

Date: September 14, 2021

Design Rationale

Development Permit Application – 4101 & 4125 Jingle Pot Rd. – Nanaimo

Project and Rationale Overview.

The current development proposal consists of two – Multi-tenant Industrial buildings with a total Building Area of 4,739 m². The site allows a third building of similar nature, currently being considered for a future phase.

The site is located at the intersection of four streets. The design greatly improves the roadworks in this area, including bike lanes and sidewalks. The design also seeks to preserve three very large Douglas Fir trees (on what will become City property) and through minimal manipulation to the existing site grading, eliminates the need for large retaining walls.

Review of Development with respect to the General Development Permit Guidelines.

Part 1 – Development Objectives

- To create an industrial development maximizing the potential of the site.
- To maximize the allowable site density while respecting the sites geography and unique features.
- To minimize the disturbance to the site as a result of this development.
- To integrate the site with the adjacent properties by creating appropriate buffers and matching grades.
- Provide commercially available industrial space in this area of Nanaimo.
- The Development consists of 2 buildings:
 - Building A – 3,523.8 m² – 9 leasable units
 - Building B – 2,331.4 m² – 6 leasable units
- All finishes will be durable and suitable to a development of this level of quality. Tilt-up concrete panels are planned for the exterior.
- Pedestrian and bicycle paths are created on the site and linked to Jingle Pot Rd. A bike storage room with showers, for tenant use is connected to this path.
- Public Transit is not available on Jingle Pot Rd. The nearest bus stop is located on Mostar Rd. approximately 250m away.
- Provide a modern industrial development seeking to foster a healthier work / life balance with the focus on cycling and the provision of the outdoor common area.

Part 2 – Design Principals

- Respecting the Landscape. The existing site contains several mature trees, three of which are located at the Boban / Jingle Pot intersection. They fall within the proposed road dedication and will become property of the city. The bike lane and sidewalk curve around the base of these trees, tying into the on-site pedestrian paths. A 3 m wide pathway along the west property line of 4101 Jingle Pot will be created, tying into the adjacent multi-family development, currently under construction. A 1.5m wide landscape buffer is included at all property lines.
- An important driver to this design is the creation of an efficient commercial development within the natural environment. The building footprints are circled by a two-way ring road, combined with the sidewalk for pedestrian circulation. Fire truck access is possible to all building faces.
- The street presence will be building facades and landscaping. Retaining walls will be limited to the protection of the 3 trees along Jingle Pot / Boban. In some instances, a lower level has been incorporated below the main industrial floor space, creating a 2-story commercial façade. This addresses the 'back side' of an industrial building, whose main entrance and loading bay are on the opposite side. Coordinated signage will be included on building facades only.
- The form of the development is that of an industrial park, with limited commercial storefronts along the main street. The buildings are visually similar, but varied in mass and materials / colours, to create variety.
- The design of the buildings, roads and landscaped areas are durable and permanent in their design and use of materials. The proper design of drainage and overall water management have been considered.
- The site will be well lit with low-level, non-glare type lighting appropriate to its function. The building windows overlook the streets and sidewalks, creating a safer environment.
- CEPTD (Crime Prevention through Environmental Design) principals will continue to be incorporated as the design is developed in more detail.

Part 3 – Design Guidelines

Site Design

1. Parking
 - All required parking has been provided as well as loading bays to each tenant space.
 - Building A - 36 stalls are required (36 provided)
 - Building B - 24 stalls are required (24 provided)
 - The surface parking stalls, and driveways are in the rear-yards of the site. This avoids creating large, paved areas between the main roads and the building facades.

2. Pedestrian Circulation

- Concrete sidewalks connect with the city sidewalks, building entrances, biking facilities, and pedestrian pathways.
- Pedestrians can access the site from all main roads. Individual sidewalks to each commercial entrance between the continuous landscape buffer create a pedestrian scale feel along the main roads.

3. A common gazebo and seating area are included at the entrance to the common bike room.

4. Bicycle facilities.

- Indoor and outdoor Bicycle parking is included, and the common bicycle room is in the lower level of Building B. This includes secure bike lockers, change / shower facilities.

5. Open Space and Site Design

- The layout of the buildings, access roads and pedestrian walkways are intended to create a sense of 'place' at the center of this development. The 3 large trees and gazebo will be the centrepiece of this south-west facing common open space.

6. Landscaping – Refer to Landscape Plan by LADR Landscape Architects.

7. Setbacks and Buffers

- The buildings are setback from the property lines by distances that satisfy the required building setbacks under this zone.
- These buffers are landscaped. Site grading requires a small retaining wall at the interior south-west corner of the site. This short wall will be approximately 0.6 m max height.

Building Design

1. Form

- The 2 buildings share the same architectural style, materials, massing and detailing. Variety is created by their varying heights as they step up the site.
- The various elements of the facades (windows, doors, canopies, coloured accent panels) are unified but used differently as the buildings respond to grade changes.
- The building mass is long and low, following the natural contours of the existing site.

2. Height

- The buildings as currently designed will not exceed the allowable building height in the I2 – Light Industrial zone of 12.0 m.

3. Facades

- Building materials will be durable and of a high quality. Painted concrete, aluminum window frames and metal canopies are the proposed exterior finishes. Select areas will receive more detailed trim, where it can contribute to the human scale of the project.
- The detailing of the buildings will be well considered to avoid premature failure of the building envelope.
- The building facades have protruding sections, overhangs, canopies, and recesses. These create a pleasing building form, addressing human scale and avoiding tall, flat walls

facing the public realm. Side elevations are more modest, with careful treatment of materials and window placements.

- The individual tenant entrances each face the main access road, are protected under an overhang, and are surrounded with soft landscaping. This creates a sense of human scale as one approaches and enters the buildings.

4. Building Siting

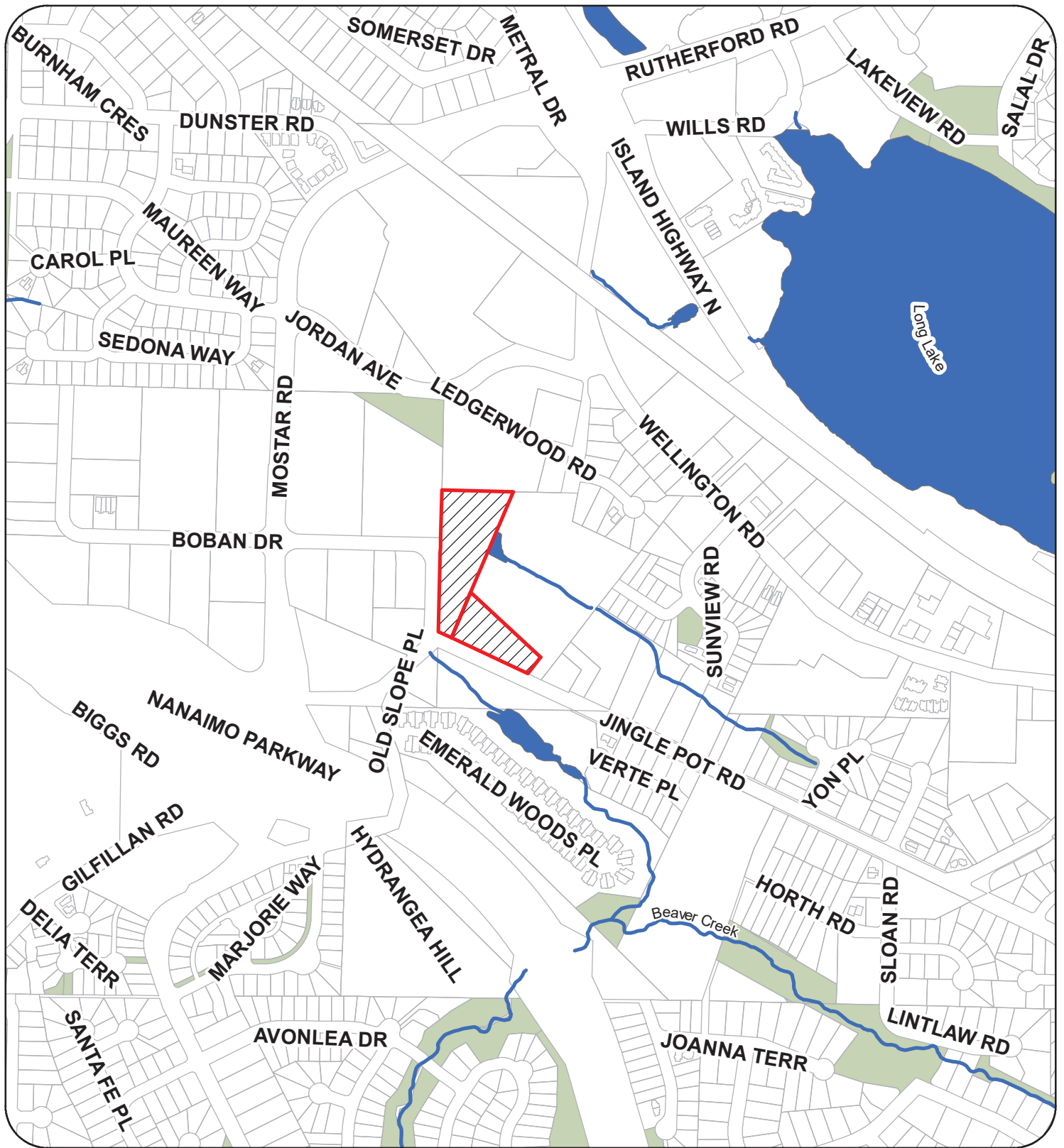
- The buildings are sited to take full advantage of the topography. The irregular shaped lot is accommodated by creating a variety of CRU sizes and shapes.
- The roads, parking, sidewalks, and landscaping are in the rear and side yards.
- The front yard setbacks are kept to the minimum allowable, creating a continuous but varied streetscape.

5. Signage

- A signage strategy is planned for the overall development. It will be integrated with the building facades. No individual site signage is planned.
- Commercial signage will be displayed for each tenant and in accordance with the overall signage bylaw.
- On-site signage discussing cycling and the green features of the project will be included. The package will also include an integrated, building addresses and wayfinding signage.
- Signs will be lit. Overspill will be contained and the dark-sky concept for outdoor lighting will be respected.

End of Design Rationale

CONTEXT MAP

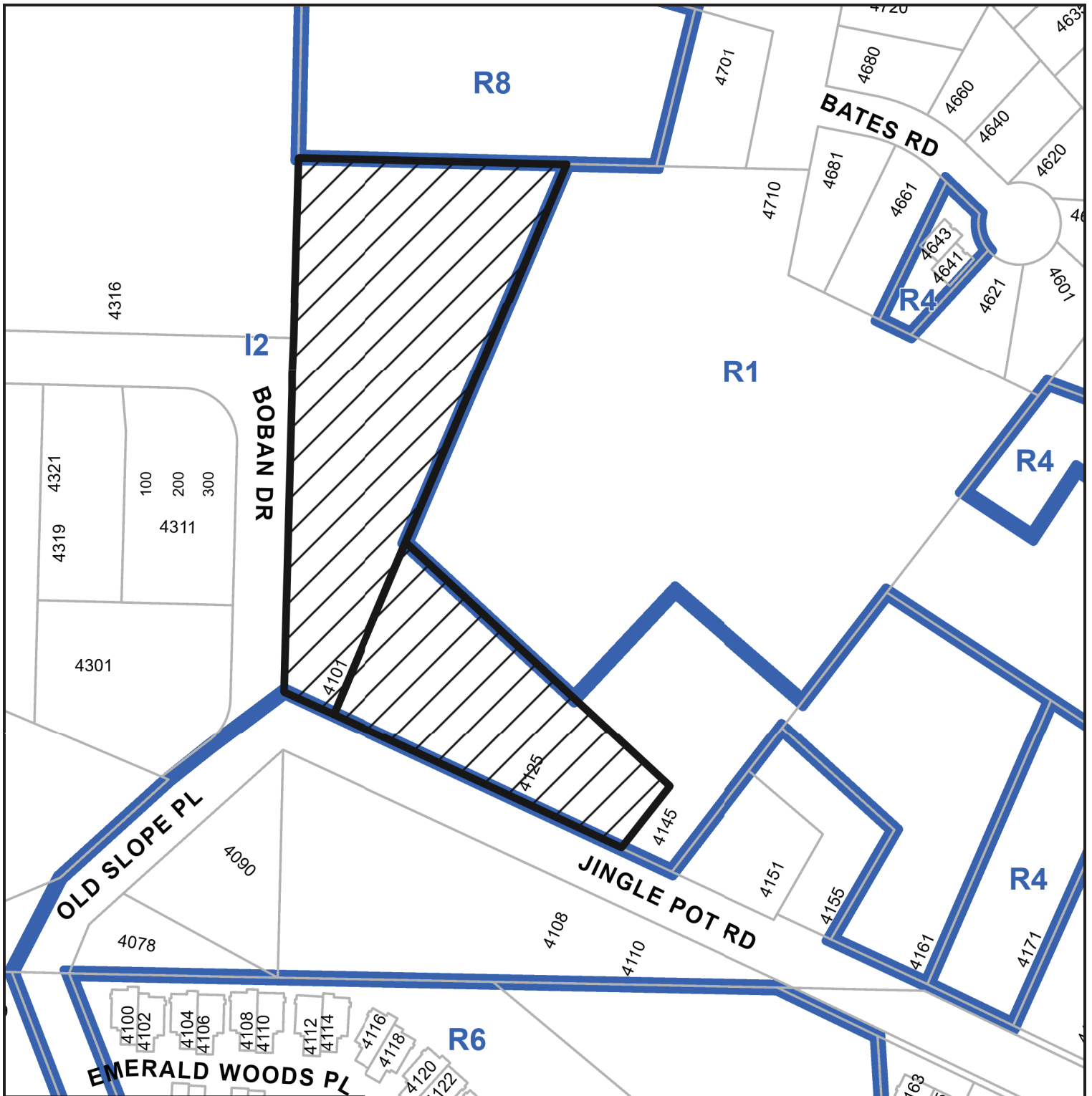


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4101 & 4125 JINGLE POT ROAD

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001244



Subject Property

CIVIC: 4101 AND 4125 JINGLE POT ROAD

LEGAL: PARCEL A (DD 14192N) OF LOT 1 & LOT A, SECTION 5, WELLINGTON DISTRICT, PLAN 2823 & POAN 21667

SITE

AREA TOTAL - 10,958
BLDG. FOOTPRINT TOTAL - 4739.9m²
SITE COVERAGE TOTAL - 43%

BLDG B
MAIN FLOOR - 1873.3m²
MEZZANINE - 213.4m²
UG OFFICE - 244.7
TOTAL - 2331.4m²

PARKING
INDUSTRIAL USE - 24 STALLS REQ
PROVIDED SURFACE - 24

Building Height
7.01m (23') FROM MAIN FLOOR
10.6m (35') STREET FACE

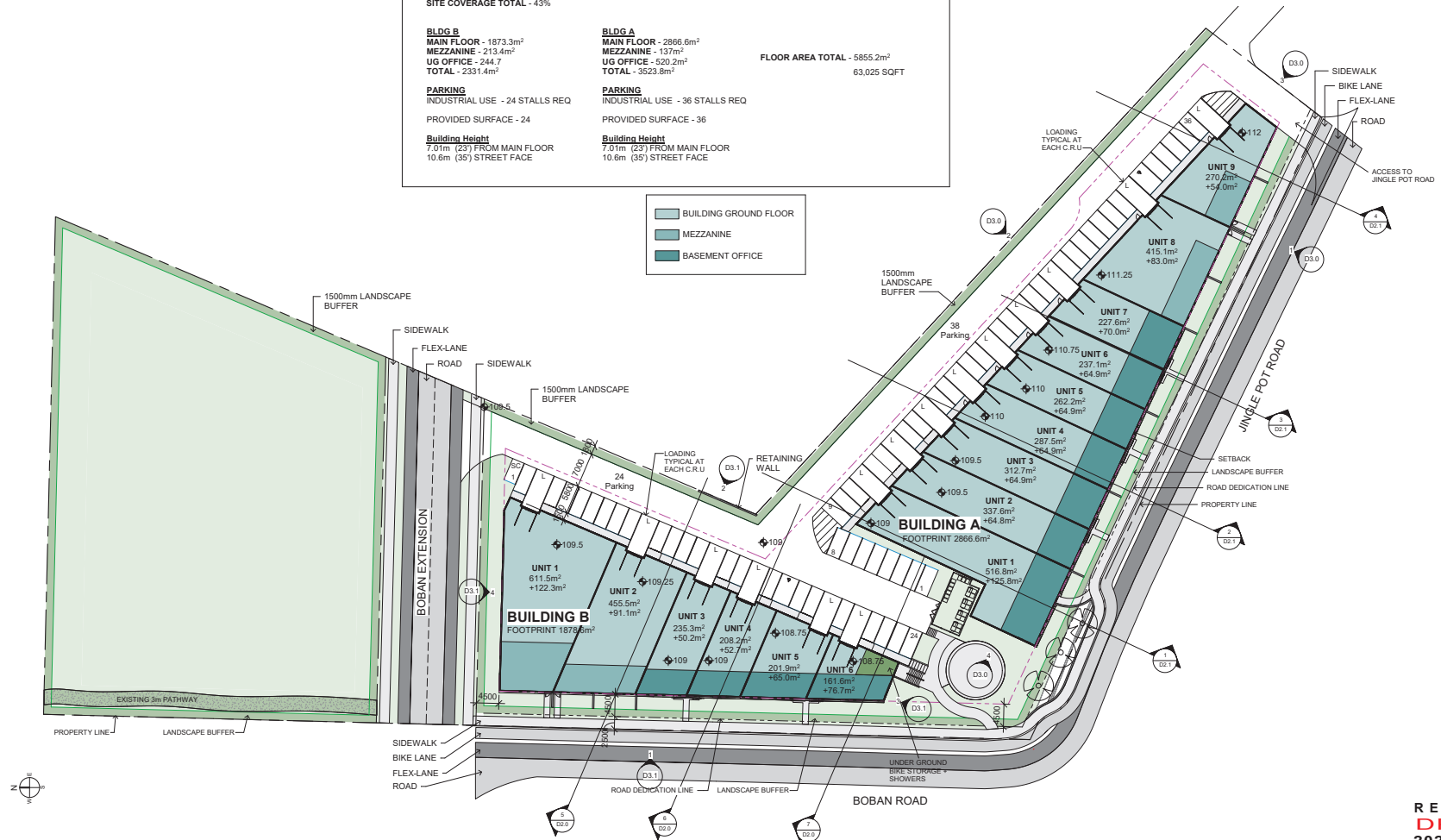
BLDG A
MAIN FLOOR - 2866.6m²
MEZZANINE - 137m²
UG OFFICE - 520.2m²
TOTAL - 3523.8m²

PARKING
INDUSTRIAL USE - 36 STALLS REQ
PROVIDED SURFACE - 36

Building Height
7.01m (23') FROM MAIN FLOOR
10.6m (35') STREET FACE

FLOOR AREA TOTAL - 5855.2m²
63,025 SQFT

■ BUILDING GROUND FLOOR
■ MEZZANINE
■ BASEMENT OFFICE



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DP1244
2021-SEP-15
Current Planning

bjk
architecture inc.

2122 Brandon Road, Shawnigan Lake, BC
250-271-2296

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09/15/2021

Jingle Pot

4101 & 4125 Jingle Pot Road, Nanaimo BC

Site Plan

SCALE: 1:400
DRAWN BY: ART
CHECKED BY: BJK
DATE: 09/15/2021

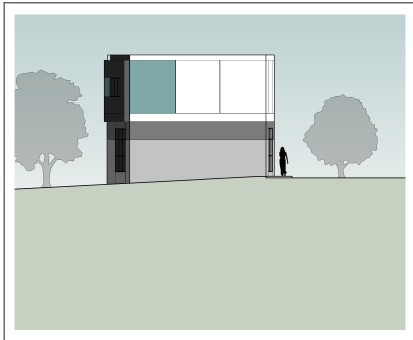
D1.0



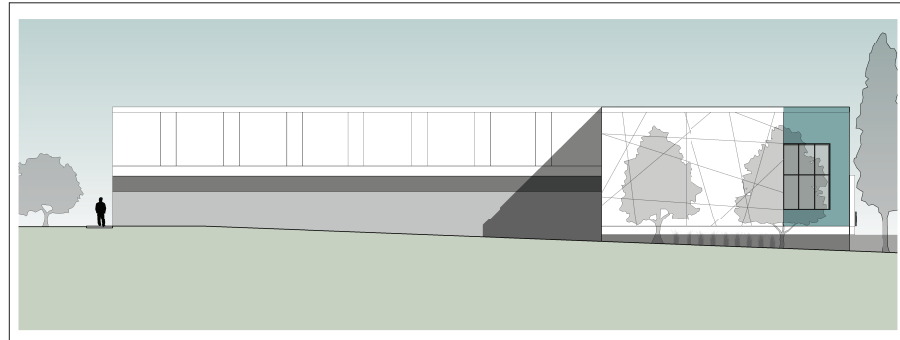
① Elevation - Building A South (Jingle Pot)
1 : 135



② Elevation - Building A North
1 : 135



③ Elevation - Building A East
1 : 135



④ Elevation - Building A West
1 : 135

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SCALE: 1 : 135
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D3.0

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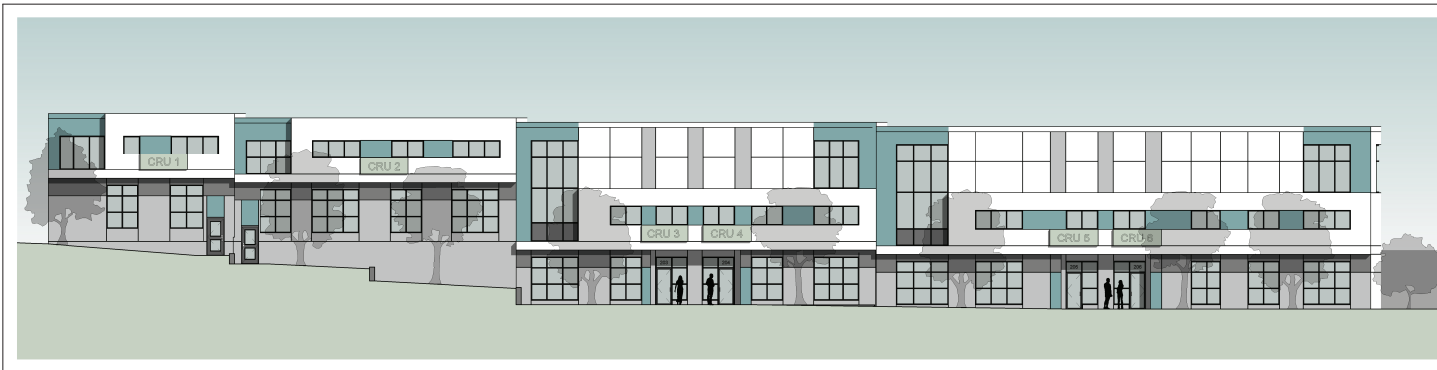
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Building A Elevations



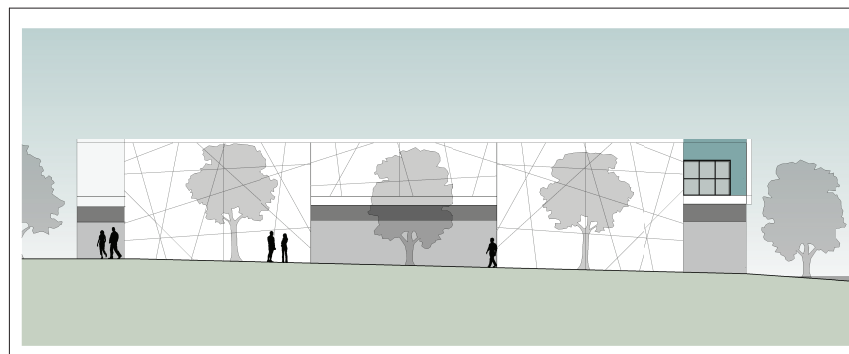
① Elevation - Building B West (Boban)
1 : 135



② Elevation - Building B East
1 : 135



③ Elevation - Building B South (Jingle Pot)
1 : 135



④ Elevation - Building B North (Boban Ext.)
1 : 135



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4101 & 4125 Jingle Pot Road, Nanaimo BC

Materials Board

SCALE: 1:35
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D4.0



① Building A Close up



② Building B close up

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SCALE:
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D5.1

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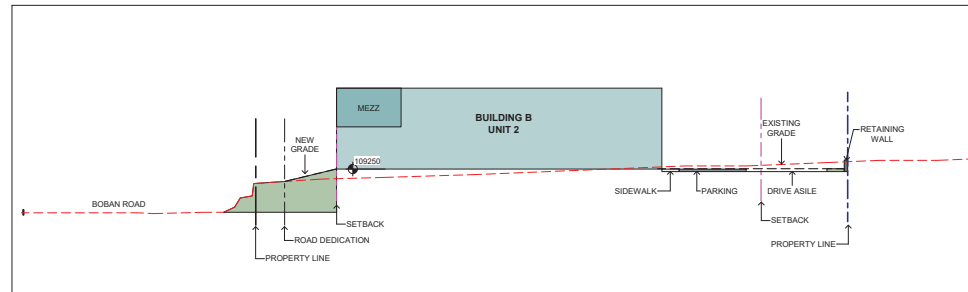
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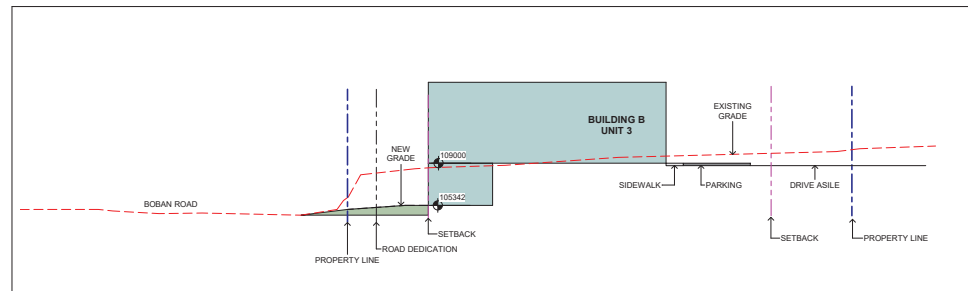
Jingle Pot

4101 & 4125 Jingle Pot Road, Nanaimo BC

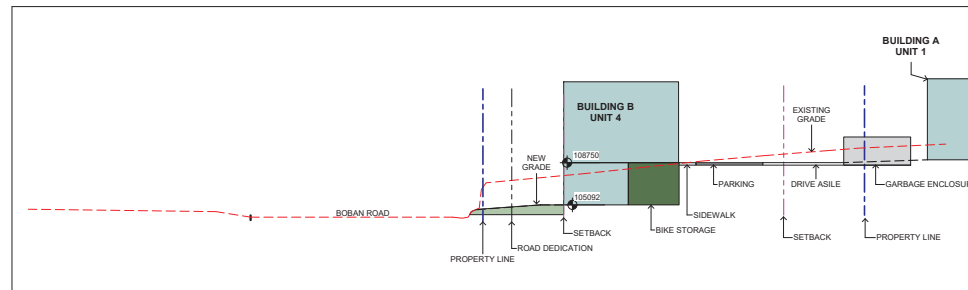
3D Views from Street



⑤ Building B Section1
1: 200



⑥ Building B Section2
1: 200



⑦ Building B Section3
1: 200

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Current Planning

SCALE: 1: 200
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D2.0

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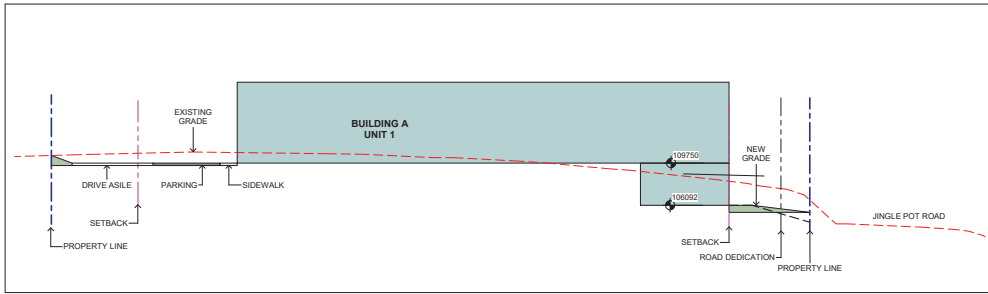
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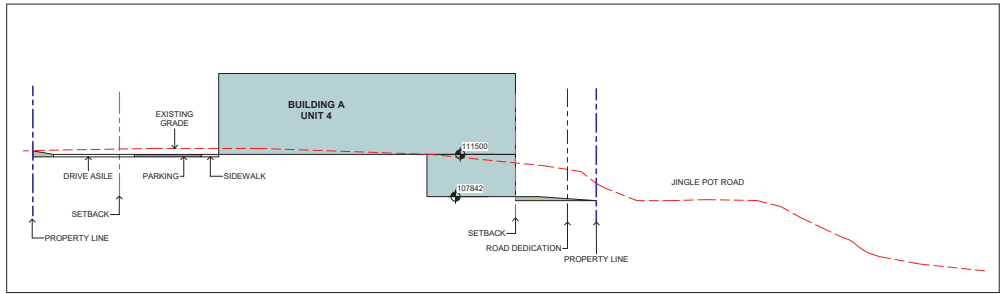
Jingle Pot

4101 & 4125 Jingle Pot Road, Nanaimo BC

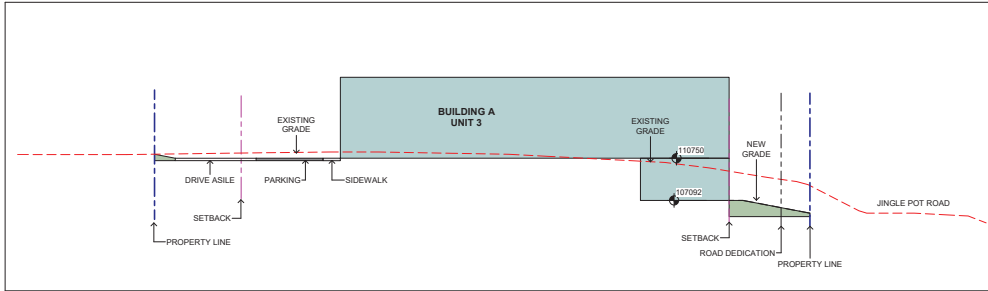
Site Sections



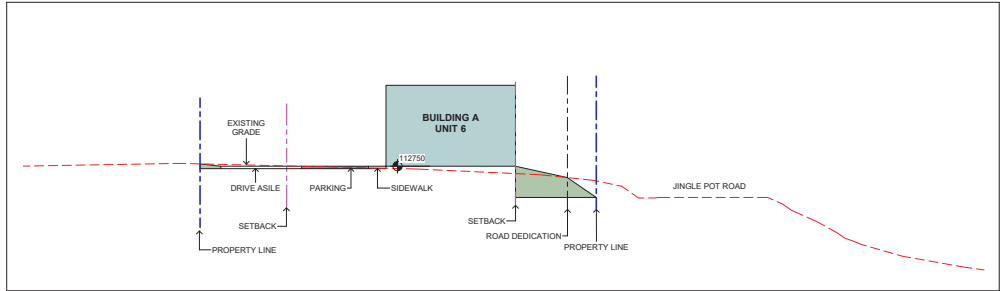
① Building A Section 1
1 : 200



③ Building A Section 3
1 : 200



② Building A Section 2
1 : 200



④ Building A Section 4
1 : 200

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Site Sections

SCALE: 1 : 200
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D2.1

Requested Nursery Stock

Trees

Total: 62

Botanical Name	Common Name	Size
<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	6cm cal.
<i>Cercidiphyllum japonicum</i>	Katsura Tree	6cm cal.
<i>Pseudotsuga menziesii</i>	Douglas Fir	2m ht.
<i>Stewartia pseudocamellia</i>	Japanese Stewartia	5cm cal.

Large Shrubs

Total: 862

Botanical Name	Common Name	Size
<i>Arbutus unedo</i> 'Compacta'	Compact Strawberry Bush	#5 pot
<i>Lonicera nitida</i> 'Baggesen's Gold'	Baggesen's Gold Box Honeyaukde	#5 pot
<i>Pieris japonica</i> 'Valley Valentine'	Valley Valentine Lily Of The Valley	#5 pot

Medium Shrubs

Total: 539

Botanical Name	Common Name	Size
<i>Cornus sericea</i> 'Arctic Fire'	Dwarf Red Twig Dogwood	#3 pot
<i>Cornus sericea</i> 'stolonifera'	Redosier Dogwood	#5 pot
<i>Leucothoe fontanesiana</i> 'Zabell'	Scarlet® Fetterbush	#5 pot

Small Shrubs

Total: 663

Botanical Name	Common Name	Size
<i>Arctostaphylos uva-ursi</i>	Kinnickinick	#1 pot
<i>Gaultheria phillyifolia</i>	Satol	#1 pot
<i>Hebe pinguifolia</i> 'Sutherlandii'	Sutherland Hebe	#1 pot

Perennials, Annuals and Ferns

Total: 1718

Botanical Name	Common Name	Size
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot
<i>Helictotrichon sempervirens</i>	Blue Oat Grass	#1 pot
<i>Nassella tenuissima</i>	Mexican Feather Grass	#1 pot

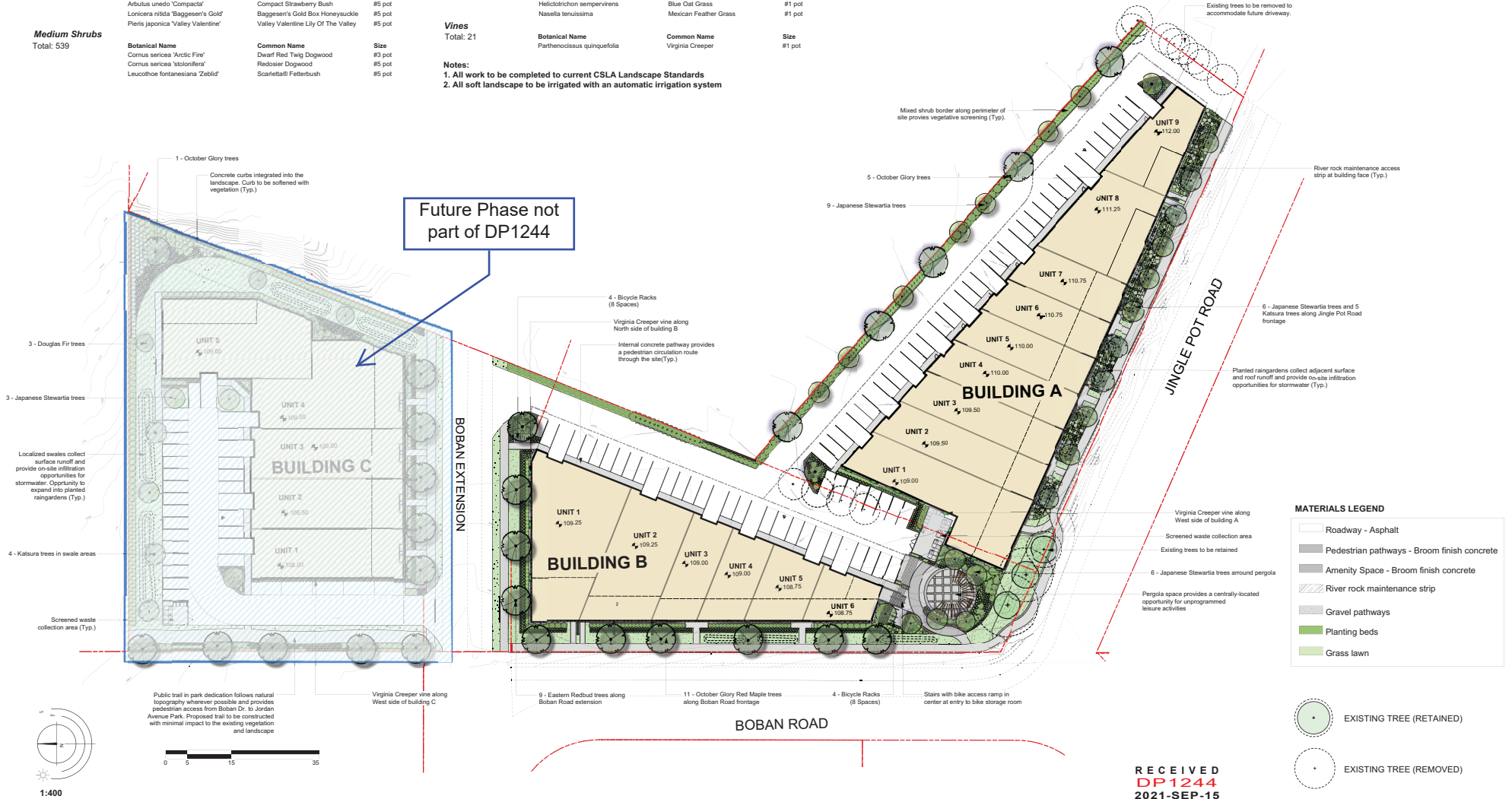
Vines

Total: 21

Botanical Name	Common Name	Size
<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1 pot

Notes:

1. All work to be completed to current CSLA Landscape Standards
2. All soft landscape to be irrigated with an automatic irrigation system



4101+4125 Jingle Pot Road - Landscape Concept Plan

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001244



4101 AND 4125 JINGLE POT ROAD