

Monday, October 18, 2021

Re: 8 UNIT TOWNHOUSE DEVELOPMENT
#4585 Hammond Bay Road Nanaimo B.C.

Dear Sir / Madam

Further to our development permit application here is a brief outline as to our design rationale and conformity to the city's "Steep slope Guidelines" DPA-2 and DPA-9 permit area

Site Design

- **Identify significant features of the site to maintain the character of the site**
The property is a large parcel, accessed from Hammond Bay Drive at the bottom and Gulfview Drive at the top. There is an extreme slope from the south (Gulfview drive) down to north (Hammond Bay Drive). The steep access from Gulfview does not permit vehicle access leaving the upper portion unusable for building development. But leaves much opportunities for amenity space and pedestrian walk ways through the property to the two street levels.
- **Design that respects the existing natural features the character of the site**
 - The new access road from Hammond Bay Road will rise to the west and follow the north property, allowing access to the Development to the bench at lower portion of the property. This thereby allows the siting of the proposed buildings on this bench. The building are placed in duplexes here to the south of the proposed access road, which gives little impact on the remaining southern portion of the site and the existing trees and avoiding the tree protection areas.
- **Minimize impact of grading and retain Natural topographical character of the site**
 - The shape and topography of the lot is sloped steeply up from Hammond Bay road. The development will be set into the slope of this bank, terraced up the hill following the grade up the property. A central access between building b & C up to through the development. But the remaining 38 meters of the site will be left undisturbed and landscaped with walk ways and amenity space
- **Protect and preserve the scenic characteristics and provide view opportunities on the site**
 - The property has a portion that is high up on the south portion and will afford view opportunities over the units facing to the north. The upper floor southern side will have conc patios facing south and look upon the landscaped areas.
- **Natural Environment**
 - The landscape design has enhanced the existing portions of the site not developed. refer to landscape drawing for further notes on the Landscape Design intent.
- **Works and Services**
 - Methods have been implemented for collection conveyance, control and treatment of storm-water, refer to landscape drawings.
 - services and utilities shall provide design to lessen environmental and visual impact.
- **Building and Structures**
 - The clustered buildings have been located for adjacent single family homes at distances greater than bylaws
 - Buildings are compact 3 storeys and located to keep the lot coverage down into steep area of the lot.

Further Design Objective

Be Accessible to changing population

- Buildings are clustered to have 2 units per clusters with a level entry porches. The units are about 2150 sq.ft. a scale for affordable housing , a starter home, or those who are downsizing.

Design and Strata Subdivision

- Design allows for and meets regulations in terms of fire, building code, access and other requirements

Architectural Theme

The design complements the surrounding buildings by reflecting scale of the neighbourhood. The terracing of the roof areas and large fascias stepping up the slope. Materials and Colors are chosen in keeping with the neighbourhood.

Building Siting

- The buildings has been stepped to follow the terrain of the lot and clustered to respect the scale of the adjacent buildings.
- Units have been designed with a garage at the lowest level to reduce the amount of surface parking for cars and thereby reducing the foot print of the development . Units facinating Hammond Bay Road , having the front doors facing the street and a garage access from the internal road.

Building Setbacks

- Setbacks meet or exceed the requested requirements by the bylaw

Building Height

Because of the slope and layout of terraced clusters building height is 8.80 m. from average finished grade at corners of building to roof peak

Frontage Character

- The building facade has been broken down in to elements that reflect the single family homes by use of a series of layers, sun decks and porches .
- Off setting the units has been used to help define individual units.
- 4/12 roof pitch has been selected in keeping with adjacent homes,also incorporated to bring building height down.

Yard and open space

Each unit has access to either an concrete patio at upper level and sun deck directly from it's living space . The sizes and area of these patio's are 15 % of the floor area of the ground floor units Landscaped privacy to the patios has been done.

I trust this is satisfactory, please call if I can be further assistance Your's truly

Kenneth Brault

Development permit Design Rationale for
8 UNIT TOWNHOUSE DEVELOPMENT
#4585 Hammond Bay Road Nanaimo B.C.



site data

Legal description

THAT PART OF LOT 7, DIST. LOT 51, WELLINGTON DIST. PLAN 13780,
LYING TO THE WEST OF A BOUNDARY PARALLEL TO AND
PERPENDICULARLY DISTANT 256.53 FEET FROM THE WESTERLY BOUNDARY,
EXCEPT PART IN PLAN VIP82137

Zoning: R10

Lot are 5445.65 sq m² (58,611 sq. ft)

TOTAL BUILDING AREA = 4 x 241.5 sq.m. = 967 sq. m.. = 18% LOT COVERAGE

1480 sq. m. is road access

Building area per side including sun decks covered entrances and garages 120.8 sq. m. X 8 =
967 sq. m.

Lot coverage = 18%

Unit finished floor area (excluding garage) 199.3 sq. m. X 8 = 1598.4 sq. m.

Floor Area Ratio = .29

Parking Req'd 2 x 8 = 16 vehicles. Provided 17 (including guest)

Allowable building height 9 m.

Buildings are 3 storeys 1 ft stepped = building height

Because of the slope and layout of terraced clusters building height is 8.75 m. from average
finished grade at corners of building

CONTEXT MAP



N



4585 HAMMOND BAY ROAD

LOCATION PLAN



Subject Property

DEVELOPMENT PERMIT APPLICATION NO. DP001250

CIVIC: 4585 HAMMOND BAY ROAD

LEGAL: THAT PART OF LOT 7 DISTRICT LOT 51 WELLINGTON DISTRICT PLAN 13780 LYING TO THE WEST OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 256.53 FEET FROM THE WESTERLY BOUNDARY EXCEPT PART IN PLAN VIP82137



CIVIC ADDRESS
4585 Hammond Bay Road
LEGAL DESCRIPTION
THAT PART OF LOT 7, DIST. LOT 51, WELLINGTON DIST. PLAN 13780,
LYING TO THE WEST OF A BOUNDARY PARALLEL TO AND
PERPENDICULARLY DISTANT 256.53 FEET FROM THE WESTERLY BOUNDARY,
EXCEPT PART IN PLAN VP82137
Zoning: R10
Approximate Area (sq m²): 5445.65
TOTAL BUILDING AREA = 906 SQ. M. = 16% LOT COVERAGE

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DP1250
2021-OCT-29

ISSUED OCT 25 TH 2021

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Straight Street Design "From Dreams to Beams"	
119-4 COLLEGE DR. NAIKAWO B.C. 0 9 R - 0 4 4 1-250-753 3958 Kenneth Brault	
PROJECT: Proposed 4 duplexes 4585 Hammond Bay Dr.	
DRAWING TITLE	DRAWING NUMBER
SCALE As Noted	DATE
DRAWN BY K.N.B.	A-1



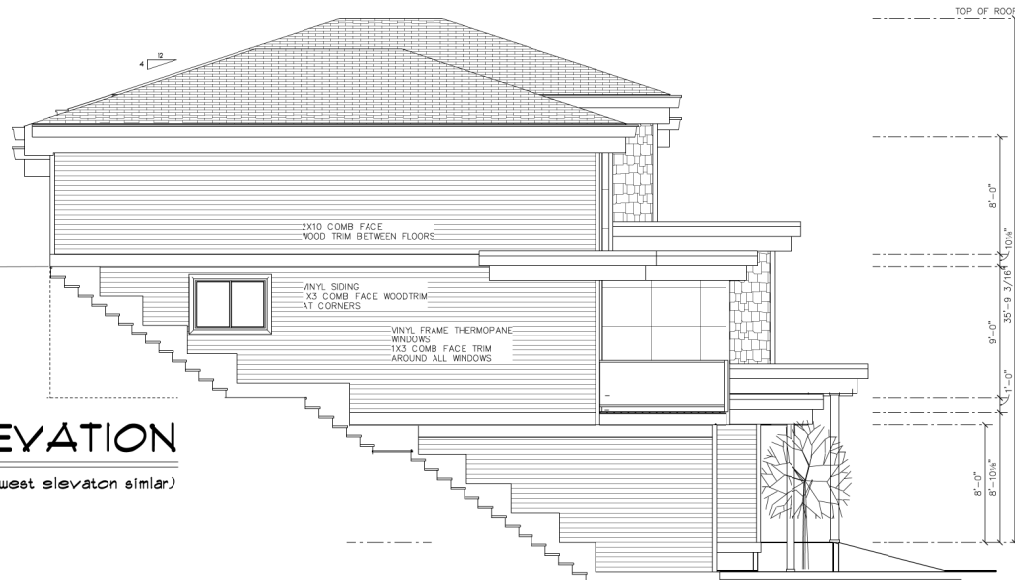
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS Building A (Buildings B C & D similar)

EAST ELEVATION

SCALE: 1/4" = 1'-0" (west elevation similar)



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CITY OF NANAIMO

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1194 COLLEGE DR. NANAIMO B.C. V9R 6A4 250-53 9556 Kenneth Brault			
Proposed 4 duplexes 4585 Hammond Bay Dr.			
DRAWING TITLE	DATE	DRAWN BY	REVISD
SCALE	As Noted	KALB	
DRAWING NUMBER			A-3



MATERIALS AND COLOUR SCHEDULE EXTERIOR ELEVATION Building A BUILDING B C & D SIMILAR

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Act 9-11
1194 COLLEGE DR. NANAIMO B.C. V9R 6A4 T20-53 9558 Kenneth Brault

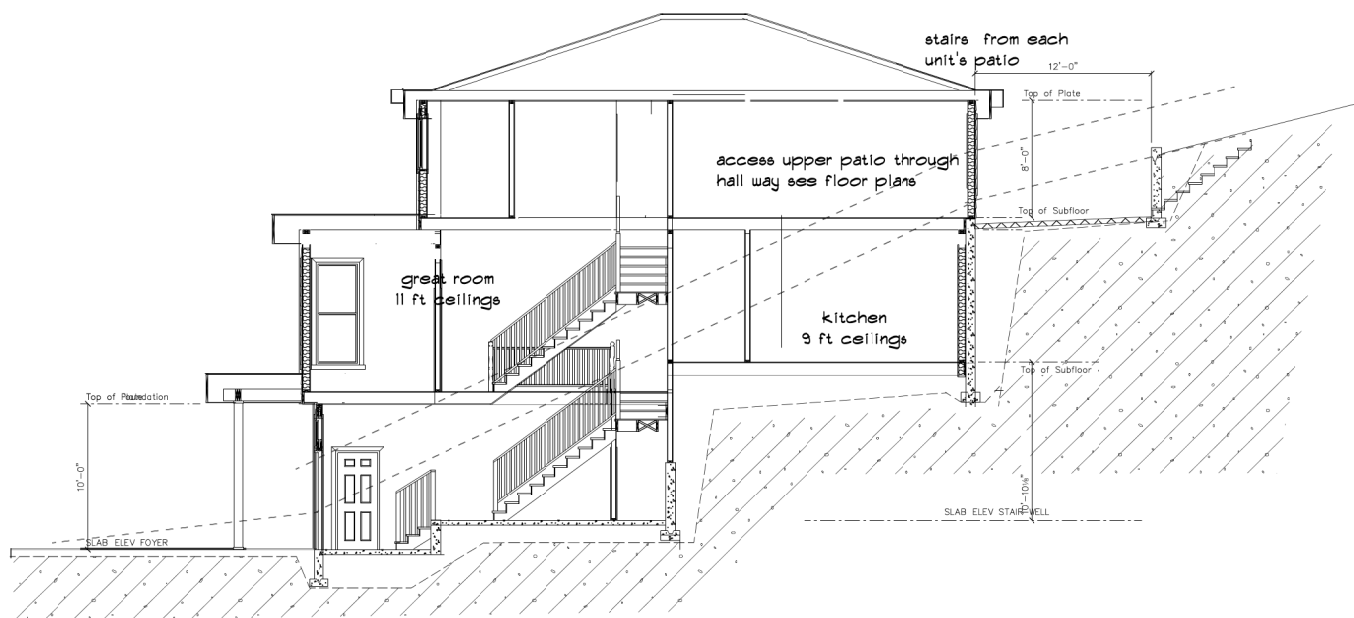
PROJECT:
Straight Street Design "From Dreams to Beams"

DRAWING TITLE: Proposed 4 duplexes 4385 Hammond Bay Dr.

SCALE: As Noted DATE: DRAWN BY: KLB. REVISED: DRAWING NUMBER: A-6



STREETSCAPE VIEW FROM HAMMOND BAY ROAD

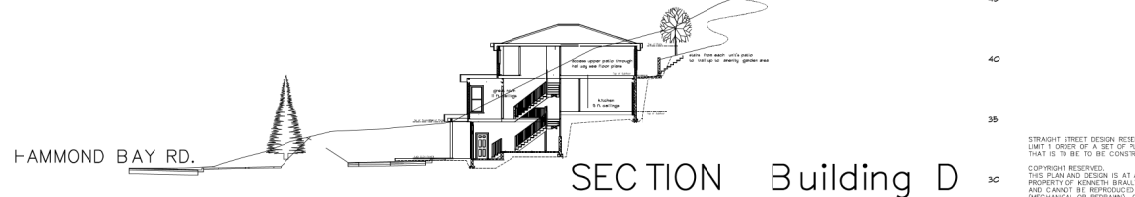
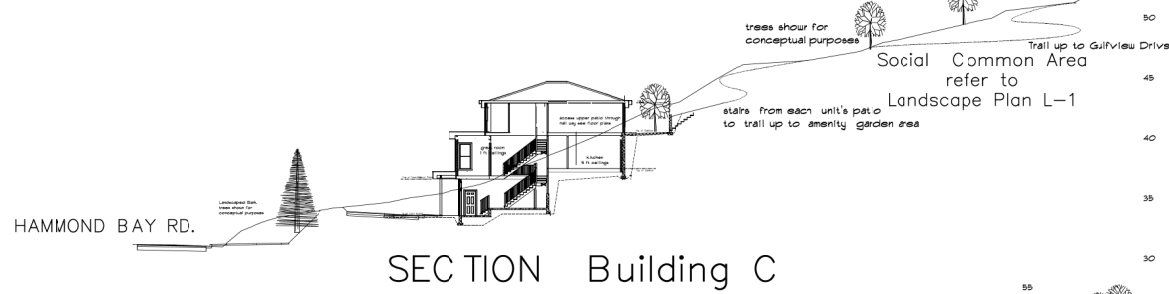
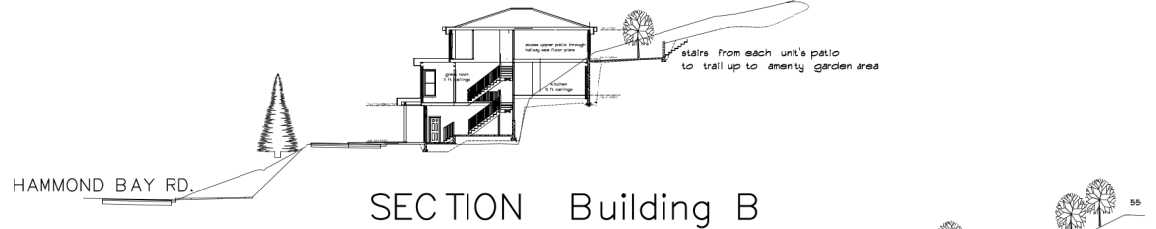
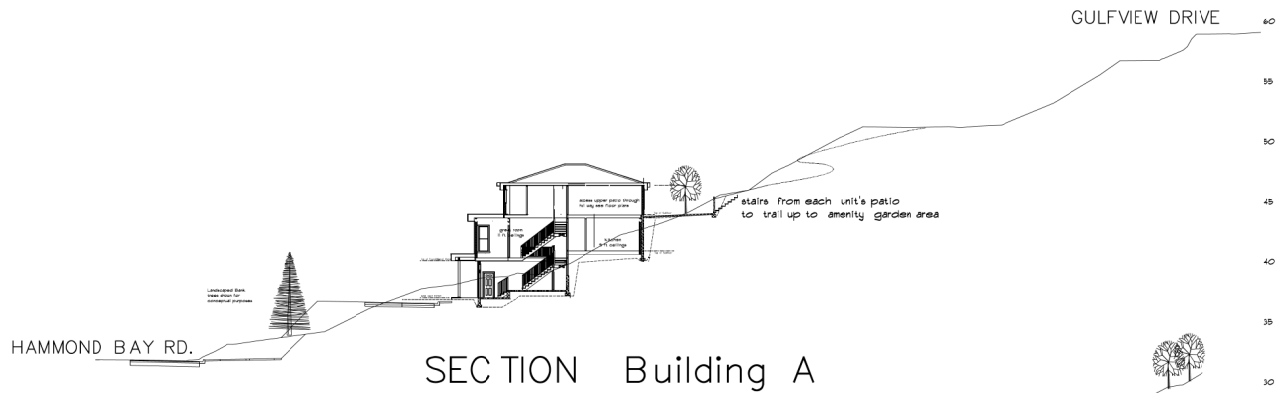


TYPICAL BUILDING SECTION Building A B C & D

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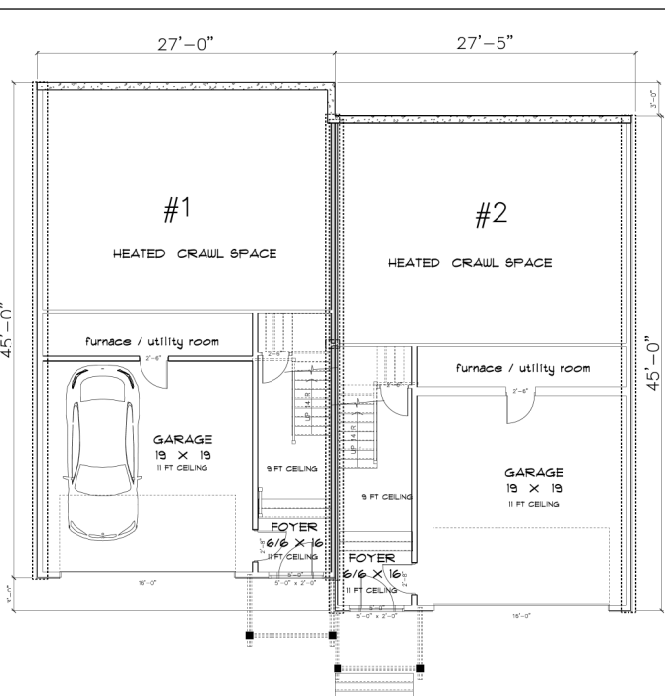
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Straight Street Design "From Dreams to Beams"			
1118 4 COLLEGE ST. NANAIMO B.C. V9R 6A4 (250) 753 9999 Kenneth Brault			
PROJECT:			
Proposed 4 duplexes 4585 Hammond Bay Dr.			
DRAWING TITLE			
SCALE	DATE	DRAWN BY	REVISED
As Noted		K.N.E.	
			A-4



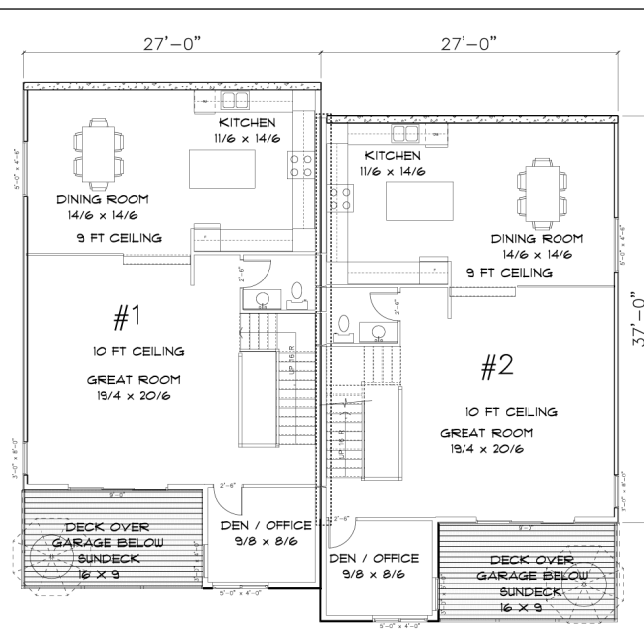
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Proposed 4 duplexes 4585 Hammond Bay Dr.			
SCALE	DATE	DRAWN BY	REVISED
As Noted		KLB	
DRAWING TITLE			DRAWING NUMBER
			A-5



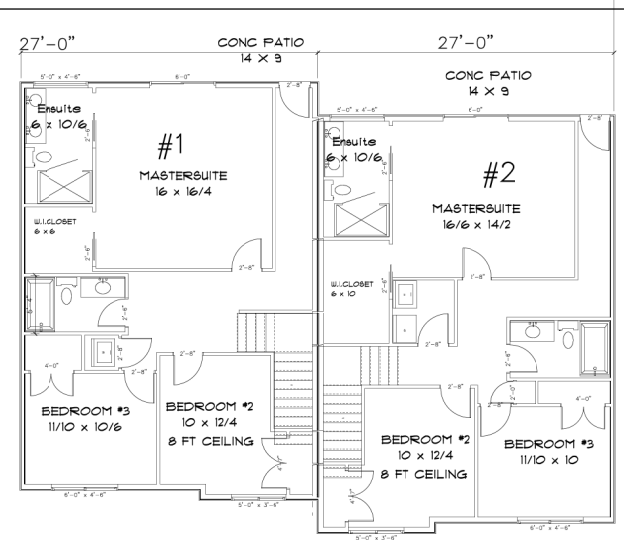
BASEMENT FLOOR PLAN

FOYER STAIRWELL 180 SQ. FT. (each side)
(EXCLUDING 410 SQ.FT GARAGE / UTILITY RM.)



MIDDLE FLOOR PLAN

SCALE: 3/8" = 1'-0" 1005 SQ. FT. each side
(excluding open stairwell)



UPPER FLOOR PLAN

960 SQ. FT. each side
(excluding stairs)

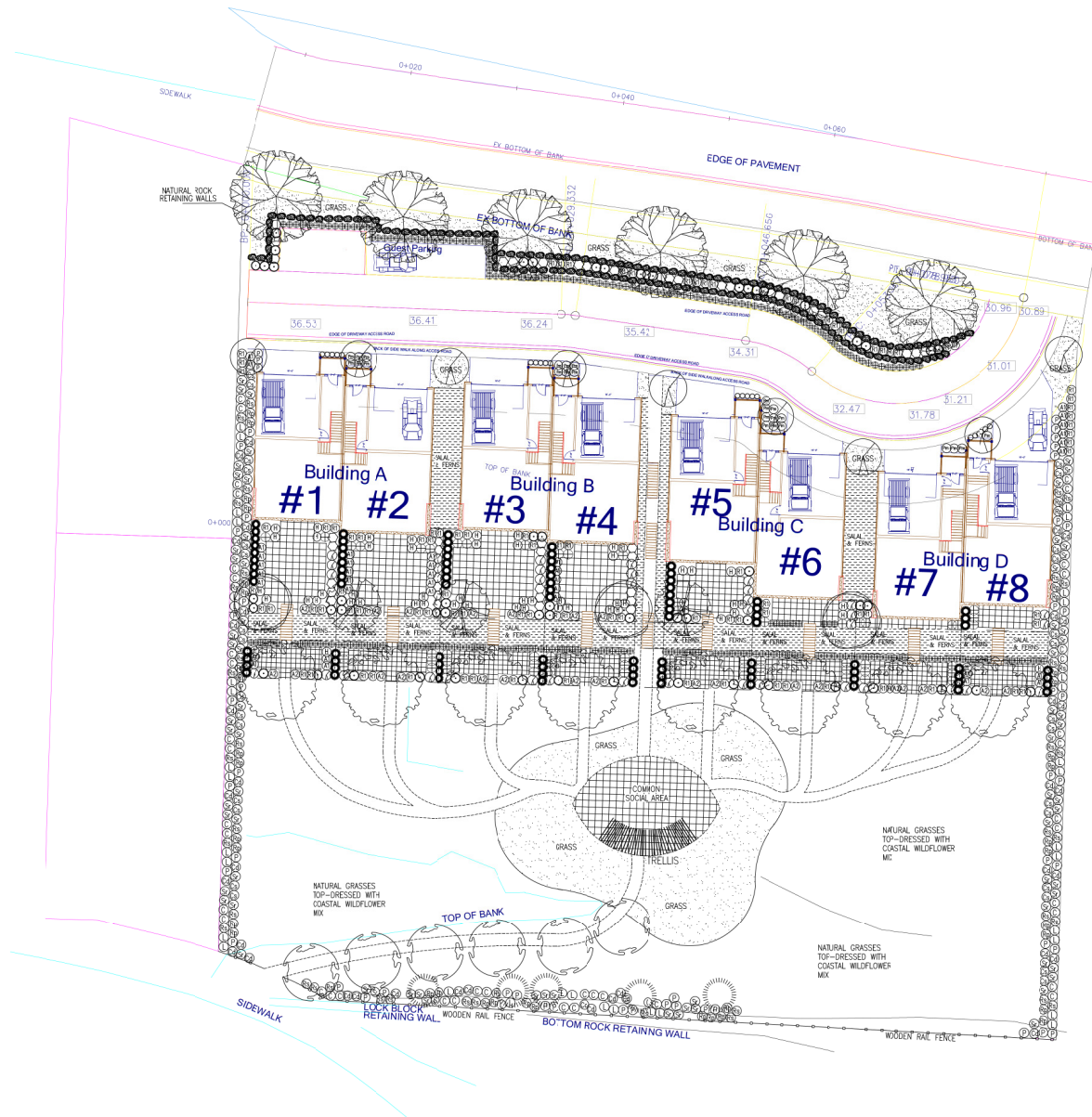
Floor Plans Building A (Buildings B C & D similar)
Building area 2600 sq. ft. (1300 SQ. FT. each side)
Finished Floor area 4290 sq. ft. (2145 sq.ft each side)
Floor area ratio

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1194 COLLEGE DR. NANAIMO B.C. V9R 6A4 P250-53 9558 Kenneth Brault			
PROPOSED 4 DUPLEXES 4585 HAMMOND BAY DR.			
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SCALE	As Noted	KALB	1
DRAWING NUMBER			A-2



DATE	REVISIONS	NO.
	REVISION	

C. KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

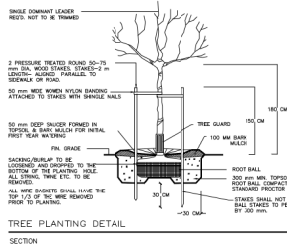
CLIENT
12741 47 ST. LTD.
MR. MICHAEL DOAR
114 NORA PLACE
NANAIMO, B.C.
V9V 1B6

TITLE
PLAN VIEW
LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
4585 HAMMORD BAY ROAD
4585 HAMMORD BAY ROAD
NANAIMO, B.C.

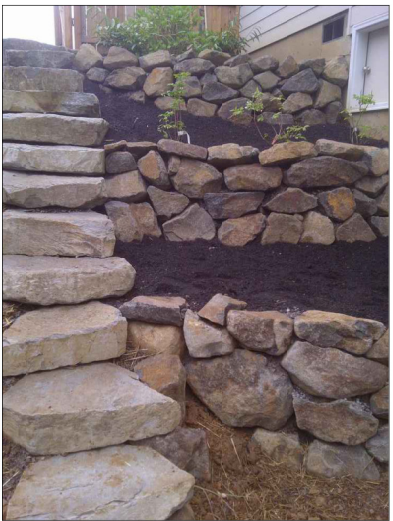
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ENG.	CHW/D		
APPROV.	PH. BUILT		

PRINTED	APP. NO.	
DRAWING NO.		
	L-1	

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[illegible]

A wooden pergola structure with a striped awning, set against a blue sky. The structure is made of light-colored wood and features a series of parallel beams forming a roof. The awning has alternating dark and light stripes. The background shows a clear blue sky and some bare trees.



C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 5E8
PHONE (604) 857-2376

1274147 BC LTD
MR. MOHAMMAD DOAR
114 NINA PLACE
NANAIMO, B.C.
V9V 1B6


TITLE

PLAN VIEW

LANDSCAPE DETAILS
PROPOSED
TOWNHOUSE DEVELOPMENT

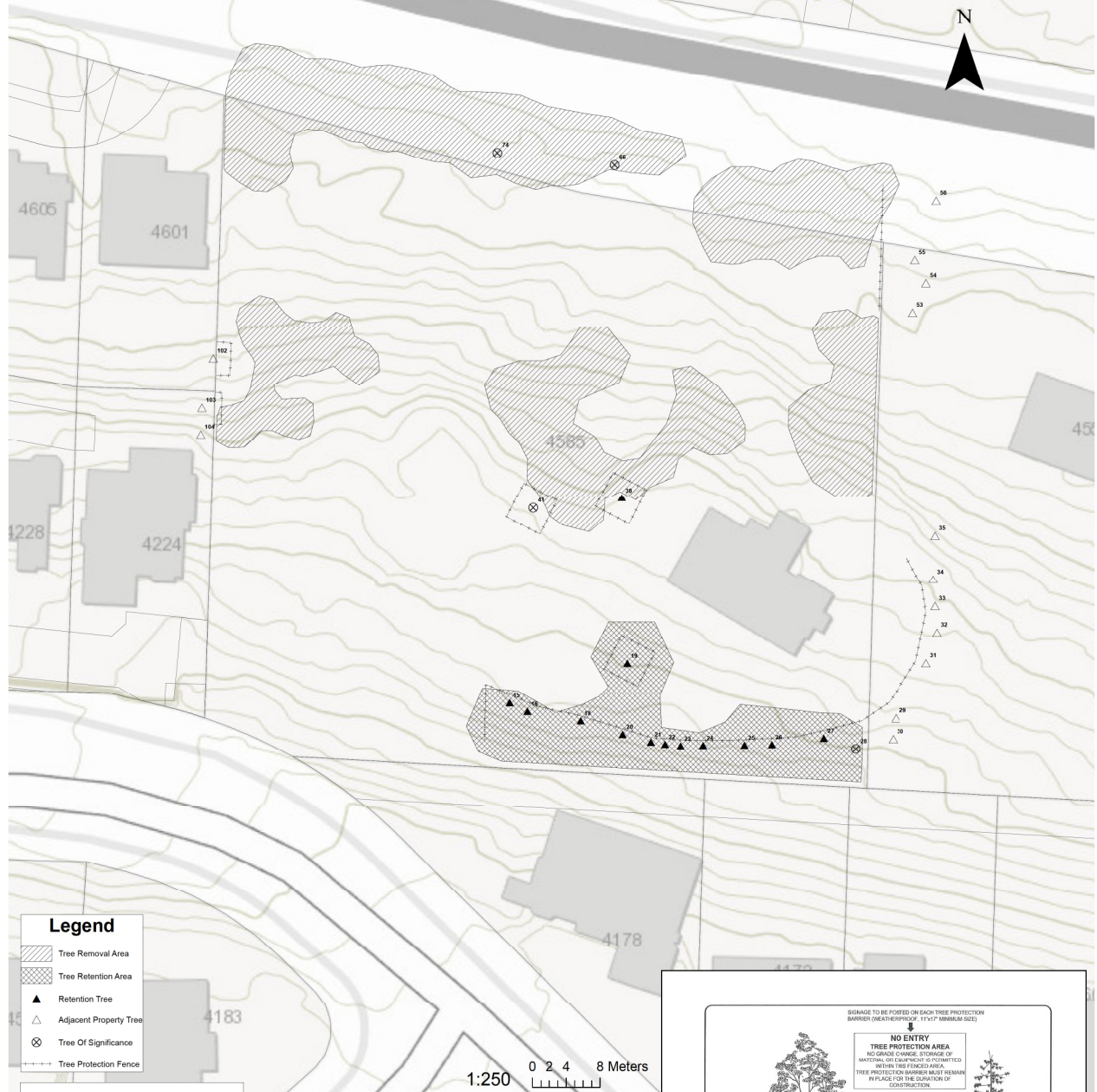
4585 HAMMOND BAY ROAD
4585 HAMMOND BAY ROAD
NANAIMO, B.C.

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APPR'D		AS BUILT	

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	DRAWING No. 

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4585 Hammond Bay Road - Tree Management Plan - 2021-10-18



Legend

- Tree Removal Area
- Tree Retention Area
- Retention Tree
- Adjacent Property Tree
- Tree Of Significance
- Tree Protection Fence

Map ID	Species	dbh
15	Douglas fir	60mm to 300mm
16	Pine	60mm to 300mm
18	Douglas fir	60mm to 300mm
19	Douglas fir	301mm to 600mm
20	Douglas fir	60mm to 300mm
21	Elm	60mm to 300mm
22	Douglas fir	60mm to 300mm
23	Elm	60mm to 300mm
24	Douglas fir	60mm to 300mm
25	Cypress	60mm to 300mm
26	Douglas fir	60mm to 300mm
27	Douglas fir	60mm to 300mm
28	Arbutus	47cm
38	Sweet cherry	60mm to 300mm
41	Arbutus	45cm

Table 3. Adjacent Property Trees

Map ID	Species	dbh
29	Douglas fir	28cm
30	Douglas fir	21cm
31	Douglas fir	23cm
32	Douglas fir	21cm
33	Douglas fir	45cm
34	Douglas fir	20cm
35	Bigleaf maple	20cm
53A	Douglas fir	28cm
53B	Bigleaf maple	28cm, 18cm
54	Douglas fir	20cm
55	Douglas fir	20cm
56	Western red cedar	35cm
102	Douglas fir	35cm
103	Douglas fir	35cm
104	Douglas fir	20cm

Table 2. Significant trees on site (trees of Heritage, Wildlife, or Landmark value) :

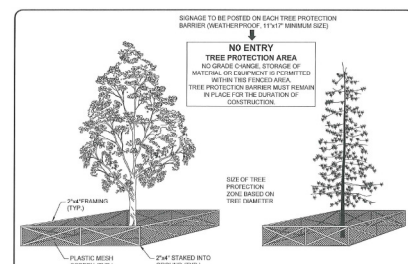
Species	Scientific Name	Map Number	DBH
Arbutus	<i>Arbutus menziesii</i>	28	47 cm
Arbutus	<i>Arbutus menziesii</i>	41	45 cm
Douglas-fir	<i>Pseudotsuga menziesii</i>	74	80 cm
Willow	<i>Salix</i>	66	50 cm

Table 4. Number of Replacement Trees according to the City of Nanaimo Schedule G Tree Replacement Guidelines.

Species	DBH (cm)	Number of trees to be removed	Number of replacement trees	Diameter (cm) of Deciduous Stock or Height (m) of Coniferous Stock
Douglas-fir	60mm to 300 mm	29	29	(min height of 1.5 m)
	301mm to 799mm	26	52	(min height of 1.5 m)
	799 +	1	3	(min height of 1.5 m)
Red Cedar	60mm to 300mm	27	27	(min height of 1.5 m)
	301mm to 799mm	4	8	(min height of 1.5 m)
Bigleaf Maple	60mm to 300mm	11	11	(60 mm min dbh)
	301mm to 600 mm	8	16	(60 mm min dbh)
Red Alder	60mm to 300mm	1	1	(60 mm min dbh)
Willow	60mm to 300mm	2	2	(60 mm min dbh)
	301mm to 600 mm	1	2	(60 mm min dbh)
Total		110	*55	

Note: Tree replacement maximum amount required is 100 per hectare.

.545 Ha x 100 = 55 replacement trees.



PRIOR TO CONSTRUCTION TAKING PLACE ON THE SITE A PROTECTION FENCE (SEE SPECIFICATIONS BELOW) SHALL BE INSTALLED ON THE SITE ACCORDING TO THE LAYOUT ON THE DRAWING ALONG THE EXISTING GRADE. PRIOR TO THE INSTALLATION OF THIS FENCE, THE LAYOUT SHOULD BE REVIEWED BY THE CITY OF NANAIMO URBAN FORESTRY COORDINATOR. THE PROJECT MANAGER WILL INSTRUCT ALL TRADES ON THE IMPORTANCE OF FOLLOWING THESE TREE PROTECTION MEASURES. ALL TRADES WILL BE REQUIRED TO SIGN OFF THEIR CONFORMANCE OF THIS PLAN.

- HEIGHT OF FENCE TO BE 1.2m (4').
- 2" x 2" PLASTIC MESH SCREEN (TYP) SHALL BE USED WITH A MINIMUM DIAMETER OF 10mm.
- SPACING BETWEEN VERTICAL POSTS SHALL BE 1.5m (5ft) ON CENTRE.
- STRUCTURE MUST BE STURDY WITH VERTICAL POSTS DRIVEN FIRM INTO THE GROUND.
- CONTINUOUS PLASTIC MESH SCREENING (E.G. ORANGE SHED FENCING).
- SOME ENTITLED TREE PROTECTION AREA TO BE POSTED ON FENCE EVERY 15m.
- LOCATION OF FENCE AS SHOWN ON PLAN.

TRUNK DIAMETER (mm)	DISTANCE FROM TRUNK (m)	TRUNK DIAMETER (mm)	DISTANCE FROM TRUNK (m)
30	1.2	60	3.0
38	1.5	66	3.3
50	1.8	60	3.0
55	2.1	75	4.5
60	2.4	60	3.0
65	2.7	100	6.0



Approved: [Signature]

Date: 2021-10-18

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DP1250
2021-OCT-29

This is an aerial map of a residential neighborhood. A red rectangle highlights a property at 4585, which is located between Hammond Bay Rd and Botsford Rd, and between McGuffie Rd and Sheridan Ridge Rd. The map shows a grid of streets with various property lines and addresses. The highlighted property is a large lot with a green-roofed structure. Other streets shown include McGuffie Rd, Hammond Bay Rd, Botsford Rd, Sheridan Ridge Rd, Gulfview Dr, and Laguna Way. Numerous other properties are labeled with their addresses, such as 4671, 4665, 4604, 4631, 4244, 4240, 4236, 4232, 4228, 4224, 4178, 4172, 4166, 4160, 4154, 4148, 4142, 4136, 4130, 4124, 4113, 4112, 4127, 4121, 4115, 4109, 4103, 4559, 4555, 4549, 4543, 4537, 4531, 4525, 4519, 4513, 4507, 4171, 4169, 4159, 4153, 4147, 4141, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4597, 4630, 4624, 4618, 4612, 4606, 4600, 4594, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4556, 4550, 4544, 4538, 4530, 4526, 4520, 4163, 4178, 4172, 4166, 4160, 4154, 4148, 4142, 4136, 4130, 4124, 4113, 4112, 4127, 4121, 4115, 4109, 4103, 4559, 4555, 4549, 4543, 4537, 4531, 4525, 4519, 4513, 4507, 4171, 4169, 4159, 4153, 4147, 4141, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4597, 4630, 4624, 4618, 4612, 4606, 4600, 4594, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4556, 4550, 4544, 4538, 4530, 4526, 4520, 4163, 4178, 4172, 4166, 4160, 4154, 4148, 4142, 4136, 4130, 4124, 4113, 4112, 4127, 4121, 4115, 4109, 4103, 4559, 4555, 4549, 4543, 4537, 4531, 4525, 4519, 4513, 4507, 4171, 4169, 4159, 4153, 4147, 4141, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4597, 4630, 4624, 4618, 4612, 4606, 4600, 4594, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4556, 4550, 4544, 4538, 4530, 4526, 4520, 4163, 4178, 4172, 4166, 4160, 4154, 4148, 4142, 4136, 4130, 4124, 4113, 4112, 4127, 4121, 4115, 4109, 4103, 4559, 4555, 4549, 4543, 4537, 4531, 4525, 4519, 4513, 4507, 4171, 4169, 4159, 4153, 4147, 4141, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4597, 4630, 4624, 4618, 4612, 4606, 4600, 4594, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4556, 4550, 4544, 4538, 4530, 4526, 4520, 4163, 4178, 4172, 4166, 4160, 4154, 4148, 4142, 4136, 4130, 4124, 4113, 4112, 4127, 4121, 4115, 4109, 4103, 4559, 4555, 4549, 4543, 4537, 4531, 4525, 4519, 4513, 4507, 4171, 4169, 4159, 4153, 4147, 4141, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4597, 4630, 4624, 4618, 4612, 4606, 4600, 4594, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4556, 4550, 4544, 4538, 4530, 4526, 4520, 4163, 4178, 4172, 4166, 4160, 4154, 4148, 4142, 4136, 4130, 4124, 4113, 4112, 4127, 4121, 4115, 4109, 4103, 4559, 4555, 4549, 4543, 4537, 4531, 4525, 4519, 4513, 4507, 4171, 4169, 4159, 4153, 4147, 4141, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4597, 4630, 4624, 4618, 4612, 4606, 4600, 4594, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4556, 4550, 4544, 4538, 4530, 4526, 4520, 4163, 4178, 4172, 4166, 4160, 4154, 4148, 4142, 4136, 4130, 4124, 4113, 4112, 4127, 4121, 4115, 4109, 4103, 4559, 4555, 4549, 4543, 4537, 4531, 4525, 4519, 4513, 4507, 4171, 4169, 4159, 4153, 4147, 4141, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4597, 4630, 4624, 4618, 4612, 4606, 4600, 4594, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4556, 4550, 4544, 4538, 4530, 4526, 4520, 4163, 4178, 4172, 4166, 4160, 4154, 4148, 4142, 4136, 4130, 4124, 4113, 4112, 4127, 4121, 4115, 4109, 4103, 4559, 4555, 4549, 4543, 4537, 4531, 4525, 4519, 4513, 4507, 4171, 4169, 4159, 4153, 4147, 4141, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4597, 4630, 4624, 4618, 4612, 4606, 4600, 4594, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4556, 4550, 4544, 4538, 4530, 4526, 4520, 4163, 4178, 4172, 4166, 4160, 4154, 4148, 4142, 4136, 4130, 4124, 4113, 4112, 4127, 4121, 4115, 4109, 4103, 4559, 4555, 4549, 4543, 4537, 4531, 4525, 4519, 4513, 4507, 4171, 4169, 4159, 4153, 4147, 4141, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4597, 4630, 4624, 4618, 4612, 4606, 4600, 4594, 4588, 4582, 4576, 4570, 4564, 4558, 4552, 4546, 4540, 4534, 4556, 4550, 4544, 4538, 4530, 4526, 4520, 4163, 4178, 4172, 4166, 4160, 4154, 4148, 4142, 4136, 4130, 4124, 4113, 4112, 4127, 4121, 4115, 4109, 4103, 4559, 4555, 4549,



 4585 HAMMOND BAY ROAD