

October 21, 2020

## **497 Menzies Ridge Drive Townhouses – Development Permit Design Rationale**

### **Project**

22 Unit two-bedroom townhouses (strata) with private backyards and garages.

### **Background**

Development providing higher quality rental accommodation including a kids playing area, adjacent to Buttertubs Marsh Park. Efficient and contemporary interpretation of typical townhouses.

### **Site Layout**

Statutory Right of Way including a driveway and a sidewalk extends from Menzies Ridge Drive to Bird Sanctuary Drive along the South and South-Eastern sides of the lot, two driveways perpendicular to the SRW provide access to the 7 buildings.

### **Pedestrian Circulation**

6'7" (2.0 m) wide sidewalks along the SRW and an additional 5 ft (1.5 m) wide pathway between the buildings that provides access from all buildings to the central kids playing area for socialization. Entrance canopies provided to each unit including space for seating, entry to all private backyards from Menzies Ridge Drive, the shared pathway around the kids playing area and the Southern driveway.

### **Vehicle Circulation**

Garages provided for each unit accessed from two-way driveways off the SRW. Menzies Ridge Drive frontage defined and landscaped with backyards access, visitors, and garbage truck access along the SRW, all driveways on lot were designed for fire truck access.

### **Parking**

A Car and Bicycle Garage is provided for each unit and primarily out of sight, additional visitors and HC stalls are provided as surface parking. Existing Bus service nearby on Jingle Pot Road and Bowen Road.

### **Form**

The intent of the design is to minimize the effect of dense townhouses in the single family area, a modern interpretation of the typical pitched roof house is shared between two paired units, the 22 townhouses are broken into 7 buildings with a pedestrian pathway in between, the portion between each 2 paired units is set back and with a lower flat roof, with contrasting colors chosen from the surrounding environment to help blend with it.

Three townhouse types, the typical paired unit and the mirrored version of it sharing the tip of the pitched roof, and the single unit with half of the pitched roof sloping outward to keep the edges of the development soft.

Large balconies for outdoor living area fully covered for weather protection without limiting interior daylight penetration. Roof and fin wall projections, fascia, and soffit treatment provides protection to the doors and windows of the garage and the backyard. Entrance canopies provided to each unit with space for seating and privacy screen between adjacent units.

### **Material & Color**

Contemporary material and neutral colour pallet with natural cedar wood accent. Fiber cement panel cladding with matching colored metal trims. The colour scheme is neutral white with the natural cedar wood inner walls of the house shaped portion, three Autumn colors (purple, brown and beige) in addition to grey cover the connected set-back portions of the townhouses to minimize the density and blend with surrounding buildings and environment. Balcony guardrails powder coated aluminum pickets (possibly clear tempered glass depending on budget).

### **Exterior Lighting**

Main entrance canopy down light. Down lighting on balconies and garage soffit projection. Up and Down lighting on fascia projection on backyards. Light bollards along the pathway and street lights along the SRW.

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

Sprinkler and Electric rooms for every two building close to City connections to reduce service length. To maximize garage space and security, garbage/ recycling provided in outdoor room.

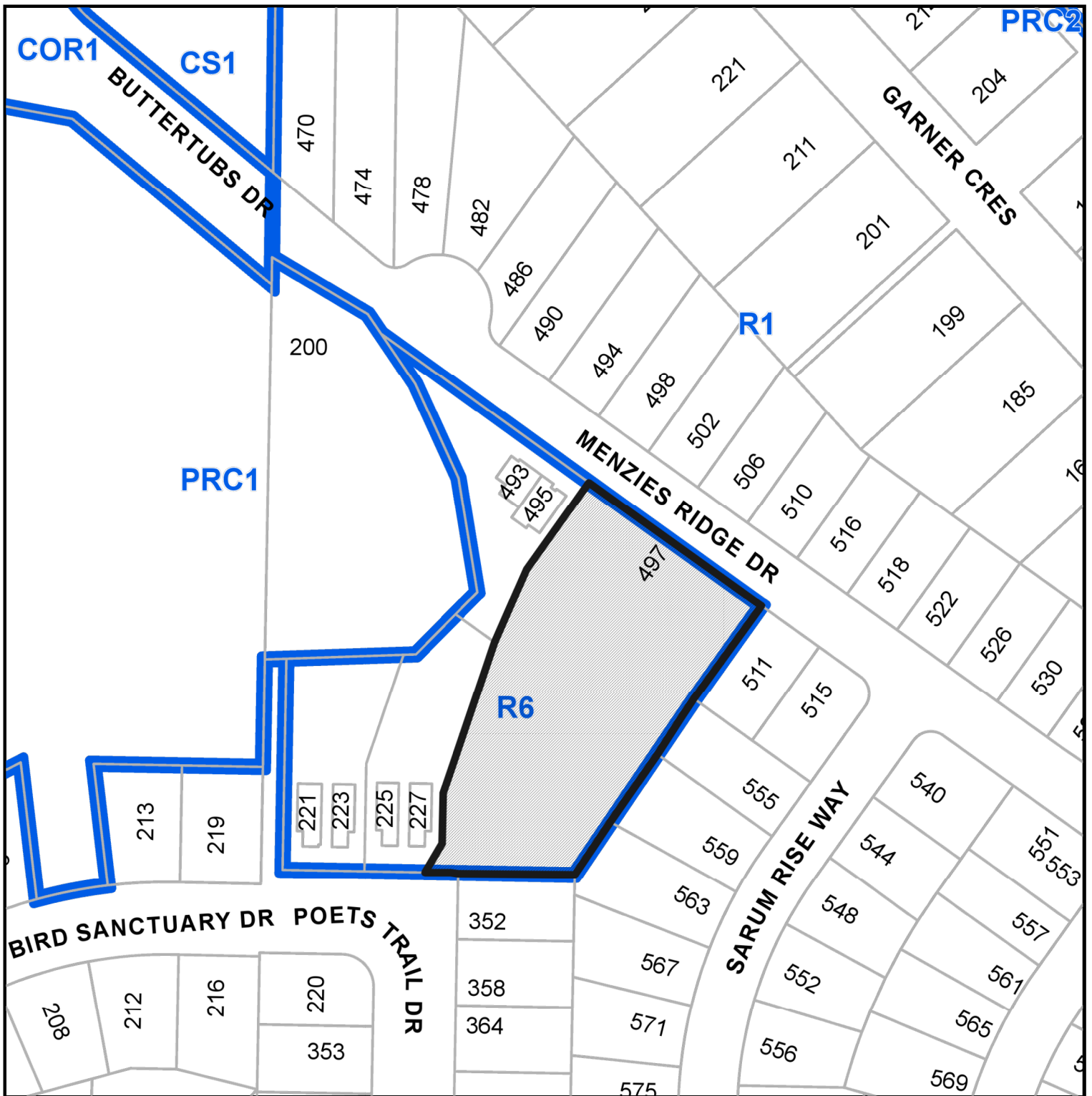
### **Key Features**

Contemporary Townhouses, private backyards, common landscaped area, kids playing area, and pedestrian pathways.

Raymond de Beeld, Architect AIBC



## LOCATION PLAN



**DEVELOPMENT PERMIT NO. DP001208**

CIVIC: 497 MENZIES RIDGE DRIVE

LEGAL: LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN EPP36660

**Subject Property**





1 Site Plan  
Scale: 3/32" = 1'-0"

RdB Raymond de Beeld  
ARCHITECT INC.

**Menzies Townhouses**

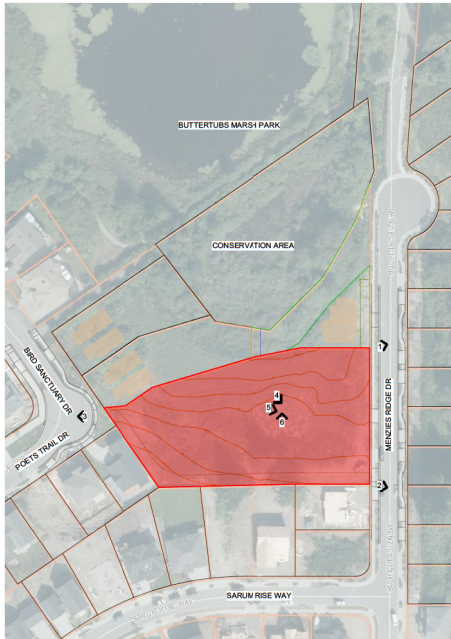
497 Menzies Ridge Drive, Nanaimo

**Site Plan**

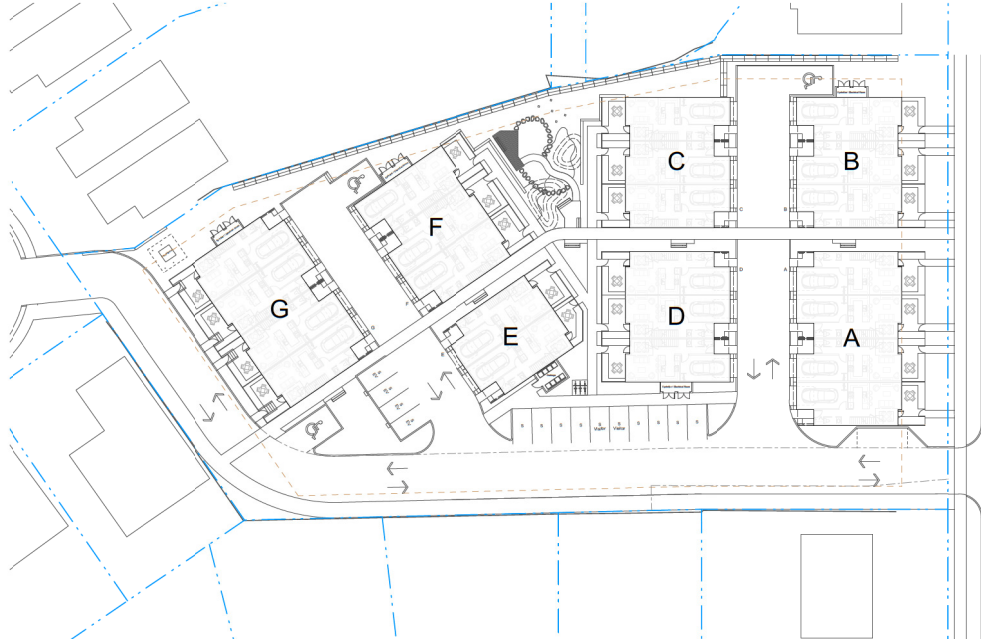


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October 21, 2020  
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1 Context  
Scale: 1:1000



2 Key plan  
Scale: 1:300

<b>Site Address:</b>	497 Menzies Ridge Drive, Nanaimo, BC		
<b>Legal Address:</b>	LOT 3, SECTION 1, NANAIMO DISTRICT, PLAN EPP36960		
<b>Zoning:</b>	R8 (Townhouse Residential)		
<b>Property Area:</b>	<b>m2</b>	<b>m2</b>	
	58,850	5,487	
<b>Unit Gross Floor Area:</b>	<b>Area (ft2)</b>	<b>Area (m2)</b>	<b>Comments</b>
L1	917	84	793 ft2 with the garage
L2	784	73	
Sprinkler/Electrical Room	63	5.9	
<b>Buildings Gross Floor Area:</b>	<b>Area (ft2)</b>	<b>Area (m2)</b>	<b>Number of units</b>
Building A	5,204	483	4
Building B	3,903	363	3
Building C	3,903	363	3
Building D	3,903	363	3
Building E	2,602	242	2
Building F	3,903	363	3
Building G	5,204	483	4
Sprinkler/Electrical Rooms (4)	252	23.4	
<b>Total Footprint:</b>	17,348	1,602	22
<b>Total GFA:</b>	28,622	2,659	
<b>Zoning Requirements:</b>	<b>Required</b>	<b>Proposed</b>	<b>Max. Area of FAR</b>
Lot Coverage:	40%	29%	26,423 ft2
FAR:	9.45	5.48	32,368 ft2
→ Tier 1 = 0.10 Bonus	0.55	0.486	41,195 ft2
→ Tier 2 = 0.25 Bonus	0.70		
Wdy Front setback (Northwest)	6m	9m	
Wdy Side setback (Northwest / West)	3m	3m	
Wdy Side setback (Southeast)	3m	10.87m	
Wdy Rear setback (South)	7.5m	12.87m	
Building Height:	7m (23')	7m (23')	
Number of Storeys	N/A	2	
<b>Parking (Area 1)</b>	<b>Required</b>	<b>Proposed</b>	<b>Comments</b>
2 Bedroom (1.80 per unit)	39.6	40	
<b>Type:</b>			
Regular Car (2.75m x 5.8m):		23	
Permit (2.50m x 6.7m):		1	
Garage (EV rough-in, 20% of req.)	8	8	
Small car (2.50m x 4.80m):	40% max.	14	35%
EV Common (10% of req.)	4	4	
Visitor (1/22)	2	2	
Accessible (3.75m x 5.80m):	3	3	
<b>Bicycle Parking:</b>	<b>Required</b>	<b>Proposed</b>	
Short Term (0.1 / Dwelling)	2.2	3	
Long Term (0.5 / Dwelling)	11	22	
<b>Notes:</b>			
Variance			

3 Project Data  
July 14, 2020



View 1



View 2



View 3



View 4



View 5



View 6





1 Bird's Eye View from the South

**Rd&B** Raymond de Beeld  
ARCHITECT Inc.

## Menzies Townhouses

497 Menzies Ridge Drive, Nanaimo

**Owner:**  
Steve Johnson / Ron Neal  
Menzies Ridge Estates Ltd.  
7708 Wilshire Avenue  
Victoria, BC V8T 1Z6  
Tel: 250-619-8999  
ronneal@menziesridge.com

**Architect:**  
Raymond de Beeld & Karin Kadit  
Raymond de Beeld Architect Inc.  
176 Terminal Ave. W.  
Nanaimo, B.C. V9S 4K1  
Tel: 250-754-2108  
raymond@rdbarchitect.ca  
karin@rdbarchitect.ca

**Client:**  
Keith Dawes & Ryan Esthorne  
Cascara Consulting Engineers Limited  
4030-330 Wesley Street  
Nanaimo, B.C. V9S 2T5  
Tel: 250-751-7364  
k.dawes@cascara.ca  
r.esthorne@cascara.ca

**Landscape:**  
Katie Stuflik  
Katie Stuflik Studio  
1070 Nelson Street  
Nanaimo, B.C. V9S 2K2  
Tel: 250-753-8093  
katie.stuflik@gmail.com

**Surveyor:**  
Matthew Schurich  
Turner & Associates Land Surveying Inc.  
443 Terminal Avenue North  
Nanaimo, B.C. V9S 4J8  
Tel: 250-753-6778  
info@turner.ca

2 Consultants List

Drawing No.	Description
A0.0	Cover Sheet, Consultants
A1.0	Context, Key Plan & Project Data
A1.1	Perspectives 1
A1.2	Perspectives 2
A2.1	Site Plan
A2.2	Enlarged Unit Layout
A6.1	Unit Elevations
A6.2	Elevations 1
A6.3	Elevations 2
A7.1	Sections, Roof Plan

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3 Drawing List



October 21, 2020

**A0.0**

Cover Sheet, Consultants





① View from Menzies Ridge Drive  
Perspective does not reflect Landscape Design



② Driveway towards Buildings A, B, C & D



③ SRW and Garbage Enclosure



④ View From Bird Sanctuary Drive





① Bird's Eye View from East



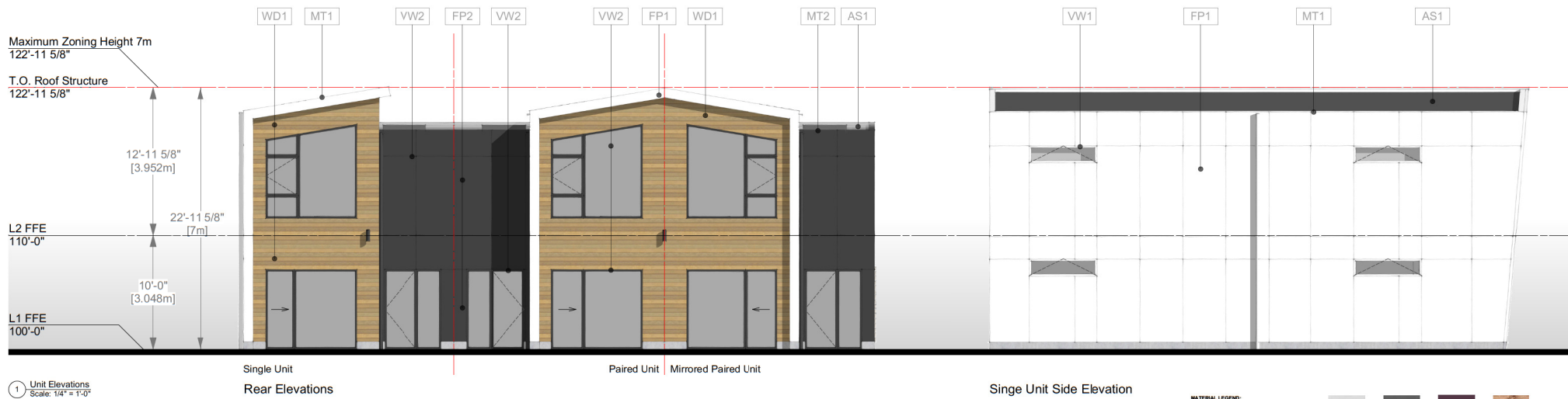
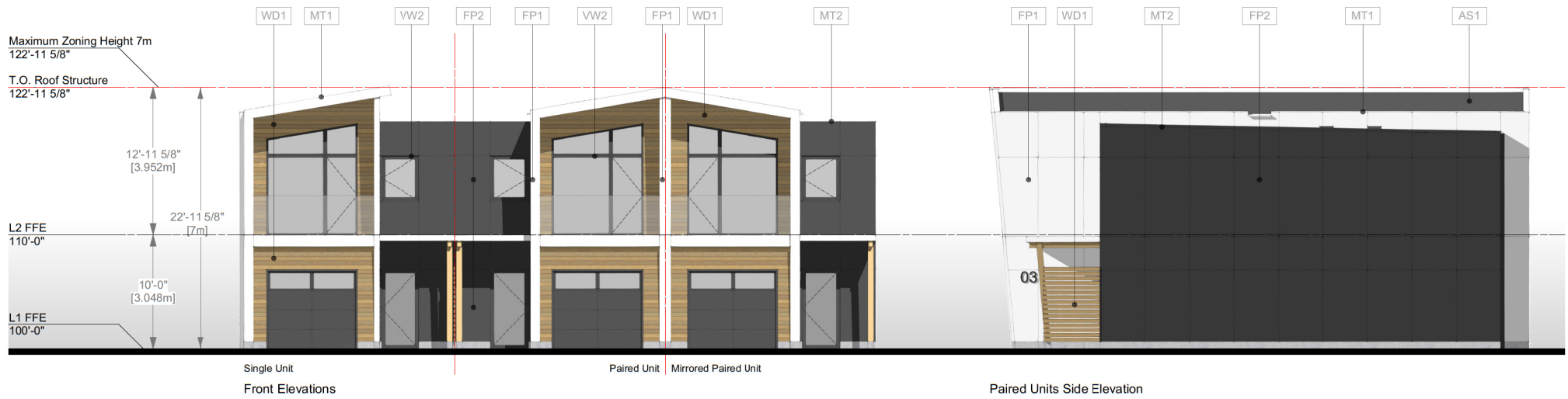
② Pathway from Menzies Ridge Drive  
Perspective does not reflect Landscape Design



③ Kids Play Area and Bioswale  
Perspective does not reflect Landscape Design



④ Unit Entrances



Unit Elevations  
Scale: 1/4" = 1'-0"

**MATERIAL LEGEND:**

- FP1 Fiber Cement Panel (White)
- FP2 Fiber Cement Panel (Grey, Other Colors)
- WD1 Wood Textured Longboard
- MT1 Metal Flashing (White)
- MT2 Metal Flashing (Grey)
- AS1 Asphalt Roofing
- VW1 Vinyl Window (White)
- VW2 Vinyl Window (Grey)
- G1 Aluminum & Glass Guardrail (Grey)







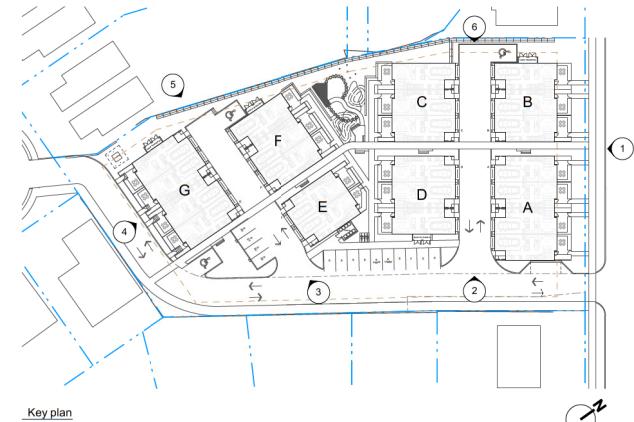
1 North East Elevation (Menzies Ridge Drive)  
Scale: 1/8" = 1'-0"



2 South East Elevation  
Scale: 1/8" = 1'-0"



3 East Elevation  
Scale: 1/8" = 1'-0"

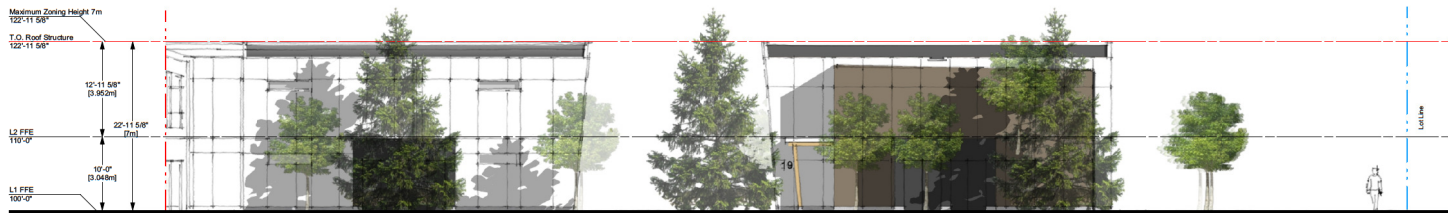


Key plan

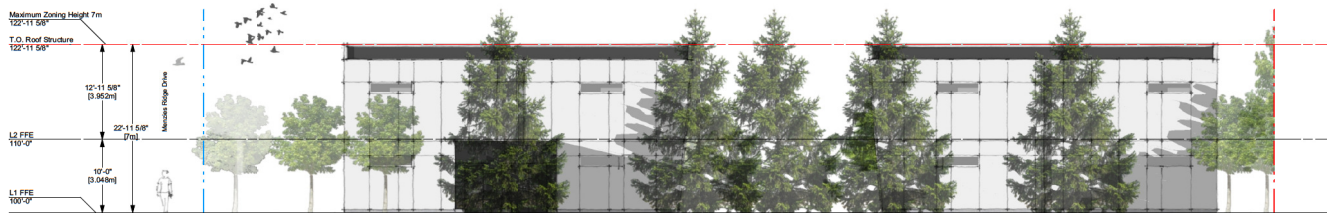




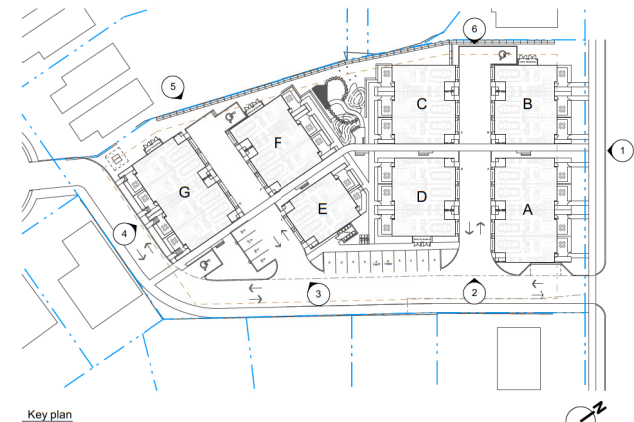
4 South Elevation (Bird Sancturay Drive)  
Scale: 1/8" = 1'-0"



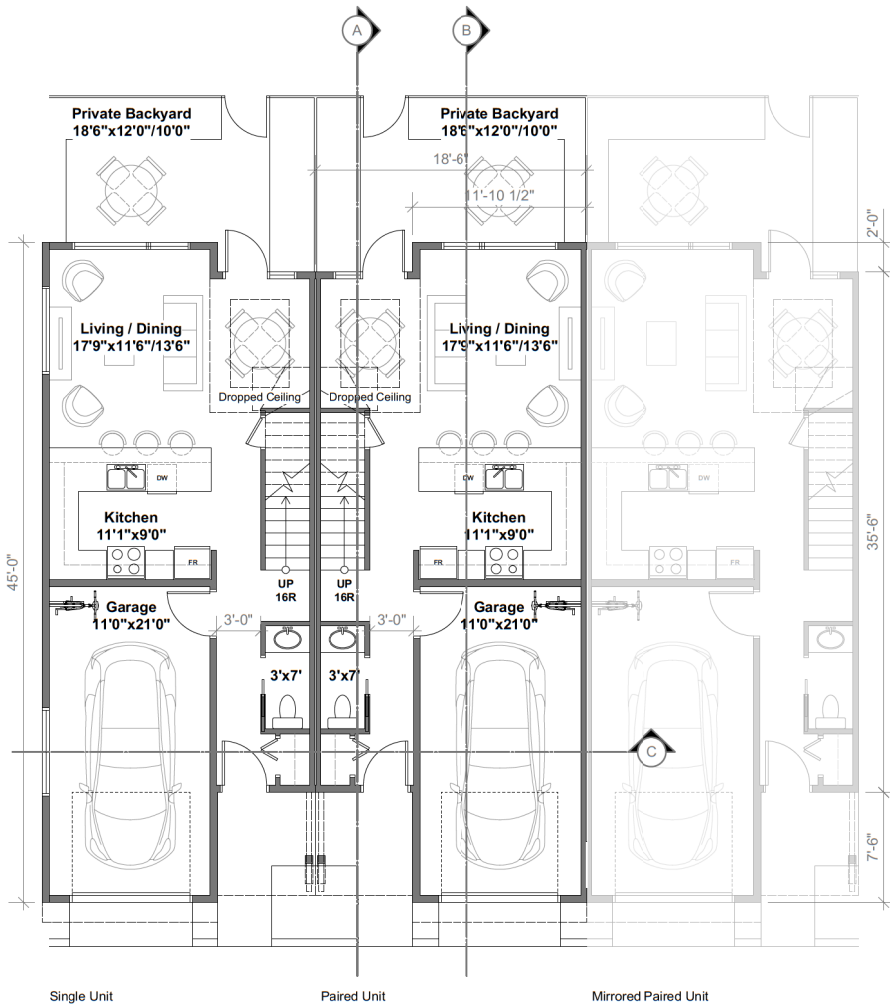
5 West Elevation  
Scale: 1/8" = 1'-0"



6 North West Elevation  
Scale: 1/8" = 1'-0"

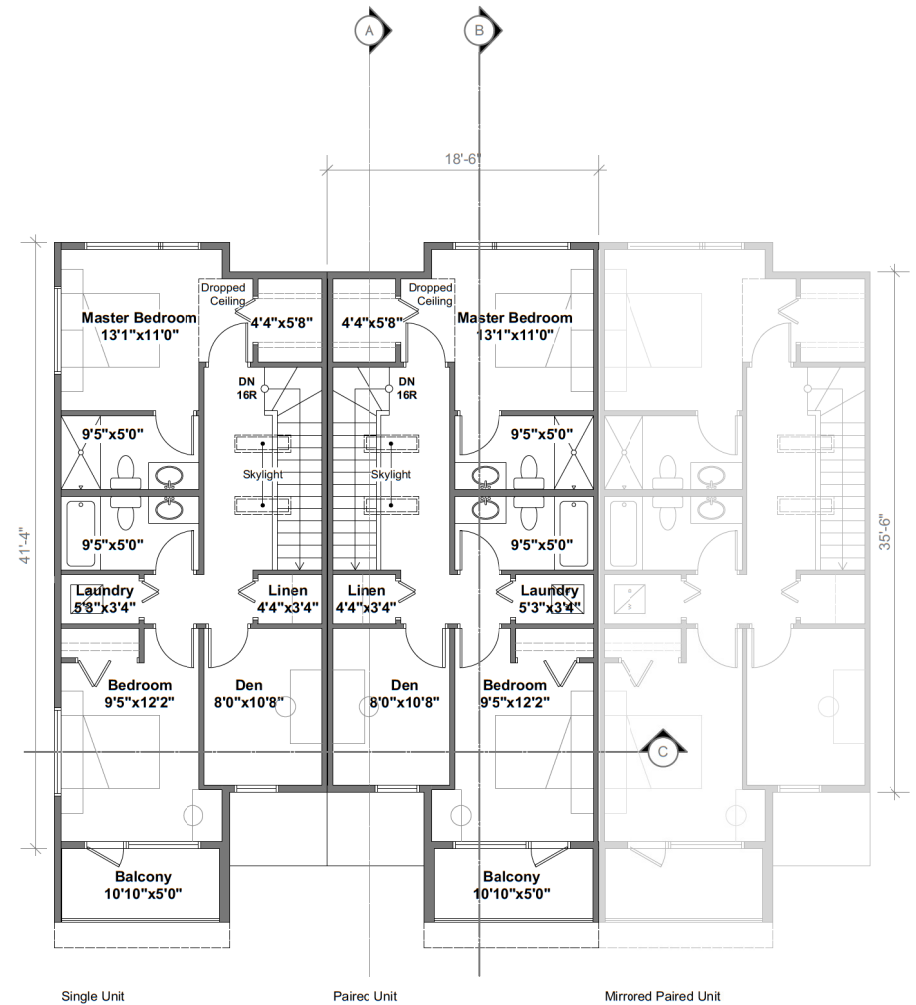


Key plan



L1 Floor Plan

515 FT2 GFA  
770 FT2 including the garage

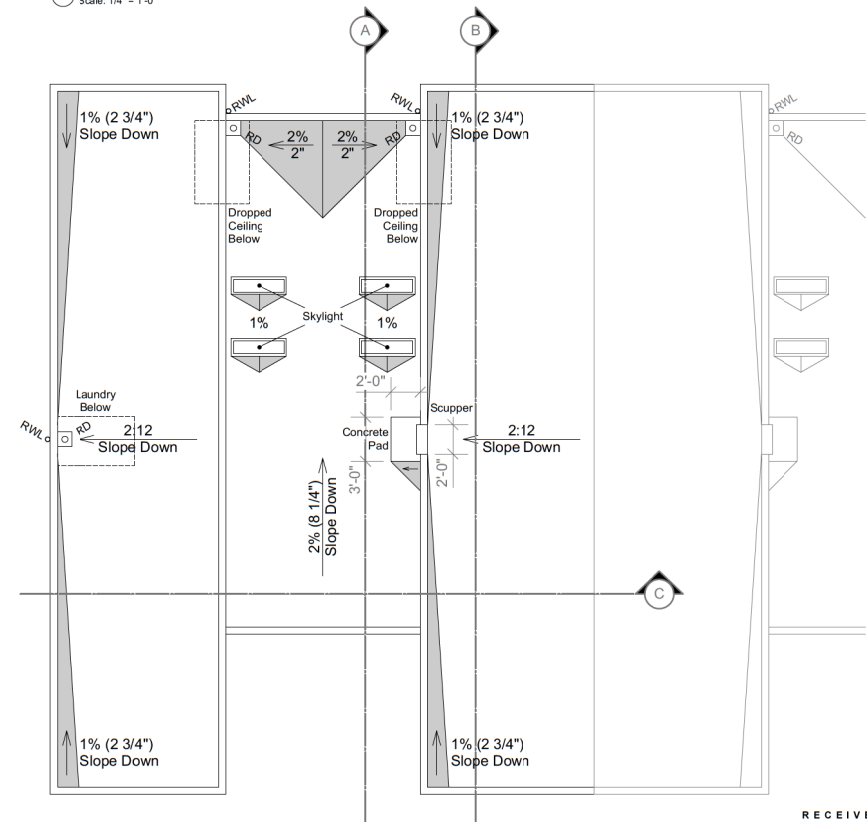
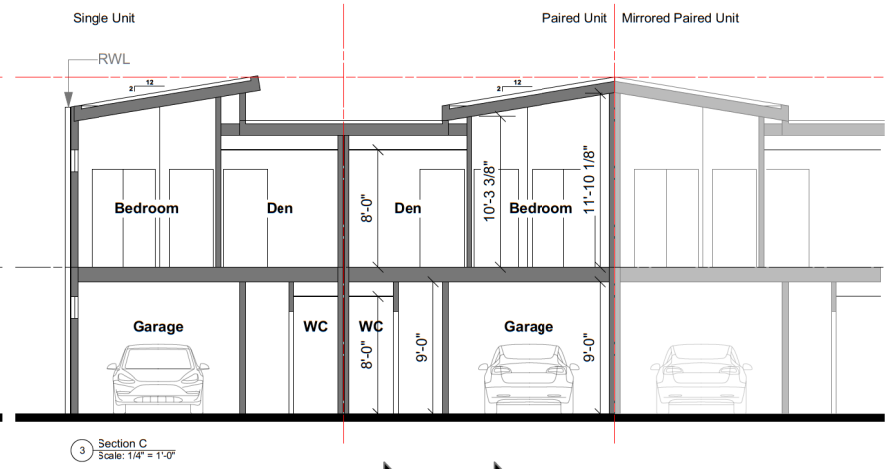


L2 Floor Plan

785 FT2 GFA

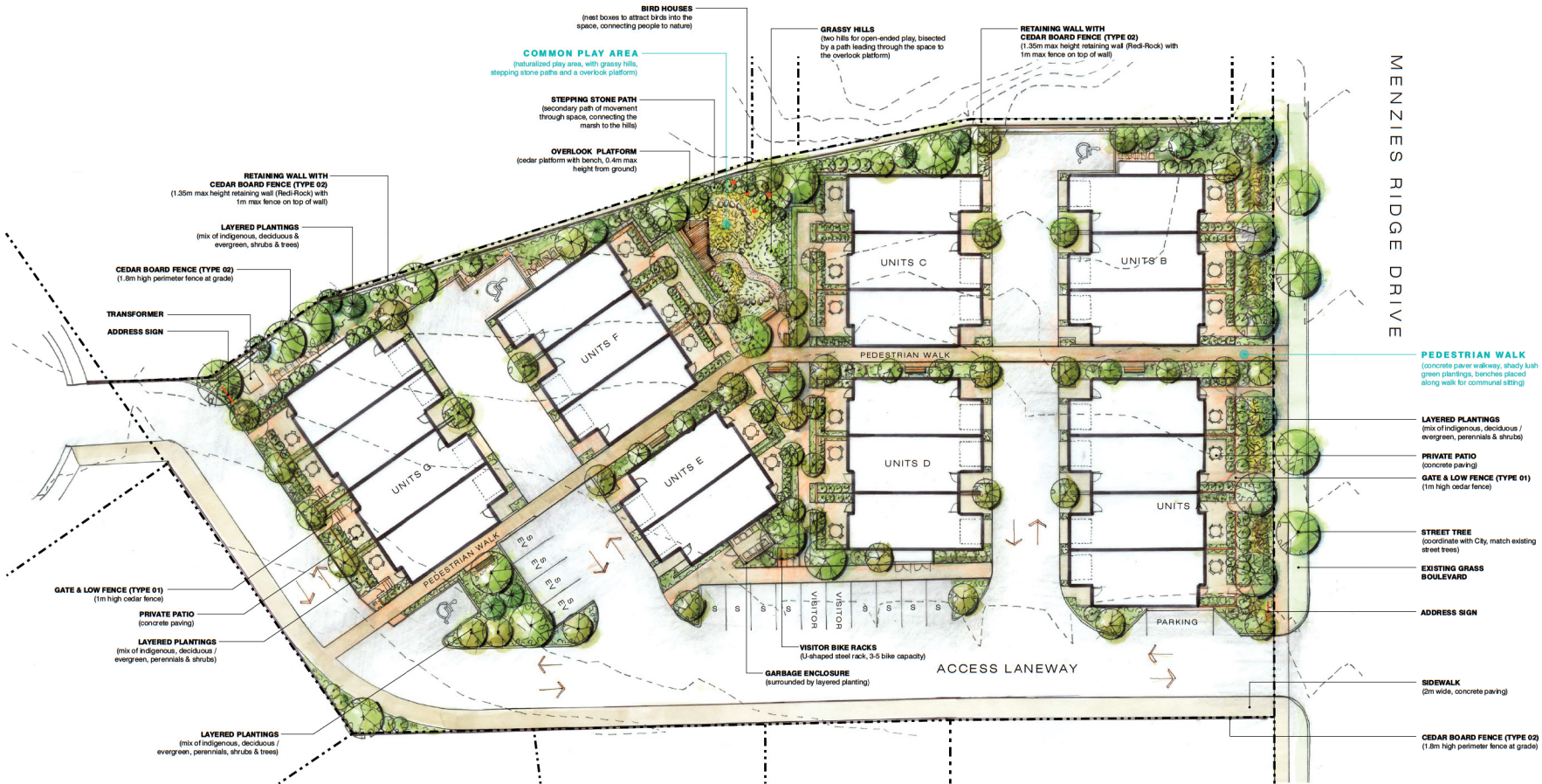
Total

1,300 FT2 GFA  
1,555 FT2 including the garage





# BUTTERTUBS MARSH



## LANDSCAPE CONCEPT PLAN

SCALE 1:200

### KATE STEFUK STUDIO

1070 Nelson Street  
Nanaimo BC V9S 2K2  
250-753-8093  
kate.stefuk@gmail.com

### CLIENT

#### SJ DEVELOPMENT

Steve Johnston, Managing Director  
Nanaimo, BC  
250-619-9699  
manager@menziesridge.com

### NO. | DATE | ISSUE

1 10-21-20 DP SUBMISSION

### NO. | DATE | REVISION

### PROJECT

#### MENZIES TOWNHOUSES

497 Menzies Ridge Drive  
Nanaimo, BC

### LANDSCAPE PLAN

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### PROJECT

DB KS 20006 CB KS

SCALE 1:200  
DATE OCT 01, 2020

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# DESIGN RATIONALE

## CONTEXT

497 Menzies Ridge Drive is a 1.35 acre parcel adjacent to Buttertubs Marsh, in central Nanaimo. Surrounded by single family detached homes, the site is a large, undeveloped lot zoned for higher density, multi-family residential development. The proposed Menzies Townhouses will be situated in a landscape designed to support families of all ages with an emphasis on drawing the character, ecological function and aesthetic of the marsh into the urban environment.

## DESIGN CONCEPT

The design concept for the Menzies Townhouses is to integrate people, place and plantings into a functional urban ecosystem that accentuates the natural character of the site adjacent to Buttertubs Marsh

- As an expression of the local environment, the planting plan is structured around a foundation of indigenous species that reference shady riparian forests and open marshlands.
- Complementary drought-tolerant ornamentals add character and resilience, and perform vital ecosystem functions necessary to support human life and biodiversity.
- To support the sense of community in a time of physical distancing, outdoor seating areas are situated throughout the development, along internal pathways that unify the site.
- A central open space creates a naturalized play area, with mounds, stepping stone paths and a platform overlooking a densely planted low point designed to evoke the feeling of a marsh. Colourful nest boxes that attract birds into the development emphasize it's location and connection to nature.
- Lush, layered plantings envelop seating areas and pathways. This amplifies a feeling of immersion in the local landscape, and aims toward low long-term maintenance as plantings become healthy, self-organizing systems.

# DESIGN PRECEDENTS



01 Medium sized deciduous trees (Flowering Dogwood)



02 Evergreen groundcovers



03 Lush shady green pedestrian walkway



04 Overlook deck with marsh inspired plantings



05 Grassy hills



06 Stepping stones through landscape



07 Swaths of shrubs and perennials



08 Bird houses



09 Bird houses as sculpture



10 Benches (cedar and steel)



11 Low private patio cedar fence (type 01)



12 Perimeter cedar board fence (type 02)



13 Retaining wall (Red-Red) with cedar board fence (type 02)



14 Concrete pavers for pedestrian walk



15 Bollard lighting along pathways

# PLANT PALETTE

Key	Botanical Name	Common Name
Evergreen / Coniferous Trees		
Po	Picea omorika bruns	Serbian Spruce
Deciduous Trees		
Ac	Acer circinatum	Vine Maple
Bn	Betula nigra	River Birch
Ce	Cornus eddies white wonder	Eddies White Wonder Dogwood
Oc	Oemleria cerasiformis	June Plum
Pp	Parrotia persica	Persian Ironwood
Pc	Pyrus calleryana	Calleryana Pear
Sj	Styrax japonicus	Japanese snowbell
Evergreen Shrubs		
Au	Arctostaphylos	Strawberry Bush
Gs	Gaultheria shallon	Salep
Mn	Mahonia nervosa	Dull Oregon Grape
Mc	Morella californica	Pacific Wax Myrtle
Vo	Vaccinium ovatum	Evergreen Huckleberry
Deciduous Shrubs		
Cs	Cornus sericea	Red Twig Dogwood
Co	Cornus cogrygiae Royal Purple	Smokebush
Rs	Ribes sanguineum	Red Flowering Currant
Sd	Spiraea douglasii esp. douglasii	Hardhack
Sa	Symphoricarpos albus	Snowberry
V	Vaccinium	Blueberry
Groundcovers		
Ac	Achlys triphylla	Vanilla Leaf
Au	Arctostaphylos uva-ursi	Kinnikinnick
Es	Epimedium spheerium	Epimedium
Fc	Fragaria chiloensis	Coastal Strawberry
Fv	Fragaria vesca	Woodland Strawberry
Oc	Oxalis oregana	Redwood Sorrel
To	Trillium ovatum	Western Trillium
Ferns, Grasses & Perennials		
Am	Achillea millefolium	Yarrow
Bs	Blechnum spicant	Deer Fern
Ck	Calamagrostis Karl Forester	Feather Reed Grass
Ca	Chamaenerion angustifolium	Fireweed
Dc	Deschampsia cespitosa	Tufted Hairgrass
De	Dryopteris erythrosora	Autumn Fern
Hb	Hakonechloa macro Beni Kaze	Japanese Forest Grass
Im	Iris missouriensis	Western Blue Flag Iris
Ls	Luzula nivea	Snowy woodrush
Mv	Miscanthus yaku jima	Dwarf Maiden Grass
Nr	Nepeta racemosa	Cat Mint
Pa	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain grass
Pm	Polydichum murinum	Sword Fern
Sc	Sesleria caerulea	Blue Moor Grass
Sc	Symphoricarpos subspicatum	Douglas' Aster
Seeds		
Wild Grass Area: Pickseed Garry Oak Upland Mix or equivalent		89% Roemers Fescue 11% California Oatgrass

## KATE STEFIUK STUDIO

1070 Nelson Street  
Nanaimo BC V9S 2K2  
250-753-8093  
kate.stefiuk@gmail.com

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Steve Johnston, Managing Director  
Nanaimo, BC  
250-619-9699  
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LANDSCAPE ARCHITECT

## PROJECT

### MENZIES TOWNHOUSES

497 Menzies Ridge Drive  
Nanaimo, BC

## LANDSCAPE PLAN

DESIGN RATIONALE  
PLANT PALETTE  
DESIGN PRECEDENTS

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## PROJECT 20006

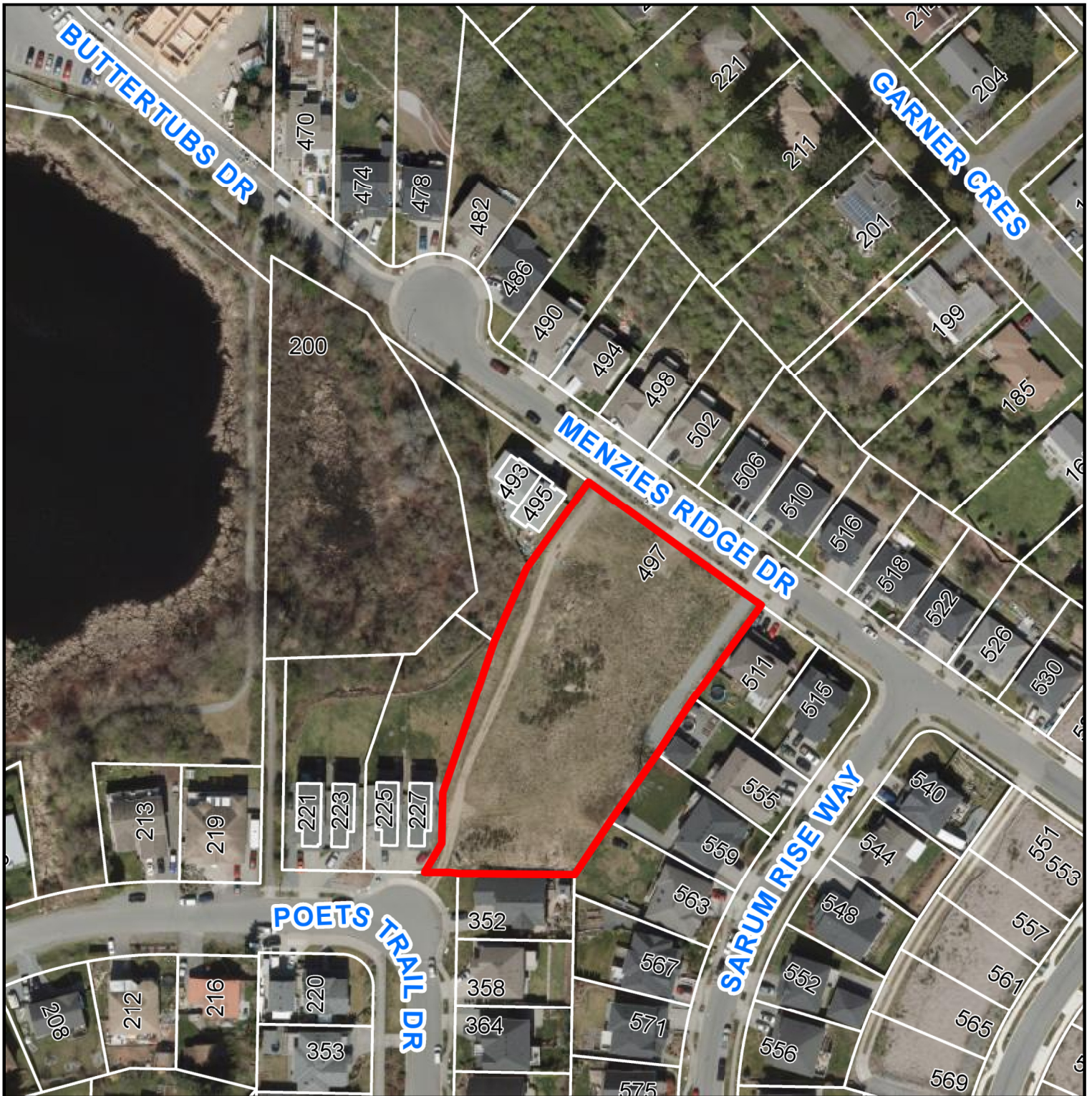
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DATE OCT 01, 2020

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# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001208**



497 MENZIES RIDGE DRIVE