

2124 Northfield Rd.

March 03, 2020

Design Rationale

The project is a Mixed-Use Development comprised of a 3 building fully developed site.

This site is located between Northfield Rd. and Beban Park. It is flanked on both sides by commercial properties.

The 3 buildings on the site are organized around an internal court, with entry plazas, surface parking and fully landscaped. Buildings 1 and 2 are three story commercial developments. Building 3 is a five story multi-family residential structure with below-building parking.

Hard and soft landscaping features include:

- Asphalt surface parking areas and drive-aisles
- Scored concrete pedestrian crosswalks
- Entry plazas and patios at building entrances
- Short term bicycle parking
- Recycling and garbage enclosure

Pedestrian access and circulation on the site have been carefully considered. A central walkway extends from Northfield Rd., through the site to a gated access into Beban Park. The walkway also connects the main entrances of the three buildings.

A second pathway connects Northfield Rd. and Beban Park directly, and is meant to provide public access to the park, without going through the center of the site. This concrete path is fenced on both sides with a 1200 mm high chainlink fence along the property line and a 1200 decorative fence separating the site from the walkway.

Building 1 is facing Northfield Rd. with a small commercial space and plaza at the entry to the site. A small surface parking area has been located directly adjacent to this plaza for easy in and out access.

Building 2 is visible from Northfield and faces the interior of the site.

Building 3 is located at the back of the property, taking advantage of the adjacent park.

On-site parking has been provided both as small, surface lots and concealed under-building parking areas. Underground parking has not been included.

R E C E I V E D
DP 1183
2020-MAR-03
Current Planning

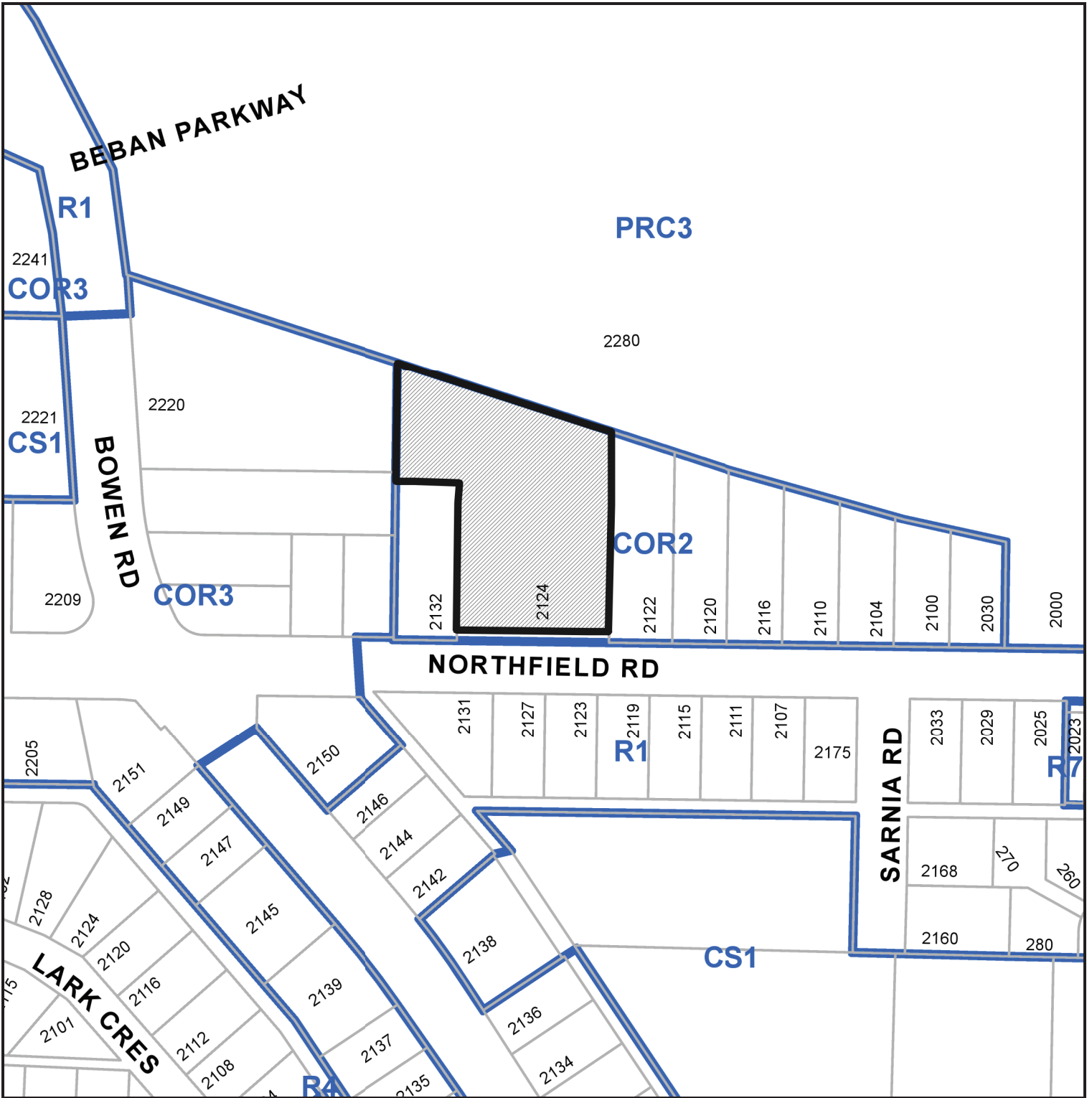
Building Design

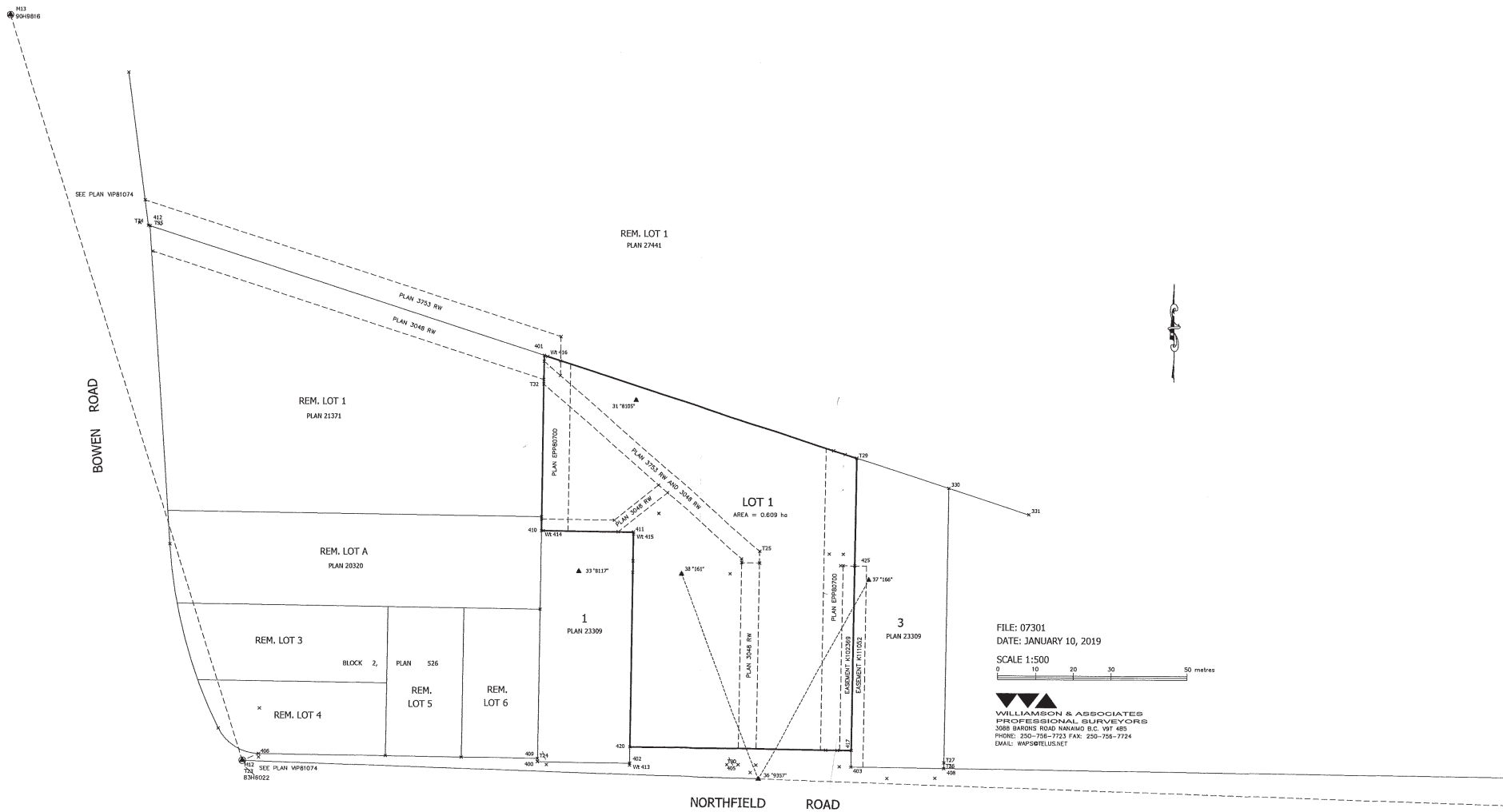
The three buildings are designed to compliment each other in terms of massing, character and building finishes.

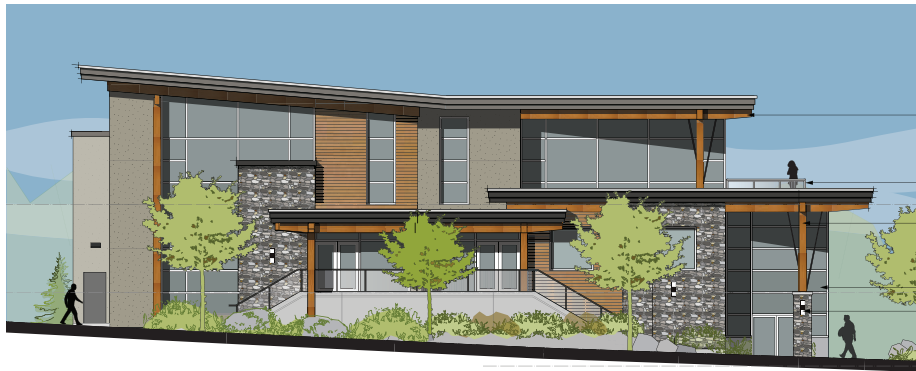
Buildings 1 & 2 are very similar in nature, both being 3 story commercial buildings with ground level Commercial Units. Each building has an elevator / entry lobby to serve the commercial office spaces on the upper 2 floors. The buildings are similar in mass and roof form, both having generous roof and canopy overhangs. The finish materials are, stone, composite cement panels, significant glazing, glazed guardrails and wood accents on most building faces. Small, rooftop patios have been included to serve select office spaces.

Building 3 is a 32-unit, multi-family residential building located away from Northfield in close proximity to Beban park. The ground floor contains under-building parking, an Entry Lobby, an Amenity Room and a bicycle storage room. The upper 4 floors each contain 8 residential units and resident storage areas. The unit mix includes 2- bedroom / den units, 2-bedroom units and 1- bedroom / den units. Each unit includes a generous covered balcony.

LOCATION PLAN







SOUTH ELEVATION - FACING NORTHFIELD



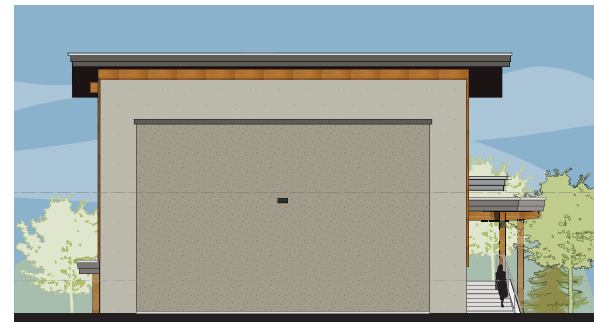
EAST ELEVATION

- TORCH ON ROOFING
- TIMBER ACCENTS
- STUCCO SURFACE
- ALUMINUM RAILING WITH GLASS PANELS
- TIMBER POST WITH METAL BRACES
- SOFFIT LIGHTING
- ALUM. STOREFRONT WINDOWS
- ROCK FACES COLUMN WITH CONCRETE CAP
- CONCRETE STAIRS
- LANDSCAPE BY OTHERS



NORTH ELEVATION - FACING PARKING AREA

- WOOD LOOK SIDING
- ALUM. STOREFRONT WINDOWS
- STUCCO SURFACE WITH REVEALS
- SPANDREL PANELS
- TIMBER DETAILS
- ROCK FACING
- ENTRANCE TO PARKING



WEST ELEVATION

PROPOSED DEVELOPMENT
2124 NORTHFIELD ROAD
Nanaimo, B.C.

BUILDING 1

bjk architecture inc.
2122 Brandon Rd.
Shawnigan Lake B.C.
V0R 2W3
Ph: 250-891-1602

PROJECT # 1495.06.18
ISSUED 14 FEB. 2019
REVIEW 27 FEB. 2019
MEETING 10 MAY 2019
MEETING 16 MAY 2019
REVIEW 27 JUNE 2019
FOR DPA 03 MAR. 2020

DRAWING #

PR1.2

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PRELIMINARY EXTERIOR FINISHES & COLOURS

	ACRYLIC STUCCO SIERRA SPRINGS		WOOD LOOK SIDING NATURAL		SOFFITS / FLASHINGS CHARCOAL
	LEDGESTONE K2 STONE		FASCIAS / PANELS CLOVERDALE PAINT IRON C207		EXPOSED CONCRETE ARCHITECTURAL FINISH NATURAL GREY
	LEDGESTONE QUARRIES SPRING VALLEY		TIMBER DETAILS SEMI TRANSPARENT STAIN NATURAL CEDAR OR SIMILAR		RAILINGS / FLASHINGS BLACK
	LEDGESTONE				WINDOW FRAMES ANODIZED

NOTE: COLOURS AND MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND ARE USED TO GRAPHICALLY DEPICT FORM AND CHARACTER. ACTUAL PRODUCTS MAY VARY.



WEST ELEVATION - FACING PARKING AREA



SOUTH ELEVATION - FACING NORTHFIELD



EAST ELEVATION



NORTH ELEVATION

PRELIMINARY EXTERIOR FINISHES & COLOURS

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BUILDING 2

bjk architecture inc.
2122 Brandon Rd.
Shawnigan Lake B.C.
V0R 2W3
Ph: 250-891-1602

PROJECT # 1405.06.18
ISSUED:
REVIEW 14 FEB. 2019
MEETING 27 FEB. 2019
MEETING 10 MAY. 2019
MEETING 16 MAY. 2019
FOR CPA 03 MAR. 2020

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COURT PRINTING



SOUTH ELEVATION



EAST ELEVATION

PRELIMINARY EXTERIOR FINISHES & COLOURS			
	FIBER CEMENT HORZ. LAPPED SIDING 7/8" EXPOSURE & VERT. B & B SIDING SANGSTONE BEIGE		FIBER CEMENT LAPPED SIDING 3"-4" EXPOSURE CLOVERDALE PAINT WESTERN JUNIPER DA186
	FASCIA/TRIMS/ MAN DOORS CLOVERDALE PAINT IRON DABOT		SOFFITS / FLASHINGS CHARCOAL
	ACCENT COLOUR PAINT CLOVERDALE PAINT		EXPOSED CONCRETE ARCHITECTURAL FINISH NATURAL GREY
	WINDOW FRAMES WHITE		RAILINGS BLACK
NOTE: COLOURS AND MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND ARE USED TO GRAPHICALLY DESCRIBE FORM AND CHARACTER. ACTUAL PRODUCTS MAY VARY.			

PROPOSED DEVELOPMENT
2124 NORTHFIELD ROAD
Nanaimo, B.C.

BUILDING 3

bjk architecture inc.
2122 Brandon Rd.
Shawnigan Lake B.C.
V0R 2W3
Ph: 250-891-1602

PROJECT #	1405.05.10
ISSUED:	
FOR REVIEW MEETING	14 FEB. 2019
FOR REVIEW MEETING	27 FEB. 2019
FOR REVIEW MEETING	01 MAY. 2019
FOR REVIEW MEETING	10 MAY. 2019
FOR REVIEW MEETING	16 MAY. 2019
FOR REVIEW MEETING	13 JUNE. 2019
FOR REVIEW MEETING	03 MAR. 2020

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2020-MAR-10
CURRENT PLANNING



NORTH ELEVATION

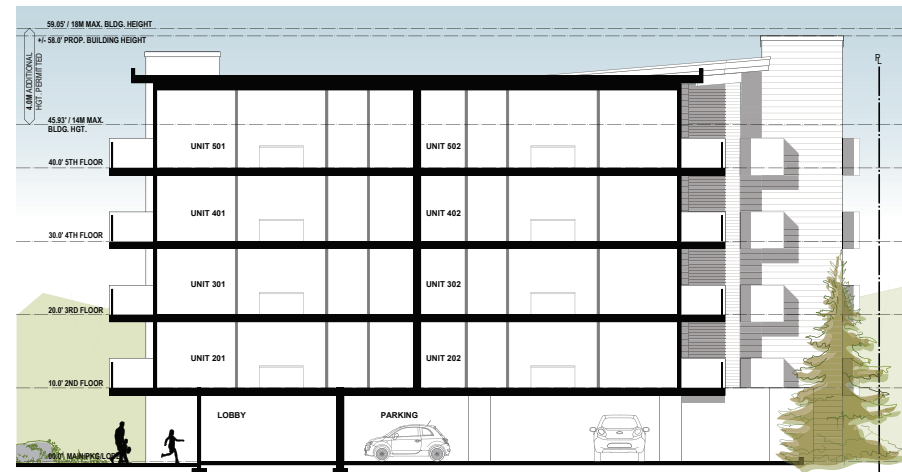
- VERTICAL FIBER CEMENT BOARD & BATTEN SIDING
- CANOPY
- HORIZONTAL FIBER CEMENT LAPPED SIDING
- GLASS PANELS IN ALUMINUM FRAME
- EXPOSED CONCRETE

HORIZONTAL FIBER CEMENT LAPPED SIDING
PARKING



WEST ELEVATION

PARKING BELOW



SCHEMATIC BUILDING SECTION

PROPOSED DEVELOPMENT
2124 NORTHFIELD ROAD
Nanaimo, B.C.

BUILDING 3

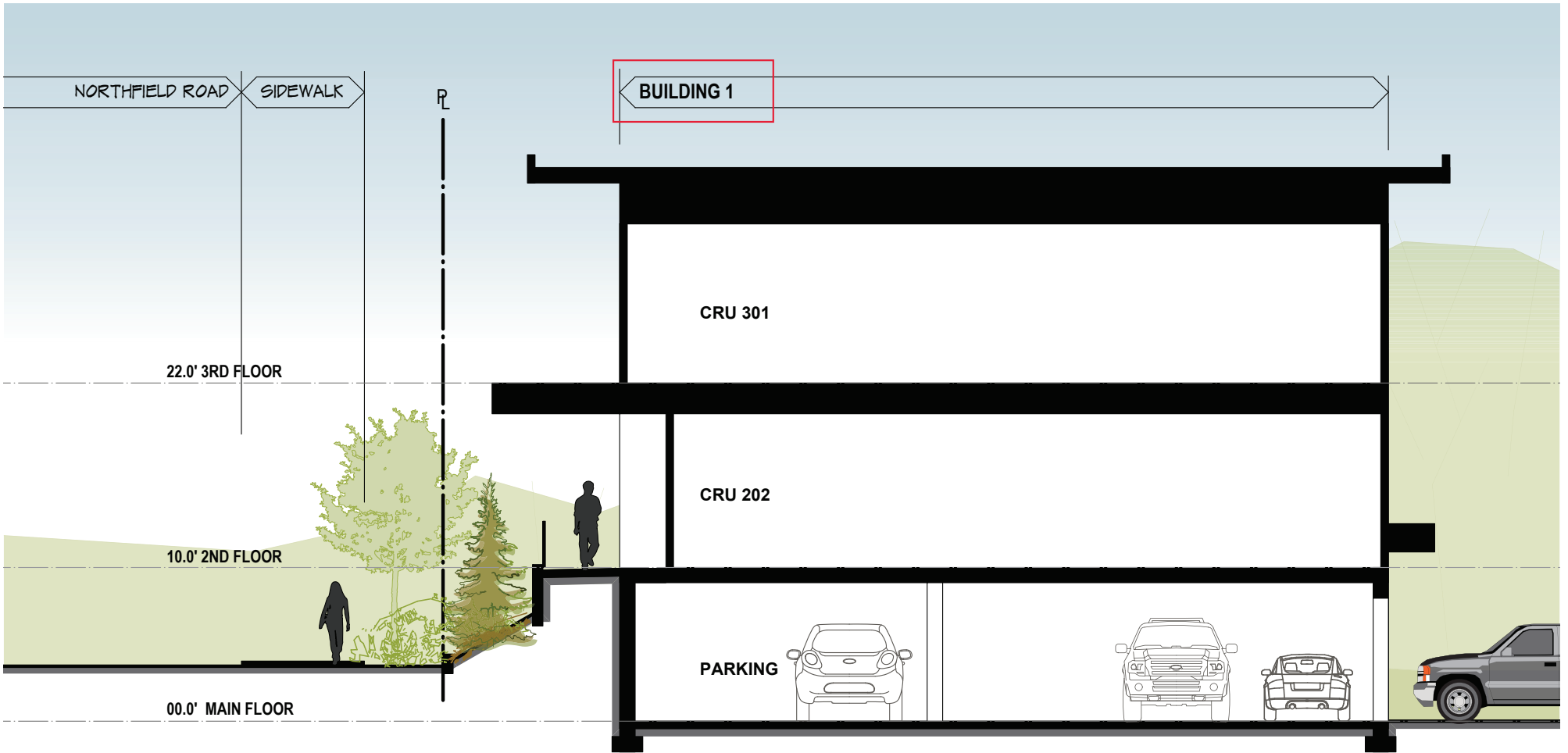
bjk architecture inc.
2122 Brandon Rd.
Shawnigan Lake B.C.
V0R 2W3
Ph: 250-891-1602

PROJECT #	1405/06/10
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SCHEMATIC BUILDING SECTION



SCHEMATIC BUILDING SECTION

PROPOSED DEVELOPMENT
2124 NORTHFIELD ROAD
Nanaimo, B.C.

BUILDING 2

bjk architecture inc.
2122 Brandon Rd.
Shawnigan Lake B.C.
V0R 2W3
Ph: 250-891-1602

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DRAWING #
PR2.3

BUILDING 3

59.05' / 18M MAX. BLDG. HEIGHT

+/- 58.0' PROP. BUILDING HEIGHT

4.0M ADDITIONAL
HGT. PERMITTED

45.93' / 14M MAX.
BLDG. HGT.

40.0' 5TH FLOOR

30.0' 4TH FLOOR

20.0' 3RD FLOOR

10.0' 2ND FLOOR

00.0' MAIN/PKG/LOBBY

UNIT 501

UNIT 502

UNIT 401

UNIT 402

UNIT 301

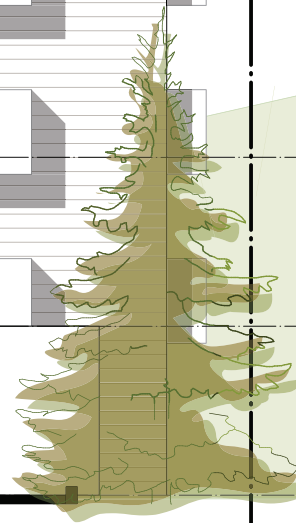
UNIT 302

UNIT 201

UNIT 202

LOBBY

PARKING



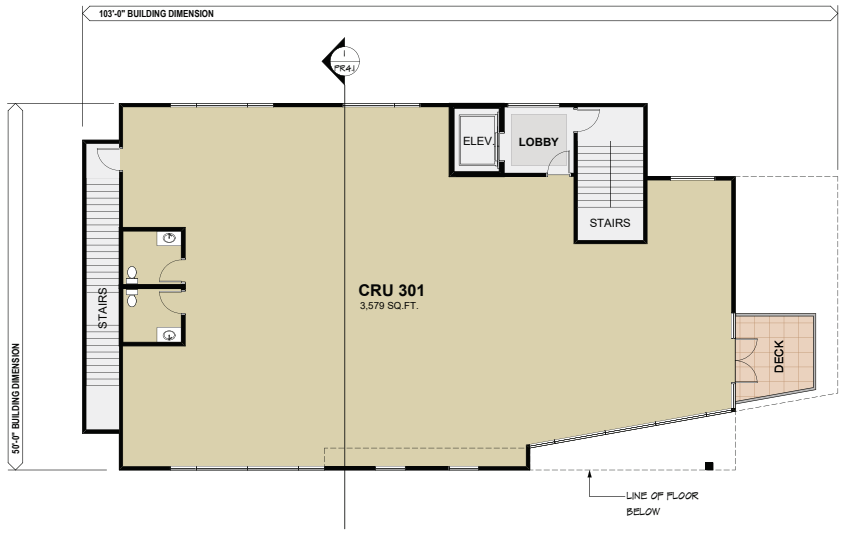
SCHEMATIC BUILDING SECTION

BUILDING 1

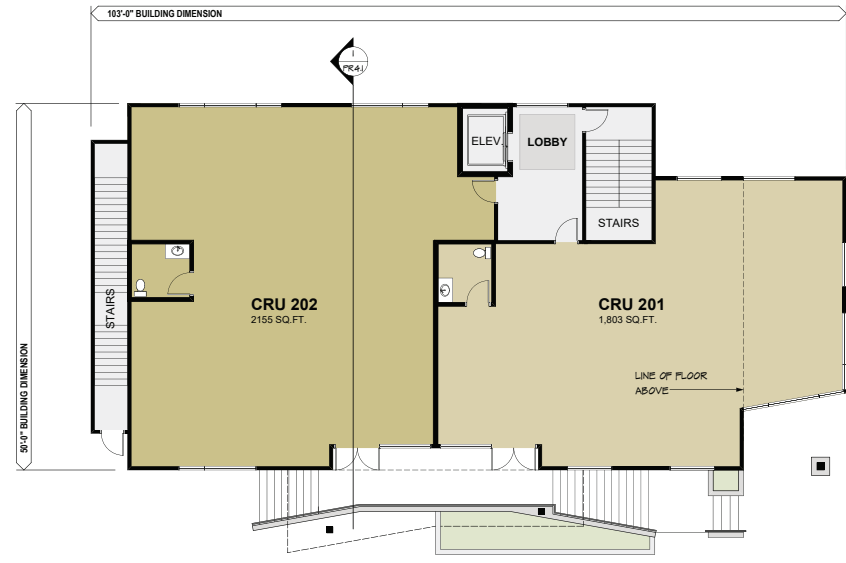
bjk architecture inc.
2122 Brandon Rd.
Shawnigan Lake B.C.
V0R 2W3
Ph: 250-891-1602

PROJECT # 1489.08.18
ISSUED 14 FEB. 2019
REVIEW 27 FEB. 2019
MEETING 10 MAY 2019
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REVIEW 27 JUNE 2019
FOR DPA 03 MAR 2020

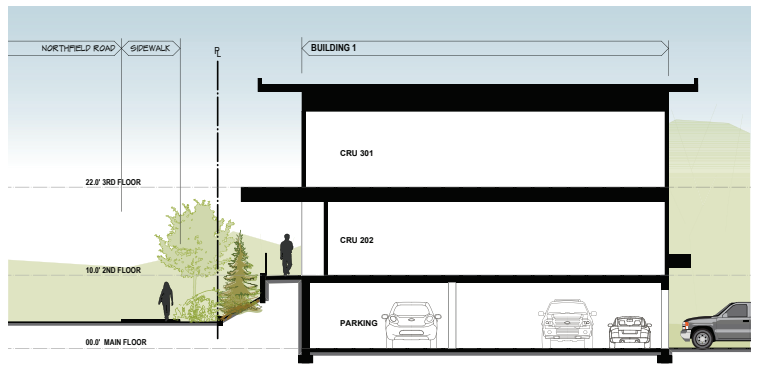
DRAWING # PR1.1



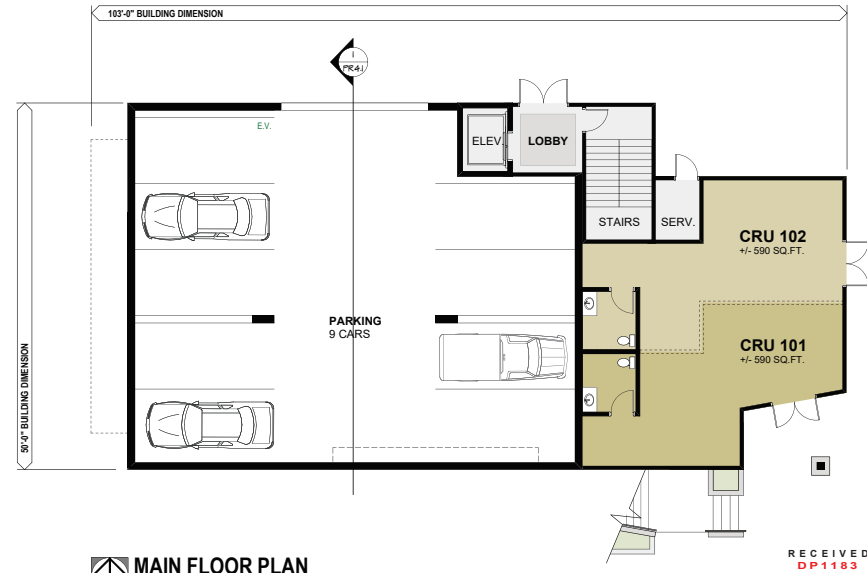
3RD FLOOR PLAN
4,126 SQ.FT.



2ND FLOOR PLAN
4,170 SQ.FT.

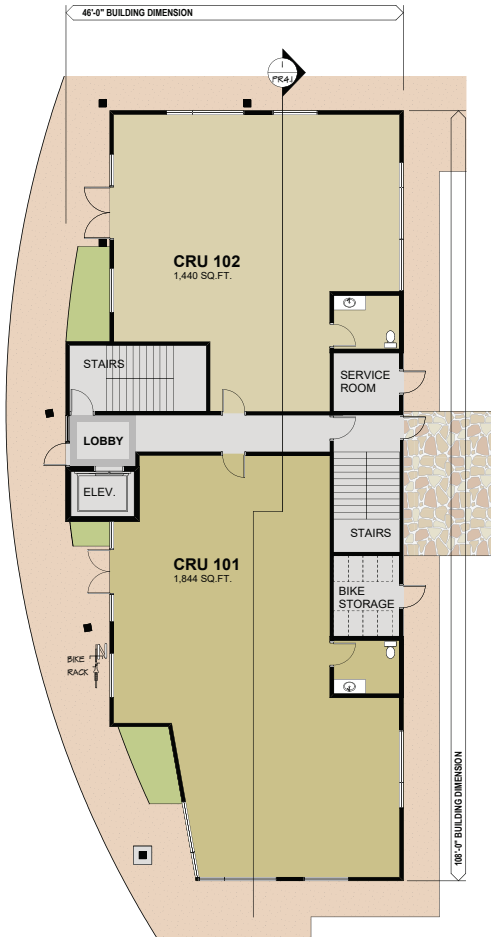


SCHEMATIC BUILDING SECTION

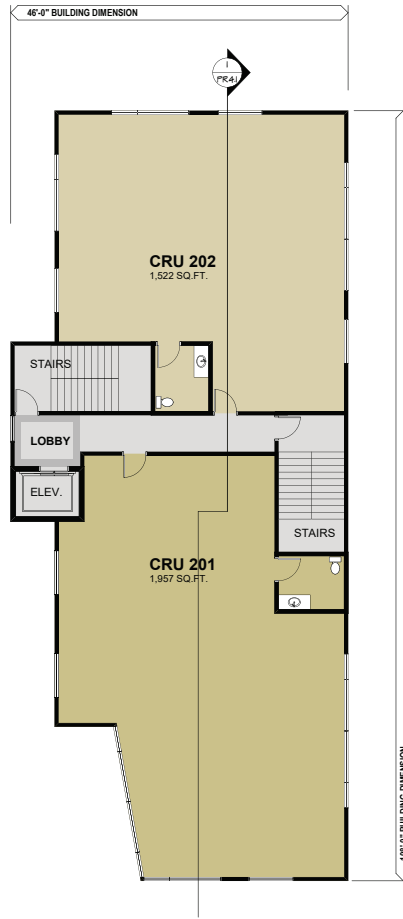


MAIN FLOOR PLAN
1,621 SQ.FT.

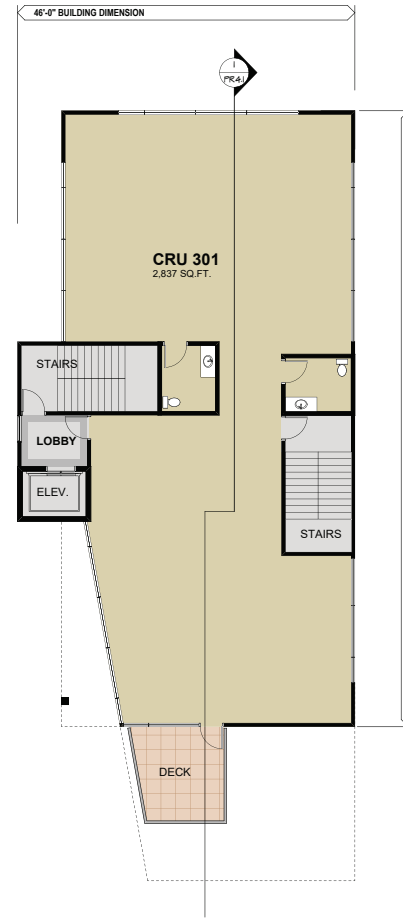
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MAIN FLOOR PLAN
 +/- 4,140 SQ.FT.



2ND FLOOR PLAN (2 TENANT OPTION)
 +/- 3,786 SQ.FT.



3RD FLOOR PLAN (1 TENANT OPTION)
 3,353 SQ.FT.

PROPOSED DEVELOPMENT
 2124 NORTHFIELD ROAD
 Nanaimo, B.C.

BUILDING 2

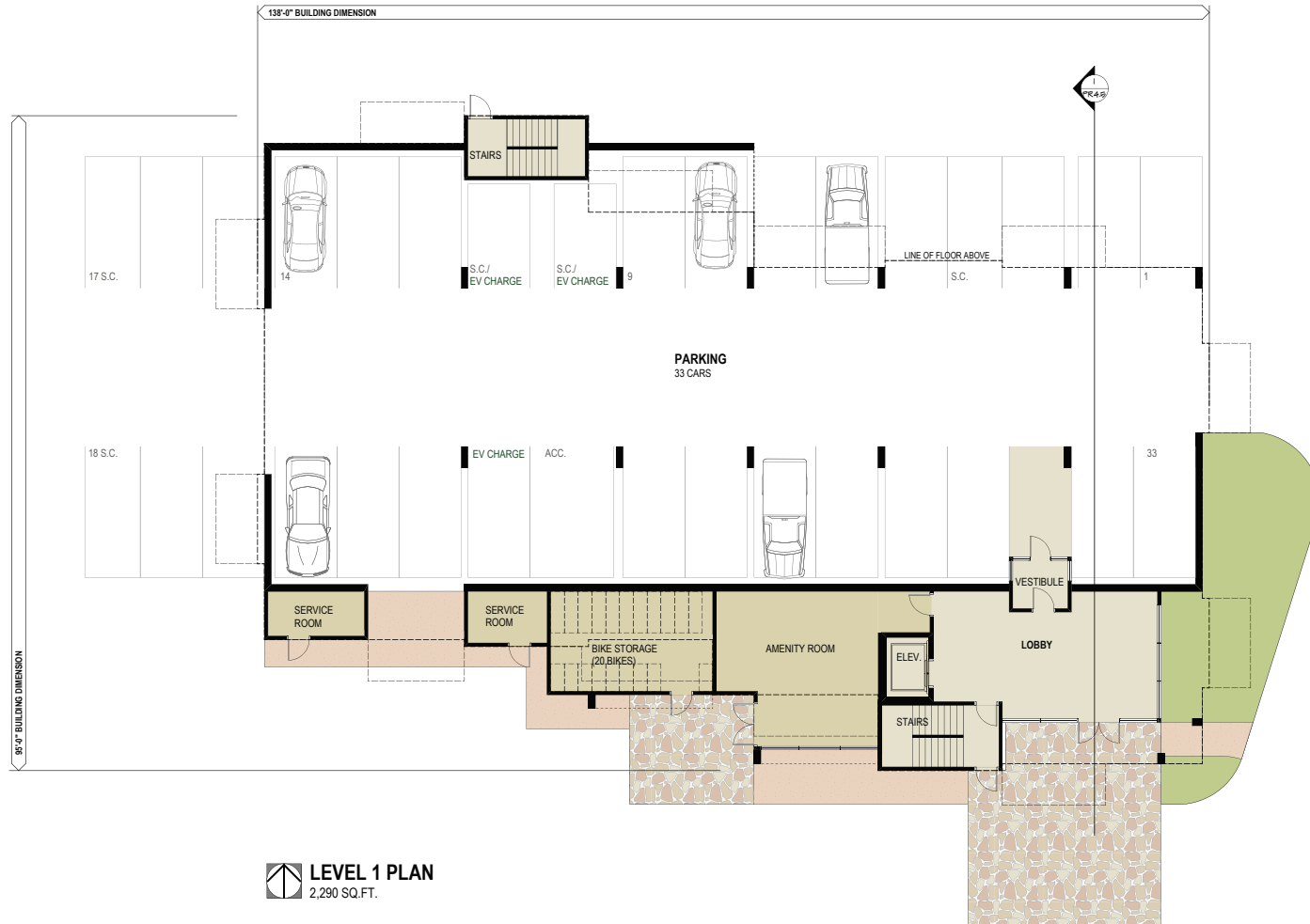
bjk architecture inc.
 2122 Brandon Rd.
 Shawnigan Lake B.C.
 V0R 2W3
 Ph: 250-891-1602

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 2020-MAR-10
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LEVEL 1 PLAN
2,290 SQ.FT.

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BUILDING 3

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2122 Brandon Rd.
Shawnigan Lake B.C.
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Ph: 250-891-1602

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2020-MAR-10
Curtis Planning



TYPICAL FLOOR PLAN - LEVELS 2,3,4,5
8 UNITS / FLOOR
 9,598 SQ.FT. PER FLOOR

PROPOSED DEVELOPMENT
 2124 NORTHFIELD ROAD
 Nanaimo, B.C.

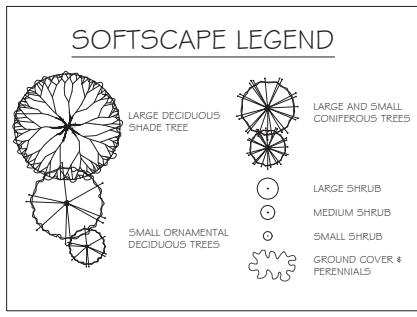
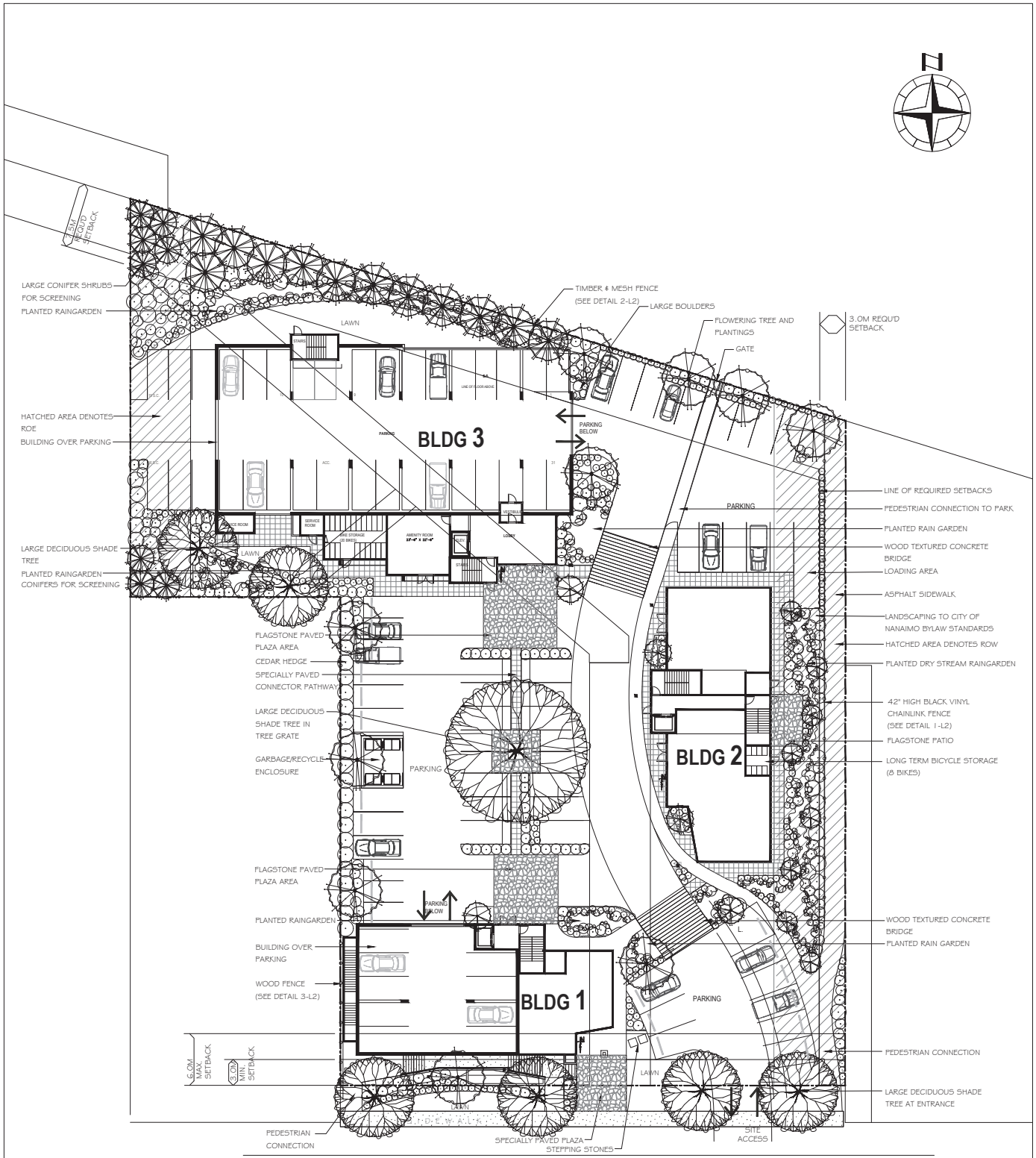
BUILDING 3

bjk architecture Inc.
 2122 Brandon Rd.
 Shawnigan Lake B.C.
 V0R 2W3
 Ph: 250-891-1602

PROJECT #	1406.06.18
ISSUED:	
REVIEW	14 FEB. 2019
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MEETING	10 MAY. 2019
MEETING	18 MAY. 2019
FOR CPA	03 MAR. 2020

DRAWING #
PR3.2

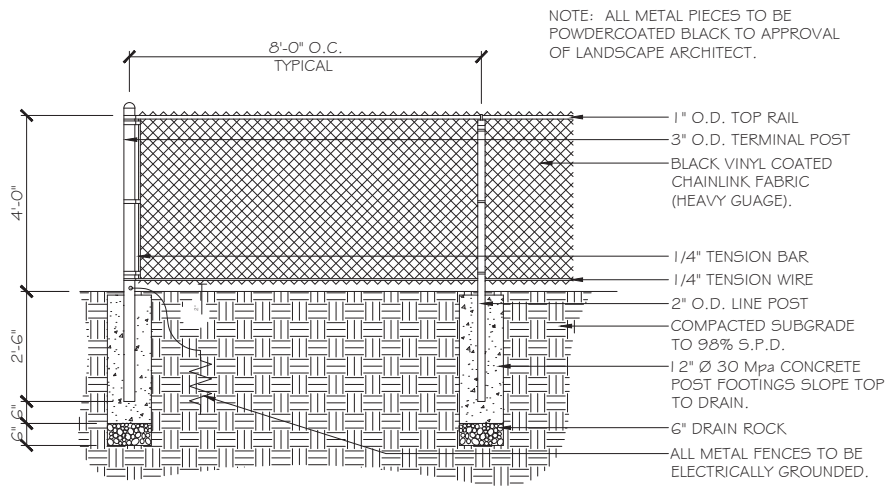
RECEIVED
 DP 1183
 2020-MAR-10
 Current Planning



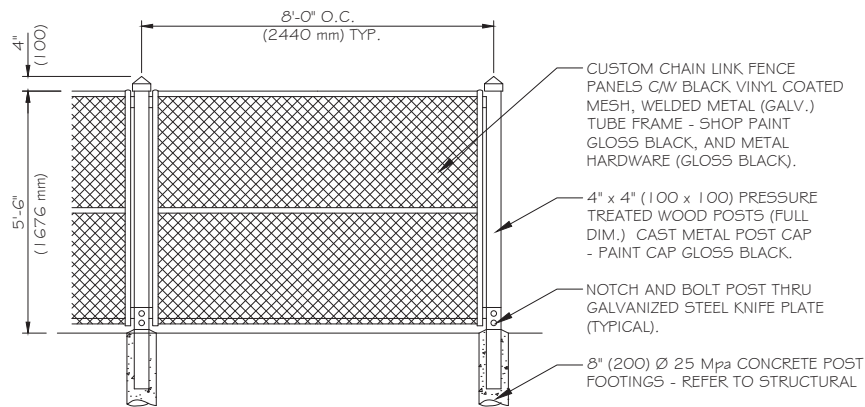
SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size
Trees	AMF - Yew Maple	<i>Abies concolor</i>	5m GA
	2122 - Pacific Western Cypress	<i>Cupressus nelsonii</i>	2.5m GA
	2123 - Western Red Cedar	<i>Thuja plicata</i>	2m TL
	2124 - Noble Cedar	<i>Chamaecyparis nana</i>	2m TL
	2125 - Western Red Cedar	<i>Thuja plicata</i>	2m TL
Large Shrubs	2126 - Yew of the Valley Shrub	<i>Yew of the Valley Shrub</i>	#1 Potted
	2127 - Yew of the Valley Shrub	<i>Yew of the Valley Shrub</i>	#1 Potted
Medium Shrubs	2128 - Euonymus	<i>Euonymus alatus</i>	#5 Potted
	2129 - Euonymus	<i>Euonymus alatus</i>	#5 Potted
Small Shrubs	2130 - Dwarf Yew of the Valley Shrub	<i>Yew of the Valley Shrub</i>	#1 Potted
	2131 - European Euonymus	<i>Euonymus europaeus</i>	#1 Potted
	2132 - European Euonymus	<i>Euonymus europaeus</i>	#1 Potted
Ground Covers	2133 - Saxifrage	<i>Saxifraga sp.</i>	#2 Potted
	2134 - Hosta	<i>Hosta sp.</i>	#2 Potted
	2135 - Hosta	<i>Hosta sp.</i>	#2 Potted
	2136 - Hosta	<i>Hosta sp.</i>	#2 Potted
	2137 - Hosta	<i>Hosta sp.</i>	#2 Potted
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	2161 - Hosta	<i>Hosta sp.</i>	#2 Potted
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	2163 - Hosta	<i>Hosta sp.</i>	#2 Potted
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	2200 - Hosta	<i>Hosta sp.</i>	#2 Potted

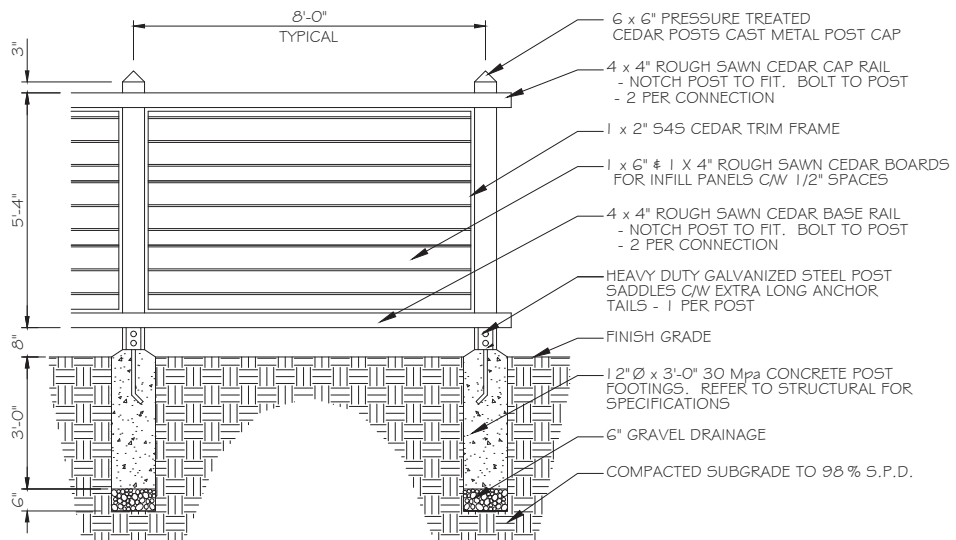
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DP 1183
 2020-MAR-10
 CURRENT PLANNING



1 CHAINLINK FENCE
 L2 SCALE 3/4" = 1' - 0"



2 TIMBER AND MESH FENCE
 L2 SCALE 3/4" = 1' - 0"



3 WOOD FENCE
 L2 SCALE 3/4" = 1' - 0"

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 2020-MAR-10
 Casavant Planning

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001183



2124 NORTHFIELD ROAD