

Kulwulton

(Hul'q'um'num' for Chase River)

11-Unit Townhouse Development in Chase River in Nanaimo

Multi-Family Property

The proposed 11-unit townhouse development at 1534 Extension Road in Chase River is a multi-family, residential property. The lot was recently rezoned from R1 to R6 and now allows for up to 11 unit multi-family dwellings. This property borders Extension Road and the E & N Railway.

The Property

The property and each of the units are positioned to take advantage of the beautiful north-easterly views of the mountains and valley. The property and the units are positioned to ensure a breathtaking view. Thorough landscaping along Extension Road will ensure privacy and greenspace.

The lot welcomes residents and visitors with a wide driveway for vehicles. There is a separate entrance for pedestrians in the centre of the property. There is a walkway pathway along the driveway that links to the pedestrian entrance, to the sitting area and extends through the swale to the north corner of the property.

Once established, there will be ample trees and greenspace, complete with space for a natural play area and space for a community garden.

The Units

Each unit ranges from 1,600 to 1,800 square feet in size. The units are two to three floors, with three bedrooms and 2 full-sized bathrooms. A deck, the front and rear patios are positioned immediately outside of the unit for convenience and outdoor living space.

Ownership and Management

Each unit will be individually owned and managed by a strata, designed specifically for families and new homeowners. The property is close to Chase River Elementary School and other in-demand local amenities.

Attracting young families and new homeowners to our community, and to the larger city as a whole, is vitally important as these demographic groups help boost the local economy, pay taxes, contribute to our community, attend school and join other activities. In addition, these units diversify the community's housing away from single-family homes to in-demand townhouse units. This 11-unit multi-family property introduces a brand new type of housing to Chase River.

Inspired by the history of Chase River

The design of the units was inspired by the history of Chase River and the Scandinavian settlers that first lived in the area. The architecture draws inspiration from a modern farmhouse. The property lot, landscaping and the architecture of the units focus on building community, increasing the community's density, minimizing urban sprawl, and providing affordable housing solutions. This property has a high walkability score, within a 15-minute walk there are grocery stores, pharmacies, the post office and other in-demand amenities.

Building Materials

The units will be constructed with a selection of building materials that are easy to maintain and practical with architectural features. Also, units will feature natural elements that ensure the units are attractive to the eye. All units will be constructed to ensure energy efficiency and affordability. Decks and patios will be featured on all the units to allow for outdoor living space.

Landscaping Elements

All landscaping on the property is inspired by the need for food security, adding greenspace, ensuring privacy between units and neighbours, while fostering a sense of community and positive neighbourhood impact. Featured on the property will be a community garden which will give residents the opportunity to grow their own food. Complete with a communal garden shed for storing tools, a sitting area and natural water swale, this property is designed with the environment in mind. The trees and plants will be food-producing, with an emphasis on native vegetation. Native plants and trees reduce the amount of water required and not require the use of irrigation systems.

As well, children will enjoy many of the landscaping elements as these are designed specifically for kids. Residents will be able to enjoy these outdoor elements together and build a sense of community and camaraderie. Emphasis was made on landscaping along the roadway including a welcoming pergola to compliment the neighborhood and vast vegetation along this corridor.

Privacy

The property lot is designed with privacy in mind. The E & N Railway borders the rear of the property, ensuring there are not close neighbours at the rear of the property. The property borders Extension Road and will be landscaped with both deciduous and conifer trees. Two neighbours border the property to the south. As part of the existing landscaping and additional planned landscaping to be completed, there will be a natural buffer of vegetation between the property and the neighbours to the south. These vegetation buffers will reduce the road and neighbourhood noise.

Road Safety

Vehicles entering the property will have sightlines of approximately 125 m at the crest of Roberta Road. The posted speed limit of 50 km/hr north-bound ensures that there is sufficient time for stopping and decision-making as per TAC requirements. As well, the speed limit drops to 30 km/hr for the railway crossing, ensuring that traffic speed near this property is safe for families.

Once the area becomes busier and new developments are added, there is 2.5 - 5 metres of property off the road property line available to add a left-turn lane onto McKewon Way. Adding a left turn lane will drastically improve sightlines and improve pedestrian safety in the area.

Chase River

Feature Type: River - Watercourse of variable size, which has tributaries and flows into a body of water or a larger watercourse.

Status: Official

Name Authority: BC Geographical Names Office

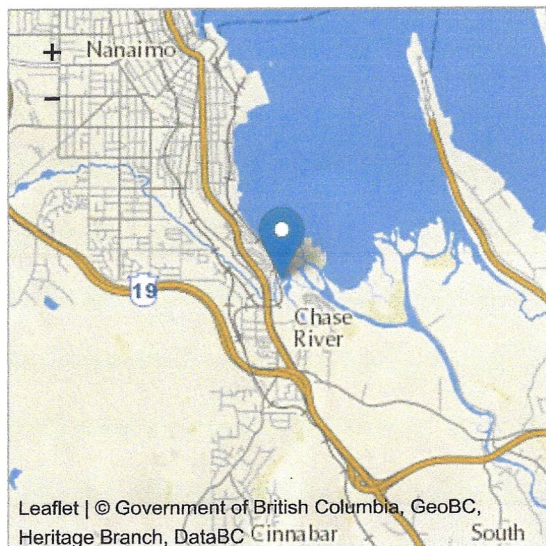
Relative Location: Flows NE into S end Nanaimo Harbour, Nanaimo Land District

Latitude-Longitude: 49°08'10"N, 123°55'09"W at the approximate mouth of this feature.

Datum: NAD83

NTS Map: 92G/4

Related Maps: 92F/1
92G/4



Origin Notes and History:

Adopted in the 15th Report of the Geographic Board of Canada, 31 March 1917, as labelled on Geological Survey sheet 33A, Nanaimo, 1915.

Source: BC place name cards, or correspondence to/from BC's Chief Geographer or BC Geographical Names Office

One of two Indians wanted for murder was captured at this river after a long 'chase'.

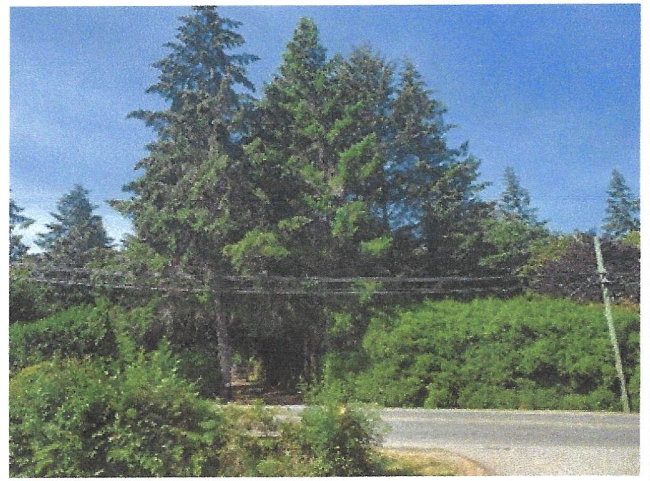
Source: BC place name cards, or correspondence to/from BC's Chief Geographer or BC Geographical Names Office

"In the winter of 1852-53, two young natives, a Cowichan and a Nanaimo Indian, wantonly shot and killed Peter Brown, a Scottish shepherd, at Lake hill (sic).....Much difficulty was experienced in arresting the Nanaimo Indian, who, when he heard that the governor with an armed force was after him, left his village at Nanaimo and took to the woods. A few inches of snow had fallen and his footmarks were traced, he was chased in fact, to a river since named from this incident Chase River..." (See Walbran for additional information). Also Gallows Point, named from the same incident.

Source: Walbran, John T; British Columbia Coast Names, 1592-1906: their origin and history; Ottawa, 1909 (republished for the Vancouver Public Library by J.J. Douglas Ltd, Vancouver, 1971)

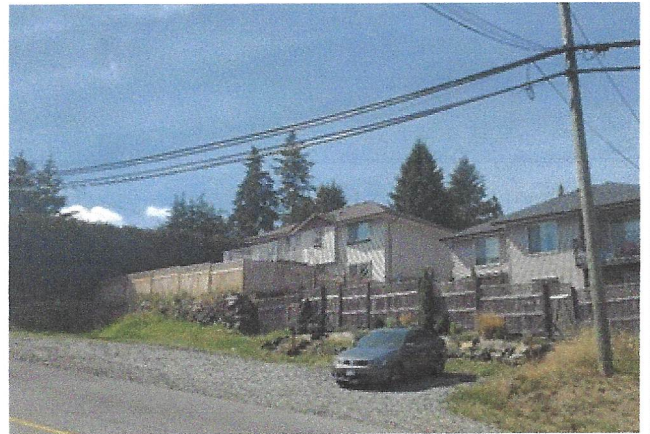
Indian name is "Kulwulton" (B.W. Pearce, "Country Around Nanaimo", April 1959, contained in Field Book 4/59 ph 1)

Source: included with note

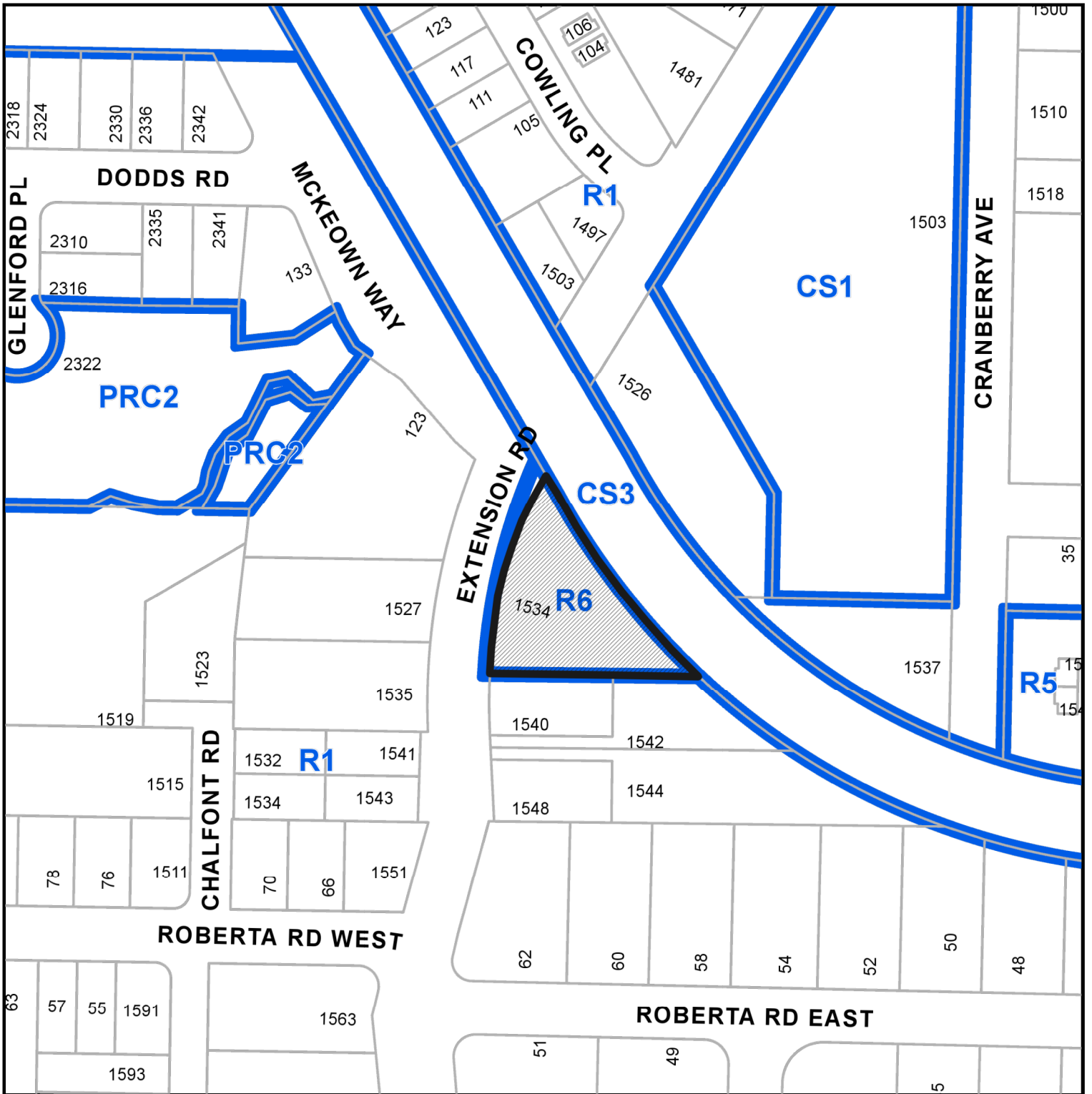


Neighborhood Context/ Streetscape

These photo were taken Aug 30th
along the stretch of road in front
and directly north and south of 1534
extension road.



LOCATION PLAN

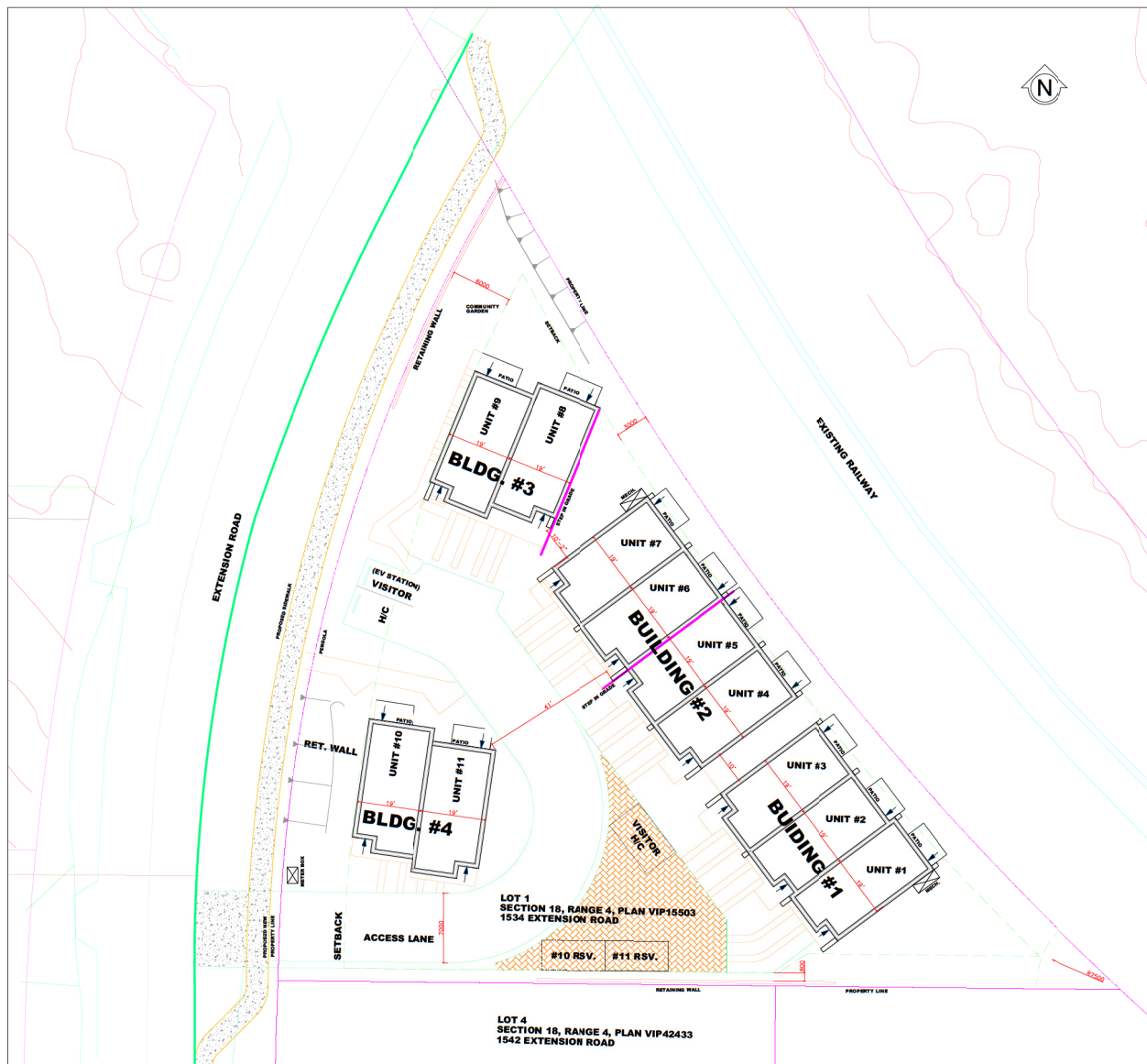


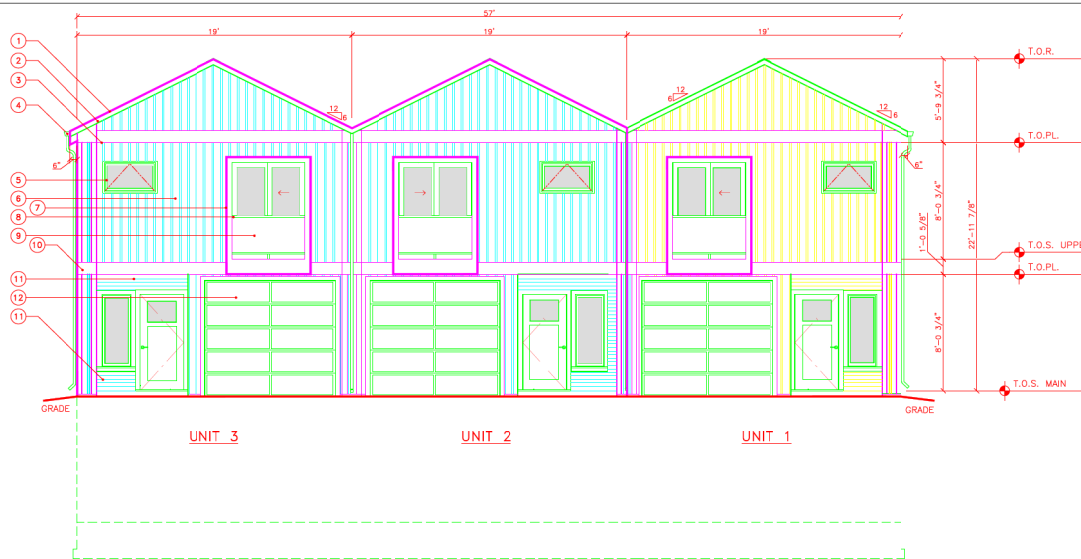
DEVELOPMENT PERMIT NO. DP001206

CIVIC: 1534 EXTENSION ROAD

LEGAL: LOT 1, SECTION 18, RANGE 4, CRANBERRY DISTRICT, PLAN 15503,
EXCEPT PLAN EPP98272

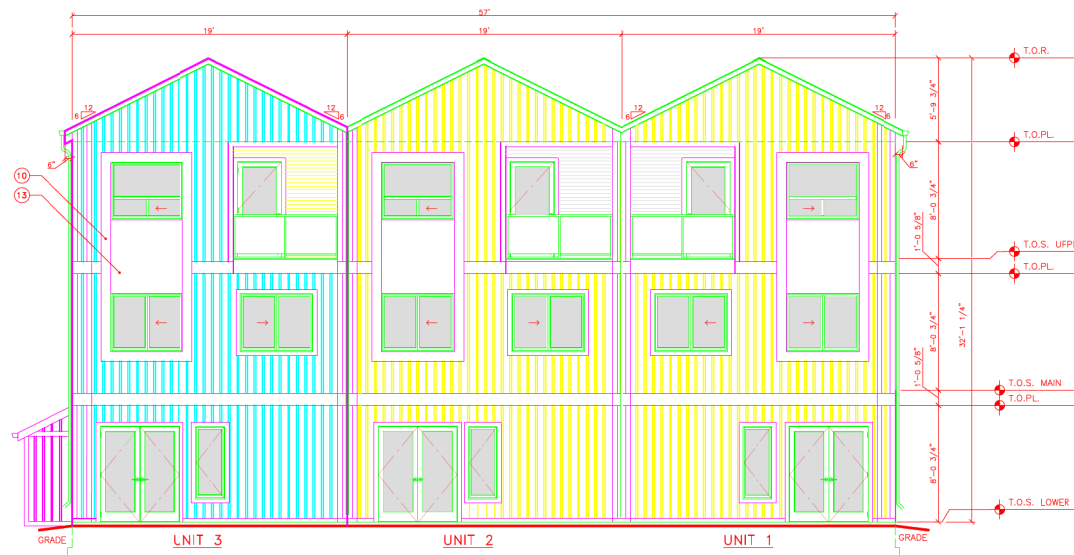
Subject Property





FRONT ELEVATION - TRIPLEX - BUILDING 1

SCALE = 1/4" = 1'-0"



REAR ELEVATION - TRIPLEX - BUILDING 1

SCALE = 1/4" = 1'-0"

General Notes

MATERIAL LIST

- 1 ASPHALT ROOFING
- 2 COMBED FACE FASCIA
- 3 TRUSS ASSEMBLY BEYOND
- 4 ALUM. GUTTER & DOWNSPOUT
- 5 VINYL WINDOW
- 6 VERTICAL VINYL SIDING B&B
- 7 STEEL FRAMED VIGNETTE
- 8 ALUMINUM RAILING
- 9 TEMPERED GLASS
- 10 COMBED FACE TRIM
- 11 CEDAR HORIZONTAL LAP SIDING
- 12 INSULATED GARAGE DOOR
- 13 HARDIE BOARD PANEL
- 14 EXPOSED CONCRETE FOUNDATION

1	DP SUBMISSION	8/31
No.	Revision/Issue	Date

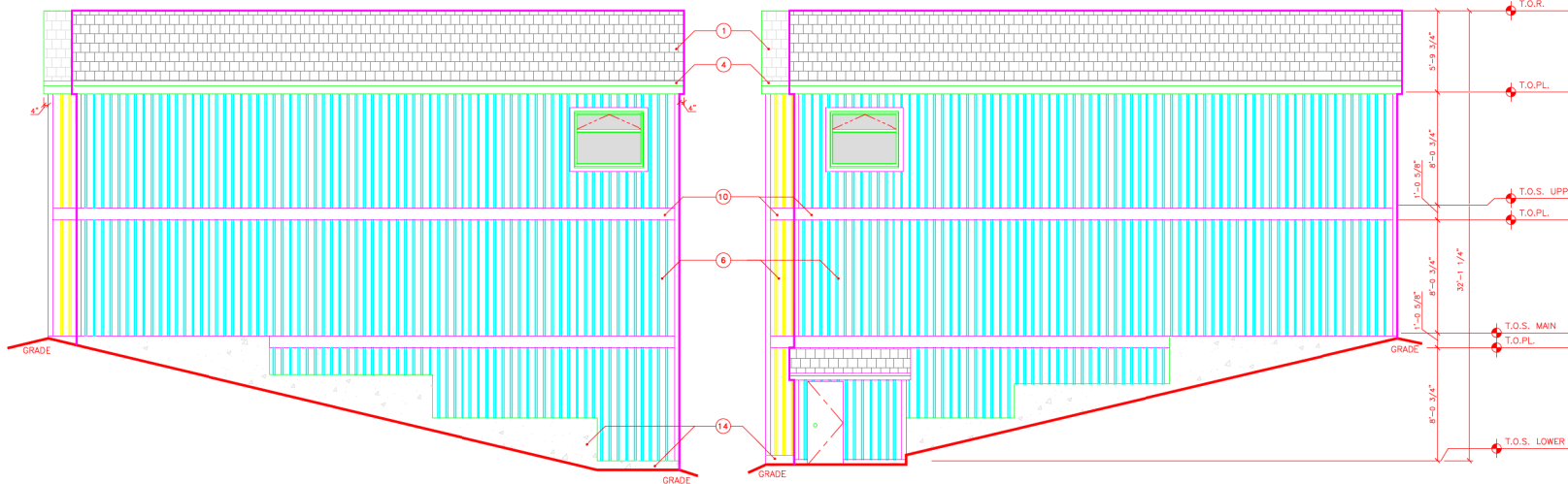


BOEHM CONSTRUCTION
1610 NORTHFIELD ROAD, NANAIMO, BC
V8S 5A7 www.boehmconstruction.ca
250-667-7116

Project Name and Address
**KULWULTON
MULTI FAMILY**
1534 EXTENSION ROAD
NANAIMO, BC

Project	BUILDING 1 ELEVATIONS	Sheet
Date	31AUG2020	A3.1-1
Scale	1/4" = 1' 0"	

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2020-SEP-03
CITY OF NANAIMO



SIDE ELEVATION - TRIPLEX - BUILDING 1

SCALE = 1/4" = 1'-0"

SIDE ELEVATION - TRIPLEX - BUILDING 1

SCALE = 1/4" = 1'-0"

General Notes

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1	DP SUBMISSION	8/31
No.	Revision/Issue	Date

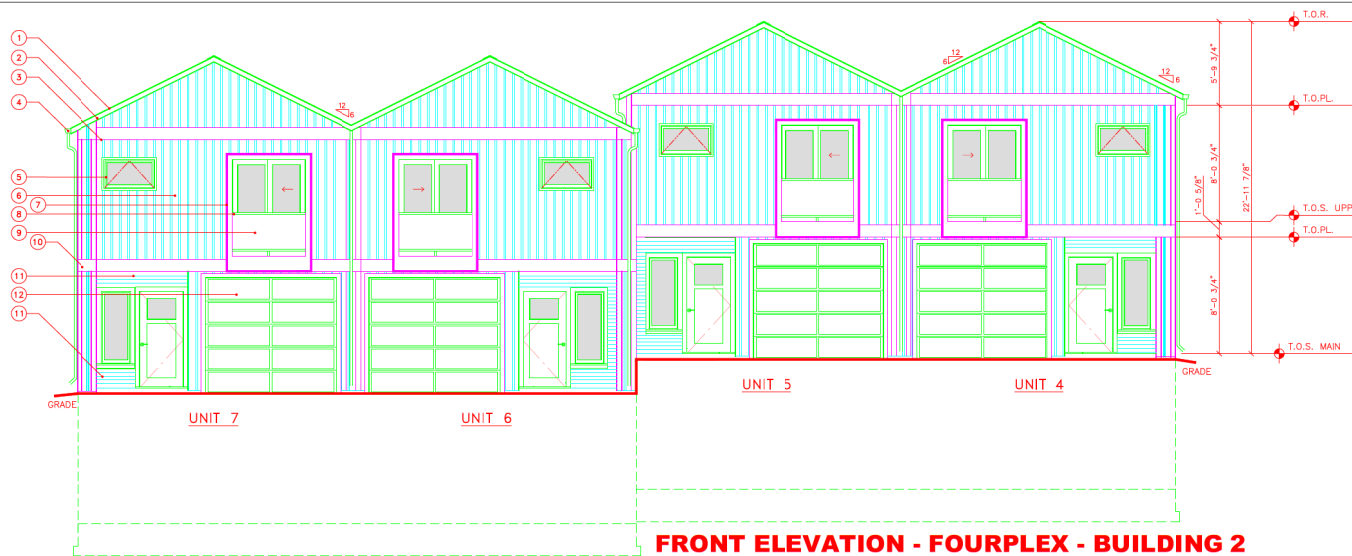


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1534 EXTENSION ROAD
NANAIMO, BC

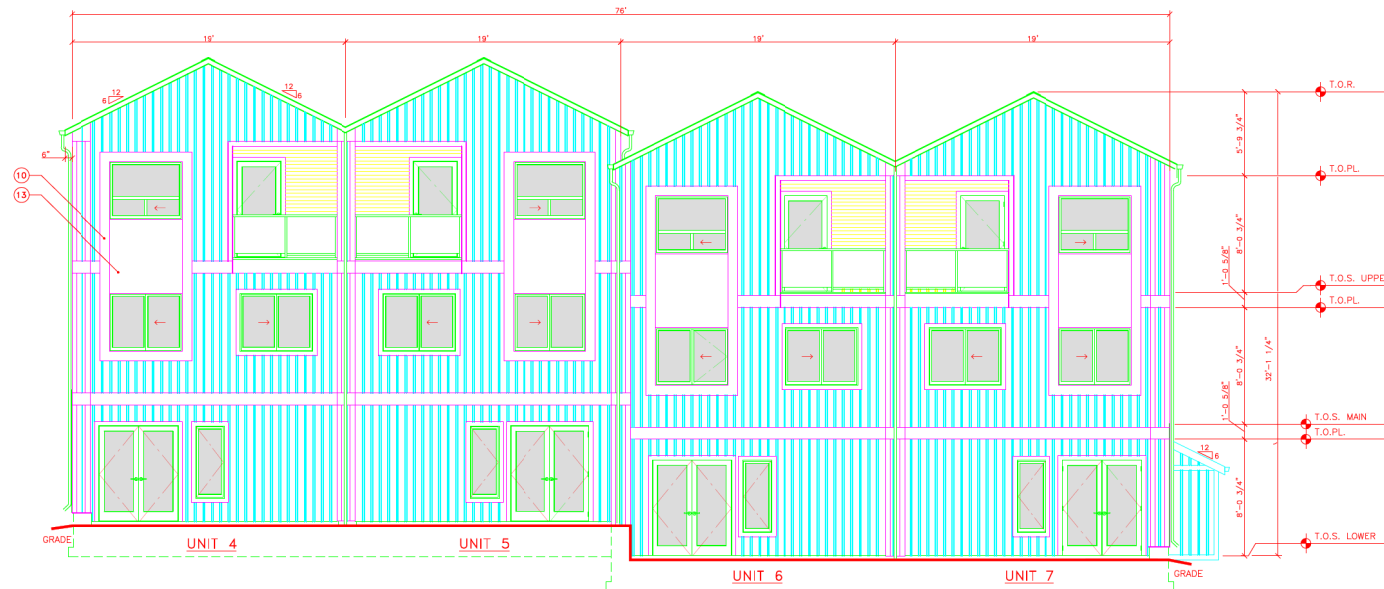
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Date	31AUG2020	A3.1-2
Scale	1/4" = 1' 0"	

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DP-1206
2020-SEP-03
COURTESY PLANNING



FRONT ELEVATION - FOURPLEX - BUILDING 2

SCALE = 1/4" = 1'-0"



REAR ELEVATION - FOURPLEX - BUILDING 2

SCALE = 1/4" = 1'-0"

General Notes

MATERIAL LIST

- 1 ASPHALT ROOFING
- 2 COMBED FACE FASCIA
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1	DP SUBMISSION	8/31
No.	Revision/Issue	Date

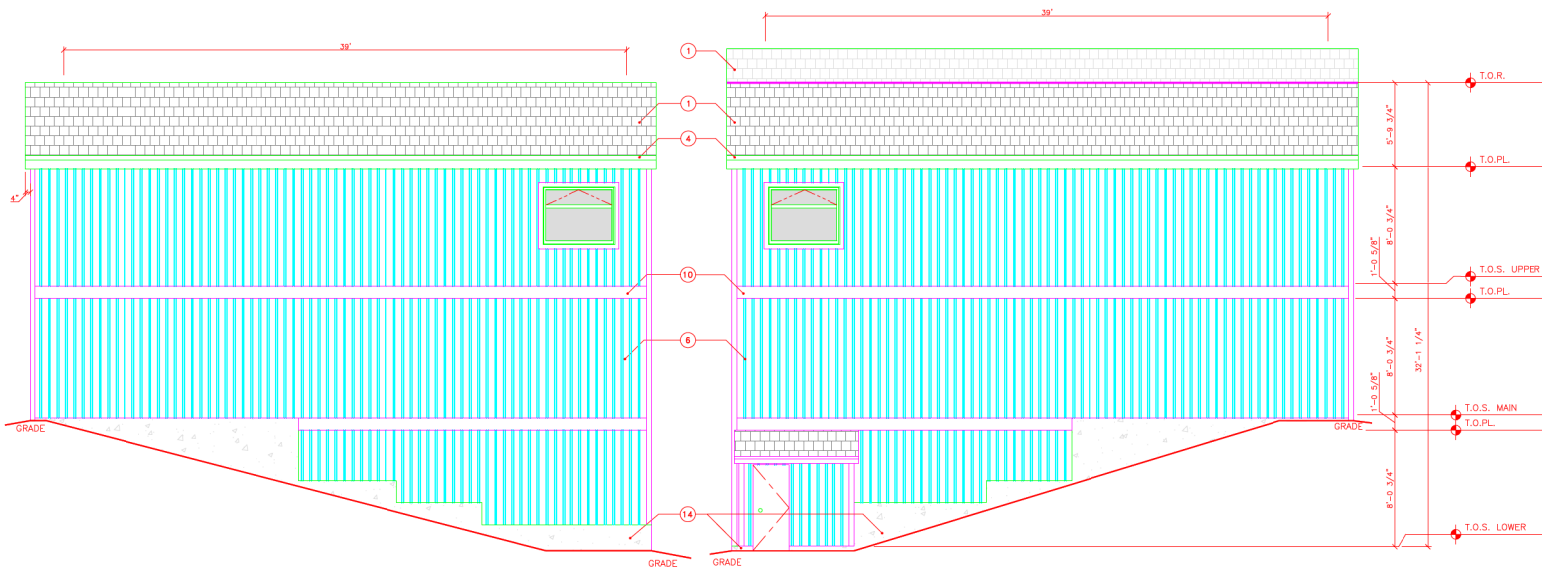


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Project Name and Address
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MULTI FAMILY**
1534 EXTENSION ROAD
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Project	BUILDING 2 ELEVATIONS	Sheet
Date	31AUG2020	A3-2.1
Scale	1/4" = 1' 0"	

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SIDE ELEVATION - FOURPLEX - BUILDING 2

SIDE ELEVATION - FOURPLEX - BUILDING 2

General Notes

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1	DP SUBMISSION	8/31
No.	Revision/Issue	Date



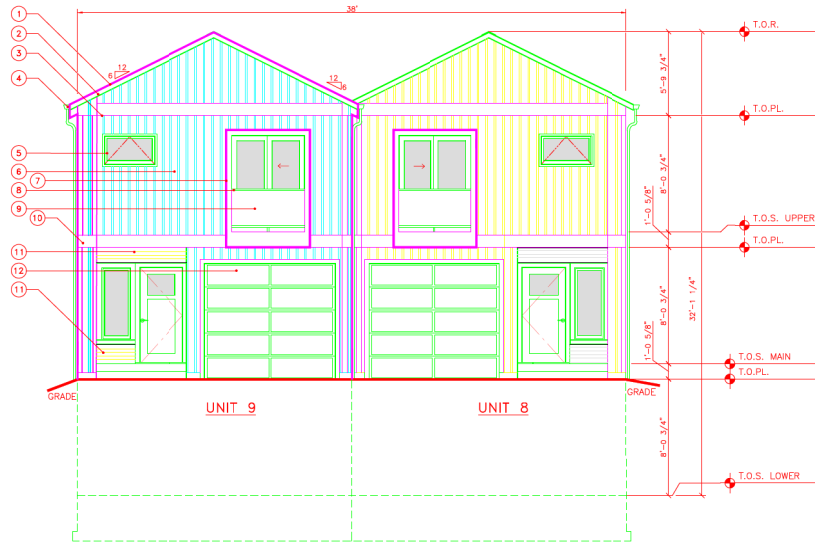
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1534 EXTENSION ROAD
NANAIMO, BC

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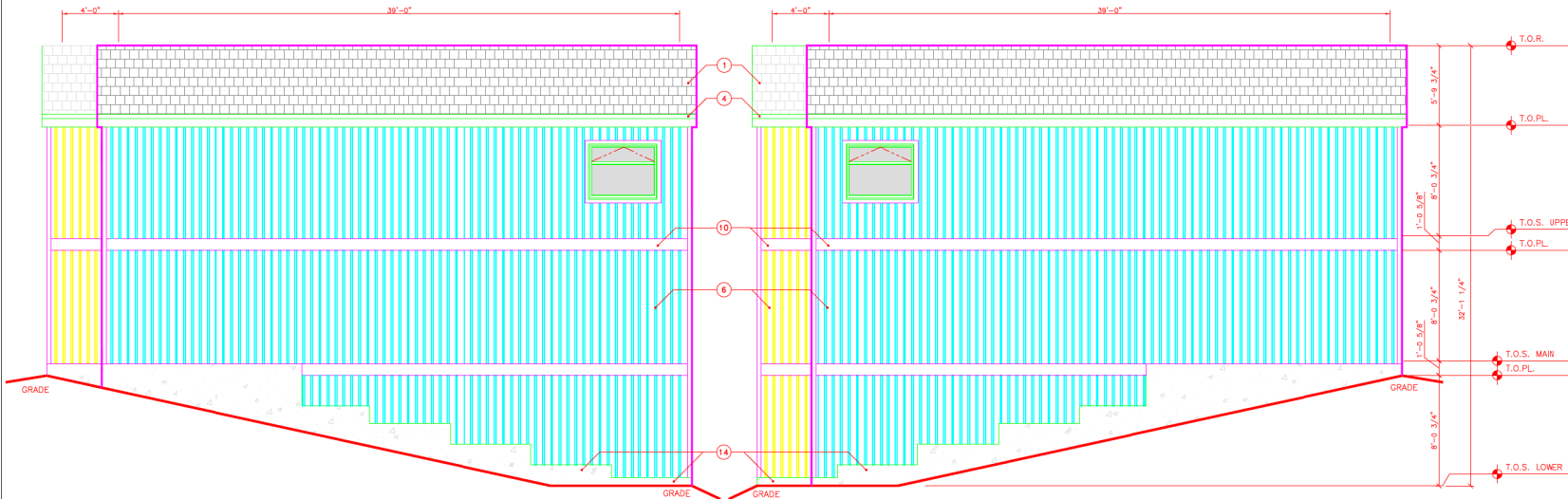
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FRONT ELEVATION - DUPLEX - BUILDING 3



REAR ELEVATION - DUPLEX - BUILDING 3



SIDE ELEVATIONS - DUPLEX - BUILDING 3

General Notes

MATERIAL LIST

- 1 ASPHALT ROOFING
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1	DP SUBMISSION	8/31
No.	Revision/Issue	Date



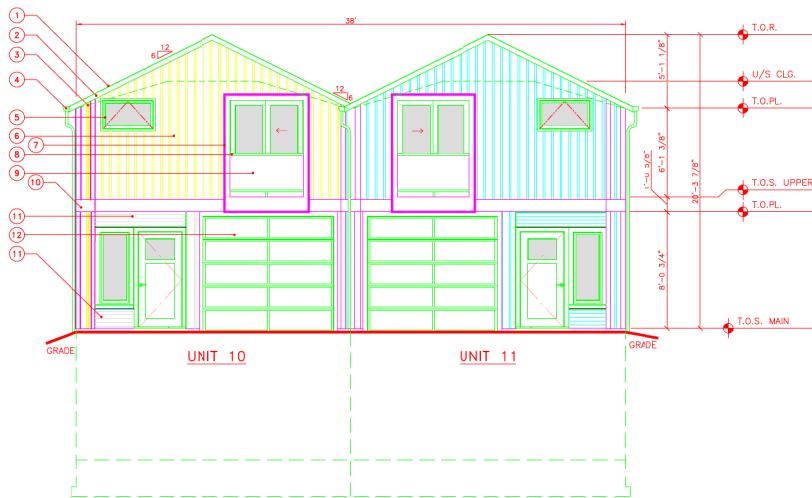
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Project Name and Address

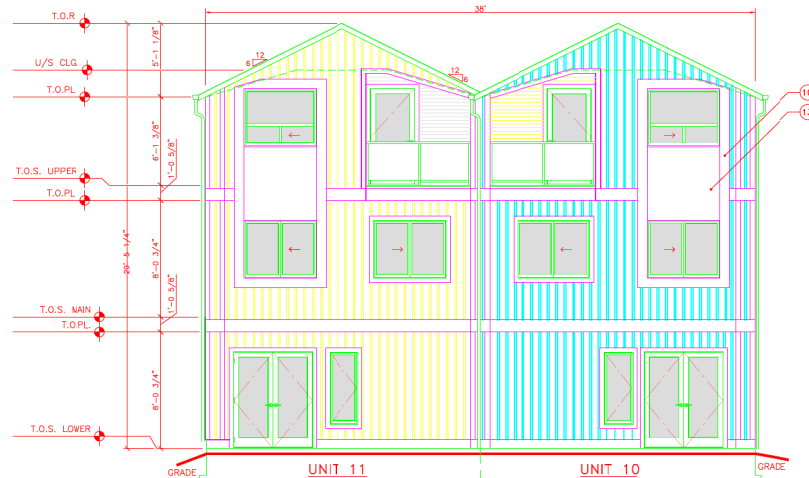
**KULWULTON
MULTI FAMILY**
1534 EXTENSION ROAD
NANAIMO, BC

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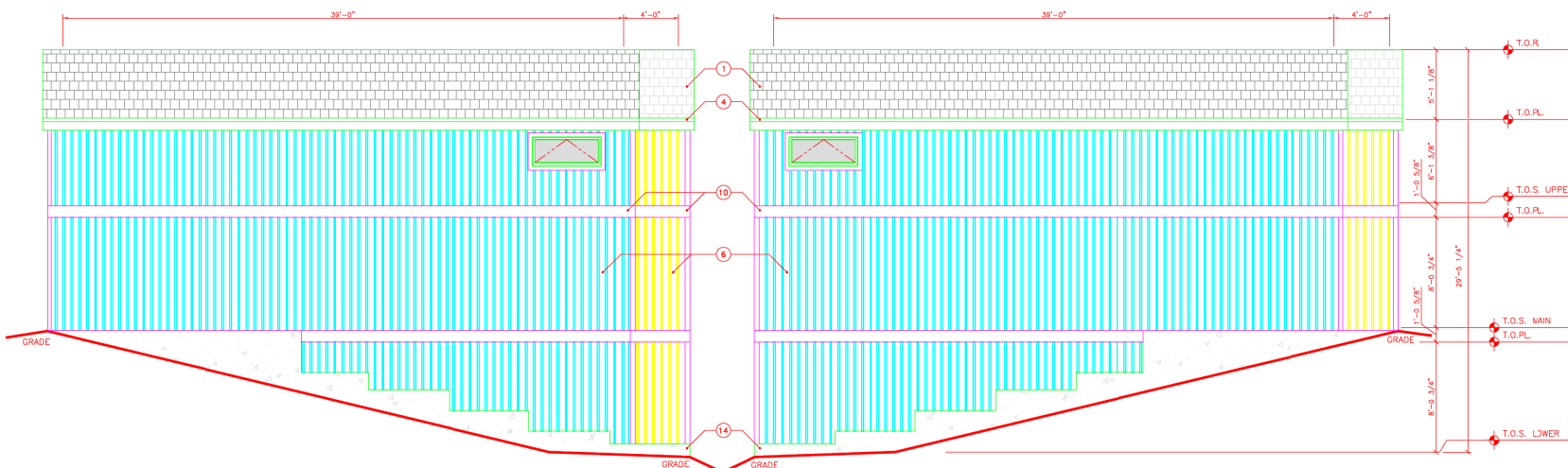
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COURTESY PLANNING



FRONT ELEVATION - DUPLEX - BUILDING 4



REAR ELEVATION - DUPLEX - BUILDING 4



SIDE ELEVATION - DUPLEX - BUILDING 4

SIDE ELEVATION - DUPLEX - BUILDING 4

General Notes

MATERIAL LIST

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1	DP SUBMISSION	8/31
No.	Revision/Issue	Date



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KULWULTON MULTI FAMILY
1534 EXTENSION ROAD
NANAIMO, BC

Project	BUILDING 4 ELEVATIONS	Sheet
Date	31AUG2020	A3-4
Scale	1/4" = 1' 0"	

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2020-SEP-03
COURTESY PLANNING



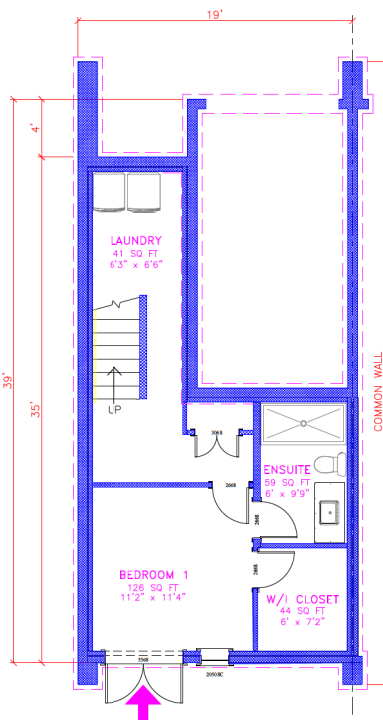




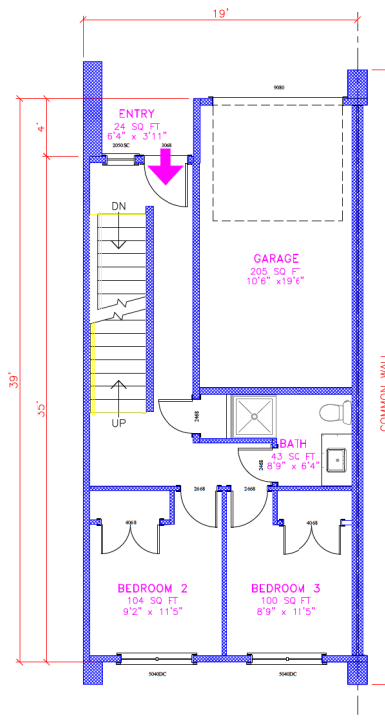




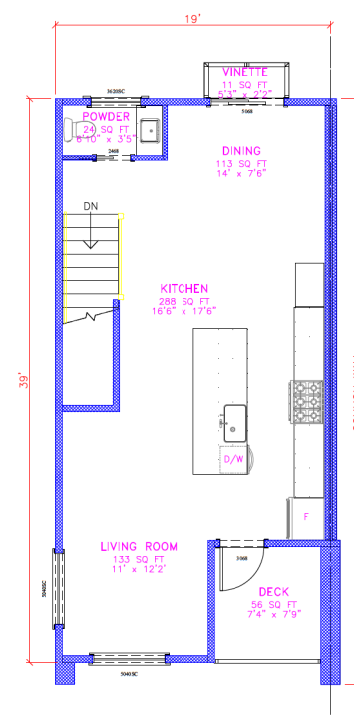




LOWER
391 SQ FT



MAIN
411 SQ FT LIVING
205 SQ FT GARAGE



UPPER
585 SQ FT

UNIT PLAN - KULWULTON

SCALE = 1/4" = 1'-0"

GROSS AREA

LOWER = 512 SQ FT
MAIN = 512 SQ FT
UPPER = 685 SQ FT
GARAGE = 205 SQ FT

TOTAL GROSS = 1914 SQ FT

LIVING AREA

LOWER = 391 SQ FT
MAIN = 411 SQ FT
UPPER = 585 SQ FT

TOTAL GROSS = 1387 SQ FT

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DP1208
2020-SEP-03
CUTLER PLANNING

General Notes

1	DP SUBMISSION	8/31
No.	Revision/Issue	Date

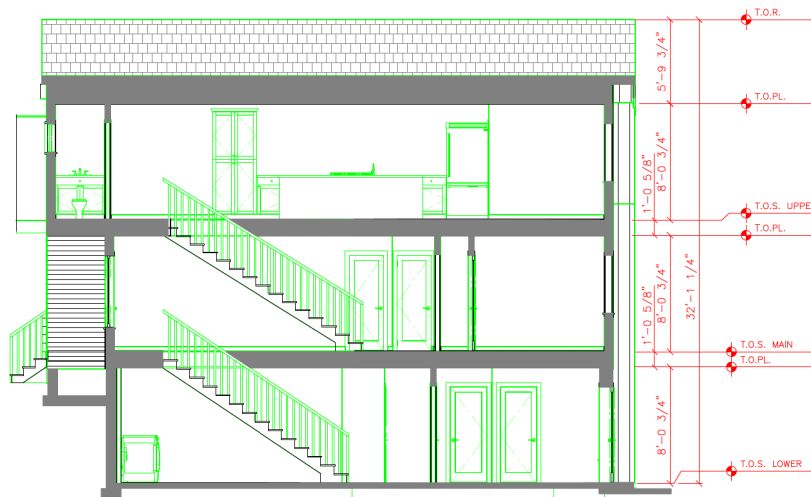


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MULTI FAMILY**
1534 EXTENSION ROAD
NANAIMO, BC

Project	UNIT PLAN	Sheet
Date	31AUG2020	A2
Scale	1/4" = 1' 0"	



CROSS SECTION - KULWULTON

SCALE = 1/4" = 1'-0"

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General Notes

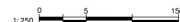
1	DP SUBMISSION	8/31
No.	Revision/Issue	Date



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MULTI FAMILY**
1534 EXTENSION ROAD
NANAIMO, BC

Project	CROSS SECTION	Sheet
Date	31AUG2020	A4
Scale	1/4" = 1' 0"	



Technical drawing showing two cross-sections of a road improvement project.

Top Section (Plan View):

- Dimensions: 5.0m± TRAVEL LANE, 4.6m± "FLEX SPACE" LANDSCAPING, 2.0m 5/W.
- Slopes: 2% TO 4% (APPROX. EXISTING GROUND), 2.0% (GRADE INTO SITE AT 3H:1V OR RETAINING WALL).
- Labels: RX ROAD, 0.6m, 1.

Bottom Section (Profile View):

- Grades: 4.26% (APPROX. EXISTING GROUND), 3.18% (SUBGRADE).
- Specifications for Subgrade:
 - 50mm THICK ASPHALT
 - 100mm 8/2
 - 250mm SUB-BASE
- Labels: RX ROAD, 0.6m, 1.

OFFSITE IMPROVEMENTS
N.T.S.

DRIVEWAY PROFILE
N.T.S.

APPROVED BY THE
GEOTECHNICAL ENGINEER

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DP1206
2020-SEP-03
Current Planning

KULUWOLTON
DEVELOPMENTS LTD.

A	24AUG2020	RDE	ISSUED FOR DEVELOPMENT PERMIT	KM
REV	DATE	BY	DESCRIPTION	S/N

KULUWOLTON
MULTIFAMILY

1534 EXTENSION ROAD, NANAIMO, BC

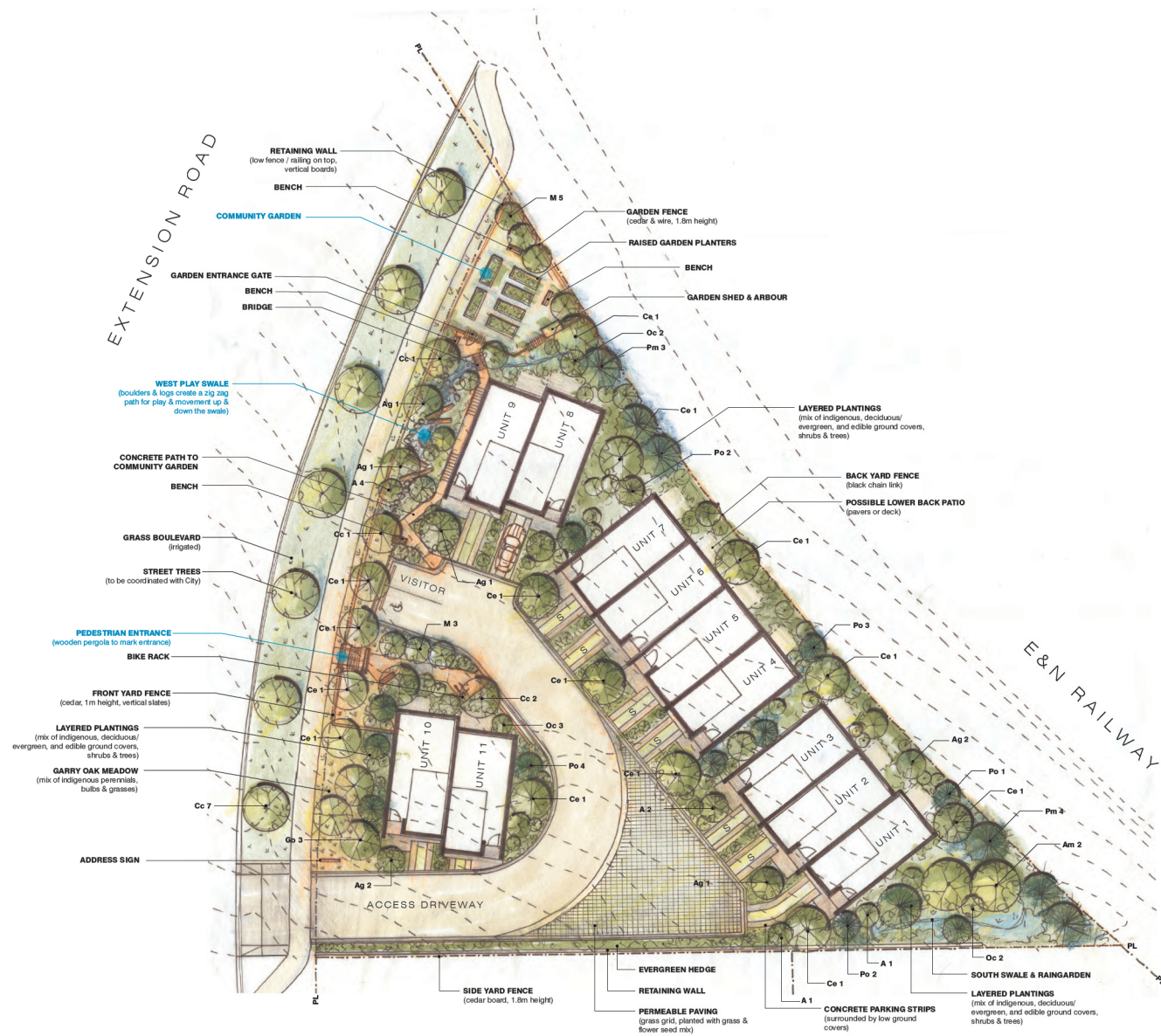
DRAWING TITLE:

PRELIMINARY SITE GRADING



#206-335 WESLEY STREET NANAIMO, BC V9R 2T5
TEL: 250.591.7364 EMAIL: info@cascara.ca

DESIGN BY:	RD	CHECKED BY:	
DRAWN BY:	RD	APPROVED BY:	
SCALE:			
	SCALE: HORIZ. SHOWN VERT. SHOWN		
	DATE: 21AUG2020	SHEET: 2 OF 3	
	ENG. FILE NUMBER:		
	CITY DWG #	PROJECT #	
		2086-001	
	DRAWING NUMBER:	REV:	
	SK2	A	



LANDSCAPE PLAN

SCALE 1:200

KATE STEFUK STUDIO

1070 Nelson Street
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t: 250-733-8093
c: 778-268-1259
e: kate.stefuk@gmail.com

CLIENT

CHRIS CATHERS
EVOLUTION BUSINESS MEDIA GROUP
2620 Southside Road
Nanaimo BC V9X 1H3
t: 250-740-1844
e: chris@evolutionbusiness.ca

NO.	DATE	ISSUE
1	08-25-20	DP SUBMISSION

NO.	DATE	REVISION
-----	------	----------

PROJECT

KULUWOLTON MULTI FAMILY

1534 Extension Road
Nanaimo, BC

LANDSCAPE PLAN

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PROJECT	20003
DB	KS
CB	KS

SCALE	1:200
DATE	July 17, 2020

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DP-1206
2020-SEP-03
CATHERS PLANNING

L1.01

DESIGN PRECEDENTS



01 Indigenous Edible Plants



02 Evergreen Groundcovers



03 Garry Oak Meadow



04 Parking Strips



05 Bollard Site Lighting



06 Pedestrian Entrance Pergola



07 Community Garden Gate



08 Community Garden



09 Low Front Yard Fence



10 Benches

DESIGN RATIONALE

CONTEXT

The parcel at 1534 Extension Road lies on the edge between suburban and rural landscapes in South Nanaimo. Currently home to a single dwelling, the site has been rezoned to R6, allowing for higher density, multi-family residential development. The proposed 11-unit development is situated in a landscape designed to support young families with an emphasis on food security, playful features, a strong human scale, and enhancing the ecological function of the urban environment.

DESIGN CONCEPT

The design concept for 1534 Extension Road is to elevate the relationships between people, place and planting into a functional urban ecosystem that helps create local community.

- As an expression of the local environment, the planting plan is structured around a foundation of indigenous species that form a shady coastal forest, an open meadow environment, and a vegetated swale for rainwater.
- Fruit trees, food plants and community gardens foster participation in the landscape, interaction with neighbours and provide food for birds, insects and people.

- Complementary drought-tolerant ornamentals add character and resilience, and perform vital ecosystem functions necessary to support human life and biodiversity.
- Informal playful elements are integrated throughout the site for interest, energy and creativity.

Other key landscape features include:

- Sidewalks and pathways connect seating areas and outdoor rooms to provide valuable outdoor refuges and gathering spaces for residents.
- Street trees and vegetated buffers provide screening and shading for structures, enhance the pedestrian experience and contribute to rainwater management and habitat value.
- A prominent entry feature on Extension Road provides a transition from public to private communal space, creating a welcoming, human-scaled environment.
- Driveway strips and permeable hardscaping allow for increased rainwater infiltration.
- A vegetated swale adjacent to Extension Road that integrates play features including stepping stones and climbing logs unifies infrastructure, activities and local ecology.
- Plantings are communities of compatible indigenous, ornamental and productive species that cover the ground in lush, interlocking layers that offer visual interest and structural diversity.



11 Play Swale



12 Play Swale

PLANT PALETTE

Key	Botanical Name	Common Name
Evergreen / Coniferous Trees		
Po	Picea omorika	Serbian Spruce
Pm	Pseudotsuga menziesii	Douglas Fir
Deciduous Trees		
Am	Acer macrophyllum	Big Leaf Maple
Aa	Acer glabrum	Paper Bark Maple
A	Ametanther Autumn Brilliance	Saskatoon Berry
Cc	Cercis canadensis 'Forest Pansy'	Red Bud
Ce	Cornus edulis white wonder	Eddies White Wonder Dogwood
Oc	Oemleria cerasiformis	June Plum
Mf	Malus fusca	Pacific Crab Apple
M	Malus / Prunus	Fruit Tree
Gg	Quercus garryana	Garry Oak
Evergreen Shrubs		
Au	Arbutus unedo	Strawberry Bush
Gs	Gaultheria shallon	Sale
Mn	Mahonia nervosa	Oval Oregon Grape
Tp	Thuja plicata Excelta	Excelta Red Cedar
Vc	Vaccinium ovatum	Evergreen Huckleberry
Deciduous Shrubs		
Cs	Cornus sericea	Red Twig Dogwood
Hd	Holodiscus discolor	Oceanspray
Ra	Ribes sanguineum	Red Flowering Currant
Sa	Symphoricarpos albus	Snowberry
V	Vaccinium	Blueberry
Groundcovers		
Ac	Achlys triphylla	Vanilla Leaf
Au	Arctostaphylos uva-ursi	Kinnikinnick
Fc	Fragaria chiloensis	Coastal Strawberry
To	Trillium ovatum	Western Trillium
Ferns		
De	Dryopteris erythrosora	Autumn Fern
Pg	Polypodium glycyrrhiza	Licorice Fern
Pm	Polystichum munitum	Sword Fern
Meadow		
Am	Achillea millefolium	Yarrow
Ac	Allium cernuum	Nodding Onion
Ca	Camassia quamash	Common Camass
Cs	Cerastium arvense	Field Chickweed
Pc	Plectritis congesta	Sea Blush
Th	Thalictrum flavum	Fool's Onion
Swale		
Co	Carex obovata	Slough Sedge
Im	Iris missouriensis	Western Blue Flag
Sm	Scirpus microcarpus	Small Flowered Bulrush
Seeds		
Wild Grass Area:	Pickseed Garry Oak Upland	89% Roemers Fescue
Mix or equivalent		11% California Outgrass

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NO. | DATE | ISSUE
1 | 08-25-20 | DP SUBMISSION

NO. | DATE | REVISION

PROJECT

KULUWOLTON MULTI FAMILY

1534 Extension Road
Nanaimo, BC

LANDSCAPE PLAN

DESIGN PRECEDENTS
DESIGN RATIONALE
PLANT PALETTE

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PROJECT 2003
DB KS **CB** KS


SCALE NTS
DATE July 17, 2020

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An aerial photograph of a residential neighborhood with white lot boundaries and blue street labels. The streets shown are DODDS RD, MCKEOWN WAY, COWLING PL, EXTENSION RD, CRANBERRY AVE, ROBERTA RD WEST, and ROBERTA RD EAST. Numerous lots are numbered, including 2318, 2324, 2330, 2336, 2342, 2310, 2335, 2341, 2322, 133, 123, 106, 104, 1481, 1497, 1503, 1526, 1537, 1532, 1541, 1543, 1551, 1534, 1540, 1542, 1544, 1548, 1519, 1523, 1515, 1511, 73, 76, 1591, 1593, 1563, 51, 49, 58, 54, 52, 50, 48, 1500, 1510, 1518, 35, 15, 154, 150, and 15. Lot 1534 is specifically highlighted with a red triangle.



 1534 EXTENSION ROAD