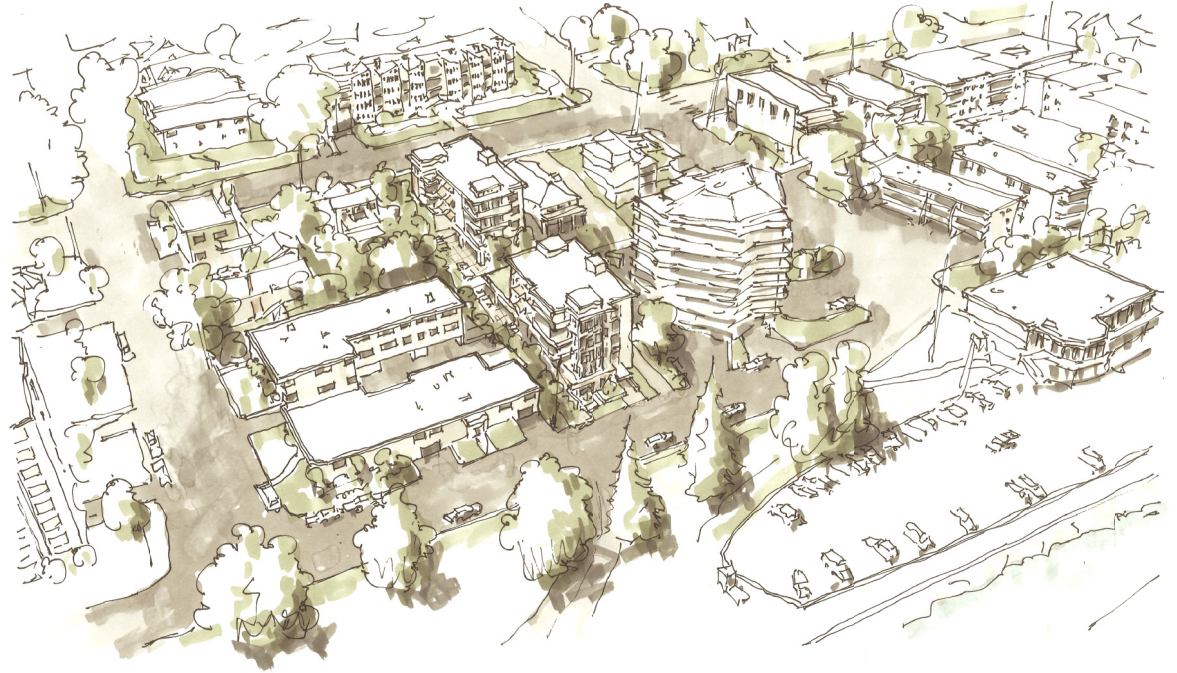


MASTHEADLIVING

Development Permit Application

Owing to its industrial past, a pragmatic and straightforward simplicity is evident in both the neighbourhood layout and architecture.

With the design of this project our intent is to capture this timeless simplicity, to create a solution that feels familiar – as though it's always been here, and will be around long after we are gone.



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360 Stewart - 345 Newcastle, Nanaimo, B.C.

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Design Rationale

Masthead Living is a residential infill project designed to create a small number of high-quality homes on a site that benefits from some of Nanaimo's greatest harbourfront attributes. Located directly across the street from Queen Elizabeth II Park and adjacent to Nanaimo's waterfront walkway this project provides a living opportunity that encourages its residents to enjoy opportunities for walking, cycling, and watersports.

An Historic Context

This site's post settlement history began around 1852 when the Hudson's Bay Company brought miners to work the rich coal seams. Originally named Colviletown, the town formed haphazardly out of rough and temporary buildings along the waterfront, and a Snuneymuxw village on what we now call Cameron Island. Fishing, logging, lumber milling, sandstone quarrying, and marine transport industries all sprang up along with the new coal deposits and mines. Between 1881 and 1925, coal was the primary fuel of the western world and Nanaimo enjoyed a few very prosperous decades. Eventually the mines closed as oil gradually replaced coal but Nanaimo's central location on the island, and large natural harbour enabled it to continue to grow into a significant Vancouver Island hub.

Out of this industrial past, a pragmatic and straightforward simplicity is evident in both the neighbourhood layout and architecture. With the design of this project our intent is to capture this timeless simplicity to create a solution that feels familiar – as though it's always been here and will be around long after we are gone.

Contemporary Context

Located within the Brechin/Newcastle Neighbourhood this site is a 66' x 234' through lot with street frontages onto both Stewart Ave and Newcastle Ave. The site's key attributes are its proximity to the water, and the opportunity to maximize the benefits of its south-facing and west-facing aspects. The neighbourhood context includes a wide range of building types reflective of a neighbourhood in transition. Stewart Ave neighbours include a heritage single family home at 350 Stewart and a newly built single family residence at 370 Stewart. Along Newcastle Avenue the Royal Vista tower is a 1960's era seven storey multifamily condominium with a similar vintage two and four storey multifamily rental property to the south.

Natural Context

From Stewart Ave the site slopes down toward Newcastle Avenue and Queen Elizabeth II Park. To take best advantage of these natural site conditions the development has been separated into two building forms that step down the slope. Each of the buildings

have been elongated and set back from the south property line to take best advantage of the south and west facing aspects of the site.

The space created between the two buildings creates an interior courtyard that provides a shared open space with opportunities for private & public gatherings.

Streetscape Context – Newcastle Avenue

As described above, the building massing for the Newcastle building has been stepped along the entire length of its south-facing exposure. In addition to maximizing the opportunities for solar exposure, this is also a deliberate response to reduce this building's overall massing, and to provide an enhanced view corridor from other parts of the site. Decks provide excellent exposure to south and west facing aspects.

A two storey entry portico is proposed to be constructed of heavy weathered timber using a design and material vocabulary reminiscent of what one might anticipate as part of industrial waterfront construction. Behind the portico the underground parking creates a natural concrete plinth for the building with exposed construction detailing (concrete ties and form details) drawing from a similar coastal/industrial heritage. The balance of the residential façade is composed around the main feature of this building elevation which is the vertical bay window / lookout.

Streetscape Context – Stewart Avenue

The Stewart Avenue building has evolved with a different building form in response to its unique context. Flanked by two smaller residences a significant initial design response has been to minimize the building's massing such that the Stewart Avenue elevation is just three storeys above street level.

The building's scale from this vantage is further articulated by a number of design elements, including:

- An entry portico is enhanced by the addition of articulated bay windows and articulated roofline;
- A composition of building materials that reduces the brick cladding to two storeys. This detail also takes full advantage of the south and west facing orientation of this suite.
- The above grade composition of this building elevation is supported on a subtle concrete plinth which will incorporate similar design detailing as has been seen on the Newcastle elevation.

Taken together we note that with this reduced massing the building form will closely match, but not imitate, the scale and timeless quality of the existing brick building located at 404 Stewart Ave.

Landscape Development

With service areas incorporated into the underground parking, the surface areas of the site are maximized for development as entries, pathways and courtyard. A gazebo located in the courtyard helps to define public and private spaces and provides a focal point for special events or small gatherings among neighbours. Low Impact stormwater features with absorptive landscape soils and permeable paving are integrated throughout.

Familiar Forms

The building mass has been articulated with residential scale bay windows and balconies. Clerestory glazing provides roof articulation and opportunities to enhance the penetration of natural light. The materials and design vocabulary are intended to be familiar and comfortable to residents and neighbours.

Durability

We have selected a palette of materials that are appropriate and durable for this waterfront location. The finishes are intentionally simple and are intended to enforce the feeling of timelessness. One and two storey entry porticos are constructed of heavy timber which is a design vocabulary reflecting historical and contemporary waterfront developments. Natural concrete with construction detailing (concrete ties and form details exposed) creates a solid plinth and a maintenance free connection to the ground. Building elevations are detailed with fiber cement and brick veneer which are both durable and timeless. The soffits are to be crafted of natural wood recognizing that this is a significant visual feature when viewed from the street, the waterfront walkway, or the water.

Convenient and Safe

Located adjacent to the waterfront walkway we have sought to create a living opportunity that lets residents enjoy an active lifestyle – taking advantage of opportunities for walking, cycling, and watersports as well as nearby shopping and business. Individual homes accommodate a range of lifestyles ranging from 685 sq. ft. up to 1,716 sq. ft. We envision an active mix of residents appreciative of the opportunity to walk out their front doors and make connections by ferry, seaplane, and with each other.

Sustainability

As we look forward to a zero-carbon future, this project responds to this challenge by incorporating:

- Car share (Modo) incorporated with the objective of accommodating the future potential of shared fully autonomous vehicles.
- Ample bike parking (including washdown and repair stations)
- Natural ventilation with carefully located clerestory windows that facilitate both cross and stack ventilation.
- Natural heating with carefully placed windows that receive solar gain during the cool season and shade during the warm season.
- Solar power, high efficiency HVAC and HRV systems.
- Parking with charge points for electric and/or zero emission vehicles
- Parking designed to provide transitional details so that these spaces can be repurposed for alternate uses as car dependency diminishes.
- On site rain-water retention and delay.

Variance Rationale

Throughout the development of this proposal we have worked diligently to develop a design response that does not seek out, or rely upon, design variances. Notwithstanding that starting point we are seeking support for a variance to the 14 m ht. limit for the Newcastle building only.

This variance is requested to allow the addition of two clerestory pods on the Newcastle building which we believe enhance the overall design imagery of the building. Viewed from the water this additional design articulation enriches the maritime imagery of the building recalling a harbour lookout function. Conceived originally as a sustainability feature to support natural ventilation, they have survived through the design process as key visual elements for the project.

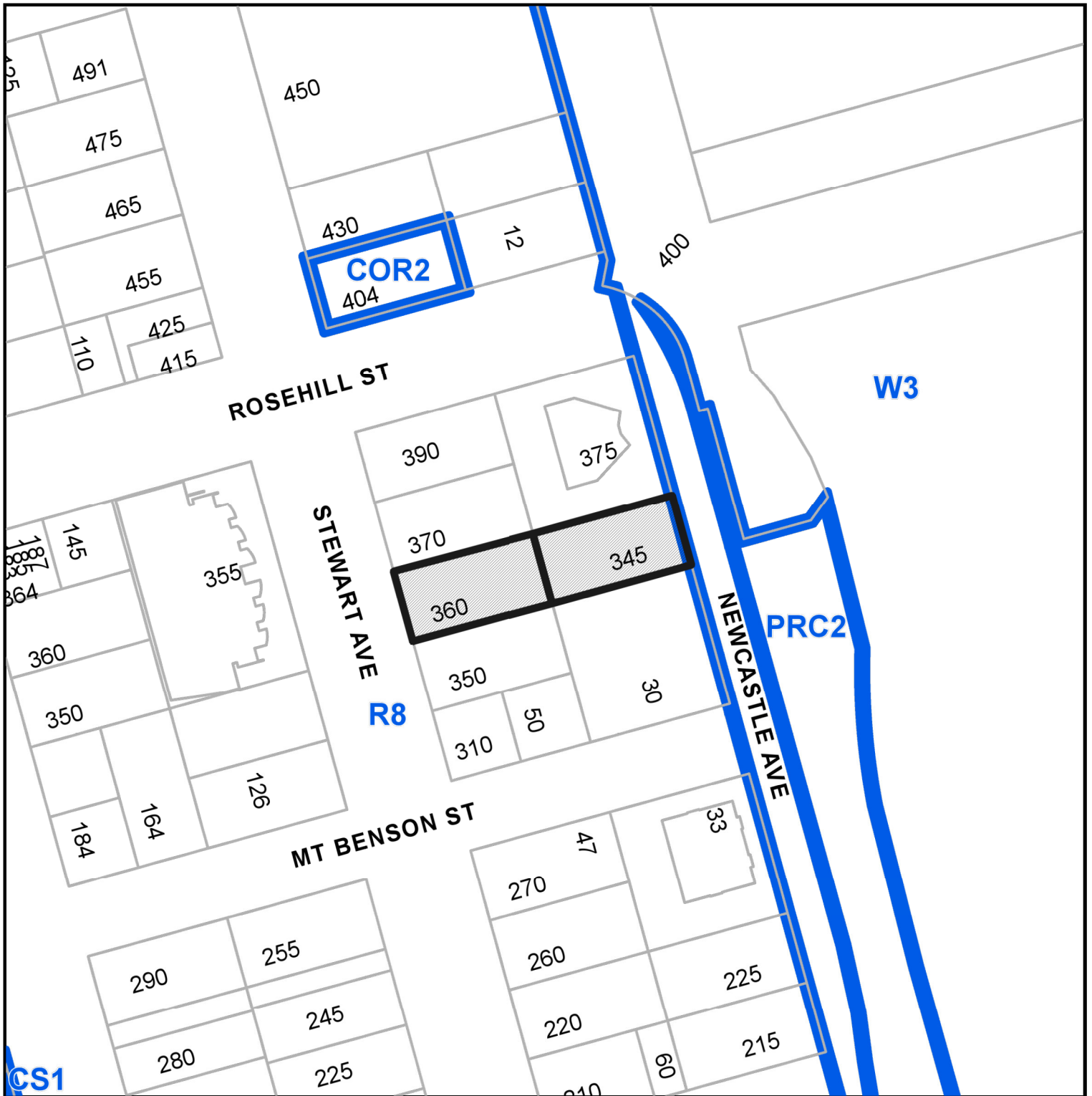
While there are clerestory pedestals on both buildings, it is only the ones on the Newcastle building that will be affected by the 14 m. ht. height limit. We anticipate that these clerestory pods will be implemented so that they are less than one metre above the limits as established by the existing zoning.

CONTEXT MAP



345 NEWCASTLE AVENUE & 360 STEWART AVENUE

LOCATION PLAN

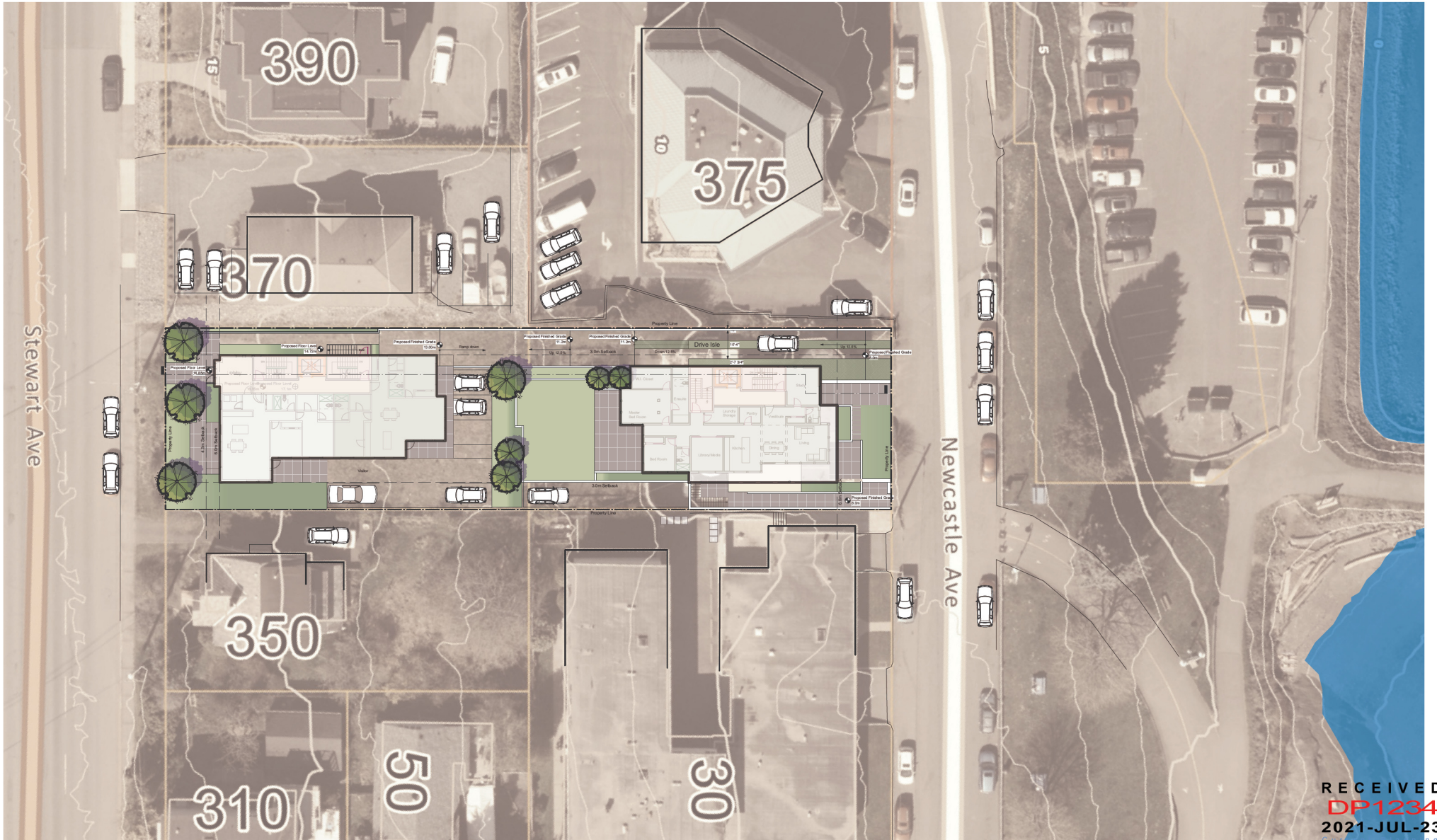


DEVELOPMENT PERMIT APPLICATION NO. DP001234



Subject Property

CIVIC: 345 NEWCASTLE AVENUE & 360 STEWART AVENUE
LEGAL: LOT 17 & 32, BLOCK 4, NEWCASTLE TOWNSITE, SECTION 1,
NANAIMO DISTRICT, PLAN 584



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

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Birds Eye looking over Stewart Ave.

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Birds Eye looking over Newcastle Ave.

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Existing Conditions from Newcastle Ave.



Existing Conditions from Stewart Ave.

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Zoning Bylaw No. 4500								
Building Area	Utility	Common Circulation	Common Vertical Circ.	Unit 1	Unit 1 Deck	Unit 2	Unit 2 Deck	Total
Building Newcastle L1	222.0	480.9	236.9	870.7				
Building Newcastle L2 (Newcastle Parking)		275.0	387.6	983.8				
Building Newcastle L3		151.6	387.6	2102.0	229.6			
Building Newcastle L4		145.8	387.6	2107.8	393.4			
Building Newcastle L5		145.8	387.6	2107.8	393.4			
Parking Stewart P1	549.1	158.3	237.2					
Building Stewart L1		405.8	387.6	1143.2	0.0	1197.0	0.0	
Building Stewart L2		220.4	387.6	1328.5	182.0	1197.0	243.8	
Building Stewart L3		220.4	387.6	1328.5	182.0	1197.0	243.8	
Building Area Gross (deduct 100sf) (inc. decks)	671.1	2204.0	775.2	11972.3	1380.3	3591.0	487.6	21081.4 sf
Site Area	17429.3 sf							
FAR Max 1.25+0(U/G Parking)								1.250
FAR Provided								1.210
Density Allowed								21786.6 sf
Foot Print Newcastle								2997.2 sf
Foot Print Stewart								3133.3 sf
Site Cover 40% allowed								40%
Site Cover provided								35.2%
Max. Building Height								14.0m (45'-11")
Building Height Provided Newcastle (1m Height Variance required)								15.0m (49'-2")
Building Height Provided Stewart								13.64m (44'-9")

Off-Street Parking Bylaw No. 7266		
Area 2		
	No. of Bedrooms	Unit rate
Newcastle L1 - Unit 1	2.00	1.62
Newcastle L2 - Unit 2	2.00	1.62
Newcastle L3 - Unit 3	2.00	1.62
Newcastle L4 - Unit 4	2.00	1.62
Newcastle L5 - Unit 5	2.00	1.62
Stewart L1 - Unit 1	2.00	1.62
Stewart L1 - Unit 2	2.00	1.62
Stewart L2 - Unit 1	2.00	1.62
Stewart L2 - Unit 2	2.00	1.62
Stewart L3 - Unit 1	2.00	1.62
Stewart L3 - Unit 2	2.00	1.62
Accessible		1.00
Visitor (2 provided)		----
Total Required		18.82
Total Provided (includes 2 accessible stalls)		20.00

2018 BCBC		
3.2.2.50	Building Classification	Group C, Up to 6 storeys Sprinklered
		Max. building area 1800sm
		Combustible or non-combustible construction
		Floor Assemblies - 1Hr FRR
		Roof Assembly - 1 Hr FRR
		Storage Garage permitted under 4th storey
3.1.4.8	Exterior Cladding	Non Combustible
3.2.3.	Spatial Separation and Exposure Protection	
3.2.3.1.- D	Unprotected Openings	
3.3.1.5 (1)(b)&(d)	Egress Doorways	Every room or suite, except for dwelling units in the building, requires two egress doorways when: intended occupancy is more than 60, travel distance is more an 25m, area (F3 storage garage) is more than 300sm.
3.3.5.4	Repair and Storage Garage	Clear height min. 2m
		Sprinklered
		Elevator and Stair require vestibule
3.3.5.6	Storage Garage Separation	1.5 Hr FRR
3.3.5.7	Vestibules	Vestibule Required

Data

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Sketch from Newcastle Ave.

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Sketch from Newcastle Ave.

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Sketch from Stewart Ave.

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Sketch from Stewart Ave.

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Looking South East across Nanaimo Harbour

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Material List

- 1 Fiber Cement Shingle (colour - Warm Sun Bleached White)
- 2 Cement Panel - Hardie Panel - Smooth - (colour - Warm White)
- 3 Cement Panel - Hardie Panel - Smooth - (colour - Web Grey - SW 7075)
- 4 Natural Concrete
- 5
- 6 Window Frame (colour - Cyber Space - SW 7076)
- 7 Door and Frame (colour - Cyber Space - SW 7076)
- 8 Glass Guard with Aluminium Frame
- 9 Flashing 1 (colour Cyber Space - SW 7076)
- 10 Flashing 2
- 11 Painted Metal Guard
- 12 Clear Vertical Grain Fir no. 1 or better - Stained Sikkens Cetol 1(translucent ext. base coat) Ceto 23 Plus (translucent ext. top coat)
- 13 Panel Joints
- 14 Privacy Screen
- 15 Wall Caps - Air Supply or Exhaust
- 16 Metal Rain Water Leaders (colour - Cyber Space - SW 7076)
- 17 Natural Concrete Detail
- 18 Metal Stair with perforated treads
- 19 Brick (Red)
- 20 Soffit (non combustible Fiber cement Cedar mill - wood stain)
- 21 Fabric adjustable awning



Web Gray
SW 7075

Cyber Space
SW 7076

Natural Concrete

Red Brick

Sun Bleached
Shingles

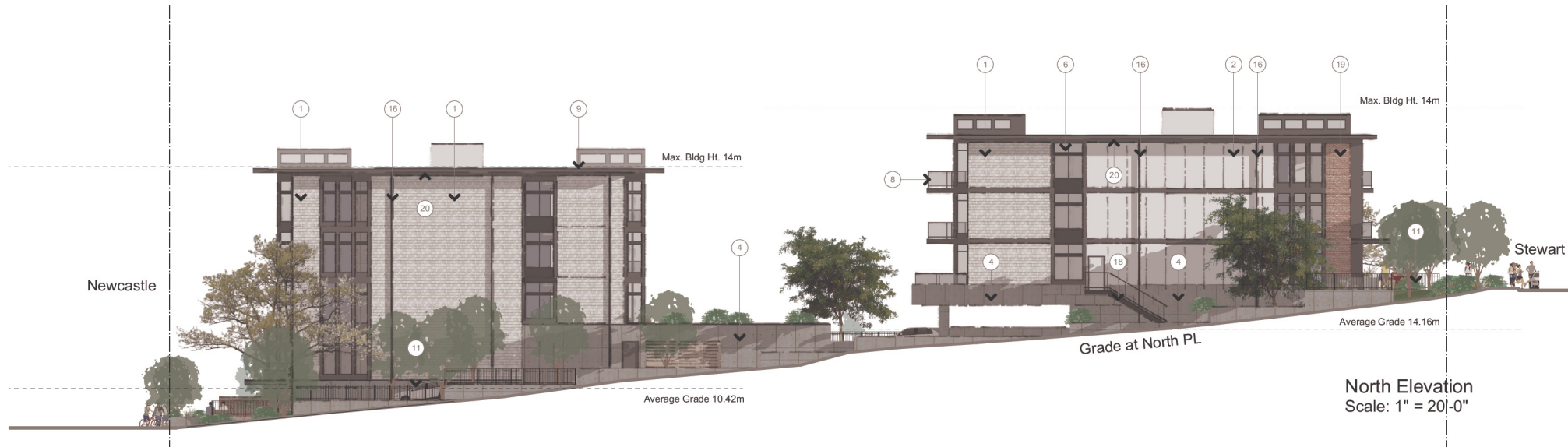
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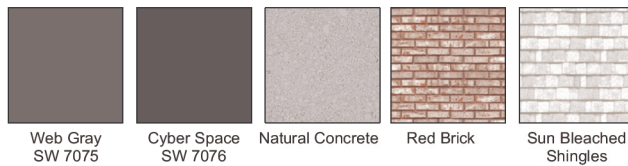
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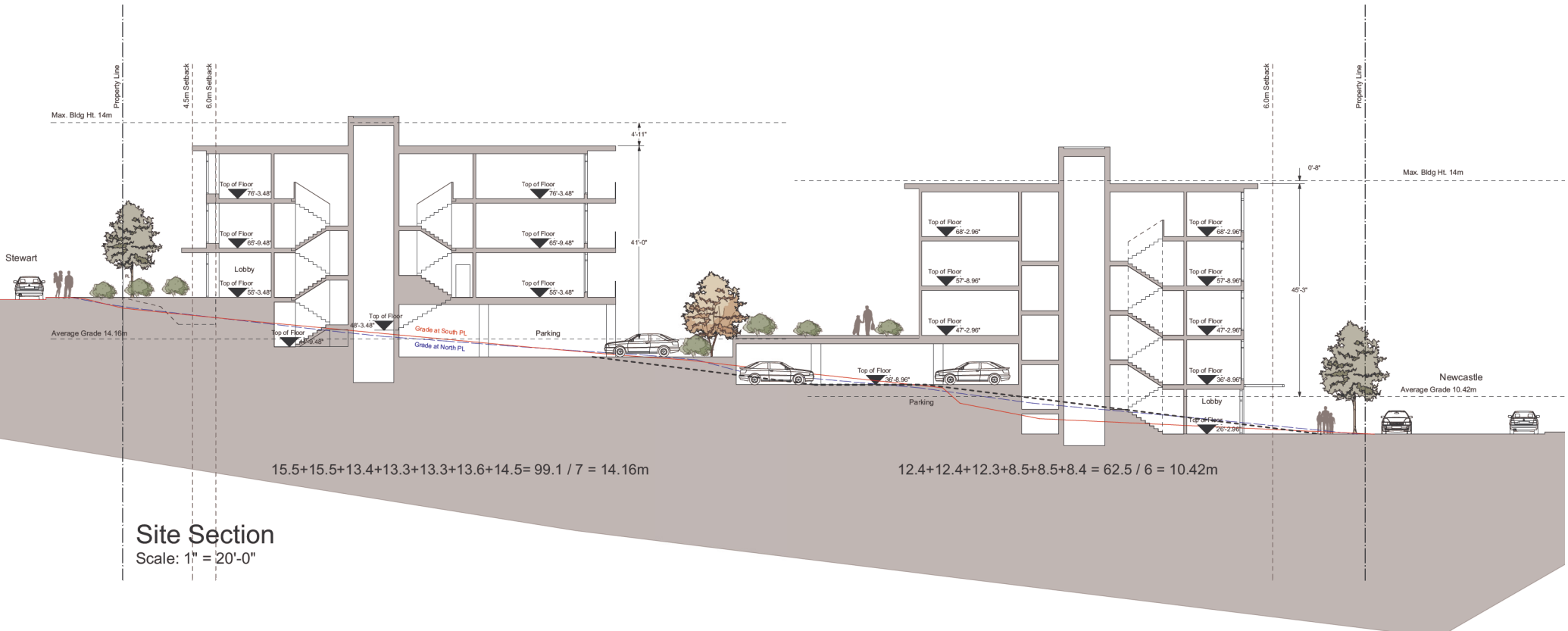


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Site Section
Scale: 1" = 20'-0"

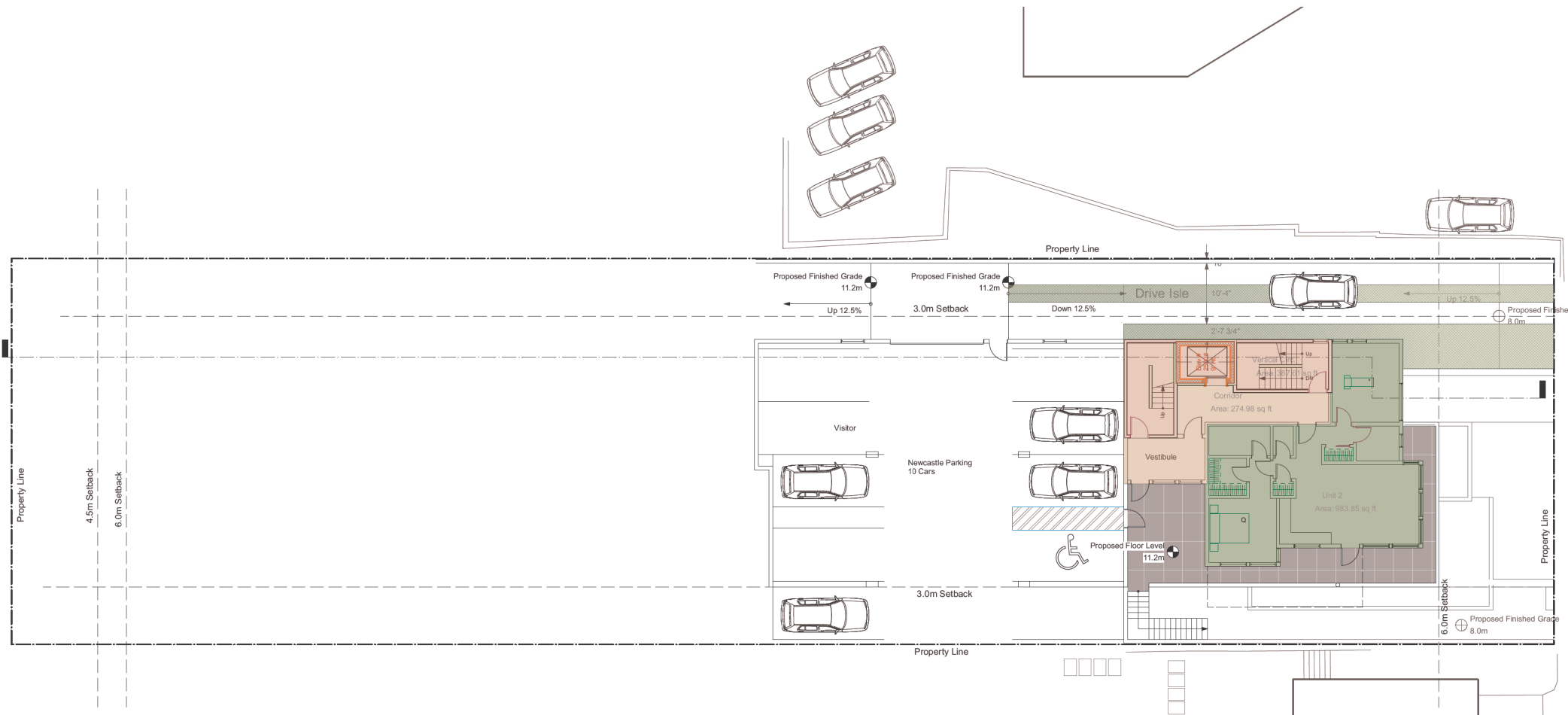
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Newcastle L2
Scale: 1/16" = 1'-0"

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Stewart P1 - Newcastle L3
Scale: 1/16" = 1'-0"

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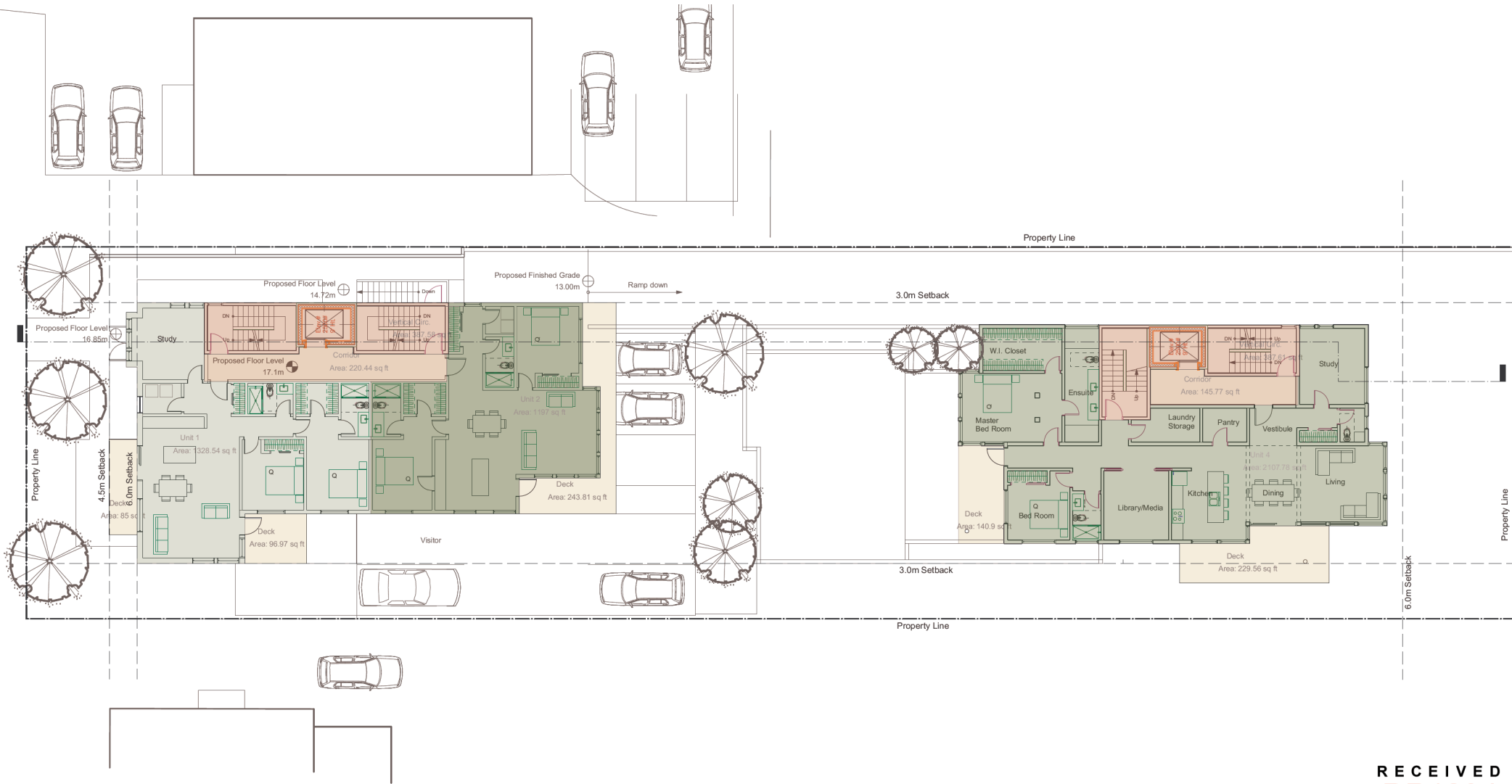
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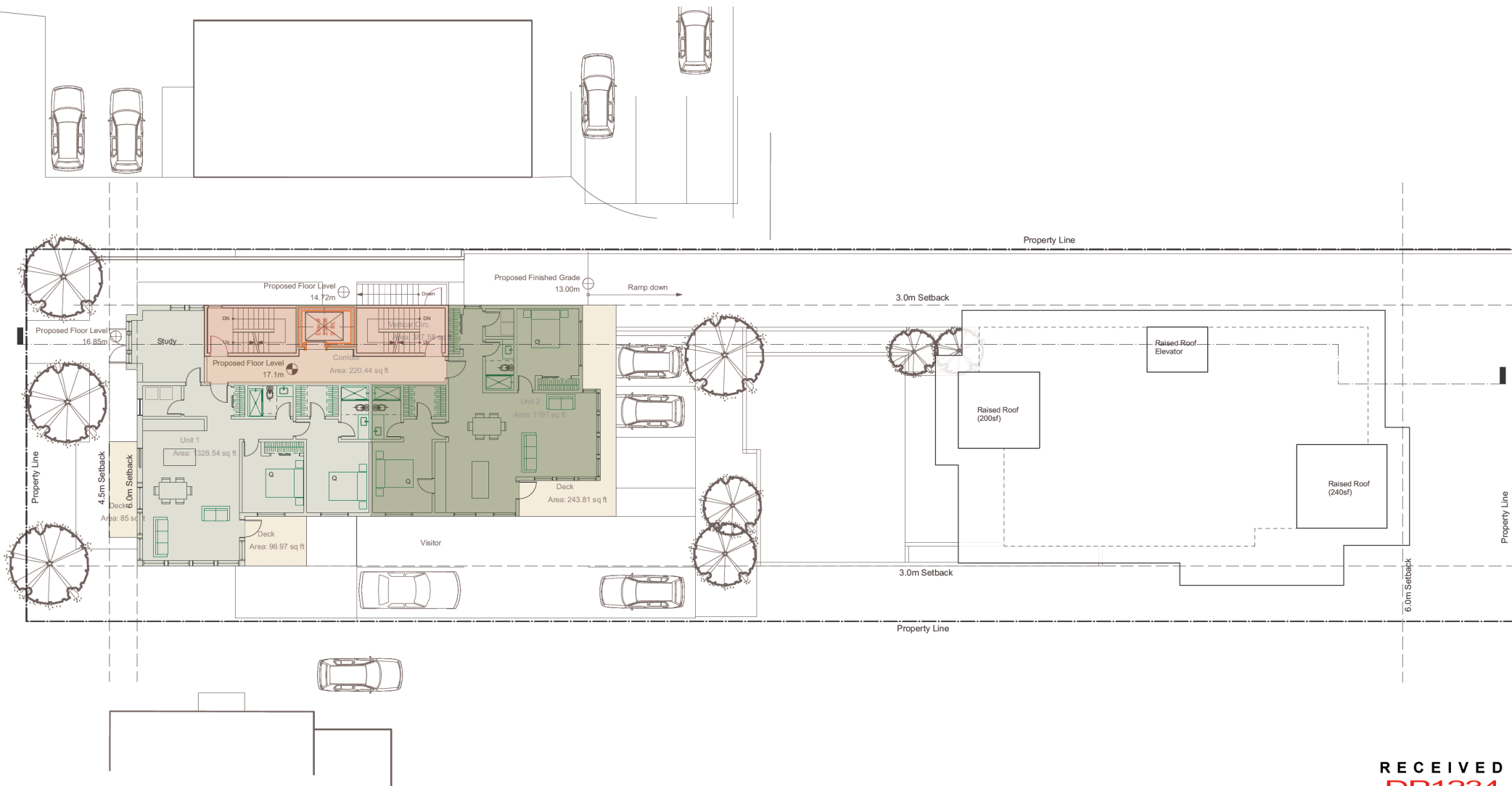
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Stewart Level 2 - Newcastle L5
Scale: 1/16" = 1'-0"

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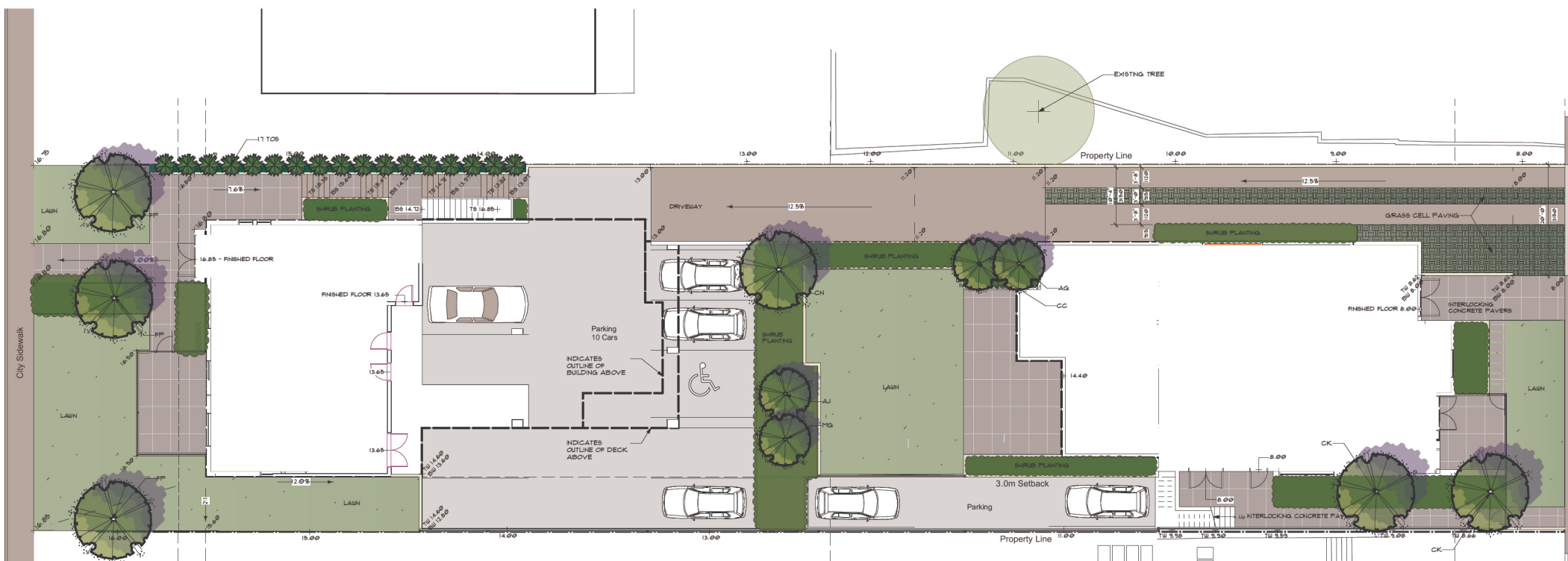
Stewart Level 3 - Newcastle Roof
Scale: 1/16" = 1'-0"

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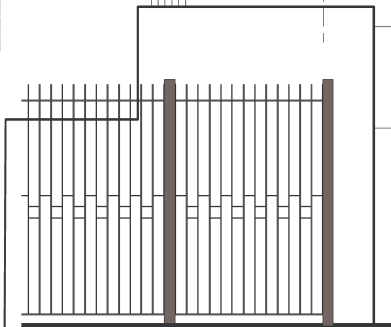
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CANDIDATE TREES				CANDIDATE SHRUBS AND GROUNDCOVER			
KEY	BOTANICAL NAME	COMMON NAME	SIZE	KEY	BOTANICAL NAME	COMMON NAME	SIZE
EVERGREEN TREES				SHRUBS			
PC	PINUS CONTORTA CONTORTA	SHORE PINE	2M HT.		VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT
CO	CHAMAECYPARIS OBUSA 'HINOKI'	HINOKI CYPRESS	2M HT.		RHODODENDRON 'SNOWBIRD'	DECIDUOUS AZALEA	#5 POT
TO	THUJA OCCIDENTALIS SMARAGD	EMERALD CEDAR	2M HT.		RHODODENDRON 'GIBALTAR'	DECIDUOUS AZALEA	#5 POT
PM	PINUS MUGHO	MUGO PINE	#2 POT		RHODODENDRON 'HOTE'	RHODODENDRON	#5 POT
DECIDUOUS TREES					ERICA CARNEA 'WINTERSONE'	WINTERSONE HEATHER	#2 POT
FP	PRAXINUS PENNSYLVANICA 'SUMMIT'	SUMMIT GREEN ASH	5CM CAL.		GAULTHERIA PROCUMBENS	WINTERGREEN	#2 POT
CN	CORNUS NUTALLII 'EDDIE'S WHITE WONDER'	DOGWOOD 'EDDIE'S WHITE WONDER'	3M MULTISTEM		RHODODENDRON 'HOTE'	HOTE (YELLOW) RHODO	#5 POT
CK	CORNUS KOUSA	KOUSA DOGWOOD	MULTISTEM		PINUS MUGO	DWARF MUGO PINE	#2 POT
AJ	ACER JAPONICUM 'ACONTIFOLIUM'	JAPANESE MAPLE	MULTISTEM		MAHONIA NERVOSA	DWARF OREGON GRAPE	#2 POT
AG	ACER GINNALA 'FLAME'	AMUR MAPLE	MULTISTEM	GROUNDCOVER			
MG	MAGNOLIA GRANDIFLORA	MAGNOLIA	MULTISTEM		POLYSTICHUM MUNITUM	SHOARD FERN	
					ARCTOSTAPHYLOS UVA URSI	KINKKINK	
					PACHYSANDRA TERMINALIS	JAPANESE SPURGE	
					SEDUM PALLIDUM	STONECROP	
					ARENARIA VERNIA	SCOTCH MOSS	
					SAGINA SUBULATA	IRISH MOSS	
					FRAGARIA CHILCENSIS	COASTAL STRAWBERRY	
					PARTHENOISSUS TRICUSPIDATA	BOSTON IVY	

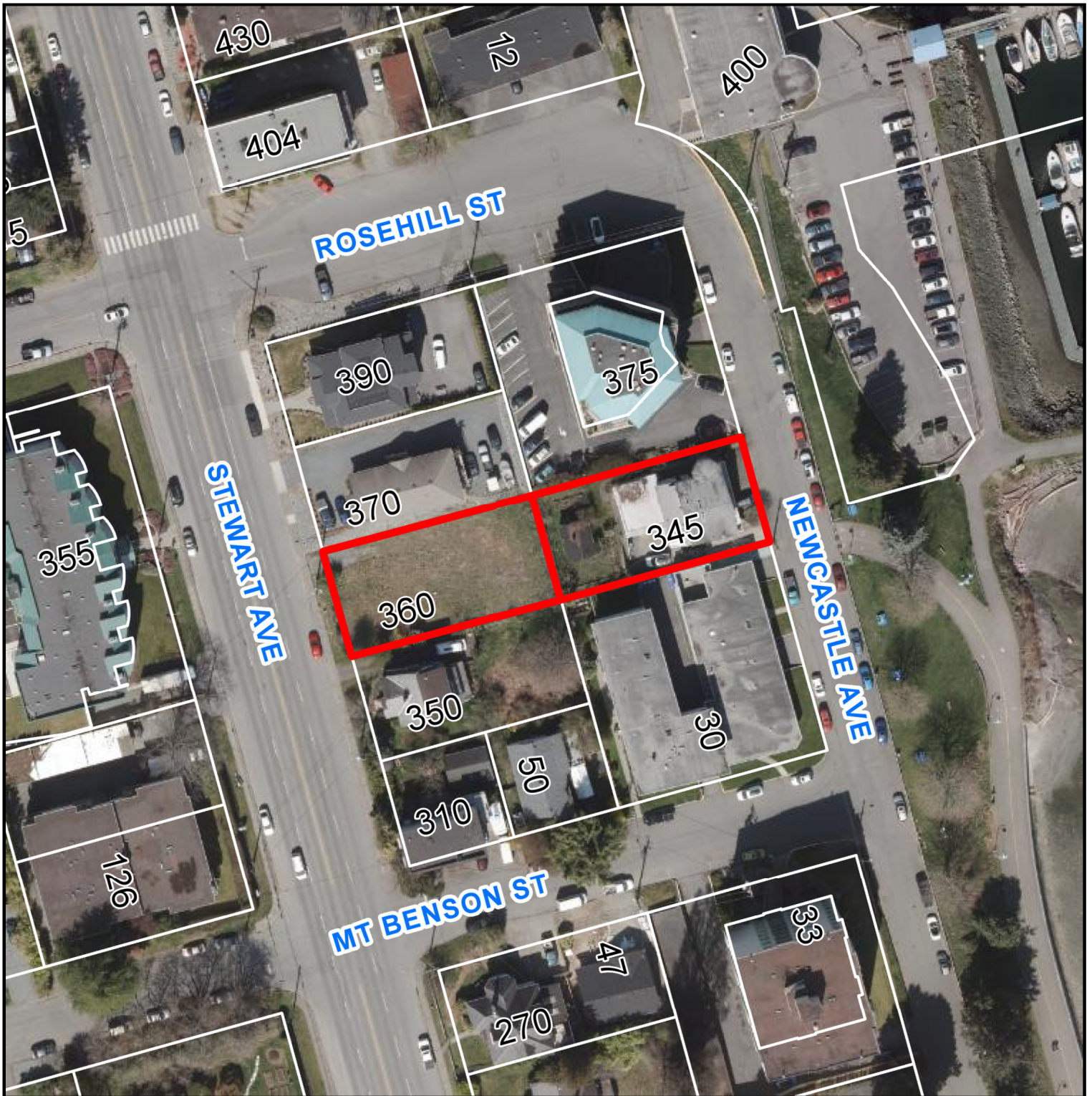


Privacy Screen - Detail
Scale: 1/4" = 1'-0"

Landscape Plan
Scale: 1:200

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