

2103 Bowen Apartments | DESIGN RATIONALE /PROJECT DESCRIPTION

November 12, 2021

This 3-story multi-family development has been designed to increase density along one of Nanaimo's primary transportation corridors on Bowen Road. The building consists of 41 total units with a combination of 36 studios and 5 two-bedroom units. The underground parking structure below the building accommodates sufficient parking with access from the rear lane off Meredith Road. This development also offers a large roof top deck amenity for residents to enjoy spectacular views of Mount Benson. Here, a larger number of studio units have been proposed with the intention of making good use of transit and pedestrian facilities along Bowen Road.

- Site & Landscape
 - The main building mass is set along Bowen Road with street access for the ground floor units and a main entrance at the corner of Bowen and Meredith.
 - Parking has been provided with a parking structure set into the slope and a small surface parking area accessed from the lane off Meredith Road.
 - Landscaping is provided along the edges of the building and integrated with the site slope.
 - A roof deck outdoor amenity has been provided on the 4th level as a communal outdoor space.
- Building Massing
 - The building is three stories with a roof deck to add additional outdoor space.
 - The main entrance has a prominent location at the corner of Bowen and Meredith Road
 - The tall elevator mass acts as an identifying marker with the building's name.
 - Individual entries are identified to ground floor units across Bowen Road, giving the building a more residential feel.
- Architectural Elements
 - A "wrapping wall" feature is used as the main organizing feature for the architectural elevation along Bowen Road. From a functional perspective this wall is creating a divide between the adjacent unit balconies. From an aesthetic perspective the wall provides movement, interest, and scale to the elevation.
 - The wall breaks the long façade into smaller proportions
 - Material and colour changes have been used to emphasize where the wall is wrapping.
 - The design utilizes multiple flat roofs at varying heights with the idea of creating interest and scale.
 - The elevation along Meredith uses a similar more stagnate architectural language but is still cohesive with Bowen Road.

Variances Requested

- Setback
 - Variance requested if for the front minimum setback for 0.5 m. (Provided 3m; required 3.5 m).
 - Variance requested if for the flanking side yard setback for 0.5 m. (Provided 4m; required 4.5 m).

Rational: Some of the covered balconies project into the front minimum setback up to maximum of 0.5 m. This setback variance enables us to efficiently position the building to achieve a balance between unit dimensions and parking requirements. Additionally, the building projects 0.5 m into the flanking side yard setback. Again, this small corner projection into the setback enables us to achieve the required density with maximum efficiency. In the same south-west corner of the building, we have an open balcony projecting 1.44 m into the flanking side yard setback. As we understand from section 6.5 of the 4500-zoning bylaw, there is an allowable projection in the yard for open decks up to a 2 m limit.

- Trash Location
 - Variance of 3 m requested for the trash located at the rear of the property (north-west corner), abutting the lane.

Rational: While trying to find a balance between density and parking on an irregularly shaped lot, we were able to optimise the usability of the site by locating the trash container at the rear of the property, near the lane. We also propose that the trash container directly face the lane as it might make it easier for trash collection and management.

- Parking
 - Parking Variance requested for 1 car space
 - Requirement: 40 spaces
 - Provided: 39 spaces
 - Small car variance requested for 11 cars
 - Requirement std: sm car 60:40
 - Provided 49: 51

Rational: We were able to fit 39 cars and are requesting for a 1 car variance to accommodate the 41 units on this uniquely shaped lot. As 36 of the 41 units are studio units, we feel that many of the residents of this building could potentially use the transit facilities available on Bowen Road. Furthermore, small car spaces might be a better fit for the larger number of studio units proposed in this building.

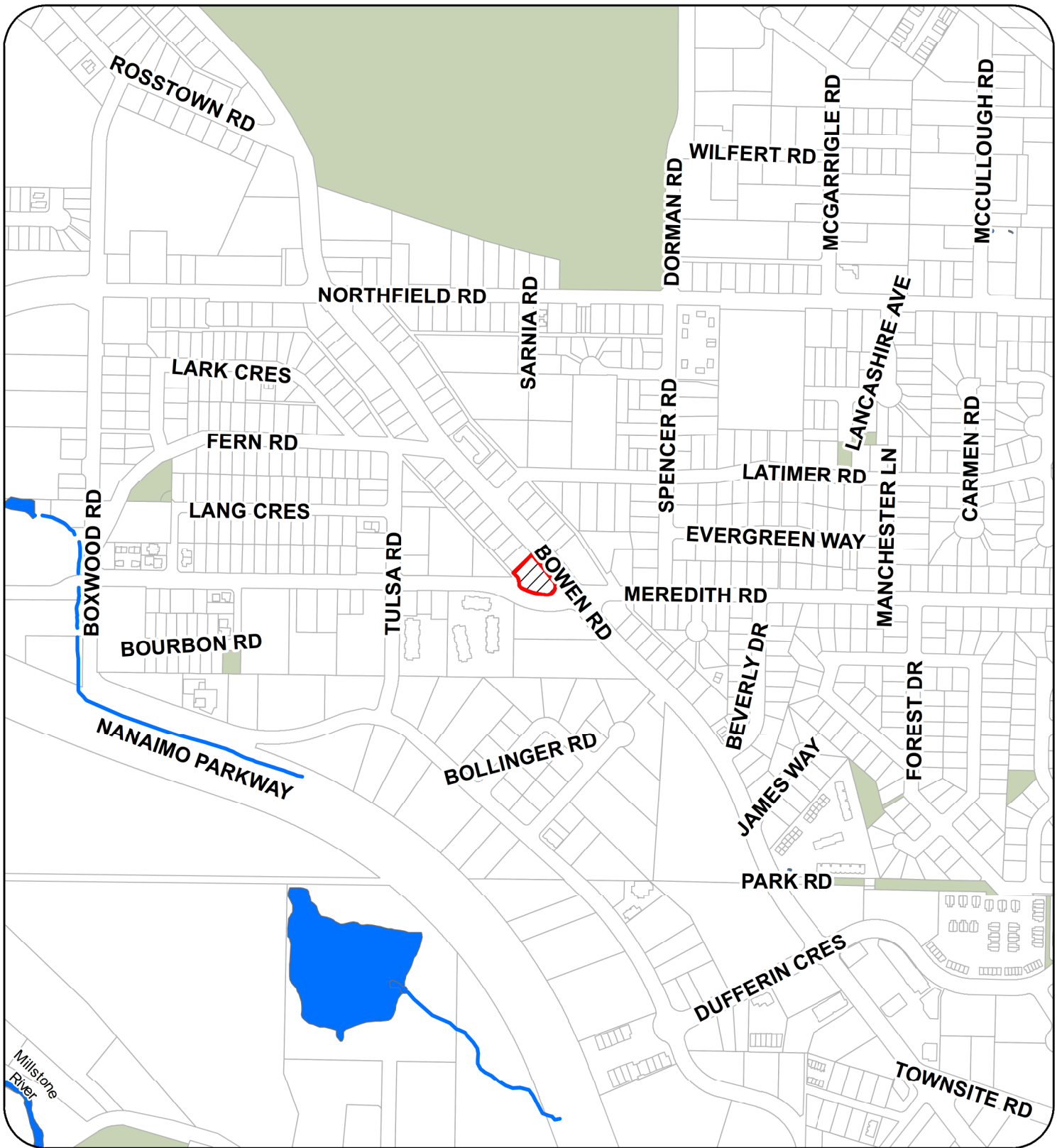
- Height
 - A height variance of 0.95 m is being requested
 - Required 14 m
 - Provided 14.95 m

Rationale: The additional height being requested is for the headroom of the staircase leading to the roof deck amenity space. We feel that is this common outdoor space can potentially provide a lot of value for the residents with great views of Mount Benson.

- Retaining Wall Height
 - A retaining wall variance of 0.65 m is being requested
 - Allowed 1.8 m
 - Provided 2.45 m

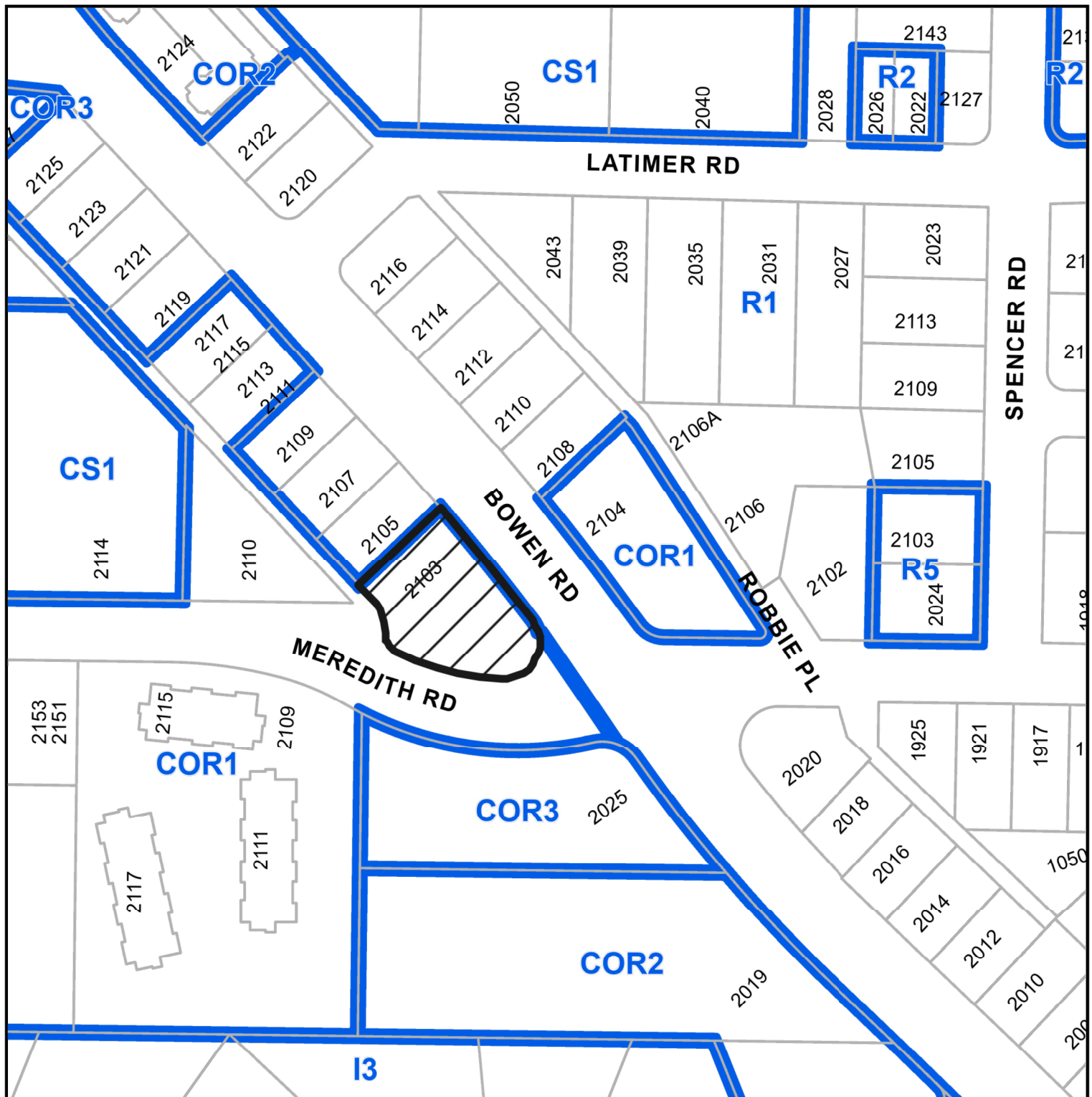
Rationale: The only section where we require this variance is at the north-west corner of the lot, where we transition the natural slope from Bowen to Meredith Road. This enables us the have access to the parking from the rear lane off Meredith while maintain access to the ground floor units directly from Bowen Road.

CONTEXT MAP



 2103 BOWEN ROAD

LOCATION PLAN

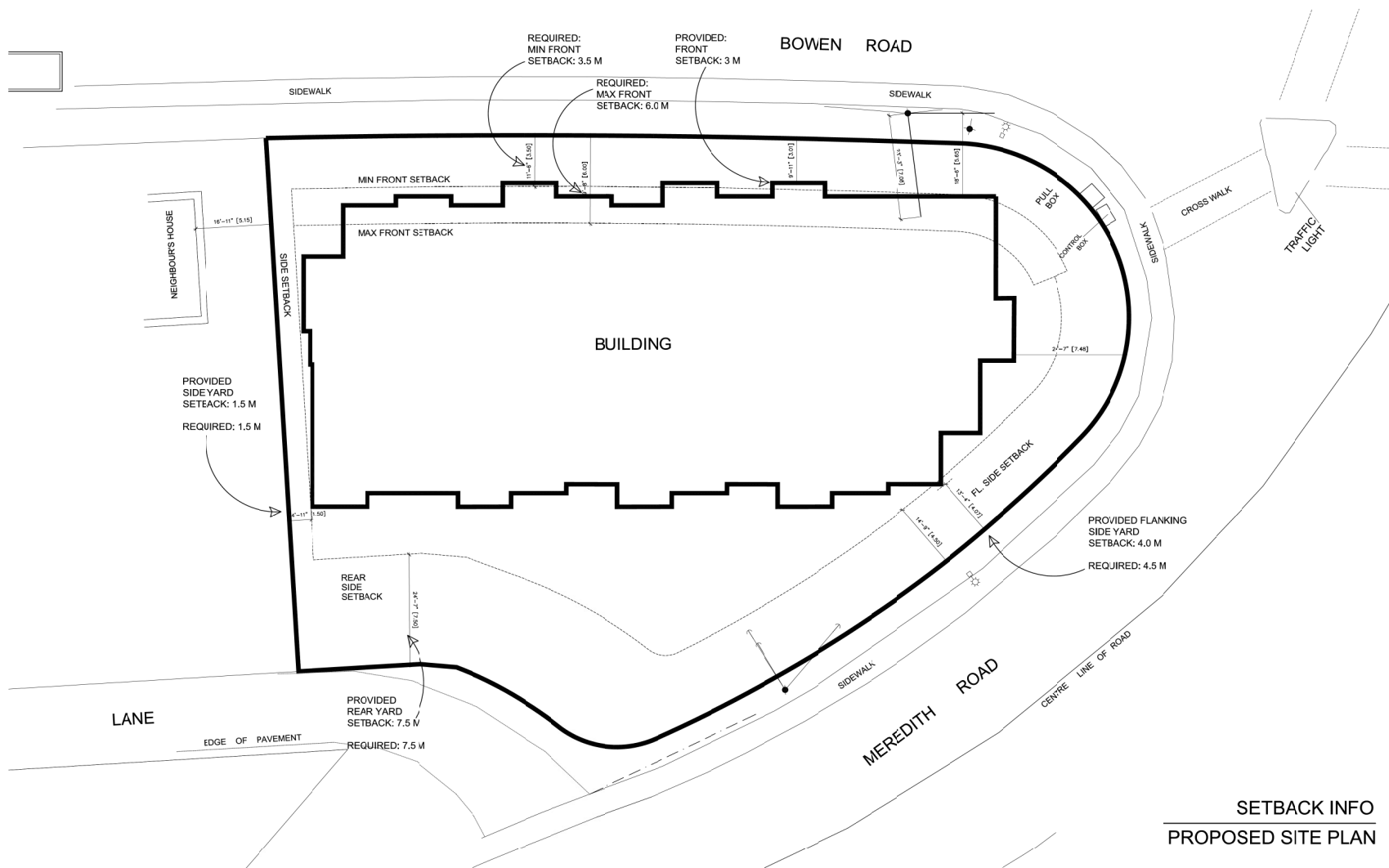


Subject Property

DEVELOPMENT PERMIT APPLICATION NO. DP001253

CIVIC: 2103 BOWEN ROAD

LEGAL: LOT 1, SECTION 16 AND 17, BLOCK 1, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP23735



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

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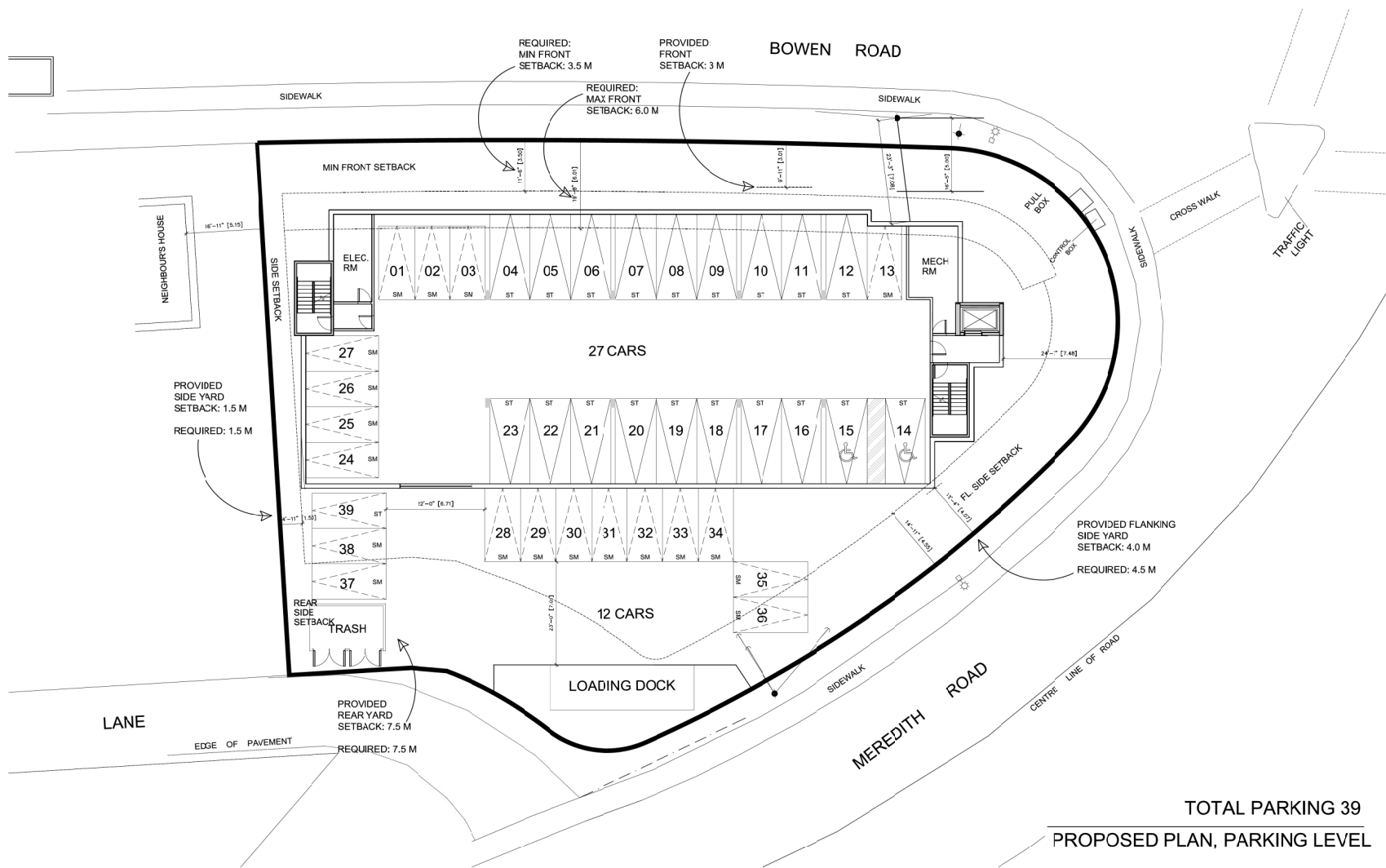
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SETBACKS INFO

A101



MATERIAL LEGEND

- 01

HARDIE panel,
Arctic White
- 02

HARDIE lap siding,
Pearl Grey
- 03

HARDIE panel,
Iron Grey
- 04

HARDIE panel
Dulux, Prussian
Blue
- 05

Galvanised
Corrugated
Metal Sheet /
Textured Fibre
Cement Board



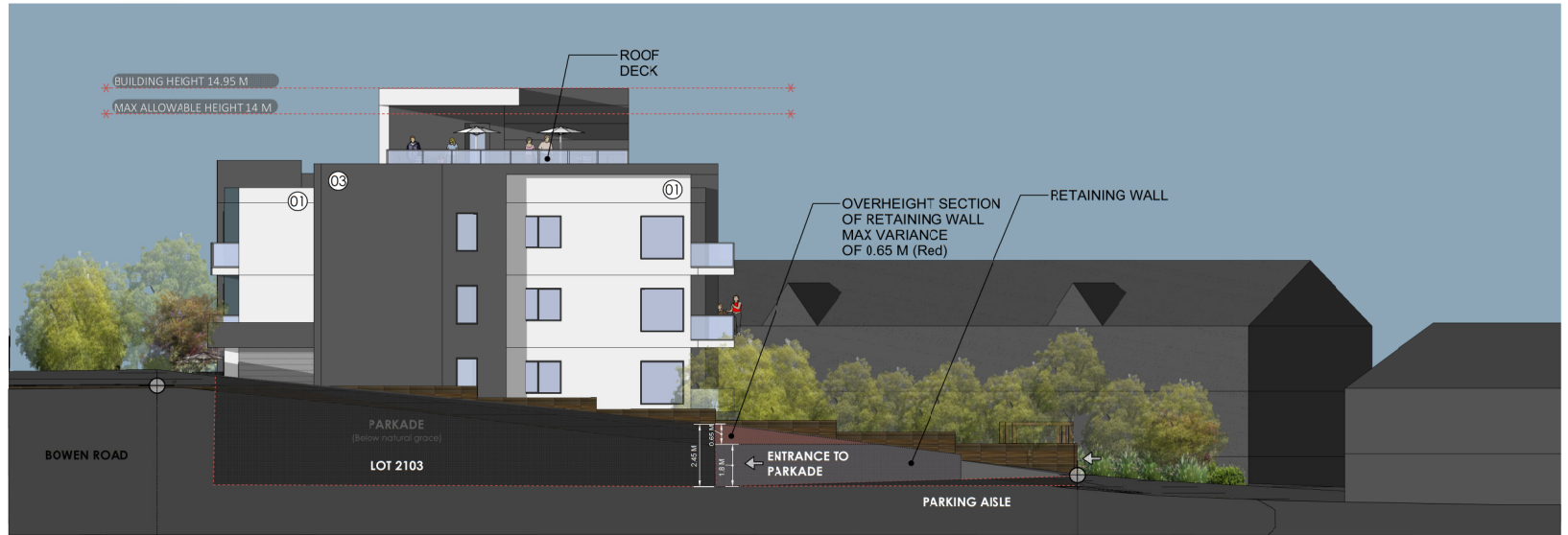
FRONT ELEVATION FROM BOWEN ROAD (WEST)



BACK ELEVATION FROM MEREDITH ROAD (EAST)

MATERIAL LEGEND



- 01 HARDIE panel, Arctic White
- 02 HARDIE lap siding, Pearl Grey
- 03 HARDIE panel, Iron Grey
- 04 HARDIE panel Dulux, Prussian Blue
- 05 Galvanised Corrugated Metal Sheet / Textured Fibre Cement Board



SIDE ELEVATION (NORTH)



SIDE ELEVATION (SOUTH)

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PERSPECTIVE FROM BOWEN-MEREDITH INTERSECTION



PERSPECTIVE FROM THE LANE



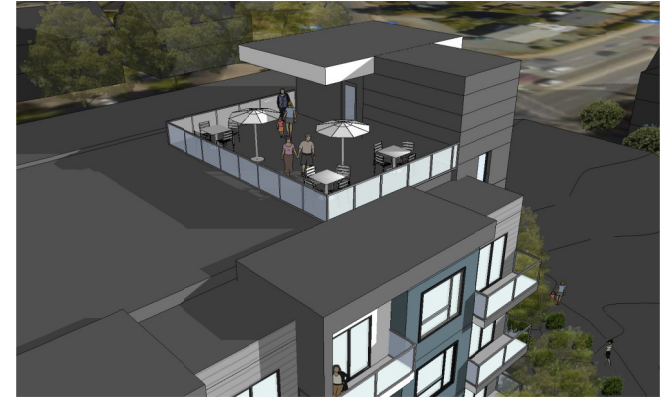
PERSPECTIVE FROM BOWEN ROAD



PERSPECTIVE FROM MEREDITH ROAD



TOP PERSPECTIVE OF BOWEN- MEREDITH INTERSECTION





ROOF DECK COMMON AMENITY SPACE



TOP PERSPECTIVE BACK OF BUILDING

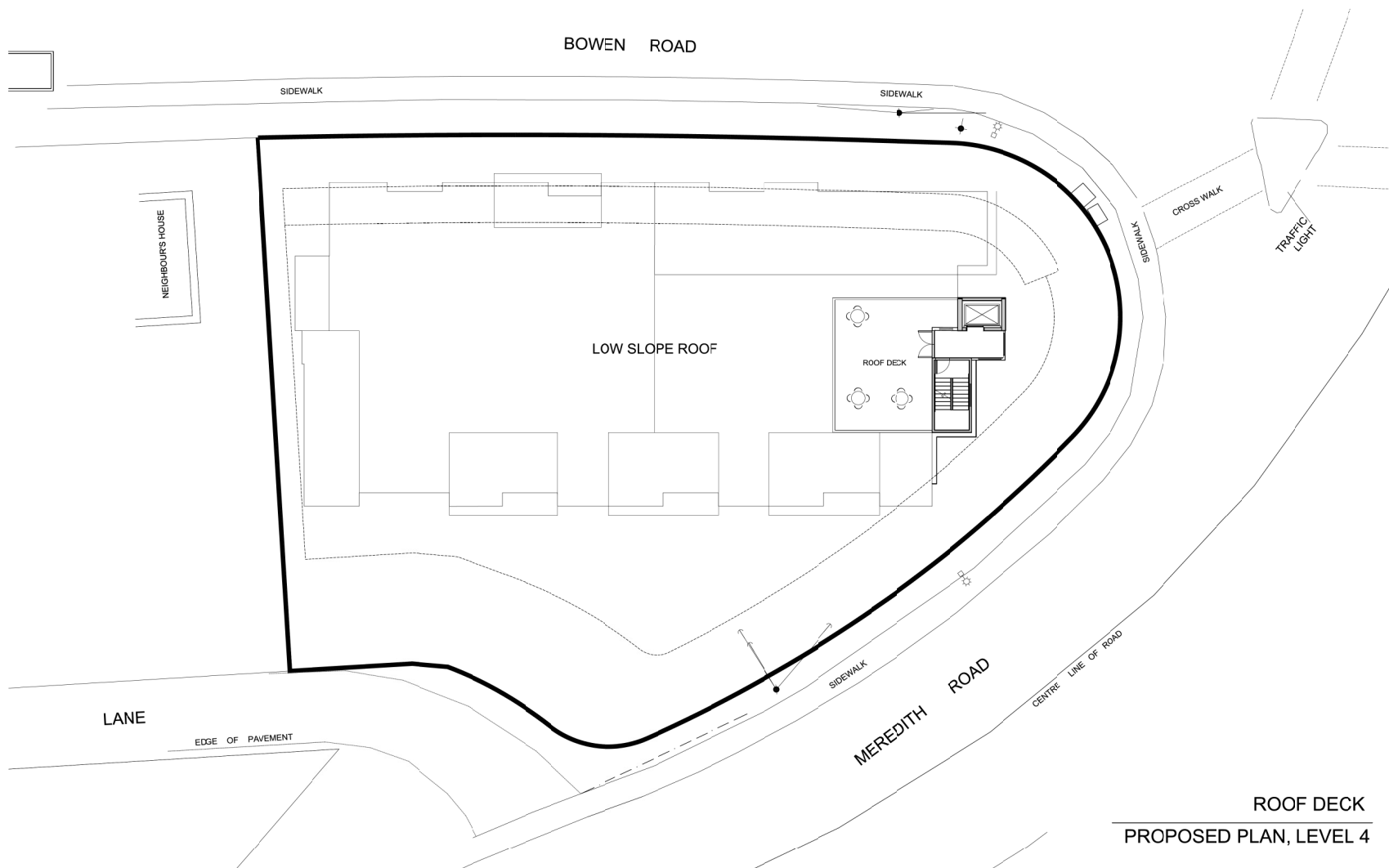


AERIAL PERSPECTIVE OF SITE

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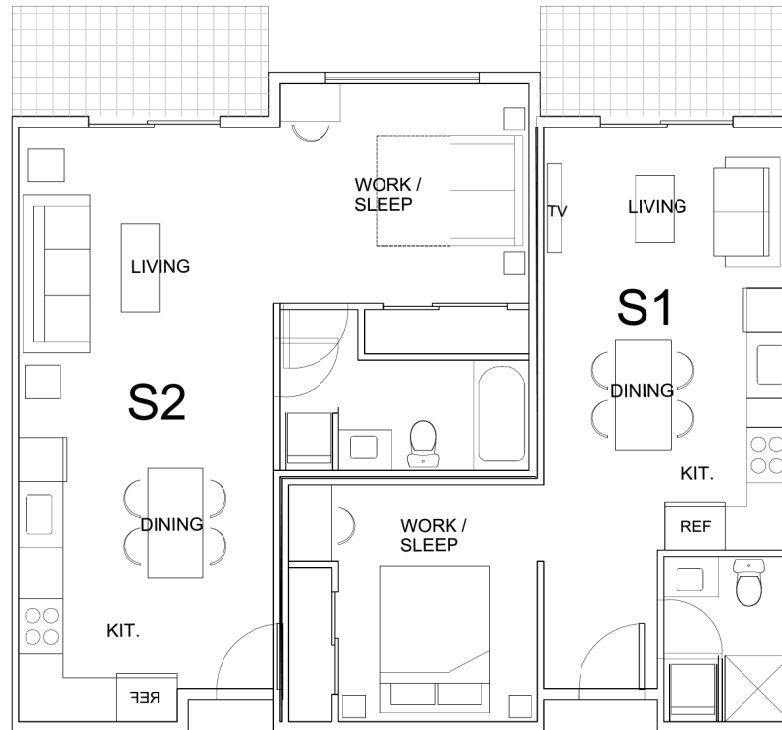
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ROOF LEVEL

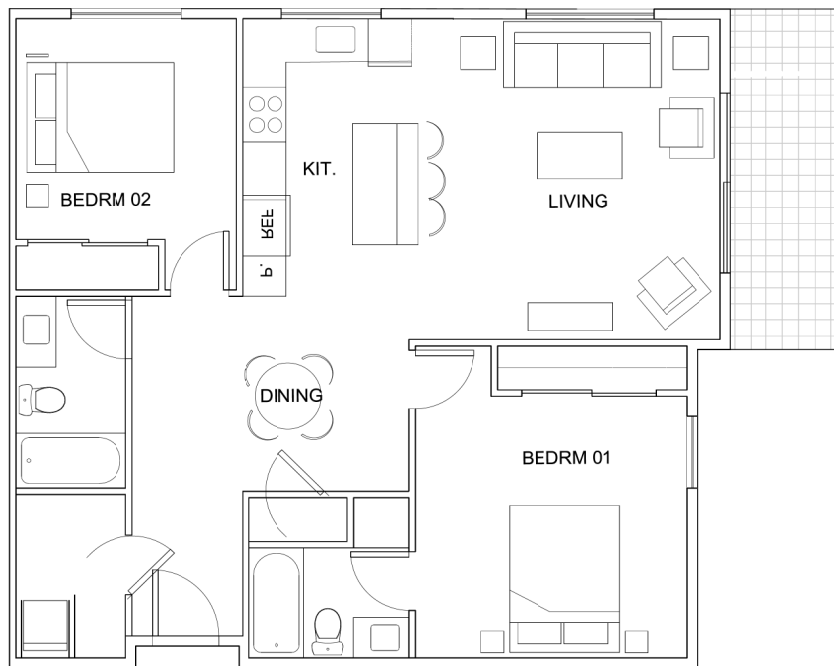
A104



S1 & S2 UNIT

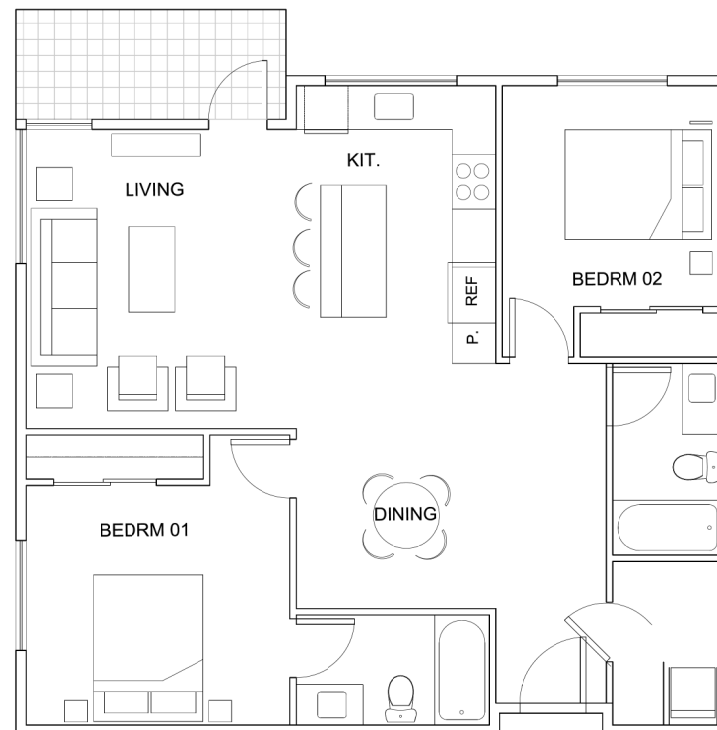
S1: 458 SF + 58 SF DECK; 18 UNITS
S2: 552 SF + 58 SF DECK; 18 UNITS

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B1- ALT UNIT

B1; 955 SF + 77 SF DECK; 2 UNITS



B1 UNIT

B1; 643 SF + 61 SF DECK; 3 UNITS



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2515 GLENAYR DRIVE
NANAIMO, BC V9S 3R9
joyce@jrtarchitecture.com
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jrtarchitecture.com

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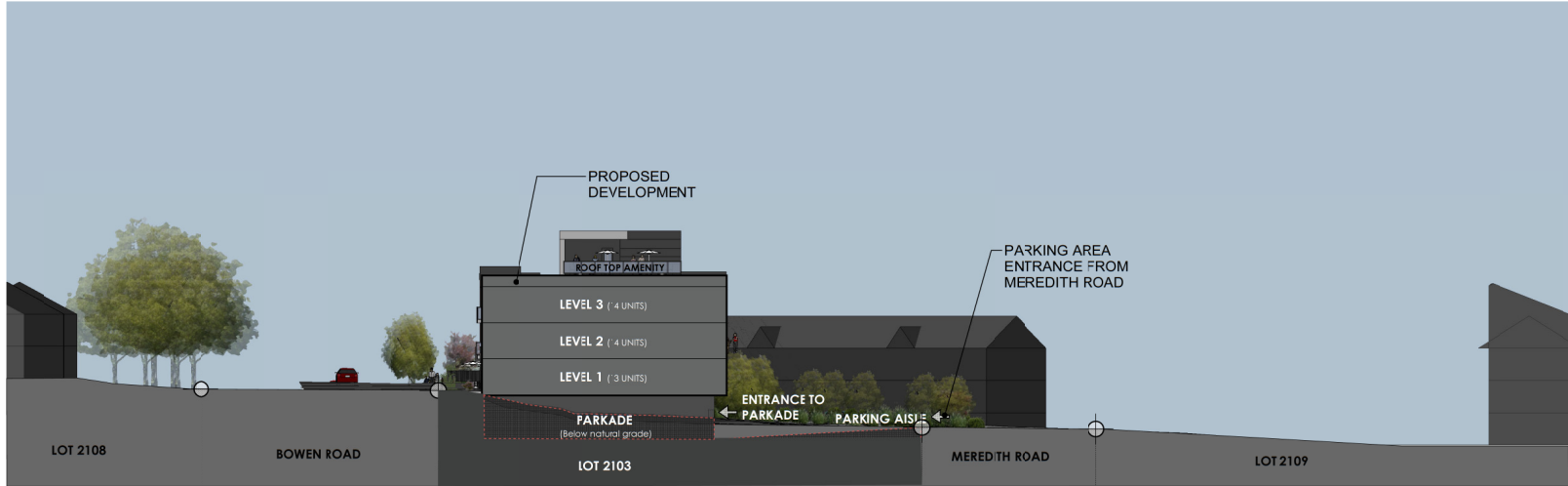
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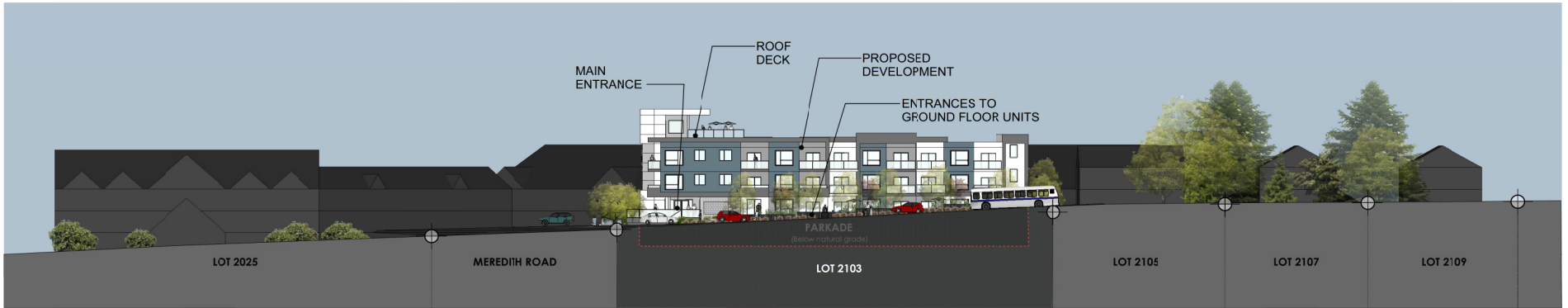
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UNIT PLANS 2



A106



EAST-WEST CROSS SECTION THROUGH LOT



STREET SCAPE ALONG BOWEN ROAD

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PLANT PALETTE

Numbers of trees with 6cm cal and over = 25
Number of trees to be removed = 20

Icon	Key	Botanical Name	Common Name	Pot Size
Deciduous Trees (total 31)				
Ap	11	Acer palmatum	Japanese Maple	3.5m
AgA	3	Amelanchier grandiflora 'Autumn Brilliance'	Service berry	10 gal
Ck	3	Cornus kousa	Chinese Dogwood (multistem)	3m. ht
Fcd	6	Fagus sylvatica 'Dawson Gold'	Dawson Gold Beech	6 cm cal
Pp	6	Parrotia persica 'Vanessa'	Upright Persian ironwood	6 cm cal
Sje	3	Styrax japonica	Snowbell Tree	6 cm cal
Coniferous Trees (total 9)				
Pob		Pinus obovata bruns	Siberian Spruce	2m ht
Pv		Pinus banksiana lambertii	Vanderwolf Pine	2 m. ht
Pn		Pinus nigra	Australian Pine	2 m ht
Ps		Pinus sylvestris	Scots Pine	2m ht
Shrubs				
evergreen				
Ci		Chorisia speciosa	Mexican Orange Blossom	#1
La		Larix laricina 'Hidoma'	English Lavender	#1
Sh		Shorea robusta	David's Viburnum	#1
Vi		Viburnum dentatum	Evergreen Huckleberry	#1
Vo		Vaccinium ovatum		#1
deciduous				
Ca		Cornus alba sibirica	Red Twigged Dogwood	#1
Hs		Hedera helix	Ocean Spray	#1
Ra		Ribes sanguineum	Red Flowering Currant	#1
Low Shrub/Grasses/Perennials				
Al		Alchemilla vulgaris	Salt	#1
Ma		Malva aquatica	Tall Oregon Grape	#1
Ma		Malva moschata	Out Oregon Grape	#1
Ro		Rosa rugosa	Rosemary	#1
Grasses				
Hs		Hakonechloa macra	Japanese Woodland grass	#1
Ha		Hieracium angustifolium	Blue oak Grass	#1
Mu		Muscicarpa sinensis yaku jima	Maiden Grass	#1
Ma		Macarthur sinensis var purpurascens	Orange Spine Grass	#1
St		Stipa spartea	Quail Feather Grass	#1
Ferns				
Alf		Adiantum filix-foemina	Lady Fern	#1
Ba		Blechnum spaldii	Deer Fern	#1
Da		Dryopteris erythrosora	Auburn Fern	#1
Prun		Polystichum medium	Sword Fern	#1
Perennials				
Am		Achillea millefolium	Yarrow	#1
Sc		Scilla maritima	Garden Bluebell	#1
St		Stachys germanica	Douglas Aster	#1
Bioswale: rushes/hedgerows				
Cr		Carex diandra	Sough Sedge	#1
He		Hebe pinnatifida	Heavenly Lil	#1
Sm		Scilla maritima	Small Flowered Bulbush	#1

Landscape Design Rationale Bowen Road Apartments

Introduction:

The site lies at the corner of Bowen and Meredith Roads. The landscape design forms an important buffer between the apartments and these two busy roads. It will function as an attractive streetscape, be a connection between the building and the ground, and provide a liveable open space for the residents.

Planting Scheme:

The overall planting scheme will consist of a small woodland with layers of trees, shrubs and groundcover plants. This urban garden will provide several ecosystem services. It will be part of the stormwater management plan, it will contribute to an increase biodiversity in the city, and filter pollutants. In addition it provides "close-at-hand" nature.

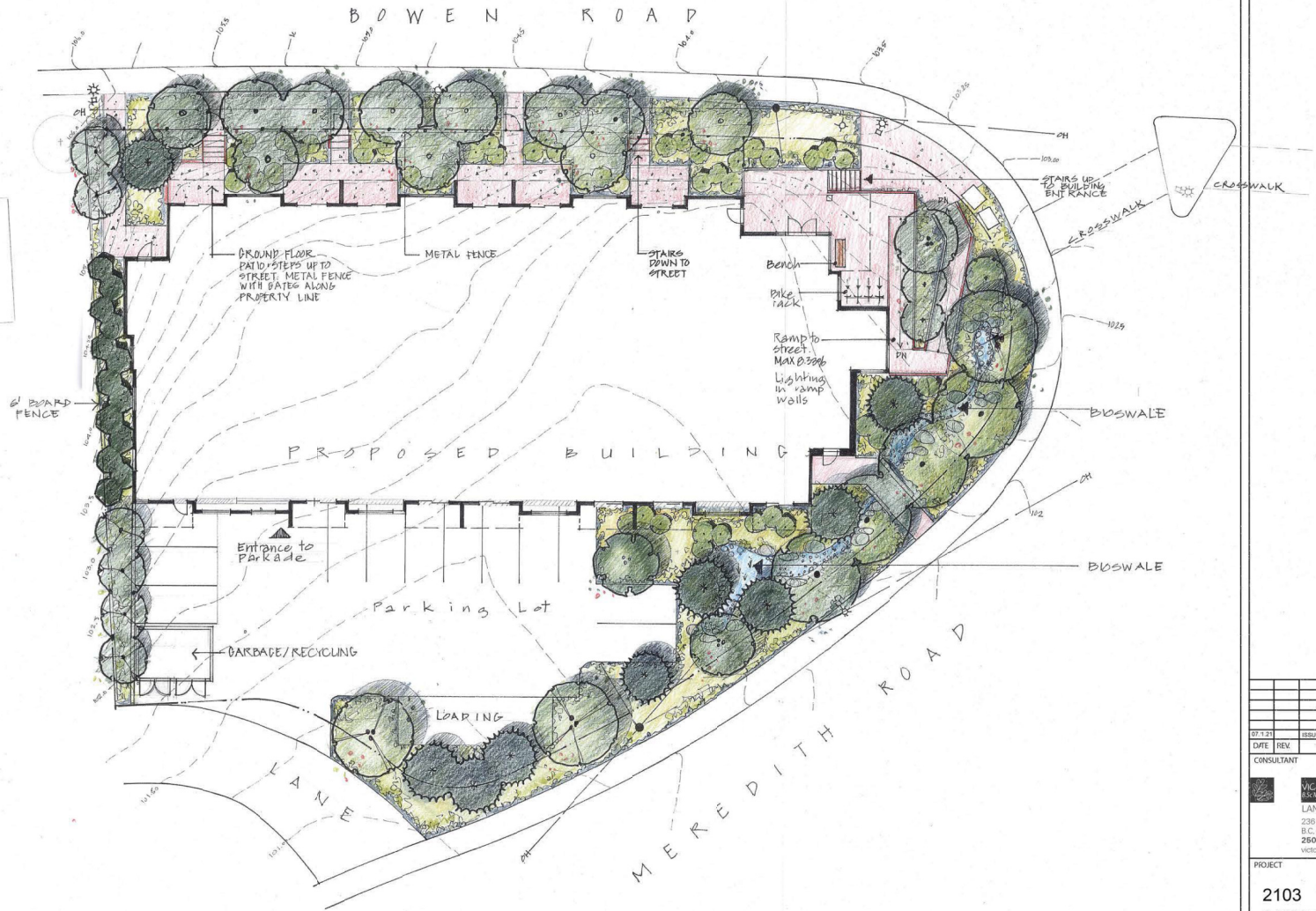
Bowen Streetscape: The trees are sized according to hydro guidelines, and will be a mix of flowering trees, evergreen and deciduous shrubs and groundcovers. This planting will give the ground floor patios privacy will allowing light into the spaces. A metal fence with locking gates will provide security for these units.

The Entrance: A small paved area at the corner of Bowen and Meredith leads people into the building via a ramp and stair system. The entry is clear whether walking up the stairs or the ramp. The ramp is split by a wide planting area so as people travel up and down, they will walk under the canopy of trees. The walls are further softened at the base by a generous planting strip.

Meredith Road: a bioswale defines this planting area with boulders, cobbles, trees, shrubs, groundcovers and perennials all mixed in a "wild" garden. Where the hydro lines allow larger trees will be planted.

Along the west side I am proposing very narrow deciduous trees and a mix of shrubs at ground level and a 6'-0" board fence.

Roof: A gathering place, seating area and garden boxes will be provided on the rooftop amenity area.



CONCEPTUAL LANDSCAPE PLAN

CATEGORY 2: SECTION F

NUMBER OF TREES TO BE REMOVED = 20

NUMBER OF TREES TO BE PLANTED WITH 6CM CAL OR GREATER = 25 (SEE PLANT PALETTE)

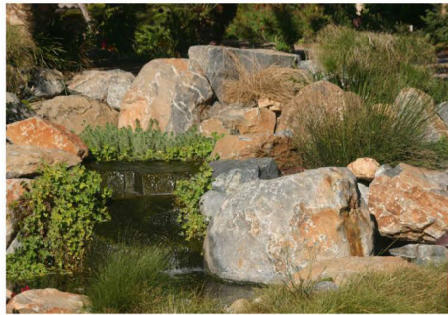
CATEGORY 2: SECTION G

TOTAL NUMBER OF TREES TO BE REMOVED = 20; TOTAL NUMBER OF TREES TO BE PLANTED = 39

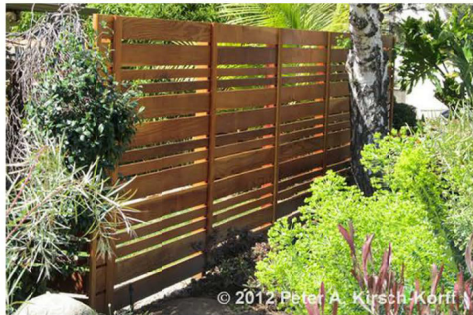
RECEIVED
DP 1253
2021-NOV-15
COURT PLANNING

07.1.21	ISSUED FOR DP	
DATE	REV.	DESCRIPTION
CONSULTANT		
	VICTORIA DRAKEFORD Landscape Architect LANDSCAPEARCHITECT 236 Pine St. Nanaimo, B.C. V9R 2B6 250-784-4335 victoria@vdr.ca	
PROJECT		
2103 BOWEN ROAD		
SHEET TITLE		
CONCEPTUAL LANDSCAPE PLAN		
SCALE AS SHOWN DATE 07.11.2021		
DRAWN VJD CHECKED		
PROJECT NUMBER		
DRAWING NUMBER		

L1



Bioswale



6' 0" Board fence



Bike rack



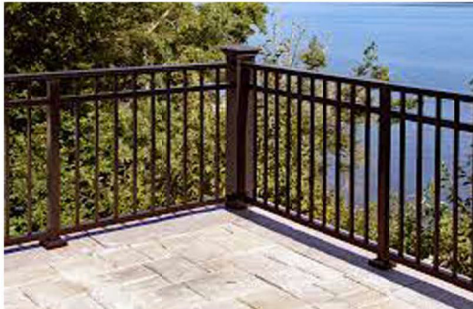
Lighting bollard

Signage content:

- bioswales
- biodiversity
- climate resilience



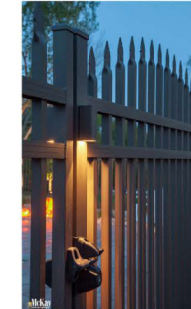
Interpretive Sign



4' 0" Metal Fence



Bench



Lighting at gates



Chinese dogwood



Persian ironwood



Evergreen huckleberry



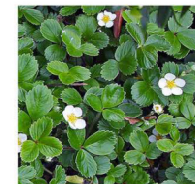
Red flowering currant



Salal



Campanula



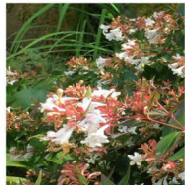
Woodland strawberry



Snowbell tree



Serbian spruce



Abelia



Blueberries



Maiden grass



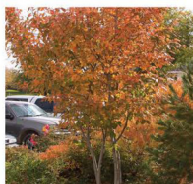
Goldenrod



Kinnikinnick



Japanese maple



Serviceberry



Oregon grape



Sword fern



Gaura



Catmint



Sedge

RECEIVED
DP1253
2021-NOV-15
VICTORIA DRAKE FORD

07.1.21	ISSUED FOR DP
DATE	REV.
CONSULTANT	DESCRIPTION

VICTORIA DRAKE FORD
LANDSCAPE ARCHITECT
238 Pine St, Nanaimo,
B.C. V9R 2B6
250-784-4335
victoria@vdfm.net

PROJECT
2103
BOWEN ROAD

SHEET TITLE
DESIGN
ELEMENTS

SCALE AS SHOWN DATE 07.11.2021
DRAWN VJD CHECKED
PROJECT NUMBER
DRAWING NUMBER L2

Schedule D

Amenity Requirements for Additional Density

For Additional Tier 1 Density

Category 2: Retention and Restoration of Natural Features (8 points required)



E	The proposed development includes street trees	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development.	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
	TOTAL	8

Category 4: Building Materials (8 points required)


A	Wood is the primary building material.	1
D	The proposed development uses materials with recycled content such that the sum of the post-consumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project.	2
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled	2
F	At least 75% of the materials used in construction are renewable resources	2
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project	1
	TOTAL	8

Category 5: Energy Management (11 points required)

A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step	10
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite	1
	TOTAL	11

 JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION DEPICTED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMON COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REUSED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF JOYCE REID TROOST ARCHITECT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL NOT HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.	ARCH. STAMP 	BCOWEN APTS. 2103 BOWEN ROAD, NANAIMO, BC	RECEIVED DP1253 2021-NOV-15 <small>CURRENT PLANNING</small>	CLIENT CAMARGUE PROPERTIES INC.	<table border="1"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV.	DATE	NUMBER	DESCRIPTION																																					DATE NOV 12, 2021 SCALE SEE DRAWING	Additional TIER 1 A400
						REV.	DATE	NUMBER	DESCRIPTION																																							
						DRAWN BY JRT																																										



 2103 BOWEN ROAD