

680 PINE | DESIGN RATIONALE /PROJECT DESCRIPTION

June 17, 2021

Four separate residential buildings have been designed as a housing solution based on the buyer demand for more private compact single detached houses with individual outdoor space. This design is focused on creating a small community in keeping with the traditional neighbourhood characteristics of 'Nanaimo's Old City Multiple Family Residential Design Guidelines'.

This site design has four individual residential units with parking located at the rear of the site, accessed by the lane. Two of the units are oriented towards Pine Street with entrance porches facing the road, while the other two units are oriented parallel to Pine street to optimise the efficiency of the site.

Neighborhood/Site Context

- This site is located on Pine Street, set along other residential buildings
- In accordance with Appendix B, part 4: 'Neighbourhood Character' of the 'Old City' guidelines, this development retains the residential character of the neighbourhood through:
 - Traditional pitched roof single family housing form
 - Ground floor private access to the individual dwellings
 - Formal front and rear yards for the individual units
 - Consistent building siting similar to neighbouring houses
 - Similar building height to neighbouring buildings
 - Parking access from the rear lane

Design Concept

- Design focusses on maximising light and space for the four dwelling units
- Varying architectural elements have been utilized on the faces of the building to create scale and interest
- Individual dwelling units have compact private outdoors spaces to encourage families with children / pets
- Common community amenity space provided at the rear of the site
- Parking access proved from the rear lane
- Trash access provided from the rear lane

Character & Form

- The design utilizes multiple sloped roofs at varying heights with the idea of blending in with the neighbouring buildings.
- Different colour combinations were used as a unique identifier for each residence in the complex
- The sides of the building have been retained as relatively flat surfaces to maximise the efficiency of the interior of the units due to the narrow site dimension but broken up into different textures and colours to add scale and interest.
- Heavy trim around the rectangular windows

- Vinyl siding (lap, board and batten, shingle) will be used to create patterns and interest and a residential character.

Proposed Building Design

- 4 individual units designed in 4 separate buildings to maximise light within units and provide private outdoor space
- Additionally, common space provided at rear of the site
- All units have living, kitchen and common spaces at the ground level and bedrooms located at the second level
- Trash area located away from the lane and screened to match fencing
- Parking area fenced and landscaped from neighbouring properties

Variances Requested

- Trellis

Variance Requested:

Height Variance, front trellis 1.5 m (Allowable 1.2 m; provided 2.7 m)

Height Variance, side trellis 0.3 m (Allowable 2.4 m; provided 2.7 m)

Rationale: The front Trellis' serve as an identifier to locate the entry point to the site for the front units and the path to the side units. As this proposal has 4 buildings, and 2 of the buildings can be accessed from the street, this trellis serves as a wayfinding feature to guide pedestrians to the back buildings. Additionally, it serves as a traditional architectural feature, visible from the street, in keeping with the 'Old City Design Guidelines'.

The back trellis serves as a feature to camouflage the trash area from the neighbouring lots as well as from the parking area on site.

- Parking

Variance requested:

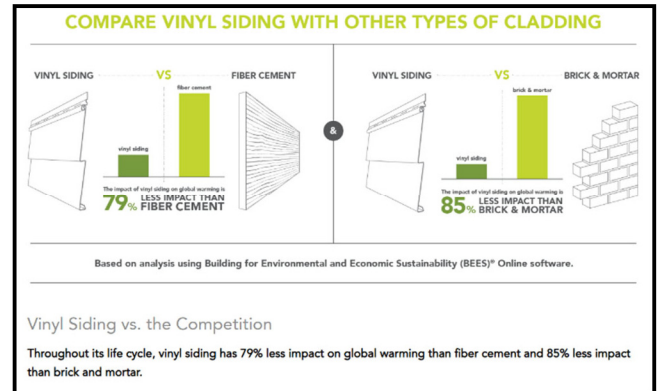
Small Car to Standard Car ratio (20% variance)

Rationale: The total parking requirement of 5 cars has been met for this proposal. The variance request is for the ratio of small car to standard car. In this case the ratio of 60%; 40%. (i.e., 3 small car and 2 standard car) has been provided compared to the 40:60 requirement. Considering the narrowing of the site at the rear and the need for a rock pit at the back of the site, this ratio provides the maximum numbers of car spaces within the usable space.

Vinyl Siding: We are not proposing the use of "ordinary vinyl siding". We believe that the combined use of painted combed Pine wood trim and the exquisite style, exceptional strength, and durability of Sequoia Select ultra-premium vinyl siding provides a classic Craftsman inspired look, exceptional durability and a greatly reduced carbon footprint when compared to other types of siding products.

- ✓ The horizontal cladding in our design is vinyl siding. By choice we use Sequoia Select, which is a substantial improvement over the traditional vinyl siding used elsewhere. This product's extra-heavy wall thickness greatly enhances rigidity and stability.
- ✓ It has much deeper color pigmentation which provides for a sense richness and warmth.

- ✓ Each panel is solid colour throughout, as such it won't chip, flake or blister like painted surfaces.
- ✓ A 3/4" full lap height creates a deeper dimensional look and enhanced shadow lines for a true wood-like appearance.
- ✓ **Cedar grain emboss** provides for natural appeal, excellent durability and reduced exterior maintenance as it never needs to be painted and will not warp and twist like wood.
- ✓ Reduced impact on global warming as vinyl siding has 79% less impact than fiber cement cladding and 85% less than brick and mortar.
- ✓ Pine Wood Trim – all fascia, belly bands, barge boards, gables, corner, doors and window trimmers are trimmed out in painted combed Pine wood boards.



(source: <https://www.vinylsiding.org/vsi-resources/sustainability/>)



Images are successful examples of Sun Porch Projects the vinyl siding application.

TURF: It is not our intent to use AstroTurf. AstroTurf is a proprietary artificial grass product that has been around for 50 years now. In the beginning, it was nothing more than a thin green carpet, first prototyped in the Houston Astrodome in the 1970's. That is AstroTurf.

Over the past decades, both the materials and the technology have evolved to the point that today's artificial grass is cleaner and greener than ever.

It is our intent to use a product called Bella Turf (or equivalent).

The main ecological benefits of Bella Turf artificial grass are:

1. Water conservation;
2. Reduced fossil fuels from mowing and maintenance;

3. The elimination of noise pollution from the use of gas-powered trimmers and lawn mowers;
4. Reduced chemical input into the earth's water table from harmful fertilizers, pesticides and herbicides.

Bella Turf has supplied millions of square feet of artificial grass Canada wide for both residential and commercial applications. The benefits of artificial grass span much farther than the key ecological benefits.

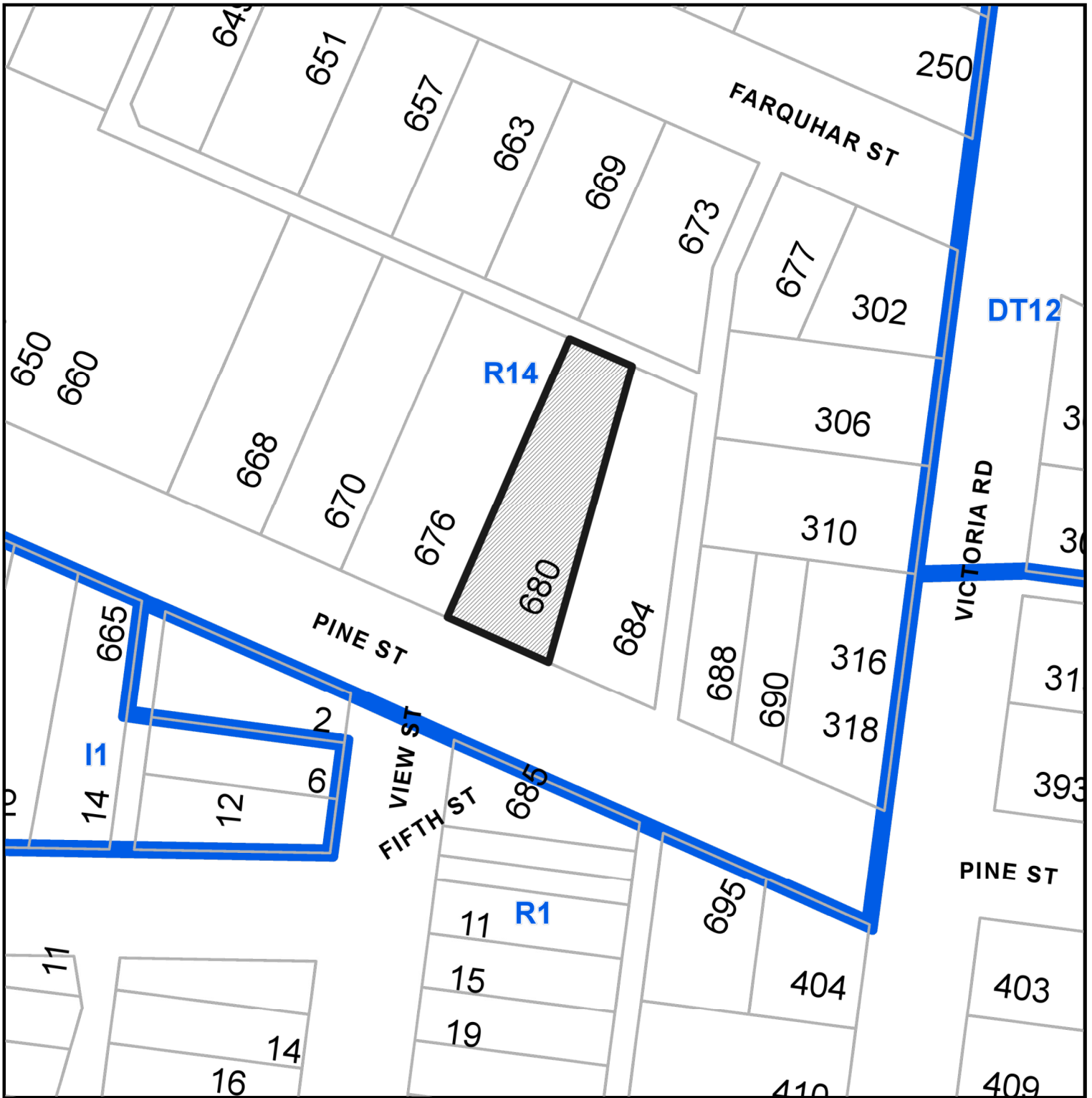
1. The greening and durability of plant material here in BC is quite seasonal.
2. Natural lawn and various plant materials can lack durability due to heavy foot traffic, use from pets, the European chaffer beetle and water restrictions.
3. Rain-soaked artificial grass will remain free of standing water even in the wettest climates as Bella Turf products have a vertical drainage system that creates more efficient water retention than natural grass and significantly reduces storm water runoff.

CONTEXT MAP



680 PINE STREET

LOCATION PLAN



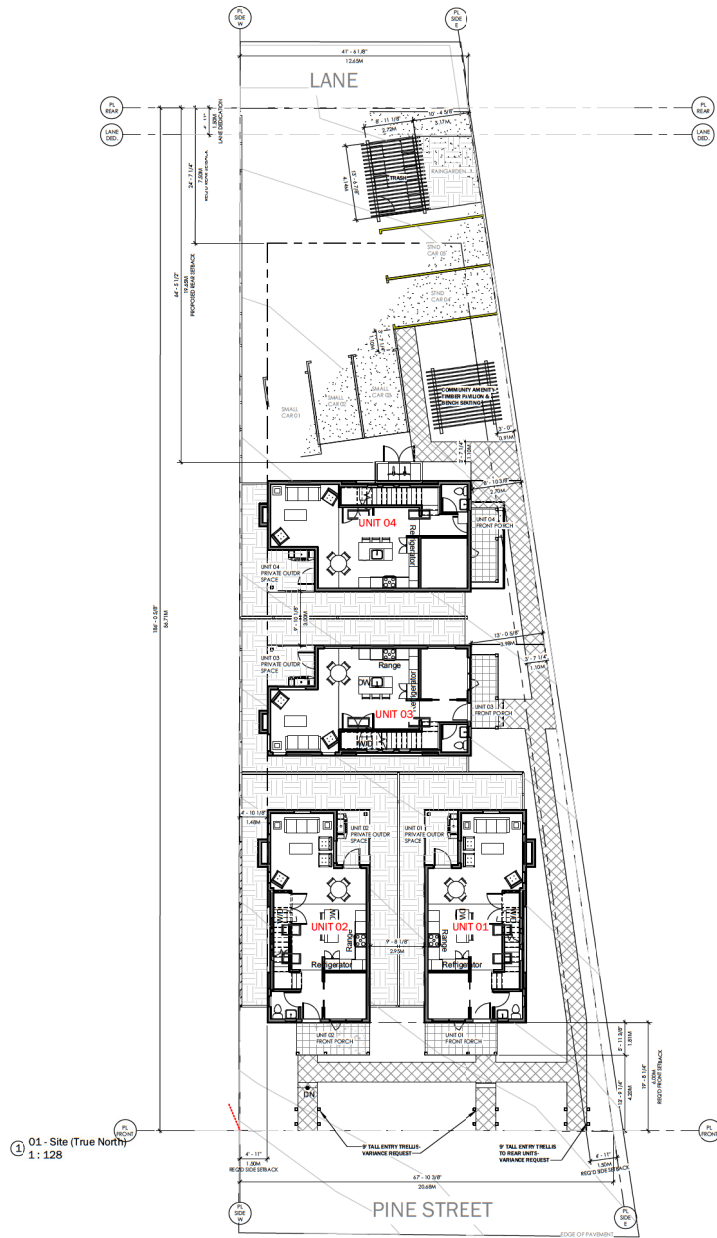
DEVELOPMENT PERMIT APPLICATION NO. DP001240



Subject Property

CIVIC: 680 PINE STREET

LEGAL: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 2530



SPECIAL SEPERATION CALCULATION

UNIT 1(NON SPRINKLERED), PART 3, 9.10.15.4. EXTERIOR WALLS FOR HOUSES

AREA 01: (north)
 WALL AREA: 373 SF
 L DISTANCE: 1.5 m
 ALLOWABLE OPENINGS %: 8 %
 PROPOSED OPENINGS %: 8 %

AREA 02: (east)
 WALL AREA: 773.85 SF
 L DISTANCE: 2.3 m
 ALLOWABLE OPENINGS %: 10.35 %
 PROPOSED OPENINGS %: 7.17 %

AREA 03: (west)
 WALL AREA: 672.75 SF
 L DISTANCE: 1.5 m
 ALLOWABLE OPENINGS %: 8 %
 PROPOSED OPENINGS %: 7.69 %

SPECIAL SEPERATION CALCULATION

UNIT 2(NON SPRINKLERED), PART 3, 9.10.15.4. EXTERIOR WALLS FOR HOUSES

AREA 04: (north)
 WALL AREA: 373 SF
 L DISTANCE: 1.8 m
 ALLOWABLE OPENINGS %: 8 %
 PROPOSED OPENINGS %: 8 %

AREA 05: (east)
 WALL AREA: 672.75 SF
 L DISTANCE: 1.5 m
 ALLOWABLE OPENINGS %: 8 %
 PROPOSED OPENINGS %: 7.69 %

AREA 06: (west)
 WALL AREA: 773.85 SF
 L DISTANCE: 1.5 m
 ALLOWABLE OPENINGS %: 8 %
 PROPOSED OPENINGS %: 7.17 %

SPECIAL SEPERATION CALCULATION

UNIT 3(NON SPRINKLERED), PART 3, 9.10.15.4. EXTERIOR WALLS FOR HOUSES

AREA 07: (north)
 WALL AREA: 666.85 SF
 L DISTANCE: 1.5 m
 ALLOWABLE OPENINGS %: 8 %
 PROPOSED OPENINGS %: 7.76 %

AREA 08: (east)
 WALL AREA: 438.5 SF
 L DISTANCE: 4 m
 ALLOWABLE OPENINGS %: 30 %
 PROPOSED OPENINGS %: 16.07 %

AREA 09: (west)
 WALL AREA: 349.53 SF
 L DISTANCE: 1.5 m
 ALLOWABLE OPENINGS %: 8 %
 PROPOSED OPENINGS %: 8 %

AREA 10: (south)
 WALL AREA: 722.8 SF
 L DISTANCE: 1.2 m
 ALLOWABLE OPENINGS %: 7 %
 PROPOSED OPENINGS %: 6.92 %

SPECIAL SEPERATION CALCULATION

UNIT 4(NON SPRINKLERED), PART 3, 9.10.15.4. EXTERIOR WALLS FOR HOUSES

AREA 01: (north)
 WALL AREA: 438.5 SF
 L DISTANCE: 2.7 m
 ALLOWABLE OPENINGS %: 16.3 %
 PROPOSED OPENINGS %: 16.07 %

AREA 02: (west)
 WALL AREA: 349.53 SF
 L DISTANCE: 1.5 m
 ALLOWABLE OPENINGS %: 8 %
 PROPOSED OPENINGS %: 8 %

AREA 03: (south)
 WALL AREA: 666.95 SF
 L DISTANCE: 1.5 m
 ALLOWABLE OPENINGS %: 8 %
 PROPOSED OPENINGS %: 7.76 %

① 01 - Site (True North)
 1: 128

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JOYCE REID TROOST ARCHITECTURE
 2515 GLENAYR DRIVE
 NANAIMO, BC V9S 3R9
 joyce@jtarchitecture.com
 250.714.8749
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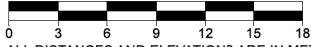
CLIENT: Sun Porch Homes Ltd.

REV. DATE	NUMBER	DESCRIPTION
20-05-14	1	COORDINATION SET 01
21-03-12	2	COORDINATION SET 02
21-06-17	3	DP

DATE	JUNE 18, 2021	SITE PLAN
SCALE	1: 128	
DRAWN BY	JRT	

A100

SITE PLAN OF:
LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 2530.



ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY 279 mm IN HEIGHT (B SIZE) WHEN PLOTTED AT A SCALE OF 1:300.

PARCEL DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEY.

ELEVATION DATUM IS GEODETIC AND IS DERIVED FROM OBSERVATIONS TO CONTROL MONUMENT 77H4359. CONTROL MONUMENT ELEVATION = 42.715

SETBACKS ARE DERIVED FROM FIELD SURVEY COMPLETED ON DECEMBER 2, 2020.

THIS SITE PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF SUN PORCH HOMES.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO: CA8185271.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THE CIVIC ADDRESS OF THE BUILDING IS: 680 PINE STREET, NANAIMO

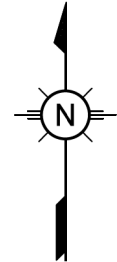
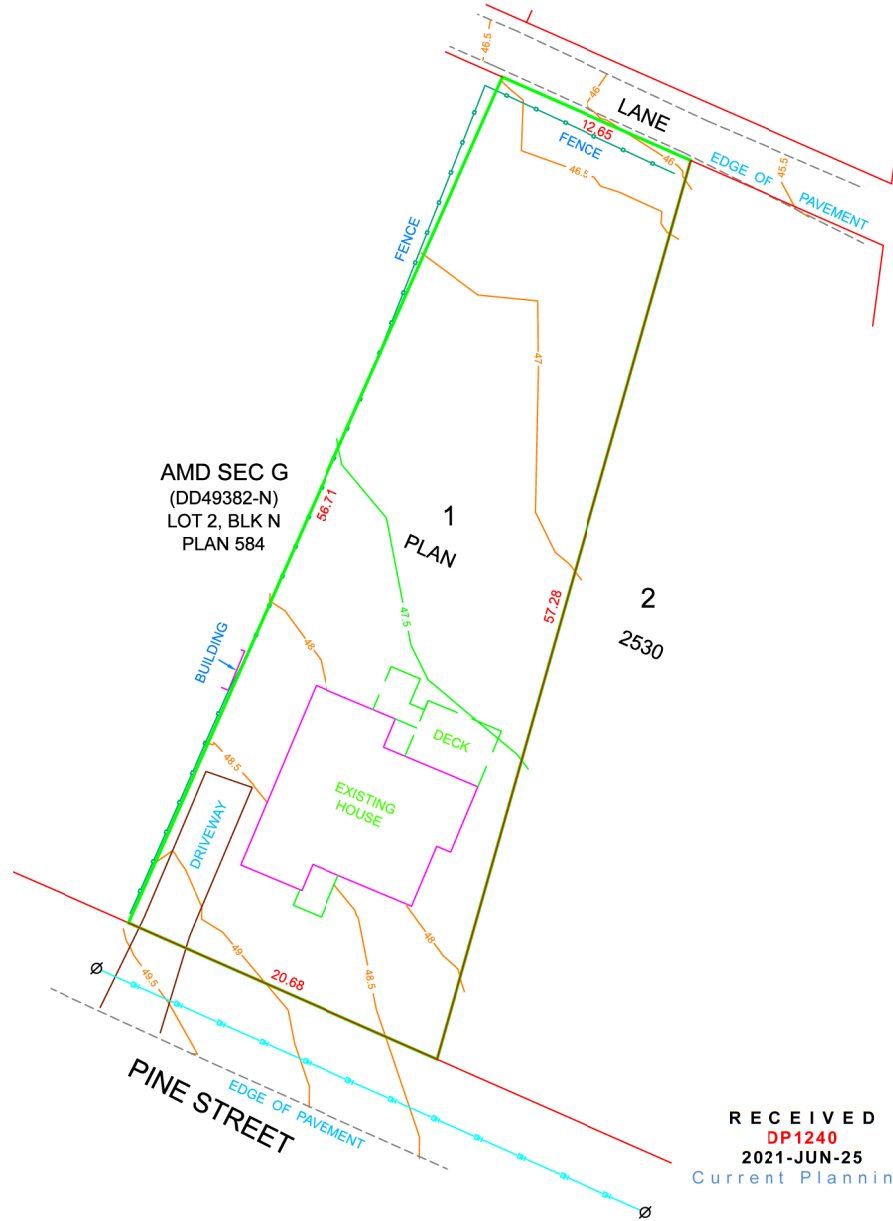
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THIS PLAN LIES WITHIN THE CITY OF NANAIMO.

Harbour City Land Surveying Ltd.
1825 LATIMER ROAD
NANAIMO BC V9S 5H2
PHONE: 250-758-4180
EMAIL: andremcnicoll99@gmail.com

DRAWING: 20111 SITE PLAN.DWG
LAYOUT: 3



LEGEND

- UTILITY POLE
- DRIVEWAY
- BUILDING STRUCTURE
- EDGE OF PAVEMENT
- FENCE
- OVERHEAD WIRE

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED HEREON. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.

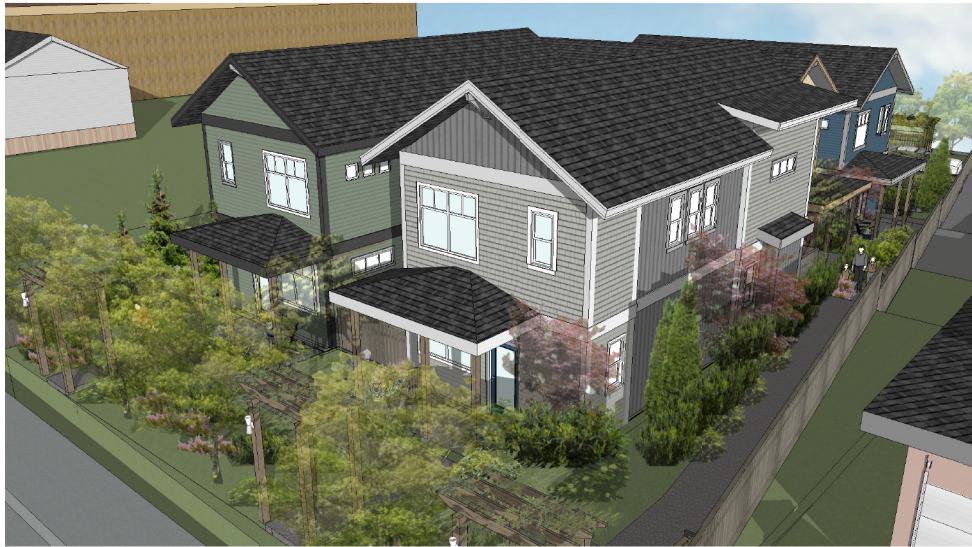
THIS SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IT IS CERTIFIED CORRECT AS OF THE 7TH DAY OF JANUARY, 2021.

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ANDRE MCNICOLL, BCLS
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED.

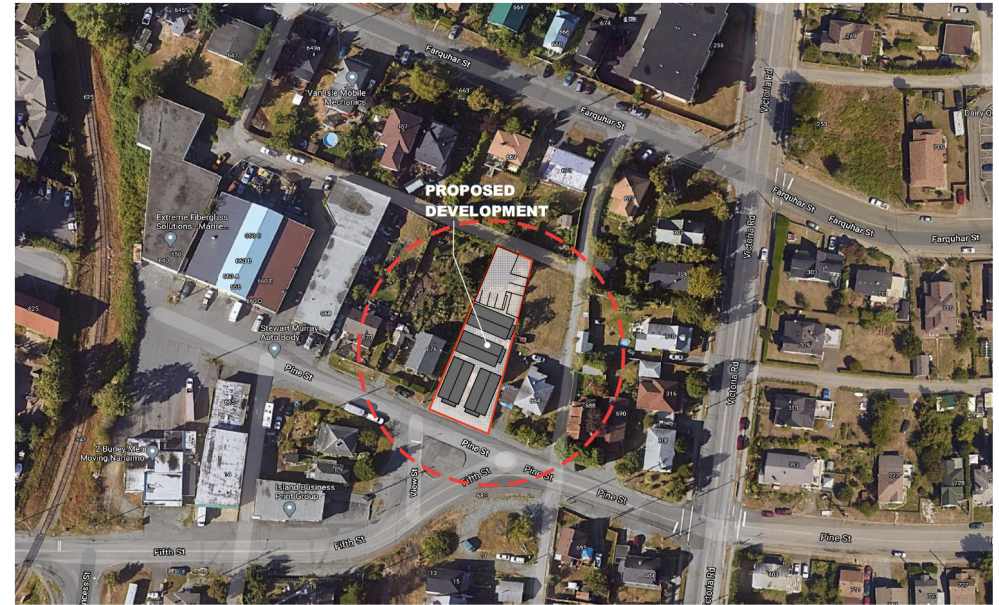


680 PINE STREET PROPOSED DEVELOPMENT, FRONT UNITS



680 PINE STREET PROPOSED DEVELOPMENT, MIDDLE UNITS

SHEET NUMBER	SHEET NAME	PROJECT CONSULTANTS	PROJECT DATA
A000	COVER SHEET	ARCHITECT: JOYCE TROOST JRT ARCHITECTURE (250) 714-8749 joyce@jrtarchitecture.com CIVIL ENGINEER: MARK WARRICK, P.ENG., NEW CASTLE ENGINEERING P: (250) 756-9553, Ext 23 M: (250) 616-6172 mark.warrick@newcastleengineering.com www.newcastleengineering.com LANDSCAPE ARCHITECT: BRAD FORTH FORSITTE LANDSCAPE ARCHITECTURE 250-508-7885 forsitteand@hotmail.com	SITE 10,174.27 SF ZONE R14 ALLOWED/REQUIRED: FAR ALLOWED 0.65 (GFA 6.613 SF) LOT COVERAGE 40% (4,096.7 SF) UNITS MAX 4 UNITS BUILDING HEIGHT 7.75 M (45.92) PARKING Area 2 1 Bedroom = 1.26 cars/unit Visitor Parking 1 in 22 (included) Accessible Parking 0-10 = 0 TOTAL REQUIREMENT 6.48 spaces = 6 spaces BIKE PARKING SHORT TERM - 0.1 per dwelling = 0.44 spaces LONG TERM - 0.5 per dwelling = 2.24 spaces SETBACKS Front Yard = 6 m Rear Yard = 7.5m Side Yard = 1.5 m
A001	STREET VIEWS		PROPOSED: FAR USED 0.53(GFA 5.348 SF) LOT COVERAGE 27.7% (Footprint 2,814 SF) UNITS 4 Units: 4 - 1 BDRM 7.5M Roof Mid-pont PARKING Provided 5 Spaces 2 Standard 3 Small (Variance: 1 Car) Small Car: 3H Car 60% / 40% (Variance: Small Car 20%)
A100	SITE PLAN		BIKE PARKING 1 SHORT TERM 2 LONG TERM SETBACKS SEE SITE PLAN (Variance: Arbor in Setbacks)
A101	FRONT UNITS		
A102	MIDDLE UNITS		
A200	ELEVATIONS		
A201	ELEVATIONS		
A202	SECTIONS		
A300	PERSPECTIVES		
A301	PERSPECTIVES		



AERIAL VIEW OF SITE

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 2515 GLENAYR DRIVE
 NANAIMO, BC V9S 3R9

 joyce@jrtarchitecture.com
 250.714.8749
 jrtarchitecture.com

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680 PINE STREET
 680 PINE STREET, NANAIMO, BC

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21-06-18		DP

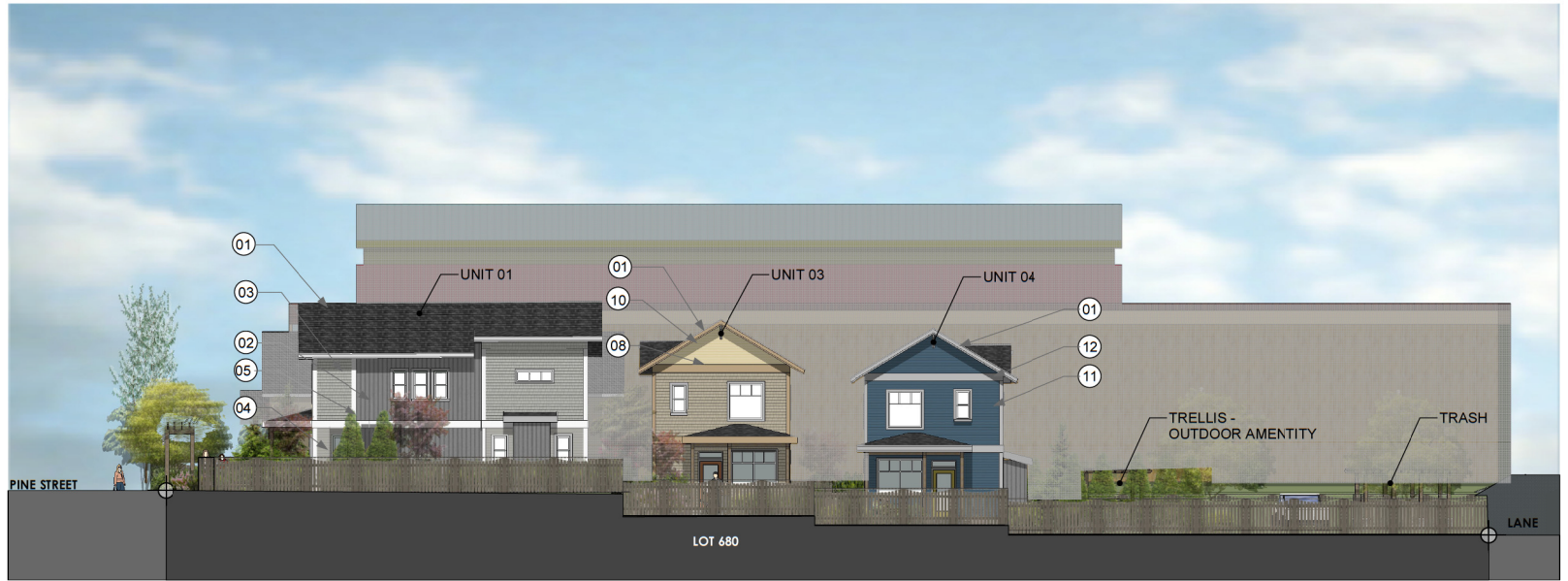
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 SCALE SEE DRAWING
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COVER SHEET
A000

MATERIAL LEGEND	
00	WHITE WINDOWS
01	GENTEK roof shingle, Designer Colour: IRON ORE
UNIT 01 Materials:	
03	GENTEK shingle siding, vertical, Classic Colour: CANYON CLAY
04	GENTEK lap siding, Classic Colour: CANYON CLAY
05	GENTEK trim, Classic Colour: LINEN
02	HARDEE - board & batten AGED PEWTER
UNIT 02 Materials:	
06	GENTEK lap siding, Designer Colour: MOONLIT MOSS
07	GENTEK trim, Designer Colour: IRON ORE
02	HARDEE - board & batten AGED PEWTER
UNIT 03 Materials:	
08	GENTEK shingle siding, Classic Colour: PEBBLE
09	GENTEK lap siding, Classic Colour: MAIZE
10	GENTEK trim, Designer Colour: DARK DRIFT
UNIT 04 Materials:	
11	GENTEK lap siding, Designer Colour: COASTAL BLUE
12	GENTEK trim, Classic Colour: STORM
02	HARDEE - board & batten AGED PEWTER



FRONT ELEVATION (FROM PINE STREET) Scale 1/8" = 1'



EAST ELEVATION Scale 1/8" = 1'

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ELEVATIONS
A200



WEST ELEVATION Scale 1/8" = 1'



REAR ELEVATION Scale 1/8" = 1'

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					<p>DRAWN BY: JRT DRAWN BY: JRT</p>	<p>A201</p>																															



PERSPECTIVE PINE STREET VIEW



PERSPECTIVE FRONT VIEW



PERSPECTIVE REAR VIEW



PERSPECTIVE EAST VIEW FROM REAR

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PERSPECTIVES
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PERSPECTIVE FRONT OF BUILDING



COMMON AMENITY SPACE AT THE REAR OF SITE



AERIAL PERSPECTIVE OF FRONT OF SITE



AERIAL PERSPECTIVE OF REAR OF SITE

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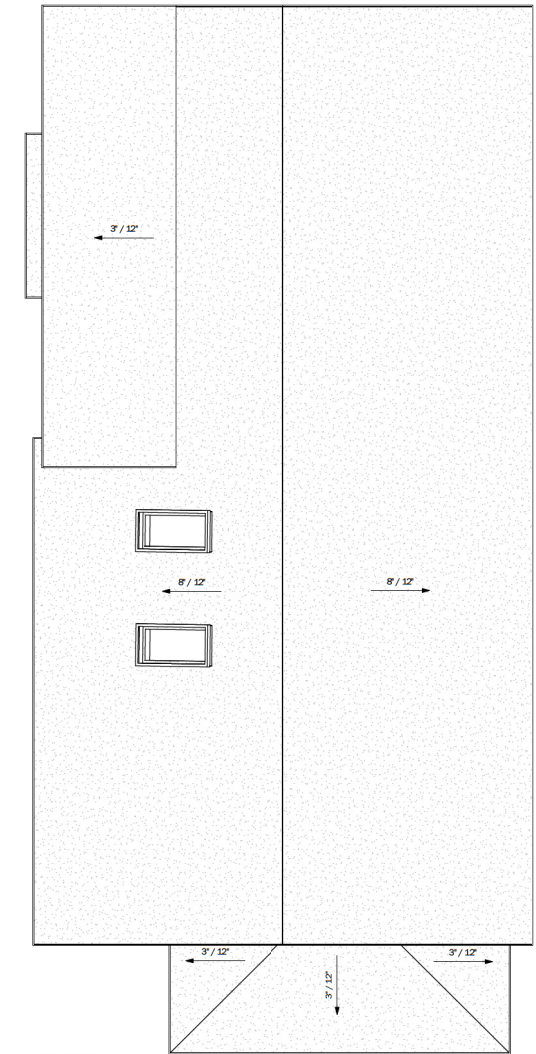
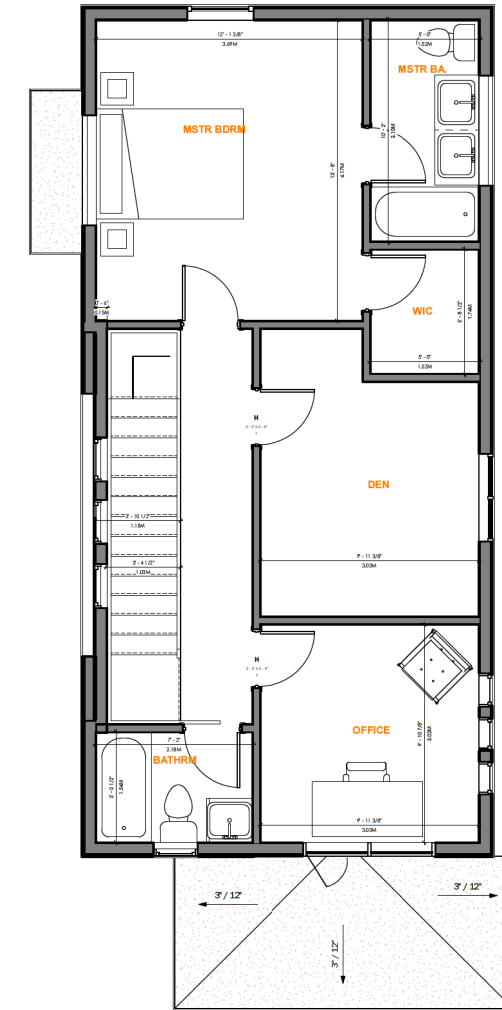
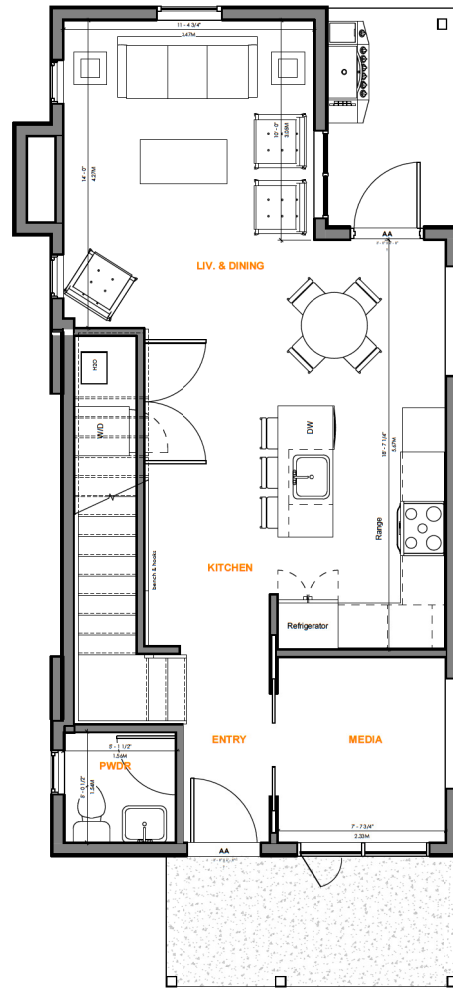
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JOYCE REID TROOST ARCHITECTURE
2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9
joyce@jrtarchitecture.com
250.714.8749
jrtarchitecture.com

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680 PINE STREET
680 PINE STREET, NANAIMO, BC

CLIENT
Sun Porch Homes Ltd.

REV. DATE	NUMBER	DESCRIPTION
20-05-14	1	COORDINATION SET 01
21-03-12	2	COORDINATION SET 02
21-06-16	3	DP

DATE
JUNE 16, 2021

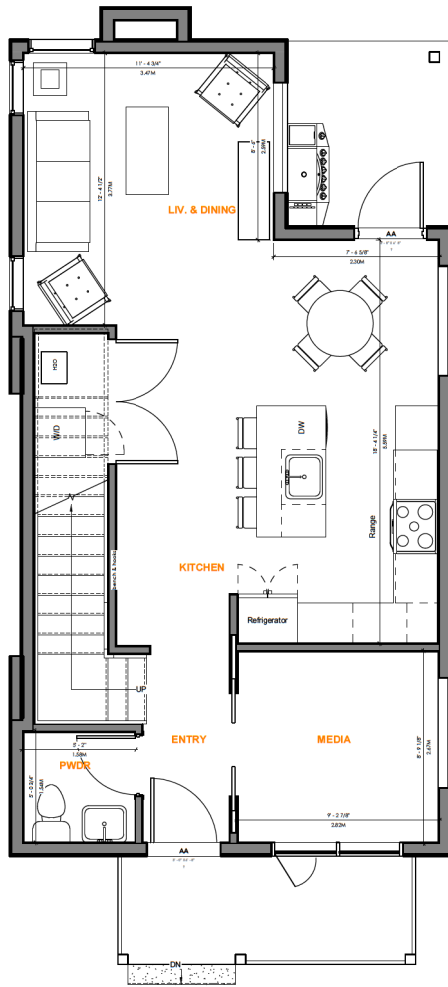
SCALE
3/8" = 1'-0"

DRAWN BY
DL

CHECKED BY
JRT

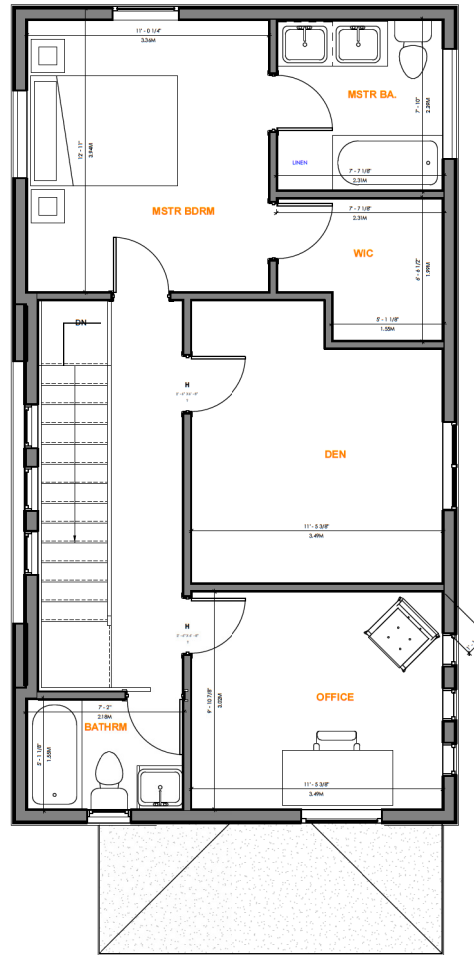
LEVEL 1, LEVEL 2 & ROOF FRONT UNITS

A101



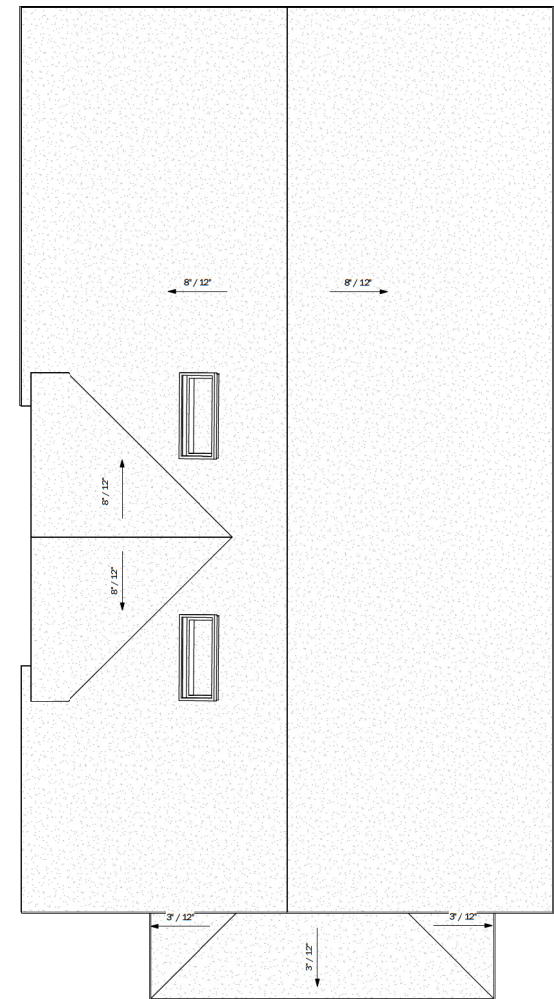
① LEVEL 1
3/8" = 1'-0"

UNIT 3 & 4, MIDDLE UNITS



② LEVEL 2
3/8" = 1'-0"

UNIT 3 & 4, MIDDLE UNITS



③ T.O. ROOF
3/8" = 1'-0"

UNIT 3 & 4, MIDDLE UNITS

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DP#1240
2021-JUN-25
Current Planning

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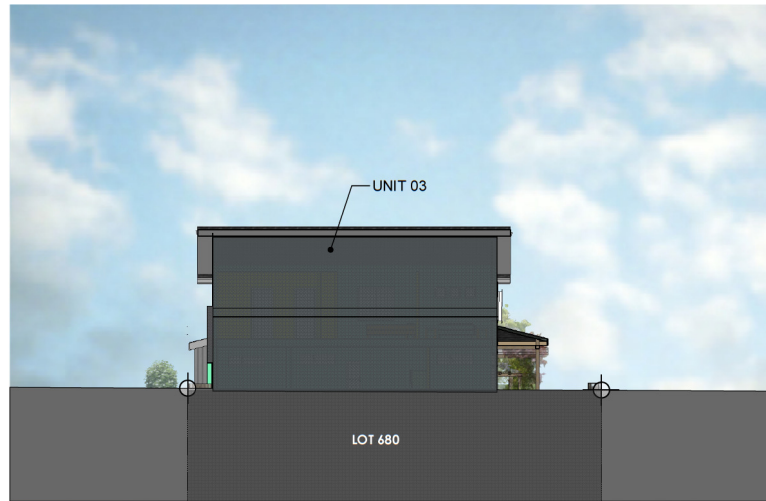
REV. DATE	NUMBER	DESCRIPTION
20-05-14	1	COORDINATION SET 01
21-03-12	2	COORDINATION SET 02
21-06-16	3	DP

DATE: JUNE 18, 2021
SCALE: 3/8" = 1'-0"
DRAWN BY: DL
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LEVEL 1, LEVEL 2 & ROOF PLAN - MIDDLE UNITS
A102



LONGITUDINAL NORTH-SOUTH SECTION THROUGH LOT



CROSS EAST-WEST SECTION THROUGH UNIT 3



CROSS EAST-WEST SECTION THROUGH UNITS 1 & 2

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ARCH. STAMP

2221-96-23

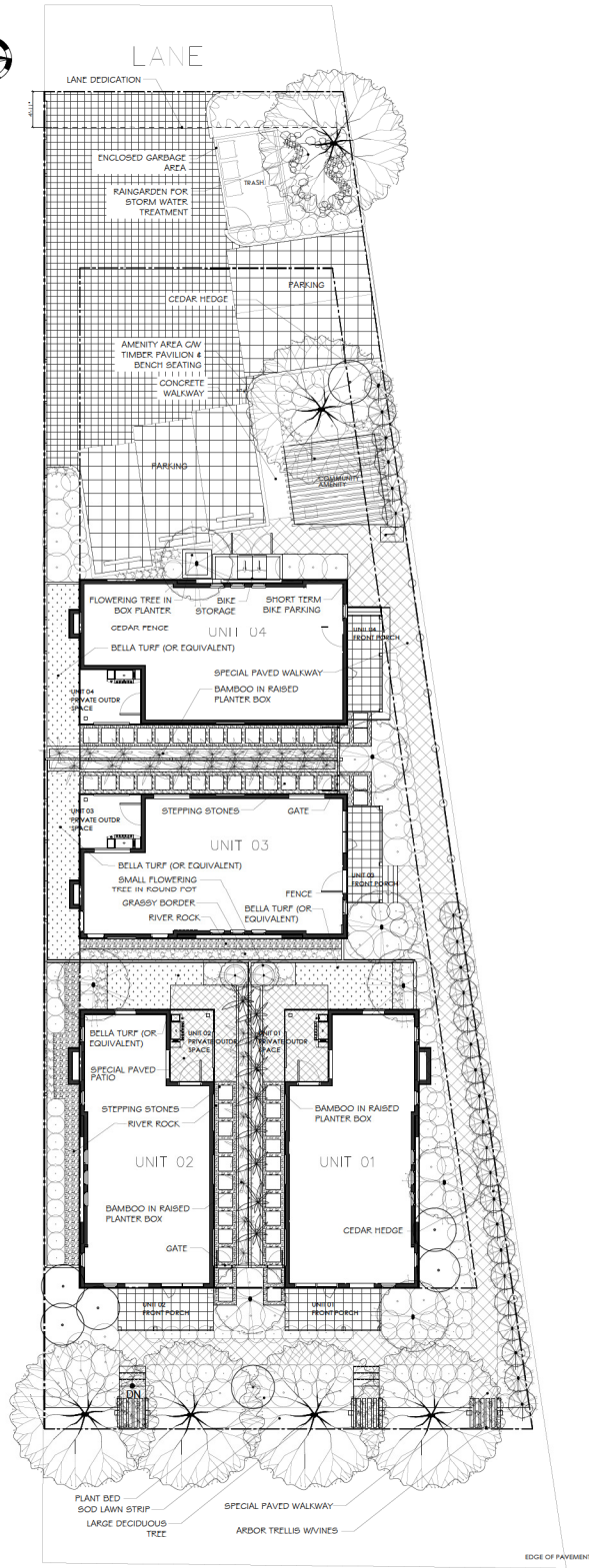
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REV. DATE	NUMBER	DESCRIPTION
20-05-14		C.COORDINATION SET 01
21-05-12		C.COORDINATION SET 02
21-06-18		DP

DATE: JUNE 18, 2021
SCALE: SEE DRAWING
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DATE: JUNE 18, 2021
SCALE: SEE DRAWING
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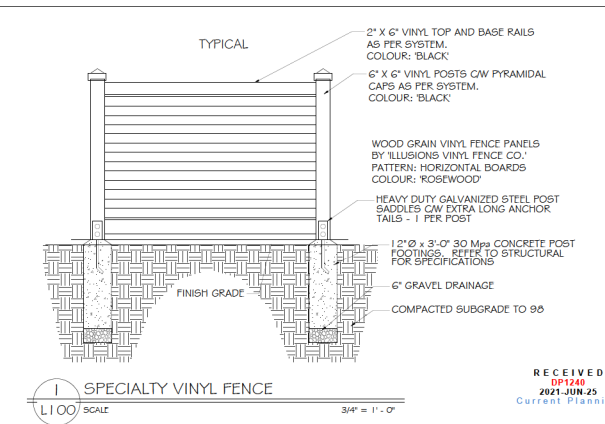
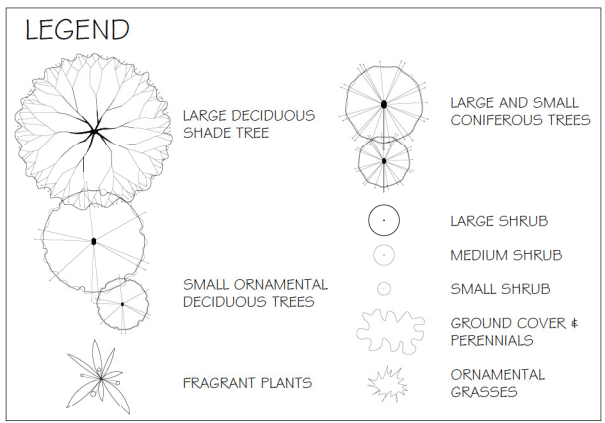
SECTIONS
A202



SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size
Trees			
FAGU	Columnar Purple Beech	<i>Fagus sylvatica</i> var. 'Dwaleck Purple'	2.2m Ht
JMAP	Japanese Maple	<i>Acer palmatum</i> var. 'Osakazuki'	6cm Cal.
Large Shrubs			
PIER	Lily of the Valley Shrub	<i>Pieris japonica</i> var. 'Forest Flame'	#5 Pot
PHYL	Golden Bamboo	<i>Phyllostachys Aurea</i>	#7 Pot
Medium Shrubs			
MRHA	Rhododendron	<i>Rhododendron</i> var. 'Unique'	#5 Pot
ABE	Glossy Abelia	<i>Abelia x grandiflora</i> var. 'Edward Goucher'	#2 Pot
Small Shrubs			
DWFJ	Dwarf Lily of the Valley Shrub	<i>Pieris japonica</i> var. 'Debutante'	#1 Pot
EUCF	Creeping Euonymus	<i>Euonymus fortunei</i> var. 'Emerald & Gold'	#1 Pot
AZAP	Evergreen Azalea	<i>Azalea japonica</i> var. 'Gumpo Pink'	#2 Pot
NAN	Heavenly Bamboo	<i>Nandina domestica</i> var. 'Flam Passion'	#2 Pot
Ground Covers			
BEAR	Bearberry	<i>Arctostaphylos uva-ursi</i> var. 'Vancouver Jade'	SP4
DRSG	Heartleaf Bergenia	<i>Bergenia crotifolia</i> var. 'Dresdenham Ruby'	SPD
VINC	Pinkwink	<i>Vinca minor</i> var. 'Double Blue' & 'Alba'	SP4
Grasses			
CARX	Vane-sect sedae	<i>Carex morrowii</i> var. 'Ice Dance'	#1 Pot
TEOT	Flame Sedge	<i>Carex testacea</i>	#1 Pot
KARL	Feather Reed Grass	<i>Calamagrostis</i> var. 'Karl Forester'	#1 Pot
FESC	Blue Fescue	<i>Festuca glauca</i> 'Elijah Blue'	#1 Pot
Perennials			
HEUC	Coral Bells	<i>Heuchera myrantha</i> var. 'Blossingham Ruby'	SP7
Vines			
CLEM	Montana Clematis	<i>Clematis montana</i> var. 'Jackmanii' & 'Elizabeth'	#5 Pot
WIST	Wistaria	<i>Wistaria sinensis</i> var. 'Royal Purple'	#5 Pot

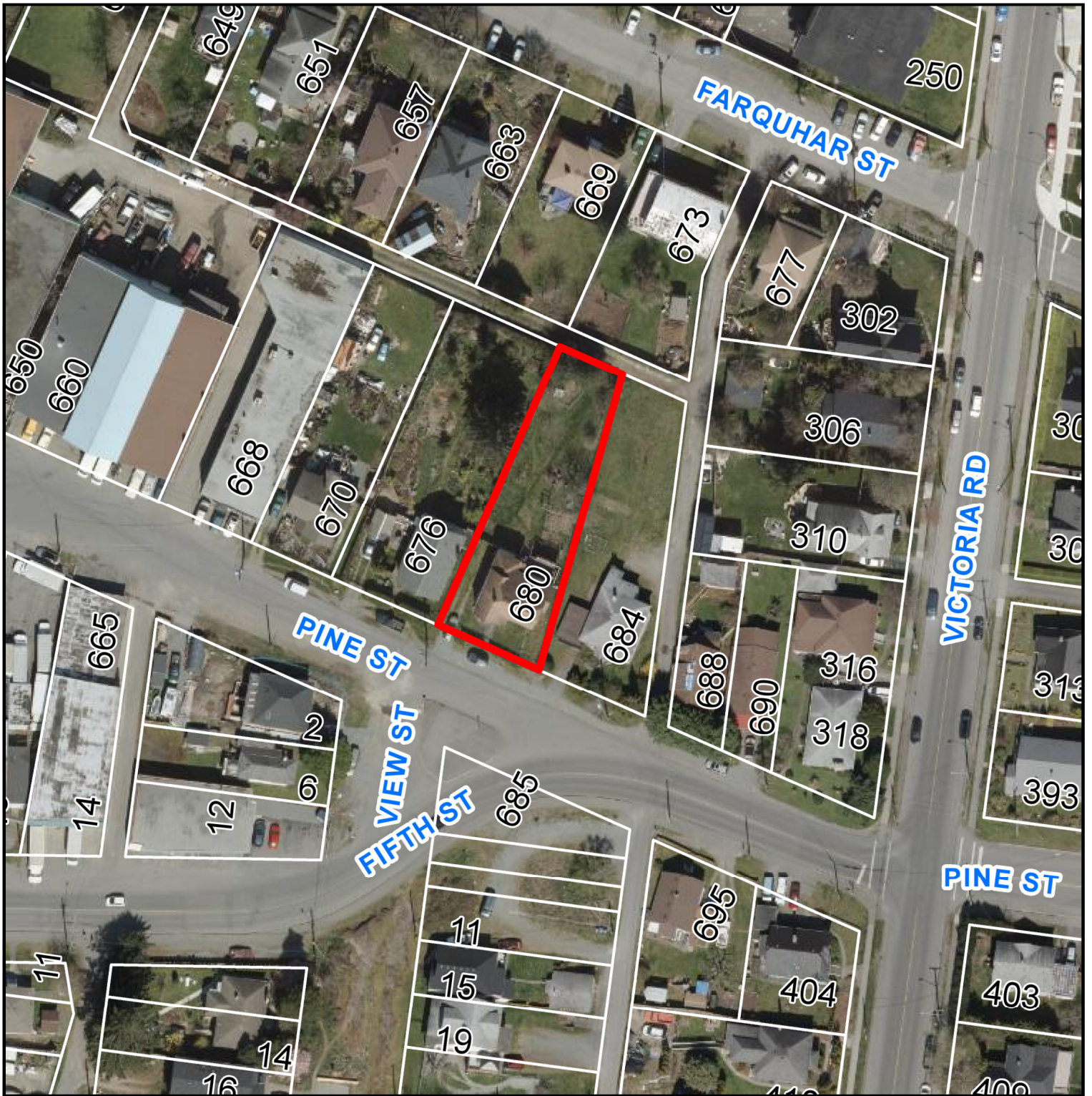
Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.




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2021-JUN-25
Current Planning

REV	DATE	DESCRIPTION
01		ISSUED FOR PERMIT
02		ISSUED FOR PERMIT
03		ISSUED FOR PERMIT

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001240

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