



Feb 18, 2020

Caleb Horn
Planner - City of Nanaimo
455 Wallace St.
Nanaimo, BC, V9R 5J6

Dear Mr. Horn,

RE: 550 Brechin Road Development Permit

Please find attached the application for Development permit for a multi-family development consisting of a four storey building with 87 market rental units located in the New Castle - Brechin neighborhood. The proposed building location is at the corner of Brechin and Beach roads, overlooking the Departure Bay ferry terminal. Here, the project will create a striking feature at the marine gateway of Nanaimo; a bold building warmed with wood soffits and window boxes, embodying the style of west coast architecture. The apartment building will also feature a dramatic butterfly roof giving the building an 'airy' feeling, and V-form that's fits the curve of the existing roads. A perforated corten steel screen on the parkade will glow at night, adding visual interest to the corner at the ferry terminal, and rounding out a striking material palette.

The project location is on the edge of the residential neighborhood zone, across the ferry terminal from the higher-density marine mixed-use area, and thus, ideally placed to act as a transition between the two zones. The property is within a five minute walk from both the park-like ravines north of the terminal, as well as existing bike paths and transit lines that connect to the commercial center of the neighborhood on Vancouver Avenue. Thus, a medium-density building in this location will help provide a positive visual landmark, and increase population base likely to support local businesses.

A. Form and Character

The form and character of the development is consistent with the development permit guidelines for this area by providing a varying scale throughout the development by way of varying building massing and form typologies. The building utilizes similar high-quality materials to create a cohesive development, although the juxtaposition and variation of these materials creates visual interest and eliminates any monotony. The building has canopies at entry points, and plentiful decks and windows overlooking the

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1

sidewalks and open areas to engage the public realm. Building entrances are connected to sidewalks and show clear entry points to the building.

The location of the building on site allows for a generous buffer dedicated to landscaping and pedestrian pathways around and through the site, as well as outdoor amenity areas. The building placement addresses neighbouring sites, solar paths and view corridors along the site, access to the development and vehicular movement within the site.

B. Signage

The signage for the development will be located directly on the building facade to identify the building. Lighting will be directed to only illuminate the signage when required. All signage will be consistent with the architectural style of the development.

C. Siting, Landscaping and Screening

The site is subject to DPA5, steep slope guidelines. Due to the V-like shape of the lot it is not practical to design a stepped-back building. Instead the building will be built on-slab, and a series of retaining walls will be used to maintain hill contours in such a way as to prevent future erosion and control storm water flow through the site. This allows the building to follow the V-shape of the lot and the contour of existing roads. Additional benefits include the creation of a large outdoor amenity area consisting of green space and paved patio, with bench seating built into retaining walls, as well as ample underground parking for the entire building onsite.

Extensive landscaping will be undertaken. All landscape and screening has been designed by a registered Landscape Architect, and the plan incorporates appropriate plant species and locations for the area of the development, including trees at appropriate intervals. The perimeter of the apartment has a landscape buffer to provide a barrier to the private balconies at ground level and screen the foundation where applicable. The refuse service area and mechanical services are located in the underground parkade, to mitigate impacts on public view and noise pollution. The sidewalk along Brechin Road will be improved, moved back from the road with a planted buffer to separate pedestrians from traffic, in keeping with the future goals for Brechin Road in the neighborhood plan.

D. Lighting

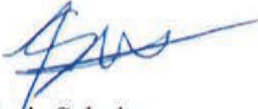
All lighting will be full cut off luminaries. The building will have soffit lighting that operates on a solar activated lens, and provides a warm glow to the underside of the roof line. Lighting will be provided at the entry canopies of the apartment by way of solar activated soffit lighting. The parking area will be lit with full cut off light standards providing security and safety at night. A perforated corten steel screen on the parkade will glow softly at night, adding visual interest to the corner at the ferry terminal.

E. Parking

The parking within the development consists of an underground parkade with two levels. The access ramp opens from Beach Dr., on the far side of the building from the intersection for Beach and Brechin. Short term bicycle parking is located at bike racks outside, while long term secure bicycle parking is provided within the underground parkade. Handicap and visitor stalls are provided as required. The parkade also houses the waste and recycling facilities, the electrical and mechanical room, and a dog washing room for residents.

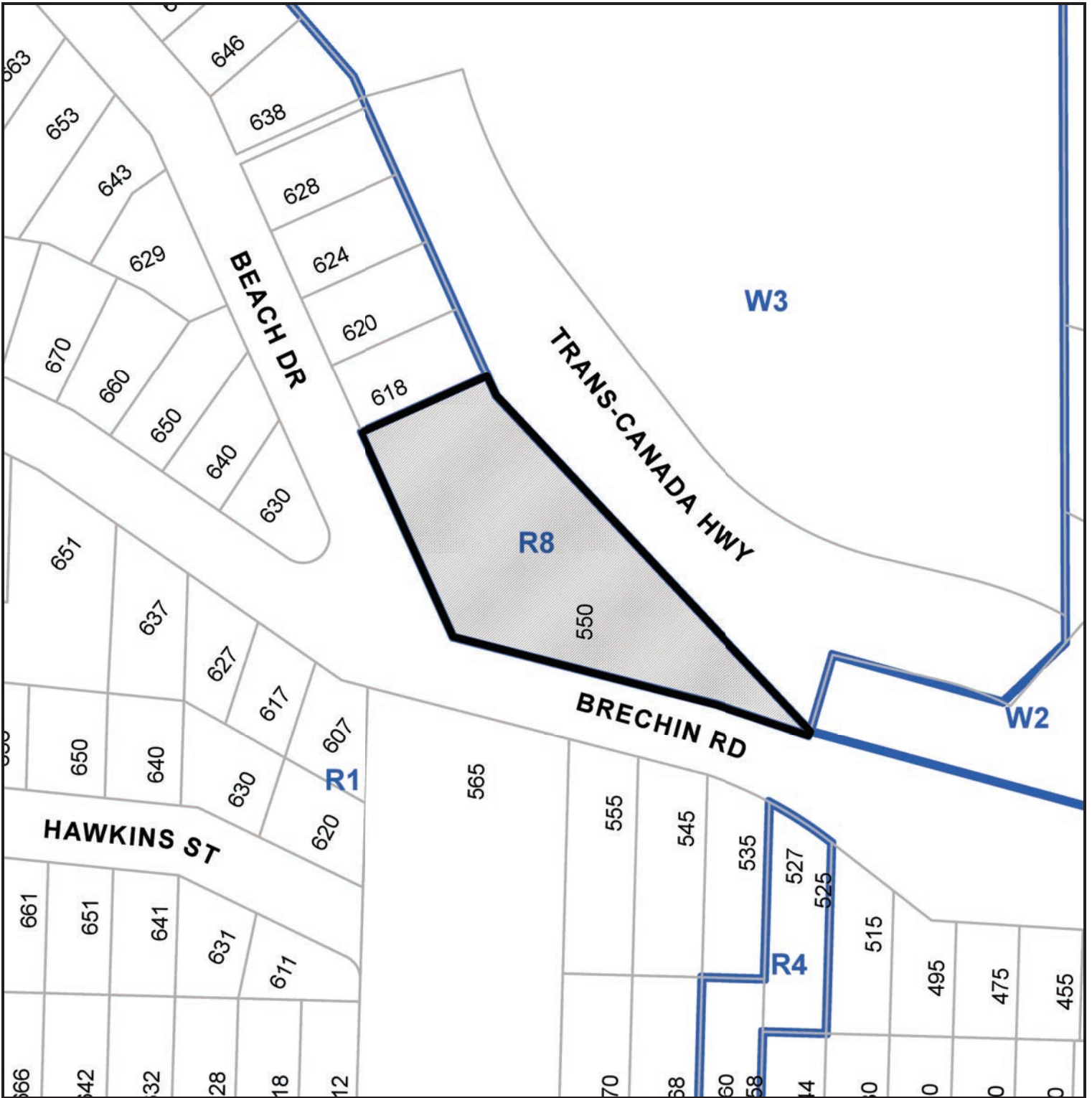
In almost all respects, the development conforms to the zoning and development permit bylaws and will positively contribute toward the character of the neighborhood. Due to the steep slope, and civil works outlet onsite, a small variance (of 1m on total building height) will be required to fit the building in the necessary location onsite. Should you require and further information or clarification, please do not hesitate to contact me.

Sincerely,



Tanis Schulte
Architect AIBC, LEED AP

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP1187

CIVIC: 550 BRECHIN ROAD

LEGAL: LOT 12, SECTION 1, NANAIMO DISTRICT, PLAN 12987



Subject Property

CONSULTANTS LIST

OWNER / DEVELOPER
WESTURBAN DEVELOPMENTS LTD.
 Sean Roy, CEO
 1-1170 Shoppers Row, Campbell River BC V9W 2C8
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 sroy@westurban.ca

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 Matthew Rosenthal, ASct
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 mrosenthal@cascara.ca

DRAWING INDEX

- PR1 LOCATION PLAN & SITE PLAN
- PR2 PARKADE PLANS
- PR3 FLOOR PLANS
- PR4 UNIT PLANS
- PR5 EXTERIOR ELEVATIONS
- PR6 EXTERIOR ELEVATIONS
- PR7 SCHEMATIC SECTIONS
- PR8 MATERIALS
- PR9 RENDERINGS
- PR10 RENDERINGS



LOCATION PLAN

SITE LOCATION

PROJECT DATA

LEGAL ADDRESS:
 LOT 12 SECTION 1 NANAIMO DISTRICT PLAN 12887

OWNS ADDRESS:
 500 BRECHIN ROAD, NANAIMO BC

ZONING:
 RB - MEDIUM DENSITY RESIDENTIAL

LOT SIZE:
 +/- 3216 SQ.M. (96,145 SQ.FT.)

BUILDING AREA:
 PROPOSED FOOTPRINT 1916 SQ.M. (20,624 SQ.FT.)

FLOOR AREAS:

BASEMENT:	1815 SQ.M. (19,517 SQ.FT.)
MAIN:	1416 SQ.M. (15,242 SQ.FT.)
SECOND:	1440 SQ.M. (15,500 SQ.FT.)
THIRD:	1440 SQ.M. (15,500 SQ.FT.)
ESGUCH:	1440 SQ.M. (15,500 SQ.FT.)
TOTAL (NET):	6136 SQ.M. EXCLUDING PARKADE (61,742 SQ.FT.)
COMMON (PARKADE):	78 SQ.M. (840 SQ.FT.)
COMMON (MAIN):	300 SQ.M. (3,230 SQ.FT.)
COMMON (SECOND):	276 SQ.M. (2,970 SQ.FT.)
COMMON (THIRD):	276 SQ.M. (2,970 SQ.FT.)
COMMON (ESGUCH):	276 SQ.M. (2,970 SQ.FT.)
TOTAL (NET):	1128 SQ.M. EXCLUDING PARKADE (12,142 SQ.FT.)
TOTAL (GROSS):	6864 SQ.M. EXCLUDING PARKADE (73,883 SQ.FT.)

FLOOR AREA RATIO:
 ALLOWABLE: 1.20% UNDERGROUND 10.25% PERCENTAGE OF PARKING = 1.40
 PROPOSED: 1.32

DENSITY:
 PROPOSED: 87 UNITS

LOT COVERAGE:
 40% ALLOWABLE
 34.0% PROPOSED (OPEN DECKS INCLUDED)

USABLE OPEN SPACE:
 REQUIRED:

BUILDING HEIGHT:
 ALLOWABLE: 15M
 PROPOSED: 15M (1M VARIANCE REQUIRED)

UNIT COUNT:

	MAIN	2-4TH FLOORS	BUILDING
STUDIO BEDROOM	0	1 (7')	3
ONE BEDROOM	11	11 (7')	44
TWO BEDROOM	10	10 (7')	40
TOTAL	21	22 (7')	87

SETBACKS

FRONT	6.0M ALLOWABLE / PROPOSED 6.0M
REAR	10.0M ALLOWABLE / PROPOSED 10.0M
SIDE (FLANKING)	4.0M ALLOWABLE / PROPOSED 4.74M
SIDE (FLANKING)	4.0M ALLOWABLE / PROPOSED 5.56M

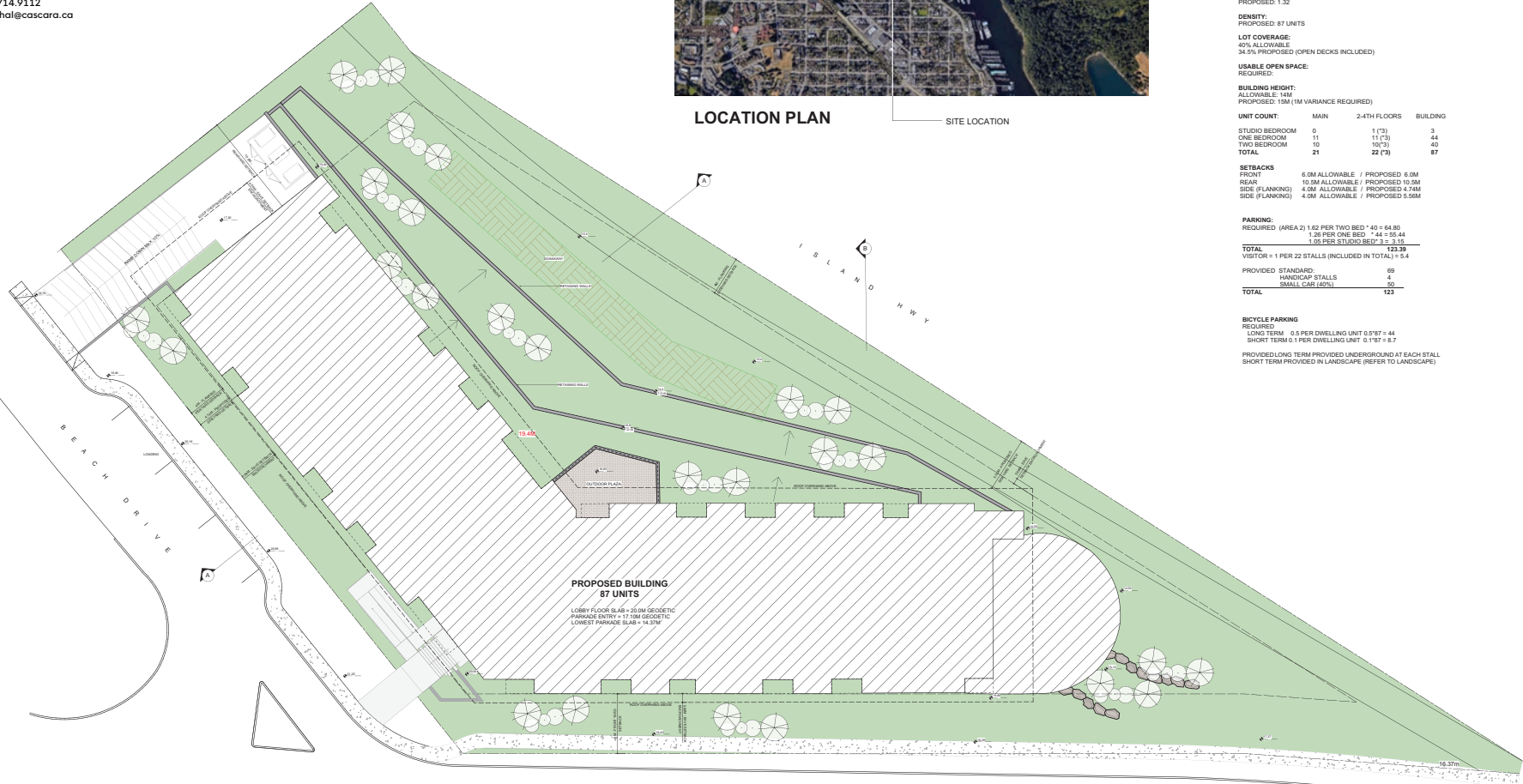
PARKING:

REQUIRED (AREA 2)	1.62 PER TWO BED * 40 = 64.80
REQUIRED (AREA 1)	1.26 PER ONE BED * 44 = 55.44
TOTAL	120.24
VISITORS = 1 PER 22 STALLS (INCLUDED IN TOTAL) = 5.4	
TOTAL	125.64

PROVIDED STANDARD:

HANDICAP STALLS	69
SMALL CAR (60%)	4
TOTAL	73

BICYCLE PARKING
 REQUIRED:
 LONG TERM 0.5 PER DWELLING UNIT 0.5*87 = 44
 SHORT TERM 0.1 PER DWELLING UNIT 0.1*87 = 8.7
 PROVIDED LONG TERM PROVIDED UNDERGROUND AT EACH STALL
 SHORT TERM PROVIDED IN LANDSCAPE (REFER TO LANDSCAPE)



PROPOSED BUILDING
87 UNITS

LOBBY FLOOR SLAB = 25.0M GEODESIC
 PARKADE ENTRY = 17.18M GEODESIC
 LOWEST PARKADE SLAB = 14.37M

SITE PLAN
 SCALE: 1:250

BRECHIN ROAD

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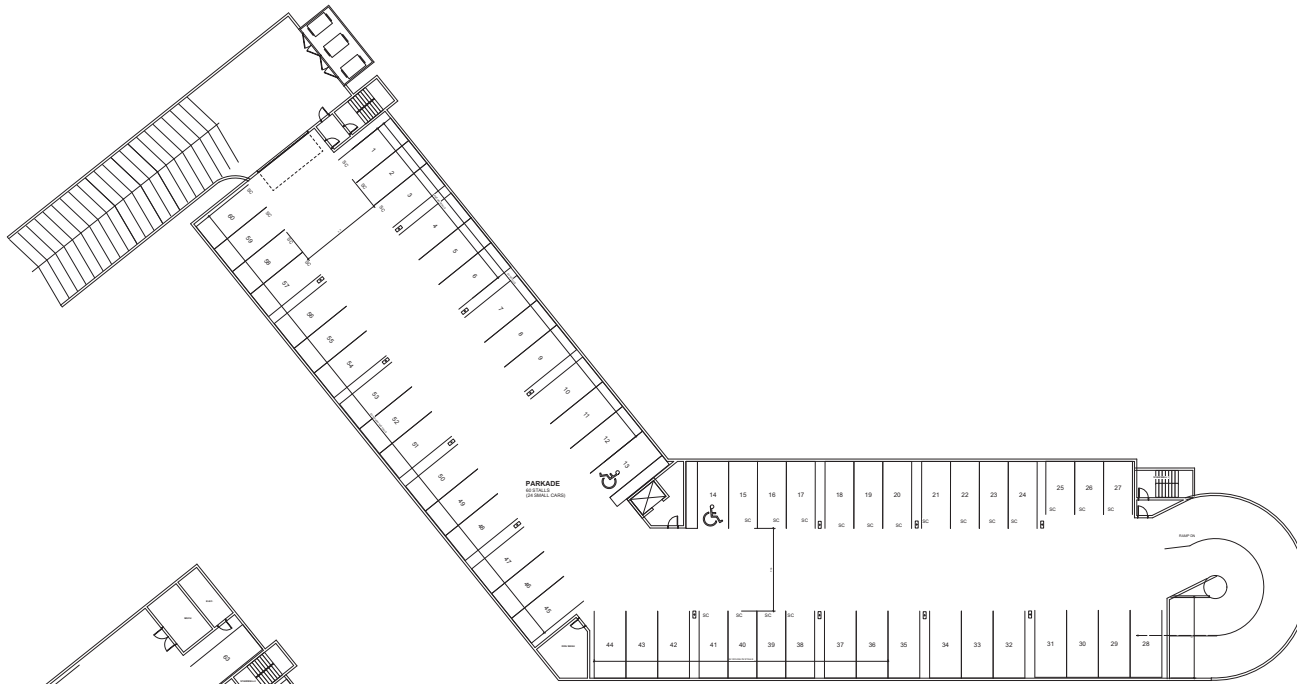
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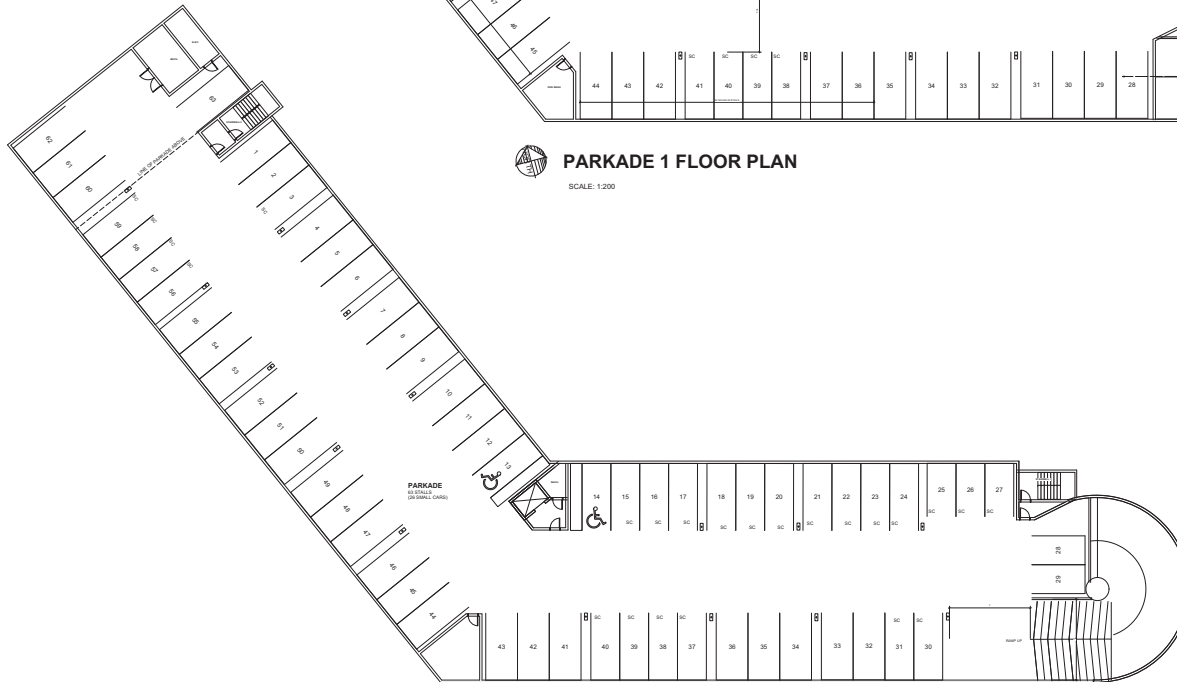
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PROJECT	DATE
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SITE PLAN	
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PR1



PARKADE 1 FLOOR PLAN
SCALE: 1:200



PARKADE 2 FLOOR PLAN
SCALE: 1:200

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P1/2 FLOOR PLANS

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- MATERIAL LEGEND**
- 1 FIBRE CEMENT LAP SIDING 7": "SHOU-SUGH-BAN"
 - 2 FIBRE CEMENT LAP SIDING 7": "CEDARTONE"
 - 3 WINDOW BOXES: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
 - 4 SBS ROOFING: "BLACK"
 - 5 VINYL WINDOWS - BLACK EXTERIOR
 - 6 HANDRAILS, FASCIAS, DOWNSPOUTS, FLASHING: "BLACK"
 - 7 SOFFITS: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
 - 8 COLUMNS: CORTEN STEEL



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NORTH EAST ELEVATION



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NORTH WEST ELEVATION

- MATERIAL LEGEND**
- 1) FIBRE CEMENT LAP SIDING 7"; "SHOU-SUGI-BAN"
 - 2) FIBRE CEMENT LAP SIDING 7"; "CEDARTONE"
 - 3) WINDOW BOXES: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
 - 4) SBS ROOFING: "BLACK"
 - 5) VINYL WINDOWS - BLACK EXTERIOR
 - 6) HANDRAILS, FASCIAS, DOWNSPOUTS, FLASHING: "BLACK"
 - 7) SOFFITS: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
 - 8) COLUMNS: CORTEN STEEL

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PR6



BRECHIN ROAD VIEW



DEPARTURE BAY VIEW

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PR9



BRECHIN ROAD NIGHT VIEW



BRECHIN ROAD VIEW

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PR10



COLUMNS
CORTEN STEEL



HANDRAILS + FASCIAS
PAINTED "BLACK"



SOFFIT + SECONDARY SIDING FIBRE CEMENT "CEDARTONE"



PRIMARY SIDING FIBRE CEMENT "SHOU-SUGI-BAN"

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MATERIALS

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PR8



SECOND/THIRD/FOURTH FLOOR PLAN

SCALE: 1:200



MAIN FLOOR PLAN

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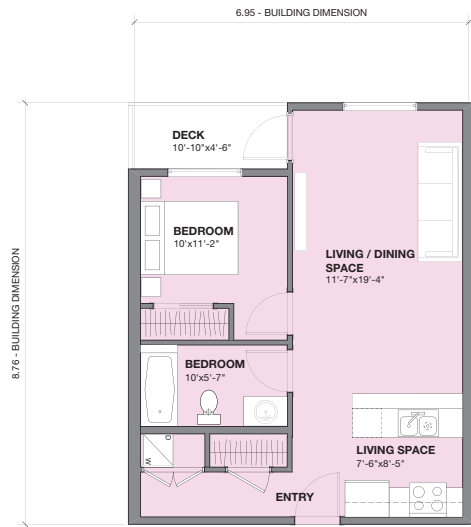
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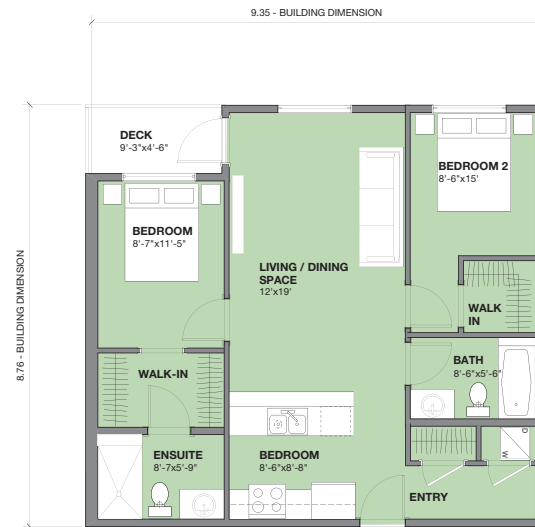
DRAWING: MAIN FLOOR PLAN

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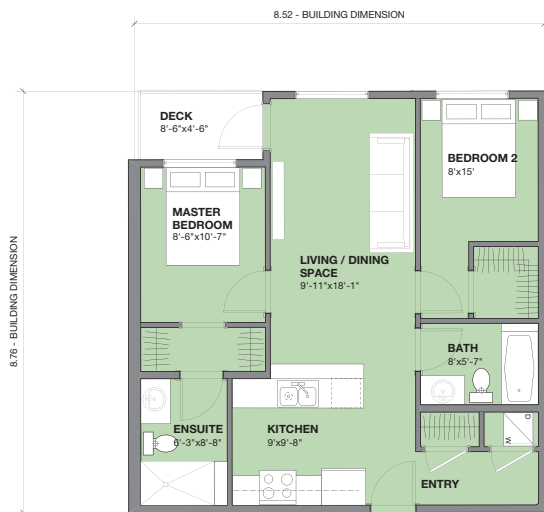
PR3



ONE BEDROOM - "A"
610 SQ.FT.



TWO BEDROOM - "B"
845 SQ.FT.



TWO BEDROOM - "C"
762 SQ.FT.



STUDIO BEDROOM - "D"
400 SQ.FT.

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PR4



PROJECT PLANT LIST

NOTE: ALL WORK AND MATERIALS SHALL BE TO BC/SLA / CNLA STANDARDS

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, COUNT, SIZE. Lists various trees, shrubs, ornamental grasses, and perennials.

LEGEND

- PROPERTY LINES
BRUSH FINISH CONCRETE WALKWAYS / PATIO
DECORATIVE PAVING FOR BACK PATIO, TYPE / PATTERN TBD
DRAIN ROCK
PLANTING BED CW 60 MM OF BARK MULCH GROUND COVER...

Revisions table with columns: Date, Revisions, By. Shows dates from Dec 18 2019 to Mar 5 2020.



Project WESTURBAN DEVELOPMENTS
DEPARTURE BAY
550 BRECHIN ROAD
NANAIMO, BC

Sheet Title Landscape Plan

Date November 13, 2019
Scale 1:200 METERS
Drawn By LS/SD
Project No.

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Drawing No.

L1



ALASKA YELLOW CEDAR



BLACK SPRUCE



PONDEROSA PINE



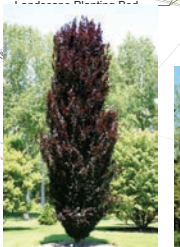
MOUNTAIN PINE



SCOT'S PINE



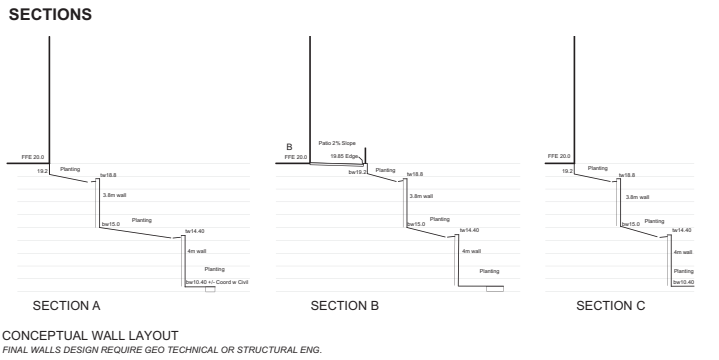
PACIFIC DOGWOOD



RED OBELISK BEECH



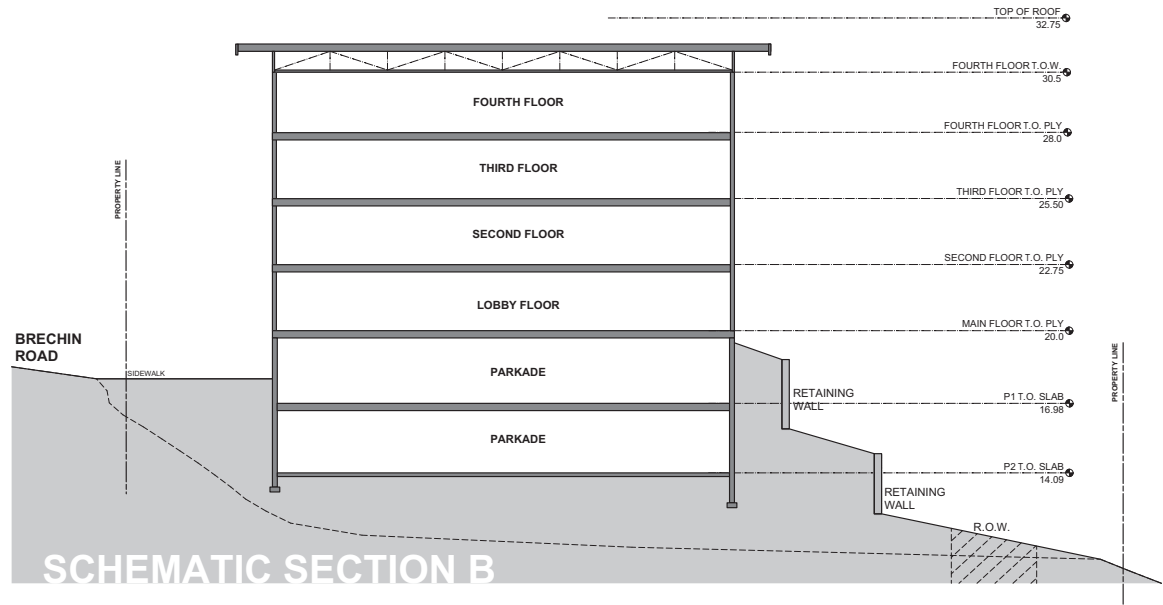
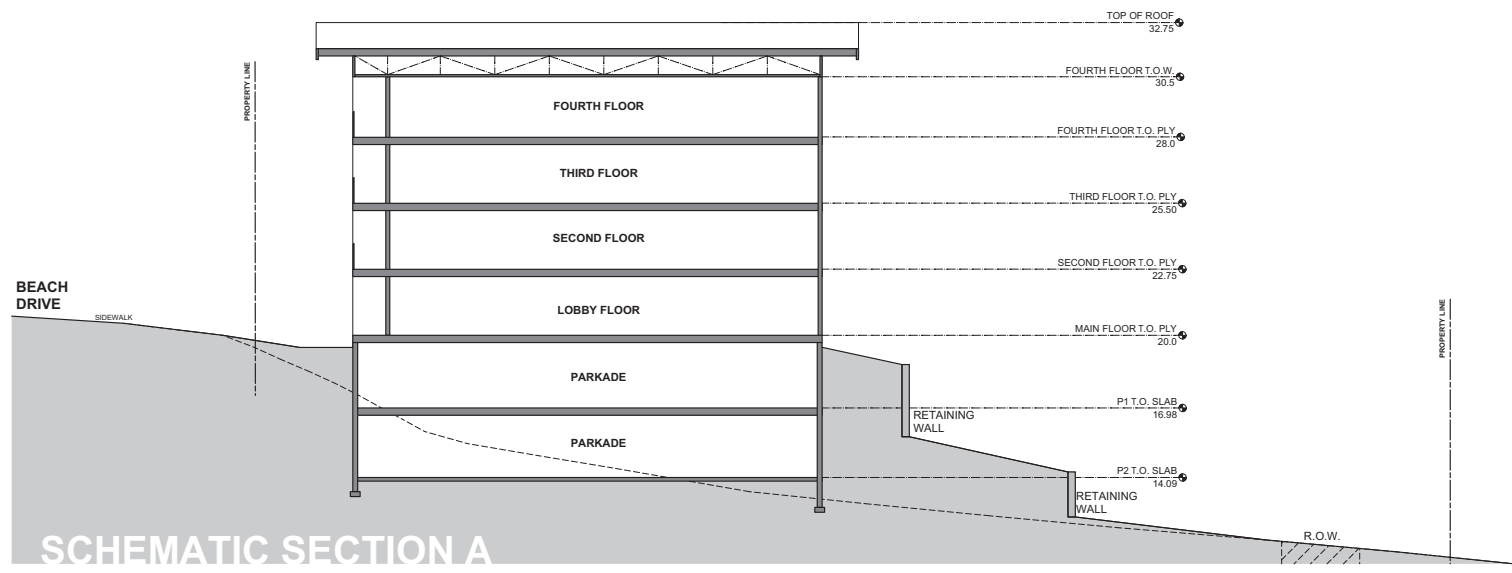
DOUGLAS MAPLE



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CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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THUJA
architecture + design

Tanis Schulte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
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NO.	DATE
ISSUED FOR REVIEW	JUL 07 2019
ISSUED FOR REVIEW	AUG 13 2019
ISSUED FOR REVIEW	OCT 29 2019
ISSUED FOR REVIEW	NOV 14 2019
ISSUED FOR COORD	NOV 21 2019
ISSUED FOR REVIEW	NOV 26 2019
ISSUED FOR REVIEW	DEC 10 2019
ISSUED FOR REVIEW	DEC 11 2019
ISSUED FOR PREAPP	DEC. 18 2019
ISSUED FOR DP	MAR. 02 2020

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2020-APR-04
Current Planning

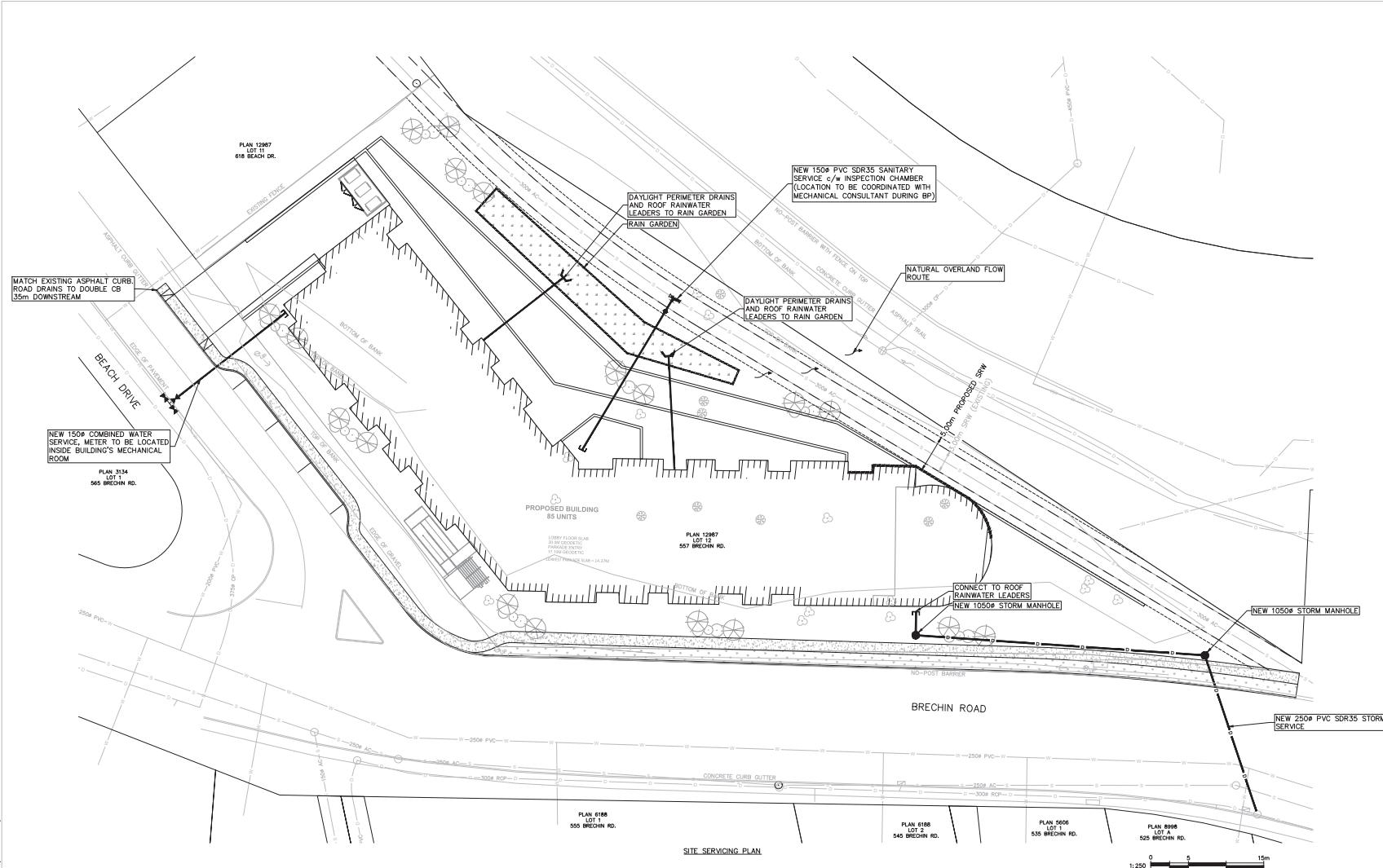
PROJECT
DEPARTURE BAY

DRAWING
SCHEMATIC SECTIONS

SCALE	AS NOTED	PROJECT NO.	19--
DATE		DRAWN BY	TS/SW
SHEET			

PR7

P:\PROJECTS\1078-000-550 BRECHIN MULTI-FAMILY - DRAWINGS\1078-000-CIV-DRAWINGS



SITE SERVICING PLAN

LEGEND					
EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED
LAMP STANDARD	LS	CLEANOUT	CO	WATER	W
LUTILITY POLE	LP	CATCHBASIN	CB	SANITARY	S
U/G HYDRO/TEL/CABLE	HC	ROUND CATCHBASIN	RCB	STORM	ST
JUNCTION BOX	JB	MANHOLE	MH	WATER METER	WM
GAS	G	INSPECTION CHAMBER	IC	FLUSHOUT	FO
FENCE	F	MOUNTABLE CURB & GUTTER	MCG	GATE VALVE	GV
ELEVATION	E	NON-MOUNT. CURB & GUTTER	NMCG	REDUCER	R
EDGE ASPHALT	EA	ASPHALT CURB & GUTTER	ACG	FIRE HYDRANT	FH
ASPHALT REMOVAL	AR	TOP OF BANK/BOTTOM OF BANK	TB/BB	AIR RELEASE VALVE	ARV
PROPOSED ASPHALT	PA	CULVERT OUTLET	CO	DITCH	D
PROPOSED CONCRETE	PC	CULVERT HEADWALL	CH	CENTERLINE ALIGNMENT	CA

CLIENT
WESTURBAN DEVELOPMENTS

REV.	DATE	BY	DESCRIPTION	ENG.
C	28FEB20	MMR	ISSUED FOR DEVELOPMENT PERMIT	KMD
B	28BKC19	MMR	REVISED SITE LAYOUT	KMD
A	27NOV19	MMR	ISSUED FOR COORDINATION	KMD

550 BRECHIN MULTI FAMILY

NANAIMO, BC

DRAWING TITLE:
SITE SERVICING

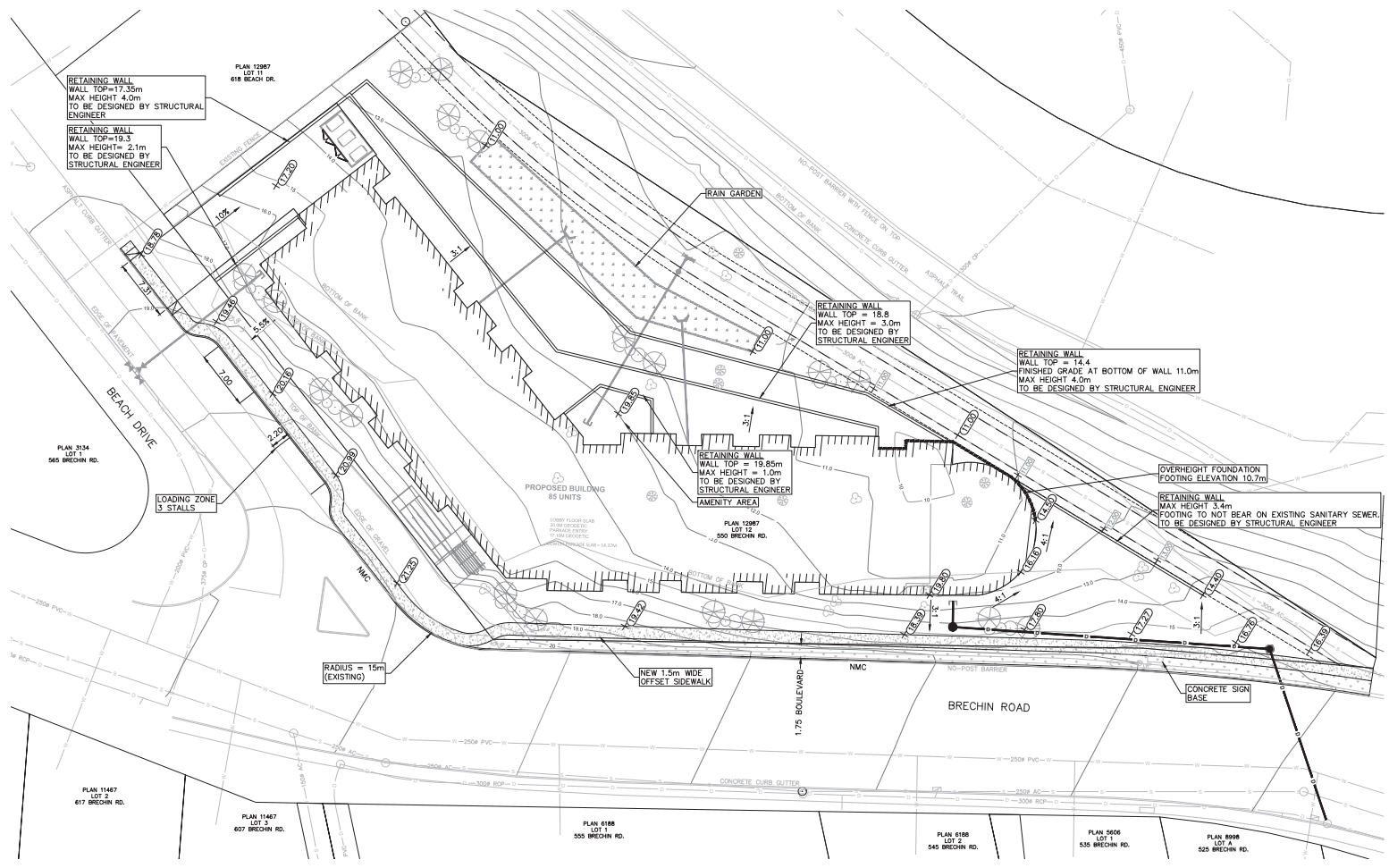
CASCARA
CONSULTING ENGINEERS LIMITED
#206-335 WESLEY STREET NANAIMO, BC V9R 2T5
TEL: 250.591.7364 EMAIL: info@cascara.co

DESIGN BY: KMD	CHECKED BY:
DRAWN BY: MMR	APPROVED BY:
SCALE: HORIZ: 1:250 VERT:	DATE: 27NOV19 SHEET: 1 OF 3
ENG. FILE NUMBER:	PROJECT NUMBER: 1078-000
DRAWING NUMBER: SK1	REV: C

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3.26.2020



SITE GRADING PLAN



CLIENT
WESTURBAN DEVELOPMENTS

REV.	DATE	BY	DESCRIPTION	ENG.
C	28FEB20	MRR	ISSUED FOR DEVELOPMENT PERMIT	KMD
B	28BEC19	MRR	REVISED SITE LAYOUT	KMD
A	27NOV19	MRR	ISSUED FOR COORDINATION	KMD

550 BRECHIN MULTI FAMILY

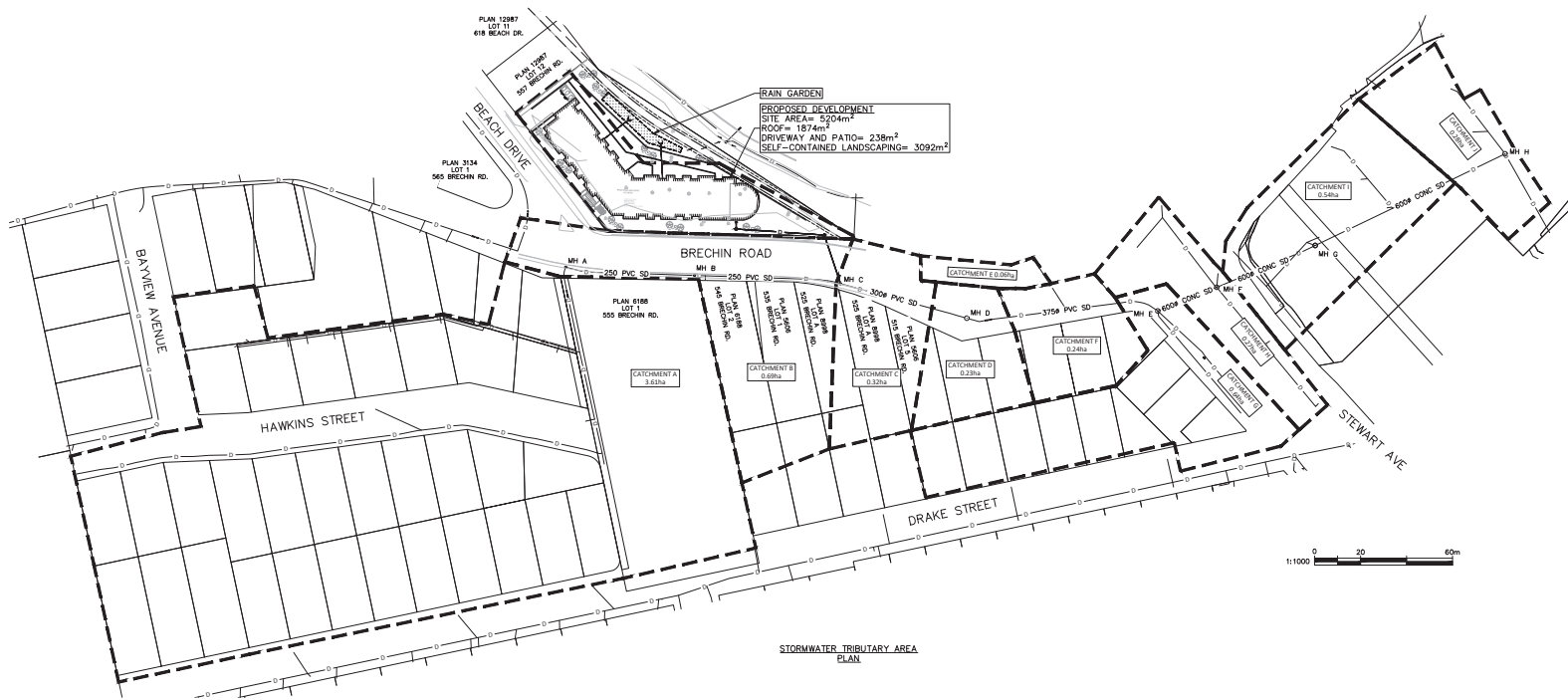
NANAIMO, BC

DRAWING TITLE:
SITE GRADING

CASCARA
CONSULTING ENGINEERS LIMITED
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DESIGN BY: KMD	CHECKED BY:
DRAWN BY: MRR	APPROVED BY:
SCALE: HORIZ: 1:250 VERT:	DATE: 27NOV19
PROJECT NUMBER: 8918-003	DRAWING NUMBER: SK2
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STORMWATER TRIBUTARY AREA PLAN

CLIENT
WESTURBAN DEVELOPMENTS

C	28FEB20	MRR	ISSUED FOR DEVELOPMENT PERMIT	KMD
B	28BKC19	MRR	REVISED SITE LAYOUT	KMD
A	27NOV19	MRR	ISSUED FOR COORDINATION	KMD
REV.	DATE	BY	DESCRIPTION	ENG

550 BRECHIN MULTI FAMILY

NANAIMO, BC

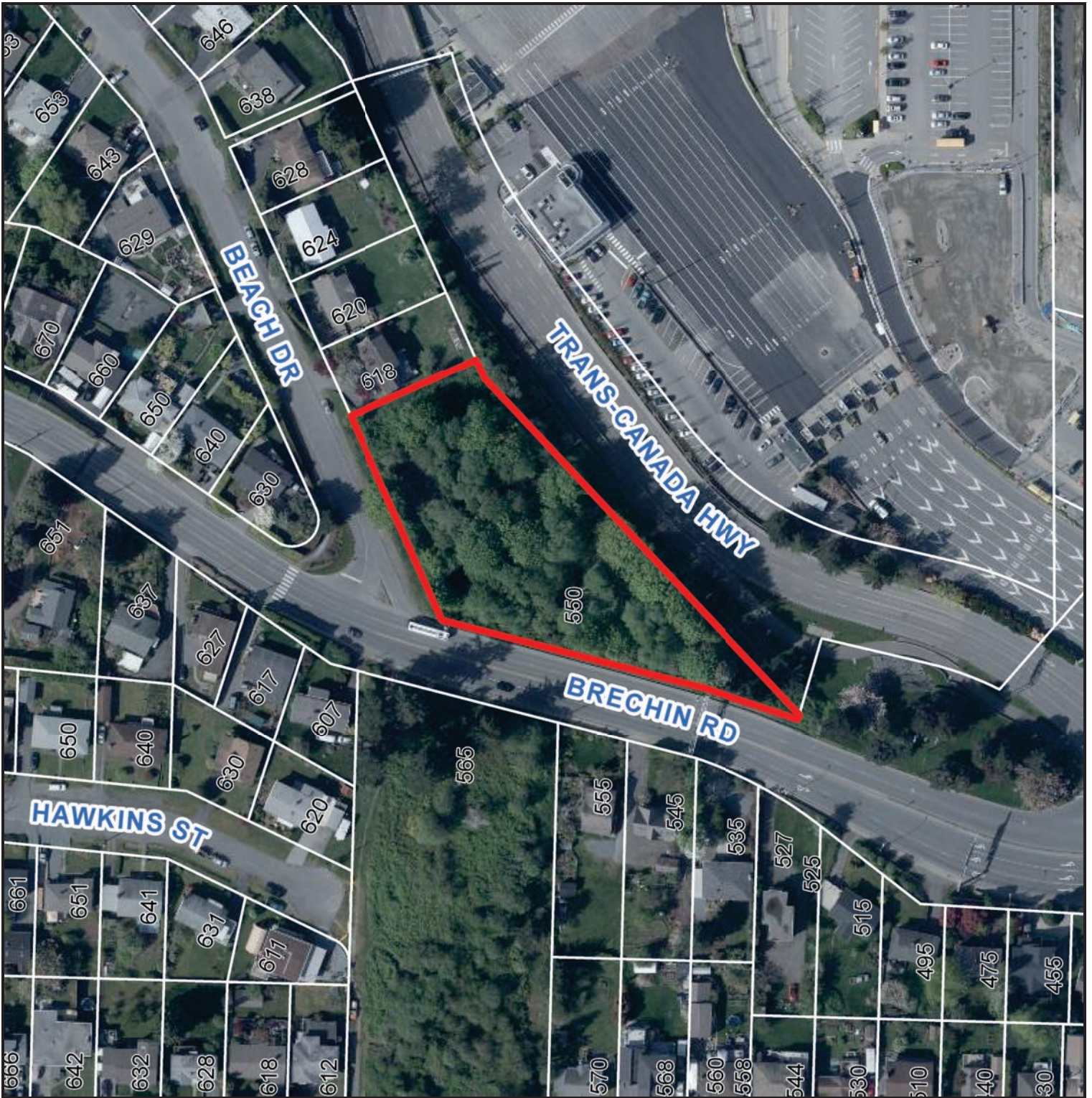
DRAWING TITLE:
STORMWATER TRIBUTARY AREA

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

DESIGN BY: KMD	CHECKED BY:
DRAWN BY: MRR	APPROVED BY:
SEAL:	SCALE: HORIZ: 1:250 VERT: DATE: 27NOV19 SHEET: 3 OF 3 ENG. FILE NUMBER: PROJECT NUMBER: DRAWING NUMBER: SK3
	REV: C

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AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP1187



550 BRECHIN ROAD