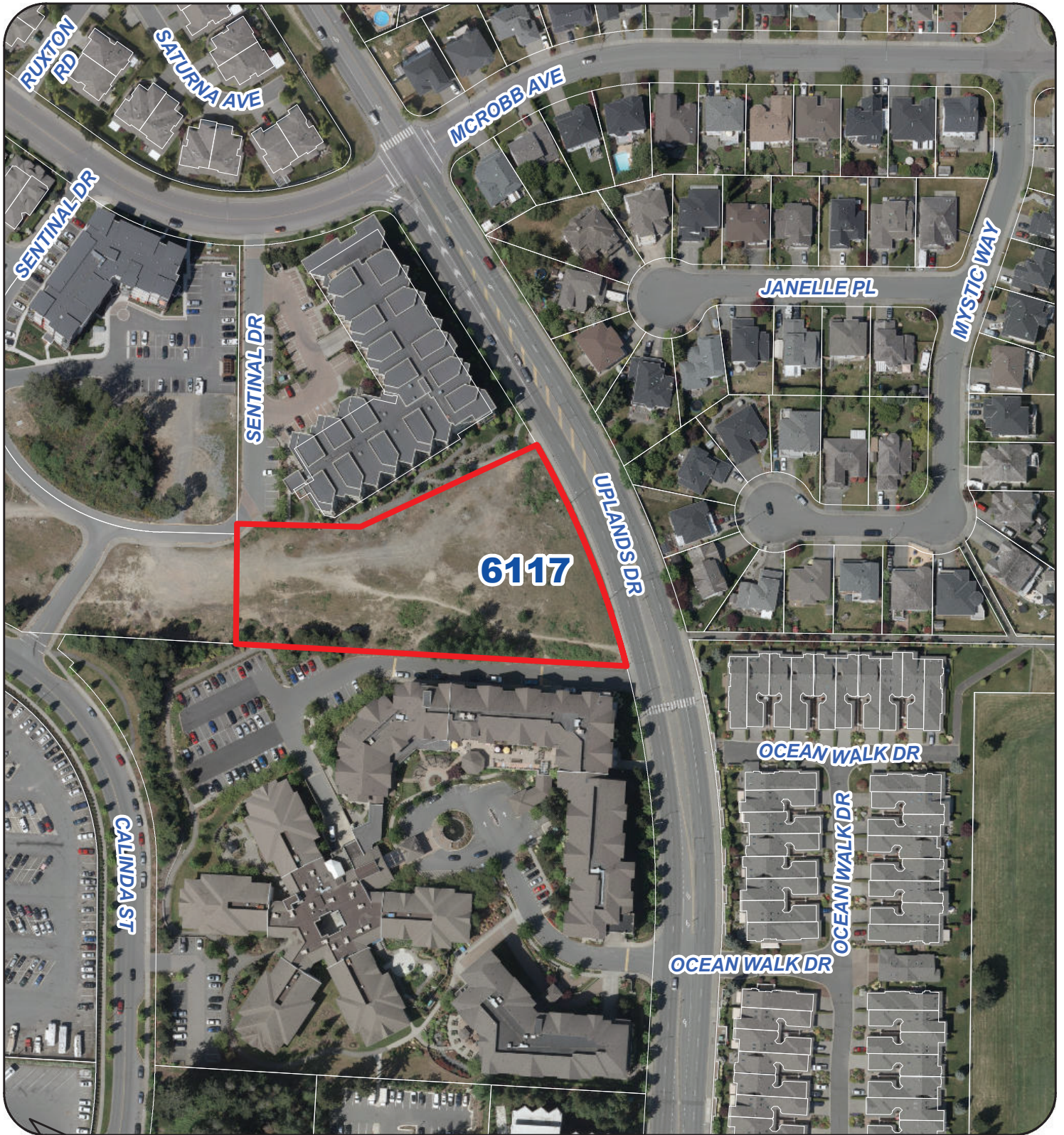
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