

Date: June 11, 2020

Design Rationale– Development Permit Application – 4951 Jordan Ave. – Nanaimo

Project and Rationale Overview.

The commercial development project being proposed is located on an urban site, at Jordan Ave. and Mostar Rd. This rationale document examines the proposed development using the General Development Permit Guidelines.

Overview.

The project is a redevelopment of a former commercial site, zoned for Industrial use. The property faces 2 sloping streets. Fill will be placed and retained in the lower portion of the site. The development consists of 3 commercial buildings, housing 6 tenants. K2 Stone is the anchor tenant, located in Building 1 with a commercial stone, fenced yard in the back corner of the site.

On-site parking is addressed with a combination of underground and surface parking. The parking is located in a central courtyard, with the buildings located around the perimeter. The perimeter setbacks are fully landscaped including water features at the entry to the site. Landscape planters are also included in the center courtyard.

Part A - Review of Development with respect to the General Development Permit Guidelines.

Part 1 – Development Objectives

- To improve the character of commercial development in the neighborhood. Locate buildings to relate more to the street and soften the dominance of commercial parking areas.
- To provide a high level of design and quality of construction.
- To encourage pedestrian, bicycle and transit utilization.
- To integrate the site with the adjacent properties by creating appropriate links and buffers.

Part 2 – Design Principals

- The development must relate to the street. The buildings are set close to the street and sidewalk. Walkways enter the side from various locations. Large windows, multiple entrances, roof overhangs and landscaping blend the edge between public and private spaces.

- The design of the buildings, roads and landscaped areas are durable and permanent in their design and use of materials. The proper design of drainage and water management are important on this site.
- The character and form of the buildings are familiar, and offer considered signage locations, matching high quality, durable building materials, suited to the buildings industrial use.
- The site will be well lit with low-level, non-glare, full cut-off type lighting appropriate to its function. The building windows overlook the streets and sidewalks, creating a safer environment.
- CEPTD (Crime Prevention through Environmental Design) principals will continue to be incorporated as the design is developed in more detail.

Part 3 – Design Guidelines

Site Design

1. Parking
 - The bylaw requires 29 stalls. 30 surface stalls are provided with an additional 24 underground stalls for a total of 54 stalls.
 - Small clusters of surface parking stalls are distributed around the site. This avoids creating large paved areas, difficult to shade.
 - Slopes of the driveways, parking areas and sidewalks have been carefully designed to meet the design standards and to integrate with the contours of the site.
2. Loading.
 - Loading zones are provided within the central courtyard, away from view from the street.
 - These are located so as not to block or impede pedestrian or another vehicle access.
3. Pedestrian Circulation
 - Paths have been provided on-site to separate pedestrian and vehicular traffic.
 - Pedestrians can access the site from multiple points.
 - A central pedestrian plaza is located within the parking courtyard, in-front of Building 3 and at the corner of Jordan and Mostar, at Building 2.
 - Small seating areas are included in the landscape design. Overlooks onto the feature waterfall at the K2 building are located at the main entry to the site.
4. Bicycle facilities.
 - Bicycle parking for staff and customers is included.
 - A secure bike-room is located in Building 3, connected to the underground parking.
 - A covered outdoor rack is located at the Building 3 plaza.

5. Open Space and Site Design

- The buildings will have a presence along both streets, with the entrance centrally located. The open space is located along the perimeter in the setbacks and within the parking area.

6. Landscaping – Refer to 4-Site Landscape Architecture Concept Plan and Design Rational that form a part of this application. The landscape design is deeply entrenched into the overall site and building designs.

7. Setbacks and Buffers

- The buildings are setback from the property lines by distances that mostly meet the required building setbacks within this zone. These buffers are fully landscaped with the walkways integrated. A minor setback variance forms a part of this application, for Buildings 1 & 2.

Building Design

1. Form

- The 3 buildings share the same architectural style, materials, massing and detailing. Variety is created by their varying roof heights, variation in materials, especially the use of K2 stone.
- The building masses are all 2 story buildings. The sloping site creates 1 story facades along the site's perimeter and 2 story facades within the courtyard.
- Outdoor areas including pathways, plazas and a private roof deck on Building 1, facing the courtyard.
- The building placement is organized along the perimeter roads, creating a street-frontage to each building. Various openings between the buildings allow a view penetration from the streets.

2. Height

- The buildings are within the allowable building height for this zone.
- The varied roof line, canopies, roof overhangs and building steps create interest.

3. Facades

- Building materials will be durable and of a high quality. A mixture of natural stone, wood-like siding, metal cladding and feature heavy timber will be used.
- The detailing of the buildings will be well considered to avoid premature failure of the building envelope.
- The building facades have protruding sections, overhangs, balconies, recesses and a light well. These create a pleasing building form, addressing human scale and avoiding tall, flat walls facing the public realm. Side and rear elevations are treated similarly, with careful treatment of materials and window placements.
- The individual commercial entrances each face the courtyard, are protected under an overhang and feature stone veneer. This creates a sense of human scale as one approaches and enters the buildings.

4. Building Siting

- The buildings are sited to take full advantage of the topography, commercial street frontage, access to light and integration with the natural environment through landscaping.
- The buildings are placed to form an inner courtyard used for parking, loading, access and a relaxing in the plaza, away from traffic.

5. Signage

- All site signage will be integrated with the landscape. Landscape signs are planned for each building as well as the storefront commercial signage located on each façade.
- On-site signage will be designed as an integrated package and excess signage avoided.
- Signs will be lit, using non-glare fixtures. Overspill will be contained and the dark-sky concept for outdoor lighting will be respected.
- A sign program will put in place specifying the tenant design parameters.

End of Design Rationale

Date: June 11, 2020

**Setback Variance Rationale - Development Permit Application
4951 Jordan Ave. – Nanaimo**

This project will require a Setback Variance in order to be constructed as designed.

I2 – Light Industrial Zone

Minimum setback	4.5 meters
Proposed setback	3.07 meters –Bldg. 1 2.5 meters – Bldg. 2

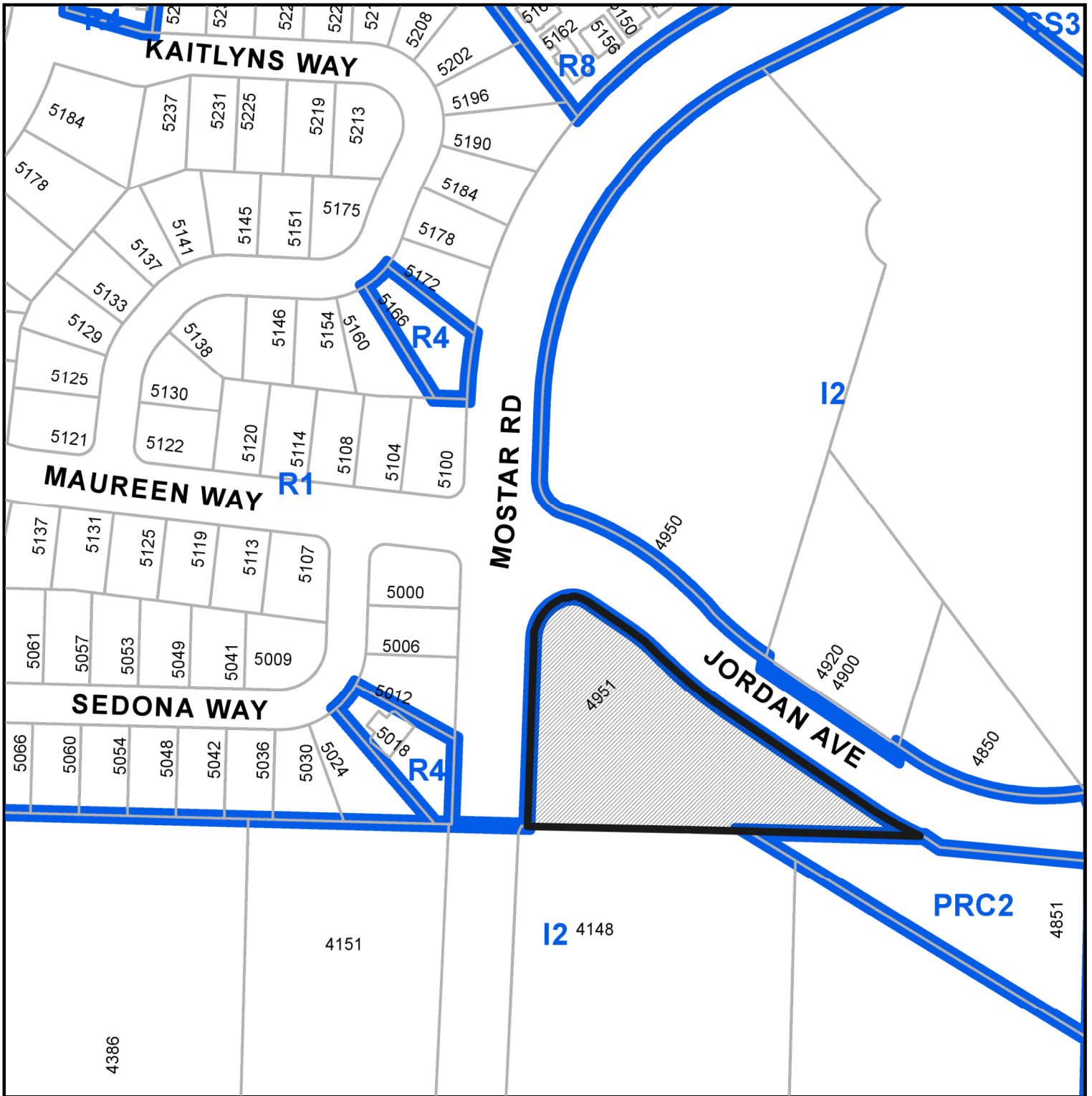
Discussion

On Building 1, the setback is encroached by 1.43 meters and 2 meters for Building 2. These variances are being requested to create variation in the building façades along Jordan Ave., thereby creating visual interest.

The variance for Building 1 will allow 3 offices and a lobby stair to be featured elements on this façade. The variance will allow the rhythm of the façade of Building 2 to be uninterrupted, creating an overall better appearance.

End of Variance Rationale

LOCATION PLAN



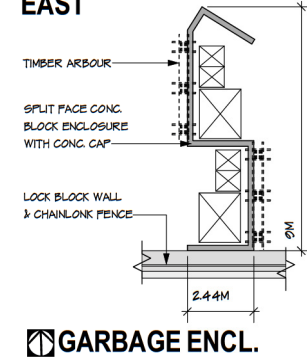
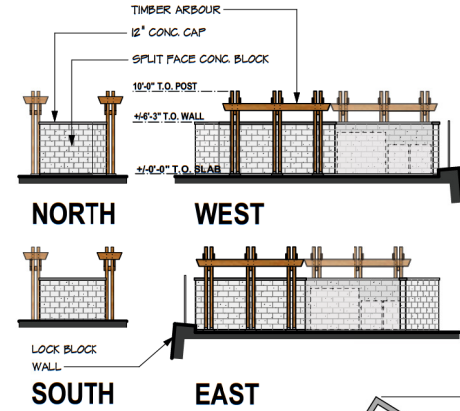
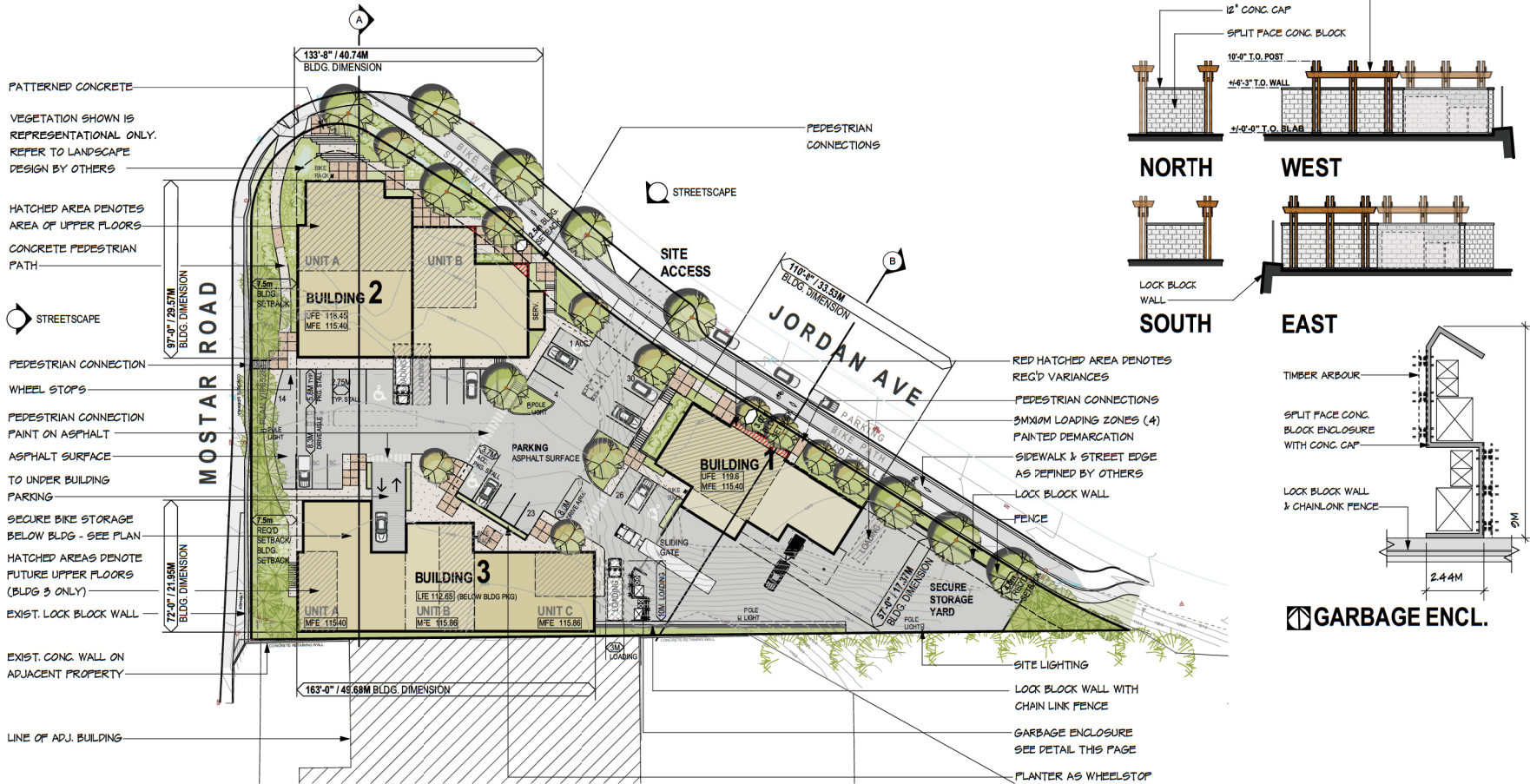
DEVELOPMENT PERMIT NO. DP001203

CIVIC: 4951 JORDAN AVENUE

LEGAL: LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN EPP69857



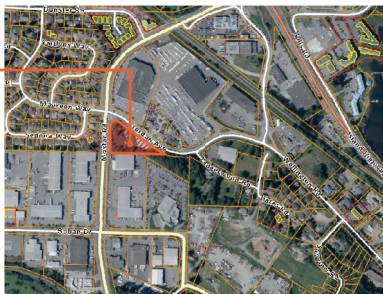
Subject Property



SITE PLAN

BASE PLAN HAS BEEN DERIVED FROM DOCUMENTS PREPARED BY OTHERS AND CITY OF NANAIMO MAPPING. VERIFY ALL CONDITIONS.

■ DENOTES AREA OF UPPER FLOORS



PRELIMINARY PROJECT DATA			
CIVIC:	4951 JORDAN AVENUE	FLOOR AREA:	
LEGAL:	LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN EPP89857 PID: 030-081-360	BUILDING 1	
ZONING:	I2 - LIGHT INDUSTRIAL	MAIN FLOOR:	4,712 SQ.FT.
DP AREA:	DPA1	UPPER FLOOR:	3,220 SQ.FT.
LOT SIZE:	+/- 1.638 ACRES / 6,629 SQ.M.	TOTAL:	+/- 7,932 SQ.FT. / 739.9 SQ.M.
LOT COVERAGE:	34% (MAX 40%)	BUILDING 2	
BUILDING HEIGHT:	(MAX 12M)	MAIN FLOOR:	9,730 SQ.FT.
BUILDING AREA (FOOTPRINT ONLY):		UPPER FLOOR:	4,472 SQ.FT.
BUILDING 1	4,712 SQ.FT.	TOTAL:	+/- 14,202 SQ.FT. / 1319.4 SQ.M.
BUILDING 2	9,930 SQ.FT.	BUILDING 3	
BUILDING 3	8,845 SQ.FT.	MAIN FLOOR:	+/- 8,845 SQ.FT. / 821.7 SQ.M.
TOTAL	+/- 23,487 SQ.FT. / 2,182 SQ.M.	TOTAL	+/- 30,979 SQ.FT. (2,878 SQ.M.)
PARKING REQ'D (1:100):	29 STALLS	PARKING REQ'D:	
PARKING PROVID'D:		SURFACE:	30
BUILDING SURFACE:	24	BELOW BLDG:	24
TOTAL:	54 STALLS	TOTAL:	54 STALLS
PARKING TYPES:		PARKING TYPES:	
STANDARD STALL:	44	STANDARD STALL:	44
ACC. STALL:	4 (2 REQUIRED)	ACC. STALL:	4 (2 REQUIRED)
SMALL CAR:	6 (11%)	SMALL CAR:	6 (11%)
LOADING REQ'D:	3	LOADING REQ'D:	3
LOADING PROVID'D:	4	LOADING PROVID'D:	4
BICYCLE PARKING REQ'D:		BICYCLE PARKING REQ'D:	
SHORT TERM:	NOT REQUIRED	SHORT TERM:	NOT REQUIRED
LONG TERM:	3 (0.1/100 SQ.M. GROSS)	LONG TERM:	3 (0.1/100 SQ.M. GROSS)
BICYCLE PARKING PROVID'D:		BICYCLE PARKING PROVID'D:	
SHORT TERM:	3 - 2 BIKE RACKS	SHORT TERM:	3 - 2 BIKE RACKS
LONG TERM:	3 (UNDER BLDG 3)	LONG TERM:	3 (UNDER BLDG 3)



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DP1203
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Current Planning

PROPOSED DEVELOPMENT
4951 JORDAN AVE
NANAIMO B.C.

bjk architecture inc.
2122 Brandon Rd.
Shawigan, Lake & C.
V0R 2W3
Ph: 250-891-1602

PROJECT #: 1541.08.19
D.P.A.: JUNE 2020

SITE PLAN



BUILDING 1

PROPOSED DEVELOPMENT
 4951 JORDAN AVE
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bjk architecture inc.
 2122 Brandon Rd.
 Shawnigan Lake B.C.
 V0R 2W3
 Ph: 250-891-1602

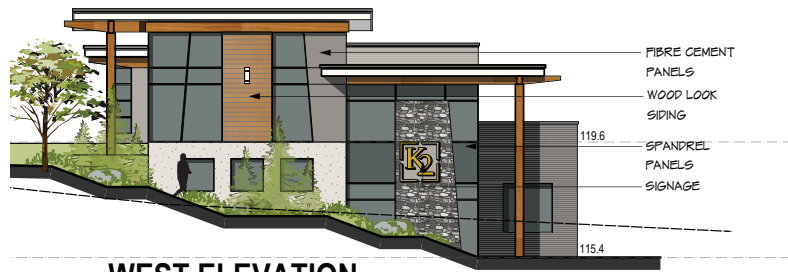
PROJECT #: 1541.08.19
 D.P.A.: 12 JUNE 2020



NORTH ELEVATION - ALONG JORDAN AVENUE

HORIZONTAL
 METAL SIDING
 LANDSCAPE BY
 OTHERS
 WOOD & STEEL
 FENCE

SOFFIT LIGHTING
 SIGNAGE
 TIMBER DETAILS
 ROCK FACED
 ELEMENTS



WEST ELEVATION

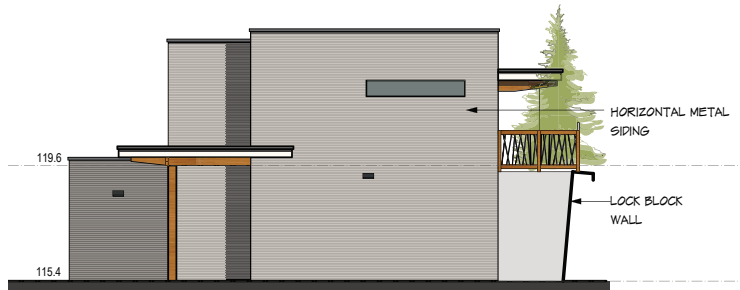
FIBRE CEMENT
 PANELS
 WOOD LOOK
 SIDING
 SPANDREL
 PANELS
 SIGNAGE

119.6
 115.4



SOUTH ELEVATION

FULL CUT OFF LIGHTING
 ON BUILDING



EAST ELEVATION

HORIZONTAL METAL
 SIDING
 LOCK BLOCK
 WALL

119.6
 115.4

PRELIMINARY EXTERIOR FINISHES & COLOURS

	HORIZONTAL METAL SIDING - TRIMS TO MATCH STONE GREY		HORIZONTAL METAL SIDING - TRIMS TO MATCH CHARCOAL		WOOD LOOK SIDING NATURAL
	LEDGESTONE K2 STONE QUARRIES SPRING VALLEY LEDGESTONE OR SIMILAR		MAN DOORS CLOVERDALE PAINT IRON CA207		FLASHINGS CHARCOAL WINDOW FRAMES/ RAILINGS BLACK
			TIMBER DETAILS SEMI TRANSP. STAIN NATURAL CEDAR OR SIMILAR		FASCIAS OFF WHITE

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

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PR1.2



BUILDING 2

PROPOSED DEVELOPMENT
 4951 JORDAN AVE
 NANAIMO B.C.

bjk architecture inc.
 2122 Brandon Rd.
 Shawnigan Lake B.C.
 VOR 2V3
 Ph: 250-891-8002

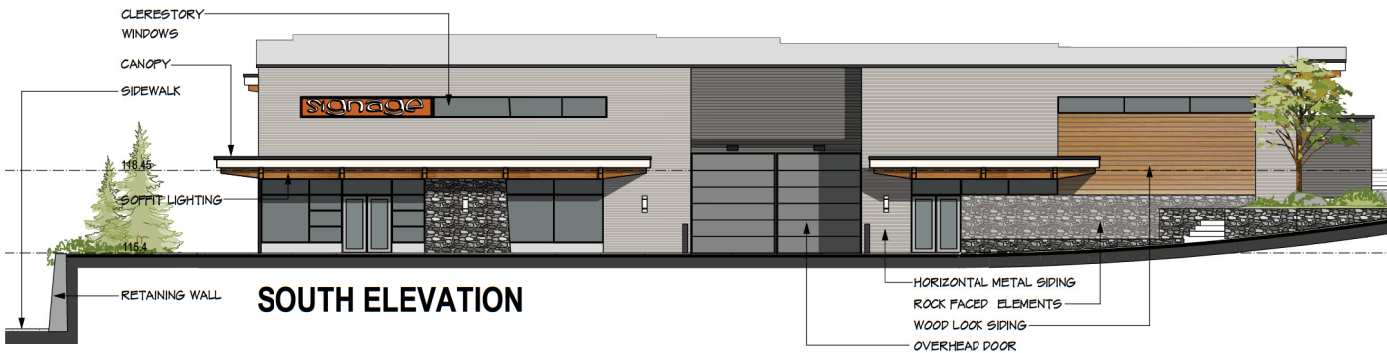
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PR2.3



WEST ELEVATION - ALONG MOSTAR ROAD



SOUTH ELEVATION

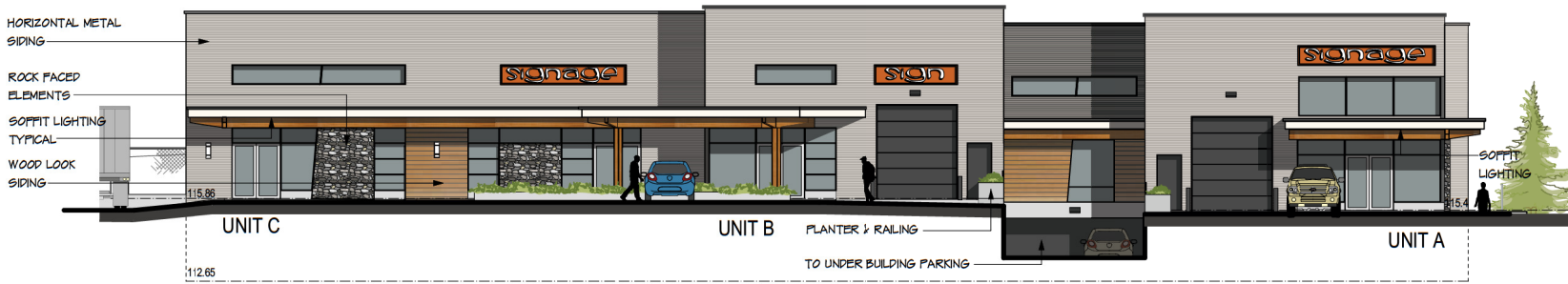


EAST ELEVATION

PRELIMINARY EXTERIOR FINISHES & COLOURS

	HORIZONTAL METAL SIDING - TRIMS TO MATCH STONE GREY		HORIZONTAL METAL SIDING - TRIMS TO MATCH CHARCOAL		WOOD LOOK SIDING NATURAL
	LEDGESTONE K2 STONE QUARRIES SPRING VALLEY LEDGESTONE OR SIMILAR		MAN DOORS COVERDALE PAINT IRON C4207		FLASHINGS CHARCOAL
	TIMBER DETAILS SEMI TRANSP. STAIN NATURAL CEDAR OR SIMILAR		WINDOW FRAMES/ RAILINGS BLACK		FASCIAS OFF WHITE

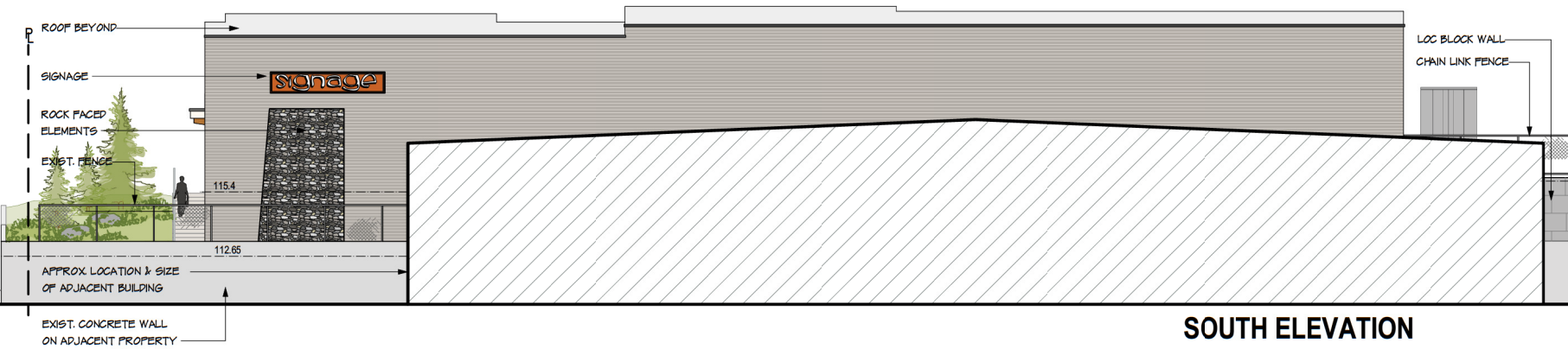
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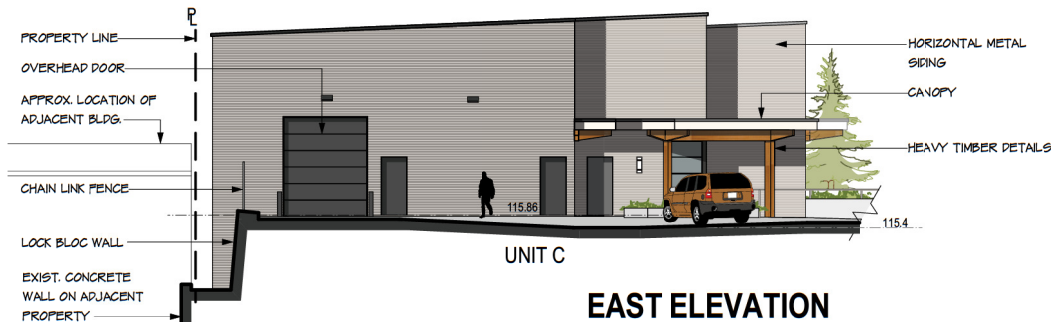
NORTH ELEVATION



WEST ELEVATION - ALONG MOSTAR ROAD



SOUTH ELEVATION



EAST ELEVATION

PRELIMINARY EXTERIOR FINISHES & COLOURS

	HORIZONTAL METAL SIDING - TRIMS TO MATCH STONE GREY		HORIZONTAL METAL SIDING - TRIMS TO MATCH CHARCOAL		WOOD LOOK SIDING NATURAL
	LEDGESTONE K2 STONE QUARRIES SPRING VALLEY LEDGESTONE OR SIMILAR		MAN DOORS CLOVERDALE PAINT IRON CAS07		FLASHINGS CHARCOAL
	TIMBER DETAILS SEMI TRANSP. STAIN NATURAL CEDAR OR SIMILAR		WINDOW FRAMES/ RAILINGS BLACK		FASCIAS OFF WHITE

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BUILDING 3

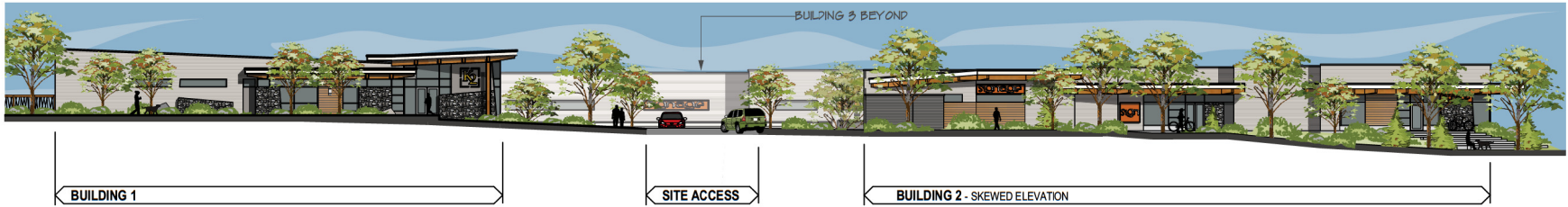
PROPOSED DEVELOPMENT
4951 JORDAN AVE
NANAIMO B.C.

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

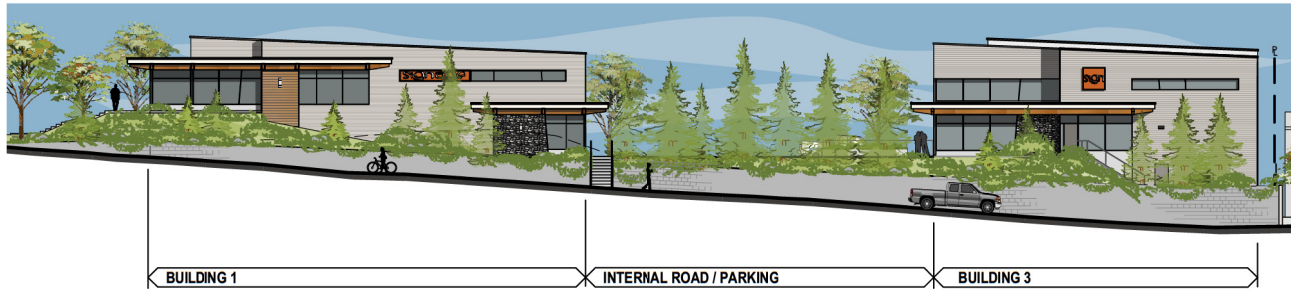
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STREETSCAPE - ALONG JORDAN AVENUE



STREETSCAPE - ALONG MOSTAR ROAD

PROPOSED DEVELOPMENT
 4951 JORDAN AVE
 NANAIMO B.C.

bjk architecture inc.
 2122 Brandor Rd.
 Shawnigan Lake B.C.
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 Ph: 250-891-502

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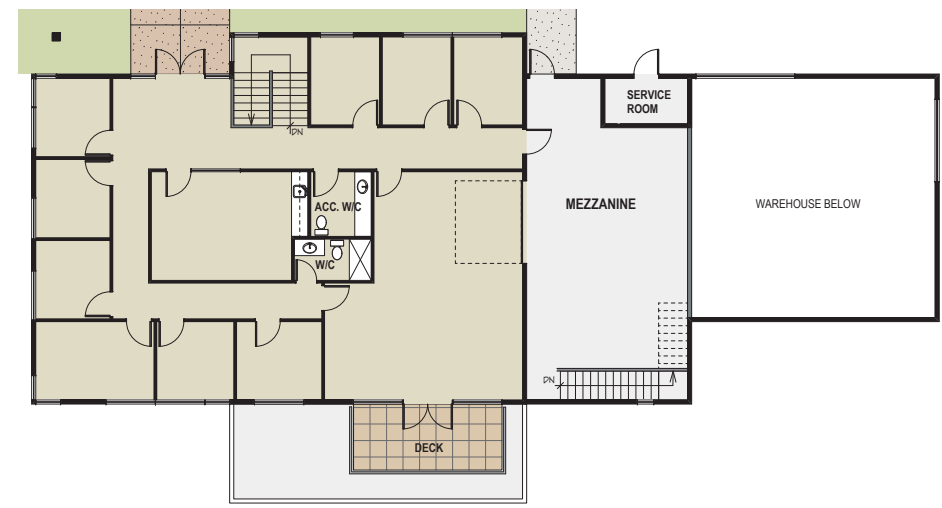


BUILDING 1

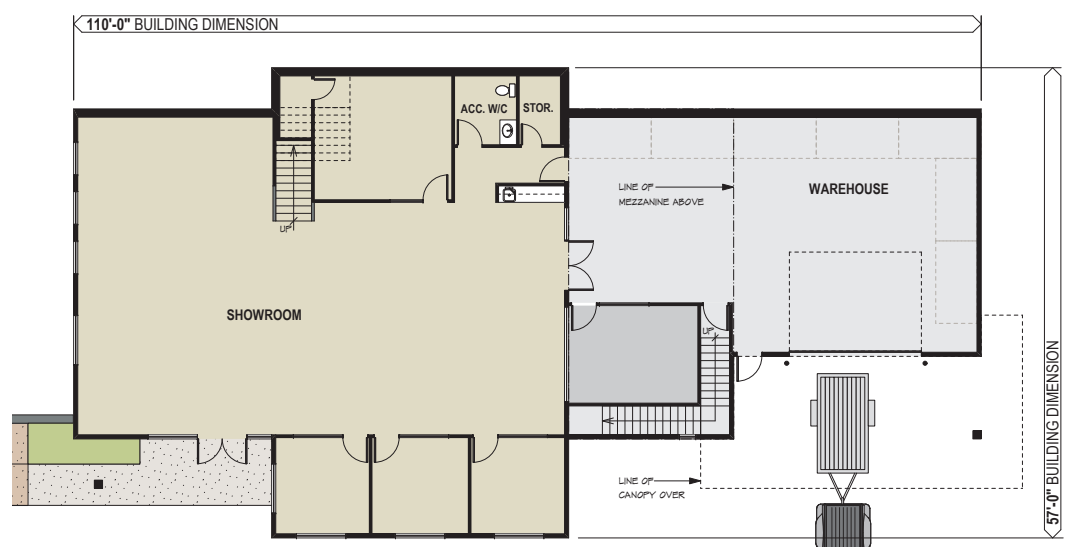
PROPOSED DEVELOPMENT
 4951 JORDAN AVE
 NANAIMO B.C.

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

PROJECT #: 1541.08.19
 D.P.A.: 12 JUNE 2020



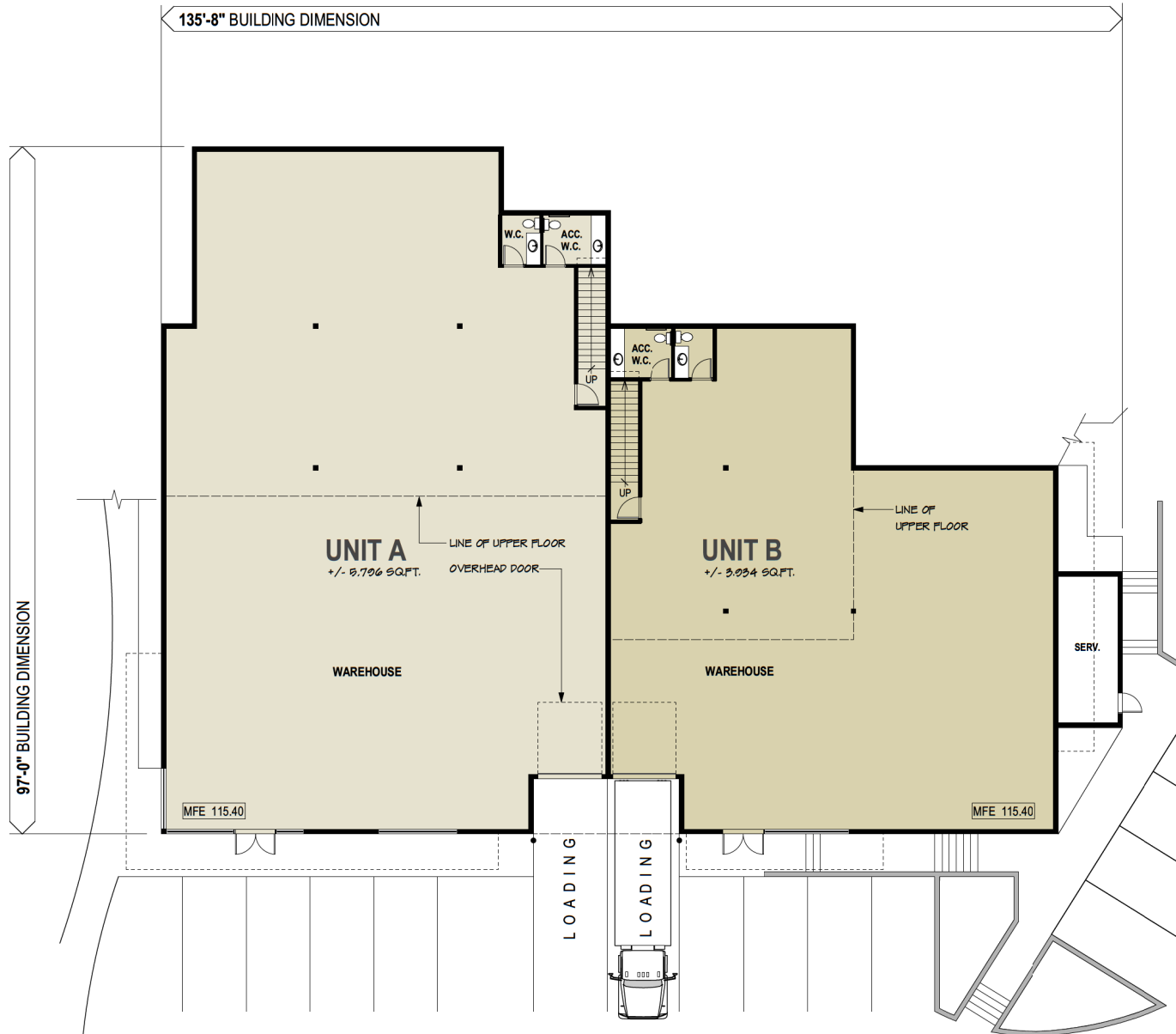
UPPER FLOOR PLAN
 +/-3,220 SQ.FT.



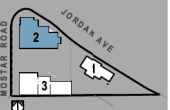
MAIN FLOOR PLAN
 +/-4,712 SQ.FT.

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 **MAIN FLOOR PLAN - BUILDING 2**



BUILDING 2

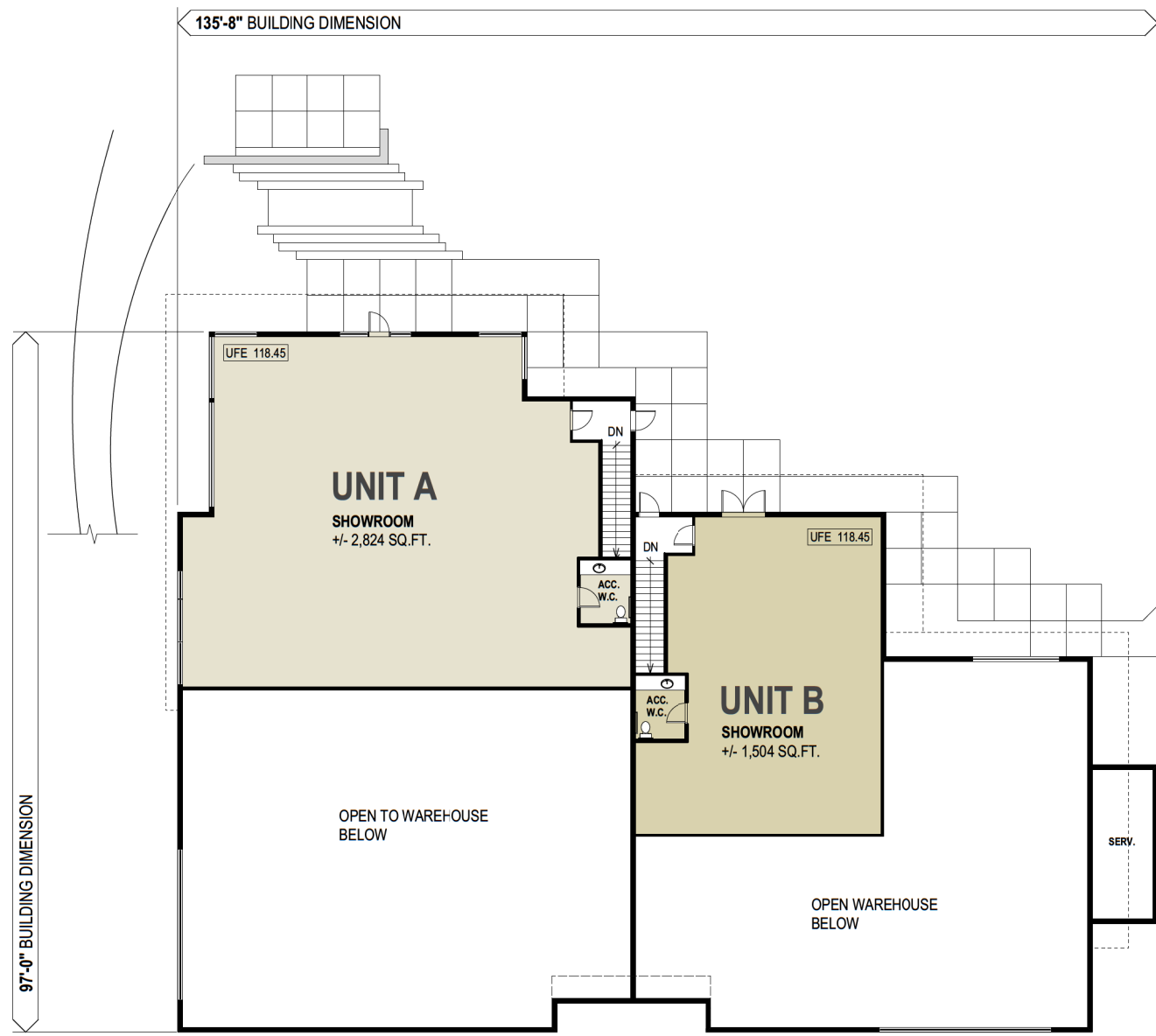
PROPOSED DEVELOPMENT
 4951 JORDAN AVE
 NANAIMO B.C.

bjk architecture inc.
 2122 Brandon Rd.
 Shawnigan Lake B.C.
 V0R 2W3
 Ph: 250-891-602

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UPPER FLOOR PLAN - BUILDING 2

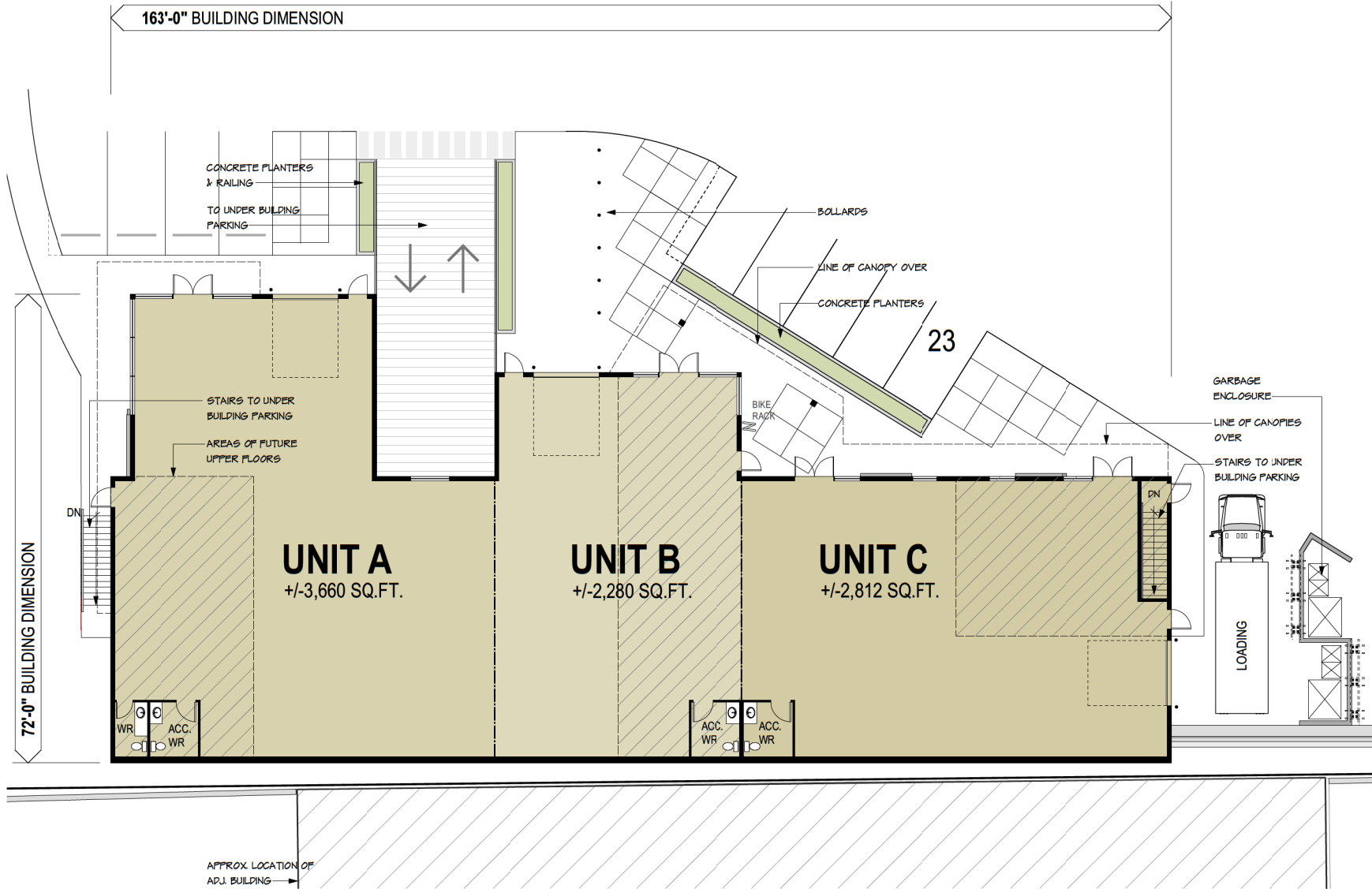
PROPOSED DEVELOPMENT
4951 JORDAN AVE
NANAIMO B.C.

bjk architecture Inc.
2122 Brandon Rd.
Shawinigan Lake B.C.
V8R 2V3
Ph: 250-891-102

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PROPOSED DEVELOPMENT
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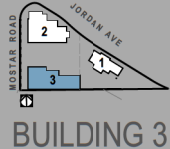
bjk architecture inc.
2122 Brandon Rd.
Squamish Lake B.C.
V8R 2W3
Ph: 250-89-1602

PROJECT #: 1541.08.19
D.P.A.: 12-JUNE 2020

MAIN FLOOR PLAN - BUILDING 3
+/- 8,848 SQ.FT.

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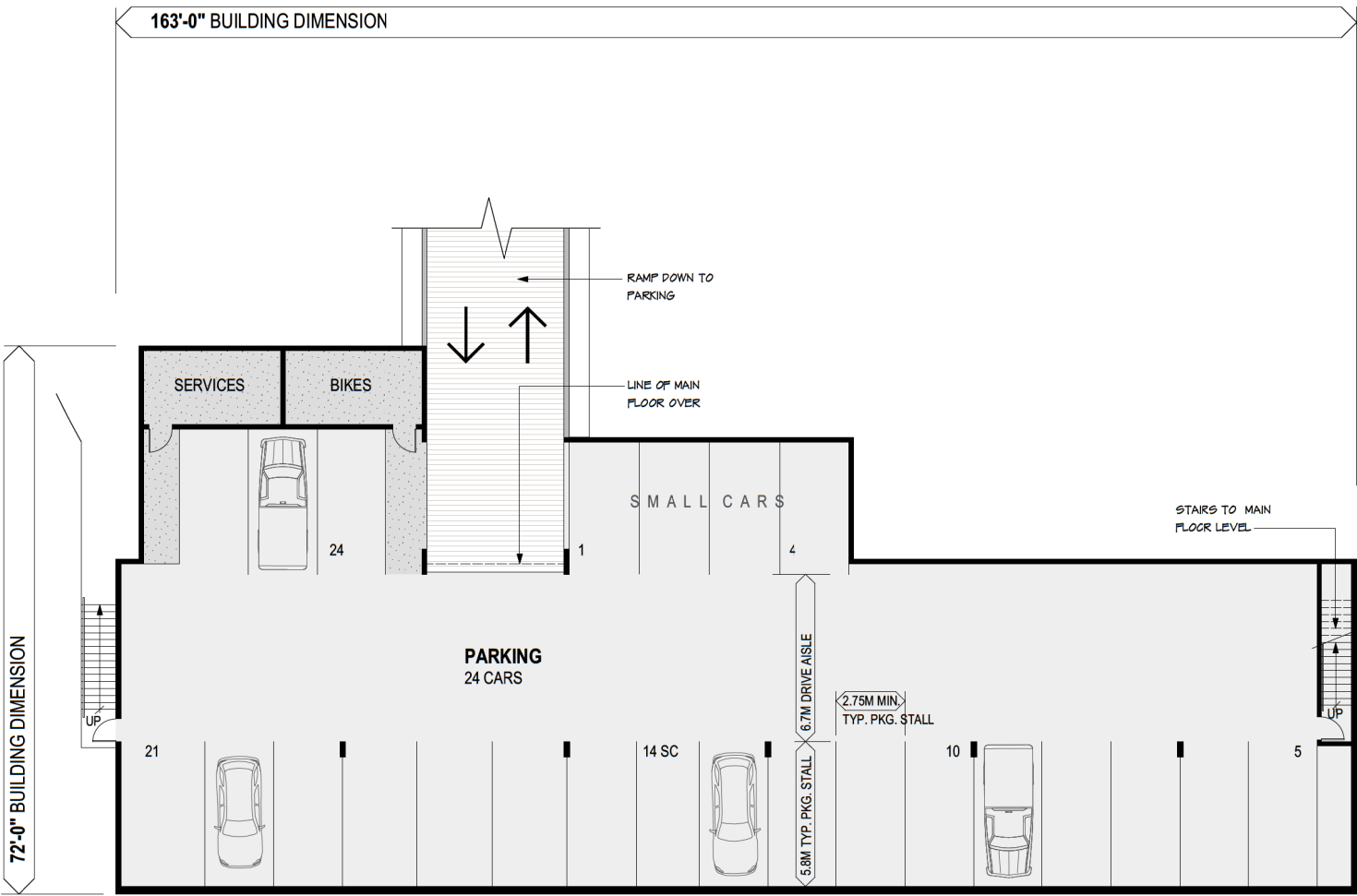


BUILDING 3

PROPOSED DEVELOPMENT
 4951 JORDAN AVE
 NANAIMO B.C.

bjk architecture inc.
 2122 Branson Rd.
 Shawnigan Lake B.C.
 V0R 2V3
 Ph: 250-899-1602

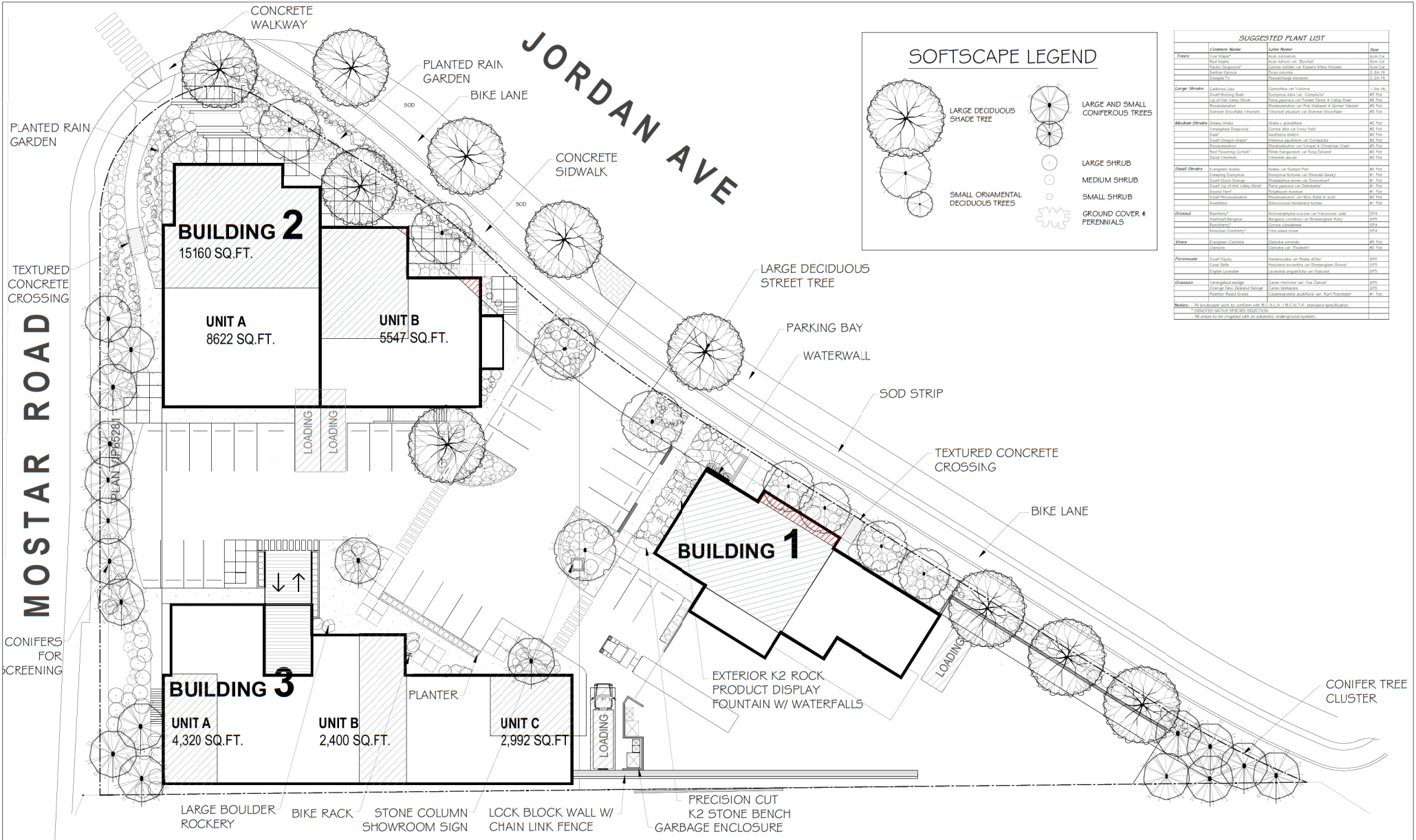
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PARKING LEVEL - BUILDING 3

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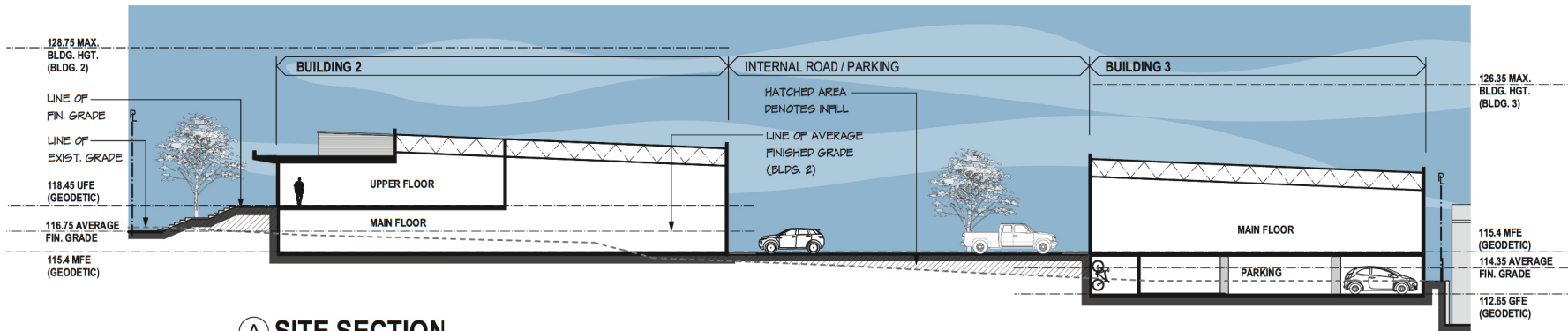
JORDAN ROAD
NANAIMO, BC

Date JUNE 10, 2020
Scale 1/16" = 1' - 0"

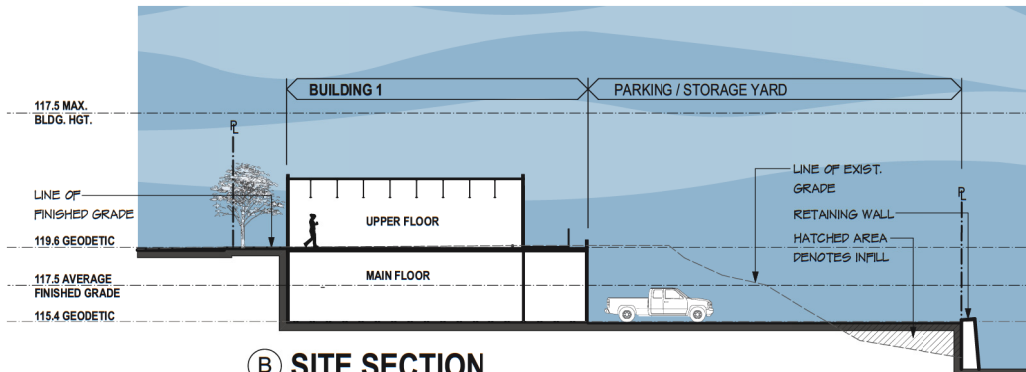
PRELIMINARY LANDSCAPE PLAN

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CITY OF NANAIMO

4★SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 500.508.7885



(A) SITE SECTION
SCALE = 1:200 METRIC



(B) SITE SECTION
SCALE = 1:200 METRIC

PROPOSED DEVELOPMENT
4951 JORDAN AVE
NANAIMO B.C.

bjk architecture inc.
2122 Brandor Rd.
Shawnigan Lake B.C.
V0R 2V43
Ph: 250-891-5002

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2020-JUN-17
Current Planning

PR4.1

PLAN VP67334
LOT 1
4950 JORDAN AVENUE

- NOTES:
- FOR GENERAL NOTES SEE DWG. No. C01.
 - ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO MONUMENT 9950229 ON JORDAN AVENUE. ELEVATION = 121.651.

ISSUES	No.	DATE	ISSUED FOR
	A	2020.06.10	DEVELOPMENT PERMIT

CLIENT

PLAN 18955
LOT 2
4920 & 4900 JORDAN AVENUE


PLAN 18955
LOT 1
4850 JORDAN AVENUE

4951 JORDAN AVENUE

NANAIMO, BC
HAZELWOOD HOLDINGS LTD.

HEROLD ENGINEERING
3701 Sherrin Rd. Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559
Email: herold@heroldengineering.com

SITE SERVICING

DESIGNED IEB	ENGINEER'S SEAL
DESIGN REVIEW GPH	
DRAFTED IEB	
DRAFTING REVIEW GPH	
PROJECT No. 1115-021	CLIENT DRAWING No. JUN 19 2020
SCALE H: 1/250 V: 1/25	PERMIT No.
TEL DRAWING No. SK1	REVISION A

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



File: H:\Projects\1115-021_4951 Jordan Avenue\CAD Drawings\1115-021 CAD Drawings\Plot Sheet Jan. 15, 20 12:25 PM User: Jon Brewer

PLAN VP67334
LOT 1
4850 JORDAN AVENUE

PLAN 18955
LOT 2
4020 & 4900 JORDAN AVENUE

PLAN 18955
LOT 1
4850 JORDAN AVENUE

PLAN 38953
LOT 17
1148 MOSTAR ROAD

PLAN 38953
PARCELS
4316 JORDAN AVENUE

- NOTES:
1. FOR GENERAL NOTES SEE DWG. No. C01.
 2. ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE REFERENCED TO MONUMENT 9850229 ON JORDAN AVENUE. ELEVATION = 121.651.

ISSUES	
No.	DATE ISSUED FOR
A	2020.06.15 DEVELOPMENT PERMIT

CLIENT

4951 JORDAN AVENUE
NANAIMO, BC
HAZELWOOD HOLDINGS LTD.

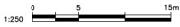
HEROLD ENGINEERING
3701 Sherrice Rd. Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559
Email: herold@heroldengineering.com

OFFSITE WORKS

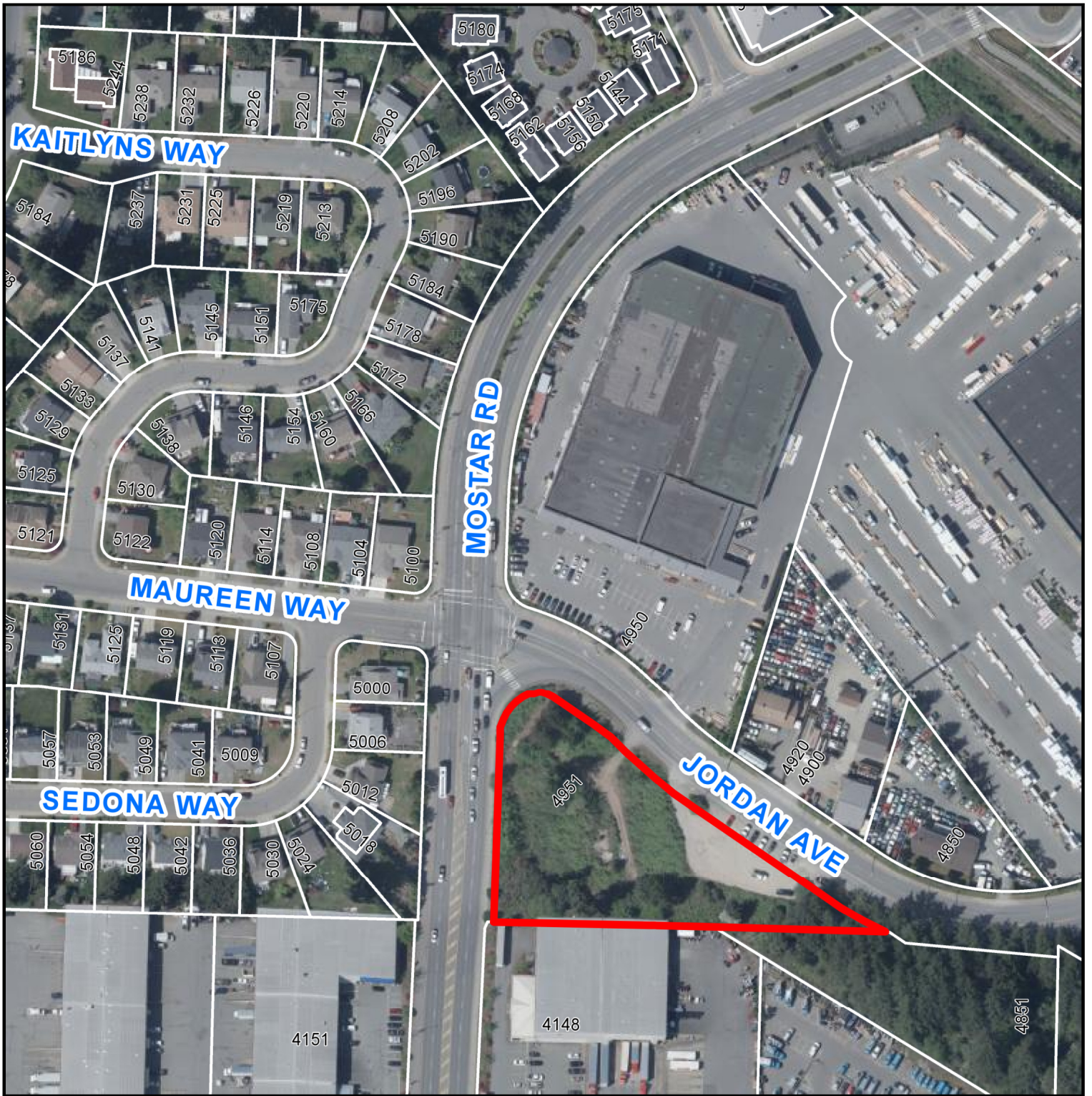
DESIGNED IEB	ENGINEER'S SEAL
DESIGN REVIEW GPH	
DRAFTED IEB	
DRAFTING REVIEW GPH	CLIENT DRAWING No. JUN 19, 2020
PROJECT No. 1115-021	PERMIT No.
SCALE H: 1/250 V: 1/25	REVISION
IEE DRAWING No. SK2	2 OF 3 A

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION


File: H:\Projects\1115-021_4951 Jordan Avenue\CAD Drawings\1115-021 CAD Drawings\Pool Area.dwg, 15, 20, 12:55 PM User: Ian Bower



AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001203

 4951 JORDAN AVENUE