

RAYMOND de BEELD ARCHITECT Inc.

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Nov 28, 2019

1421 Princess Royal Road – Development Permit Design Rationale

Project

16 unit affordable market rental (strata) project with underground parking and landscaped podium.

Background

Development providing quality rental accommodation adjacent to Terminal Park service center. Urban sustainability provided with densification from 1 unit to 16 adjacent to urban node. Efficient and contemporary interpretation of adjacent box styled apartments and new home on block.

Site Layout

Building layout on site dictated by parking and building access of slopes site. Building setback from street similar to South apartment building and providing more spatial separation from West apartment building. All units oriented to views of Departure Bay.

Pedestrian Circulation

Accessible main building entrance at high side of street. Entrance canopy provided to demarcate building entrance to mid point of building to allow efficient interior circulation. Main entry forecourt provided with seating for socialization and street interaction. Second exit provided thru recreation area on podium with access to lane.

Vehicle Circulation

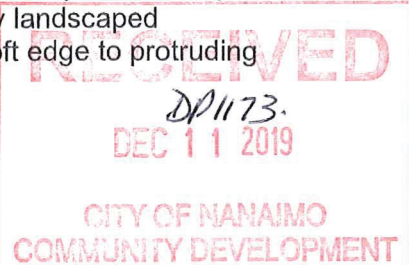
Due to small lot and sloping site, parkade entrance located on low side of site. Parkade entry recessed to provide two way access for portion of one way lane. Boulevard defined and landscaped with sidewalk and two stalls suitable for visitor/ loading/ moving access.

Parking

Provided underground and primarily out of site except for vehicular entry which becomes a feature element at the intersection of the street and lane. Vehicle and bicycle parking is secure via ventilated overhead door. Bus service provided nearby on Estevan, Island Highway and Stewart Avenue.

Form

Generated by the small sloped site, parking access, and simplicity of structure above grade. Large balconies for outdoor living area partially covered for weather protection without limiting interior daylight penetration. Sides of balconies screened with translucent glass for privacy and visual delight, with a portion of the balconies projecting further to adding facade variety while providing greater privacy between adjoining decks. Street facade features boxed out windows for variety over a simple efficient rectangular form. Ground oriented units provided with large patios. Fully landscaped boulevard, street trees, and landscaped planters along podium edge provide a soft edge to protruding



parkade and suite privacy from street/ lane. The roof projection, fascia, and soffit treatment takes cues from the new house down the street. Elevator and roof top equipment provided for screening and identification of side entry from upland view points.

Material & Colour

Contemporary material and neutral colour pallet with coloured accents visible both day and night. The colour scheme is neutral greys with coloured glass vertical balcony partitions acting as the highlight since the most varied articulation is from an angled view from the street. The grey colours derived from the coal mining/ dynamite plant history of the neighbourhood, while the coloured glass echo contemporary blasting cords. Stairway glazing provides interior daylight and visual facade variety taking cues from stained glass windows of nearby churches. Balcony guardrails powder coated aluminum pickets (possibly clear tempered glass depending on budget). Fiber cement panel cladding with matching coloured metal trims. Fir veneer soffits/ balcony beams/ balcony columns.

Exterior Lighting

Step lights along south and west retaining walls. Pedestrian and vehicle canopy uplighting. Down lighting on balconies to highlight coloured glass fin walls.

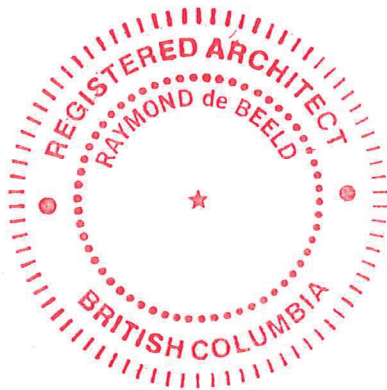
Utilities/ Garbage/ Recycling

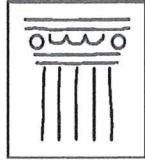
Building services located underground and close to City connections to reduce service length. To maximize parking and security, garbage/ recycling provided under ground

Key Features

Landscaped podium for storm water management, recreation, and habitat. Contemporary small scaled apartment infill within mixed use/ multi- aged neighbourhood.

Raymond de Beeld, Architect AIBC





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1421 Princess Royal Road – Development Permit Variance Rationale

Building Setbacks:

- **Requirement:**
 - Building: Front 6.0m; Side 3.0m; Rear 10.5m.
 - Underground Parking (< 0.8m above finished grade): Front 1.8m; Side 0.0m; Rear 0.0m
- **Provided:**
 - Front (East Bldg) 4.76m, a variance of 1.24m.
 - Front (East Garage above) 1.56, a variance of 4.44m (portion where >0.8m height).
 - Front (East Garage below) 1.56, a variance of 0.24m (portion where <0.8m height).
 - Side (North Bldg) 8.33m, no variance.
 - Side (North Garage) 0.46m, a variance of 5.54m (portion where >0.8m height).
 - Side (South Bldg) 3.0m, no variance.
 - Side (South Garage) 3.0m, no variance.
 - Rear (West) 7.38m, a variance of 3.12m.
- **Rationale:**
 - R8 zone that envisioned setbacks for larger lots.
 - Most of the garage structure is underground with a localized depression for vehicle and pedestrian entries. 83% of the parking structure is below 0.8m above finished grade.
 - Exposed portion of garage above grade is vegetated.
 - Steep slope of site and existing grades of the street and lane.
 - Provide an accessible (handicapped) design for main entry to building.

Parking:

- **Requirement:**
 - Stalls 23.
 - Small cars 8 (40%)
 - Visitor 1 (1/22).
- **Provided:**
 - Stalls 22; a variance of 1.
 - Visitor: 11 (50%), a variance of 3 stalls (10%).
 - Visitor: 0, a variance of 1 stall (2 stalls if 23 stalls required).
- **Rationale:**
 - No variance for stalls required if driveway directly accessed off street. However lane access provides a better streetscape and is supported by design guidelines.
 - A property line adjustment is proposed to allow 2 way lane to avoid short cutting access in

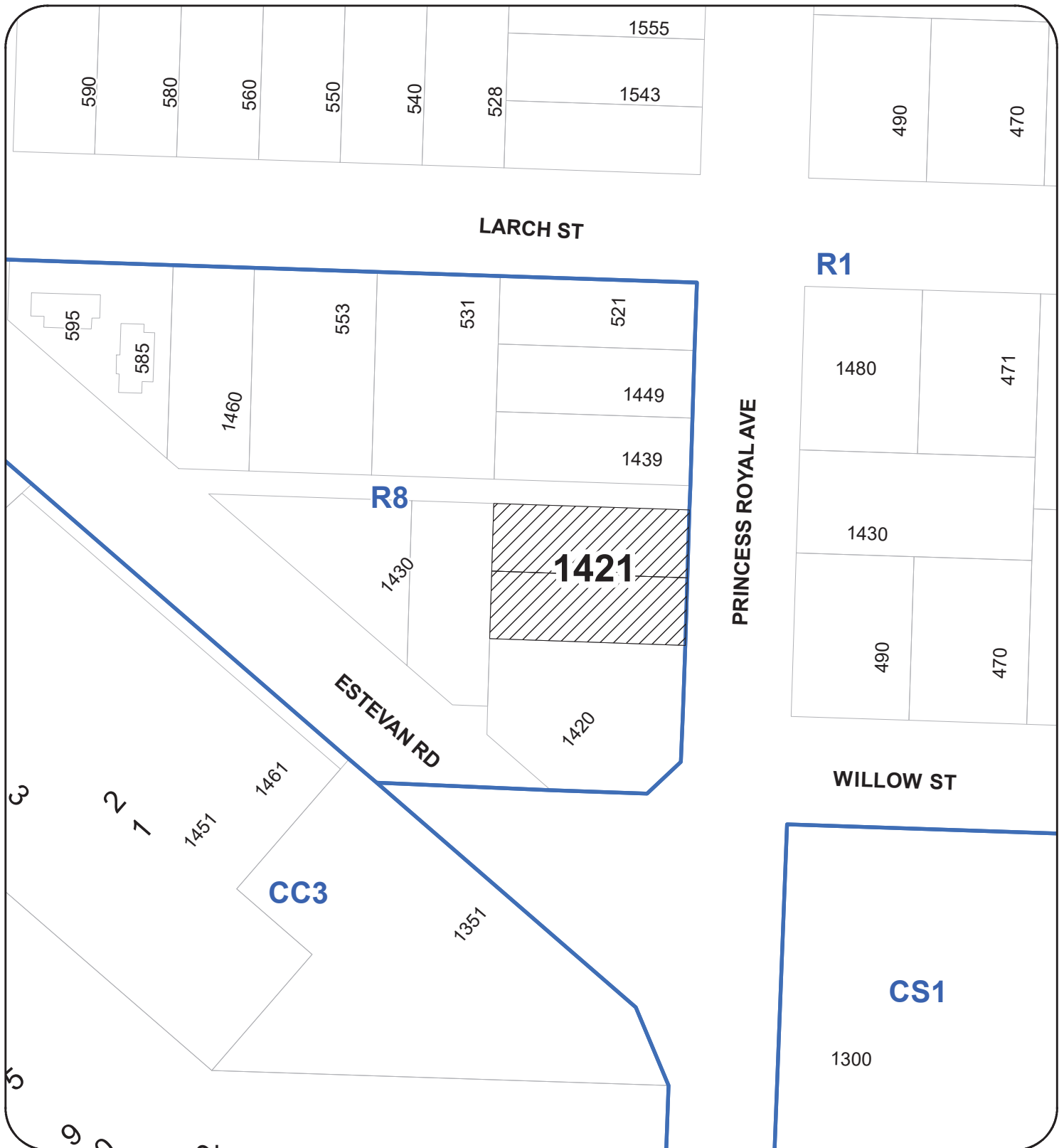
the wrong direction.

- Two offsite visitor/ loading stalls provided on street.
- Greater number of secured covered bike stalls provided.

Raymond de Beeld, Architect AIBC



LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001173

LOCATION PLAN

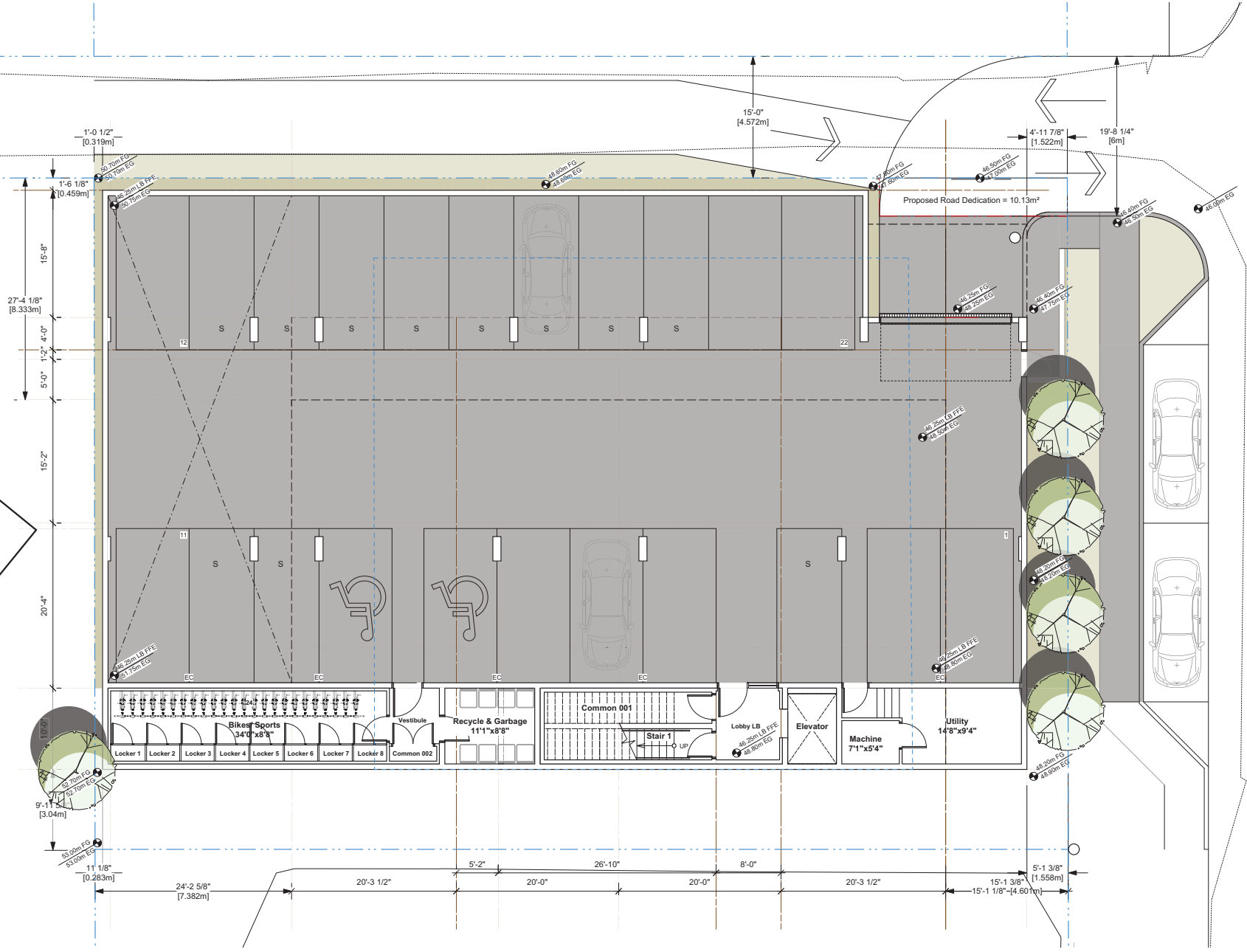
Civic: 1421 PRINCESS ROYAL AVENUE

Legal: LOT 2, BLOCK 8, NEWCASTLE RESERVE, SECTION 1
NANAIMO DISTRICT, PLAN 1972 (P.I.D. 004-598-890) LOT 3
BLOCK 8, NEWCASTLE RESERVE, SECTION 1
NANAIMO DISTRICT, PLAN 1972 (P.I.D. 004-598-954)



SUBJECT PROPERTY

Project Description:		1421 Princess Royal Apartments					
Civic Address:		1421 Princess Royal Ave, Nanaimo, BC					
Legal Address:		Lots 7 & 8, Suburban Lot 32, Newcastle Townsite, Section 1, Nanaimo District, Plan 1501					
Zoning:		R8 (Medium Density Residential)					
		ft2	m2				
Property Area:		9,916	921.23				
Road Dedication		109	10.13				
Total		9,807	911.10				
Building Areas		Excl. FAR	Incl FAR			Excl Parking	
Floor	Units	Common	Common	Circulation	Parking	Total	Total
	ft2	ft2	ft2	ft2	ft2	ft2	m2
L4	2,994	0	48	624	0	3,666	340.6
L3	2,994	0	48	624	0	3,666	340.6
L2	2,994	0	48	624	0	3,666	340.6
L1	2,994	74	48	550	0	3,666	
LB	0	471	384	284	6,678	1,139	105.8
Total (GFA)	11,976	545	576	2,706	6,678	15,803	1,468.1
Total (excluding lobby, indoor parking, open decks, bikes, recreation storage, etc.)						15,258	1,417.5
% bldg area		75.8%	3.6%	17.1%			
Foot Print (excluding Front Porch)						3,666	340.6
Units		No.	Unit Area	Unit Area			
			ft2	m2			
Type A – 2 Bedroom		4	925	85.93			
Type B – 1 Bedroom		8	610	56.67			
Type C – 1 Bedroom + Den		4	849	78.87			
Total		16	11,976	1112.60			
Zoning Requirements		Required	Proposed				
Lot Coverage:		40%	37%	excluding parkade above 0.8m ht			
Floor Area Ratio: yes L4 Amenity & Unit D +(Tier 1)		1.25					
+ % u.g. parking x 0.25 Bonus		1.46		83%			
+ Tier 1 = 0.10 Bonus		1.56	1.56				
+ Tier 2 = 0.25 Bonus		1.81					
Bldg Front Setback (East Bldg)		6.0m	4.76m				
Bldg Front Setback (East Garage)		6.0m/ 1.8m	1.56	Most below ground			
Bldg Side Setback (North Bldg)		3.0m	8.33				
Bldg Side Setback (North Garage)		3.0m/ 0.0m	0.46	Most below ground			
Bldg Side Setback (South)		3.0m	3.00				
Bldg Rear Setback (West)		10.5m	7.38				
Building Height (Flat & Pitched)		14.0m	11.65	@ L1 residential corners (12.37 if garage entry incl.)			
Number of Storeys		4	4				
Parking – Vehicle		Required	Proposed				
Total Parking (1.62 for 2 bedrooms & 1.26 for 1 Bedroom)		22	22	Required 23 if 8 for 2 bed and 8 for 1 bed; Proposed 22 if driveway from street & not lane			
Parking – Vehicle Types:							
Standard car		N/A	9				
Small car (8' x15"): 40% max.		8	11	50%			
Designated Visitor (1/ 22 stalls)		1	0	Drop off and off street available on road			
Accessible (12'2"x19'0"): 21-100 = 2		2	2				
EV Parking Level 2 Charging (10% of required parking)		2	2				
EV Parking Level 2 rough-in, add 20% of req'd parking		4	4				
Parking – Bike/ Scooter Types							
Bike – Long Term Spaces (0.5 per dwelling unit)		8	14				
Bike – Short Term Spaces (0.1 per dwelling unit)		2	2				
Scooter – Secure Spaces		None	3				
Notes							
1) Site coverage excludes balconies & underground parking.							
2) Variances in RED							
3) FAR Bonuses Available: % under ground parking * 0.25 if roof of UG parking is <0.8m + Tier 1 0.1 + Tier 2 0.25.							



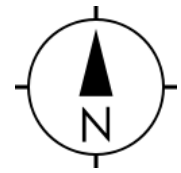
1 Site / LB Floor Plan
Scale: 3/16" = 1'0"



Princess Royal Apartments

1421 Princess Royal Ave., Nanaimo

Site / LB Floor Plan



Dec. 09, 2019

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City of Nanaimo

A1.1



1 North Elevation
Scale: 1/8" = 1'0"

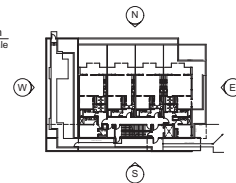


3 South Elevation
Scale: 1/8" = 1'0"

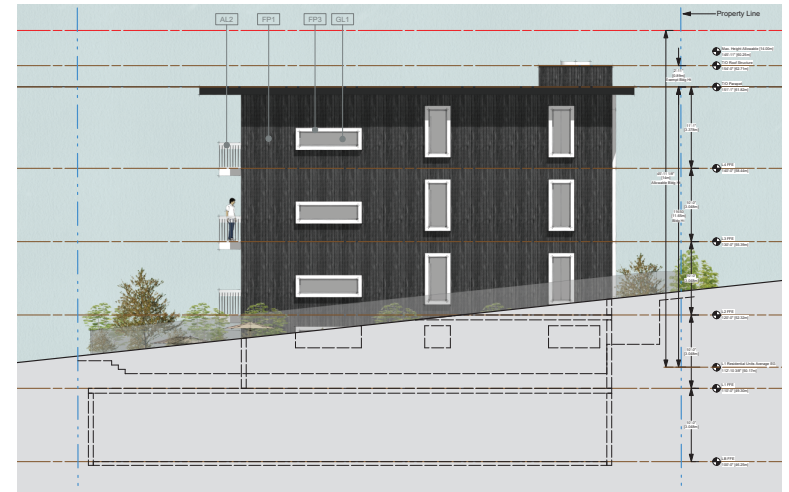
MATERIAL LEGEND:

AL1 - Aluminium Door System - Wood Clad	MT1 - Metal Flashing - Black
AL2 - Aluminium Pocket Railing - White	ST1 - Stone Cladding - Brown
C1 - Concrete Wall - Natural Stain	WD1 - Cedar Natural Column
C2 - Concrete Column - Natural Stain	WD2 - Cedar Natural Beam
FP1 - Fibre Cement Panel - Dark Grey (Vertical)	
FP2 - Fibre Cement Panel - Black	
FP3 - Fibre Cement Panel - White	
GL1 - Vinyl Window System	
GL2 - Vinyl Window System - Coloured Glass	
GL3 - Glass Fin - Coloured	

5 Key Plan
Not to scale



2 East Elevation
Scale: 1/8" = 1'0"



4 West Elevation
Scale: 1/8" = 1'0"



1 Drawing List 2019-12-06

Dwg. No.	Drawing Name
A0.0	Cover Sheet
A0.1	Project Data / Context
A0.2	Site Plan
A0.3	Perspectives 1
A0.4	Perspectives 2
A0.5	Area Calculations
A1.1	Site / L&P Floor Plan
A2.1	L&P Floor Plan
A6.1	Elevations

LANDSCAPE
1 Landscape Plan

2 Consultants List 2019-12-02

Owner:	Project Management:	Architect (CRP):	Civil:	Landscape:	Geotechnical:
Roche Lookout Holdings Inc. 2525 Bowen Road Nanaimo, B.C. V9T 3L2 Tony Harris Cell: 250-666-8669 Email: tony@tonyharris.com zaki@tonyharris.com	Satpur 3205 Ridgeway Place Nanaimo, B.C. V9R 7C7 Tel: 250-618-6814 Cell: 250-618-6814 Email: gnr@satpur.ca	Raymond de Beeld Architect Inc. 755 Terminal Ave. N Nanaimo, B.C. V9S 4K1 Tel: 250-754-2108 Fax: 250-754-2116 Raymond de Beeld Cell: 250-729-1349 Email: raymond@rdbarchitect.ca	Herold Engineering Ltd. 3701 Sheridan Road Nanaimo, B.C. V9S 2K2 George Harbort Tel: 250-751-8558 Email: gharbort@heroldengineering.com	Kate Stefuk Studio 1070 Nelson Street Nanaimo, B.C. V9S 2K2 Kate Stefuk Cell: 250-753-9093 Email: kate.stefuk@gmail.com	Levkovich Geotechnical Engineering Ltd. Suites A and 2C 2569 Kenworth Road, Nanaimo, B.C. V9T 3M4 Steve Blaney Tel: 250-756-0305 Fax: 250-756-3831 Email: sblaney@lewkovich.com

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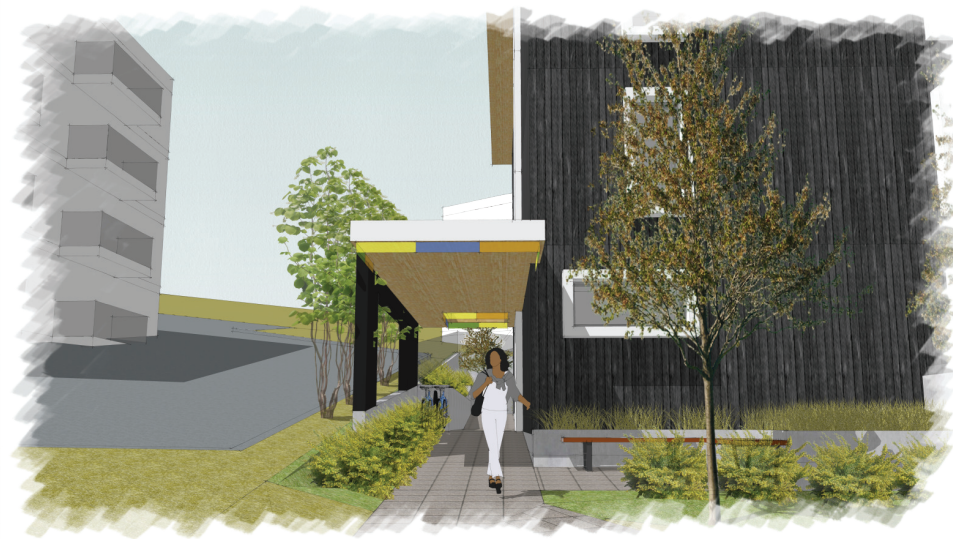
1 NE Perspective



2 NW Perspective



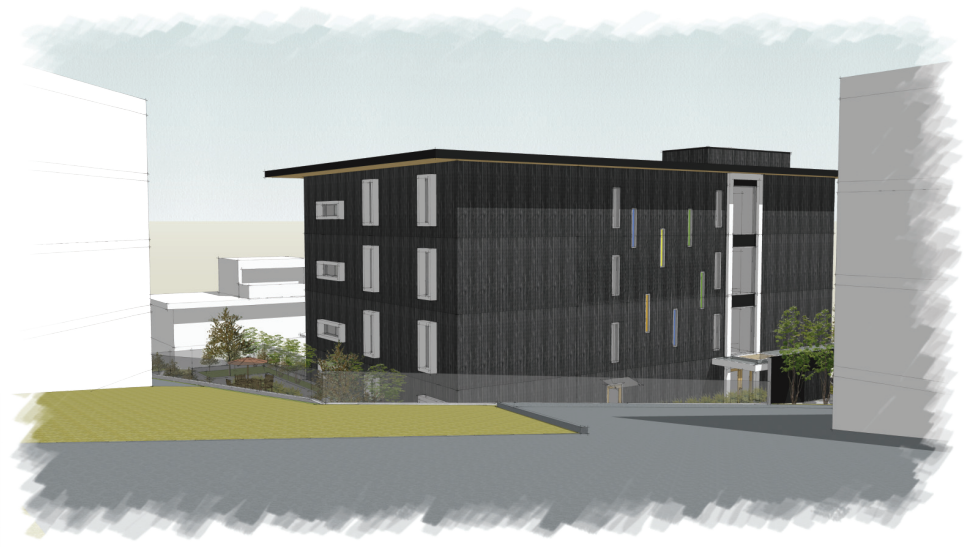
3 Main Entry (from Princess Royal Ave.)



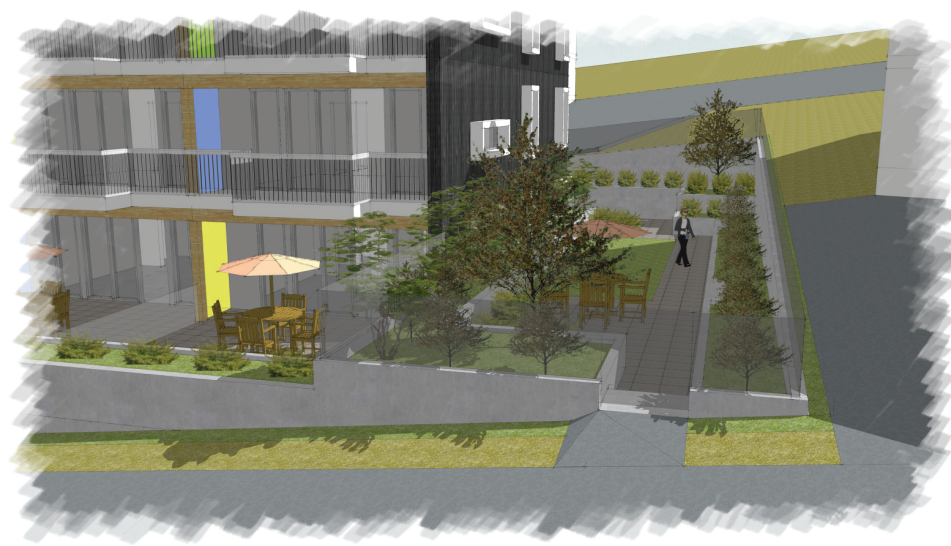
4 Main Entry (Close)



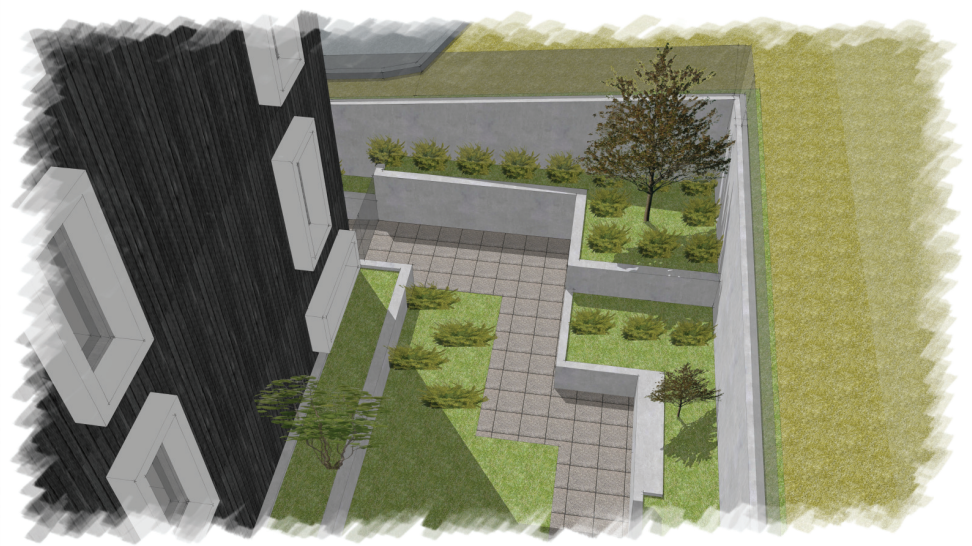
1 NE Perspective from Princess Royal Ave.



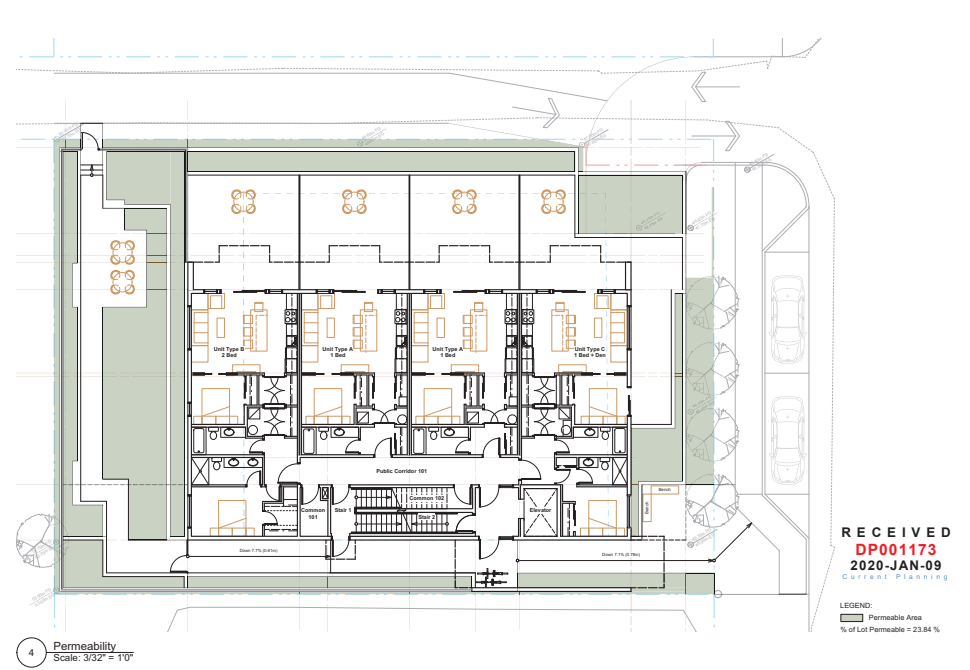
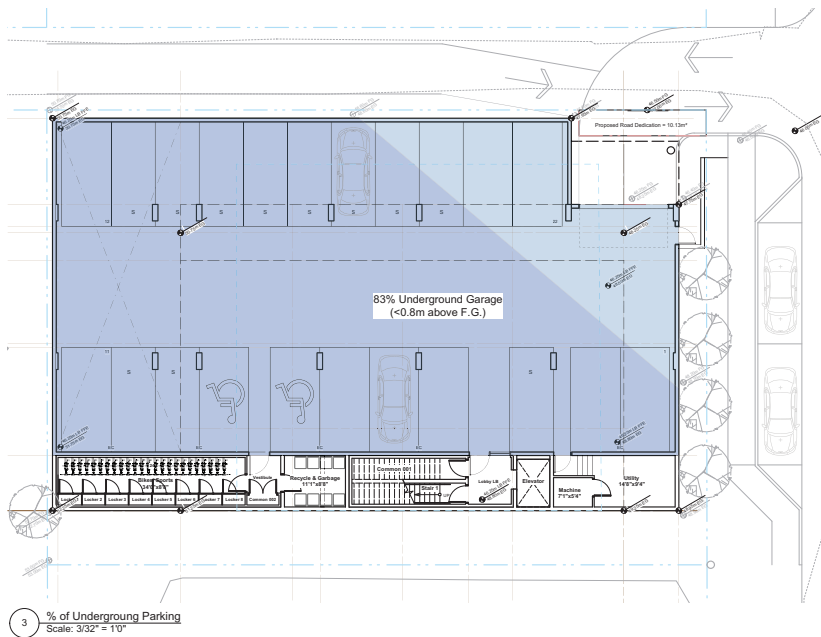
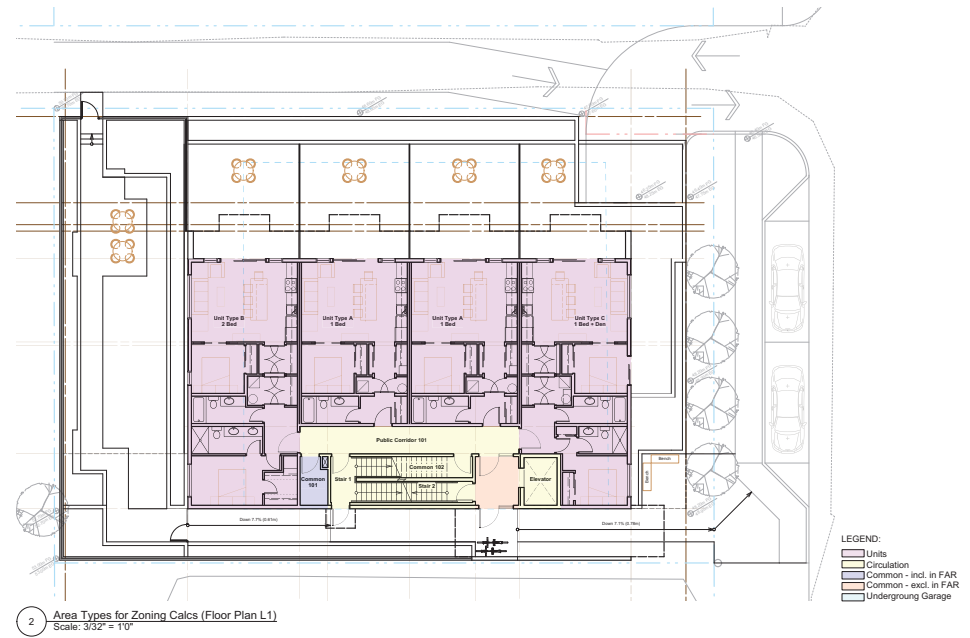
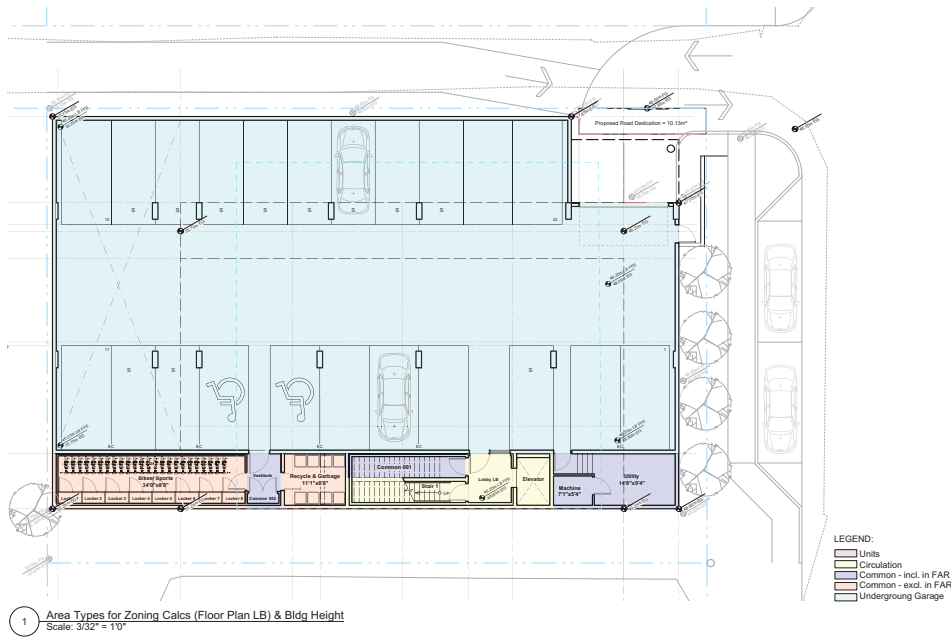
2 SW Corner

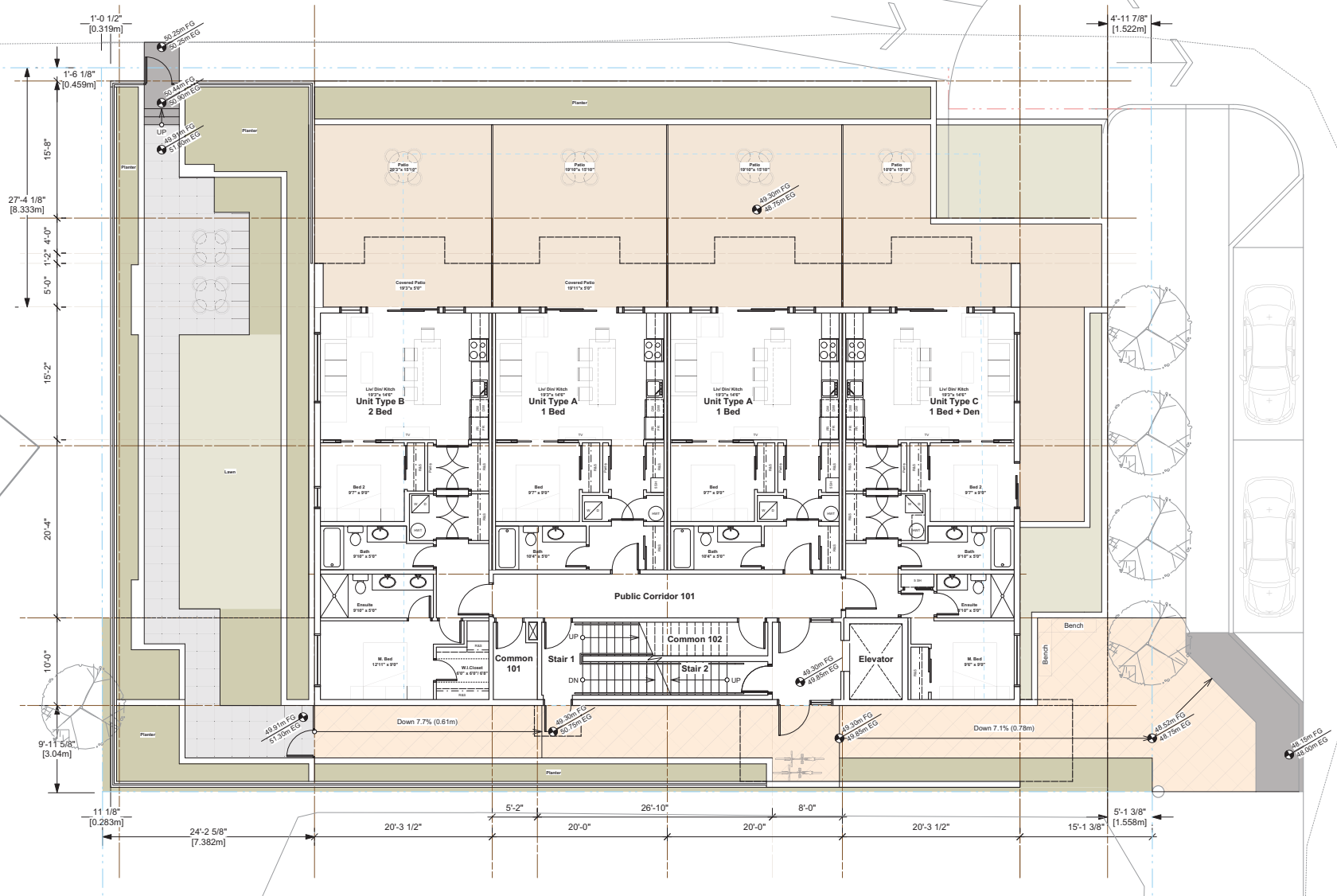


3 NW Perspective from Lane



4 Podium - Inside Corner of Lot





KATE STEFUK STUDIO

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kate.stefuk@gmail.com

CLIENT

ROCHE LOOKOUT HOLDINGS INC.
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tony@tonyharris.com

NO. | DATE | ISSUE

1 12-09-19 DP SUBMISSION

NO. | DATE | REVISION

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2020-JAN-09
Landscape Planning

PROJECT

PRINCESS ROYAL APTS

1421 Princess Royal Avenue
Nanaimo, BC

LANDSCAPE PLAN

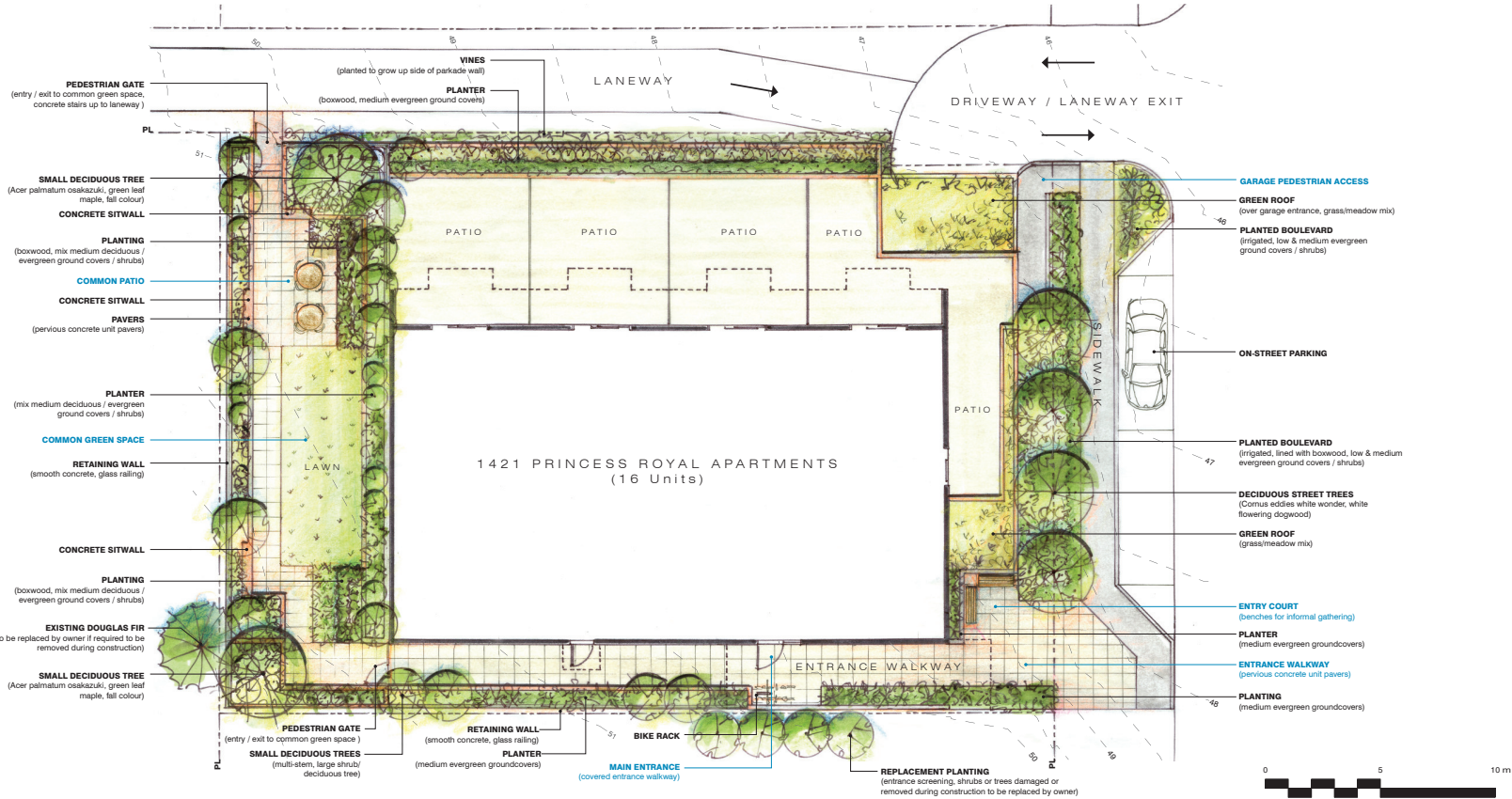
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PROJECT 19005

DB KS CB KS

SCALE 1:100
DATE December 4, 2019

L1.01



DESIGN RATIONALE

CONTEXT

The parcel at 1421 Princess Royal Avenue lies beyond the portion of the street intended to function as the High Street for the neighbourhood. The block is designated for higher density residential infill. The proposed development is a 16-unit residential building situated in a landscape that responds directly to the Newcastle + Brechin Neighbourhood Plan by strengthening the human scale, improving neighbourhood character and walkability, and enhancing the ecological function of the urban environment.

DESIGN CONCEPT

The design concept for 1421 Process Royal Avenue is to elevate the relationships between people, place and planting into a formal, functional urban ecosystem.

- The planting plan is structured around a base of indigenous species.
- Complementary drought-tolerant ornamentals add character and integrate ecosystem function and urban form.
- Plantings utilize vertical layering to create a lush landscape with visual interest, structural diversity and year round function.

Other key landscape features include:

- Sidewalks to provide space for pedestrians and contribute to neighbourhood walkability.
- Street trees to provide screening and shading for the building, strengthen the pedestrian experience and contribute to rainwater management and habitat value.
- An accessible entry court to provide a semi-private seating area between the building and the sidewalk, creating a more welcoming, human-scaled environment.
- Curb bulges and permeable hardscaping to allow for rainwater infiltration.
- A green roof feature over the parking entry to further unify the architecture with the local ecology.
- A common green space at the rear of the building to offer a garden refuge and gathering space for residents.

DESIGN PRECEDENTS



PLANT PALETTE

Botanical Name	Common Name
Deciduous Trees	
Acer palmatum Osakazuki	Japanese Maple
Acer japonicum Shindeshio	Japanese Maple
Acer circulatum	Vine Maple
Cornus eddies white wonder	Eddies White Wonder Dogwood
Evergreen Shrubs	
Arbutus unedo	Strawberry Bush
Buxus sempervirens	Boxwood
Gaultheria shallon	Salal
Mahonia nervosa	Dull Oregon Grape
Rhododendron 'Glacier'	Evergreen Azalea
Vaccinium ovatum	Evergreen Huckleberry
Deciduous Shrubs	
Tibetia sanguineum	Red Flowering Currant
Vaccinium (various)	Blueberry
Ground Cover	
Arctostaphylos uva-ursi	Kinnikinnick
Epimedium spathulifolium	Epimedium
Thymus praecox	Coastal Strawberry
Sedum rupestre 'Angelina'	Angelina Stonecrop
Ferns	
Blechnum spicant	Deer Fern
Polypodium glycyrrhiza	Licorice Fern
Polystichum munifolium	Sword Fern
Grasses	
Trisetodeschiza macrochaeta	Japanese Forest Grass
Saxifraga caerulea	Blue Moor Grass
Vines	
Parthenocissus tricuspidata	Boston Ivy



- LEGEND**
- 122.45 SPOT ELEVATION.
 - STANDARD CONTROL MONUMENT FOUND.
 - TH STANDARD IRON POST FOUND.
 - SHH SANITARY SEWER MANHOLE.
 - SDO SANITARY SEWER CLEANOUT.
 - SS SANITARY SEWER SERVICE.
 - DRH DRAINAGE (STORM SEWER) MANHOLE.
 - DCO DRAINAGE (STORM SEWER) CLEAN OUT.
 - CR CATCH BASIN.
 - DS DRAINAGE (STORM SEWER) SERVICE.
 - DCH DRAINAGE (STORM SEWER) LINE.
 - DITCH LINE.
 - WV WATER VALVE.
 - FH FIRE HYDRANT.
 - WM WATER METER.
 - WS WATER SERVICE.
 - WATER LINE.
 - HP HYDRO POLE.
 - TP TEL POLE.
 - HTP HYDRO AND TEL POLE.
 - AP ANCHOR POLE.
 - ← PL POLE ANCHOR.
 - SL STREET LIGHT ATTACHED TO HYDRO POLE.
 - OH --- OH --- OVERHEAD HYDRO LINE.
 - OT --- OT --- OVERHEAD TEL LINE.
 - OHOT --- OHOT --- OVERHEAD HYDRO AND TEL LINE.
 - SL STREET LIGHT.
 - HJ HYDRO JUNCTION BOX.
 - LPT TEL JUNCTION BOX.
 - TJ TEL JUNCTION TRANSFORMER.
 - UH --- UH --- UNDERGROUND HYDRO LINE.
 - UT --- UT --- UNDERGROUND TEL LINE.
 - GV GAS VALVE.
 - G --- G --- GAS LINE.
 - EP --- EP --- EDGE OF PAVEMENT.
 - CLC --- CLC --- GUTTER LINE, ASPHALT CURB.
 - TMC --- TMC --- TOP NON-MOUNTABLE CONCRETE CURB.
 - CL --- CL --- CONCRETE CURB & GUTTER (GUTTER LINE).
 - CL --- CL --- CENTRE LINE.
 - TB --- TB --- TOP OF BANK.
 - BB --- BB --- BOTTOM OF BANK.
 - --- --- CONTOURS (0.5 METRE INTERVAL).

GENERAL NOTES:

DISTANCES AND ELEVATIONS ARE IN METRES. ELEVATIONS ARE DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.

THIS PLAN REPORTS TO POSITION ONLY THE ACTUAL AND / OR PROPOSED IMPROVEMENTS SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE SUBJECT PARCELS.

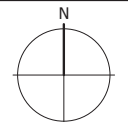
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FIELD SURVEY COMPLETED SEPTEMBER 18, 2019.

LOT ALIGNMENT OBSERVED FROM FIELD SURVEY.

AERIAL IMAGE IS 2018 USED REFERENCED CITY OF NANAIMO ORTHOPHOTOGRAPHY.

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2020-JAN-09
Current Planning



NO.	DATE	REVISION
01	SEPT. 18, 2019	FIRST ISSUE

PROJECT: 1421 PRINCESS ROYAL AVENUE
LOTS 2 AND 3, BLOCK 8, NEWCASTLE RESERVE,
SECTION 1, NANAIMO DISTRICT.

CLIENT: ROCHE LOOKOUT HOLDINGS INC.

DRAWING: TOPOGRAPHIC PLAN

DATE: SEPT. 18/19

SCALE: 1:150

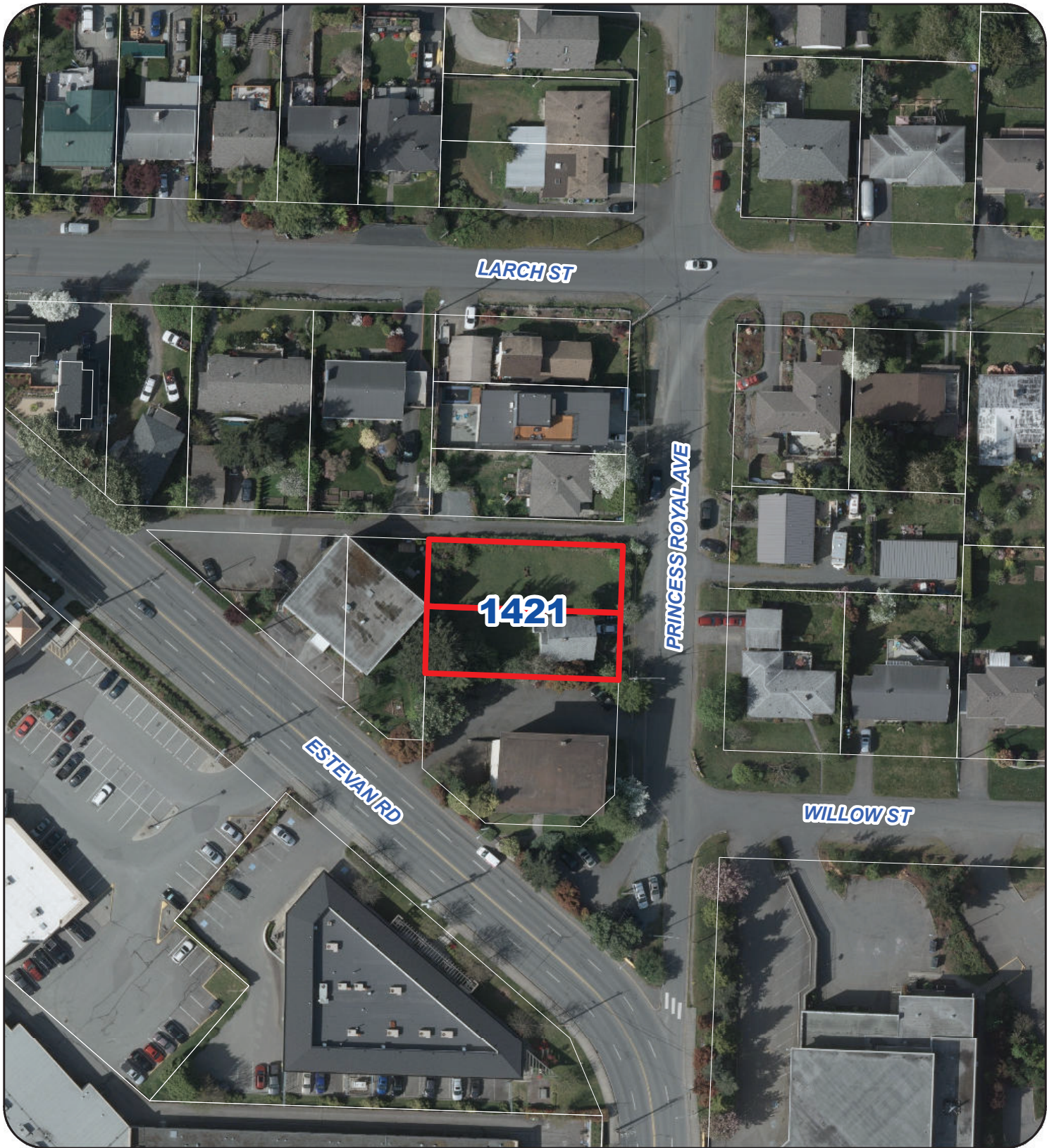
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FILE: 19094-1

SHEET: 1 OF 1

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AERIAL PHOTO



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Legend



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