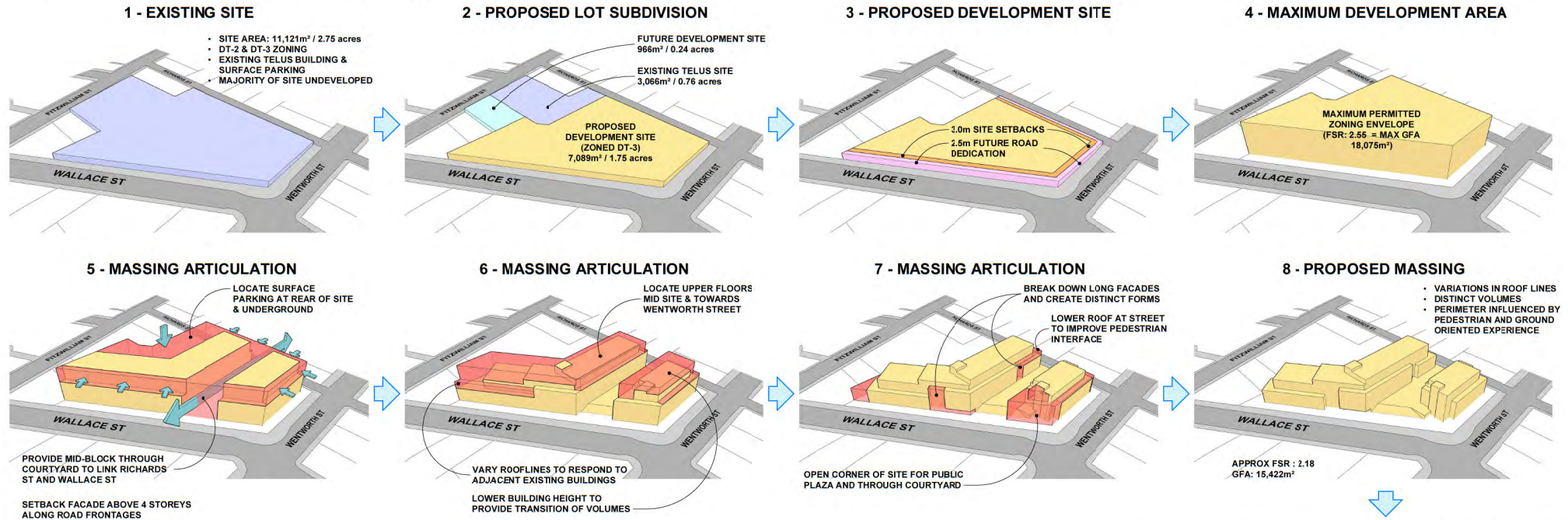


# ATTACHMENT H BUILDING MASSING

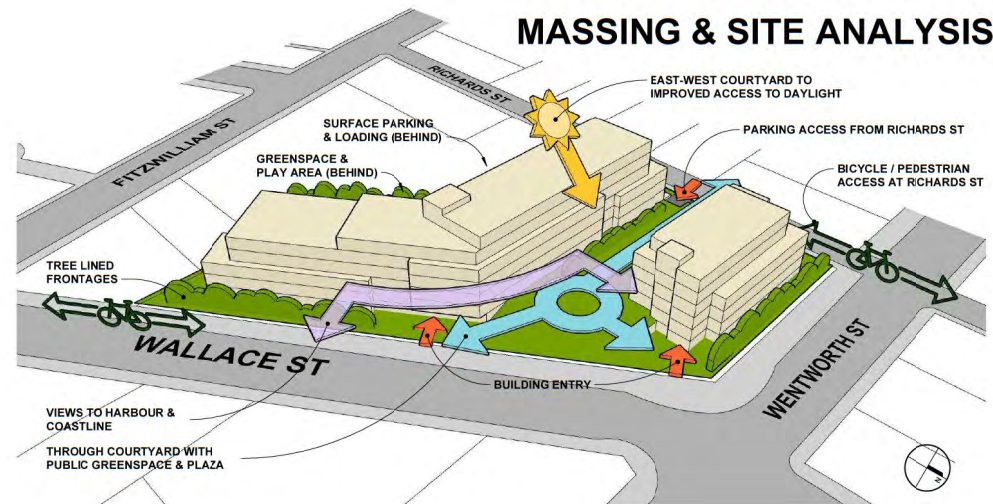
## PROPOSED MASSING DESIGN PROCESS

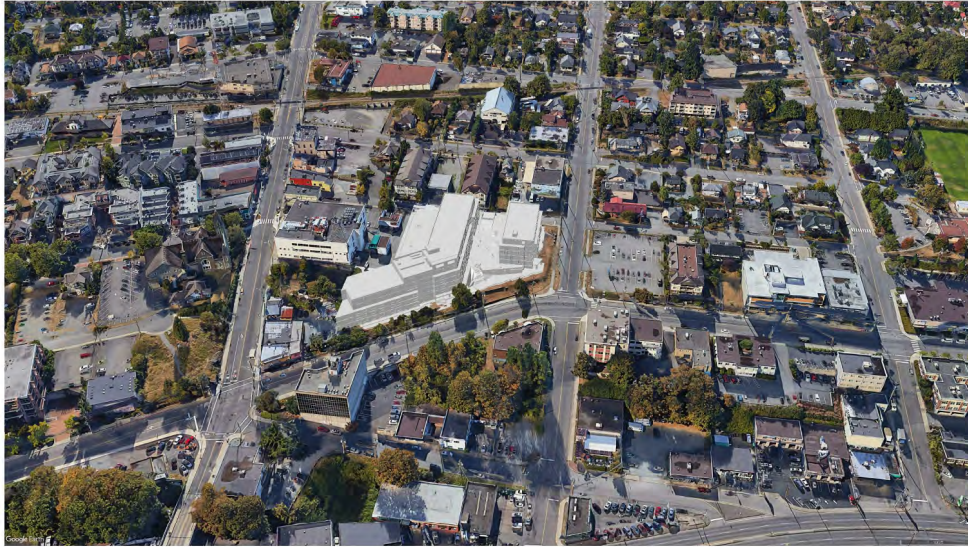


## DESIGN CONSIDERATIONS

- PROPOSED DESIGN TO CONFORM TO NANAIMO'S DOWNTOWN URBAN DESIGN GUIDELINES AND DT-3 ZONING (EXCLUDING SEEKING A MAX HEIGHT VARIANCE OF APPROX 3.9m)
- BUILDING DENSITY AT INTERSECTION WITH MID-BLOCK THROUGH COURTYARD & PUBLIC OPEN SPACE
- COMPOSITION OF ROOF FORMS WITH CONSIDERATION TO VIEWS AND ACCESS TO DAYLIGHT
- ARTICULATION AND VARIATION AT STREET LEVEL FACADES TO IMPROVE PEDESTRIAN EXPERIENCE AND PROVIDE AN AUTHENTIC STREETScape
- DISTINCT BUILDING MASSES TO RESPOND TO EXISTING ADJACENT BUILDINGS AND DEVELOPMENT
- USE OF EXISTING TOPOGRAPHY TO PLACE MAJORITY OF PARKING UNDERGROUND AND REDUCE OVERALL BUILDING HEIGHT
- IMPROVEMENTS TO PEDESTRIAN AND CYCLING INFRASTRUCTURE AND OPEN SPACES

## MASSING & SITE ANALYSIS

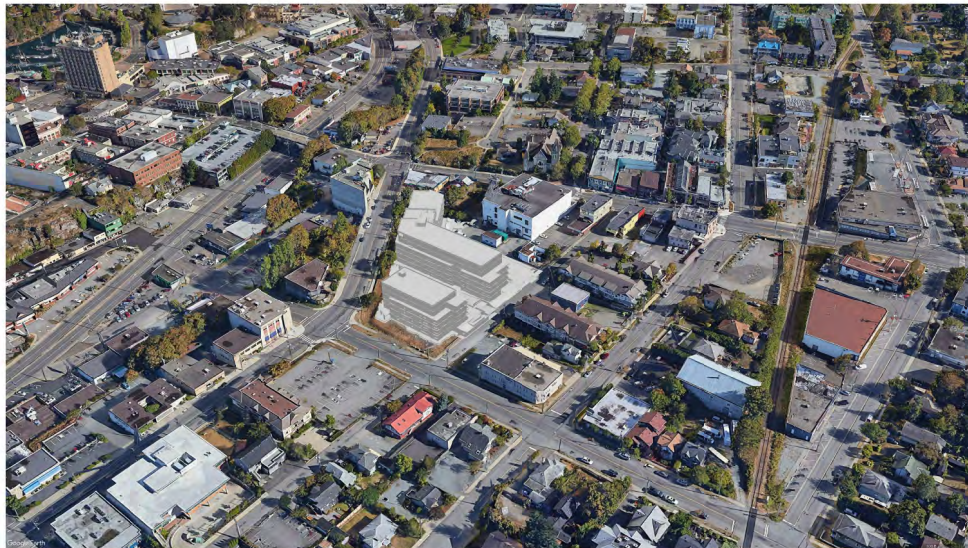




VIEW FROM WEST



VIEW FROM NORTH EAST



VIEW FROM NORTH WEST



VIEW FROM WEST