



Reference: 2750

D - ARCHITECTURE

6377 Icarus Drive, Nanaimo, BC V9V1N4
phone. 250-933-1991 | mobile. 250-751-9479

DARYOUSH FIROUZLI ARCHITECTURE INC

August 20th, 2021

Dear Ms. Lisa Brinkman, MCIP, RPP

Development Planner

Planning & design Section

Community Development

Design & Variance Rationale for 6330 MCR0BB Ave. Nanaimo BC

Phase One of this project design and building few years ago, we are proud to be part of Design team in Phase #1 and continuing with Phase #2 as it is very great location and lots of success on development of these area.

Phase #1 is the rental building and Phase #2 also will be rental building as demand is very high in area and overall, in Nanaimo we are looking to use most of Density available for us in R8 zoning bylaw, also there is High Density zoning right by this property which allowed to build Highrise building right in backyard of this project,

The Design concept will follow Phase #1 with modern and clean line and some bright color accents. The Site design set up at Phase #1 with interior parking and Building entry for phase #2 will face to Phase #1 entry which make it these two building more connected.

The difference for this phase is we are building underground parking to make sure we provide nice green space and outdoor amenity which will use for all resident for both buildings at South side of property where we do have very impressive Arbutus Tree.

Also, this building is 6 Storey high to reduce the footprint of building add more Site area for outdoor amenity as well as reduce distance to other building in area like Texada and further developments.

As parking design for overall project (both phases) we are provided few extra parking's, As result of reviewing the project with City staff we provided variety unit sizes from Bachelor units, One Bedroom, Two Bedrooms and even three bedrooms units which looks like it is very hard to find in Nanaimo for Rental.

The only Variance we are looking for is Building Height.

Building Height Variance Rationale:

These Two main reasons we think this is a good fit to this property

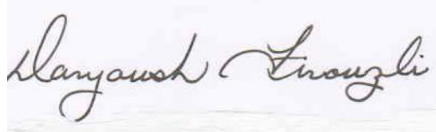
- 1- Reduce the building footprint and provide more Outdoor amenity space

2- There is 14 storey zoning right behind this property which we understand under consideration to develop, and 6 Storey building will be nice transition between 4 storeys building for phase #1, Texada and even 5 storey building just under construction at moment.

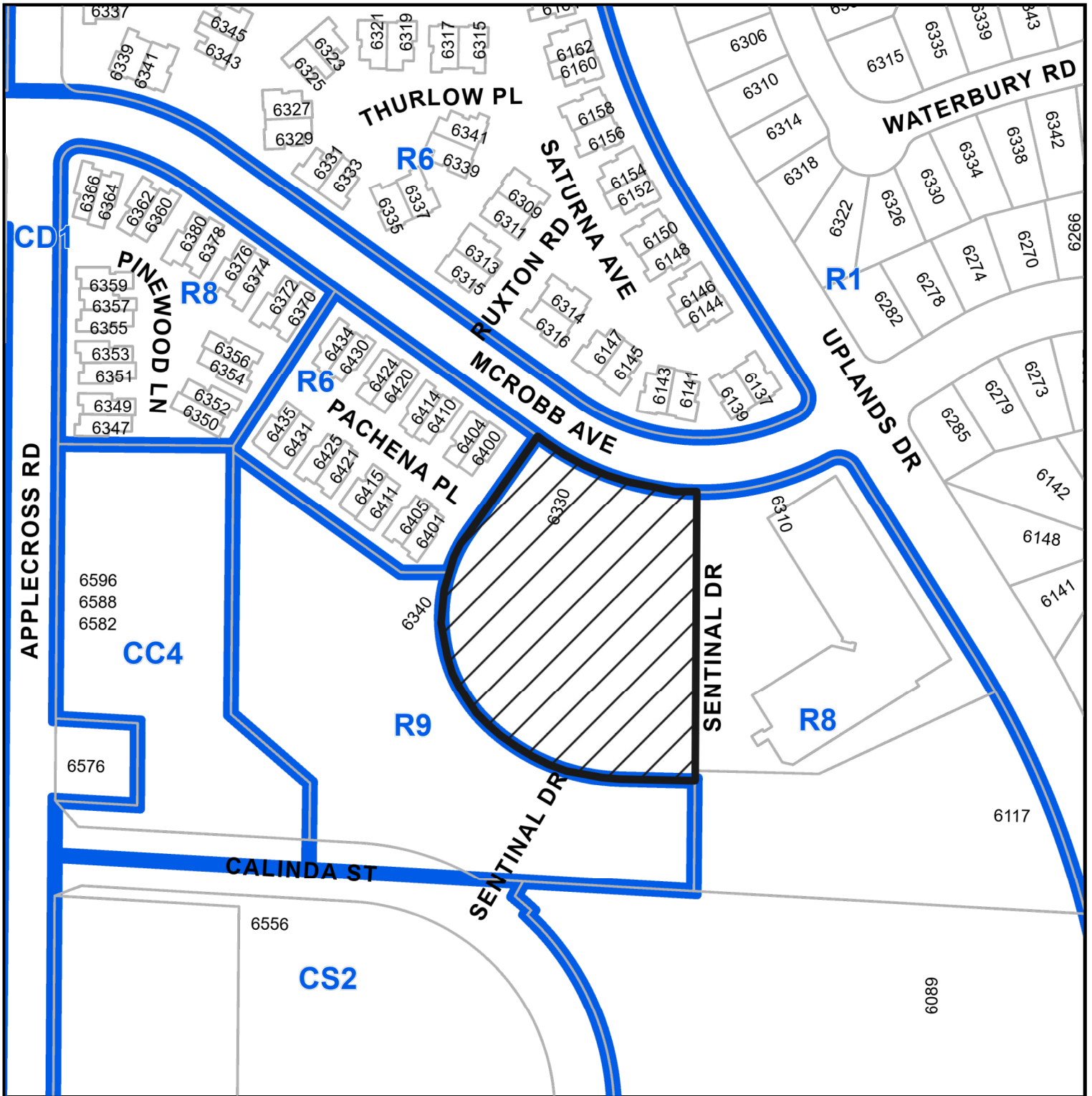
Please feel free to contact us if you require any additional information.

Daryoush Firouzli

Architect AIBC, RAIC, AIA, MArch

A handwritten signature in black ink, reading "Daryoush Firouzli", written in a cursive style.

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001241



Subject Property

CIVIC: 6330 MCROBB AVENUE

LEGAL: LOT 3 DISTRICT LOT 48 WELLINGTON DISTRICT PLAN VIP78452

PLAN

VIP78452



NOTES:
 1. This drawing is an assessment of water in the property.
 2. It is not a guarantee of water in the property.
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ARCHITECT: DEB
 CONSULTANT: LEO
 CONSULTANT: DEB

SCALE: 3/32" = 1'-0"
 DRAWN: [Signature]
 CHECKED: [Signature]
 DATE: 20 AUG 21

PROJECT: 6339 MCROBB AVENUE
 NANAIMO, BC
 PHASE #2

CLIENT: ROBIN KELLEY
 PROJECT NO: 2750

SHEET TITLE: SITE PLAN
 PRELIMINARY
 SHEET NO: A1.1

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SITE PARTICULARS

CIVIC ADDRESS: 6330 McRobb Avenue, Nanaimo, BC
 LEGAL ADDRESS: Lot 3, District Lot 48, Wellington District, Plan VIP78452
 SITE AREA: 2.33 Acres
 101,494.80 sq.ft. (9,429.18 m2)
 ZONING: R8 Medium Density Residential

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED (PHASE #2)	PROPOSED (PHASE #1)
USE	R8 Medium Density Residential	R8 Medium Density Residential	R8 Medium Density Residential
LOT AREA	19,375 sq.ft. (1,800 m2) Minimum	101,494.80 sq.ft. (9,429.18 m2)	101,494.80 sq.ft. (9,429.18 m2)
LOT COVERAGE	40% = 40,597 sq.ft. (3,771.64 m2)	25% = 25,591 sq.ft. (2,377 m2)	11% = 11,696 sq.ft. (1,086.6 m2)
BUILDING GROSS FLOOR AREA		Main Floor Plan: 12,873 sq.ft. Second Floor Plan: 12,873 sq.ft. Third Floor Plan: 12,873 sq.ft. Fourth Floor Plan: 12,873 sq.ft. Fifth Floor Plan: 12,873 sq.ft. Sixth Floor Plan: 12,873 sq.ft. Total 77,238 sq.ft.	Main Floor Plan: 11,696 sq.ft. Second Floor Plan: 11,564 sq.ft. Third Floor Plan: 11,564 sq.ft. Fourth Floor Plan: 11,564 sq.ft. Total 46,388 sq.ft.
DENSITY	1.25 = 126,867 sq.ft. (11,786 m2)	1.22 = 123,626 sq.ft. (11,485 m2) Overall	0.46 = 46,388 sq.ft. (4,309.6 m2)
SETBACKS	FRONT: 19.69' (6.0 m) Min. REAR: 34.45' (10.5 m) Min. SIDE: 9.84' (3.0 m) Min. SIDE (flanking street): 13.12' (4.0 m) Min.	FRONT: 19.69' (6.0 m) Min. SIDE: 34.45' (10.5 m) Min. REAR: 9.84' (3.0 m) Min. SIDE (flanking street): 13.12' (4.0 m) Min.	FRONT: 19.69' (6.0 m) Min. REAR: 34.45' (10.5 m) Min. SIDE: 9.84' (3.0 m) Min. SIDE (flanking st.): 13.12' (4.0 m) Min.
HEIGHT OF BUILDINGS	45.93' (14 m) Max.	64'-4" (19.60 m) Max.	44.33' (13.51 m) Max.
AMENITY AREAS			
OFF-STREET PARKING	- 1.52 Stall per 3 bedroom units x 5 =7.60 - 1.26 Stall per 2 bedroom units x 30=37.80 - 0.88 Stall per 1 bedroom units x 35= 30.80 - 0.75 Stall per Studio units x 18 =13.50 REQUIRED BY EXISTING BYLAW 89.7 STALLS Phase #2	Large stalls 61 Small stalls 10 H/C stalls 2 Total: 73 Plus additional 15 stalls in Phase #1	- 1.52 Stall per 3 bedroom units - 1.26 Stall per 2 bedroom units x 24= 30.24 - 0.88 Stall per 1 bedroom units x 23 = 20.24 - 0.75 Stall per Studio units x 3 = 2.25 REQUIRED BY EXISTING BYLAW 52.73 STALLS provided 68 stalls there is additional 15 stalls



NORTH ELEVATION (SIDE)



EAST ELEVATION (SIDE)



NORTH ENTRY ELEVATION

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
1		8" WOOD GRAIN PLANK SIDING FROM WOODTON
2		CEMENT COMPOSITE SIDING BURGUNDY WINE: DLX1053-7
3		CEMENT COMPOSITE SIDING CHARCOAL
4		CEMENT COMPOSITE SIDING HEAVY CREAM: DLX1098-2
5		8" HARDIE PLANK SIDING GLAZED GRANITE: DLX1011-6
6		8" WOOD GRAIN PLANK SIDING FROM WOODTON
7		BLACK ALUMINUM RAILING

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ARCHITECT SEAL

CONSULTANT SEAL

CONSULTANT SEAL

SCALE

1" = 10'

DRAWN

CHECKED

DATE

07 OCT 21

PROJECT
6330 MCROBB AVENUE
NANAIMO, BC
PHASE #2

CLIENT
ROBIN KELLEY

PROJECT NO.
2750

SHEET TITLE
BUILDING ELEVATIONS
PRELIMINARY

SHEET NO.

A4.1

REVISION



SOUTH ELEVATION

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
1		8" WOOD GRAIN PLANK SIDING FROM WOODTON
2		CEMENT COMPOSITE SIDING BURGUNDY WINE: DLX1053-7
3		CEMENT COMPOSITE SIDING CHARCOAL
4		CEMENT COMPOSITE SIDING HEAVY CREAM:DLX1098-2
5		8" HARDIE PLANK SIDING GLAZED GRANITE: DLX1011-6
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7		BLACK ALUMINUM RAILING

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NANAIMO PLANNING

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PROJECT
6330 MCROBB AVENUE
NANAIMO, BC
PHASE #2

CLIENT
ROBIN KELLEY
PROJECT NO. 2750

SHEET TITLE
BUILDING ELEVATIONS
PRELIMINARY

SHEET NO.
A4.2
REVISION

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CONSULTANT LOGO



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DATE	20 AUG 21

PROJECT
6330 MCROBB AVENUE
NANAIMO, BC
PHASE #2

CLIENT	ROBIN KELLEY
PRODUCT NO.	2750

SHEET TITLE
RENDERING
PRELIMINARY

SHEET NO.

A5.2

REVISION

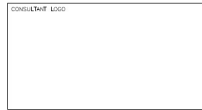
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NOTES
The owner shall maintain access to the property at all times. The owner shall maintain access to the property at all times. The owner shall maintain access to the property at all times.
When reviewing and approving plans, the owner shall ensure that the plans are in accordance with the applicable laws and regulations. The owner shall ensure that the plans are in accordance with the applicable laws and regulations.
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SCALE
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DATE
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PROJECT
6330 MCROBB AVENUE
NANAIMO, BC
PHASE #2

CLIENT
ROBIN KELLEY
PROJECT NO.
2750

SHEET TITLE
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PRELIMINARY

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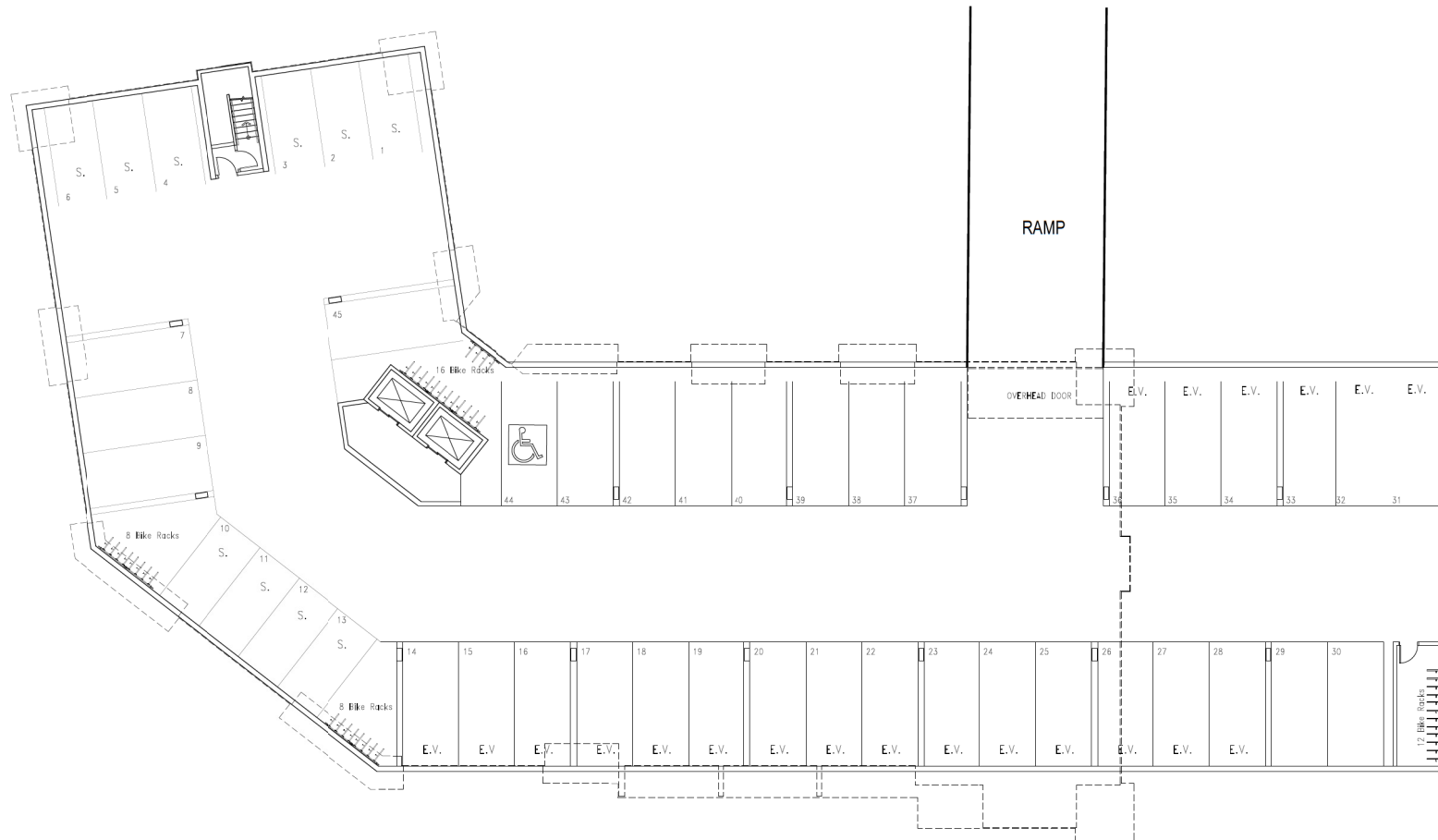
PROJECT
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NANAIMO, BC
PHASE #2

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UNDERGROUND PARKING

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PROJECT
6330 MCROBB AVENUE NANAIMO, BC PHASE #2

CLIENT
ROBIN KELLEY
PROJECT NO.
2750

SHEET TITLE
underground parking PRELIMINARY

SHEET NO.
A2.0
REVISION



7

RAMP

LOBBY ENTRANCE

OFFICE

LOBBY

ELECTRICAL ROOM

MECHANICAL ROOM

BOYS MAILBOXES
GIRLS MAILBOXES

AVENUE ROOM

28

MAIN FLOOR PLAN

NOTES:
This drawing is an arrangement of rooms in the property.
It is not a site plan and does not show the location of the property.
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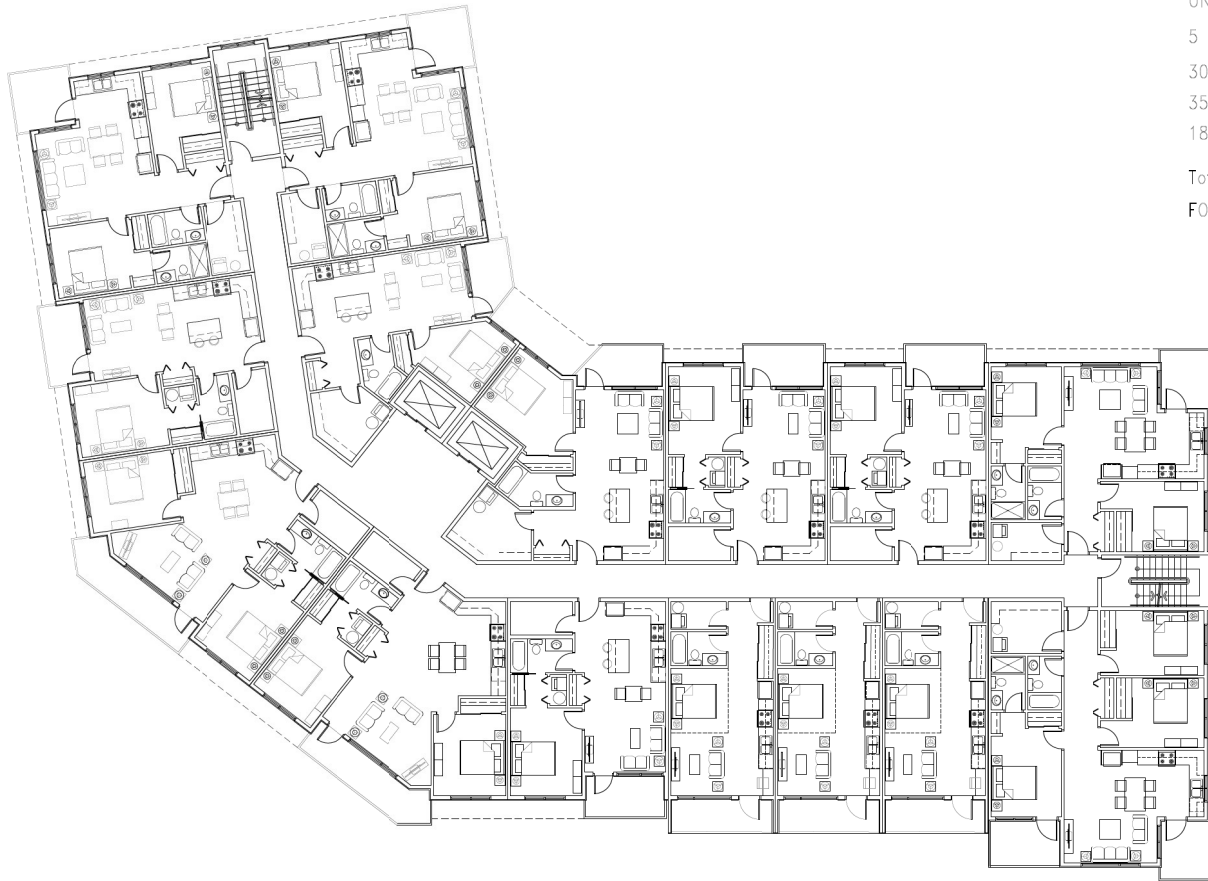
PROJECT
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NANAIMO, BC
PHASE #2

CLIENT
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SHEET TYPE
MAIN FLOOR PLAN
PRELIMINARY

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UNIT INFORMATION 6 Storey

5 THREE BEDROOM UNITS

30 TWO BEDROOM UNITS

35 ONE BEDROOM UNITS

18 STUDIO UNITS

Total unit 88

FOOTPRINT 12,870 S.F.



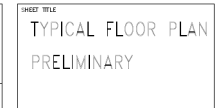
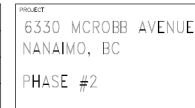
2nd, 3rd, 4th, 5th & 6th TYPICAL FLOOR PLAN

NOTES

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PHASE 2 RESIDENTIAL - - - - - LANDSCAPE CONCEPT - - - - - 6330 McROBB AVENUE, NANAIMO, BC

DESIGN RATIONALE

Overall Concept:

The building at 6330 McRobb has been designed around the existing Arbutus tree on the south side of the property and has become the focal point of the project.

The planting scheme consisting of a typical woodland edge planting design will surround the building, providing a setting which works with the existing tree and the mass of the building.

This planting will consist of a tree layer, coniferous trees (species such as Serbian Spruce) medium sized deciduous trees such as flowering dogwood, a deciduous shrub layer (indigenous plants), and a low evergreen shrub/groundcover layer (indigenous plants). Plants will be selected for hardiness and wildlife (bird and insect) value.

The site is divided into three main areas:

1. The Arbutus Garden
2. The Front Entry Garden
3. The Sentinel Streetscape (the Arbutus Garden edge is part of this streetscape)

1. The Arbutus Garden

A private garden, secured by a 4'-0" high metal picket fence with:

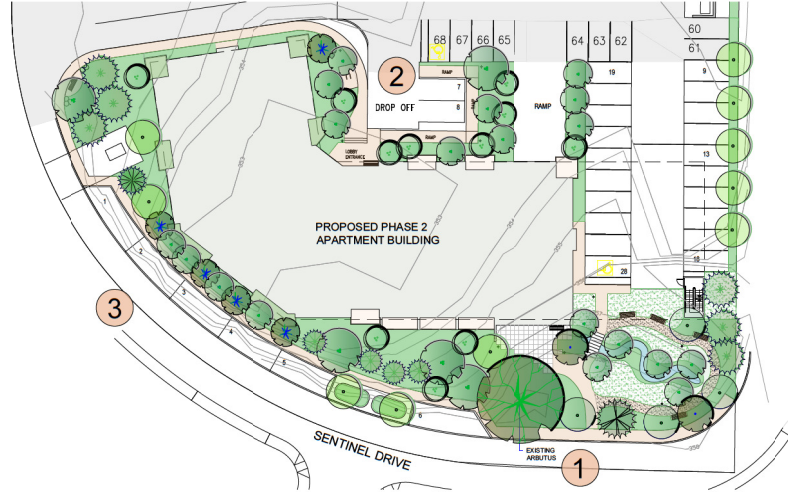
- A sunny patio outside the amenity room,
- A winding path through a quiet place of grass and trees with places to sit and read or visit with friends.
- The reinstatement of groundcovers under the arbutus,
- Creation of a bioswale which will be
 - functional, taking the rainwater from the roof and allowing infiltration into the surrounding garden
 - ornamental, it will be an organic "stream" at the centre of the garden space, running through a lawn
- A planted edge to screen the street

2. Front Entry

- small deciduous trees and groundcovers to accommodate slopes
- a bench at the front door
- bollards to mark pathways
- bike racks

3. The Sentinel Streetscape

The Sentinel buffer area will be planted with a variety of plants forming the woodland edge, see above. This will allow filtered views in and out of the site. The vegetation is designed to soften the scale of the building, shade and cool the south facing rooms from direct sunlight and provide variety and interest to both residents and passersby along the street.



LANDSCAPE KEY PLAN
Scale: N.T.S.

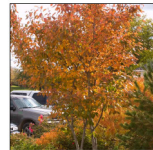
PLANTING SCHEME



conifers



medium deciduous trees



small deciduous trees



deciduous shrubs



evergreen shrubs



low evergreen shrubs

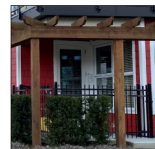
SITE ELEMENTS



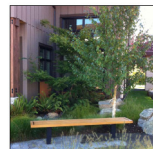
Existing Arbutus tree



boulder from site



metal picket fence



benches



crushed gravel path



lighting bollards



bike racks

PLANT PALETTE

INCLUDING REPLACEMENT TREES: 56 DECIDUOUS
12 CONIFEROUS

Icon	Key	Botanical Name	Common Name	Pot Size
Deciduous Trees				
	Ap	Acer palmatum	Japanese Maple	2.5m
	AgA	Amelanchier grandiflora 'Autumn Brilliance'	Service berry	10 gall
	Ce	Cornus eddies white wonder	Eddies White Wonder Dogwood	4 cm cal
	Ok	Cornus kousa	Chinese Dogwood (multistem)	3m. ht
	Fad	Fagus sylvatica 'Dawyd Gold'	Dawyd Gold Beech	6 cm cal
	Pp	Parrotia persica 'Vanessa'	Upright Persian Ironwood	6 cm cal
	Sjap	Styrax japonica	Snowbell Tree	6 cm cal
Coniferous Trees				
	Piv	Pinus flexilis vanderwolfi	Vanderwolf Pine	2 m ht
	Pn	Pinus nigra	Austrian Pine	2 m ht
	Pob	Picea omorika bruns	Serbian Spruce	2m ht
	Ps	Pinus sylvestris	Scots Pine	2m ht
Hedging / Shrubs / Grasses / Ferns & Perennials				
Hedging				
	Tm	Taxus media Hickii	Yew	5 gall
Evergreen Shrubs				
	Cl	Chelidonium tenuifolia	Mexican Orange Blossom	#1
	La	Lavandula angustifolia 'Hidcot'	English Lavender	#1
	Sh	Sarcococca humilis	Sweetbox	#1
	Vd	Viburnum davidii	David's Viburnum	#1
	Vo	Vaccinium ovatum	Evergreen Huckleberry	#1
Deciduous Shrubs				
	Cs	Cornus alba sibirica	Red Twigged Dogwood	#1
	Hd	Holodiscus discolor	Ocean Spray	#1
	Rb	Ribes sanguineum	Red Flowering Currant	#1
Low Shrubs				
	Gs	Gaultheria shallon	Salep	#1
	Ma	Malvastrum alpinum	Tall Oregon Grape	#1
	Mn	Malvastrum alpinum	Dwarf Oregon Grape	#1
	Rb	Rosa rugosa	Rosemary	#1
Grasses				
	Hk	Hakonechloa macra	Japanese Woodland grass	#1
	Hs	Helictotrichon sempervirens	Blue Oak Grass	#1
	Mm	Miscanthus sinensis yaku jima	Maiden Grass	#1
	Map	Miscanthus sinensis var purpurascens	Orange Flame Grass	#1
	Sg	Stipa gigantea	Giant Feather Grass	#1
Ferns				
	Alf	Althium flexifolium	Lady Fern	#1
	Bis	Blechnum spicant	Deer Fern	#1
	De	Dryopteris erythrosora	Autumn Fern	#1
	Poum	Polystichum munitum	Sword Fern	#1
Perennials				
	Am	Achillea millefolium	Yarrow	#1
	Sc	Solidago canadensis	Goldenrod	#1
	Ss	Symphoricarpos subspicatus	Douglas Aster	#1
Bioswale shrubs / rushes/sedges				
	Al	Agrostis foetida	Red Columbine	4" pot
	As	Anemone sylvestris	Goat's Beard	1 gall
	Co	Carex obovata	Slough Sedge	#1
	Eu	Eurythmus alata compacta	Burning Bush	4" pot
	Ir	Iris ensata	Japanese Iris	#1
	Mg	Myrica gale	Sweet Gale	1 gall
	Mm	Mimulus guttatus	Common Monkeyflower	1 gall
	Sid	Sidalcea hendersonii	Henderson's Checker-mallow	4" pot
	Sc	Scopus microcarpus	Small flowered Bulrush	#1

NOTES:
ALL GRADES APPROXIMATE;
TO BE CO-ORDINATED WITH
CIVIL.



REVISIONS:

Issued for DP - 2021 Jul/26

CONSULTANT:



PROJECT:

6330 McROBB
NANAIMO, BC

SITE LEGAL DESCRIPTION:

SHEET TITLE

CONCEPTUAL
LANDSCAPE
DESIGN SCHEME

SCALE: AS NOTED DATE: JUL. 2, 2021

DRAWN: DR CHECKED: VJD

PROJECT NUMBER: 6330 McROBB 2021

DRAWING NUMBER:

L0.1/ DP

MUN. DWG#:

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DP 1241
2021-AUG-23
GUYSON PLANNING

PHASE 2 RESIDENTIAL ----- LANDSCAPE CONCEPT ----- 6330 McROBB AVENUE, NANAIMO, BC



Existing Arbutus tree

CONCEPTUAL LANDSCAPE PLAN
Scale: 1:150



RECEIVED
DP 1241
2021-AUG-23
CITY OF NANAIMO

NOTES:
ALL GRADES APPROXIMATE:
TO BE CO-ORDINATED WITH
CIVIL.

See L0.1 for Plant Palette



REVISIONS:

Issued for DP - 2021 Jul/25

CONSULTANT:



PROJECT:

6330 McROBB
NANAIMO, BC

SITE LEGAL DESCRIPTION:

SHEET TITLE

CONCEPTUAL
LANDSCAPE
PLAN

SCALE: AS NOTED DATE: JUL. 2, 2021

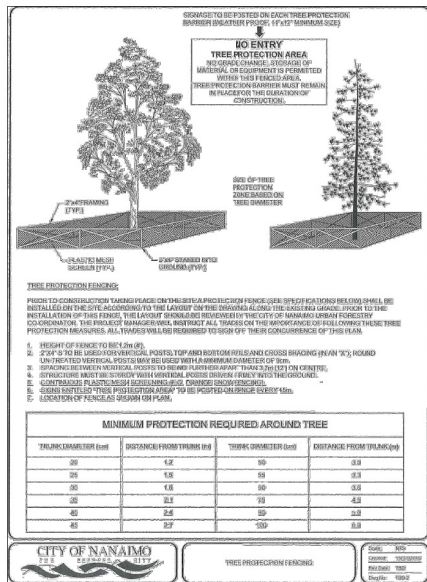
DRAWN: DR CHECKED: VJD

PROJECT NUMBER: 6330 McRobb 2021

DRAWING NUMBER:

L0.2/ DP

MUN. DWG#:



AREA OF 28 DOUGLAS FIR
& 9 SHORE PINE
10cm - 25cm

PROPOSED SITE PLAN WITH EXISTING TREES TO BE REMOVED
Scale: 1:200

LEGEND / NOTES

APPROXIMATE EDGE
OF EXISTING TREES
TO BE REMOVED

EXISTING STAND REMNANT DRY SITE:
SMALL (<10cm dbh) TO INTERMEDIATE (60cm dbh)
DOUGLAS FIR, SHORE PINE, ARBUTUS

UNDERSTORY:
SALAL - DOMINATED
WITH BRACKEN FERN
& PINE / ARBUTUS / DOUGLAS FIR
REGENERATION

TREE INVENTORY

LIST OF TREES ON SITE TO BE REMOVED ***PLEASE NOTE PLANT LIST FOR REPLACEMENT TREES			
NO. OF TREES	COMMON NAME & FEATURES	CAL SIZE	REPLACEMENT TREES REQUIREMENTS -131 REQUIRED
1	ARBUTUS	13 cm CAL	2
28	DOUGLAS FIR	10 - 15 cm CAL	56
9	PINE	10- 15 cm CAL	18
7	DOUGLAS FIR	23 - 30 cm CAL	21
6	DOUGLAS FIR	32 - 44 cm CAL	24
5	DOUGLAS FIR	46 - 60 cm CAL	30

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DP1241
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NOTES:
ALL GRADES APPROXIMATE:
TO BE CO-ORDINATED WITH
CIVIL.

See L0.1 for Plant Palette

REVISIONS:
Issued for DP - 2021 Jul/25

CONSULTANT:
LANDSCAPE ARCHITECT
VICTORIA, BRITISH COLUMBIA

PROJECT:
6330 McROBB
NANAIMO, BC

SITE LEGAL DESCRIPTION:

SHEET TITLE:
TREE
MANAGEMENT
PLAN

SCALE:
AS NOTED

DATE:
JUL. 2, 2021

DRAWN:
DR

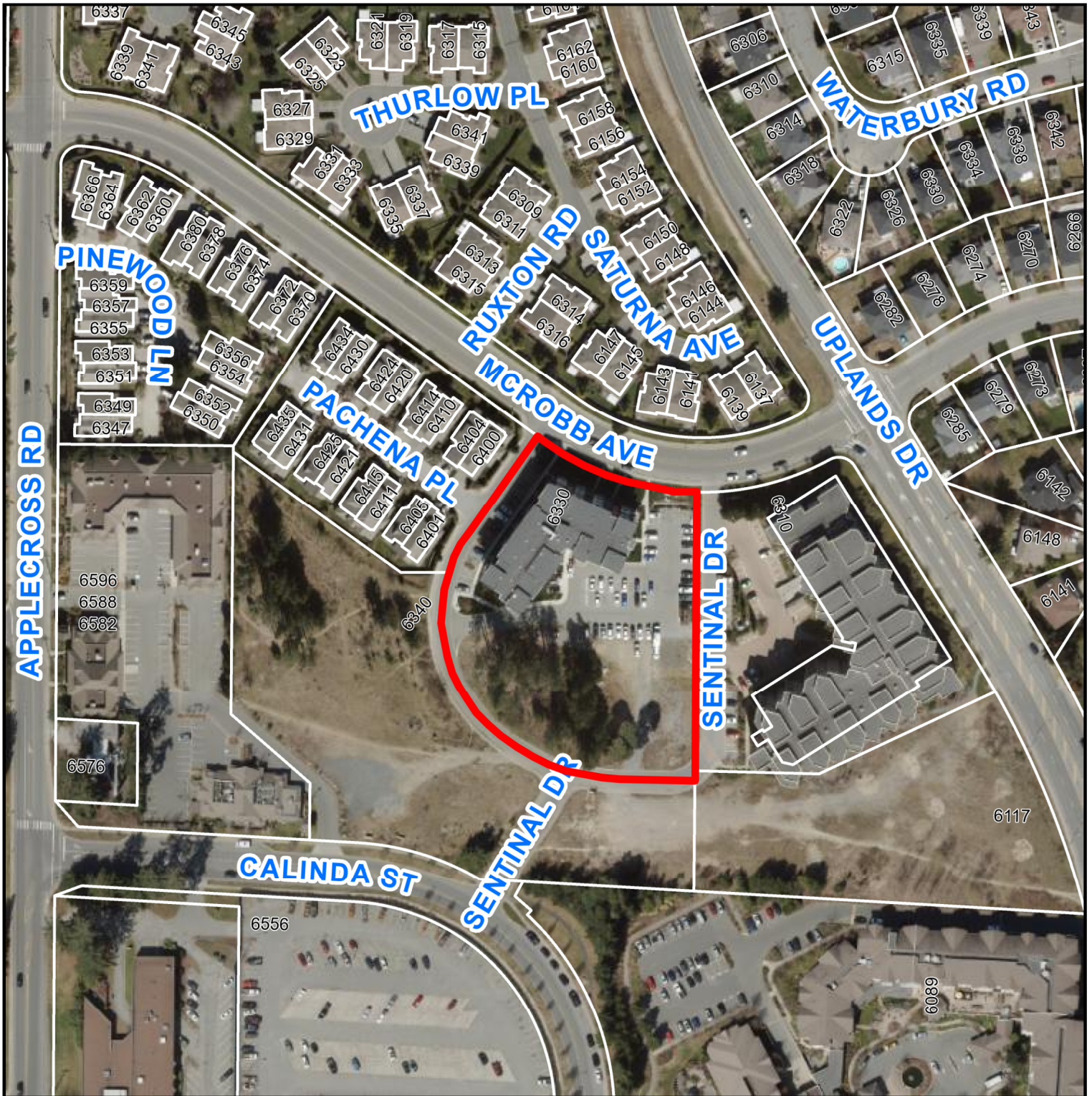
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VJD

PROJECT NUMBER:
6330 McRCBB 2021


DRAWING NUMBER:
L0.3/ TMP

MUN. DWG#:

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001241

 6330 MCROBB AVENUE