

DESIGN RATIONALE

Context

This proposed development is located in the Old City area of Nanaimo, a few blocks southwest of the downtown core. This Kennedy Street neighbourhood is comprised of older home built primarily in the early 1900s which are presently in various states of condition. The existing residence at 505 Kennedy was constructed in the early 1920s in the Craftsman style. The structure retains most of it's original detail, is in average condition and a good example of the type of homes in this area.

When designing the proposed residences, the objective was to create an attractive but innocuous structure that would blend seamlessly with the neighbours' homes and their various architectural influences, consistent with the Old City Design Guidelines. The result is a 2-1/2 storey multifamily residence constructed over underground parking that seeks to capture the form and character of the once popular Craftsman theme, surrounded by carefully considered and abundant plantings.

Design

The present zoning of R15 supports the proposed development of this "lane lot". The proposed design serves to provide effective use of this infill lot with a density that is consistent with other similar projects presently proposed and constructed in this area. The proposed suite composition benefits from larger unit sizes with open floor plans that provide needed inventory to a currently underserved segment of the market in this area. Presently, due to economic forces the market is trending toward smaller unit sizes that do not appeal to all. In addition to larger floor plans, these units will be finished inside and out to the high standard of quality that a discerning buyer/renter seeks. This pride in ownership we believe will result in longer terms of residency that may benefit the local area by helping to create a stronger sense of community.

Each unit occupant has ample opportunity to enjoy outdoor living. Both of the ground floor units have exclusive use of an entrance patio with private outdoor seating, an area of over 200 ft². The upper two bedroom units have private 8 x 8' decks and approximately 200 ft² of shared outdoor patio space with seating.

At the onset of the design process community impact was a priority. Virtually all neighbours within eyesight of the project have been consulted and many have provided letters of support including those most affected. The Proponent intends to continue to reside at 505 Kennedy during and after the development. She has directed the consultants to ensure that all effort was taken to mitigate the loss of privacy that her neighbours might experience as a result of the proposed project. With this in mind the design incorporates plantings that include: planters, stepped beds, shrubs and small boulevard trees in addition to and in full replacement of existing onsite shrubs and small trees. In most cases if not all, the proposed plantings, trellising and fencing will fully mitigate any loss of enjoyment for neighbours and in time provide even greater privacy than prior to the development.

The purpose of sighting of this project as proposed is in part the desire to limit the lane frontage access length (width of driveway) to a single 2 lane access point from Machcleary Lane. We believe this access design is more private, aesthetically appealing and will provide for the option of a security gate if desired/needed. This proposed access driveway has been sized to provide adequate turning distances for ease of access to the residence parking located under the proposed building.

In addition to serving the proposed new residences, the planned driveway may provide for lane access to a future underground parking garage that could be constructed on the frontage lot (lot 11). This lot presently is owned by the Proponent and located beside the subject site to the North East. As a part of this development the Proponent will sign an access easement agreement in favour of lot 11 over lot 10 to provide physical access and servicing of a potential future underground parking facility that will serve the frontage lot at such time development of this lot is deemed appropriate.

PARKING VARIANCE REQUEST – RATIONALE

The proposed 4-plex project located at 505 Kennedy has been given extensive consideration where community impact is concerned. Attention to design with respect to height, composition and greening were important factors in the arc of the design process.

The result we believe is a project that reflects the character of the neighbourhood and is respectful of our neighbours quiet enjoyment of their properties while seeking to address the looming housing shortage in Nanaimo. All factors under the “Old City” zoning of R15 relating to siting and zoning requirements have been met save for the onsite parking requirement.

The onsite parking bylaw requirement for Zone 2 (where this property is located) states that each 1 bdrm. unit shall have a minimum of 1.26 small parking stalls dedicated to each 1 bdrm. unit. Each of the 2 bdrm. units requires 1.62 stalls dedicated to each unit. (see following table)

Space for parking on this site is limited. To meet the onsite parking bylaw requirement for most proposed and constructed multifamily sites in downtown Nanaimo is not easily achieved. In this development the applicant proposes a single stall per unit with ample additional garage space for E-bicycles or scooters or even micro vehicles when they become more readily available. In addition to the 4 onsite U.G. parking stalls the applicant proposes a corridor (easement) over the frontage lot (lot 11) which will allow up to 2 visitors to park along the frontage of 505 Kennedy Street. This proposed solution for visitor parking should not impact the street parking load in any significant way as these 2 proposed visitor stalls are already available to service the frontage lot which has sufficient curb length to adequately parallel park up to a total of 3 large cars or 4 small. The homeowner/applicant at 505 Kennedy has witnessed the development of an 8-plex at 531 Kennedy where 1 small car parking stall per unit a total of 8 units were approved; all visitor parking offsite. Comments received from a neighbour at 532 Kennedy who was skeptical about a potential parking deficiency has suggested that their fears have not materialized and there has been no evidence of significant additional street parking load as a result of the development at 531 Kennedy.

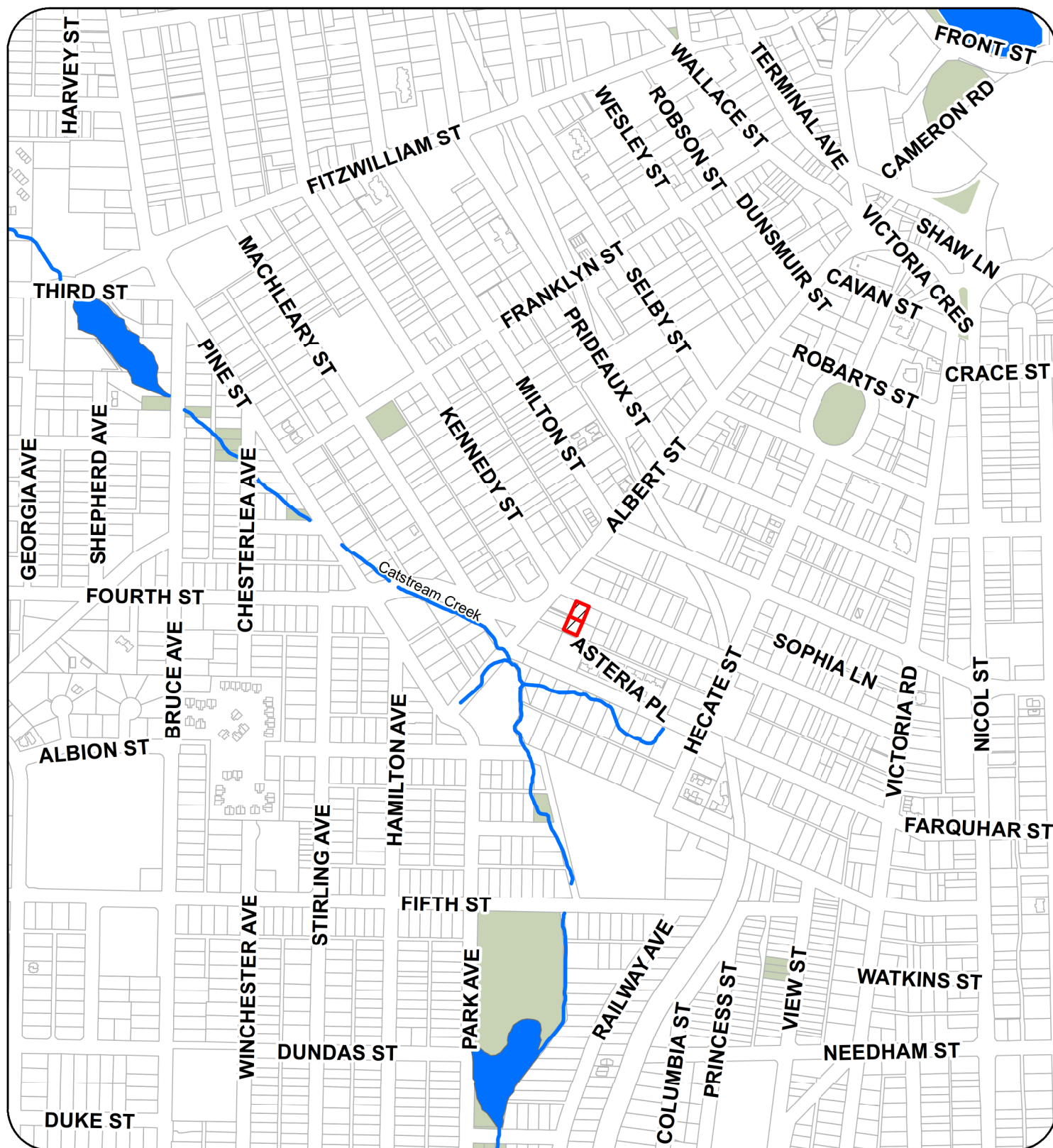
Finally, with the coming A.I. (artificial Intelligence) revolution in transportation and rideshare programs gaining traction, less car ownership is anticipated in the not so distant future. The result according to planners may be many underused parking facilities throughout this and other communities in North America.

It is for the reasons stated above that we believe that this application appropriately addresses the individual resident/homeowners parking requirements today and in the future for onsite resident and visitor parking. Further, given the comments received we do not believe this project will negatively impact the neighbourhood with respect to on street parking needs.

The Applicant respectfully requests a Variance to the onsite parking bylaw be granted for this application.

VEHICLE PARKING & STORAGE - ONSITE	REQUIRED	PROPOSED
NUMBER OF PARKING STALLS:	5.76	4
LARGE	3.24	2
SMALL	2.52	2
BICYCLE	n/a	4

CONTEXT MAP

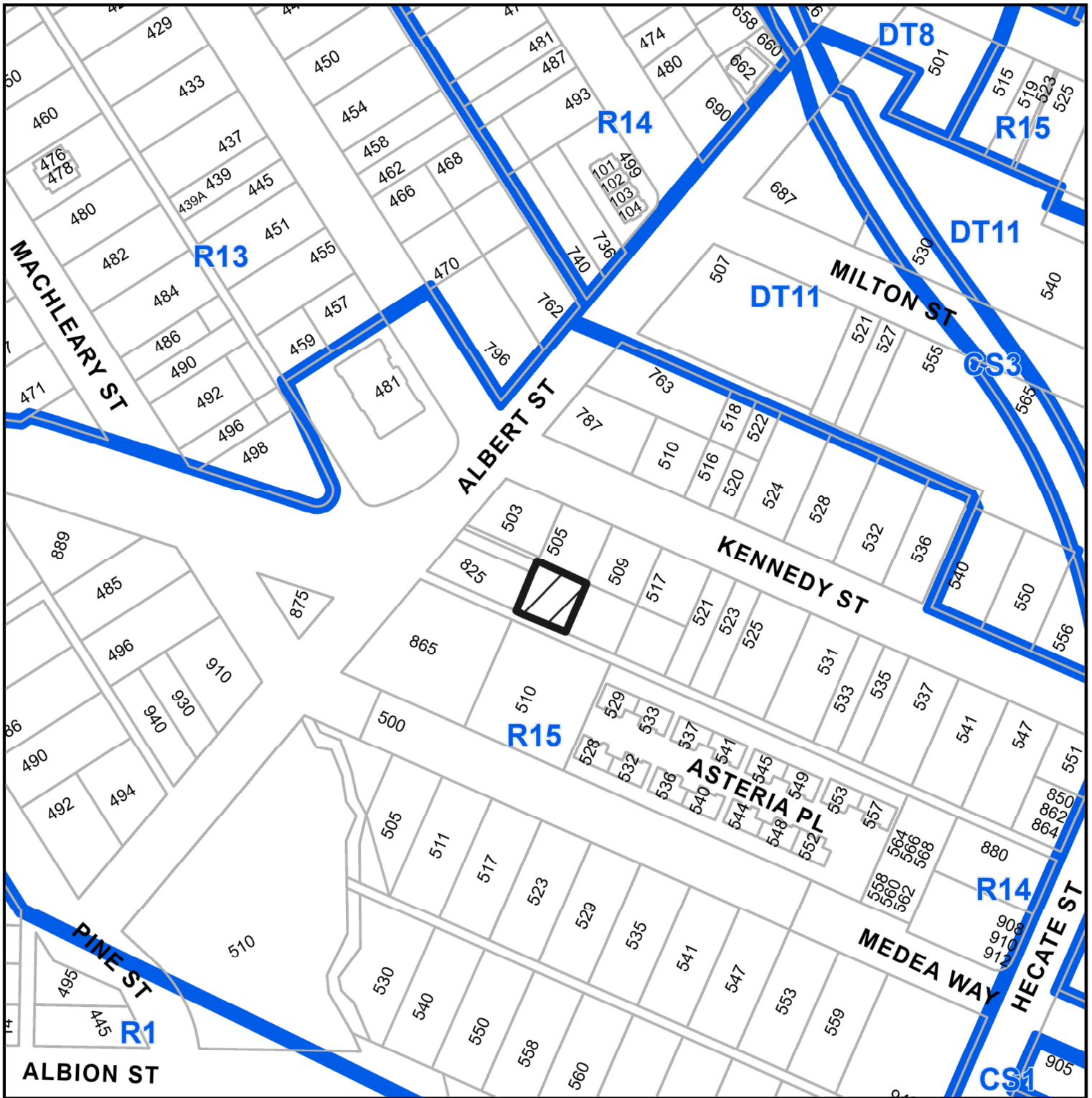


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505 KENNEDY STREET

LOCATION PLAN



Subject Property

DEVELOPMENT PERMIT APPLICATION DP001271

CIVIC: 505 KENNEDY STREET

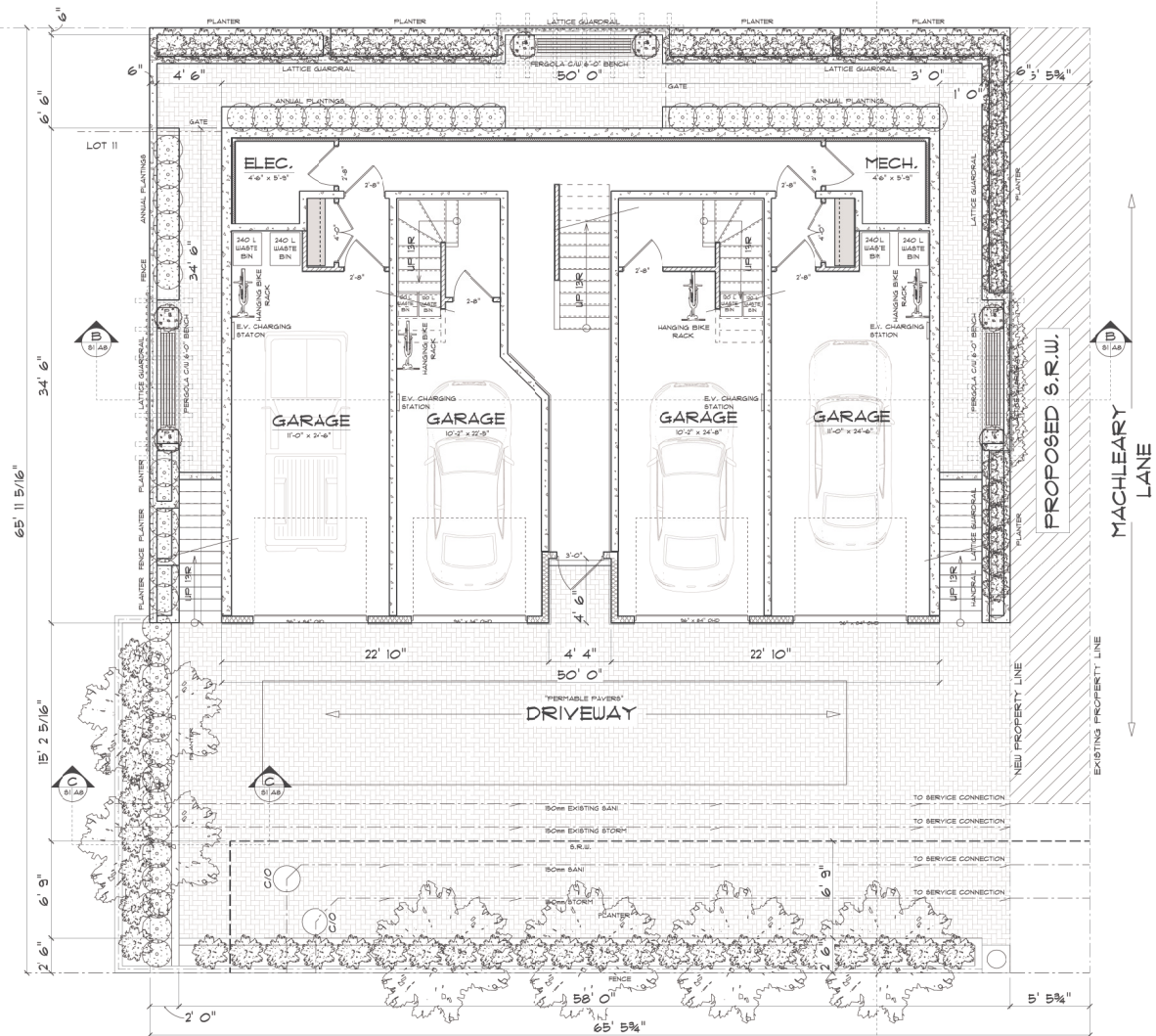
LEGAL: SECTION C OF LOT 10, BLOCK V, SECTION 1, NANAIMO DISTRICT,
PLAN 584

KENNEDY STREET

EASEMENT FOR ACCESS TO KENNEDY STREET

PROJECT INFORMATION

LEGAL DESCRIPTION:	SEC. C OF LOT 10, BLK. V, SECTION 1, NDP 584	
CIVIC ADDRESS:	505 KENNEDY STREET, NANAIMO B.C.	
ZONING DATA		
CURRENT ZONING:	R15	
PROPOSED ZONING:	R15	
SITE AREA:	404.1m ²	
BUILDING TYPE:	2-1/2 STOREY	
BASEMENT/PARKING AREA:	160.25m ²	
GROUND FLOOR:	139.0m ²	
2ND FLOOR:	149.2m ²	
3RD FLOOR:	130.6m ²	
PROPOSED BUILDING AREA:	160.25m ²	
PROPOSED SITE COVERAGE:	160.25m ²	
PROPOSED OPEN SPACE:	244.43m ²	
FLOOR SPACE RATIO - FAR:	0.91	1.03
BONUSING FOR UG PARKING	0.23	
TLT	1.14	1.03
SITE COVERAGE:	max 40%	39.10%
NUMBER OF UNITS:		4
ONE BDRM:	10.04 M ² /154 FT ²	2
TWO BDRM:	39.91 M ² /1506 FT ²	2
SETBACKS:	PERMITTED	PROPOSED
FRONT:	1.5m	1.6m
SIDE:	1.5m	1.5m
REAR:	1.5m	1.5m
NUMBER OF PARKING STALLS:	5.16	4
LARGE	3.24	2
SMALL	2.52	2
BICYCLE		
BUILDING HEIGHT:	max 9.5m	9.48m
(FROM AVG.GRADE)		
AVERAGE GRADE:	51.12m	



PROPOSED SITE PLAN:

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2022-MAR-17

SHEET #:

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DISCLAIMER:
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SQUARE FOOTAGE:

1ST FLOOR:
149 SQ. FT. PER UNIT
2ND FLOOR:
149 SQ. FT. PER UNIT
3RD FLOOR:
130 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-PLY,
505 KENNEDY STREET NANAIMO B.C.

DRAWING: SITE PLAN 1

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE: D20299

DRAWN BY: R.C.N.D.

DATE: 03/15/2022

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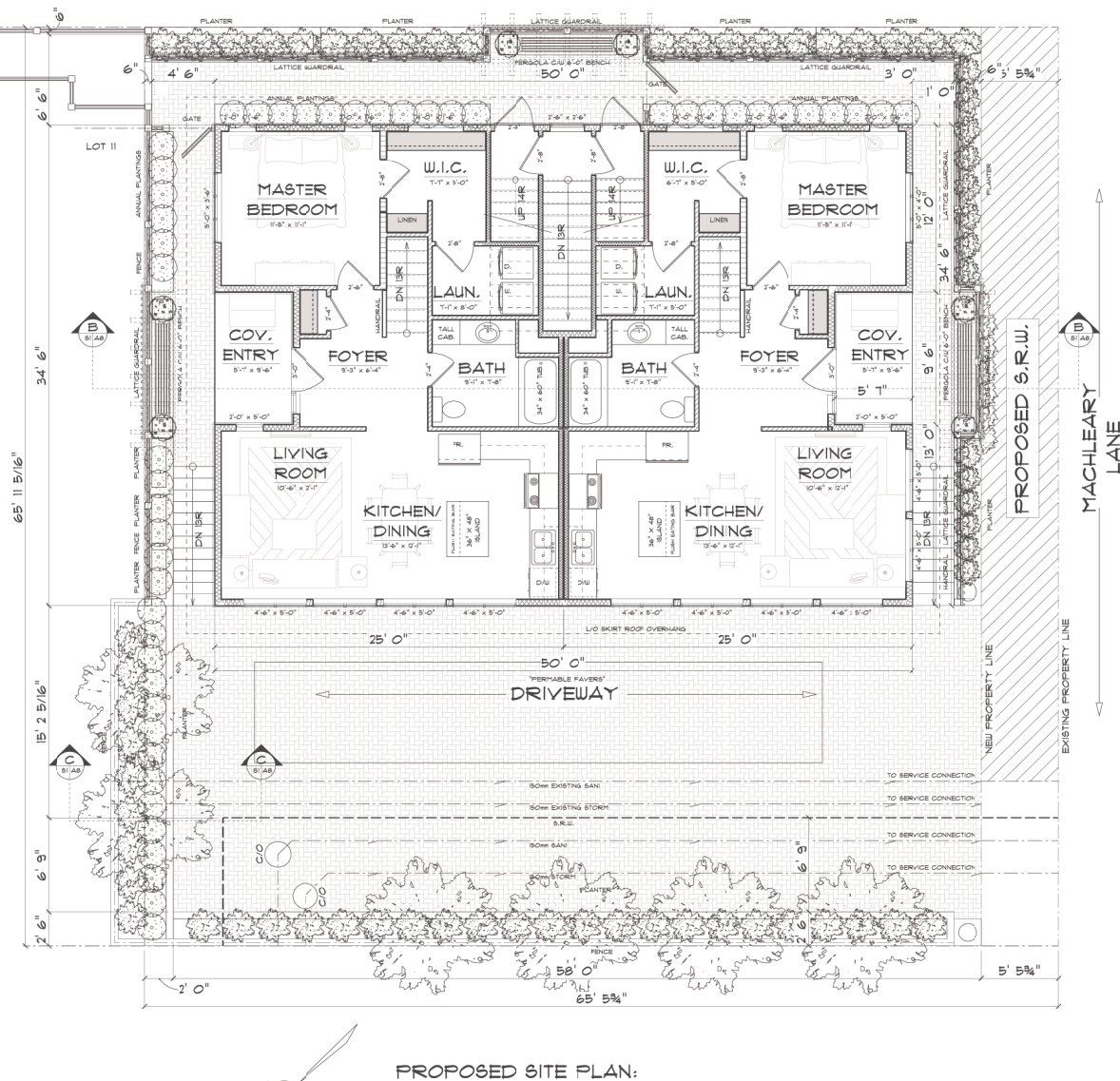
CELL: (780) 228-5931, E-MAIL: RUSSELL@RCDRAFTING.NET

SQUARE FOOTAGE:

1ST FLOOR:
T48 SQ. FT. PER UNIT
2ND FLOOR:
803 SQ. FT. PER UNIT
3RD FLOOR:
103 SQ. FT. PER UNIT

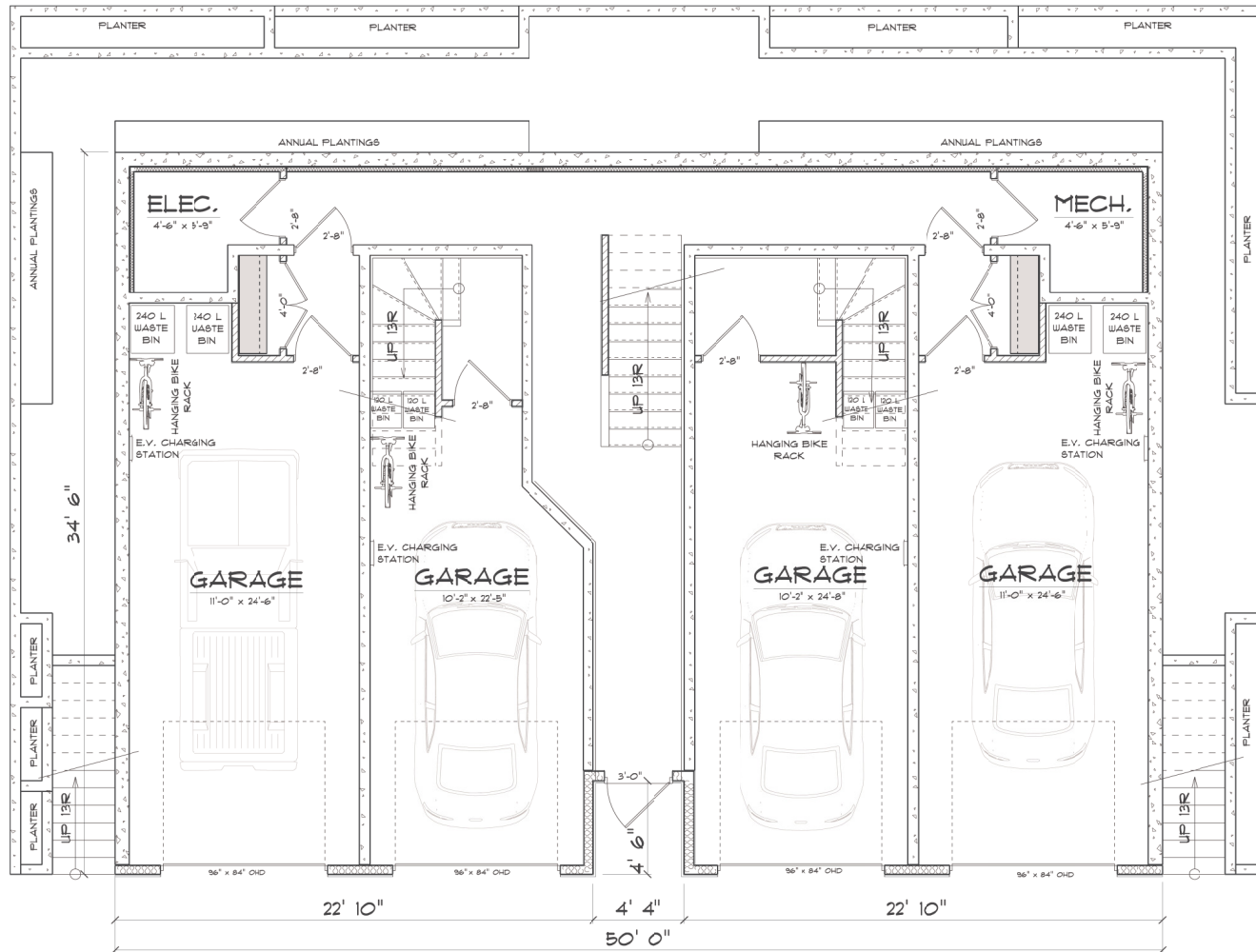
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PROJECT INFORMATION		
LEGAL DESCRIPTION:	SEC. 6 OF LOT 10, BLK. V, SECTION 1, NDP 584	
CIVIC ADDRESS:	505 KENNEDY STREET, NANAIMO B.C.	
ZONING DATA		
CURRENT ZONING:	R15	
PROPOSED ZONING:	R15	
SITE AREA:	404.1m ²	
BUILDING TYPE:	2-1/2 STOREY	
BASEMENT/PARKING AREA:	160.25m ²	
GROUND FLOOR:	139.0m ²	
2ND FLOOR:	149.2m ²	
3RD FLOOR:	130.6m ²	
PROPOSED BUILDING AREA:	160.25m ²	
PROPOSED SITE COVERAGE:	160.25m ²	
PROPOSED OPEN SPACE:	244.43m ²	
FLOOR SPACE RATIO - FAR:	0.31	1.03
BONUSING FOR UG PARKING	0.23	
TTL	1.14	1.03
SITE COVERAGE:	max 40%	39.10%
NUMBER OF UNITS:		4
ONE BDRM: 70.04 M2/154 FT2		2
TWO BDRM: 99.91 M2/1506 FT2		2
SETBACKS:	PERMITTED	PROPOSED
FRONT:	1.5m	1.6m
SIDE:	1.5m	1.5m
REAR:	1.5m	1.5m
NUMBER OF PARKING STALLS:	5,16	4
LARGE	3,24	2
SMALL	2,52	2
BICYCLE		
BUILDING HEIGHT:	max 9.5m	9.48m
(FROM AVG.GRADE)		
AVERAGE GRADE:	51.12m	



PROPOSED SITE PLAN:

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SQUARE FOOTAGE:

1ST FLOOR:
148 SQ. FT. PER UNIT
2ND FLOOR:
148 SQ. FT. PER UNIT
3RD FLOOR:
103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-LEVEL
505 KENNEDY STREET NANTUO B.C.

DRAWING: UNDERGROUND PARKING PLAN

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE # D20298

DRAWN BY: R.C.N.D.

DATE: 03/15/2022

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CELL: (780) 228-5931, E-MAIL: RUSSELL@RCDRAFTING.NET

SQUARE FOOTAGE:

101 FLOOR:
748 SQ. FT. PER UNIT
2ND FLOOR:
803 SQ. FT. PER UNIT
3RD FLOOR:
703 SQ. FT. PER UNIT

PROPOSED RESIDENTIAL 4-PLEX
PROJECT: 505 KENNEDY STREET NANAIMO B.C.

DRAWING: ELEVATIONS I

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE • D21059

DATE: 03/15/2022

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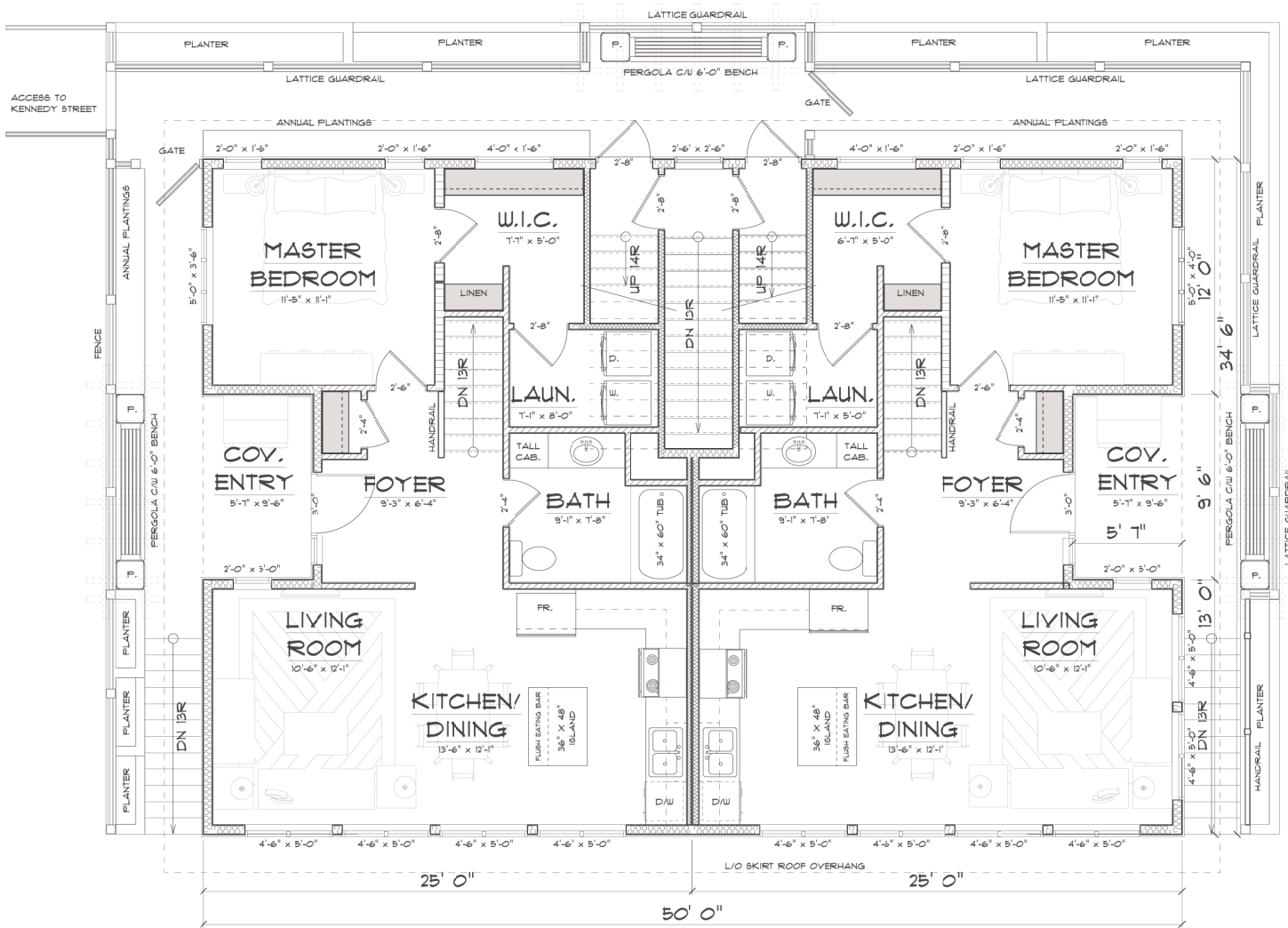
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MATERIAL LEGEND

1	GAF TIMBERLINE NANTUCKET MORNING
2	WOODTONE COLORGAURD THATCH
3	JAMES HARDIE PEARL GRAY
4	WINDOW WHITE
5	JAMES HARDIE KHAKI BROWN
6	JAMES HARDIE TIMBER BARK
7	ELDORADO CYPRESS RIDGE CATANIA
8	DOORS AGED PEWTER



1ST FLOOR: 8'-0-3/4" WALLS
148 SQ. FT. PER UNIT

SHEET #:

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SQUARE FOOTAGE:

1ST FLOOR:
148 SQ. FT. PER UNIT
2ND FLOOR:
148 SQ. FT. PER UNIT
3RD FLOOR:
103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-FLY
100 KENNEDY STREET NANTUO B.C.

DRAWING: 1ST FLOOR PLAN

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE # D20298

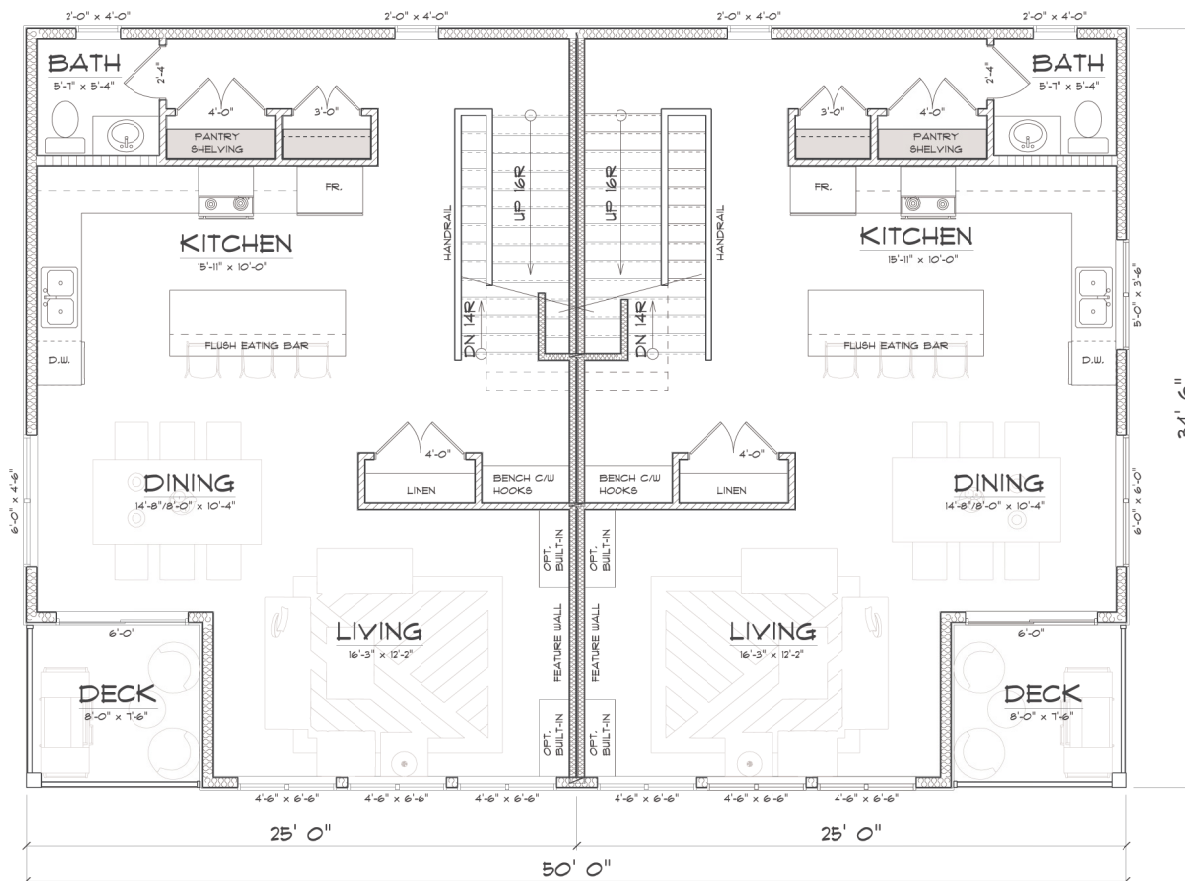
DRAWN BY: R.C.N.D.

DATE: 03/15/2022

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2ND FLOOR: 9'-0-3/4" WALLS
803 SQ. FT. PER UNIT

SHEET #:

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SQUARE FOOTAGE:

1ST FLOOR: 149 SQ. FT. PER UNIT
2ND FLOOR: 803 SQ. FT. PER UNIT
3RD FLOOR: 103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-FLY TO 505 KENNEDY STREET NANTUO B.C.

DRAWING: 2ND FLOOR PLAN

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE # D20299

DRAWN BY: R.C.D.

DATE: 03/15/2022

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SQUARE FOOTAGE:

21 FLOOR:
148 SQ. FT. PER UNIT
2ND FLOOR:
203 SQ. FT. PER UNIT
3RD FLOOR:
103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-PLEX
505 KENNEDY STREET NANAIMO B.C.

DRAWING: 3RD FLOOR PLAN

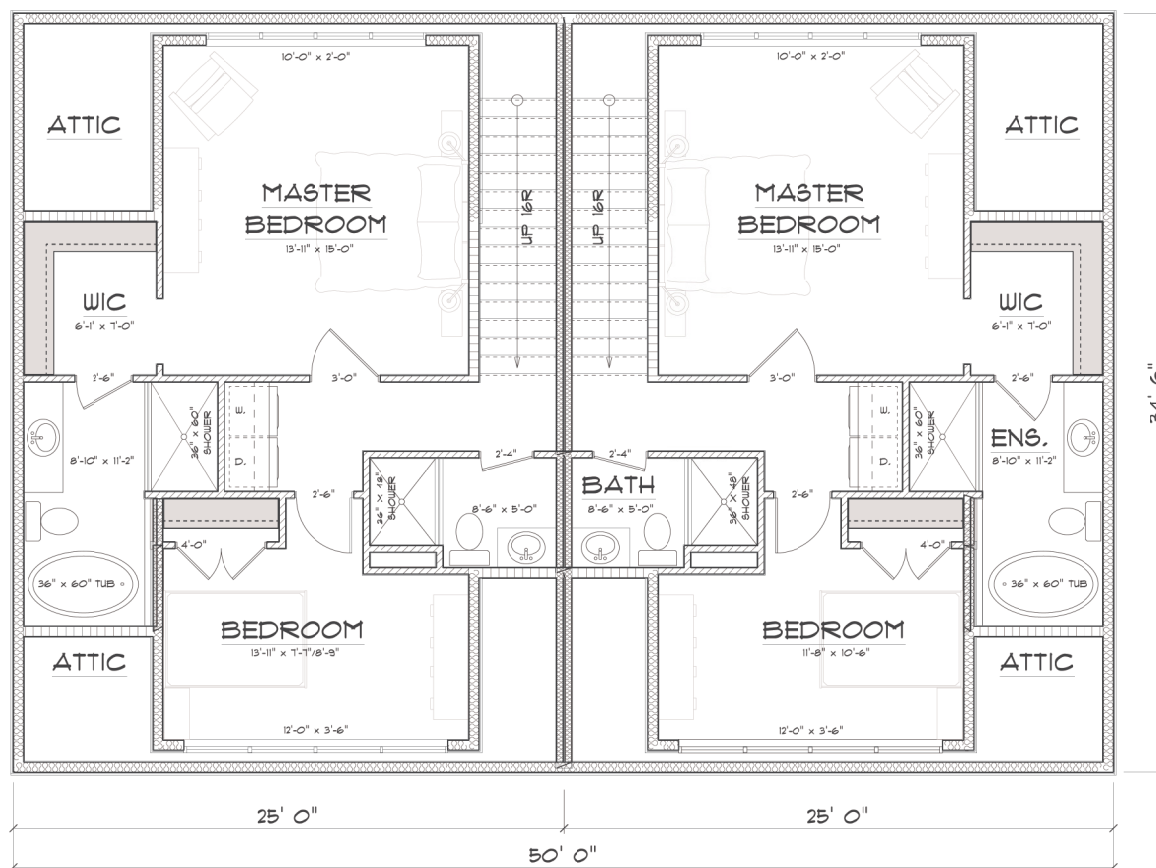
CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE • D21059

DATE: 03/15/2022

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3RD FLOOR: 8'-0"-3/4" WALLS
703 SQ. FT. PER UNIT

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SQUARE FOOTAGE:

1ST FLOOR:
148 SQ. FT. PER UNIT
2ND FLOOR:
380 SQ. FT. PER UNIT
3RD FLOOR:
103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-PLY,
505 KENNEDY STREET NANAIMO B.C.

DRAWING BUILDING SECTIONS I

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE # D2029

DRAWN BY: R.C.N.D.

DATE: 03/15/2022

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BUILDING SECTION A-A:

A10

SHEET #:

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SQUARE FOOTAGE:
1ST FLOOR:
148 SQ. FT. PER UNIT
2ND FLOOR:
148 SQ. FT. PER UNIT
3RD FLOOR:
103 SQ. FT. PER UNIT

PROJECT: PROPOSED RESIDENTIAL 4-PLY
100 KENNEDY STREET NANAIMO B.C.

DRAWING BUILDING SECTION B

CONTRACTOR: PACIFIC DEVELOPMENT SERVICES

REFERENCE # D20298

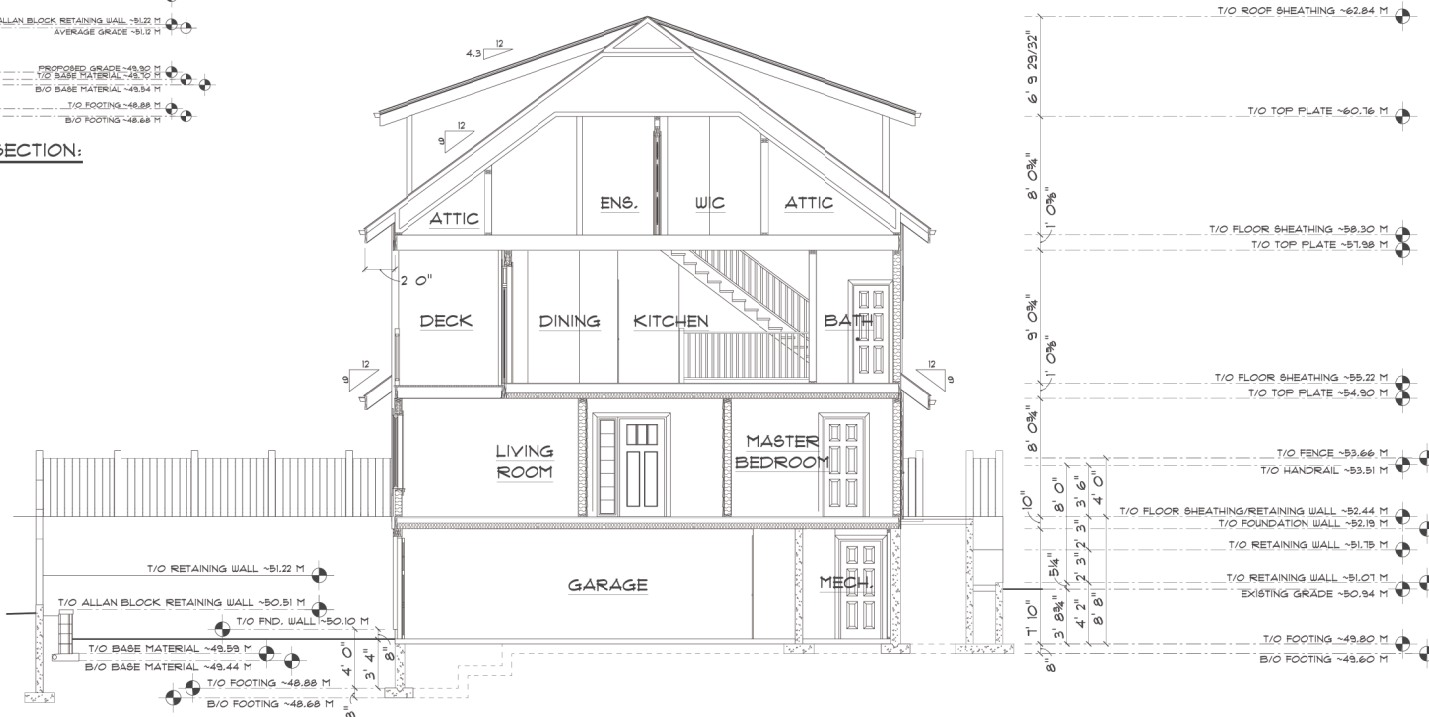
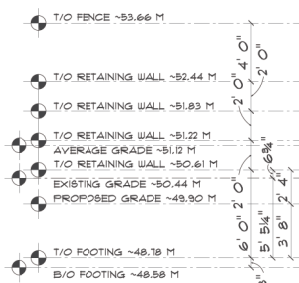
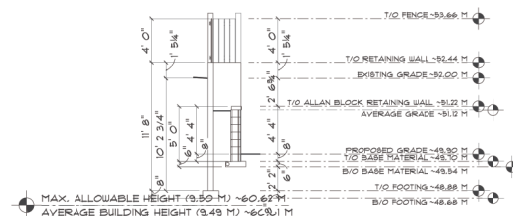
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DATE: 03/15/2022

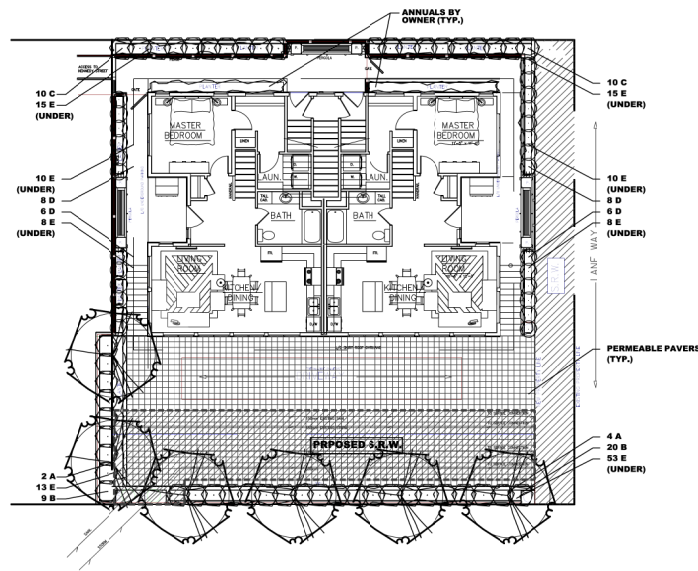
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BUILDING SECTION B-B:



PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	COMMENTS
A	6	ACER RUBRUM 'ARMSTRONG'	RED ARMSTRONG MAPLE	6.0 CM CAL. / 3.5 - 4.0 M HT.	B & B	FULL, 1.5 M HT. STANDARD
B	20	MARIONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	45 CM HT.	27 CM POT	FULL
C	20	PHYSCARPUS OPULIFOLIUS 'LUTEUS'	GOLDEN NINEBARK	60 CM HT.	27 CM POT	FULL, EVENLY BRANCHED
D	28	POLYSTICHUM MUNITUM	SWORD FERN	60 CM HT.	27 CM POT	FULL
E	132	ARCTOSTAPHYLLUS URV. URSI	KINKINNICK	30 CM SPR.	15 CM POT	MIN. 3 LEADERS, PLANT 45 CM I.C.

NOTE: PLANTS MUST MEET SIZE AND POT SPECIFICATION AND MAY EXCEED BCLN STANDARDS.
AREA OF PLANT MATERIAL SOURCING TO INCLUDE WESTERN NORTH AMERICA.

NOTES

- CONTRACTOR TO REPORT ALL ERRORS, OMISSIONS AND DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND SERVICES AND ANY DAMAGE TO SAME CAUSED BY HIS WORK.
- CONTRACTOR TO ENSURE SMOOTH CONTINUOUS POSITIVE DRAINAGE AWAY FROM BUILDING TO ALL DRAINAGE PICKUP POINTS.
- ALL LANDSCAPED AREAS TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. COORDINATE IRRIGATION SLEEVES, TIMER CLOCK LOCATION AND WATER CONNECTIONS WITH GENERAL CONTRACTOR.
- COMPOST TO BE PLACED TO 75 MM DEPTH AFTER SETTLEMENT IN ALL PLANTING BEDS.
- ALL LANDSCAPE WORK ON CITY PROPERTY TO CITY OF NANAIMO STANDARD AND APPROVAL.
- REFER TO ARCHITECTURAL/CIVIL FOR HARD LANDSCAPE & SITE GRADING.

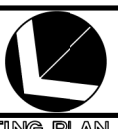
SUBMITTED FOR DEVELOPMENT PERMIT MARCH 02, 2022

1.	03/03/22	S.P.SRW
S.P.		
J.P.		
MARCH 02, 2021		
SOS K4.1		

1 : 100



505 KENNEDY
NANAIMO, B.C.

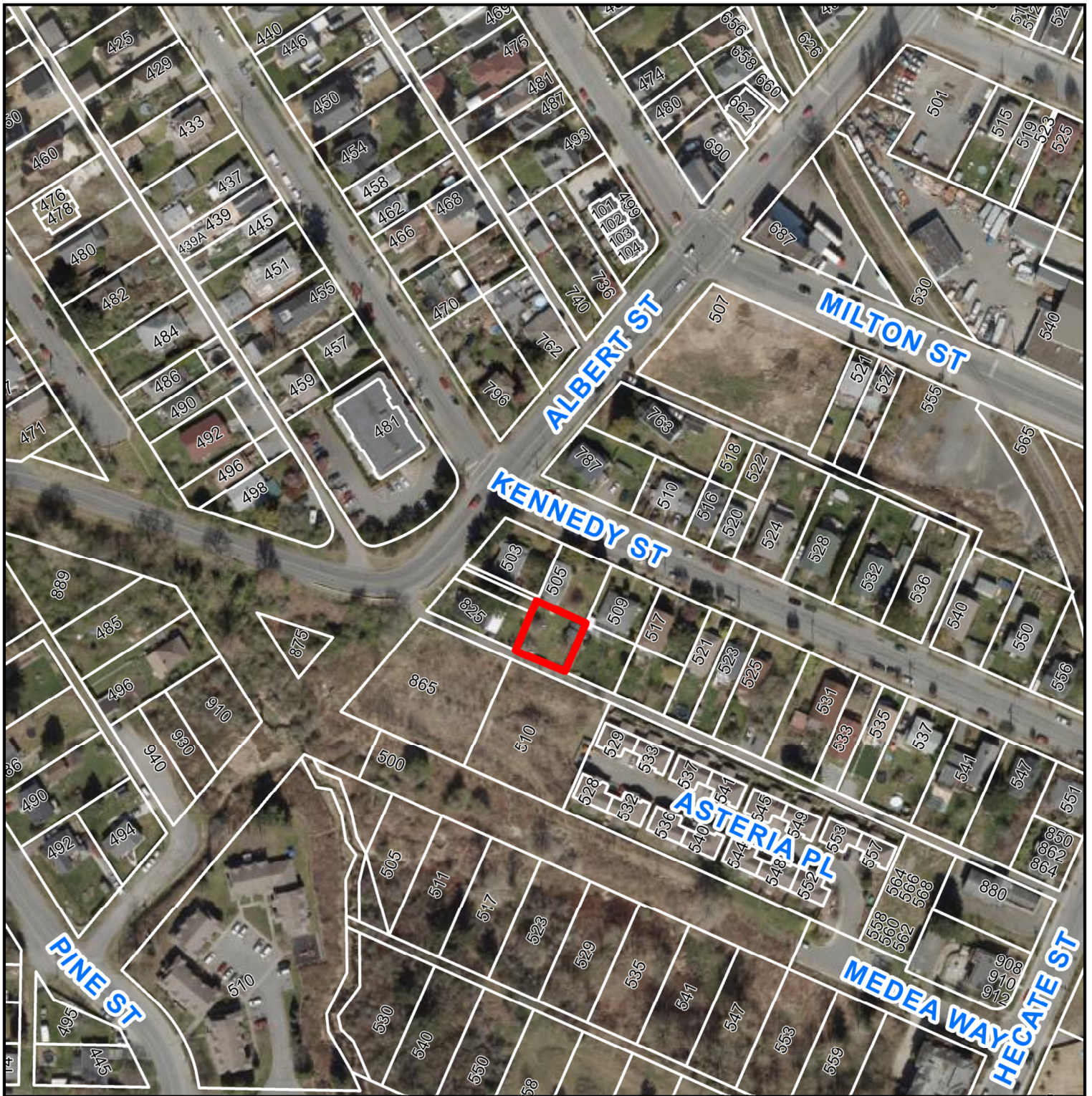


PLANTING PLAN

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CITY OF NANAIMO

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001271



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