



WA Architects Ltd.

| PRINCIPALS

Barry Weih
ARCHITECT, AIBC, AAA, SAA,
SAA, LEED® AP

Neil Banich
DESIGN DIRECTOR

Joel Smith
ARCHITECT, AIBC, AAA, SAA

David Echaiz-McGrath
ARCHITECT, AIBC, AAA, SAA

| STUDIOS

VAN
301 — 1444 Alberni Street
Vancouver, BC V6G 2Z4
604.685.3529

VIC
104 — 3212 Jacklin Road
Victoria, BC V9B 0J5
250.391.4933

wa-arch.ca

October 23, 2020

Caleb Horn, Planner
Development Services
455 Wallace Street
Nanaimo, BC
V9R 5J6

**RE: DEVELOPMENT PERMIT APPLICATION FOR
6030 LINLEY VALLEY DRIVE,
NANAIMO**

DESIGN RATIONALE - OCTOBER 23, 2020

PROJECT SUMMARY

The project at 6030 Linley Valley Drive proposes the development of 152 residential units across three buildings between 4 and 5 storeys, comprising of 137,918sqft of floor area.

The ground floor includes 196 parking spaces, secured and public bike parking and service rooms. Landscaping ground floor features include a linear park connecting the upper sidewalk level to the lower ground floor level, a play area and a multi-purpose trail connecting Linley Valley Drive to the City's proposed bridge location.

The buildings are intended for rental use, with a unit mix of studios, one, two and three beds. Resident amenities include an indoor function room with exterior patio area and a fitness room. The project adheres to all setback and statutory right-of-way (SRW) requirements, and targets the Tier 2 bonus density for 1.25 FAR.

BUILDING FORM AND CHARACTER

The existing SRWs break the site massing into three separate forms, labelled building A, B and C from west to east. These volumes align with Turner Road and Linley Valley Drive to create a street edge and lobby entrances off the sidewalks. As the site steeply slopes down to the creek on the northeast, the ground level surface and secured parking is generally below the sidewalk elevation, with primary lobby entrances and wheelchair access located at ground level.

The parking floors are design for concrete construction with wood frame above. Nearly all residential units include generous balcony or deck spaces, which punctures the building massing and create a rhythm of volumes along the façade. To further break down the form, the design uses white masses intersected by anodized corrugated frames around balconies. The framing fins provide integrated privacy between interior spaces. Wood-grain cladding lining the interior balcony spaces brings a warmth to the otherwise cooler material palette, and relate to the forested landscape surrounding the site. The roof elevation is similarly staggered to create visual variation.

Although the three buildings use a similar language to provide architectural cohesion, they contrast in form and with coloured accents. The length, size, height and angle of all buildings are distinct, responding to their position on the site. Building A located at the roundabout between Linley Valley Drive and Turner Road is cranked with a break



in the massing to highlight the edge condition. This void allows the building entrance and signage to directly address the junction and existing sidewalk axis. A planted wall is proposed here, as well as increased landscaping to contrast the sharp building form. Red, blue and green entrance portals and weather-protective fins weave through each building to provide individual character for separate addresses.

ENVIRONMENTAL AND COMMUNITY CONTRIBUTION

The proposal responds to the environmental and public realm in multiple ways. Higher density buildings provide thermal efficiency and the latest in building science technology, while minimizing the footprint on the landscape. Storm water retention is provided in the proposal. Balcony and roof overhangs, which are present for all exterior units, passively shade units in the summer and provide useable space in the rain.

The buildings are set far back from the creek, with interspersed planted areas to soften the parking condition. A play space, a planted seating area and a community garden is proposed adjacent to the creek boundary, which blur the line between built and unbuilt. These public and semi-public features lead into a multi-purpose trail to connect the community with a proposed bridge over the creek, and on the other side, a linear park from the street that reconciles the steep change in grade. Two planted walls are proposed, at the southwest entrance of building A and northeast entrance of building C. As well as providing the residents and community with vegetated spaces, these pockets also promote the urban forest concept.

The project is targeting the Tier 1 and Tier 2 bonus density as outlined in the zoning bylaw, for which it will achieve 65 or more points across five amenity categories. A public art installation is being considered to achieve points in category one. The proposal supports multiple forms of transport by providing more than the required bike parking stalls and generous, well-designed pedestrian paths with edge planting.

A fitness room is proposed on the second floor of building B, by sidewalk elevation on Linley Valley Drive, for the residents of all three buildings. An exterior patio area is included to create some interaction between the public and private realm. On the fifth floor of building B, an indoor amenity room is proposed for resident gatherings and functions. The outdoor deck space provides a sheltered area, planting and barbeque use. The common programmed areas allow the residents to meet and socialize, fostering a stronger sense of community.

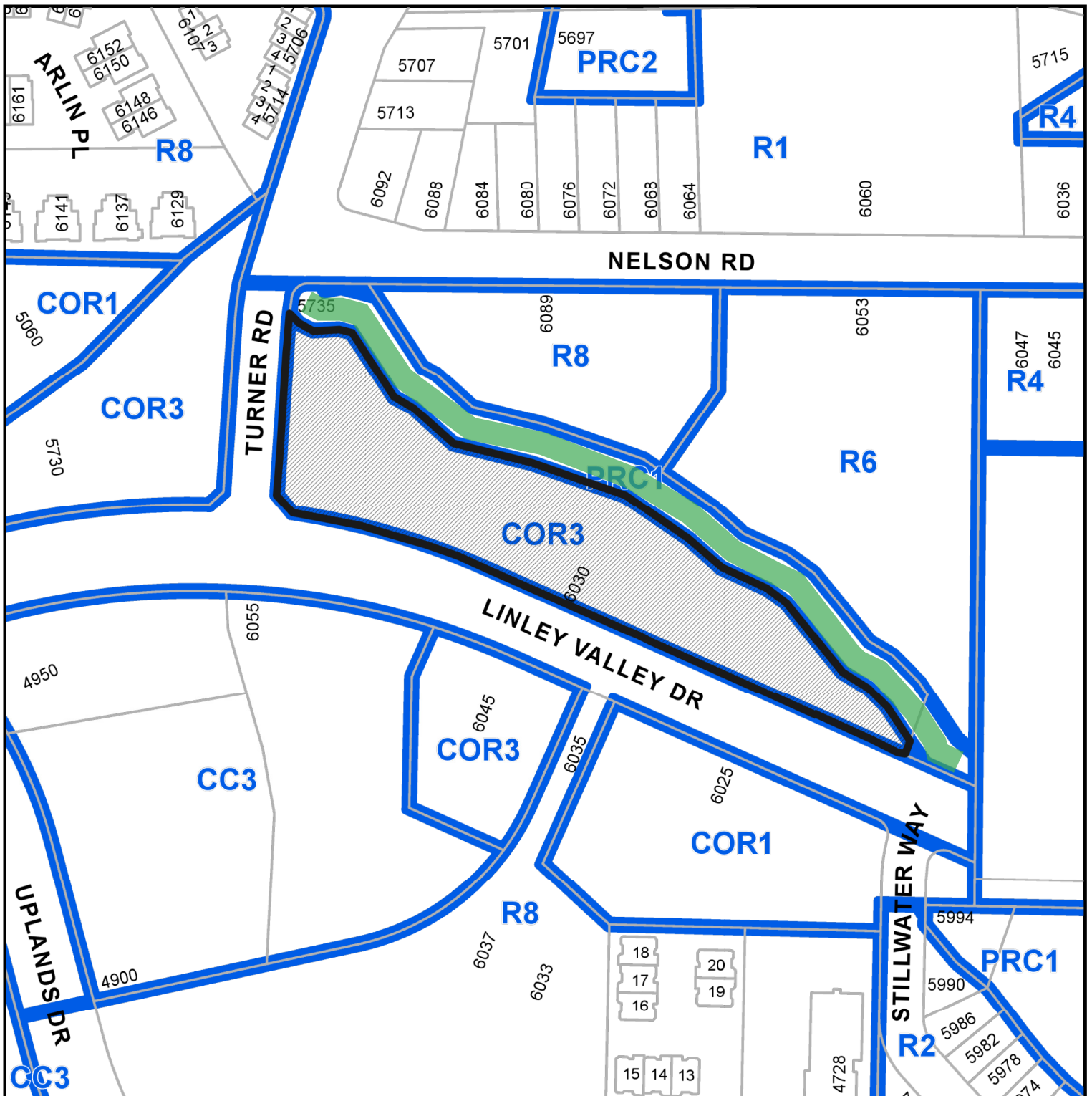
I trust you will find the proposal meets the intent of the City's development goals. Please do not hesitate to contact me if you have any questions or further requirements.

Regards,

David McGrath – Principal
Architect AIBC, SSA, AAA

WA ARCHITECTS LTD.

LOCATION PLAN



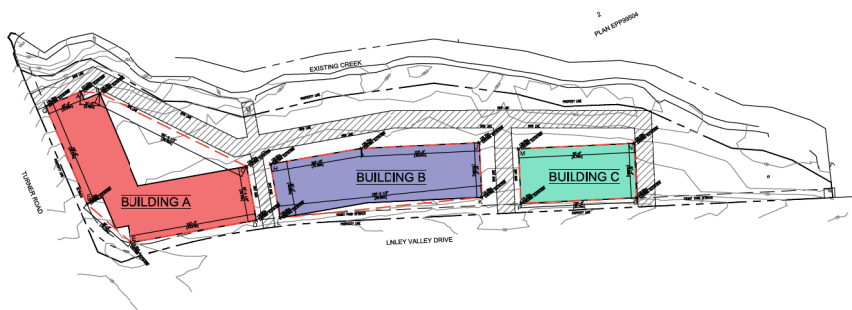
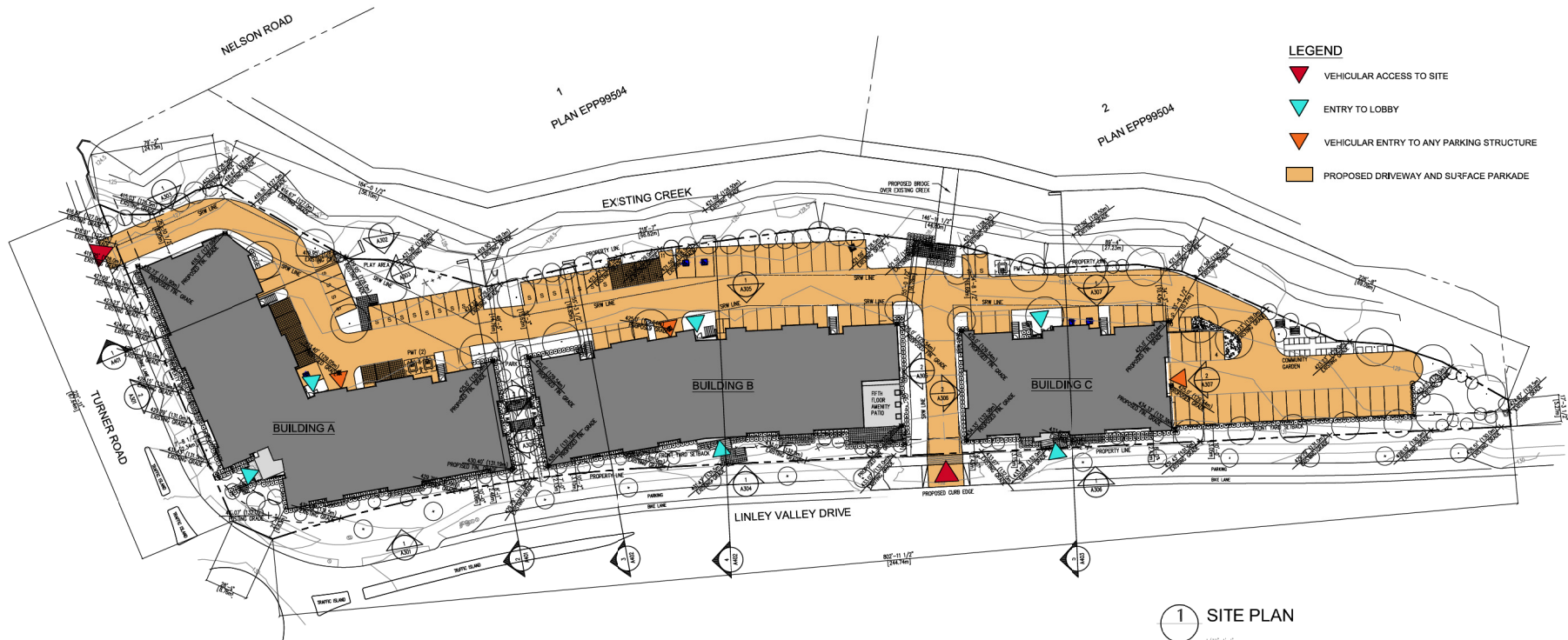
DEVELOPMENT PERMIT NO. DP001210

CIVIC: 6030 LINLEY VALLEY DRIVE

LEGAL: LOT 3, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN EPP99504

Subject Property

■ PRC-1 - Parkland



BUILDING A						
AB	127.92	+	128.19	/	2	x 6.48 = 879.8
BC	128.19	+	129.75	/	2	x 56.4 = 7273.9
CD	129.75	+	130.8	/	2	x 18.71 = 2437.4
DE	130.8	+	131.55	/	2	x 43.67 = 5128.4
EF	131.55	+	131.22	/	2	x 20.12 = 2643.5
FG	131.22	+	128.3	/	2	x 36.27 = 4706.4
GA	128.3	+	127.92	/	2	x 12.9 = 1652.6
TOTAL						17622.2
AVERAGE FINISHED GRADE						129.7

BUILDING B						
HI	129.85	+	129.75	/	2	x 31.35 = 4039.2
IJ	129.75	+	129.75	/	2	x 40.67 = 5276.8
JK	129.75	+	131	/	2	x 18.69 = 2466.7
KL	131	+	130.82	/	2	x 69.56 = 9305.1
LH	130.82	+	129.85	/	2	x 18.69 = 2466.0
TOTAL						22024.9
AVERAGE FINISHED GRADE						130.3

BUILDING C						
MN	130	+	129.58	/	2	x 39.75 = 5309.2
NO	129.58	+	130.8	/	2	x 18.69 = 2433.3
OP	130.8	+	131.45	/	2	x 39.75 = 5212.2
PM	131.45	+	130	/	2	x 18.69 = 2433.3
TOTAL						15147.8
AVERAGE FINISHED GRADE						130.5

RECEIVED
DP1210
2020-OCT-28

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.



OWNER/CLIENT:

GENERAL NOTES:

03	ISSUED FOR DEVELOPMENT PERMIT	29/10/21
05	ISSUED FOR PRE-APPLICATION MEETING	29/09/21
01	ISSUED	29/09/20
NO.	ISSUE	YAMC



CONSULTANT:

IWA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6B 2Z4
VIC 104 - 2512 Jessia Road Victoria, V8B 2J5
604.486.3329 | office@iwaarch.ca | www.iwa.ca

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
SITE PLAN

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: A1.01



- MATERIAL LEGEND**
- 1 WHITE CERAMIC TILE
 - 2 DARK CHARCOAL CORRUGATED METAL PANEL
 - 3 GALVANIZED ALUMINUM CORRUGATED METAL PANEL
 - 4 WOOD-GRAIN LIME PANEL CLADDING
 - 5 GREEN PANEL CLADDING
 - 6 BLUE PANEL CLADDING
 - 7 RED PANEL CLADDING
 - 8 METAL GUARDRAIL PAINTED CHARCOAL
 - 9 CLEAR GLAZING
 - 10 VINYL WINDOW FRAMING - PRIMERISED GREY
 - 11 SECURITY FININGS - GREY
 - 12 FIRE STOP THRU FLASHING
 - 13 CAP FLASHING - COLOUR TO MATCH
 - 14 BUILDING SIGNAGE

3 SOUTH-WEST CORNER VIEW
A3.01 WTS



COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

RECEIVED
DP1210
2020-OCT-28

01	ISSUED FOR DEVELOPMENT PERMIT	20/07/20
02	ISSUED FOR PRE-APPLICATION MEETING	20/07/20
03	OF REVIEW SET	20/07/20
04	ISSUE	20/07/20

SEAL: **REGISTERED ARCHITECT**
BRITISH COLUMBIA

CONSULTANT:

IWA ARCHITECTS

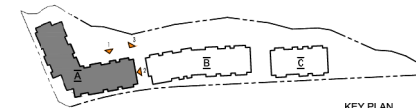
VAN 301 - 1444 Abbott Street Vancouver, V6G 2Z4
TEL: 604 - 261-2212 JESSICA ROAD VICTORIA, V8B 0J5
604-680-3328 | office@iwaarch.com | www.iwaarch.com

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**ELEVATIONS
BUILDING A**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: **A3.01**



MATERIAL LEGEND

- 1 WHITE CONCRETE PANEL
- 2 DARK CHARCOAL CORRUGATED METAL PANEL
- 3 POLISHED ALUMINUM CORRUGATED METAL PANEL
- 4 WOOD-GRAIN LIKE PANEL CLADDING
- 5 GREEN PANEL CLADDING
- 6 BLUE PANEL CLADDING
- 7 RED PANEL CLADDING
- 8 METAL QUARTZMASTER PAINTED CHARCOAL
- 9 CLEAR GLAZING
- 10 VINYL WINDOW FRAMING - PRETINTED GREY
- 11 SECURITY FENCING - GREY
- 12 FIRE STOP THRU FLASHING
- 13 CAP FLASHING - COLOUR TO MATCH
- 14 BUILDING STORAGE

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
03	OF REVIEW SET	20/09/2021
NO.	ISSUE	DATE



CONSULTANT:

IWA ARCHITECTS

VAN 301 - 1444 Abbott Street Vancouver, V6G 2Z4
TEL: 604 - 251-2222 | 2512 Jackson Road Victoria, V8B 0J5
604-686-2528 | office@iwaarchitects.com | www.iwa.ca

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

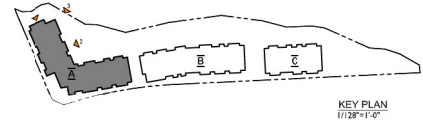
DRAWING TITLE:
**ELEVATIONS
BUILDING A**

PROJECT NO: 20033 DRAWN BY: AAM

SCALE: AS NOTED REVIEW BY: DEM

DWG NO: **A3.02**

RECEIVED
DP1210
2020-OCT-28



COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

OWNER/CLIENT:

GENERAL NOTES:

03	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
01	DP REVIEW SET	20/09/20
NO.	ISSUE	Y/M/D



CONSULTANT:

IWA ARCHITECTS

VAN 301 - 1444 Abnott Street Vancouver, V6G 2Z4
TEL: 604-266-2012 2012 Jackie Road Victoria, V8B 0J5
604-686-3528 | office@iwaarchitects.com | www.iwa.ca

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**ELEVATIONS
BUILDING A**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: **A3.03**



1 NORTH ELEVATION (2)
A3.01 3/32"=1'-0"



3 NORTH-EAST CORNER VIEW
A3.01 NTS



2 EAST ELEVATION (2)
A3.02 3/32"=1'-0"

- MATERIAL LEGEND**
- 1 WHITE CEMENT PANEL
 - 2 DARK CHARCOAL CORRUGATED METAL PANEL
 - 3 GALVANIZED ALUMINUM CORRUGATED METAL PANEL
 - 4 WOOD-GRAIN LINE PANEL CLADDING
 - 5 GREEN PANEL CLADDING
 - 6 BLUE PANEL CLADDING
 - 7 RED PANEL CLADDING
 - 8 MET. QUARTER PAINTED CHARCOAL
 - 9 CLEAR GLAZING
 - 10 ANVL WINDOW FRAMING - PRETINTED GREY
 - 11 SECURITY FENCING - GREY
 - 12 FIRE STOP THRU FLASHING
 - 13 CAP FLASHING - COLOUR TO MATCH
 - 14 BUILDING SIGNAGE

**RECEIVED
DP1210
2020-OCT-28**

① WHITE CEMENT PANEL	⑦ RED PANEL CLADDING
② DARK CHARCOAL CORRUGATED METAL PANEL	⑧ METAL GUARDRAIL PAINTED CHARCOAL
③ CALVALNED ALUMINUM CORRUGATED METAL PANEL	⑨ CLEAR GLAZING
④ WOOD-GRAIN LINE PANEL CLADDING	⑩ VINYL WINDOW FRAMING - PRETINNED GREY
⑤ GREEN PANEL CLADDING	⑪ SECURITY FENCING - GREY
⑥ BLUE PANEL CLADDING	⑫ FIRE STOP THRU FLASHING



NORTH ARROW:

GENERAL NOTES:

03	ISSUED FOR DEVELOPMENT PERMIT	20/10/23
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
01	ISSUED FOR PRE-APPLICATION MEETING	20/09/21



THE



VAN 301 • 1444 Alberni Street Vancouver, V6B 2Z4
VIC 104 • 3212 Jacklin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

ELEVATIONS

BUILDING B

SCALE: AS NOTED REVIEW BY: DEM
DWG NO: **A3.05**



A306 1/8" x 1'-0"



A305 $1/8" \times 1'-6"$



A305

NIS

DRAWING TITLE:
ELEVATIONS

ELEVATIONS BUILDING B

PROJECT NO: 20033 DRAWING NO: 100

SCALE: AS NOTED REVISED

DWG NO:

ARCHITECTS

VAN 301 • 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 • 3212 Jacklin Road Victoria, V8B 0J5
 604 685 3538 | office@wa-arib.ca | wa-arib.ca

PROJECT NAME:
BUNTERFORD HOUSING

RUTHERFORD HOUSING

PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE

NANAIMO, B.C.

DRAWING TITLE:
ELEVATIONS

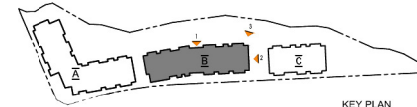
BUILDING B

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM

DWG NO: **A3.05**

MATERIAL LEGEND

- | | | |
|--|--|-----------------------------------|
| 1 WHITE CEMENT PANEL | 7 RED PANEL CLADDING | 13 GRP FLASHING - COLOUR TO MATCH |
| 2 DARK CHARCOAL CORRUGATED METAL PANEL | 8 METAL GUARDRAIL PAINTED CHARCOAL | 14 BUILDING SIGNAGE |
| 3 GALVANNEED ALUMINUM CORRUGATED METAL PANEL | 9 CLEAR GLAZING | |
| 4 WOOD-GRAIN LVL PANEL CLADDING | 10 VINYL WINDOW FRAMING - PRETINTED GREY | |
| 5 GREEN PANEL CLADDING | 11 SECURITY FENCING - GREY | |
| 6 BLUE PANEL CLADDING | 12 FIRE STOP THRU GLAZING | |



COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
03	OF REVIEW SET	20/09/21
NO.	ISSUE	DATE

CONSULTANT:



1444 Alberni Street Vancouver, V6C 2Z4
604-683-3528 | office@waarchitects.com | waarchitects.com

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:
**ELEVATIONS
BUILDING B**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: **A3.06**



1 NORTH ELEVATION
N30° 1/8\"/>



2 EAST ELEVATION
N30° 1/8\"/>



3 NORTH-EAST CORNER VIEW
N30° 1/8\"/>

RECEIVED
DP1210
2020-OCT-28
C P



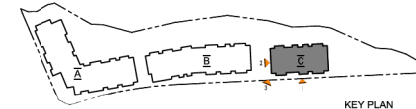
1 SOUTH ELEVATION
A300 1/8"=1'-0"



2 WEST ELEVATION
A300 1/8"=1'-0"



3 SOUTH-WEST CORNER VIEW
A300 1/8"=1'-0"



MATERIAL LEGEND

- 1 WHITE CEMENT PANEL
- 2 DARK CHARCOAL CORRUGATED METAL PANEL
- 3 POLISHED ALUMINUM CORRUGATED METAL PANEL
- 4 WOOD-GRAIN LAMINATE PANEL CLADDING
- 5 GREEN PANEL CLADDING
- 6 BLUE PANEL CLADDING
- 7 RED PANEL CLADDING
- 8 METAL QUARTZSTONE PAINTED CHARCOAL
- 9 CLEAR GLAZING
- 10 VINYL WINDOW FRAMING - PRETINTED GREY
- 11 SECURITY FENCING - GREY
- 12 FIRE STOP THRU FLASHING
- 13 CAP FLASHING - COLOUR TO MATCH
- 14 BUILDING SIGNAGE

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
03	OF REVIEW SET	20/09/21
NO.	ISSUE	DATE



CONSULTANT:

IWA ARCHITECTS

VAN 301 - 1444 Abbott Street Vancouver, V6C 2Z4
TEL: 604 - 251-2222 | 2512 Jackie Road Victoria, V8B 0J5
604-686-3528 | office@iwaarchitects.com | iwaarchitects.com

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**ELEVATIONS
BUILDING C**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: **A3.08**

RECEIVED
DP1210
2020-OCT-28

RUTHERFORD HOUSING

6030 LINLEY VALLEY DRIVE, NANAIMO, B.C.

PROJECT # 20033

CIVIC ADDRESS: 6030 LINLEY VALLEY DRIVE, NANAIMO BC

LEGAL DESCRIPTION: SITE PLAN OF LOT 3, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN EPP99504

ISSUED FOR DEVELOPMENT PERMIT

OCTOBER 23, 2020



CONTEXT PLAN

N.T.S.

DRAWING LIST		
ARCHITECTURAL	A1.00	EXISTING SURVEY
	A1.01	SITE PLAN
	A2.01	BUILDING A PARKING PLAN
	A2.02	BUILDING A BUILDING AROUND FLOOR PLAN
	A2.03	BUILDING A 2ND & 3RD FLOOR PLAN
	A2.04	BUILDING A ROOF PLAN
	A2.05	BUILDING B PARKING PLAN
	A2.06	BUILDING B GROUND FLOOR PLAN
	A2.07	BUILDING B 2ND & 3RD FLOOR PLAN
	A2.08	BUILDING B 4TH FLOOR PLAN
	A2.09	BUILDING B ROOF PLAN
	A2.10	BUILDING C PARKING PLAN
	A2.11	BUILDING C GROUND FLOOR PLAN
	A2.12	BUILDING C 2ND-4TH FLOOR PLAN
	A2.13	BUILDING C ROOF PLAN
	A3.01	BUILDING A ELEVATIONS
	A3.02	BUILDING A ELEVATIONS
	A3.03	BUILDING A ELEVATIONS
LANDSCAPE	P1	LANDSCAPE PLAN
	C1	CIVIL SITE PLAN

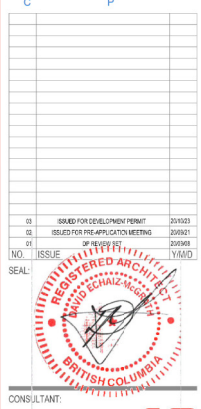
COPYRIGHT RESERVED ALL RIGHTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

RECEIVED
DP1210
2020-OCT-28



CONSULTANT:

WA ARCHITECTS

1401 N. 1441 Alberni Street Vancouver, V6G 2Z4
Tel: 604.261.2112 Jackie Road Victoria, V8B 2S5
604.486.1524 | office@wa-arch.ca | www.wa-arch.ca

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
COVER SHEET

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: AS NOTED REVIEW BY: DEM
DWG NO: A0.00

PROJECT STATISTICS

RUTHERFORD RESIDENTIAL

Project No: 20033

REVISION NO	DATE	23-Oct-20
SITE INFORMATION		
LEGAL DESCRIPTION	SITE PLAN OF LOT 3, DISTRICT LOT 30, Wellington District, Plan EPP99504	
CMHC ADDRESS	6030 LINLEY VALLEY DRIVE, NANAIMO, BC	
ZONING	COR3	
SITE AREA (m ²)	1110.523	
FAR	Base FAR	0.75
City of Nanaimo Zoning Bylaw	FSR Bonus Tier 1	0.25
No. 4500 (Updated Dec 02, 2019)	FSR Bonus Tier 2	0.25
per 9.3.1	Total FAR	1.25
SITE COVERAGE (per 9.3.1)		60%
BUILDING HEIGHT (per 9.3.1)		45.07 (14.00m)
SETHACCS (per 9.3.1)		53.00 (16.15m)
City of Nanaimo Zoning Bylaw	REAR	9.84 (3m) 9.84 (3m)
No. 4500 (Updated Dec 02, 2019)	SIDE	24.7 (7.57m)
	TOP	10.27 (3.09m)
		30.42 (9.32m)
BUILDING DATA		
RESIDENTIAL UNITS		
UNITS	DESCRIPTION	NET AREA (m ²)
UNIT A	STUDIO + 1BATH	511
UNIT B	STUDIO + 1BATH	503
UNIT C	STUDIO + 1BATH	534
UNIT D	1BR + 1BATH	672
UNIT E	2BR + 2BATH	1080
UNIT F	2BR + 2BATH	1027
UNIT G	2BR + 2BATH	684
UNIT H	2BR + 2BATH	998
UNIT I	2BR + 2BATH	1035
UNIT J	2BR + 2BATH	687
UNIT K	3BR + 2BATH	1159
UNIT L	3BR + 2BATH	1157
UNIT N	2BR + 2BATH	594
UNIT O	1BR + 1BATH	549
UNIT P	1BR + 1BATH	629
UNIT Q	2BR + 2BATH	874
TOTAL		162
		115,431
SITE DATA		
GROSS FLOOR AREA		137,918
HORIZONTAL PROJECTION		131,661
PARKING DATA		
PROPOSED PARKING	STANDARD PARKING	154
	VISITOR'S PARKING (INCLUDED)	8
	SMALL CAR PARKING	26
	ACCESSIBLE PARKING	1
TOTAL PROPOSED PARKING		189
REQUIRED PARKING (City of Nanaimo - CP Street Parking Regulations Bylaw 2018 No. 7266)	UNIT TYPE PERCENTAGE	# OF PARKING
Area 3 - 0.50 spaces per Studio (per 7.1)	25.6%	41
Area 3 - 1.07 spaces per 1BR unit (per 7.1)	25.0%	50
Area 3 - 1.44 spaces per 2BR unit (per 7.1)	33.6%	75
Area 3 - 1.68 spaces per 3BR unit (per 7.1)	6.0%	9
MAX SMALL PARKING (included) (per 7.4)		70
VISITOR'S PARKING (included) (per 7.4)		8
ACCESSIBLE PARKING (included) (per 7.5)		1
TOTAL REQUIRED PARKING		174
MOTORCYCLE PARKING DATA		
TOTAL REQUIRED MOTORCYCLE PARKING (Density Bonus Analysis Category 3 F = 1 per 15 units)		8
TOTAL PROPOSED MOTORCYCLE PARKING		8
BICYCLE PARKING DATA		
PROPOSED BICYCLE PARKING	short-term residential	26
	long-term residential	107
TOTAL PROPOSED BICYCLE PARKING		133
REQUIRED BICYCLE PARKING (City of Nanaimo - CP Street Parking Regulations Bylaw 2018 No. 7266)		
residential short-term residential = 0.1 space per dwelling (per 7.5)		15
residential long-term residential = 0.5 space per dwelling (per 7.5)		18
TOTAL REQUIRED BICYCLE PARKING		33

PROJECT TEAM

CLIENT:
THE MOLNAR GROUP
570-1285 WEST BROADWAY
VANCOUVER, BC
TEL: 604-730-7333

ARCHITECT:
WA ARCHITECTS LTD.
SUITE 301, 1444 ALBERNI STREET,
VANCOUVER, B.C.
TEL: 604-685-3529

CIVIL ENGINEERING:
JE ANDERSON AND ASSOCIATES
1A-3411 SHENTON RD,
NANAIMO, BC
TEL: 250-758-4631

LANDSCAPE ARCHITECT:
LOMBARD NORTH GROUP
836 CORMORANT STREET,
VICTORIA, BC
TEL: 250-386-3366

SURVEYOR:
MILVANEY RILEY LAND SURVEYING INC.
#113-2244 SOOKE ROAD,
VICTORIA, BC
TEL: 250-474-5538

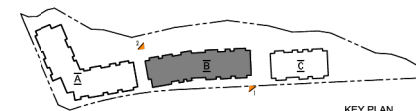
SITE BUILDING A		110.523			
SITE AREA (m²)					
FAR		Base FAR		0.75	
City of Nanaimo Zoning Bylaw		FSR Bonus Tier 1		0.25	
No. 4500 (Updated Dec 02, 2019)		FSR Bonus Tier 2		0.25	
per 9.3.1		Total FSR		1.25	
RESIDENTIAL UNITS				COMBINED (m²)	
UNITS	DESCRIPTION	NET AREA (m²)	# OF UNITS		
UNIT A	STUDIO + 1BATH	517	3	11,551	
UNIT B	STUDIO + 1BATH	503	12	6,036	
UNIT C	1BR + 1BATH	534	3	1,603	
UNIT D	1BR + 1BATH	672	15	10,080	
UNIT E	2BR + 2BATH	1027	3	3,061	
UNIT F	2BR + 2BATH	998	12	11,496	
UNIT G	2BR + 2BATH	966	3	2,880	
UNIT H	2BR + 2BATH	975	3	2,915	
UNIT I	3BR + 2BATH	1159	3	3,557	
TOTAL		97	61	43,251	
SITE DATA					
GROSS FLOOR AREA				50,480	
HORIZONTAL PROJECTION				16,734	
PARKING DATA				# OF PARKING	
STANDARD PARKING				49	
MOTORIST PARKING (INCLUDED)				3	
SMALL CAR PARKING				14	
TOTAL				66	
TOTAL PROPOSED PARKING				61	
REQUIRED PARKING: Off-Street Parking Regulations (Nanaimo 2018 No. 7288)		UNIT TYPE PERCENTAGE		# OF PARKING	
Area 3 - 0.60 spaces per 268 unit (per 7.1)		20.3%		13.1	
Area 3 - 1.12 spaces per 268 unit (per 7.3)		35.8%		21.9	
Area 3 - 1.44 spaces per 268 unit (per 7.4)		31.6%		25.92	
Area 3 - 1.68 spaces per 268 unit (per 7.5)		2.5%		5.04	
MAX SMALL PARKING (included) (per 7.6)		3		34	
MIN REQUIRED PARKING (per 7.6)		2		2	
TOTAL REQUIRED PARKING (per 7.6)				61	
TOTAL REQUIRED MOTORCYCLE PARKING				4	
TOTAL PROPOSED MOTORCYCLE PARKING (Nanaimo 2018 Bicycle Access Category 3/1 - per 15 units) <th colspan="2"></th> <th colspan="2">4</th>				4	
TOTAL PROPOSED MOTORCYCLE PARKING				4	
BICYCLE PARKING DATA					
Proposed Bicycle Parking		short-term res. rental		8	
Proposed Bicycle Parking		long-term res. rental		57	
TOTAL PROPOSED BICYCLE PARKING				65	
REQUIRED BICYCLE PARKING				49	
City of Nanaimo - 101 Street Trucking Regulations (Nanaimo 2018 No. 7288)				57	
res. rental short-term res. rental + 0.1 space per dwelling (per 16)				34	
res. rental long-term res. rental + 0.5 space per dwelling (per 16)				23	
TOTAL REQUIRED BICYCLE PARKING				59	



PROJECT NO: 20033	DRAWN BY: AAM
SCALE: AS NOTED	REVIEW BY: DEM
DWG NO:	A3.04

RECEIVED
DP1210
2020-OCT-28

C P DWG NO: **A3.04**



- ### MATERIAL LEGEND

- ① WHITE CEMENT PANEL
- ② DARK CHARCOAL CORRUGATED METAL PANEL
- ③ ALUMINUM ALUMINUM CORRUGATED METAL PANEL
- ④ WOOD-GRAIN LVC PANEL CLADDING
- ⑤ GREEN PANEL CLADDING
- ⑥ BLUE PANEL CLADDING
- ⑦ RED PANEL CLADDING
- ⑧ METAL GLASSWARE PAINTED CHARCOAL
- ⑨ CLEAR GLAZING
- ⑩ VINYL WINDOW FRAMING - PRETRESSED GREY
- ⑪ SECURITY FENCING - GREY
- ⑫ FIRE STOP THRU FLASHING
- ⑬ CAP FLASHING - COLOUR TO MATCH
- ⑭ BUILDING SCIENCE

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

[illegible]

03	ISSUED FOR DEVELOPMENT PERMIT	20/1/2023
02	ISSUED FOR PRE-APPLICATION MEETING	20/2/2023
01	DP REVIEW SET	20/3/2023
NO.	ISSUE	YAL

SEAL: REGISTERED ARCHITECT



CONSULTANT:

WA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0Z5
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:

RUTHERFORD HOUSING

ROTHENFORD HOUSING

1. **Introduction**

PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

100

DRAWING TITLE:
PERFORMANCE

PERSPECTIVE VIEWS BUILDING B

0000-0000-0000-0000 0000-0000-0000-0000 0000-0000-0000-0000

PROJECT NO: 20033 DRAWN BY:

SCALE: AS NOTED REVIEW BY: DEM
DWG NO: **A3.07**

100% 90% 80% 70% 60% 50% 40% 30% 20% 10% 0%

RECEIVED
DP1210
2020-OCT-28

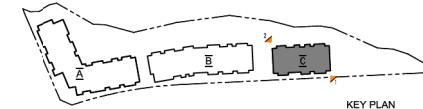
2020-OCT-28

100



2 NORTH-WEST CORNER VIEW

K307



- ### MATERIAL LEGEND

- 1 WHITE CEMENT PANEL
- 2 DARK CHARCOAL CORRUGATED METAL PANEL
- 3 GALVANIZED ALUMINUM CORRUGATED METAL PANEL
- 4 WOOD-GRAIN LUC PANEL CLADDING
- 5 GREEN PANEL CLADDING
- 6 BLUE PANEL CLADDING
- 7 RED PANEL CLADDING
- 8 METAL QUARTER PAINTED CHARCOAL
- 9 CLEAR GLAZING
- 10 W/ST. WINDOW FRAMING - PRETINTED GREY
- 11 SECURITY FENCING - GREY
- 12 FIRE STOP THRU FLASHING
- 13 CAP FLASHING - COLOUR TO MATCH
- 14 BUILDING SIGNAGE

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

RECEIVED
DP1210
2020-OCT-28

[illegible]

03	ISSUED FOR DEVELOPMENT PERMIT	20/12/23
----	-------------------------------	----------

02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
01	DP REVIEW SET	20/09/08

NO.	ISSUE	Y.M.D
-----	-------	-------

SEAL: 

CONSULTANT:

IWA
ARCHITECTS

VAN 301 • 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 • 3212 Jacklin Road Victoria, V8B 0J5
 604.685.3529 | office@wa-arib.ca | wa-arib.ca

100 200 300 400 500 600 700 800 900 1000

PROJECT NAME:
BUTTERFORD HOUSING

RUTHERFORD HOUSING

PROJECT ADDRESS:

6030 LINLEY VALLEY DRIVE

NANAIMO, B.C.

DRAWING TITLE:

PERSPECTIVE VIEW

PERSPECTIVE VIEW

BUILDING C

PROJECT NO: 20033 DRAWN BY: AAM





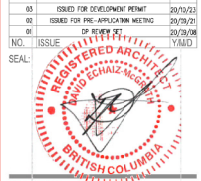
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.



OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
03	ISSUED FOR REVIEW	20/09/21
04	ISSUED FOR REVIEW	20/09/21
05	ISSUED FOR REVIEW	20/09/21
06	ISSUED FOR REVIEW	20/09/21
07	ISSUED FOR REVIEW	20/09/21
08	ISSUED FOR REVIEW	20/09/21
09	ISSUED FOR REVIEW	20/09/21
10	ISSUED FOR REVIEW	20/09/21
11	ISSUED FOR REVIEW	20/09/21
12	ISSUED FOR REVIEW	20/09/21
13	ISSUED FOR REVIEW	20/09/21
14	ISSUED FOR REVIEW	20/09/21
15	ISSUED FOR REVIEW	20/09/21
16	ISSUED FOR REVIEW	20/09/21
17	ISSUED FOR REVIEW	20/09/21
18	ISSUED FOR REVIEW	20/09/21
19	ISSUED FOR REVIEW	20/09/21
20	ISSUED FOR REVIEW	20/09/21



CONSULTANT:

IWA ARCHITECTS

VAN 301 - 1444 Abbott Street Vancouver, V6G 2Z4
 604-686-3328 - 2012 Jackson Road Victoria, V8B 0J5
 604-686-3328 | office@iwaarchitects.com | www.iwa.com

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
 6030 LINLEY VALLEY DRIVE
 NANAIMO, B.C.

DRAWING TITLE:
**BUILDING A
 PARKADE LEVEL**

PROJECT NO: 20033 DRAWN BY: AAM
 SCALE: 3/32"=1'-0" REVIEW BY: DEM
 DWG NO: A2.01

1 PARKADE PLAN RECEIVED
DP1210
2020-OCT-28



COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.



OWNER/CLIENT:

GENERAL NOTES:

03	ISSUED FOR DEVELOPMENT PERMIT	20/10/20
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/20
01	ISSUED FOR REVIEW SET	20/09/20
00	ISSUE	19/10/20



CONSULTANT:

IWA ARCHITECTS

VAN 391 - 1444 Abbott Street Vancouver, V6G 2Z4
TEL: 604 - 261-2212 JACKIE ROAD VICTORIA, V8B 0J5
604-686-3328 | OFFICE@IWAARCHITECTS.COM | WWW.IWA-CA.COM

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**BUILDING A
GROUND LEVEL**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32" = 1'-0" REVIEW BY: DEM
DWG NO: A2.02

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:



OWNER/CLIENT:

GENERAL NOTES:

03	ISSUED FOR DEVELOPMENT PERMIT	29/07/21
02	ISSUED FOR PRE-APPLICATION MEETING	29/07/21
01	DP REVIEW SET	29/07/21
00	ISSUE	29/07/21



CONSULTANT:

IWA ARCHITECTS

VAN 391 - 1444 Abbott Street Vancouver, V6C 2Z4
 TEL: 604 - 251-7222 | 2512 Jackie Road Victoria, V8B 0J5
 604-686-3328 | office@iwarchitects.com | www.iwa.ca

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
 6030 LINLEY VALLEY DRIVE
 NANAIMO, B.C.

DRAWING TITLE:
**BUILDING A
 LEVEL 2-3**

PROJECT NO: 20033 DRAWN BY: AAM
 SCALE: 3/32"=1'-0" REVIEW BY: DEM
 DWG NO: **A2.03**



1 2ND-3RD FLOOR PLAN
 A203 3/32"=1'-0"

**RECEIVED
 DP1210
 2020-OCT-28**

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:



OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
03	OF REVIEW SET	20/09/21
04	ISSUE	20/09/21



CONSULTANT:

IWA ARCHITECTS

VAN 391 - 1444 Abbott Street Vancouver, V6C 2Z4
TEL: 604 - 251-2212 Jackie Road Victoria, V8B 0J5
604-686-3328 | office@iwaarchitects.com | www.iwa.com

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:
**BUILDING A
ROOF PLAN**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: **A2.04**



1 ROOF PLAN
A2.04
3/32"=1'-0"

**RECEIVED
DP1210
2020-OCT-28**



2020-001-28
C P
DWG NO: A2.05

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: **A2.05**

COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:



OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	29/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	29/09/21
03	OF REVIEW SET	29/09/21
04	ISSUE	29/09/21
05	ISSUE	29/09/21



CONSULTANT:

IWA ARCHITECTS

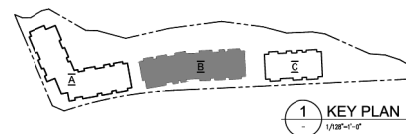
VAN 391 - 1444 Abbott Street Vancouver, V6Q 2Z4
TEL: 604 - 251-2222 FAX: 604 - 251-2222
604-686-3328 | office@iwaarchitects.com | www.iwa.com

PROJECT NAME:
RUTHERFORD HOUSING

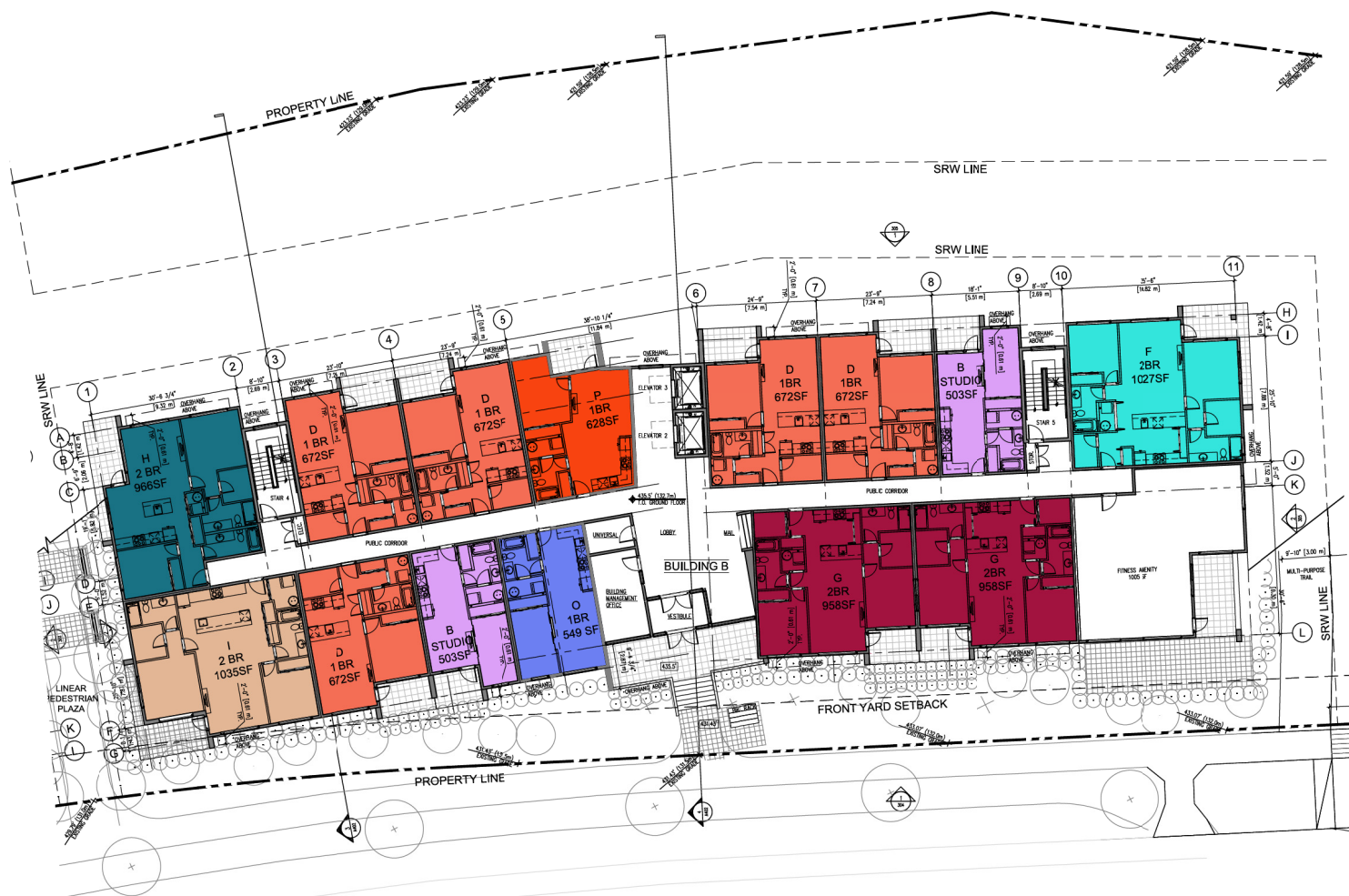
PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**BUILDING B
GROUND LEVEL**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: A2.06

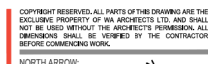


1 KEY PLAN
1/32"=1'-0"



1 GROUND FLOOR PLAN
3/32"=1'-0"

RECEIVED
DP1210
2020-OCT-28



GENERAL NOTES:

03	ISSUED FOR DEVELOPMENT PERMIT	20/12/23
02	ISSUED FOR PRE-APPLICATION MEETING	20/08/21
01	DP REVIEW SET	20/09/08
NO.	ISSUE	Y.M.D

SEAL -



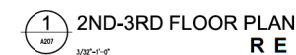
VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
RUTHERFORD HOUSING

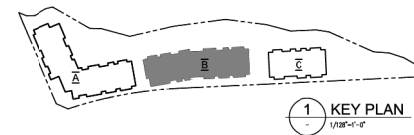
PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:
BUILDING B
LEVEL 2-3

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: **A2.07**



RECEIVED
DP1210
2020-OCT-28



GENERAL NOTES:

[illegible]

03	ISSUED FOR DEVELOPMENT PERMIT	20/12/23
02	ISSUED FOR PRE-APPLICATION MEETING	20/08/21
01	DP REVIEW SET	20/09/08
NO.	ISSUE	Y.M.D

NO. _____ ISSUE _____ YEAR _____

SEAL: 

CONSULTANT:

WA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0Z5
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
RUTHERFORD HOUSING

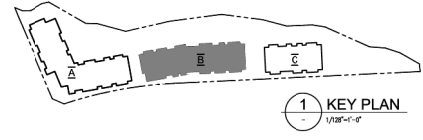
PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:
**BUILDING B
LEVEL 4**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: **A2.08**

1 4TH FLOOR PLAN
A208
1/16" = 1'-0"

RECEIVED
DP1210
2020-OCT-28



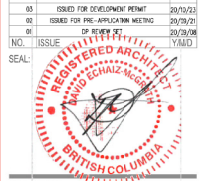
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
03	DP REVIEW SET	20/09/20
04	ISSUE	17/MAY/21



CONSULTANT:

IWA ARCHITECTS

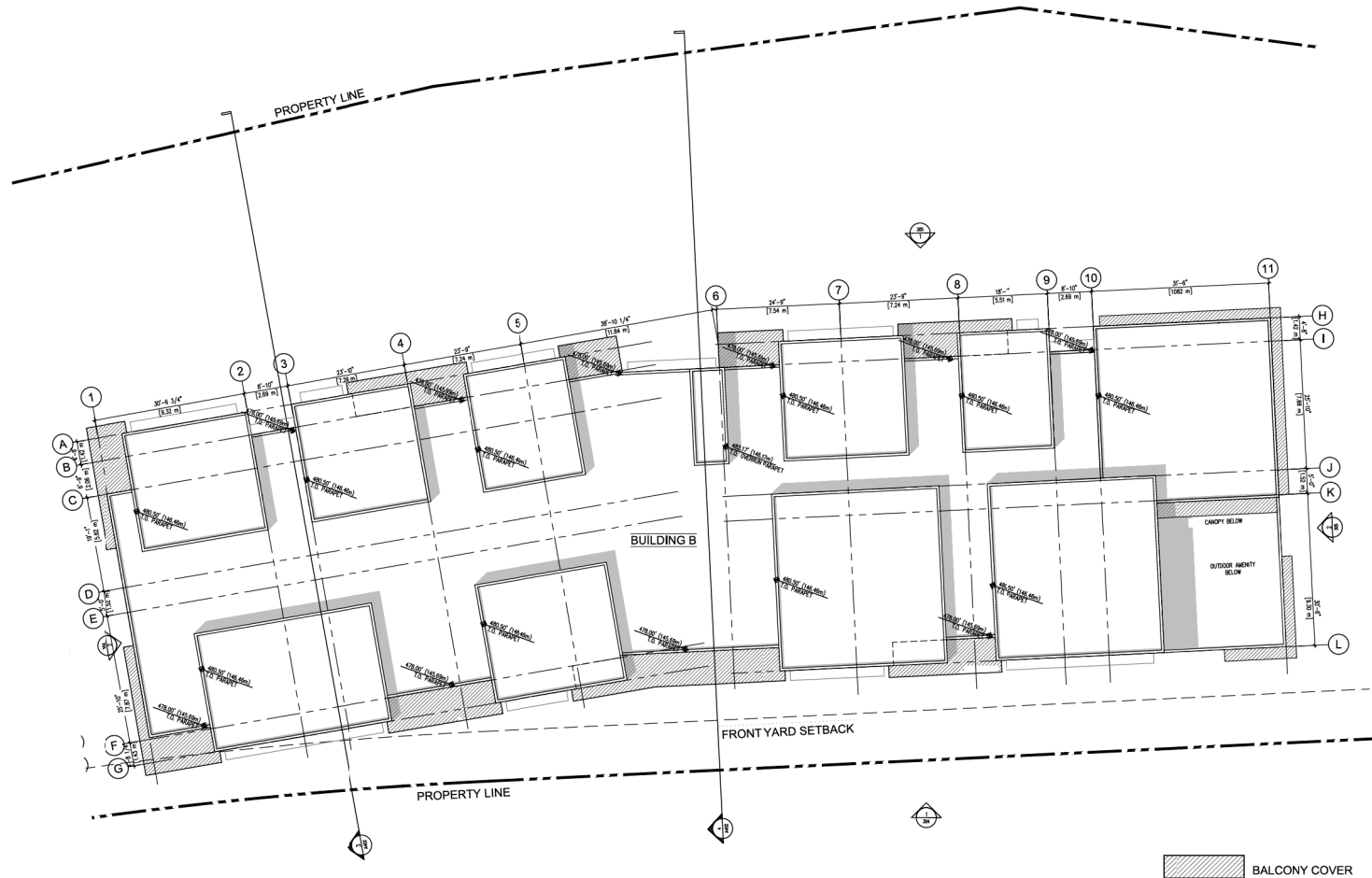
VAN 301 - 1444 Abbott Street Vancouver, V6G 2Z4
 TEL: 604 - 321-2212 Jackie Road Victoria, V8B 0J5
 604-686-3328 | office@iwaarchitects.ca | www.iwa.ca

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
 6030 LINLEY VALLEY DRIVE
 NANAIMO, B.C.

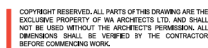
DRAWING TITLE:
**BUILDING B
 ROOF PLAN**

PROJECT NO: 20033 DRAWN BY: AAM
 SCALE: 3/32"=1'-0" REVIEW BY: DEM
 DWG NO: A2.09



1 ROOF PLAN
3/32"=1'-0"

**RECEIVED
 DP1210
 2020-OCT-28**



A compass rose diagram. A circle is divided into four quadrants by a vertical line and a horizontal line. The top of the vertical line is labeled 'N'. A diagonal line is drawn from the center towards the top-left, labeled 'M'. The angle between the vertical line and the diagonal line is marked with an arc and labeled '10°'. Below the circle, the word 'TRUE' is written.

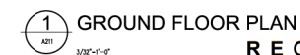
GENERAL NOTES:

WA ARCHITECTS

PROJECT NAME:
RUTHERFORD HOUSING

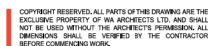
DRAWING TITLE:
BUILDING C
GROUND LEVEL

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: **A2.11**



RECEIVED
DP1210
2020-OCT-28

1



A compass rose diagram. A circle is divided into four quadrants by a vertical line and a horizontal line. The top of the vertical line is labeled 'N'. A diagonal line is drawn from the center towards the top-left, labeled 'M'. The angle between the vertical line and the diagonal line is marked with an arc and labeled '10°'. Below the circle, the word 'TRUE' is written.

GENERAL NOTES:

03	ISSUED FOR DEVELOPMENT PERMIT	20/10/23
02	ISSUED FOR PRE-APPLICATION MEETING	20/08/21
01	DP REVIEW SET	20/03/08
NO.	ISSUE	YARD

CONSULTANT:

WA
ARCHITECTS

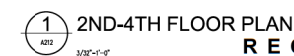
VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jacklin Road Victoria, V8B 0Z5
 604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
RUTHERFORD HOUSING

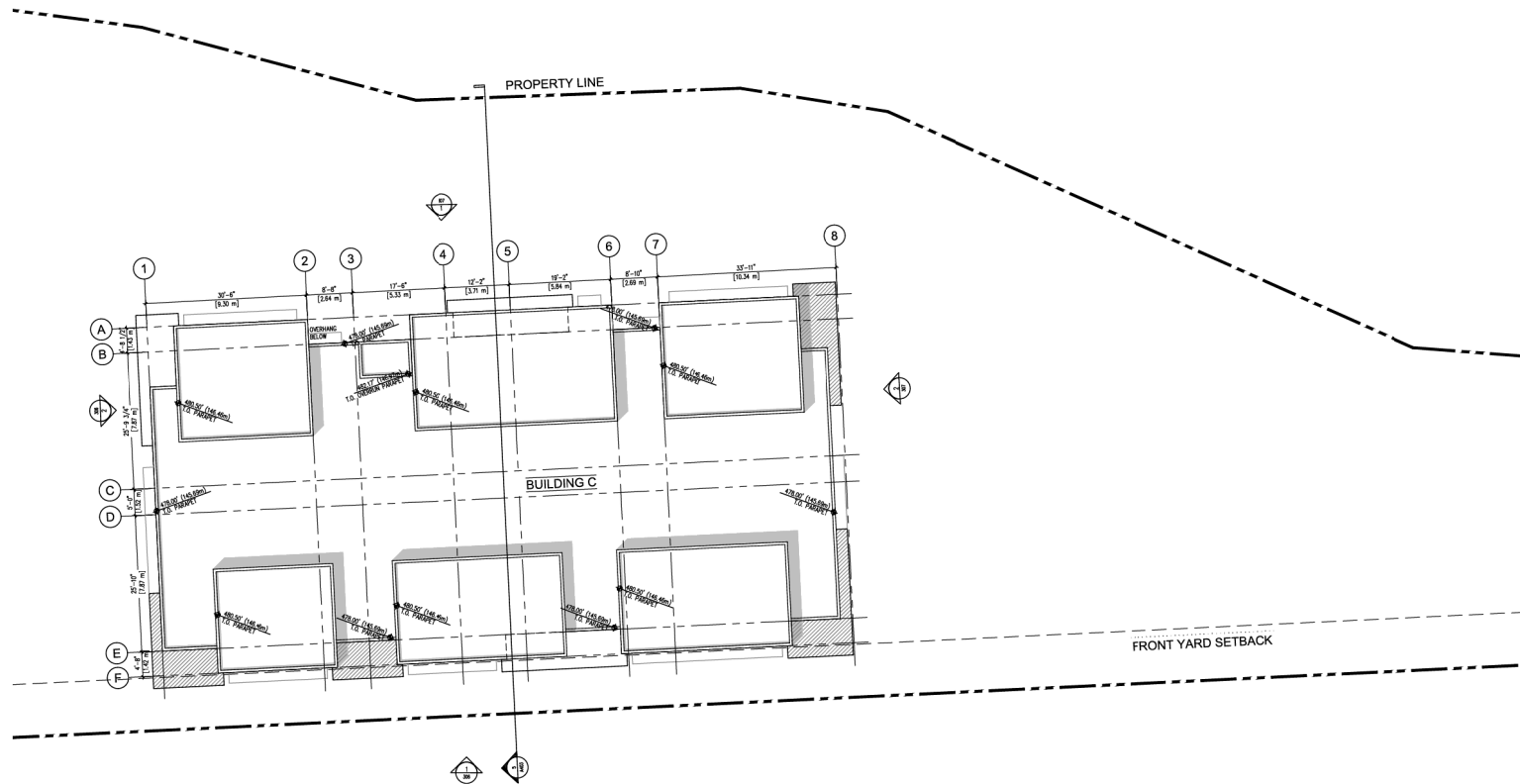
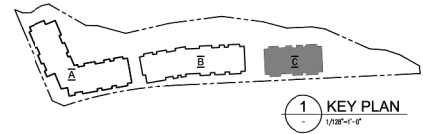
PROJECT ADDRESS:
6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.

DRAWING TITLE:
BUILDING C
LEVEL 2-4

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: **A2.12**



RECEIVED
DP1210
2020-OCT-28



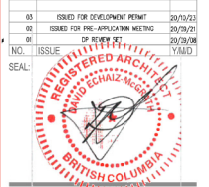
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR BEFORE COMMENCING WORK.



OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	20/10/21
02	ISSUED FOR PRE-APPLICATION MEETING	20/09/21
03	DP REVIEW SET	20/09/2021
NO.	ISSUE	DATE



CONSULTANT:

IWA ARCHITECTS

VAN 301 - 1444 Alberni Street Vancouver, V6G 2Z4
VICT 104 - 2012 Jackson Road Victoria, V8B 0J5
604.686.3328 | office@iwaarchitects.ca | www.iwa.ca

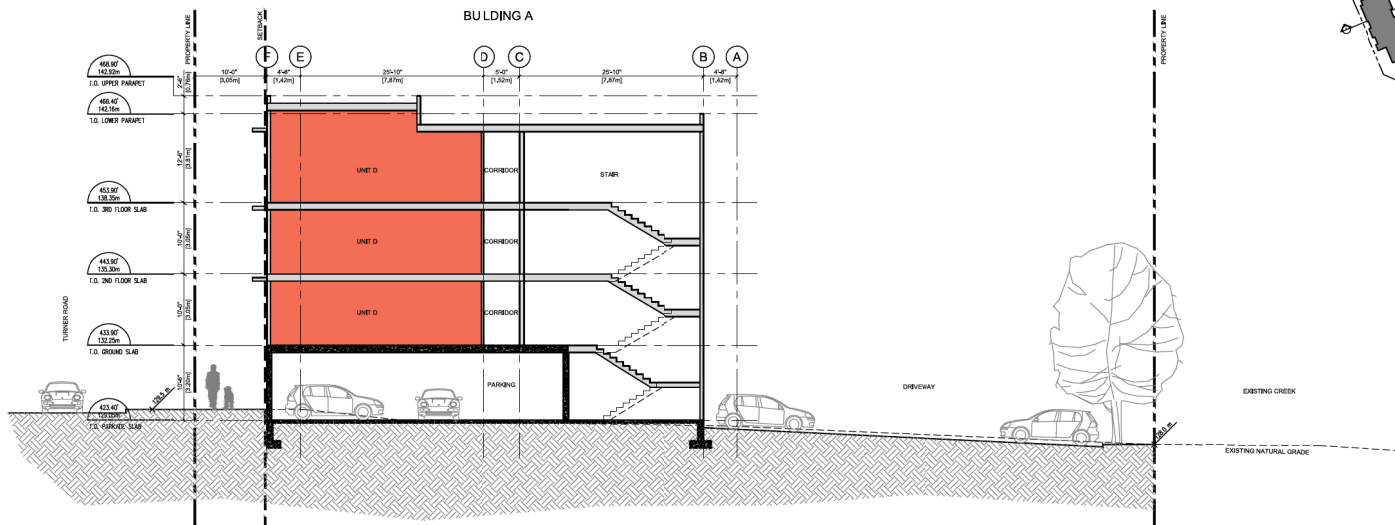
PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

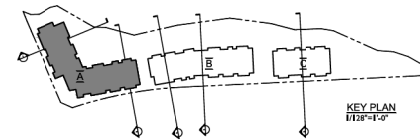
DRAWING TITLE:
**BUILDING C
ROOF PLAN**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 3/32"=1'-0" REVIEW BY: DEM
DWG NO: A2.13

RECEIVED
DP1210
2020-OCT-28



1 SECTION 1
1/8"=1'-0"



COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS' PERMISSION. ALL DIMENSIONS SHALL BE VIEWED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

01	ISSUED FOR DEVELOPMENT PERMIT	26/10/23
02	ISSUED FOR PRE-APPLICATION MEETING	26/09/23
03	DP REVIEW	26/09/23
NO.	ISSUE	17/10/23



CONSULTANT:

IWA ARCHITECTS

VAN 351 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 104 - 3212 Jackson Road Victoria, V8B 6J5
604.683.3528 | office@iwa-arch.ca | www.iwa-arch.ca

PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

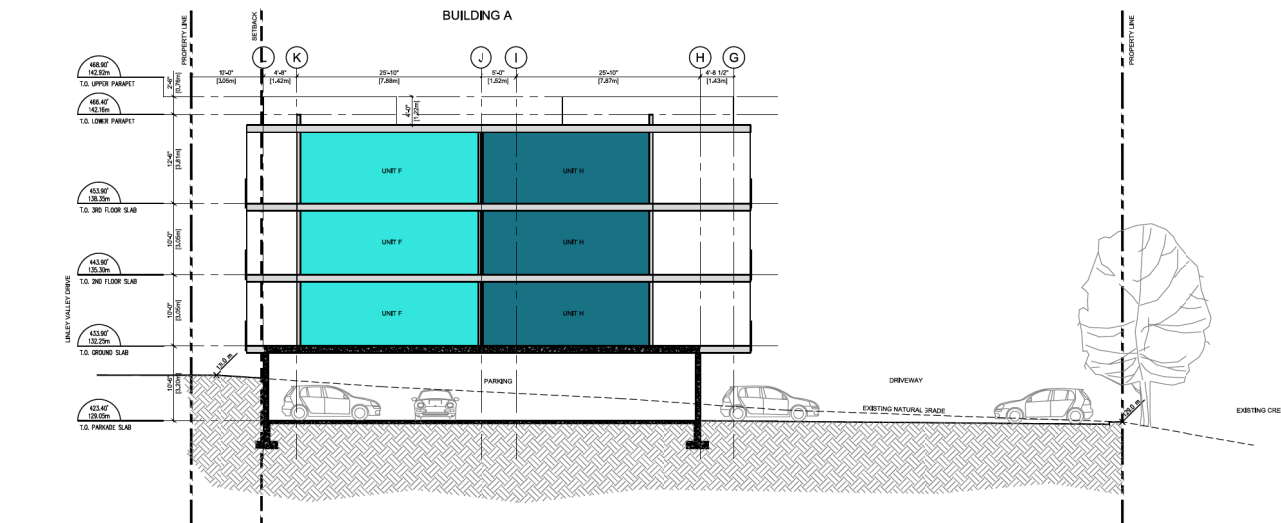
DRAWING TITLE:
**SECTIONS
BUILDING A**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 1/8"=1'-0" REVIEW BY: DEM

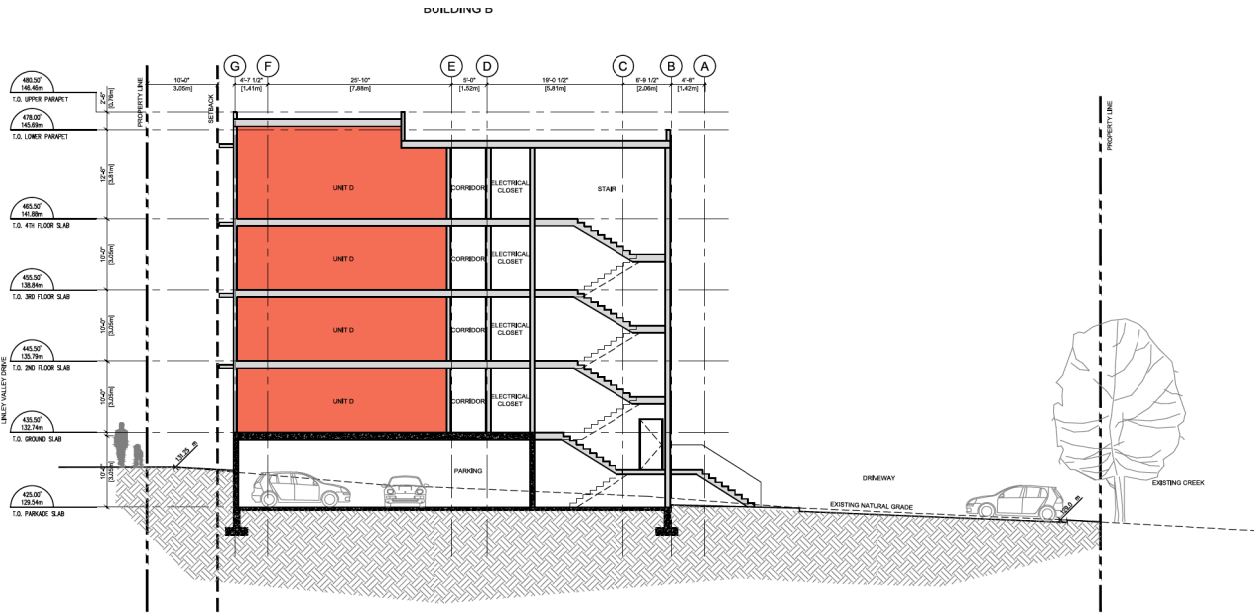
DWG NO: **A4.01**

RECEIVED
DP1210
2020-OCT-28

C P

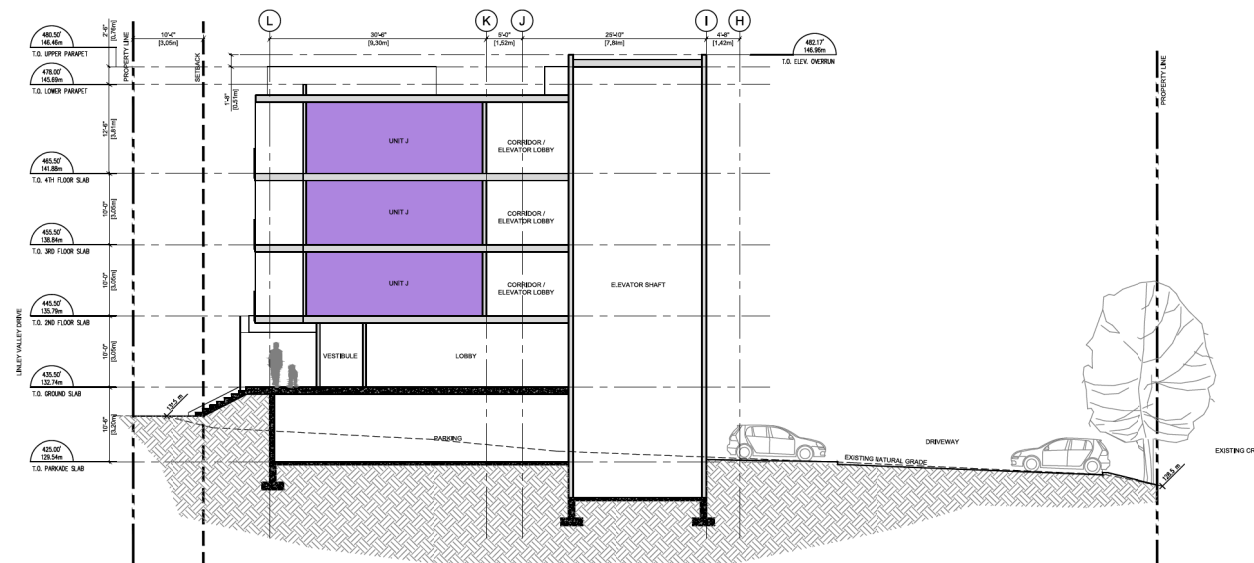


2 SECTION 2
1/8"=1'-0"

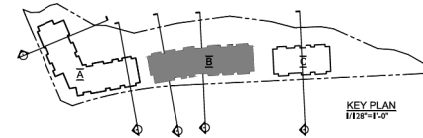


1 SECTION 3
1/8"=1'-0"

BUILDING B



2 SECTION 4
1/8"=1'-0"



COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF IWA ARCHITECTS LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECTS' PERMISSION. ALL DIMENSIONS SHALL BE VIEWED BY THE CONTRACTOR BEFORE COMMENCING WORK.

NORTH ARROW:

OWNER/CLIENT:

GENERAL NOTES:

NO.	ISSUE	DATE	BY
01	ISSUED FOR DEVELOPMENT PERMIT	26/07/20	
02	ISSUED FOR PRE-APPLICATION MEETING	26/09/20	
03	2P REVIEW	26/09/20	
04	ISSUE	17/10/20	



CONSULTANT:

IWA ARCHITECTS

VAN 351 - 1444 Alberni Street Vancouver, V6G 2Z4
VIC 124 - 3212 Jackson Road Victoria, V8B 6J5
604.682.3523 | office@iwa-arch.com | www.iwa-arch.com

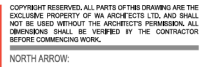
PROJECT NAME:
RUTHERFORD HOUSING

PROJECT ADDRESS:
**6030 LINLEY VALLEY DRIVE
NANAIMO, B.C.**

DRAWING TITLE:
**SECTIONS
BUILDING B**

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 1/8"=1'-0" REVIEW BY: DEM
DWG NO: **A4.02**

RECEIVED
DP1210
2020-OCT-28



GENERAL NOTES:

[illegible]

SEAL: 

IWA ARCHITECTS

PROJECT NAME:
RUTHERFORD HOUSING

DRAWING TITLE:
SECTIONS
BUILDING C

PROJECT NO: 20033 DRAWN BY: AAM
SCALE: 1/8"=1'-0" REVIEW BY: DEM
DWG NO: **A4.03**

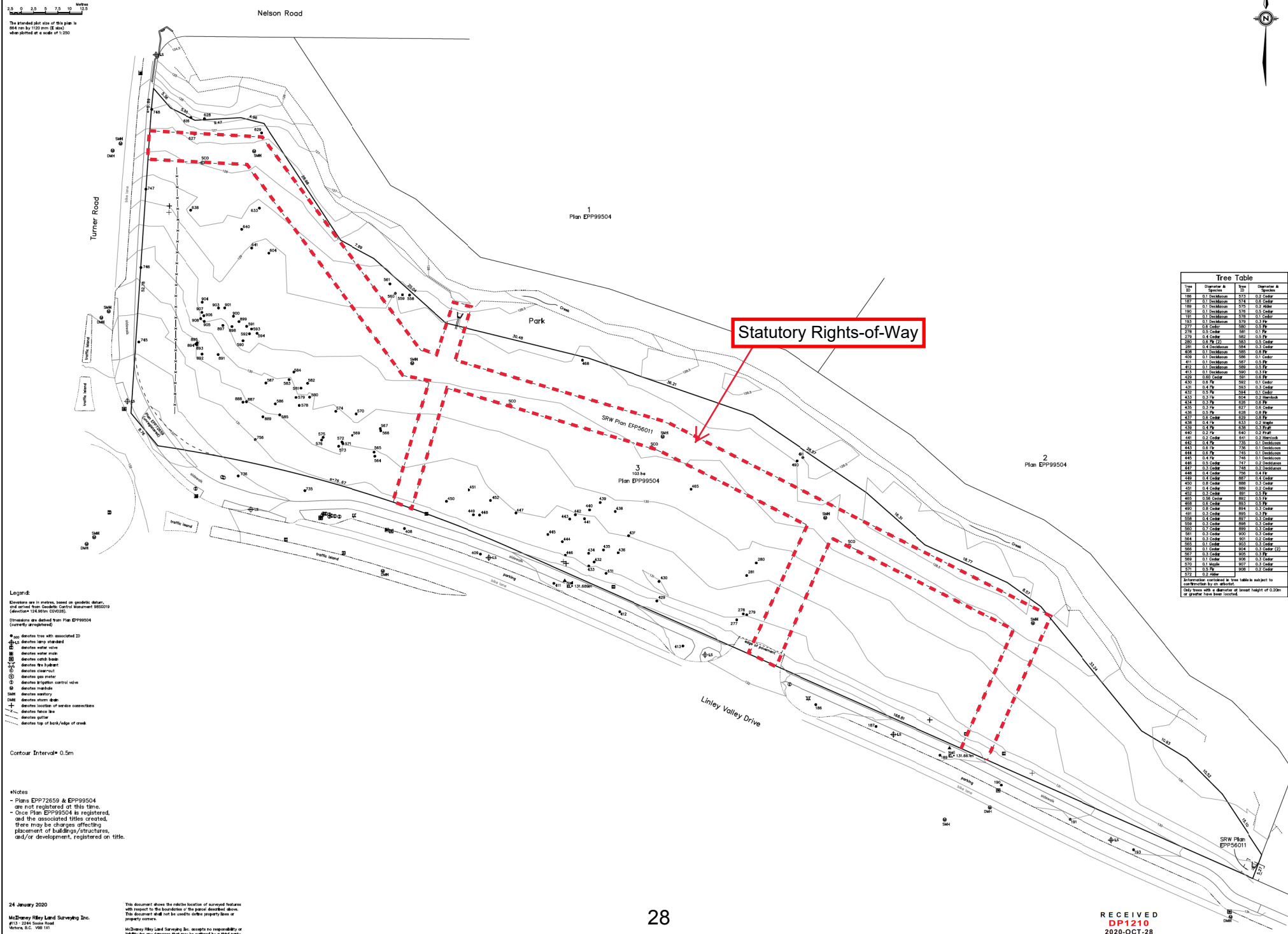
RECEIVED
DP1210
2020-OCT-28

C P

A4.03

'City of Nanaimo'

The intended plot size of this plan is 864 mm by 1120 mm (E size) when plotted at a scale of 1:250

[illegible]

Rutherford Residential

Project # 20033

Jan 12th, 2021

Proposed Amenity Requirements for Additional Density - Tier 1 & 2

Category 1: Site Selection (10 points required)

AMENITY		Points Available	Points Attained
A	The proposed development is located on a brownfield site.	5	-
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
C	The proposed development is located within 200m of a park or trail network.	1	1
D	The proposed development is located within 400m of any of the following: <ul style="list-style-type: none">• 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
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: <ul style="list-style-type: none">• 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	1
Total Points Attained		20	10

Category 2: Retention and Restoration of Natural Features (8 points required)

AMENITY		Points Available	Points Attained
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	-
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	-
C	The proposed development includes at least 50% retention of natural soils.	1	-
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	-
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	1
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
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3	3
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	1
Total Points Attained		16	8

Category 3: Parking and Sustainable Transportation (10 points required)

AMENITY		Points Available	Points Attained
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3	3
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	-
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	-
D	The parking area within the proposed development includes at least one electric vehicle charging station.	1	1
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	-
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 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² of additional Gross Floor Area.; and c) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.	2	2
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	-
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1	1
Total Points Attained		20	9

Category 4: Building Materials (8 points required)

AMENITY		Points Available	Points Attained
A	Wood is the primary building material.	1	1
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	-
C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada. <i>This wording has been amended by city to read: Be advised that in order to meet "Category 4 – C", 'Schedule D' has been amended to now accept construction certified to the Canadian Standards Association – Sustainable Forest Management (CSA-SFM) standard, or recognized equivalent</i>	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	-
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
F	At least 75% of the materials used in construction are renewable resources.	2	-
G	The property includes an existing building and at least 75% of existing building structure or shell is retained.	3	-
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 Points Attained		16	7

Category 5: Energy Management (11 points required)

AMENITY		Points Available	Points Attained
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	B
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	-
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1	1
Total Points Attained		56	16

* Points will be awarded for only one of A, B, or C.

Category 6: Water Management (8 points required)

AMENITY		Points Available	Points Attained
A	At least 50% of the property is covered with a permeable surface area which may include a green roof. (no green roof) Currently ~23%, would need another 29,840sqft for 50%	2	-
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	-
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2	-
E	A non-potable irrigation system is installed and used for all on-site irrigation.	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
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1	1
Total Points Attained		16	6

Category 7: Social and Cultural Sustainability (10 points required)

AMENITY		Points Available	Points Attained
A	At least 10% of the residential dwelling units within a building are no greater than 29m ² in area.	1	-
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the <i>British Columbia Building Code 2012 (BCBC)</i> or any subsequent Act or Acts which may be enacted in substitution therefore.	3	3
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
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 29m ² in area.	4	-
E	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the <i>Strata Property Act</i> or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2	-
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	-
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3	-
Total Points Attained		21	10

***OVERALL TOTAL PROPOSED – 66**
TOTAL REQUIRED FOR TIER 2 – 65



 6030 LINLEY VALLEY DRIVE