



Reference: 2860

September 10, 2019

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

Building Design & Variance Rationale for 145 Stewart Avenue, Nanaimo BC

The proposed project is in Stewart Avenue (Ministry of Transportation Road),

Building design base on providing the frontage requirements at Stewart Ave and also maximize the unit view to Downtown waterfront area.

We also keep the location of access drive way as same as original access to existing house to reduce the work at frontage and save Maple Tree at front of property (Tree sitting at Boulevard area

This Project will providing 9 One Bedroom units and 6 Two bedroom 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 to be at Frist Residential Floor,

Building Elevation Material is combination of Hardie Panels, Plank and Cedarton Ture 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 40% to 56%, As most of unit are small One or Two 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,...

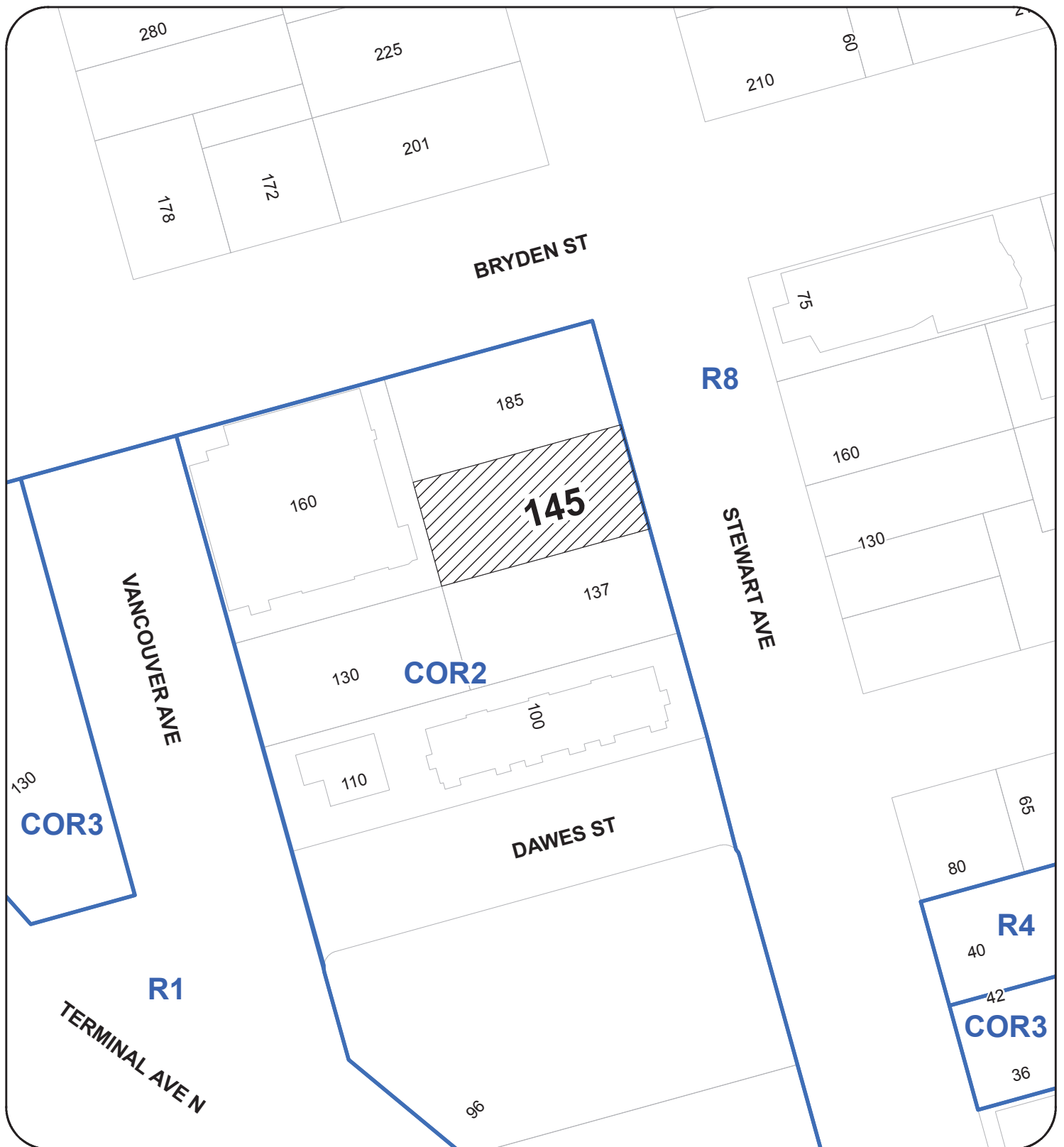
Please feel free to contact us if there is any additional information required by City of Nanaimo,

Sincerely,

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

Daryoush Firouzli
Architect AIBC, RAIC, AIA, MArch

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001160

LOCATION PLAN

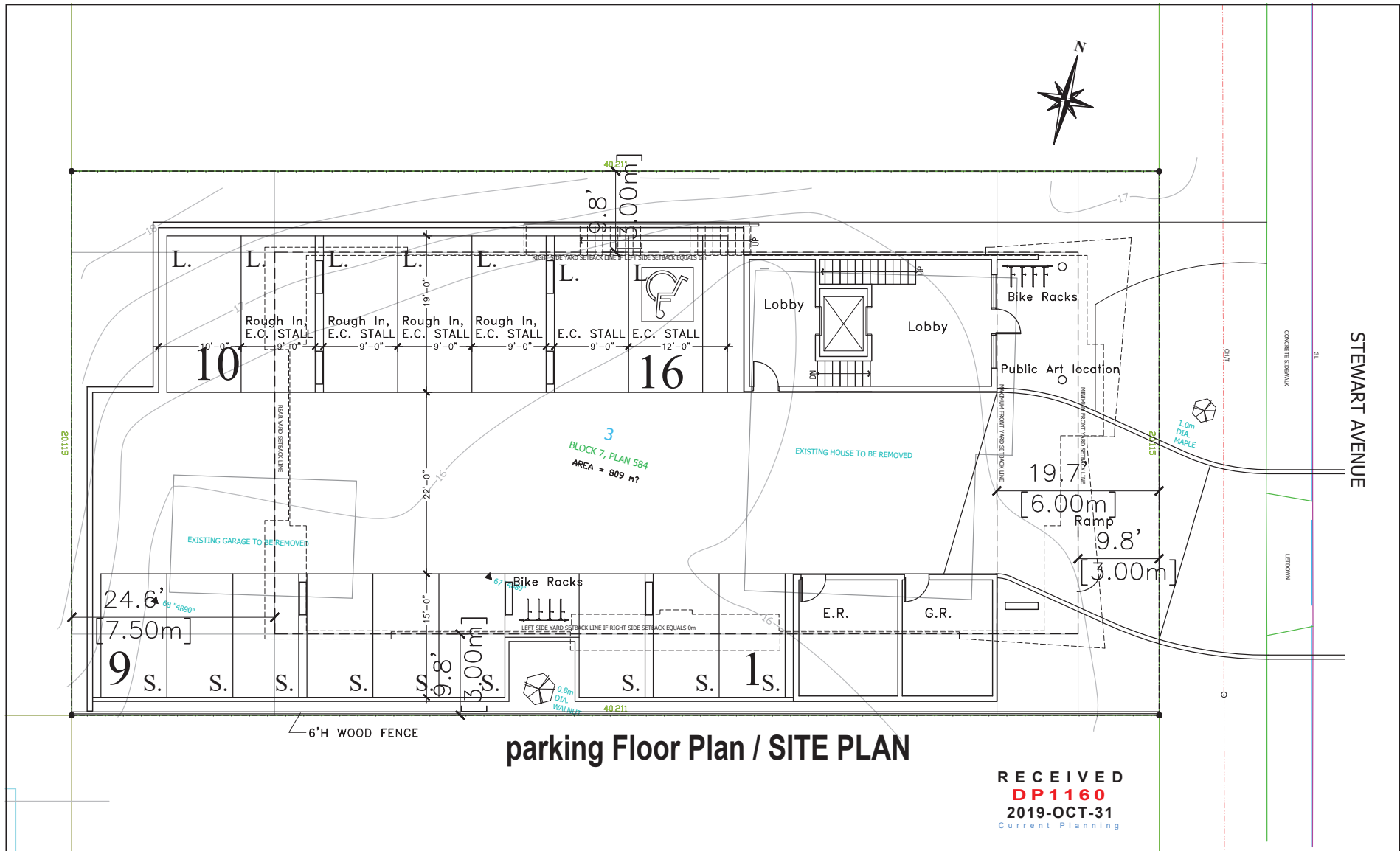
Civic: 145 STEWART AVENUE

Legal: LOT 3, BLOCK 7, NEWCASTLE TOWNSITE, SECTION 1
NANAIMO DISTRICT, PLAN 584

N



Subject Property



parking Floor Plan / SITE PLAN

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NOTES

- The drawings are an integral part of the contract and shall be read in conjunction with the contract documents.
- Contractor shall verify all dimensions and conditions of the site before commencing work.
- Contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- Contractor shall maintain access to all adjacent properties at all times.
- Contractor shall be responsible for the safety of all workers and the public during the construction process.
- Contractor shall be responsible for the removal and disposal of all debris and materials.
- Contractor shall be responsible for the protection of all existing utilities and structures.
- Contractor shall be responsible for the installation and maintenance of all safety equipment.
- Contractor shall be responsible for the completion of all work within the specified time frame.
- Contractor shall be responsible for the final inspection and certification of all work.

NO.	DATE	REVISIONS



PRELIMINARY

D-ARCHITECTURE
 6377 CARUS DRIVE, NANAIMO, BC V9Y 1N4
 T: 250-933-1991, E: FIRUZLI@SHAAN.CA
 DARYOUSH FIRUZLI ARCHITECTURE INC.

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DATE	
30 OCT 19	

PROJECT
145 STEWART AVENUE, NANAIMO, BC

CLIENT
Salvatore Albanese
PROJECT NO.
2860

SHEET TITLE
SITE PLAN/PARKING

SHEET NO.
A1.1
REVISION

SITE PARTICULARS

CIVIC ADDRESS: 145 STEWART AVENUE

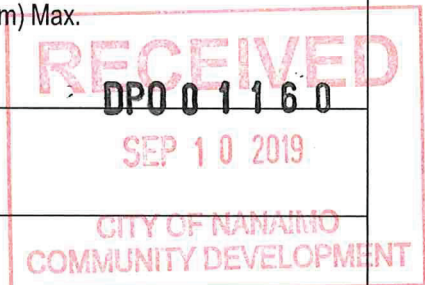
LEGAL ADDRESS: LOT 3, BLOCK 7, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584

SITE AREA: 8,712 SQ.FT. (809.4 M2)









ZONING: COR2 MIXED USE CORRIDOR

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED
USE	COR2 MIXED USE CORRIDOR	COR2 MIXED USE CORRIDOR
LOT AREA	12,916 S.F.	8,712 S.F. (809.4 M2)
LOT COVERAGE	60%	50% = 4,184 S.F.
BUILDING GROSS FLOOR AREA	- - Total =	Main Floor 380 S.F. First Floor 4,227 S.F. Second Floor 4,167 S.F. Third Floor 4,125 S.F. Total = 12,899 S.F.
DENSITY	1.25 = 10,890 s.f. Plus 0.25 for additional Tier 1 = 2,178s.f. Total = 13,068 s.f.	- Total = 12,899 S.F.
SETBACKS	FRONT: 9.84'(3.0m)Min.19.69' (6.0 m) Max. REAR: 24.60' (7.5 m) Min. SIDE:1 0.00' (0.0 m) Min. SIDE:2 9.84' (3.0 m) Min. SIDE (flanking street): 9.84' (3.0 m) Min.	FRONT: 9.84'(3.0m)Min.19.69' (6.0 m) Max. REAR: 24.60' (7.5 m) Min. SIDE:1 0.00' (0.0 m) Min. SIDE:2 9.84' (3.0 m) Min. SIDE (flanking street): 9.84' (3.0 m) Min.
HEIGHT OF BUILDINGS	45.93' (14 m) Max.	45.4' (13.83m) Max.
AMENITY AREAS		
OFF-STREET PARKING	- Existing Bylaw: 1.66 Parking per Unit = 26.56 stalls New Parking Bylaw Area 3: - 1.68 Stall per 3 bedroom units - 1.44 Stall per 2 bedroom units X 6 = 6.64 - 1.07 Stall per 1 bedroom units X 9 = 9.63 - 0.9 Stall per Studio units X 0 = 0.00 - TOTAL: = 16.27	- H/C 1 STALL - SMALL STALLS 9 STALLS - LARGE STALLS 6 STALLS - TOTAL: = 16 STALLS



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



SOUTH ELEVATION

NO.	DATE	REVISIONS



PRELIMINARY

D-ARCHITECTURE
 6377 IGARUS DRIVE, NANAIMO, BC V9V 1N4
 T: 250-933-1991, E: FIRDOUZLI@SHAW.CA
 DARYOUSH FIRDOUZLI ARCHITECTURE INC.

SCALE

CONSULTANT LOGO

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DP1160
2019-NOV-07
 Current Planning

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 DATE
 9 SEPT 19









PROJECT
 145 STEWART AVENUE,
 NANAIMO, BC

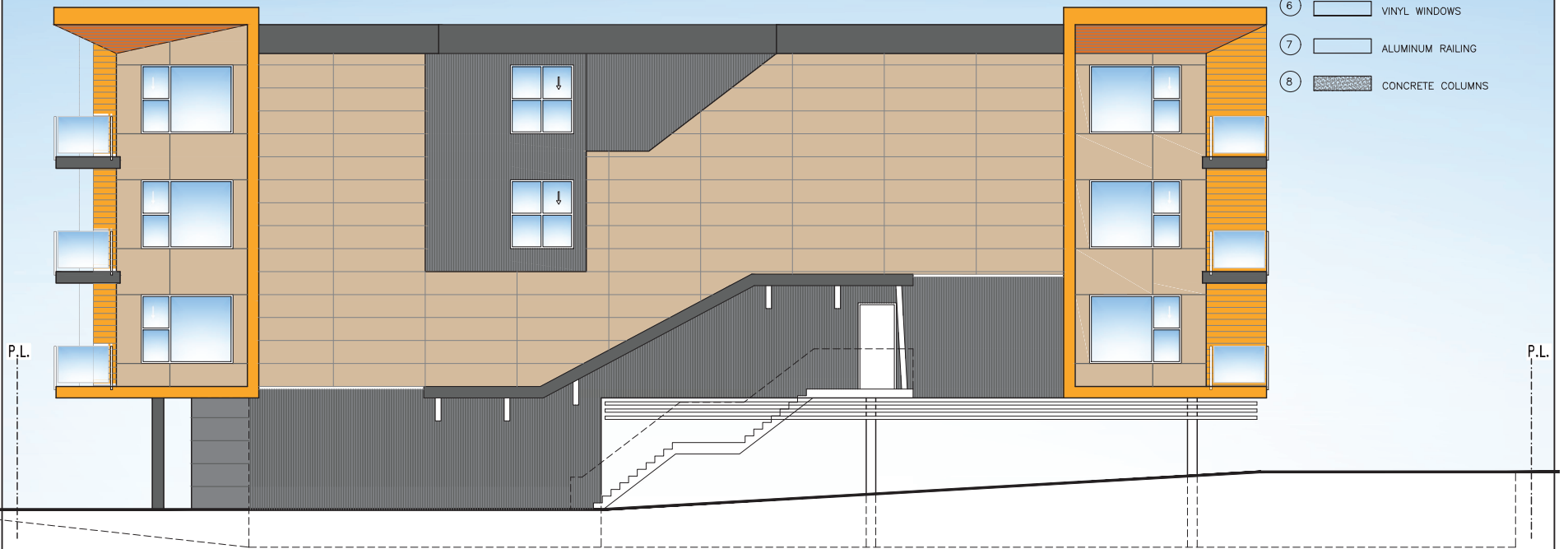
CLIENT
 Salvatore Albanese
 PROJECT NO.
 2860

SHEET TITLE
 SOUTH ELEVATION

SHEET NO.
A3.1
 REVISION

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
①		HARDIPANEL 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		HARDIPANEL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOUR # 1582 Deep River
⑤		2"x4" WOOD TRIMS
⑥		VINYL WINDOWS
⑦		ALUMINUM RAILING
⑧		CONCRETE COLUMNS



NORTH ELEVATIONS

NOTES

1. This drawing is an "EXERCISE OF COURTESY" to the project and does not constitute a contract. It is not to be used for construction purposes without the written consent of the architect. It is the responsibility of the client to ensure that all necessary permits are obtained and that the construction is in accordance with the applicable laws and regulations. The architect is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom.

NO.	DATE	REVISIONS



D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
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DARYOUSH FIRDOUZI ARCHITECTURE INC.

PRELIMINARY

SEAL

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SCALE

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DATE 9 SEPT 19

PROJECT

145 STEWART AVENUE,
NANAIMO, BC

CLIENT

Salvatore Albanese

PROJECT NO.

2860

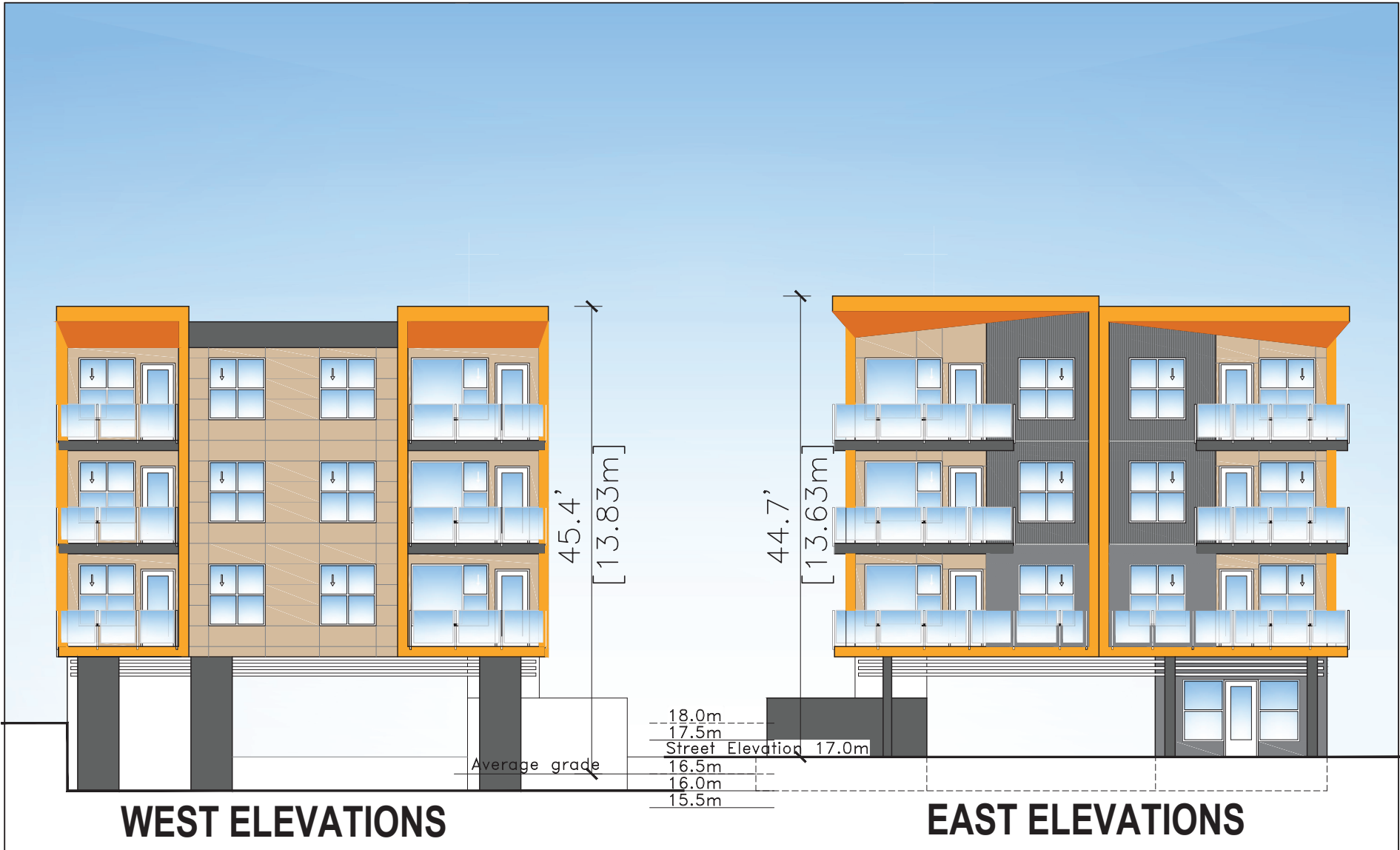
SHEET TITLE

NORTH ELEVATION

SHEET NO.

A3.2

REVISION



WEST ELEVATIONS

EAST ELEVATIONS

NOTES:

1. This drawing is an architectural rendering of a proposed project and is not intended to be used for any other purpose. It is not a contract document and should not be used to make any decisions regarding the project. It is subject to change without notice.
2. All dimensions are in meters unless otherwise specified.
3. All elevations are based on the average grade shown on the site plan.
4. All materials and finishes are subject to change without notice.
5. All construction shall be in accordance with the applicable building codes and standards.
6. All construction shall be in accordance with the applicable zoning bylaws.
7. All construction shall be in accordance with the applicable fire codes.
8. All construction shall be in accordance with the applicable health and safety regulations.
9. All construction shall be in accordance with the applicable environmental regulations.
10. All construction shall be in accordance with the applicable accessibility standards.

NO.	DATE	REVISIONS



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 2019-NOV-07
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SCALE
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DRAWN

CHECKED

DATE
 9 SEPT 19

PROJECT

145 STEWART AVENUE,
 NANAIMO, BC

CLIENT

Salvatore Albanese

PROJECT NO.
 2860

SHEET TITLE

EAST & WEST
 ELEVATIONS

SHEET NO.

A3.3

REVISION

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D-ARCHITECTURE
5377 GARBE DRIVE, NANAIMO, BC V9V 1M4
T: 250-932-1991, E: FIRDUZLI@D-NAW.CA
DARYOUSH FIRDUZLI ARCHITECTURE INC.

145 STEWART AVENUE,
NANAIMO, BC



D-ARCHITECTURE
5377 GARIBO DRIVE, NANAIMO, BC V9V 1M4
T: 250-932-1991, E: FIROUZLI@D-ARCH.COM
DARYOUSH FIROUZLI ARCHITECTURE INC.

145 STEWART AVENUE,
NANAIMO, BC



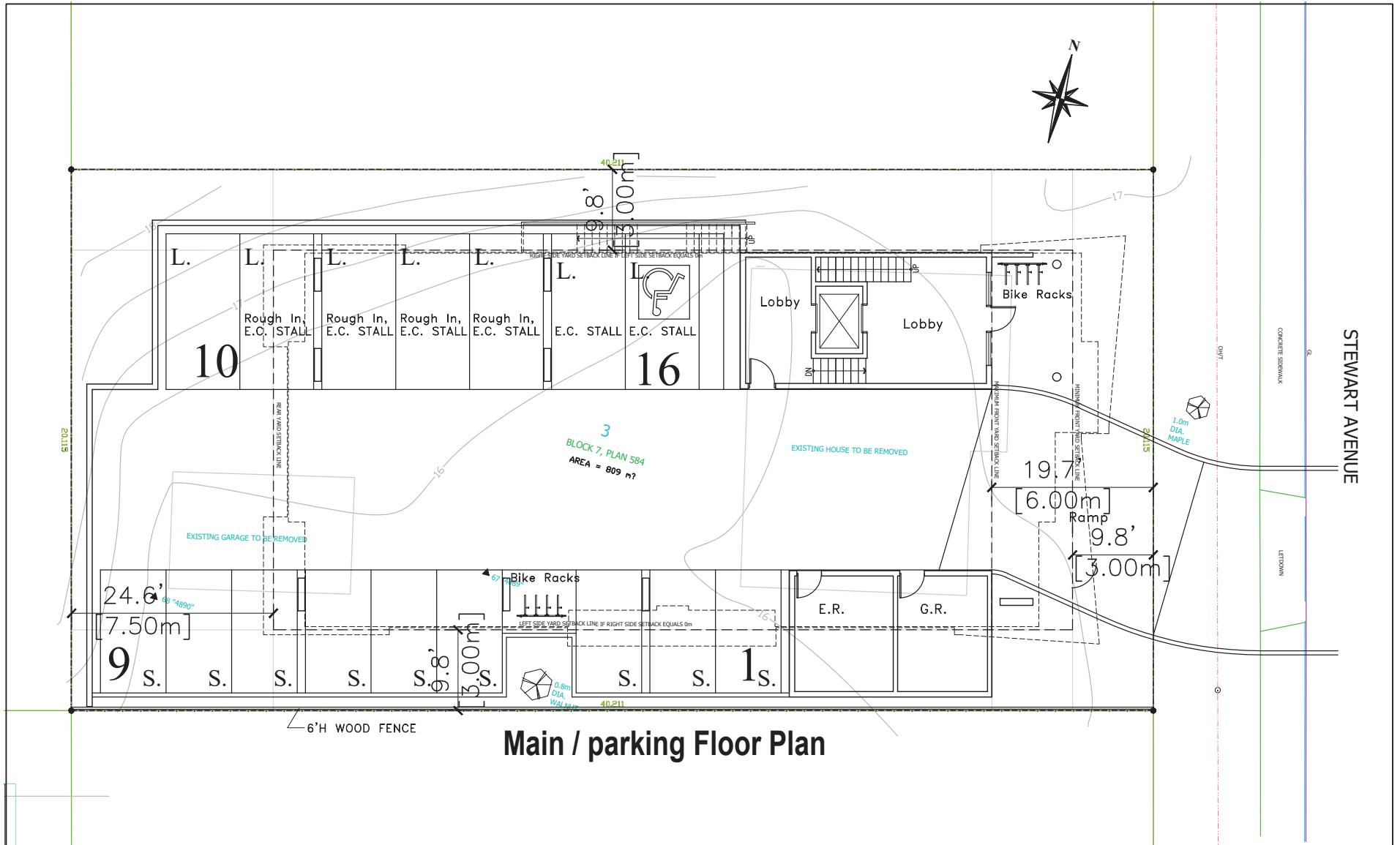
D-ARCHITECTURE
5377 GARBE DRIVE, NANAIMO, BC V9V 1N4
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145 STEWART AVENUE,
NANAIMO, BC



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DARYOUSH FIRUZLI ARCHITECTURE INC.

145 STEWART AVENUE,
NANAIMO, BC



NOTE:
This drawing is an "As-Noted" of services to the property.
It is not intended to be used for any other purpose.
The client is responsible for providing accurate information.
The architect is not responsible for any errors or omissions.
The architect is not responsible for any construction costs.
The architect is not responsible for any permits or approvals.
The architect is not responsible for any utility lines or easements.
The architect is not responsible for any existing structures or conditions.
The architect is not responsible for any future changes or modifications.
The architect is not responsible for any site conditions or access.
The architect is not responsible for any site work or construction.

NO.	DATE	REVISIONS



PRELIMINARY

D-ARCHITECTURE
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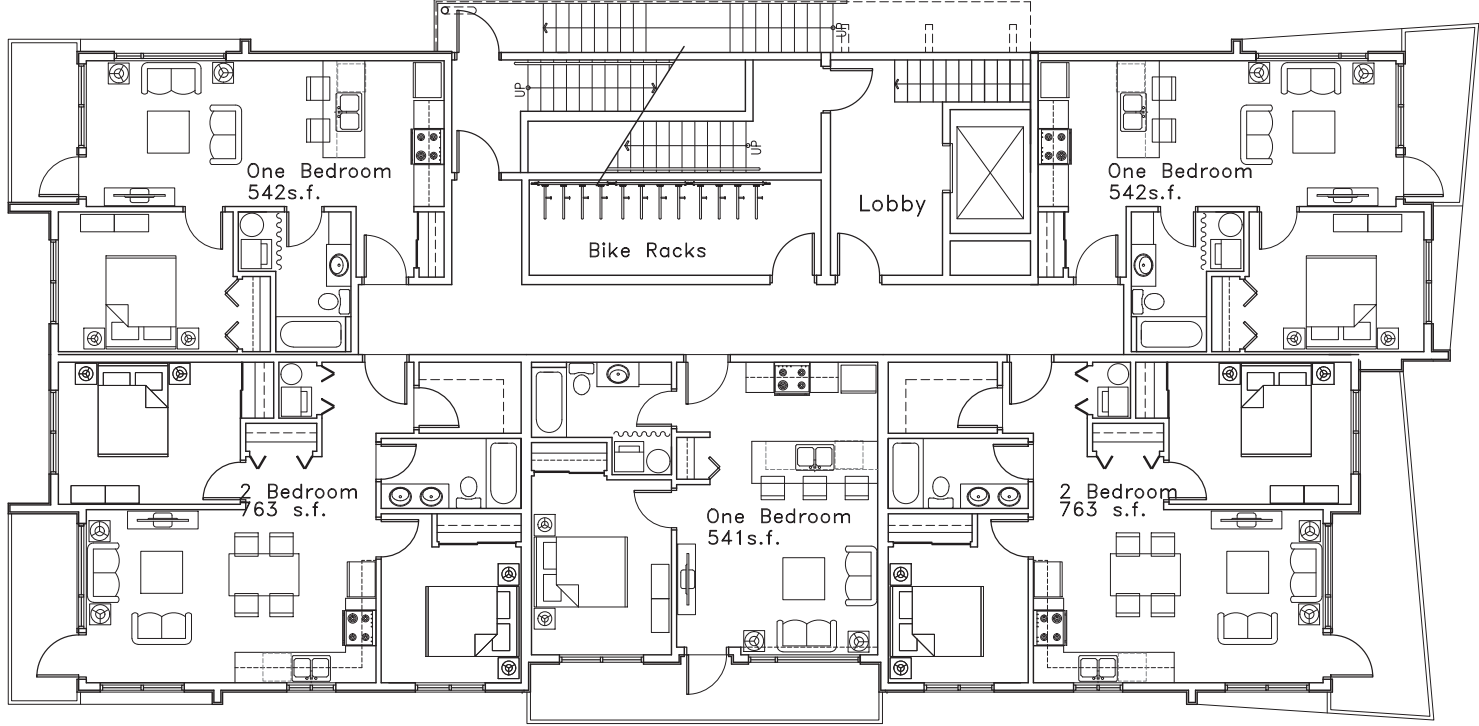
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CHECKED	—
DATE	9 SEPT 19

PROJECT	145 STEWART AVENUE, NANAIMO, BC
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CLIENT	Salvatore Albanese
PROJECT NO.	2860

SHEET TITLE	SITE PLAN/PARKING
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SHEET NO.	A1.1
REVISION	—



First Floor Plan

NOTE:
 This drawing is an instrument of service to the property of the client. It is the property of the client and shall remain the property of the client. It is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in this drawing. The client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The architect is not responsible for any construction or other work that may be required to implement the design shown in this drawing. The architect is not responsible for any construction or other work that may be required to implement the design shown in this drawing.

NO.	DATE	REVISIONS



D-ARCHITECTURE
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PRELIMINARY

SCALE

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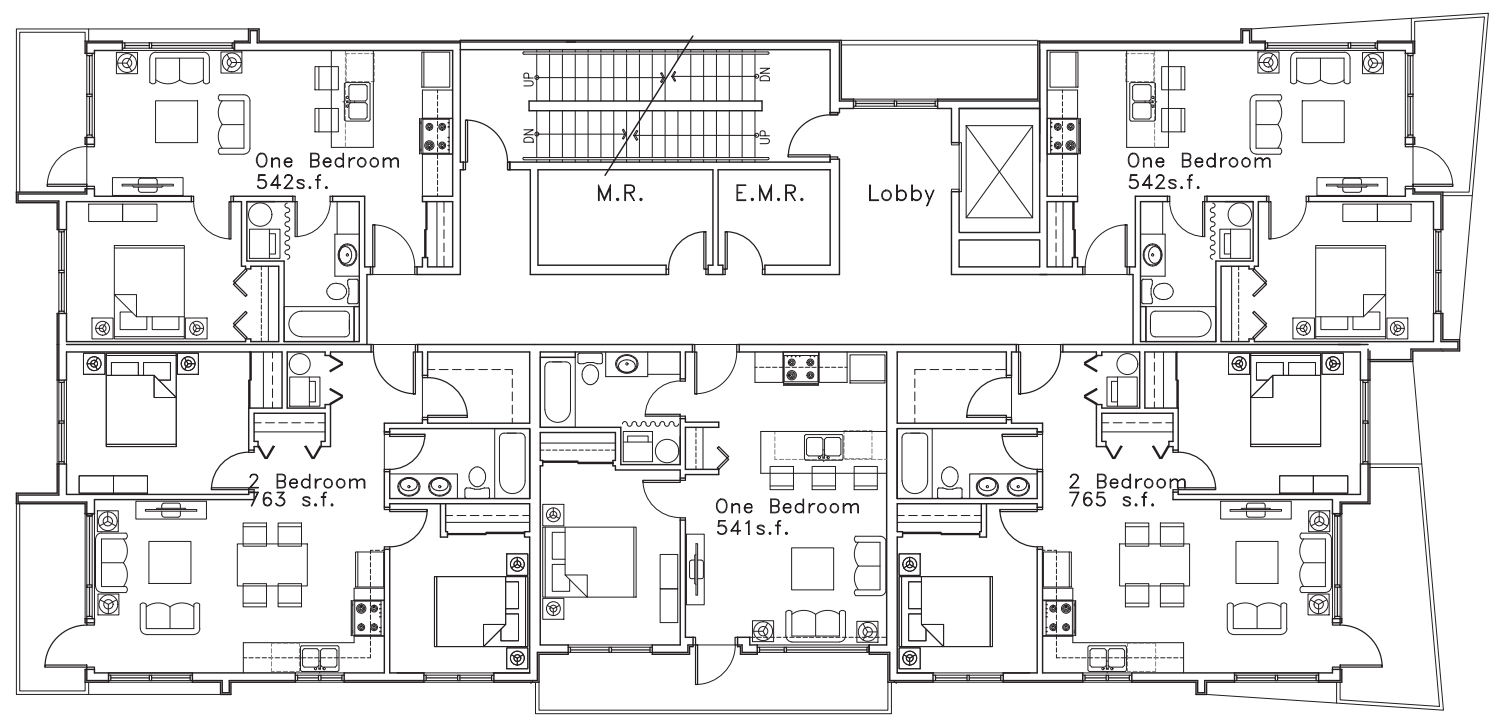
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 DATE
 9 SEPT 19

PROJECT
 145 STEWART AVENUE,
 NANAIMO, BC

CLIENT
 Salvatore Albanese
 PROJECT NO.
 2860

SHEET TITLE
 FIRST FLOOR PLAN

SHEET NO.
A2.1
 REVISION



Second Floor Plan

NOTE:
 This drawing is an indication of services to the property.
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 of the information provided in this drawing. The architect
 shall not be responsible for any errors or omissions in
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 any construction or other work that is not shown
 on this drawing. The architect shall not be responsible
 for any construction or other work that is not shown
 on this drawing. The architect shall not be responsible
 for any construction or other work that is not shown
 on this drawing.

NO.	DATE	REVISIONS



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 DARYDOUSH FIRDOUZI ARCHITECTURE INC.

SCALE

CONSULTANT LOG

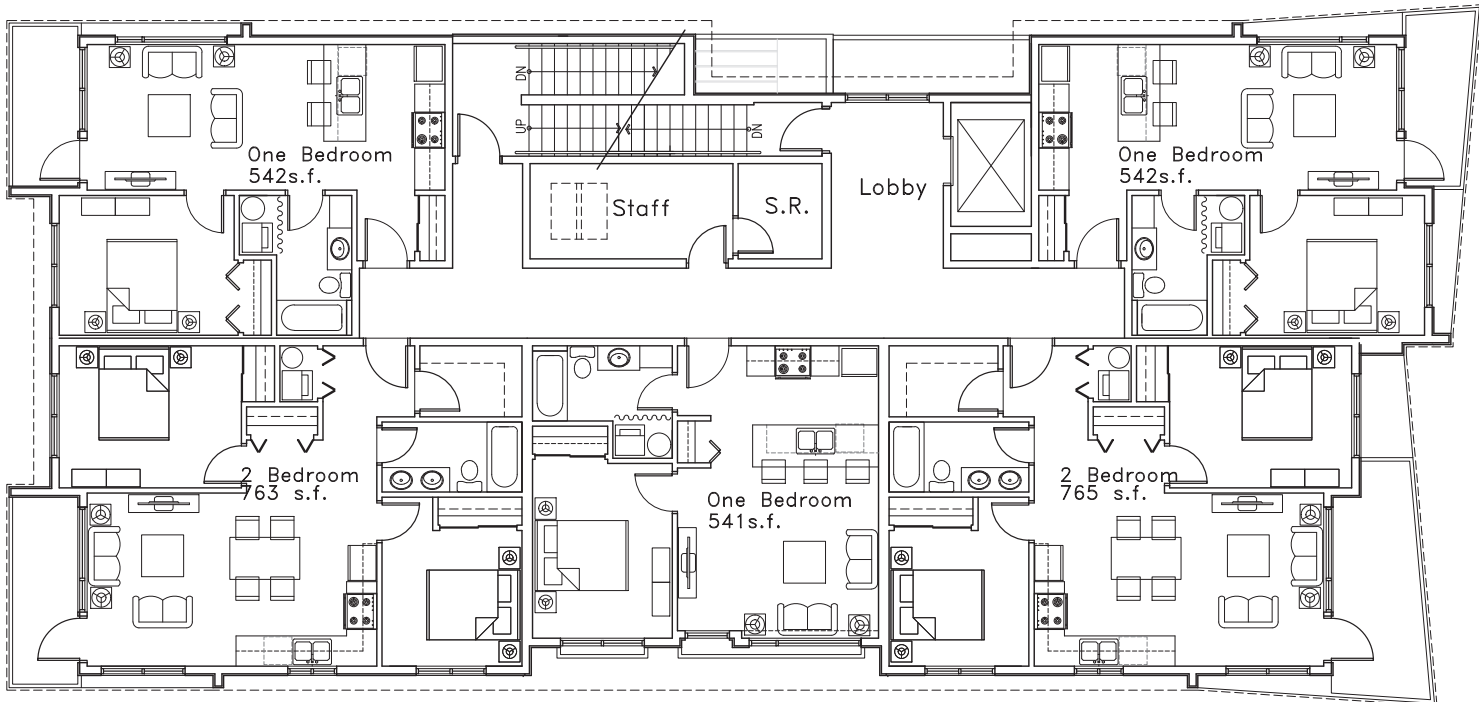
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 DRAWN
 CHECKED
 DATE
 9 SEPT 19

PROJECT
 145 STEWART AVENUE,
 NANAIMO, BC

CLIENT
 Salvatore Albanese
 PROJECT NO.
 2860

SHEET TITLE
 SECOND FLOOR PLAN

SHEET NO.
A2.2
 REVISION



Third Floor Plan

NOTE:
 This drawing is an indication of service to the property.
 It is not intended to be used for construction purposes.
 It is the responsibility of the contractor to verify the
 accuracy of the information shown on this drawing.
 The architect is not responsible for the accuracy of the
 information shown on this drawing.

NO.	DATE	REVISIONS



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PRELIMINARY

SCALE

CONCLUSIVE LOGO

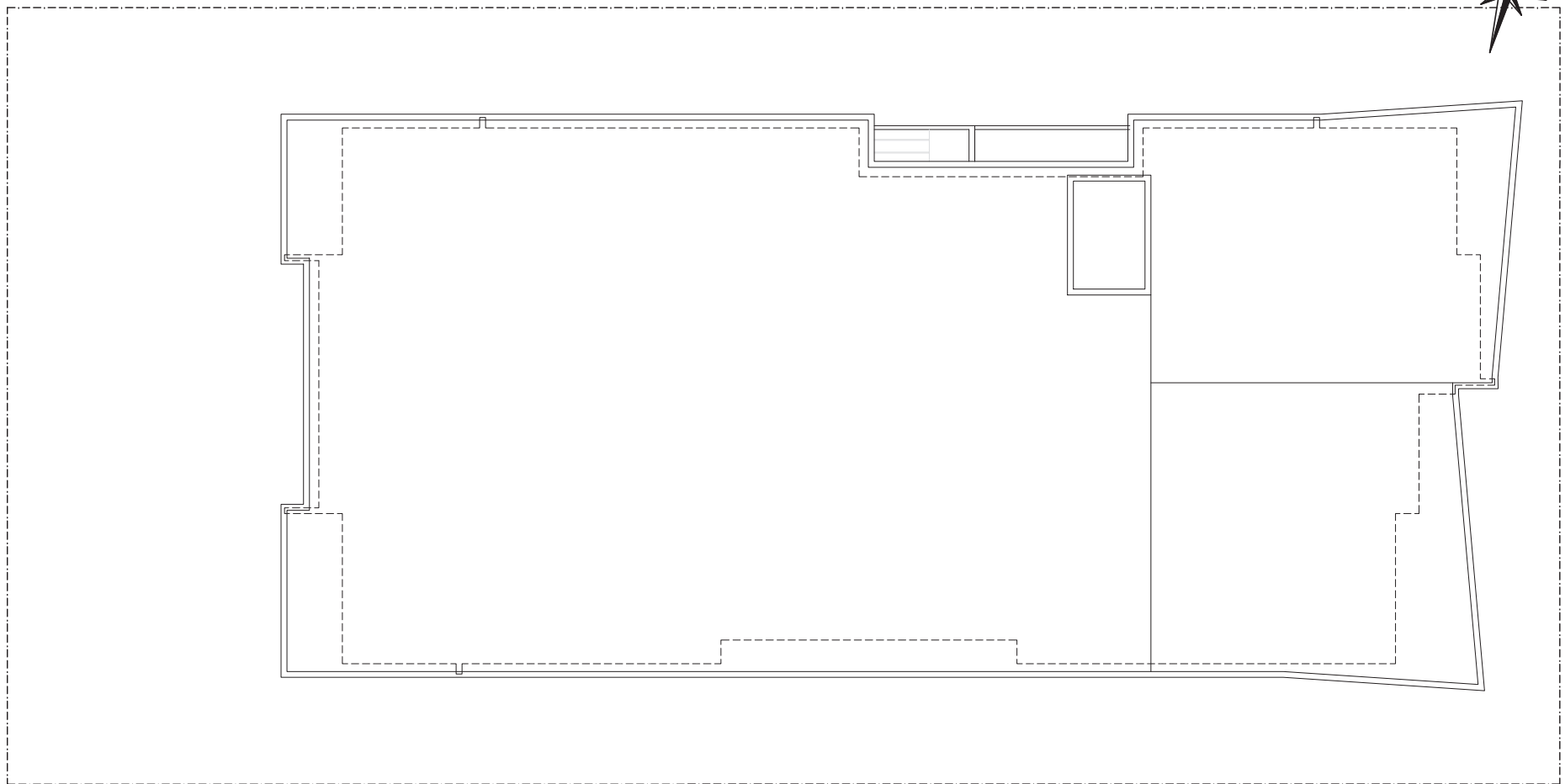
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 DATE
 9 SEPT 19

PROJECT
 145 STEWART AVENUE,
 NANAIMO, BC

CLIENT
 Salvatore Albanese
 PROJECT NO.
 2860

SHEET TITLE
 THIRD FLOOR PLAN

SHEET NO.
A2.3
 REVISION



ROOF PLAN

NOTE
 This drawing is an electronic file created by the printer of the original drawing. It is not a physical drawing and should not be used for construction purposes. All dimensions and notes are subject to change without notice. The user of this drawing is responsible for verifying all dimensions and notes against the original drawing and any other relevant documents. The user of this drawing is also responsible for obtaining all necessary permits and approvals for the project. The user of this drawing is also responsible for ensuring that all work is done in accordance with all applicable codes and standards. The user of this drawing is also responsible for ensuring that all work is done in a safe and sound manner. The user of this drawing is also responsible for ensuring that all work is done in a timely and efficient manner. The user of this drawing is also responsible for ensuring that all work is done in a professional and ethical manner. The user of this drawing is also responsible for ensuring that all work is done in a manner that is consistent with the highest standards of the profession. The user of this drawing is also responsible for ensuring that all work is done in a manner that is consistent with the highest standards of the industry. The user of this drawing is also responsible for ensuring that all work is done in a manner that is consistent with the highest standards of the community. The user of this drawing is also responsible for ensuring that all work is done in a manner that is consistent with the highest standards of the world.

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PRELIMINARY
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SCALE

CONSULTANT LOGO

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 DATE
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PROJECT
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 PROJECT NO.
 2860

SHEET TITLE
 ROOF PLAN

SHEET NO.
A2.4
 REVISION



Design Rationale - 145 Stewart Avenue.

Date: August 22, 2019

To: City of Nanaimo, Development Services

Re: Proposed Multi-family Project at 145 Stewart Avenue - Landscape Design Rationale

This *soft landscape* design rationale is for a proposed multi-family residential development at the above-noted address. The landscape architect's role in this project is limited to soft landscape (planting) design. Site hardscape and 'sustainability' are by the architect, assisted by the civil consultants.

The site features a prominent, mature bronze-leaved Norway maple to be retained if acceptable to the City of Nanaimo (in the Stewart Ave R.O.W.)

Landscape Form and Character

The landscape is pleasant and functional - providing a scented pedestrian way through the use of roses - as one of the principle buffering/screening plants along the north PL.

Landscape Design Rationale

There are 4 separate planting areas

1. At the street the landscape is low ground cover - planting under a mature established tree; and clear site lines are required out of the curving parkade ramp.
2. The existing walnut near the south PL is proposed to be retained and would have (as above) groundcover under it - to avoid excess excavating under the tree.
3. The western edge of the site would feature vegetated screening of the abutting property's parkade ramp, and as slope erosion control.
4. The north PL provides space for a robust screen planting including trees roses and ornamental broad-leaf evergreens.

Sustainability Plantings will be drought resistant following an establishment period.

Sincerely;

JPH Consultants

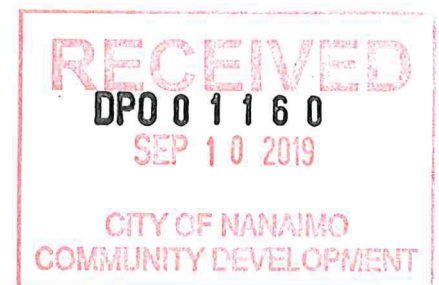
J. Patrick (Pat) Harrison, Registered Landscape Architect

JPH Consultants

434 Milton Street, Nanaimo, BC V9R 2L1

Phone: 250.754.5857

pat@jphconsultants.ca





Site distance limited by driveway/existing tree
 Limited planting depth under existing maple
 #2 'Coral Beauty' cotoneaster @ 60cm OC

Fastigiate (narrow space) trees
 #20 'Slender Silhouette' sweet gum @ 5m OC

Slope/screen/ornamental shrubs
 #3 Hardy shrub rose @ 1m OC

Slope Planting
 #3 Pfitzer Juniper @ 1.2m OC

Draping winter colour
 #3 Winter jasmine @ 1.2m OC

Narrow space conifer
 2.5m Serbian spruce

Existing Walnut
 TO REMAIN (?)

6'H WOOD FENCE

145 Stewart Avenue Landscape Plan

Revisions		
Date	Details	Int.
31/10/19	DPA - adjust to Csh input	JPH
21/08/19	DPA - for review	JPH
29/05/19	pre-application mtg	JPH

RECEIVED
DP1160
2019-OCT-31
 Current Planning



JPH Consultants Inc.
 434 18th Street, Winnipeg, MB R2P 1K1
 Phone: 204-754-5557, Cell: 204-714-8886

Project: 19 - 145 Stewart
 Date: 29/05/19
 Drawn: JPH Checked: DFA
 Scale: 1:150
 Sheet: DPA-1 of 1



Reference: 2860

September 10, 2019

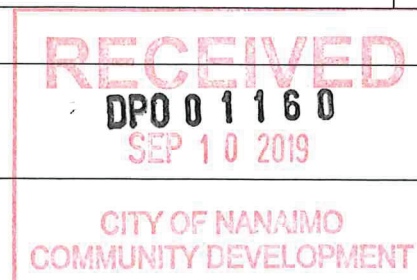
Dear Mr. Caleb Horn
Development Planner
Community Development

145 Stewart Avenue, 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
C	The Proposed Development is Located within 200m of a park or trail network.	1
D	The proposed building is located within 400m of the following: <ul style="list-style-type: none">- Retail Store (86 & 76 Stewart Ave.)- Daycare facility- Nanaimo Regional District transit bus stop(Stewart Ave.)- PRC zoned property (51 Barsby Ave.)- CS-1 zoned property (261 Terminal Ave.)	5
E	The Proposed development will add <ul style="list-style-type: none">- Public Art (proposal to be submit)	1
	Total	10



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

	Amenity	Points
D	The Subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and protection of trees Bylaw.	2
E	The Proposed development includes Street Trees, Yes	1
F	After re-planting, 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 plants, trees, animal habitat or other natural features on the site.	1
	Total	10

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

	Amenity	Points
D	The parking area 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	2

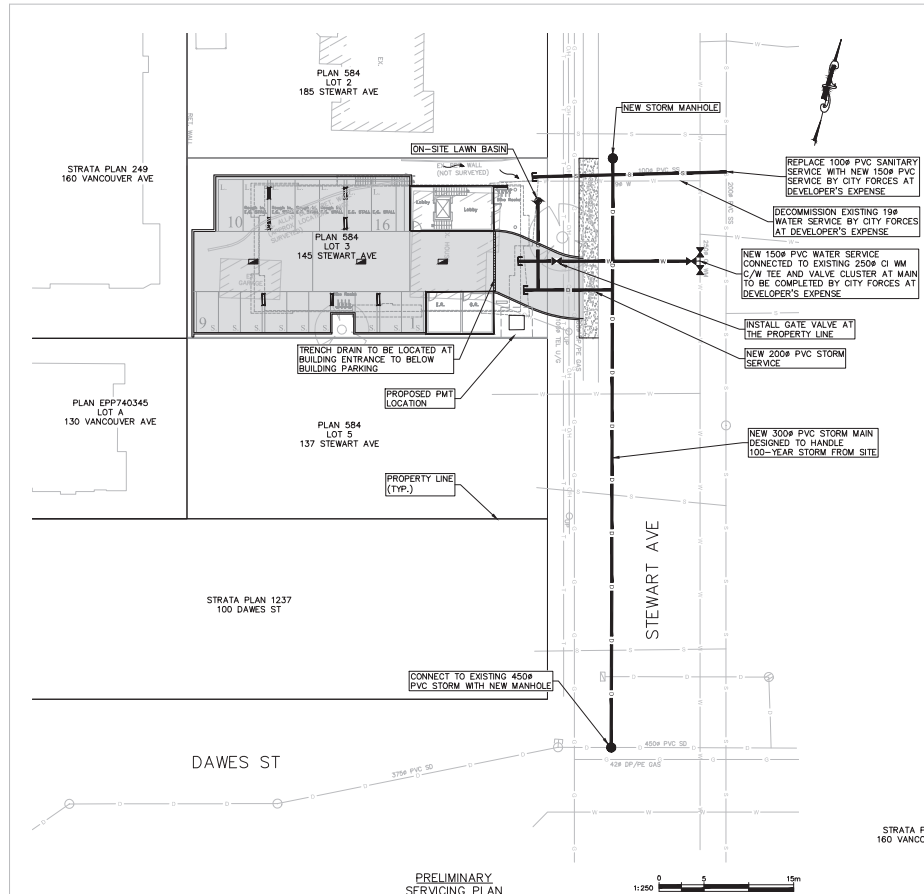
	bicycle or electric scooter, or a designated motorcycle parking space to accommodate, a) multiple family residential development: 1 motorized Scooter or motorcycle space per 15 dwelling units	
H	Parking does not exceed minimum parking requirements within the City's Development parking Regulations Bylaw.	2
I	The development includes signage regarding the sustainable transportation alternatives available on site or within the immediate area.	1
	Total	10

Please feel free to contact if there is any question

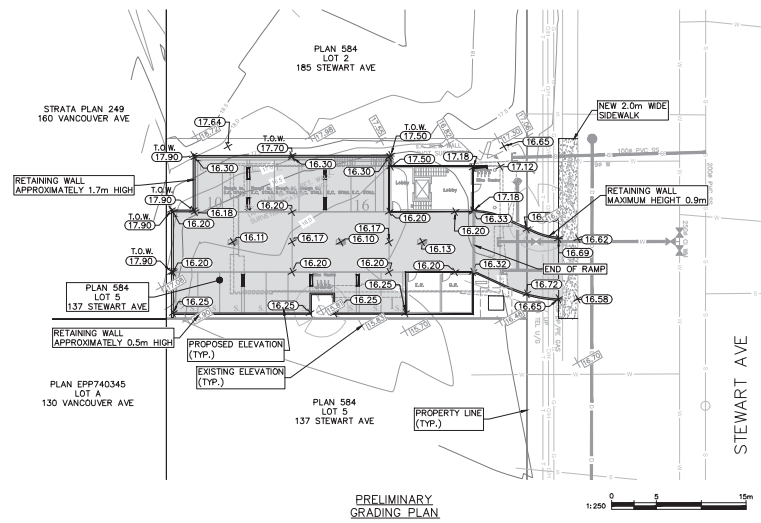
Sincerely,



Daryoush Firouzli
Architect AIBC, RAIC, AIA, MArch



LEGEND							
EXISTING		PROPOSED		EXISTING		PROPOSED	
LAMP STANDARD	LS	LS	CLEANOUT	CO	WATER	W	W
UTILITY POLE	UP	UP	CATCHBASIN	CB	SANITARY	S	S
U/G HYDRO/TEL/CABLE	H/C	H/C	ROUND CATCHBASIN	RCB	STORM	ST	ST
JUNCTION BOX	JB	JB	MANHOLE	M	WATER METER	WM	WM
GAS	G	G	INSPECTION CHAMBER	IC	FLUSHOUT	FO	FO
FENCE	F	F	MOUNTABLE CURB & GUTTER	MC	GATE VALVE	GV	GV
ELEVATION	E	E	NON-MOUNT. CURB & GUTTER	NMC	REDUCER	R	R
EDGE ASPHALT	EA	EA	ASPHALT CURB	AC	FIRE HYDRANT	FH	FH
ASPHALT REMOVAL	AR	AR	TOP OF BANK/BOTTOM OF BANK	TB/BK	AIR RELEASE VALVE	ARV	ARV
PROPOSED ASPHALT	PA	PA	CULVERT OUTLET	CO	DTON	DT	DT
PROPOSED CONCRETE	PC	PC	CULVERT HEADWALL	CH	CENTERLINE ALIGNMENT	CLA	CLA



CLIENT
Salvatore Albanese

145 STEWART AVE
MULTI-FAMILY DEVELOPMENT

NANAIMO, BC

DRAWING TITLE:
PRELIMINARY SERVICING &
GRADING PLAN

CASCARA
CONSULTING ENGINEERS LIMITED
#206-335 WESLEY STREET NANAIMO, BC V9R 2T5
TEL: 250.591.7364 EMAIL: info@cascara.ca

DESIGN BY: KMD	CHECKED BY:
DRAWN BY: ZY	APPROVED BY:
SCALE:	HORIZ: SHOWN VERT: N/A
DATE: 15AUG2019	SHEET: 1 OF 2
ENG. FILE NUMBER:	PROJECT NUMBER: 1074-003
DRAWING NUMBER: SK1	REV: A

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KMD:ZYM

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001160

Legend

 Subject Property