

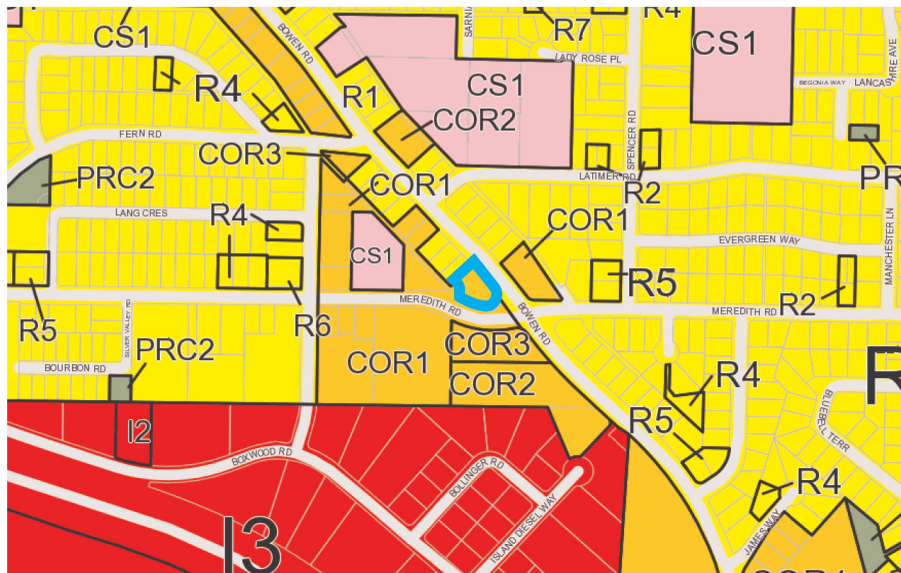
Bowen Affordable Housing

Development Permit Application - Design Rationale

2103 Bowen Road
August 14, 2020



Project Summary



On behalf of EllisDon Construction Company Ltd, we are submitting this letter outlining the design rationale for an application for a Development Permit for the property located at 2103 Bowen Rd. The property, located at the intersection of Meredith and Bowen Roads, presents an opportunity for a building that contributes to community and animates the streetscape.

The property, located at the intersection of Meredith and Bowen Roads, presents an opportunity for a building that contributes to community and animates the streetscape. The proposed development consists of an affordable housing complex in Zone COR1, which aligns with the City's Affordable Housing Strategy, and BC Housing Design Guidelines and Construction Standards. The new building will be designed to target Step Code 3 of the BC Energy Step Code.

The proposed redevelopment of the property will allow for the following uses:

- 4 storey building form
- Affordable rental housing
- At grade residential parking (16 stalls + 2 motorcycle)
- Total 39 units, 30% 2Bedroom and 70% 1Bedroom units, 2 Accessible
- Proximity to retail store, daycare facility, transit bus stop, Community Service One zoned property

The proposal fits with Nanaimo's vision of diverse housing options that are safe, appropriate and affordable within the context of a healthy built environment.

Site Context



COR1 - This zone provides for residential, street-oriented, medium density, and office development along or near major roads.

The property is located in an area that includes single and multi-family residential as well as commercial buildings. The site is also within close proximity to a school, parks, daycare, public transit, and other community services. The neighbourhood consists of 1 storey to 4 storey residential and commercial buildings.

The property is currently vacant with no buildings or other structures. The site is sloped with a high point of 105.85m at the north corner along Bowen Road, and a low point of 101.10m along the southern portion of the property bordering Meredith Road.



1 Bowen Road Looking South

Site Context



Meredith Rd

2 Bowen Road Looking North



Bowen Rd

3 Meredith Road Looking East



Site

Bowen Rd

4 Meredith Road Looking West

Proposed Project



The key design principles for the proposed development were created in conjunction with the City's General Development Permit Guidelines, the City's Affordable Housing Strategy, and BC Housing Design Guidelines and Construction Standards. The proposed development is complimentary to the existing context with respect to height, size, characteristics, and function of neighbouring buildings. The design intent is to provide an attractive, functional and notable residential building that will enhance the community.

BOWEN RD

The main building frontage along Bowen Road presents a three storey facade with horizontal bands consisting of large windows. The modulation of the façade is emphasized by warm colour that reduces the scale and increases the notion of individual buildings. The building frontage, large windows, and patios allow ground-oriented living and visual connection to the surrounding neighbourhood. Generous setbacks allow for green space to enhance this connection between the building and the street. The ground level is recessed slightly under the modulated massing to relate to human scale. In addition, the individual patios are framed by low wood fencing to further animate the street life. Moreover, the attractive landscape along Bowen Road offers a soft transition between the public and private realms. The primary entry is highly visible on the north side and the secondary access is provided on the south side of the building from the surface parking area.

Proposed Project



MEREDITH RD

The development responds to the adjacent intersection of Bowen and Meredith Roads. The corner of the building is emphasized with large windows, as well as termination of the horizontal massing at vertical building elements, and a playful motif. The building facade along the south remains consistent with the north massing, with an additional level that responds to the lower elevation. A generous and visible amenity space is located on the south side of the building adjacent to an outdoor patio, play area and gardening space for residents.

BUILDING MATERIALS

The primary building materials are cementitious fibre cladding (both plank and board), glazing, and wood. Large energy efficient windows with operable parts are varied to create visual interest. Floor to ceiling glazing in the amenity space on the south side promotes visual connection to the street as well as maximizing natural light. Low height wood fencing around the front patio, wood privacy screens, and the canopy at entry all introduce a soft and inviting atmosphere.

PARKING

The proposed development encourages access and utilization of multiple modes of transport with amenities such as car share space, bike storage, electric vehicle charging stations and motorcycle parking. Surface vehicle parking is provided on the south side of the building, accessible via a lane from Meredith Street.

Landscape



GENERAL LANDSCAPE APPROACH

The landscape design provides a level of privacy to the building's patios while maintaining a visual connection with the street. Plants are selected for their mature height, seasonal interest, and drought tolerance with preference given for native species where appropriate. The available area for tree planting on the site is limited due to BC Housing setback requirements and adjacent utilities. Tree species are selected to minimize spatial conflicts and maximize environmental and aesthetic benefits. The landscape materials reflect the natural environment and character of the local neighbourhood and includes feature landscape boulders, river rock, natural wood, and concrete unit pavers. Site furnishings are selected for their durability and comfort and to complement the building and landscape materials.

BOWEN ROAD FRONTAGE

A mix of low-growing evergreen and deciduous shrubs and ground covers provide filtered views and seasonal interest and help to establish the public-private boundary between the street and the property. A low fence between the private patios and the shrub planting bed provides additional security without blocking views to the street. Trees are selected to minimize overhead utility conflicts and add character and scale to the development. Feature landscape boulders and bike racks emphasize the front entrance.

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DP 1137
2020-AUG-14
Current Planning

Landscape



EAST FOUNDATION PLANTING

Shrub plantings obscure the building foundation as Meredith Road bends around the lot corner and drops in grade. Three ginkgo trees wrap around the site's perimeter providing summer shade and winter sun to the southeast-facing units. Ginkgos are adaptable and well suited to the urban environment and provide a vibrant yellow fall colour that will be on prominent display to those traveling north on Bowen Road and west on Meredith Road. Low maintenance ground cover plantings provide a transition from the grass boulevard to the shrub planting beds.

OUTDOOR AMENITY SPACE

The outdoor amenity space provides a patio and lawn for resident use. The space has minimal separation from the street to encourage social interaction between residents and those walking by. A narrow planting buffer of low-growing shrubs and perennials in combination with a low wood fence defines the semi-private outdoor space. Two fruit-producing apple trees provide residents with the opportunity to enjoy spring blossoms and autumn food. The fruit trees reference the fruit trees that previously existed on the site and relate to other fruit trees in the neighbourhood. The amenity patio provides a small hard-surface play area, natural wood play house, picnic table, and planter boxes for residents and use.

Attention to: City of Nanaimo

Title: 2103 Bowen Road – Parking Variance

Ellisdon and Empresa Properties are seeking a parking variance for an affordable housing development on 2103 Bowen Road, Nanaimo, BC. The completed building will be owned and operated by a non-profit society. The following information is provided to give the City of Nanaimo a better understanding of the development and the proposed reduction in parking.

Currently, Ellisdon and Empresa have outlined a total number of 16 parking stalls in the current development permit application. The following will summarize our rationale for this proposal.

The Project

The proposed project will be located on 2103 Bowen Road, Nanaimo, BC. It will be a 4-storey building that total gross area of 29,446 sq ft. This development includes 39 units for seniors, singles and small families. There will be 27 one-bedroom units for seniors & singles, 12 two-bedroom units for families. The design includes 16 parking stalls for the development which are broken up per the below:

1. Small 12 stalls
2. Regular 3 stalls
3. Accessible 1 stall
4. 2 future electric car charging receptacles provided

We understand the Parking Bylaw may require up to 47 parking spaces per table 3 of bylaw 7266 area 3, below. Which includes;

1. 27 one bedrooms @ 1.07 per unit = 28.89
2. 12 two bedrooms @ 1.44 per unit = 17.28
3. Total parking required per bylaw 7266 = 46.17 rounded to 47 parking stalls.

Table 3 - Multiple Family Dwelling Parking Requirements

# of Bedrooms	Parking Requirement (m)				
	Area 1	Area 2	Area 3	Area 4	Area 5
3+	2.00	1.84	1.68	1.52	1.20
2	1.80	1.62	1.44	1.26	0.90
1	1.45	1.26	1.07	0.88	0.50
Studio/ Micro	1.20	1.05	0.90	0.75	0.45

This reduction is a 34% over the current parking requirement under the bylaw. In line with this reduction we also understand that the development is within a current transit zone. The closest bus stop is under 200m away from the main entry into the building. Within 800m south east on Bowen Rd there is a grocery store, bakery, multiple fast casual restaurants, coffee shops, pharmacy, fitness establishments, personal services. To the north west along Bowen Rd within 800m there is an elementary school, more personal services, butcher, another grocery store, tennis courts, dental clinic, arts centre, another bakery, neighbourhood pub, church, another pharmacy and other establishments. We believe with the developments central location the requirement for vehicle transport will be relatively low.

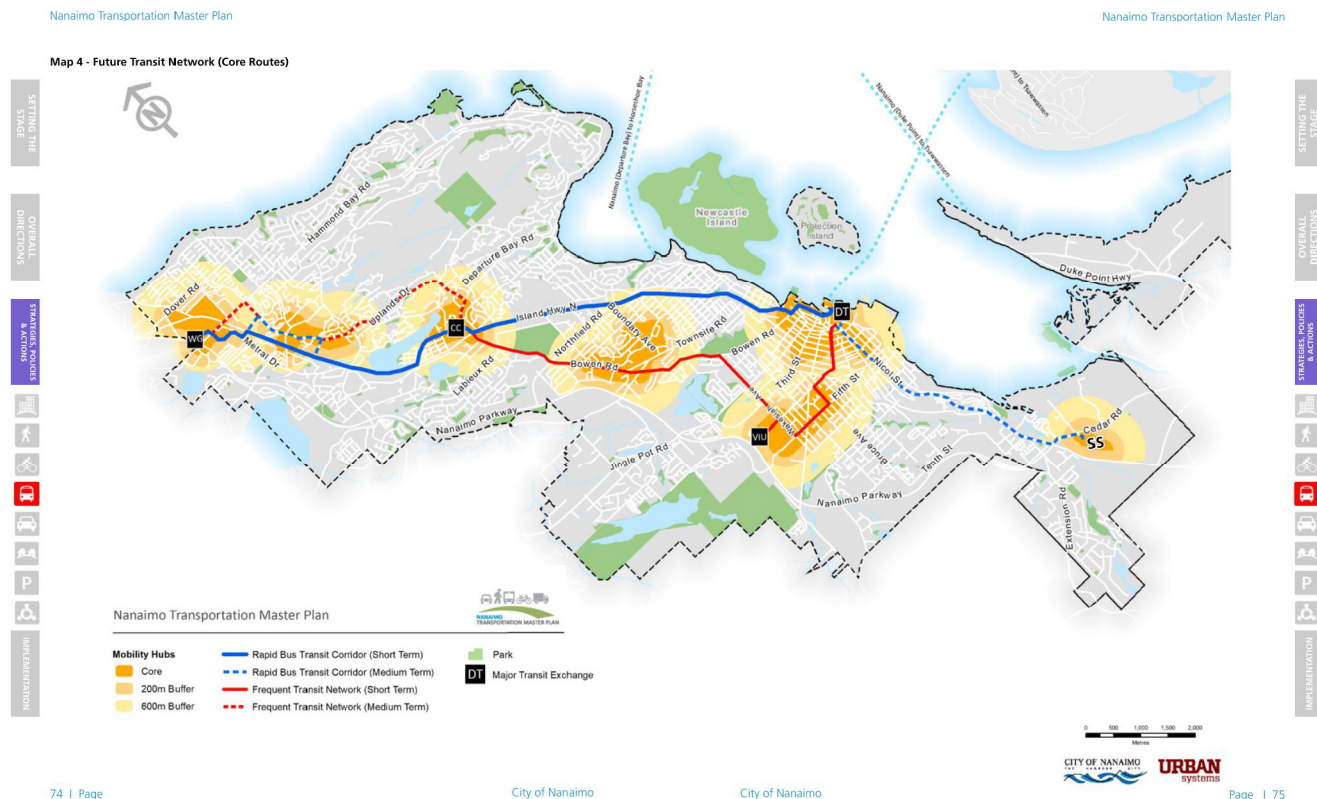
The Nanaimo Regional General Hospital is a 7 minute bus ride from the development with the Downtown Nanaimo Exchange being a 20 minute bus ride from the development.

Along with being centrally located in this community and to encourage active transport the development also provides the following bicycle parking;

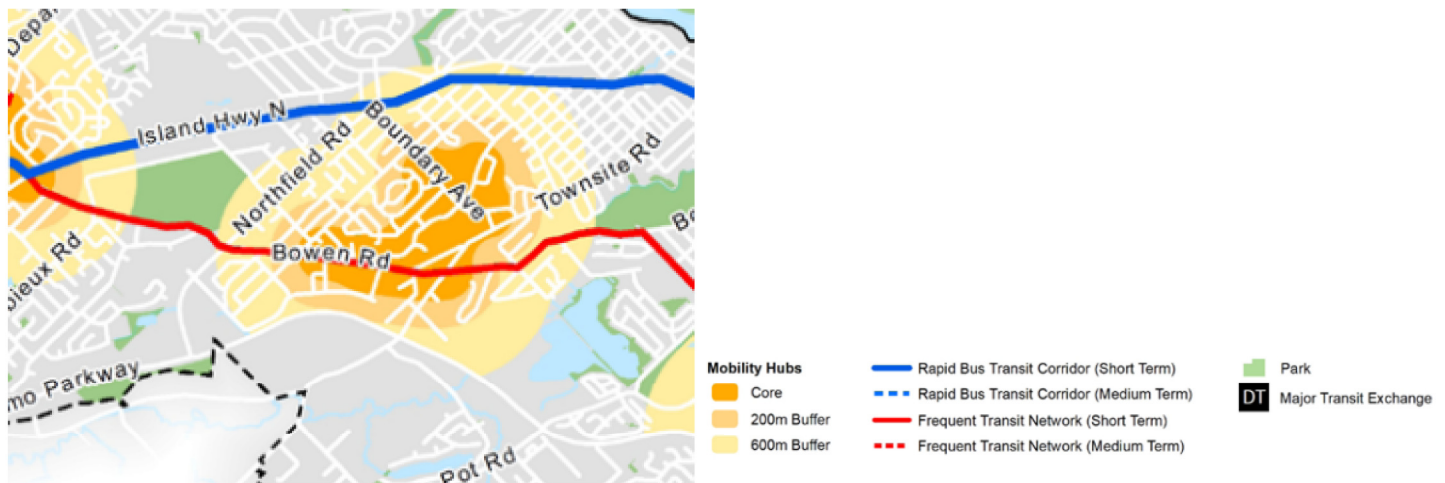
1. 20 long term bicycle parking spots which are secure and under cover
2. 6 short term bicycle parking spots

To support the above statements according to the Nanaimo Master Transportation Plan (2014), the site's location is situated within a mobility hub and is immediately adjacent to a frequent transit network (short-term) (p. 75).

Map 4 below is provided from the above mentioned Master Transportation Plan 2014.



Enlarged area around 2103 Bowen Rd.



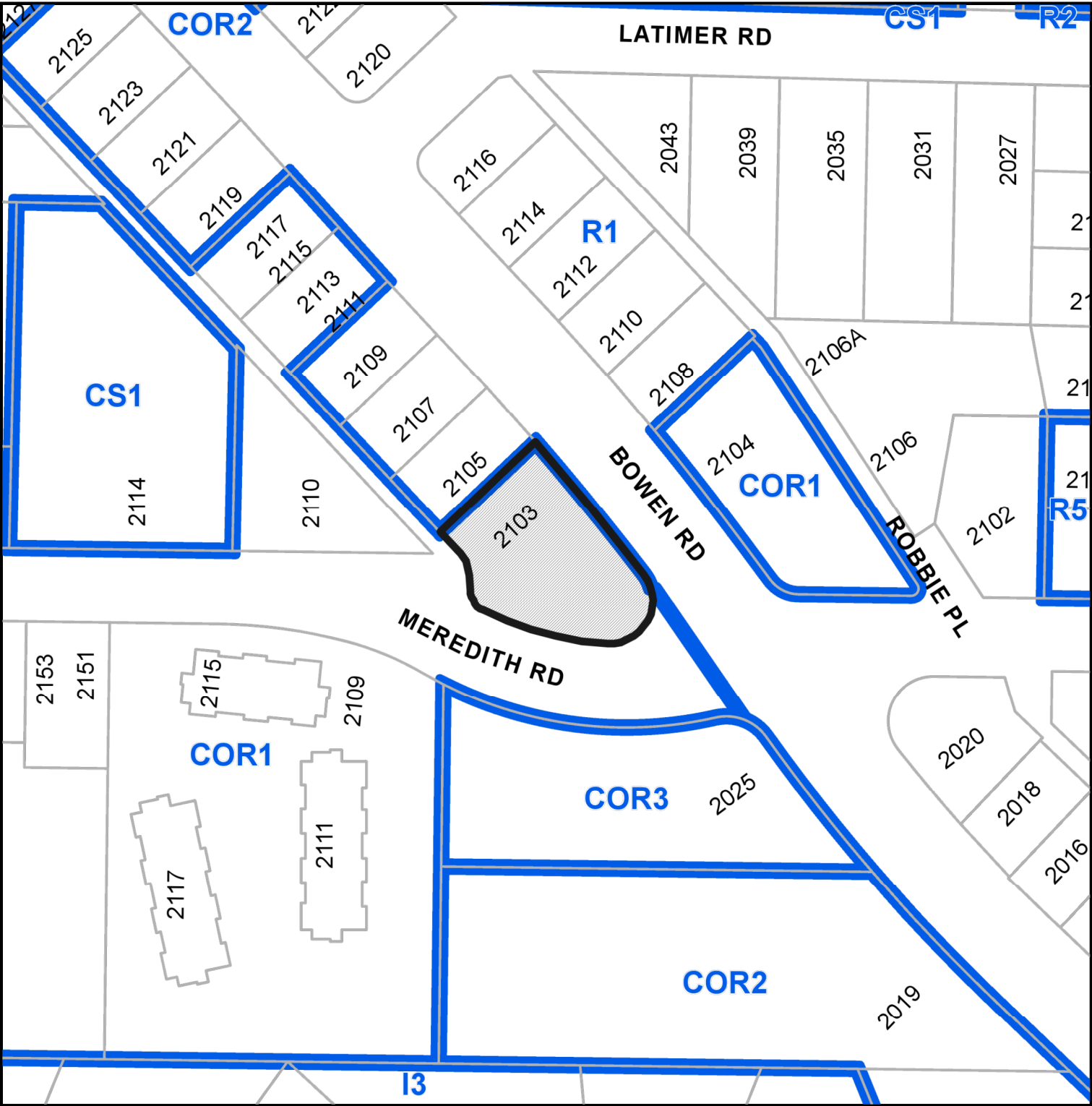
We would like to highlight the project was previously in for a development permit with a parking variance in the past. EllisDon staff members were in conversation with the City of Nanaimo current planner at that time about this further reduction of parking for 2103 Bowen Road. The previous file number for reference was DP001137. While the development has now changed removing undercover parking and being resubmitted in its current form we are confident that the outlined parking arrangements would still meet the needs of the end users.

We believe that the last rational supplied and this summary provided for the new development permit should satisfy the City of Nanaimo's requirement to grant a parking variance for 2103 Bowen Rd. Ultimately this project will continue to bring more affordable housing to the community where it is needed.

Thank you,

Curtis Hale | EllisDon Corporation
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LOCATION PLAN



Subject Property

DEVELOPMENT PERMIT APPLICATION NO. DP001137

CIVIC: 2103 BOWEN ROAD
LEGAL: LOT 1, SECTIONS 16 & 17, BLOCK 1, RANGE 7, MOUNTAIN DISTRICT,
PLAN EPP23735

2103 BOWEN RD. AFFORDABLE HOUSING

DEVELOPMENT PERMIT APPLICATION
14 AUGUST 2020

PROJECT SUB-TITLE

CIVIC ADDRESS:
2103 BOWEN ROAD
NANAIMO BC V9S 1H6

LEGAL DESCRIPTION:
LOT 1, SECTIONS 16 & 17, BLOCK 1, RANGE 7,
MOUNTAIN DISTRICT, PLAN EPP23735

PROJECT TEAM:

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DRAWING LIST

ARCHITECTURAL
A0.00 COVER SHEET
A1.00 SITE PLAN
A1.01 SITE SURVEY
A2.00 FLOOR PLAN - GROUND FLOOR AND PARKING
A2.01 FLOOR PLAN - MAIN FLOOR
A2.02 TYPICAL UPPER FLOOR PLAN
A3.00 ELEVATIONS
A3.01 ELEVATIONS
A4.00 MASSING CONTEXT IMAGES
A4.01 STREET SCAPES
A5.00 MATERIAL BOARD

LANDSCAPE/CIVIL
C01 GRADING AND SERVICES PLAN
L01 LANDSCAPE - GENERAL, SITE PLAN
T01 TREE MANAGEMENT PLAN

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DP1137
2020-AUG-14
Curtis Hale

3 RE-ISSUED FOR DP 14 AUG 2020
1 ISSUED FOR DP 02 APR 2019
DESCRIPTION DATE

PROFESSIONAL SEAL



**BOWEN
AFFORDABLE
HOUSING**

2103 Bowen Road,
Nanaimo, BC

PROJECT #: 18024

COVER SHEET

A0.00

SCALE:



PROJECT DEVELOPMENT DATA	
Zone	CD1 Residential Corridor
Site Area (sq.m.)	1,907 sq.m.
Building Footprint	901.08 sq.m.
Site Coverage	47%
Total Gross Area	2708.71 sq.m.
Total Net Area	2402.14 sq.m.
Max Allowable Floor Area Ratio	1
Additional Density	Tier 1 - 0.25 Tier 2 - 0.25 (Refer to Schedule D of Code Bylaw)
Proposed Floor Area Ratio	1.43
Average Natural Grade	100.7 m
Height of Building	12.625 m
Number of Storeys	4
Open Space - Communal Patio, Play/Gardening Area, Private Patio - 54 sq.m., Indoor Amenity Area - 75 sq.m., Outdoor Amenity Area - 101 sq.m.	
PARKING REQUIREMENT	
Required Parking Spaces	47
Proposed Parking Spaces	16 Total (Variance) Small - 12 Standard - 3 (2 FUTURE EV ROUGH-INS) Accessible - 1
Proposed Motorized Scooter or Motorcycle	Motorcycle - 2
Long Term Bicycle	20 Provided (20 Required)
Short Term Bicycle	6 Provided (4 Required)
RESIDENTIAL USE DETAILS	
Total Number of Units	39 Total
Unit Types	1BR + 27 2BR + 12
Accessible / Adaptable Units	Accessible Units - 2
Minimum Unit Floor Area (sq.m.)	47 sq.m.
Per City of Nanaimo Zoning Bylaw	

GROSS FLOOR AREA CALCULATED PER NANAIMO ZONING BYLAW (PART 5 PAGE 8) DEFINITIONS:
1. GROSS AREA MEASURED FROM THE INTERIOR WALL FACE
2. THE TOTAL OF ALL FLOORS, MEASURED TO THE EXTERIOR FACE OF THE EXTERIOR WALLS OF THE BUILDING EXCEPT WHERE THE EXTERIOR WALL ASSEMBLIES EXCLUDING CLADDING ARE THICKER THAN 150MM IN THICKNESS
3. FLOOR AREA IS MEASURED FROM THE INTERIOR WALL FACE

*AREAS EXCLUDED FROM GROSS FLOOR AREA PER NANAIMO ZONING BYLAW (PART 5 PAGE 8) DEFINITIONS:
1. LITRE ONE ENTRANCE: ONLY USED AS THE MAIN ENTRANCE TO A BUILDING OR STRUCTURE (1 LOBBY 1400)
2. (1) (M) DEDICATED BICYCLE AND RECREATIONAL EQUIPMENT STORAGE AREAS (BIKE ROOM)
3. (1) (M) DEDICATED SPACE FOR SERVICE ROOMS, TO A MAXIMUM OF 9.29m²

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BOWEN AFFORDABLE HOUSING

2103 Bowen Road,
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PROJECT #: 18024

SITE PLAN



A1.00

SCALE: 1 : 100



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BOWEN
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HOUSING

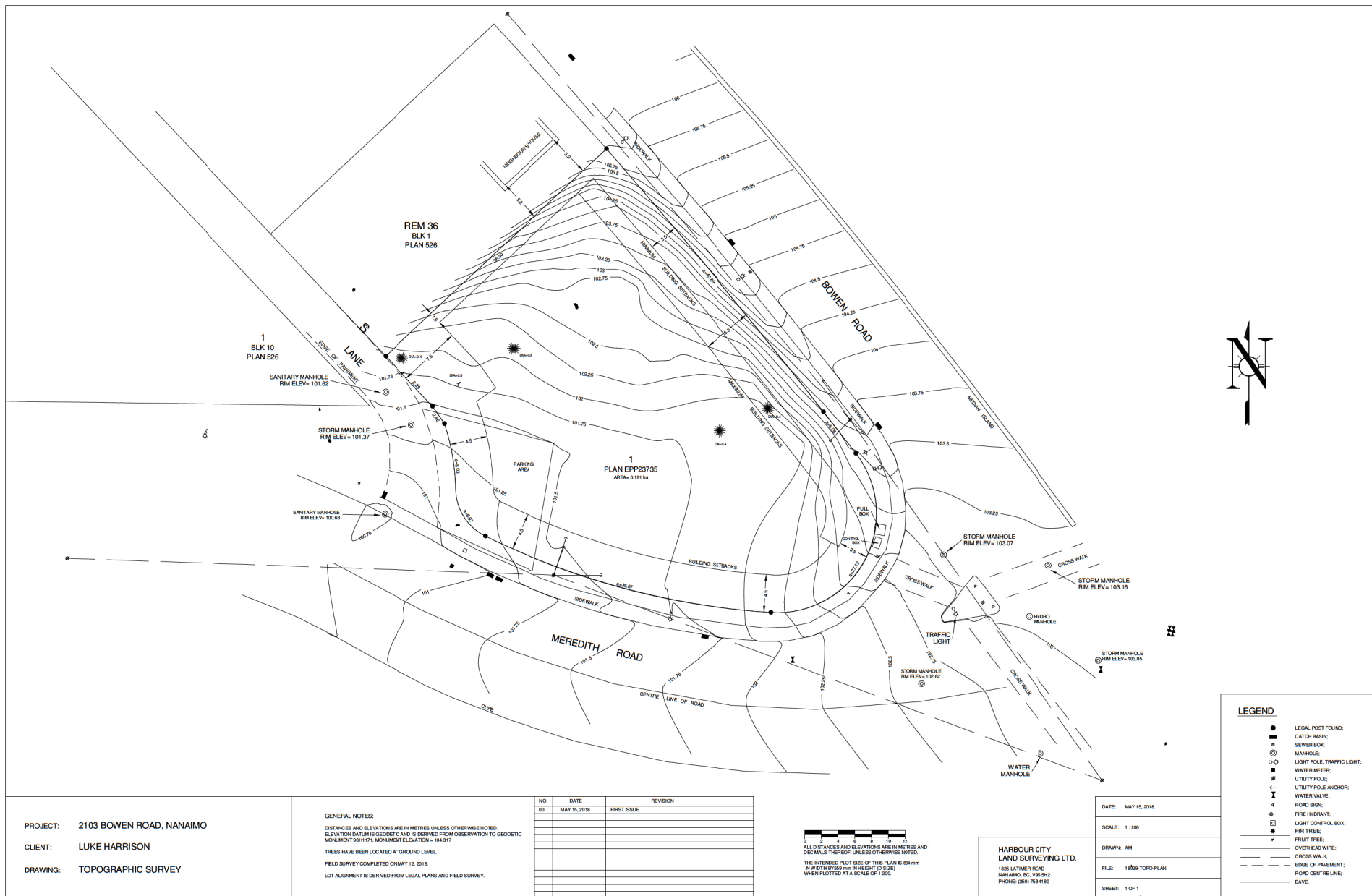
2103 Bowen Road,
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PROJECT #: 18024

SITE SURVEY

A1.01

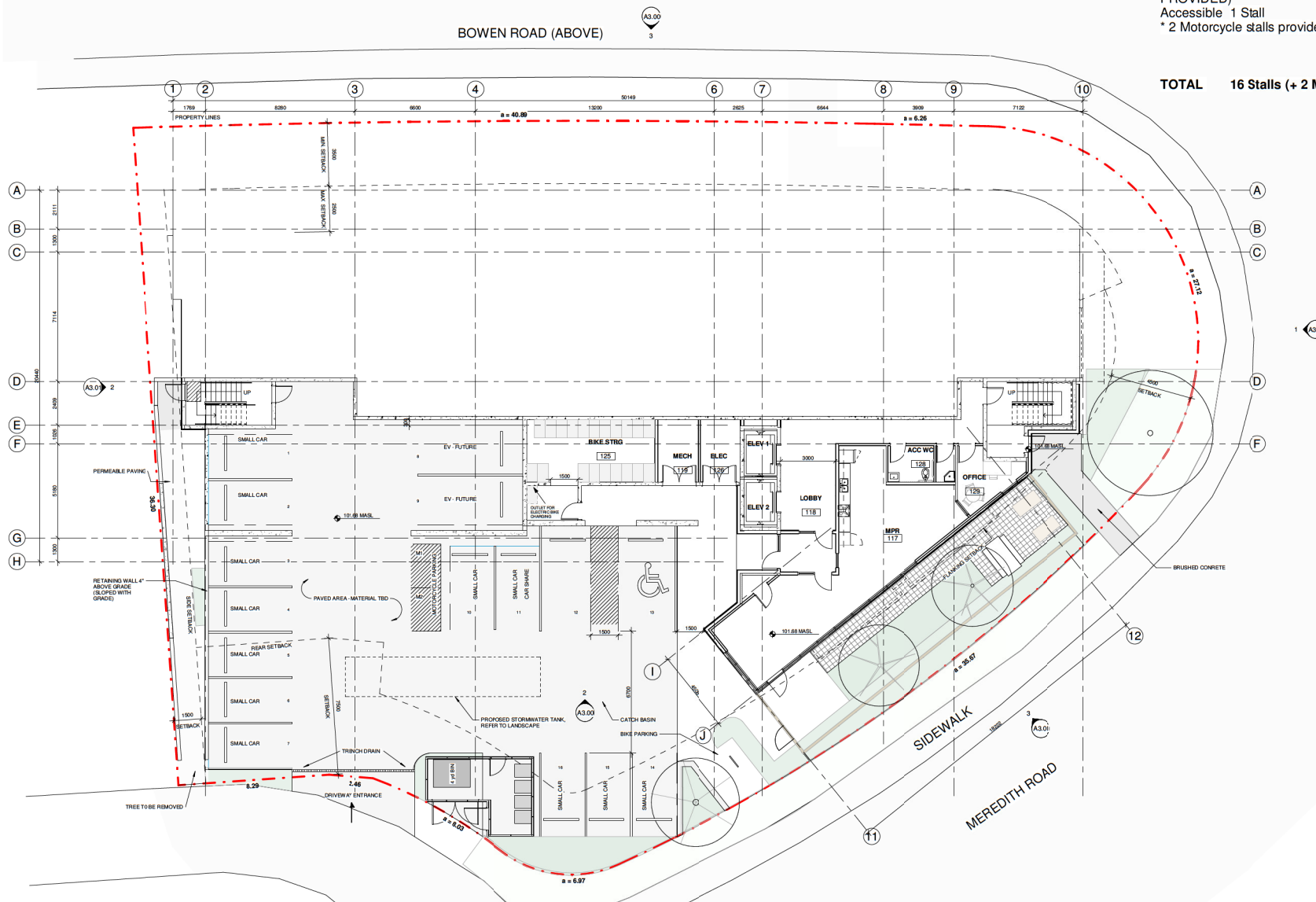
SCALE: 1:200



STALL COUNT:

Small 12 Stalls
Regular 3 Stalls (2 EV FUTURE ROUGH-INS PROVIDED)
Accessible 1 Stall
* 2 Motorcycle stalls provided

TOTAL 16 Stalls (+ 2 Motorcycle Stalls)



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**BOWEN
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HOUSING**

2103 Bowen Road,
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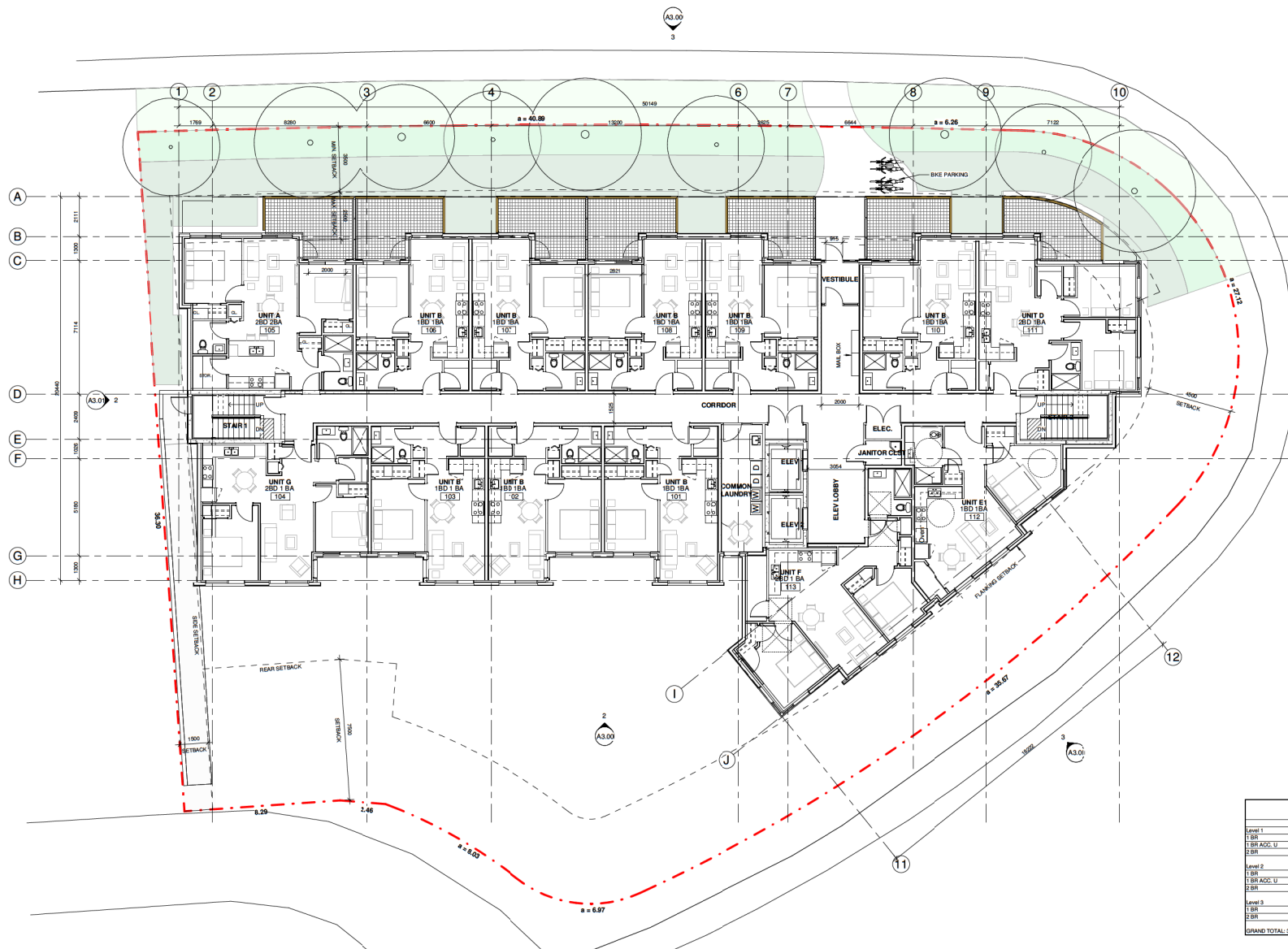
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**FLOOR PLAN -
GROUND
FLOOR AND
PARKING**



A2.00

SCALE: 1:100



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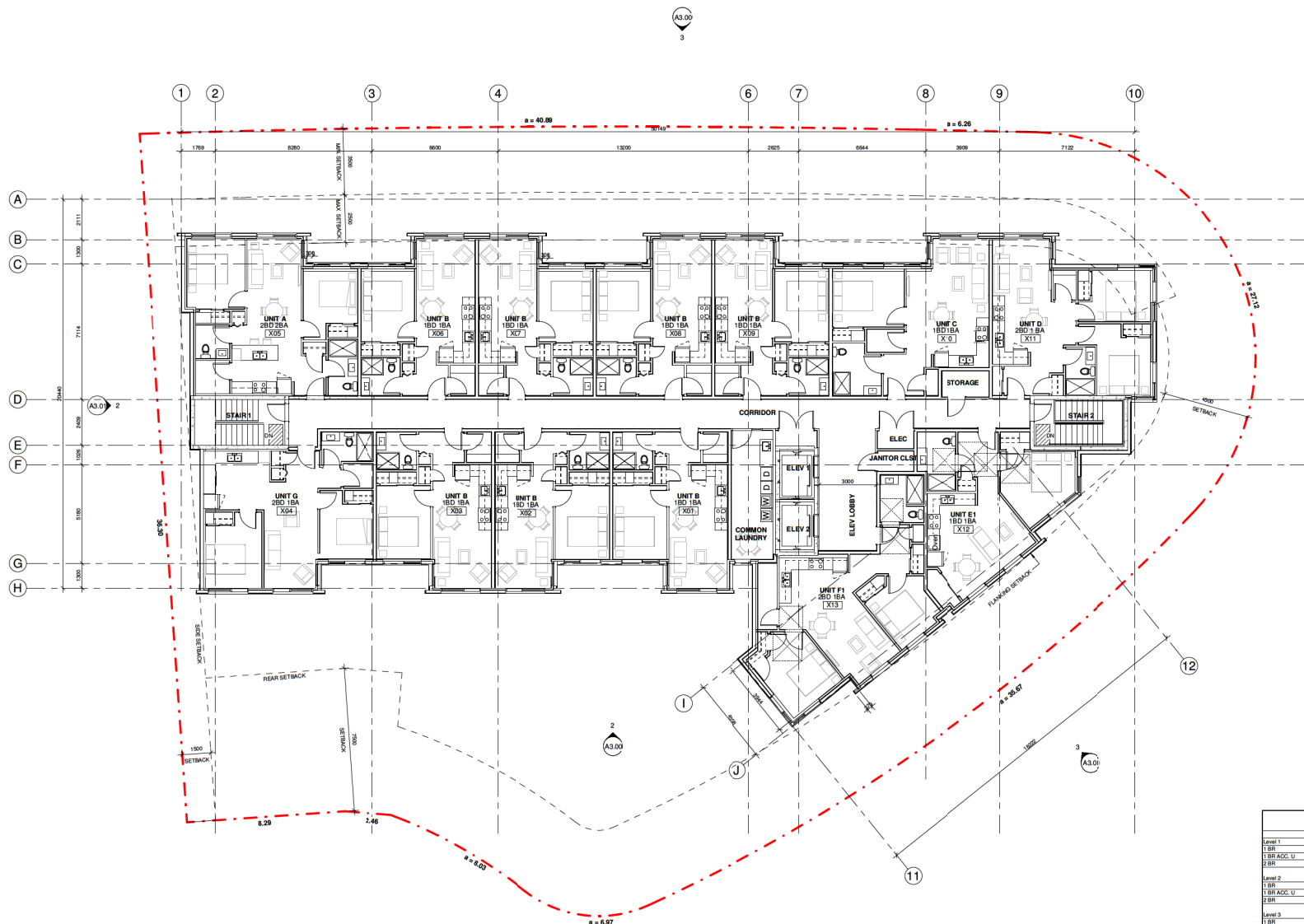
BOWEN AFFORDABLE HOUSING

2103 Bowen Road,
 Nanaimo, BC

PROJECT #: 18024

FLOOR PLAN - MAIN FLOOR

UNIT MIX		
Name	Count	Comments
Level 1		
1 BR	8	18
1 BR ACC. U	1	18
2 BR	4	18
	13	
Level 2		
1 BR	8	18
1 BR ACC. U	1	18
2 BR	4	18
	13	
Level 3		
1 BR	9	18
2 BR	1	18
	10	
GRAND TOTAL: 39	39	



UNIT MIX		
Name	Count	Comments
Level 1		
1 BR	8	18
1 BR ACC. U	1	18
2 BR	4	18
	13	
Level 2		
1 BR	8	18
1 BR ACC. U	1	18
2 BR	4	18
	13	
Level 3		
1 BR	9	18
2 BR	4	18
	13	
GRAND TOTAL 18	39	

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BOWEN
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2103 Bowen Road,
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TYPICAL
UPPER FLOOR
PLAN



A2.02

SCALE: 1:100



3 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

KEYNOTES	
NUMBER	DESCRIPTION
1.1	FIBRE CEMENT PLANKS - COLOUR OFF WHITE T80
1.2	FIBRE CEMENT BOARDS - COLOUR T80
1.3	FIBRE CEMENT VERTICAL SLABING - COLOUR T80
1.4	FIBRE CEMENT BOARDS - COLOUR T80
2.1	SPRINKLED CONCRETE - FINISH T80
7.1	PREFINISHED METAL FLASHING - COLOUR TO MATCH WINDOW FRAME
7.2	PREFINISHED METAL FLASHING - COLOUR TO MATCH GLASSING
8.1	WINDOW FRAME
8.2	WINDOW WALL
8.3	OPERABLE WINDOW VENT
8.4	ENTRANCE DOOR
8.5	PATIO DOOR
8.6	INSULATED METAL DOOR
9.1	SEWAGE T80
13.1	FENCE
13.2	WOOD TRELLIS/CANOPY
13.3	PERIMETER SCREEN
14.1	SEE PLANTING - REFER TO LANDSCAPE PLAN
14.2	BEVELLE RACK

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HOUSING

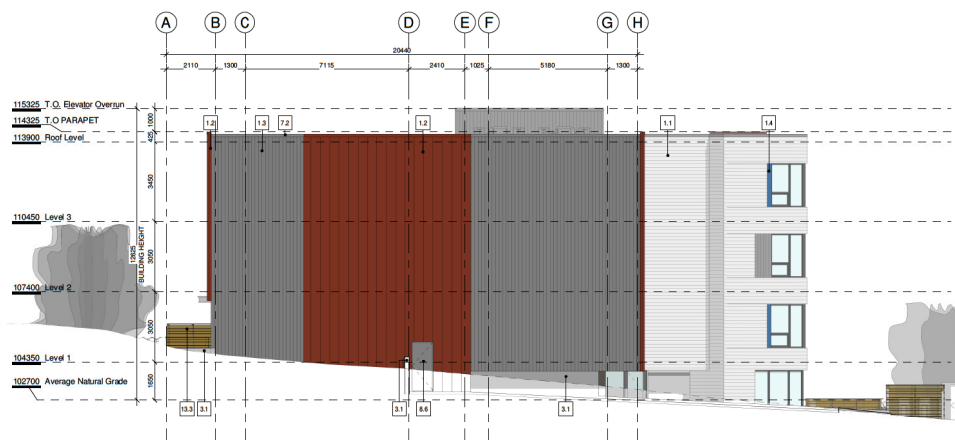
2103 Bowen Road,
Nanaimo, BC

PROJECT #: 18024

ELEVATIONS

A3.00

SCALE: 1 : 100



2 WEST ELEVATION
1:100



1 EAST ELEVATION
1:100



3 SOUTHEAST ELEVATION
1:100

KEYNOTES	
NUMBER	DESCRIPTION
1.1	FIBRE CEMENT PLANKS - COLOUR OFF WHITE T80
1.2	FIBRE CEMENT BOARDS - COLOUR T80
1.3	FIBRE CEMENT VERTICAL SLABING - COLOUR T80
1.4	FIBRE CEMENT BOARDS - COLOUR T80
5.1	EXPOSED CONCRETE - FINISH T80
7.1	PREFINISHED METAL FLASHING - COLOUR TO MATCH WINDOW FRAME
7.2	PREFINISHED METAL FLASHING - COLOUR TO MATCH GLASSING
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13.3	PRIVACY SCREEN
14.1	SITE PLANTING - REFER TO LANDSCAPE PLAN
14.2	BEVELLE RACK

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BOWEN
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2103 Bowen Road,
Nanaimo, BC

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ELEVATIONS

A3.01

SCALE: 1:100



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BOWEN AFFORDABLE HOUSING

2103 Bowen Road,
Nanaimo, BC

PROJECT #: 18024

MASSING CONTEXT IMAGES

A4.00

SCALE: 1 : 20



1 MEREDITH ROAD LOOKING NORTH
NTS

* Artistic Rendition of Stair 2 feature wall



2 BOWEN ROAD LOOKING WEST
NTS



3 MEREDITH ROAD LOOKING EAST
NTS



4 CORNER OF BOWEN RD AND MEREDITH RD LOOKING WEST
NTS

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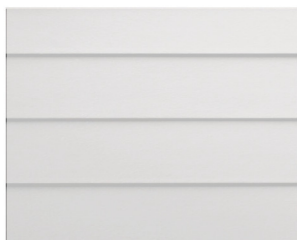
**BOWEN
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Nanaimo, BC

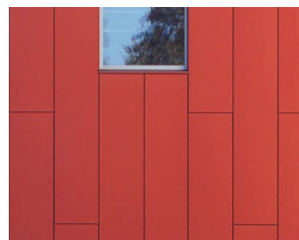
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**STREET
SCAPES**

A4.01



1.1 FIBRE CEMENT PLANKS



1.2 FIBRE CEMENT BOARDS



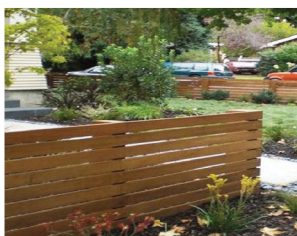
1.3 FIBRE CEMENT VERTICAL SIDING



1.4 FIBRE CEMENT VERTICAL SIDING



8.1 WINDOW FRAME - DARK GREY



13.1 WOOD FENCE



13.2 CANOPY



13.3 WOOD PRIVACY SCREEN



8.2 WINDOW WALL - AMENITY SPACE

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**BOWEN
AFFORDABLE
HOUSING**

2103 Bowen Road,
Nanaimo, BC

PROJECT #: 18024

**MATERIAL
BOARD**

A5.00

SCALE:

Landscape Design Narrative

GENERAL LANDSCAPE APPROACH

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BOWEN ROAD FRONTAGE

A mix of low-growing evergreen and deciduous shrubs and ground covers provide filtered views and seasonal interest and help to establish the public-private boundary between the street and the property. A low fence between the private patios and the shrub planting bed provides additional security without blocking views to the street. Trees are selected to minimize overhead utility conflicts and add character and scale to the development. Feature landscape boulders and bike racks emphasize the front entrance.

EAST FOUNDATION PLANTING:

Shrub plantings obscure the building foundation as Meredith Road bends around the lot corner and drops in grade. Three ginkgo trees wrap around the site's perimeter providing summer shade and winter sun to the southeast-facing units. Ginkgos are adaptable and well suited to the urban environment and provide a vibrant yellow fall colour that will be on prominent display to those traveling north on Bowen Road and west on Meredith Road. Low maintenance ground cover plantings provide a transition from the grass boulevard to the shrub planting beds.

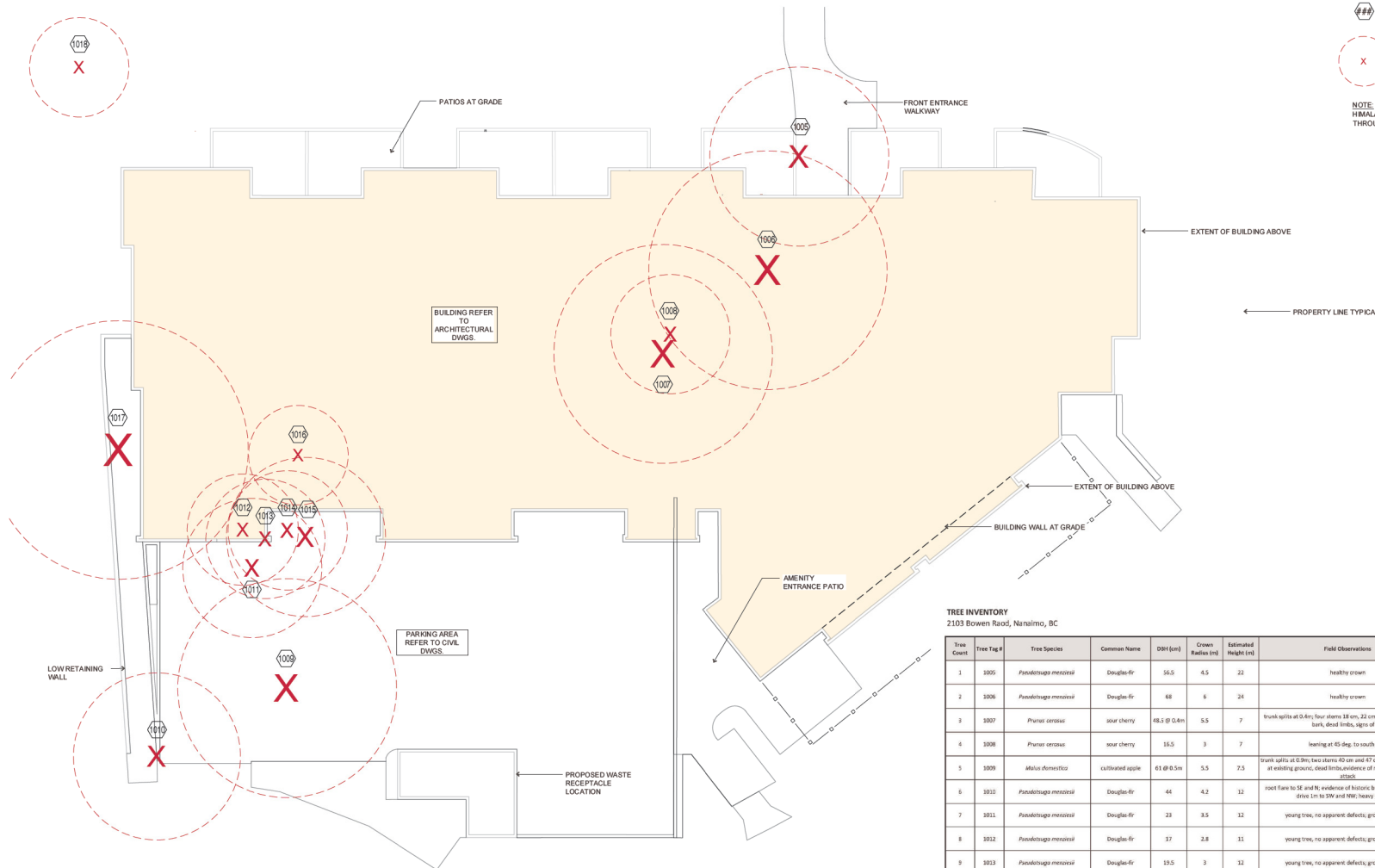
OUTDOOR AMENITY SPACE

The outdoor amenity space provides a patio and lawn for resident use. The space has minimal separation from the street to encourage social interaction between residents and those walking by. A narrow planting buffer of low-growing shrubs and perennials in combination with a low wood fence defines the semi-private outdoor space. Two fruit-producing apple trees provide residents with the opportunity to enjoy spring blossoms and autumn food. The fruit trees reference the fruit trees that previously existed on the site and relate to other fruit trees in the neighbourhood. The amenity patio provides a small hard-surface play area, natural wood play house, picnic table, and planter boxes for residents and use.

TREE INVENTORY KEY

- EXISTING TREE - TAG REFERENCE NUMBER
REFER TREE INVENTORY TABLE THIS SHEET FOR FURTHER
INFORMATION ON TREES
- TREE DESIGNATED FOR REMOVAL
EXTENT OF DRIPLINE OF EXISTING TREE RECOMMENDED
FOR REMOVAL (LOCATION FROM SURVEY BY BCLS LAND
SURVEYOR)

NOTE:
HIMALAYAN BLACKBERRY IS THE DOMINANT VEGETATION SPECIES
THROUGHOUT THE SITE



TREE INVENTORY
2103 Bowen Road, Nanaimo, BC

Tree Count	Tree Tag #	Tree Species	Common Name	DBH (cm)	Crown Radius (m)	Estimated Height (m)	Field Observations	Ownership ²	Recommendation / Retain	Significant Tree ³
1	1005	<i>Pseudotsuga menziesii</i>	Douglas-fir	16.5	4.5	22	healthy crown	2103 Bowen Road	Remove	No
2	1006	<i>Pseudotsuga menziesii</i>	Douglas-fir	68	6	24	healthy crown	2103 Bowen Road	Remove	No
3	1007	<i>Prunus cerasus</i>	sour cherry	48.5 @ 0.6m	5.5	7	trunk splits at 0.4m; four stems 18 cm, 22 cm, 25, 12.3 cm; included trunk, dead limbs, signs of rot	2103 Bowen Road	Remove	No
4	1008	<i>Prunus cerasus</i>	sour cherry	16.5	3	7	leaning at 45 deg. to south - 5m	2103 Bowen Road	Remove	No
5	1009	<i>Malus domestica</i>	cultivated apple	61 @ 0.5m	5.5	7.5	trunk splits at 0.8m; two stems 40 cm and 47 cm; no root flare evident at existing ground; dead limbs/evidence of rot; evidence of insect attack	2103 Bowen Road	Remove	No
6	1010	<i>Pseudotsuga menziesii</i>	Douglas-fir	44	4.2	12	root flare to SE and N; evidence of historic branch pruning; asphalt drive 1m to SW and NW; heavy cone crop	2103 Bowen Road	Remove	No
7	1011	<i>Pseudotsuga menziesii</i>	Douglas-fir	23	3.5	12	young tree, no apparent defects; growing in clump	2103 Bowen Road	Remove	No
8	1012	<i>Pseudotsuga menziesii</i>	Douglas-fir	17	2.8	11	young tree, no apparent defects; growing in clump	2103 Bowen Road	Remove	No
9	1013	<i>Pseudotsuga menziesii</i>	Douglas-fir	15.5	3	12	young tree, no apparent defects; growing in clump	2103 Bowen Road	Remove	No
10	1014	<i>Pseudotsuga menziesii</i>	Douglas-fir	17	3	10	young tree, no apparent defects; growing in clump	2103 Bowen Road	Remove	No
11	1015	<i>Pseudotsuga menziesii</i>	Douglas-fir	30	4	12	young tree, no apparent defects; pitch spurs; growing in clump	2103 Bowen Road	Remove	No
12	1016	<i>Pseudotsuga menziesii</i>	Douglas-fir	14	2.5	7.5	young tree, no apparent defects; growing in clump	2103 Bowen Road	Remove	No
13	1017	<i>Malus domestica</i>	cultivated apple	60	6.5	7	trunk splits at 0.15m; two stems 44 cm and 41 cm; significant rot; large branch failure; lean to south; structural defects; evidence of 10' ground at trunk; root collar flare not visible	2103 Bowen Road	Remove	No
14	1018	<i>Crataegus columbiana</i>	Columbian hawthorn	19	2.5	4	multi-stem; three stems 12.8, 8.5, and 13.5; poor structural form; evidence of historical pruning; significant blackberry bushes at base and climbing up tree; lean to SE	Boundary Tree ¹	Remove ⁴	No

¹As per the Topographic Survey, 2103 Bowen Road, Nanaimo - Revision No. 2, dated March 25, 2019 completed by Harbour City Land Surveying Ltd.

²As per the City of Nanaimo Bylaw No. 7126, A Bylaw for the Management and Protection of Trees within the City of Nanaimo.

³A Boundary Tree is one that grows over the property line and so becomes jointly owned. Permission from both property owners of a jointly owned tree must be obtained prior to removal. It is strongly recommended that legal advice be retained prior to the cutting and/or removal of a Boundary Tree.





LANDSCAPE MATERIALS KEY

- PARKING SURFACE REFER OTHER DRAWINGS
- STD. BRUSHED CONCRETE SURFACE
- MAINTAINED ON-SITE LANDSCAPING
- MAINTAINED OFF-SITE LANDSCAPING
- OFF-SITE ROADWAY ASPHALT
- CONCRETE UNIT PAVERS
- OFF-SITE SIDEWALK
- BUILDING ENVELOPE

GRADING LEGEND

- XXX.XX PROPOSED
- XXX.XX PROPOSED TOP OF WALL
- XXX.XX EXISTING

A DEVELOPMENT POINT APPLICATION 20090402
DESCRIPTION DATE
PROFESSIONAL SEAL

BOWEN AFFORDABLE HOUSING

2103 Bowen Road,
Nanaimo, BC

PROJECT # 33613019.01

GRADING AND SERVICING

0 2 6m
1:100

C-1

SCALE: 1:100

<p>**** In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.</p> <p>In order for a development to include the additional Tier 2 density provided for within this Bylaw, the proposed development must achieve at total of 65 or more points set out in the following table which allocates points for amenities, affordable housing and the location of the development.</p>				
Category 1: Site Selection (10 points required)				
Amenity			DEVELOP POINTS	COMMENTS
A	The proposed development is located on a brownfield site.	5	0	
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3	3	The site will not require new city infrastructure. We will only need to connect to existing services. The sidewalks, curbs and gutters can all remain as is.
C	The proposed development is located within 200m of a park or trail network.	1	0	
D	The proposed development is located within 400m of any of the following: · retail store; · daycare facility; · Nanaimo Regional District transit bus stop; · any PRC (Parks, Recreation and Culture) Zoned property; and / or · a CS-1 (Community Service One) zoned property.	1 POINT EACH	5	Please see zoning map attached.
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: · retail store or public market; · daycare facility; · Nanaimo Regional District transit bus stop; · any PRC (Parks, Recreation and Culture) Zoned property; · a CS-1 (Community Service One) zoned property; and / or · public art.	1 POINT EACH	0	
TOTAL		20	8	
CATEGORY MINIMUM POINTS ACHIEVED (YES/ NO)			NO	
Category 2: Retention and Restoration of Natural Features (8 points required)				
Amenity			DEVELOP POINTS	COMMENTS
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2	0	
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3	0	
C	The proposed development includes at least 50% retention of natural soils.	1	0	
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2	0	
E	The proposed development includes street trees.	1	1	

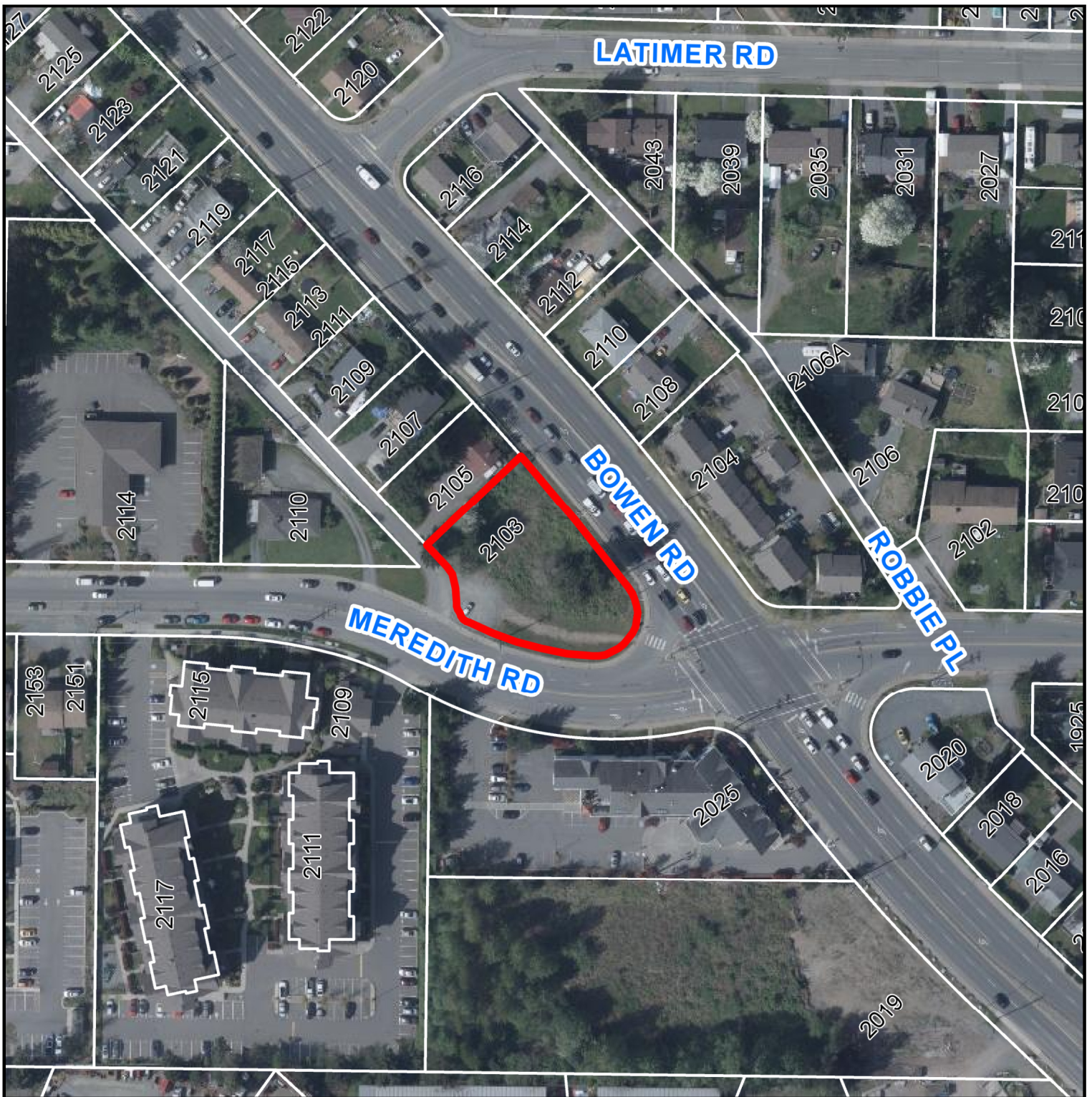
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1	0	
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development.	2	2	We will add two trees to the landscaping to achieve this target.
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3	0	
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1	0	
TOTAL		16	3	
CATEGORY MINIMUM POINTS ACHIEVED (YES/ NO)			NO	
Category 3: Parking and Sustainable Transportation (10 points required)				
Amenity			DEVELOP POINTS	COMMENTS
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3	3	20 Long term protected bicycle storage are provided
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	1	1	Currently not shown on the drawings but can be accommodated.
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4	0	
D	The parking area within the proposed development includes at least one electric vehicle charging station.	1	1	There are two spaces allocated.
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	4	0	
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug-in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter or motorcycle space per 600m2 of Gross Floor Area for the first 5000m2 plus one space per 1500m2 of additional Gross Floor Area.; and a) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.	2	2	We believe one more motorcycle parking spot can be achieved within the current development.
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2	2	
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2	0	
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1	1	
TOTAL		20	10	
CATEGORY MINIMUM POINTS ACHIEVED (YES/ NO)			YES	

Category 4: Building Materials (8 points required)				
Amenity			DEVELOP POINTS	COMMENTS
A	Wood is the primary building material.	1	1	The building is timber framed.
B	The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 10% of the total value of materials on the project.	2	0	
C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC), the Sustainable Forestry Initiative (SFI), the Canadian Standards Association – Sustainable Forest Management Standard (CSA-SFM), or recognized equivalent.	3	3	
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project.	2	0	
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled.	2	2	This is a contract and funding requirement under BC Housing. Attached is the requirement and sample forms outlined in the BC Housing guidelines.
F	At least 75% of the materials used in construction are renewable resources.	2	0	
G	The property includes an existing building and at least 75% of existing building structure or shell is retained.	3	0	
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.	1	1	
TOTAL		16	7	
CATEGORY MINIMUM POINTS ACHIEVED (YES/ NO)			NO	
Category 5: Energy Management (11 points required)				
Amenity			DEVELOP POINTS	COMMENTS
A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.*	10	0	
B	The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by two steps.*	15	15	
C	The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.*	30	0	
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1	1	
TOTAL		56	16	
CATEGORY MINIMUM POINTS ACHIEVED (YES/ NO)			YES	
* Points will be awarded for only one of A, B, or C.				
Category 6: Water Management (8 points required)				
Amenity			DEVELOP POINTS	COMMENTS

A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2	0	
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2	2	
C	A green roof is installed to a minimum 30% of the roof area.	3	3	We can facilitate this as part of the design.
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2	0	
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3	3	
F	A water efficient irrigation system (such as drip) is installed.	1	1	
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2	2	Storm water retention tank and bioswales used as part of the design.
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1	1	
TOTAL		16	12	
CATEGORY MINIMUM POINTS ACHIEVED (YES/ NO)			YES	
Category 7: Social and Cultural Sustainability (10 points required)				
Amenity			DEVELOP POINTS	COMMENTS
A	At least 10% of the residential dwelling units within a building are no greater than 29m2 in area.	1	0	
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the British Columbia Building Code 2012 (BCBC) or any subsequent Act or Acts which may be enacted in substitution therefore.	3	3	Currently 2 are shown, however 4 can be accommodated. This will meet the 10% required.
C	The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives final occupancy.	3	3	The building will be operated and owned by a non-profit via funding by BC Housing. As this will be affordable housing funded by BC Housing none of the units can be stratified or sold independently until after the housing agreement. The housing agreement is more than the ten years stipulated here.
D	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of residential units sold will be sold for at least 20% less than the medium sell price for condos (apartment), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the units provided for within the Housing Agreement must be greater than 29m2 in area.	4	0	
E	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the Strata Property Act or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2	0	
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2	2	
G	A children's play area is provided.	1	1	
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1	1	
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1	0	

J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3	0	
TOTAL		21	10	
CATEGORY MINIMUM POINTS ACHIEVED (YES/ NO)			YES	
TOTAL POINTS AVAILABLE/ FORECASTED		165	66	
3 CATEGORIES MUST MEET MINIMUM POINTS FOR 0.25 ADDITIONAL DENSITY (YES/NO)			YES	3,5,6 and 7
65 POINTS REQUIRED FOR ADDITIONAL 0.25 DENSITY TO ACHIEVE DEVELOPMENT REQUIREMENTS			YES	

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001137



2103 BOWEN ROAD