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April 07, 2020

**4851 Cedar Ridge Place – Development Permit Design Rationale**

**Project**

97 Unit Residential rental (strata) building with underground parking and 3 Unit Commercial retail building.

**Background**

Development providing higher quality rental accommodation including additional amenities for mature adults and professionals, adjacent to Long Lake and North Nanaimo town centre. Efficient and contemporary interpretation of adjacent box styled apartments.

**Site Layout**

Building layout on site dictated by access from Cedar Ridge Place and creating an open space at the front on a steep sloped site. Front Building setback from Rutherford Road within the maximum setback at the Northern corner similar to adjacent Memory Care building to the West.

**Pedestrian Circulation**

Accessible main building entrance from Cedar Ridge Place. 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. Two other exits provided at the two ends of the building. 5 ft (1.5 m) wide sidewalks.

**Vehicle Circulation**

Due to the steep sloping site and the sloping cedar ridge street, two entrances located at both ends of the building, each goes to one of the two levels of the parkade. Parkade entries allows two way access for entry and exit. Cedar ridge frontage defined and landscaped with sidewalk and surface parking stalls for commercial retail units visitors, residential visitors, loading/ moving access, and fire truck access.

**Parking**

Provided underground and primarily out of sight except for vehicular entry and CRU/ Residential visitors surface parking. Vehicle and bicycle parking is secure via ventilated overhead door. Existing Bus service nearby on Island Highway and Rutherford Road.

**Form**

The parkade partially hidden from the streets serves as a base for the simple contemporary structure above. Generated by breaking the long residential building in half at the centre, and softening the two ends to minimize the scale of the building for pedestrians. Large balconies for outdoor living area partially covered for weather protection without limiting interior daylight penetration. Sides of

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balconies on first level level screened with landscape and planters for privacy and visual delight, with the upper balconies projecting from the face the building to maximize views toward the lake. Rutherford Road facade features vegetation and natural rock covered parkade wall and secure entrance/exit from the bike/scooter storage room. 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. The roof projection, fascia, and soffit treatment provides protection to the doors and windows of the units on the top floor. Stepped planters below the parkade on the South-Western side provide a smoother transition to the public walkway.

### **Material & Colour**

Contemporary material and neutral colour pallet with natural cedar wood accent. The colour scheme is neutral whites and greys with the natural cedar wood soffits and inner walls of the simple box masses. Stairway glazing provides interior daylight and visual facade variety giving longitudinal views along the landings encouraging using them instead of the elevators. Balcony guardrails powder coated aluminum pickets (possibly clear tempered glass depending on budget). Fiber cement panel cladding with matching coloured metal trims.

### **Exterior Lighting**

Main entrance canopy uplighting. Exits down lighting and on balconies.

### **Utilities/ Garbage/ Recycling**

Building services located underground and close to City connections to reduce service length. To maximize parking and security, garbage/ recycling provided in outdoor room at East corner.

### **Key Features**

Contemporary apartment and CRUs within mixed use neighbourhood. Top floor common terrace and amenity room, fitness room. Planters separating first floor units decks.

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**4851 Cedar Ridge Place – Development Permit Variance Rationale**

**Building Setbacks:**

- **Requirement:**
  - Front: 3.0m, Max 6.0m
  - Flanking Side: 3.0m
  - Side 1: 0.0m, Side 2: 3.0m
  - Rear: 7.5m.
  
- **Proposed:**
  - Front (North West CRU) 3.49m, **no variance.**
  - Front (North West Residential) 8.29m, **no variance.**
  - Front (North West Parkade) 6.67m, **no variance.**
  - Flanking Side (North East CRU) 6.0m, **no variance.**
  - Flanking Side (North East Residential and Parkade) 20.43m, **no variance.**
  - Side 1 (South West Residential) 9.5m, **no variance.**
  - Side 1 (South West Parkade) 7.5m, 3.53m to retaining wall, **no variance.**
  - Side 2 (North East Residential and Parkade) 32.89m, **no variance.**
  - Rear (South East Residential) 7.85m, **no variance.**
  - Rear (South East Parkade) 5.66m, a variance of **1.84m.**
  
- **Rationale:**
  - Steep slope of site and existing grades of the street.
  - 2m offset the exposed parkade facades from the face of the residential units above.
  - larger space for landscaping features to soften the transition from Rutherford Road
  - all required residential parking secured under building
  - Bicycle, scooters and kayaks storage with direct access to the outdoors.

**Building Height:**

- **Requirement:**
  - 18m from the average natural grade if 75% parking under building
  
- **Proposed:**
  - 20.50m with more than 85% parking under building, a variance of **2.50m.**
  
- **Rationale:**
  - Maximum slopes for parkade ramps to minimize building height

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- Rutherford Road facade features vegetation and natural rock covered parkade wall.
- Softened and set back the two ends of the highest floor to minimize the scale of the building for pedestrians
- Steep slope of site and existing grades of the street.
- Minimize blasting

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