

DESIGN RATIONAL

Introduction

The proposed development consists of a mixed-use building, subdivided off an existing commercial development. The 4 storey plus basement building is located at the north-west edge of the property facing Dufferin and Boundary Crescent. The ground floor and mezzanine will house a restaurant. The 2nd to 4th floors will consist of 1-bedroom residential suites. A partial basement is provided for mechanical and electrical service rooms, residential storage and additional kitchen and kitchen staff areas.

Context

The development site is located at 1588 Boundary Crescent. The site is bound, to the north by Dufferin Crescent and is situated across from the Nanaimo Regional Hospital to the west by Boundary Crescent, and to the east & south by existing commercial developments.

Hospital Campus Neighbourhood

The Hospital Campus Neighbourhood employs approximately 2500 hospital related staff and practitioners, along with 3500 neighbourhood area residents. The proposed project will provide much needed rental residential units for visiting and interning hospital staff as well continue to provide a restaurant for breakfast, lunch and dinner for both the nearby and walkable hospital and neighbourhood communities.

Site Design

The overall site plan is based on the City of Nanaimo Design Guidelines. The mixed-use building addresses the primary roads – Dufferin and Boundary Crescent. Parking is shielded from the street by landscaping and retaining walls. The mixed-use building is set back from street to allow for a communal plaza and landscaping which is visually and physically accessible along the Dufferin Crescent and Boundary Crescent frontage. The plaza will provide pedestrian movement and amenities, including rest areas, landscape features, benches, walkways and bike paths that serve to safely navigate the site and link up with neighbouring properties to the east and south.

Attention has been taken to manipulate the building location and design to accommodate the desire to have minimum changes in grades. Grades within the site will be maintained to acceptable municipal standards, with no slope greater than 5 percent and made accessible to seniors and the physically challenged.



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Igor Nardin Architect AIBC

Full time security and surveillance will be provided on site, however various other CPTED initiatives have also been put in place. The entire property will be well lit with street lighting, building lighting and bollards. Visual access to all outside areas from within the building, security cameras, as well as, avoiding deep indentations and wells, in the design of the building further adds to providing a secure environment.

Vehicular access is consistent with governing engineering practices and is aligned with roads and streets at right angles and in a visually accessible and safe manner. Slopes for parking areas will not exceed 5%. Loading zones and garbage will be enclosed and located away from the building main entry points. Walkways are provided adjacent parking areas to separate vehicular and pedestrian circulation on site.

Lockable bicycle parking is provided near the main entry and in the basement residential storage area. Bicycle parking areas are incorporated into the architecture and landscaping, allowing for security, visibility, and ease of access.

Architectural Character

The mixed-use building is designed to relate primarily to the principal roads – Dufferin Crescent and Boundary Crescent. The building form, proportion and material treatment complements the most recent developments to the west and east and is sympathetic in scale in character to the existing context. The building has a modern and urban aesthetic. The building consists of 3 standard distinctive architectural parts: a floating residential top, a recessed middle (restaurant mezzanine) terrace and a visually grounded solid base. The building steps down towards the south to provide a sunny 2nd floor terrace area and to minimize the shading of the existing commercial property to the east.

The residential upper floors, consist of cementitious panel and wood-look metal siding, juxtaposed with an emphasis on verticality. Each unit is equipped with a metal and glass railing balcony. An additional common terrace is located on the 2nd floor situated facing south. The middle recessed middle portion of the building is an exterior extension of the restaurant mezzanine consisting mainly transparent glazing. The recessed area serves to make the upper portion of the building appear lighter or floating as well as providing some protection from inclement weather and to provide sun shading. Restaurant activity will animate the corner at both the ground and second floors. The base is grounded with a charcoal brick textured pane with a horizontal emphasis. An eyebrow overhang delineates the main glazed areas as well as providing some protection from inclement weather and to provide sun shading. The juxtaposition of materials, textures, colours, and engineering practices, serves to place the building comfortably in the present, and compatible with the adjacent existing buildings and regenerative context.

A ground floor restaurant patio is located on the west side along Boundary Crescent and is surrounded by landscaping, and city walking and bike paths. Landscaping, walking, and bike

paths are continued around the corner along Dufferin Crescent in a similar fashion with public seating incorporated into the cascading landscaping wall features.

Landscape Design Rational

Introduction:

The landscape scheme is designed to provide a setting for the building with a multi-layered approach to planting, with functional and recreational opportunities. The narrow planting areas are densely planted to maximize the impact of the landscape in reducing the scale of the building and providing a soft textured layer at street level.

The design also provides a continuity of streetscapes, responding to the context of the immediate area. The street trees/boulevard/sidewalk configuration reflect the building to the West across Boundary and to the East along Dufferin the planting patterns reflect that of the adjacent building, Colville.

The scheme uses the following ecological design principles:

- Alternative storm water features which absorb, clean and filter rainwater
 - Deep soils
 - Bioswale
- A diverse planting palette to provide small but valuable habitat for birds and insects.
- Shade trees to filter pollutants, create shade and cool the urban environment

Streetscapes:

A buffer of planting has been proposed to delineate the sidewalk from the bike path along the street edges of Boundary and Dufferin. This buffer consists of street trees with branching heights of 2m and low understory plants of 450cm height. These height specifications allow for good site lines into the sidewalk from the bike/vehicle lanes.

Other advantages of a planting strip in this location include the following:

- Safety buffer between sidewalk and vehicles
- Shade/lowering sidewalk temperatures
- Pollutant/rainwater filtration
- Urban biodiversity
- Aesthetics/benefits of nature close at hand

Along Boundary, an outdoor dining patio will abut the sidewalk, providing an animated social area as you walk down the street.

The bioswale garden feature is located on the corner and along Dufferin

This garden is designed to be evocative of the regional character of Mt Benson and includes:

- Bioswale/stormwater functions – collection, slowing and infiltration of rainwater
- Seasonal stream bed/large rock features
- Layered/seasonal plantings for aesthetics and biodiversity

- Plantings are informal, with plants selected according to aspect/microclimates
- Shade plants on north side
- Sun loving plants on the west side

Along Dufferin as the grade slopes a retaining wall contains the bioswale and as it steps down seat walls provide a place to wait for the bus at the adjacent stop.

Entrance gardens

Two gardens located to the east and south of the building provide a welcoming entrance to the residences above. The south facing garden is a place to sit in the sun. Plants have been selected for their fragrance and habitat values.

- Scented garden with seating
- Canopy shade trees
- Flowers and colours for each season
- Pollinator garden

Sustainability Initiatives

Our involvement in non-profit projects and a conscientious approach to design has served to cement our belief in the importance of sustainable and green initiatives. We are incorporating the following features in this project:

Mechanical:

1. Water use reduction:
 - a. All toilets will be 4.8 L/flush .
 - b. Lavatories will use 5.7 L/min (1.5 gpm) flow restrictors.
 - c. Showers heads will use 7.6 L/min (2 gpm) flow restrictors.
 - d. Use of motion sensed faucets, flush valves to conserve water.
2. Energy efficiency:
 - a. High efficiency condensing boilers will be utilized for heating and domestic hot water and electric heating for the residential units.
 - b. Exhaust from all washrooms will be centralized and air to air heat recovery employed to transfer recovered heat to the incoming makeup air to the building.
 - c. All heating pumps will utilize variable frequency drives.
 - d. Building envelope and mechanical equipment efficiency will meet ASHRAE 90.1-2010 and Step 3 This, inherently, will provide a much higher performance building than required.

3. All refrigeration systems will utilize CFC & HCFC free refrigerants. All residential units will be cooled.
4. Outdoor air ventilation to all spaces will meet or exceed ASHRAE 62.1 requirements.
5. Common areas will contain inoperable windows to maintain HVAC balance and minimize energy use.

Electrical:

1. Energy efficiency:
 - a. Common area lighting will utilize LED lighting.
 - b. Occupancy sensors will be utilized for common area spaces, where appropriate, to turn lighting on and off.
2. Exterior lighting:
 - a. Lighting fixtures will utilize "dark sky" design to avoid light pollution.
 - b. Exterior lighting control will utilize daylight sensors to turn lights on and off.

Architectural:

1. Higher density vs. lower coverage provided, thereby promoting open space.
2. Building Siting - Use existing grades and minimize transfer of soil off site.
3. Reducing the amount of asphalt and surface water run-off.
4. Storm water quantity control will utilize infiltration back into the ground.
5. Drought-tolerant, and indigenous natural plant material to minimize irrigation.
6. Permeable paving, rain harvesting/gardens and bioswales for enhanced stormwater management and to promote the native habitat.
7. Build in concrete and steel durable renewable materials.
8. Sealed thermal low e glazing.
9. Well-insulated building design practices.
10. Shading devices.
11. Incorporate DDC systems to monitor and schedule mechanical and electrical systems.
12. Naturally ventilated ventilation systems.
13. Use of lighter more reflective surface materials on walls and roof to minimize heat gain.
14. Environmentally friendly materials, adhesives and paints.
15. Max. 40% glazing.
16. Solar heat gain reduction thru use of large overhangs.
17. Access to outdoor spaces for fresh air, sunshine, and study-proven improved health benefits
18. Washrooms with showers to promote alternative transportation (cycling, running, walking).
19. Car-charging station to promote alternative energy vehicles.
20. Secure bicycle parking.



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Variance Rational:

Parking:

Parking deficiency for Lot A & Lot B will be addressed with the development of a parking garage on Lot C in the future. The buildings on Lot C are slated to be torn down and replaced with a hotel with surface and underground parking in the near future. Currently, 105 spaces are available on Lot A, B & C. Further excess spaces are available for use in the parking garage at 1515 Dufferin Crescent. The restaurant will replace the existing restaurant on Lot C and will therefore not increase the current demand for parking. The restaurant has served the neighbouring hospital working community area residents for many years and will continue to operate in a similar fashion and will move to the new proposed building when complete. Parking specifically for the restaurant will be at its peak at dinner hours, when the medical uses on site are not open for business, and therefore more parking spaces are available. The proximity of the restaurant to the neighbouring hospital, medical buildings, transit, walking paths and bike routes allows for easy pedestrian access to the site and restaurant, further reducing the need for onsite parking.

CONTEXT MAP

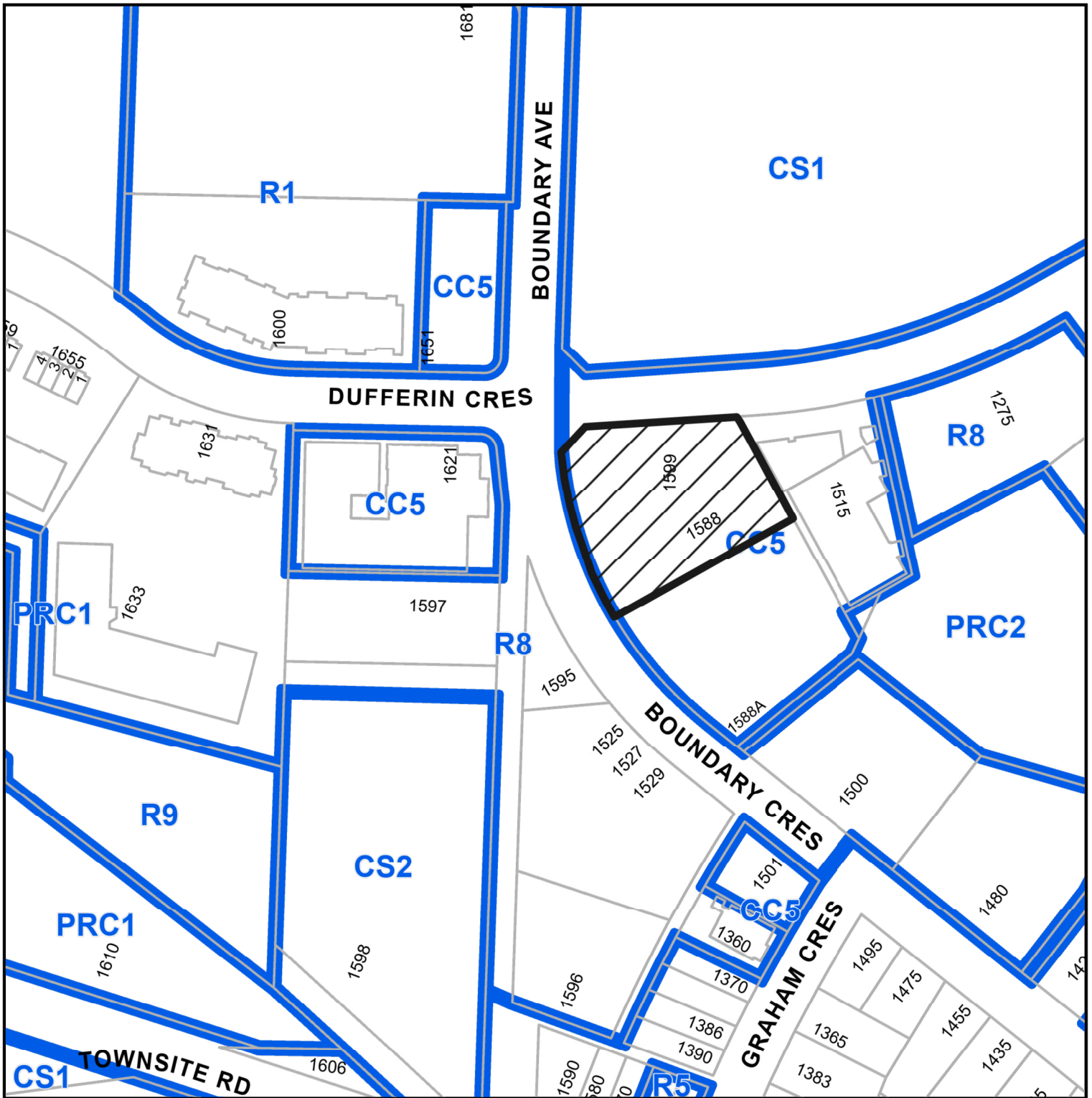


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1588 BOUNDARY CRESCENT

LOCATION PLAN

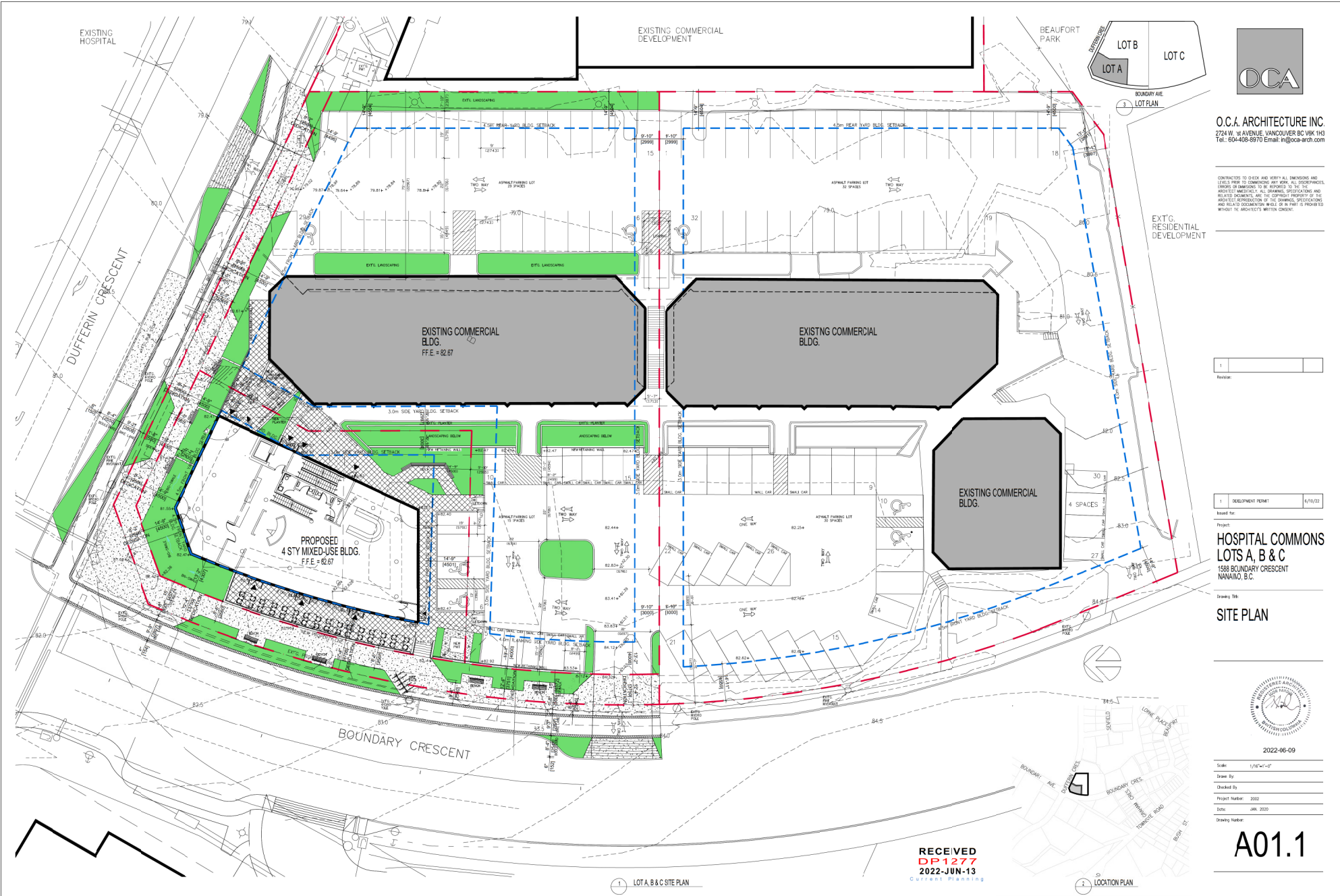


Subject Property

DEVELOPMENT PERMIT APPLICATION NO. DP001277

CIVIC: 1588 BOUNDARY CRESCENT

LEGAL: LOT 1, DISTRICT LOT 97G, NEWCASTLE RESERVE, SECTION 1,
NANAIMO DISTRICT, PLAN 27521



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1	DEVELOPMENT FRONT	6/15/22
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Project:
HOSPITAL COMMONS
 LOTS A, B & C
 1588 BOUNDARY CRESCENT
 NANAIMO, B.C.

Drawing Title:
SITE PLAN



2022-46-09

Scale:	1/8"=1'-0"
Drawn By:	
Checked By:	
Project Number:	2002
Date:	JAN. 2020
Drawing Number:	

A01.1

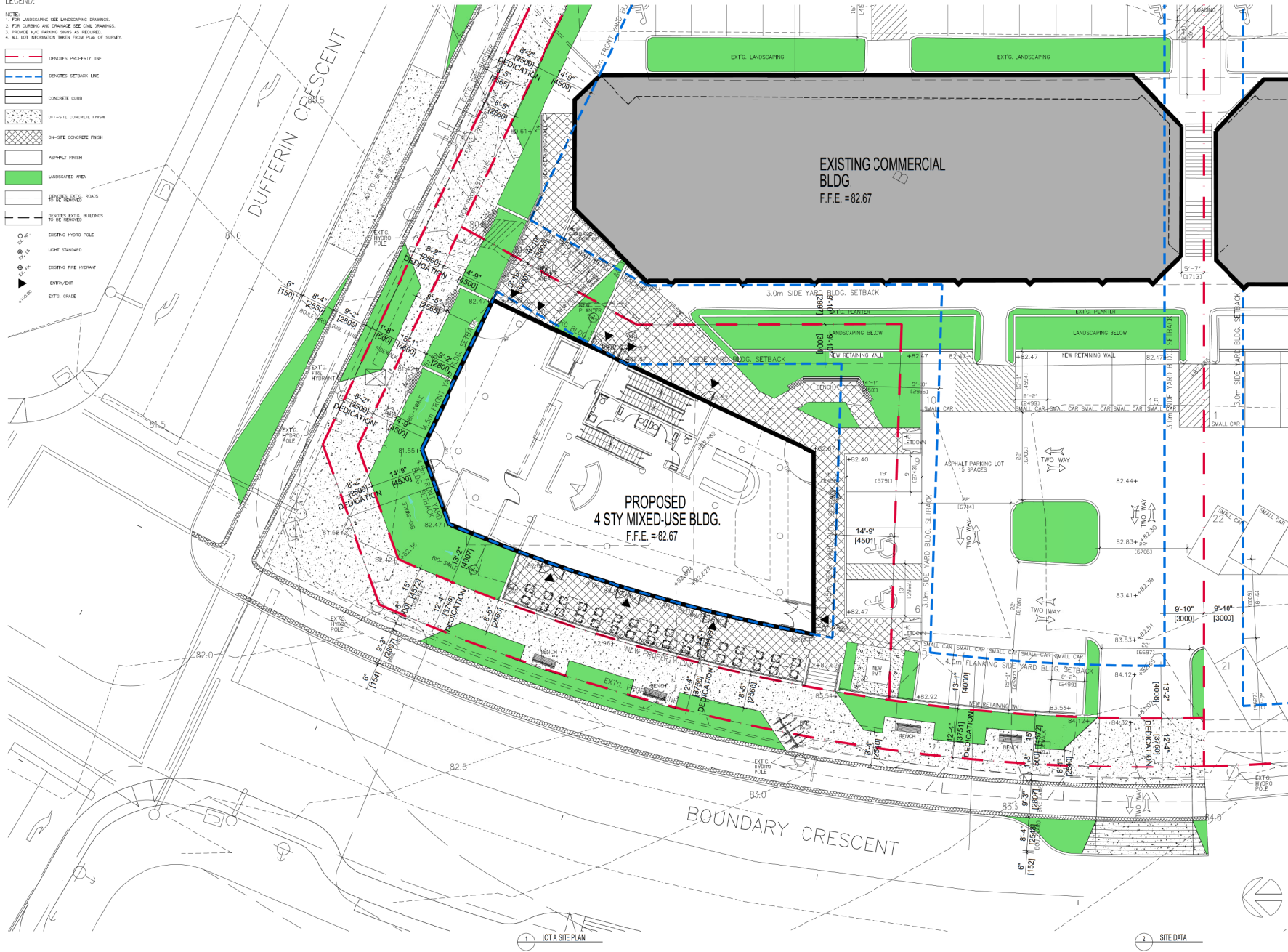
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1 LOT A, B & C SITE PLAN

2 LOCATION PLAN

LEGEND:
 NOTE:
 1. FOR LANDSCAPING SEE LANDSCAPING DRAWINGS.
 2. FOR CURBING AND DRAINAGE SEE CIVIL DRAWINGS.
 3. PROVIDE IN-CURB PARKING SPACES AS REQUIRED.
 4. ALL LOT INFORMATION TAKEN FROM PLAN OF SURVEY.

- DENOTES PROPERTY LINE
- DENOTES SETBACK LINE
- CONCRETE CURB
- OFF-SITE CONCRETE FINISH
- ON-SITE CONCRETE FINISH
- ASPHALT FINISH
- LANDSCAPED AREA
- DENOTES EXISTING ROADS TO BE REMOVED
- DENOTES EXIST. BUILDINGS TO BE REMOVED
- EXISTING HYDRO POLE
- LIGHT STANDARD
- EXISTING FIRE HYDRANT
- ENTRY/EXIT
- EXIST. SHADE



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2	DEVELOPMENT PERMIT	6/16/22
1	CONSULTANT REVIEW	3-4-22

Project:
HOSPITAL COMMONS
LOT A
 1588 BOUNDARY CRESCENT
 NANAIMO, B.C.

Drawing Title:
SITE PLAN



2022-46-09

Scale: 1/32"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2802
 Date: JAN. 2020
 Drawing Number:



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1	DEVELOPMENT PLAN	6/15/22
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Project:
**HOSPITAL COMMONS
 MASTER PLAN**
 1588 BOUNDARY CRESCENT
 NANAIMO, B.C.

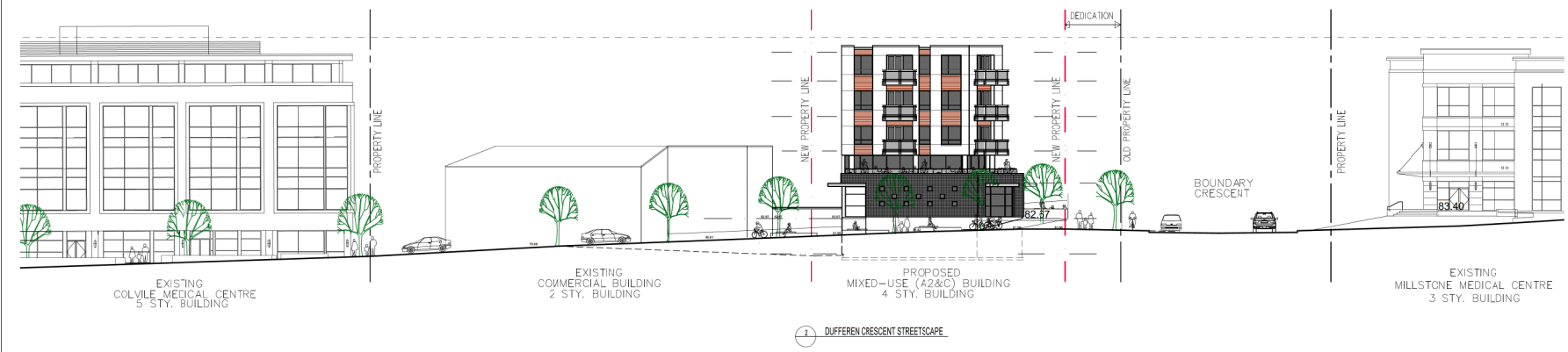
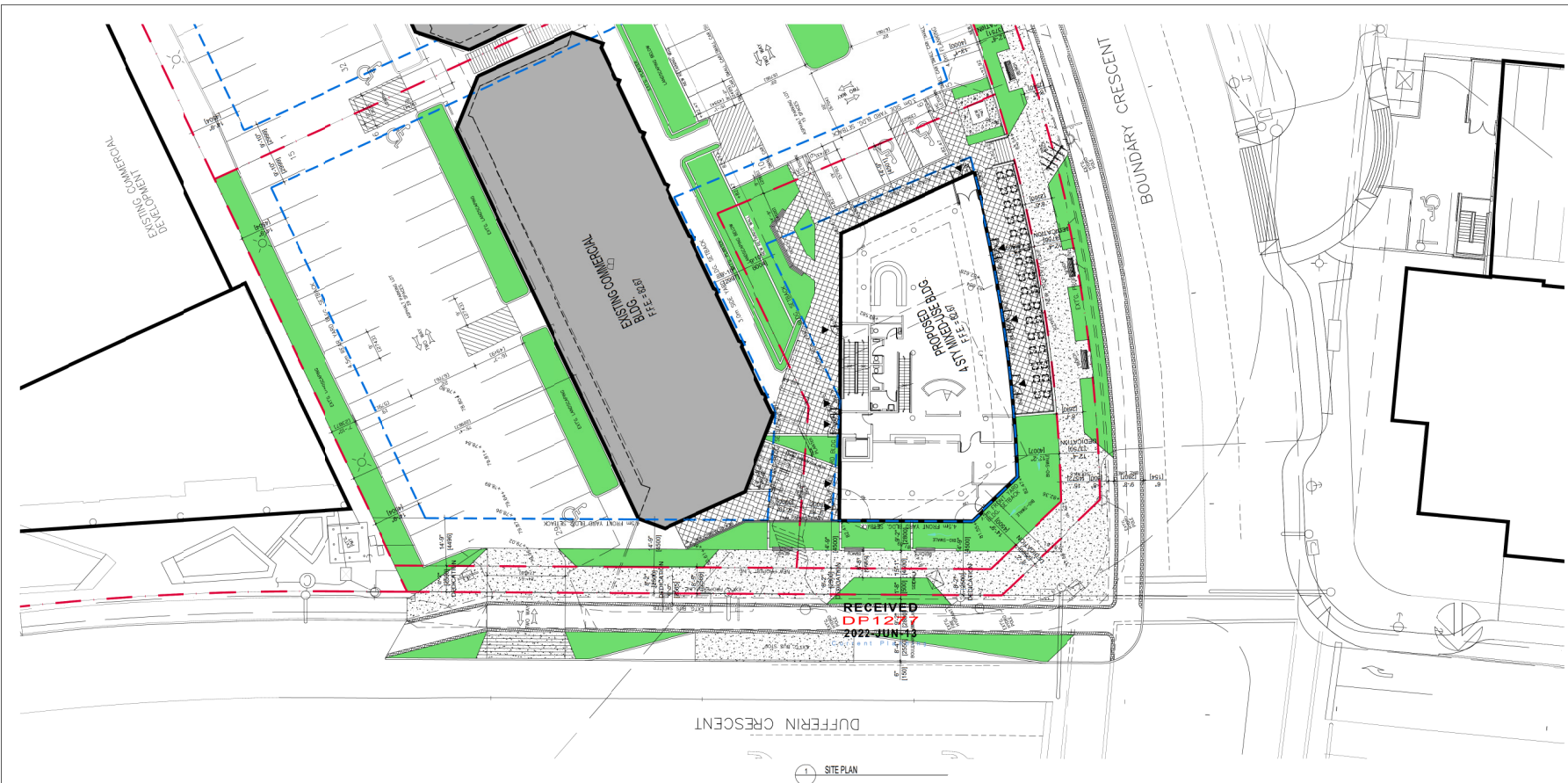
Drawing Title:
**DUFFERIN CRESCENT
 STREETSCAPE**



2022-06-09

Scale:	1/8"=1'-0"
Drawn By:	
Checked By:	
Project Number:	2022
Date:	JAN. 2022
Drawing Number:	

A01.3





- EXTERIOR MATERIAL FINISHES:
1. PRE-FIN. METAL FLASHING
 2. HARDIE FASCIA
 3. VINYL WINDOWS
 4. WOOD LOOK METAL SIDING
 5. GLASS & ALUM. RAINGS
 6. ALUM. STOREFRONT GLAZING
 7. MASONRY-LIKE PANEL
 8. METAL TO MATCH ALUM. GLAZING
 9. INSULATED METAL DOORS
 10. CEMENT FACED INSULATION
 11. CONCRETE RETAINING WALL
- COLOURS:
- CHARCOAL
 - NIGHT GREY
 - NIGHT GREY/WHITE
 - WHITE
 - CEDAR
 - WHITE
 - CLEAR ANODIZED
 - CHARCOAL
 - CLEAR ANODIZED
 - CONCRETE
 - CONCRETE



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Revisions:

1 WEST ELEVATION - VIEW FROM BOUNDARY CRES.



- EXTERIOR MATERIAL FINISHES:
1. PRE-FIN. METAL FLASHING
 2. HARDIE FASCIA
 3. VINYL WINDOWS
 4. WOOD LOOK METAL SIDING
 5. GLASS & ALUM. RAINGS
 6. ALUM. STOREFRONT GLAZING
 7. MASONRY-LIKE PANEL
 8. METAL TO MATCH ALUM. GLAZING
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- COLOURS:
- CHARCOAL
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 - NIGHT GREY/WHITE
 - WHITE
 - CEDAR
 - WHITE
 - CLEAR ANODIZED
 - CHARCOAL
 - CLEAR ANODIZED
 - CONCRETE
 - CONCRETE

RECEIVED
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 Current Planning

1	DEVELOPMENT PLAN	6/10/22
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Project:
HOSPITAL COMMONS LOT A
 1588 BOUNDARY CRESCENT
 NANAIMO, B.C.

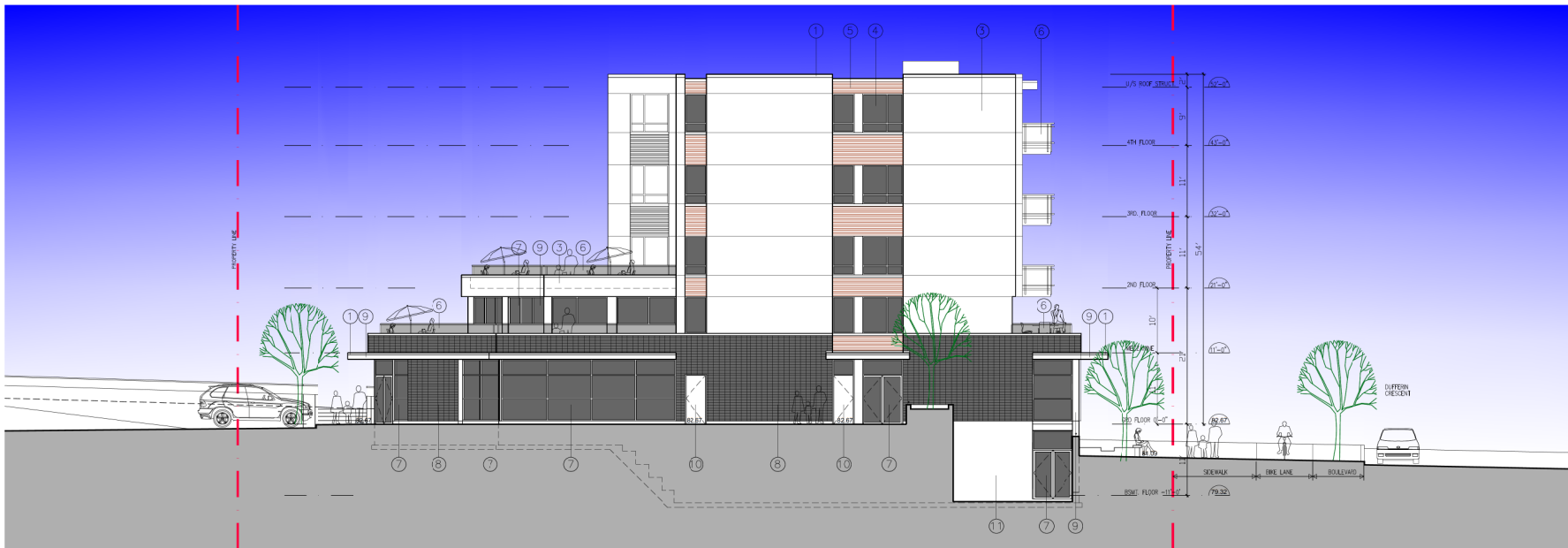
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ELEVATIONS



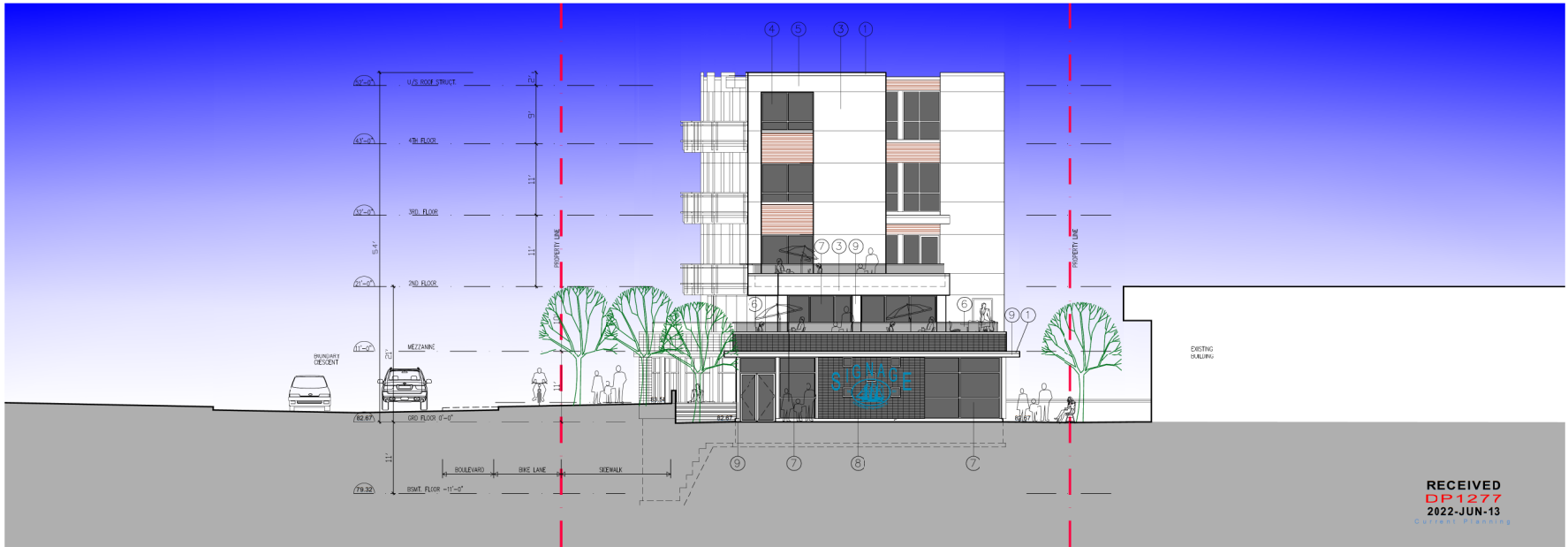
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 Project Number: 2002
 Date: JAN. 2020
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1 NORTH ELEVATION - VIEW FROM DUFFERIN CRES.



3 EAST ELEVATION-INTERIOR LOT VIEW



4 SOUTH ELEVATION- INTERIOR LOT VIEW



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1	REVISION
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1	DEVELOPMENT PLAN	6/10/22
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Project:
HOSPITAL COMMONS LOT A
1588 BOUNDARY CRESCENT
NANAIMO, B.C.

Drawing Title:
ELEVATIONS



2022-46-09

Scale:	1/8"=1'-0"
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Project Number:	2022
Date:	JAN. 2022
Drawing Number:	

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A03.2

HOSPITAL COMMONS - LOT A

1588 BOUNDARY CRESCENT, NANAIMO, B.C.



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1 VIEW FROM NORTH-WEST



2 VIEW FROM NORTH-EAST



3 VIEW FROM SOUTH-WEST



4 VIEW FROM SOUTH-EAST

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Revisions:

2	DEVELOPMENT PERMIT	6/10/22
1	CONSULTANT REVIEW	2-4-22

Issued for:

Project:
**HOSPITAL COMMONS
 LOT A**
 1588 BOUNDARY CRESCENT
 NANAIMO, B.C.

Drawing Title:

**COVER
 RENDERINGS**



2022-06-09

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LOT A, B & C SITE DATA:

LOT A & B ZONING: CCS HOSPITAL URBAN CENTRE
 LOT A & B CIVIL ADDRESS: 1588 BOUNDARY CRESCENT NANAIMO, BC
 LOT A & B LEGAL ADDRESS: LOT 2, SECTION 1, DISTRICT LOT 970 NEWCASTLE RESERVE, NANAIMO DISTRICT, PLAN 27521
 LOT A & B SITE AREA:
 LOT A AREA = 10,764 SF (1,000sm)(.1ha)
 LOT B AREA = 29,062 SF (2,700sm)(.27ha)
 39,826 SF (3,700sm)(.37ha)

PROPOSED LOT A:	RESTAURANT & RESIDENTIAL BLDG.	4,438 SF/412 SM
EXISTING LOT B:	MEDICAL BLDG.	7,330 SF/681 SM

LOT A & B COVERAGE:		
	PERMITTED AS PER BYLAW:	PROPOSED:
PROPOSED LOT A:	50%	4,438 SF/10,764 SF x 100 = 41%
EXISTING LOT B:	50%	7,330 SF/29,062 SF x 100 = 25%

LOT A & B DENSITY:			
	PERMITTED AS PER BYLAW:	PROPOSED:	
PROPOSED LOT A:	MIXED USE = 1.25 OR Lot A: 10,764 sf x 1.25 = 13,455 sf	13,429 SF/10,764 SF = 1.25 Proposed	
EXISTING LOT B:	1.0 OR Lot B: 29,062 sf x 1.0 = 29,062 sf	14,200 SF/29,062 SF = .49 Proposed	

LOT A, B & C FAR:						
	PROPOSED LOT A:	(A2 & C OCC.)	EXISTING LOT B:	(D OCC.)	EXISTING LOT C:	(D OCC.)
BASEMENT	1,842 sf (171 SM)	(REST. & RESID.)	6,462 sf (600 SM)	(MEDICAL OFFICE)	8,615 sf (801 SM)	(MEDICAL OFFICE)
GRD FLOOR	4,438 sf (412 SM)	(RESTAURANT)	7,330 sf (681 SM)	(MEDICAL OFFICE)	9,284 sf (864 SM)	(MEDICAL OFFICE)
MEZZANINE	1,020 sf (95 SM)	(RESTAURANT)				
2ND FLOOR	2,043 sf (190 SM)	(RESIDENTIAL)				
3RD FLOOR	2,043 sf (190 SM)	(RESIDENTIAL)				
4TH FLOOR	2,043 sf (190 SM)	(RESIDENTIAL)				
TOTAL:	13,426 sf (1,248 SM)		13,792 sf (1,281 SM)		17,899 sf (1,665 SM)	
ALLOWABLE:	13,455 sf (1,330 SM)					
	26 ft (2.4 SM)					

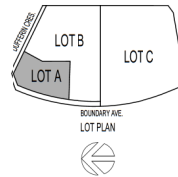
LOT A RESIDENTIAL SUITES:			
	GFA:	TYPE:	NUMBER OF UNITS
UNIT A	405 sf (37.6 SM)	1 BEDROOM/1 BATHROOM	3
UNIT B	494 sf (45.9 SM)	1 BEDROOM/1 BATHROOM	3
UNIT C	509 sf (47.3 SM)	1 BEDROOM/1 BATHROOM	3
UNIT D	503 sf (46.7 SM)	1 BEDROOM/1 BATHROOM	3
			12 UNITS TOTAL

LOT A, B & C PARKING:						
LOT:	USE:	BYLAW REQMT:	REQ'D:	PROVIDED ON LOTS A, B & C	REQUIRED AFTER LOT C REDEVELOPMENT:	PROPOSED AFTER LOT C REDEVELOPMENT:
PROPOSED LOT A:	RESTAURANT (A2 OCC.)	1/3 SEATS	200/3 SEATS= 66.7 SPACES	STANDARD: 11 spaces		
	RESIDENTIAL (C OCC)	1/UNIT (1-BDRM)	12 x 1= 12 SPACES	SMALL: 9 spaces (180)		
			79 x .9= 70.8 SPACES	H/C: 2 spaces	79 x .9= 70.8 SPACES	LOT A & B 44 SPACES
EXISTING LOT B:	MEDICAL OFFICE (D OCC.)	1/18 SM	1,281/18= 71.2 SPACES	H/C: 2 spaces	1,281/18= 71.2 SPACES	
EXISTING LOT C:	MEDICAL OFFICE (D OCC.)	1/18 SM	1,665/18= 92.5 SPACES	H/C: 2 spaces		
FUTURE LOT C:	FUTURE HOTEL (C OCC.)	1/UNIT		H/C: 2 spaces	70/1= 70 SPACES	168 SPACES
			235 SPACES		106 spaces	212 SPACES
					212 SPACES	212 SPACES

Lot A & B LOADING:
 REQUIRED: 1 LOADING SPACE FOR LESS THAN 2800 SM
 PROVIDED: 1 LOADING SPACE

LOT A BUILDING HEIGHT:
 PERMITTED: 14m + 4 = 18m
 PROPOSED: 16.5m

LOT A SETBACKS:		
FRONT YARD:	REQ'D:	PROPOSED:
	4.5m + 2.5m	4.5m + 2.5m
SIDE YARD:	3.0m	3.0m
FLANKING SIDE YARD:	4.0m	4.0m
REAR YARD:	4.5m	4.5m



2 SEPTEMBER 21 - 10am SHADOW STUDY



3 SEPTEMBER 21 - 12pm SHADOW STUDY



4 SEPTEMBER 21 - 2pm SHADOW STUDY



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1	CONSULTANT REVIEW	2-4-22
---	-------------------	--------

2	DEVELOPMENT PERMIT	6/16/22
1	CONSULTANT REVIEW	2-4-22

Project:
HOSPITAL COMMONS
LOT A
 1588 BOUNDARY CRESCENT
 NANAIMO, B.C.

Drawing Title:

SITE DATA
SHADOW STUDY



2022-96-09

Scale: 1/32"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2022
 Date: JAN. 2022
 Drawing Number:

A0.2

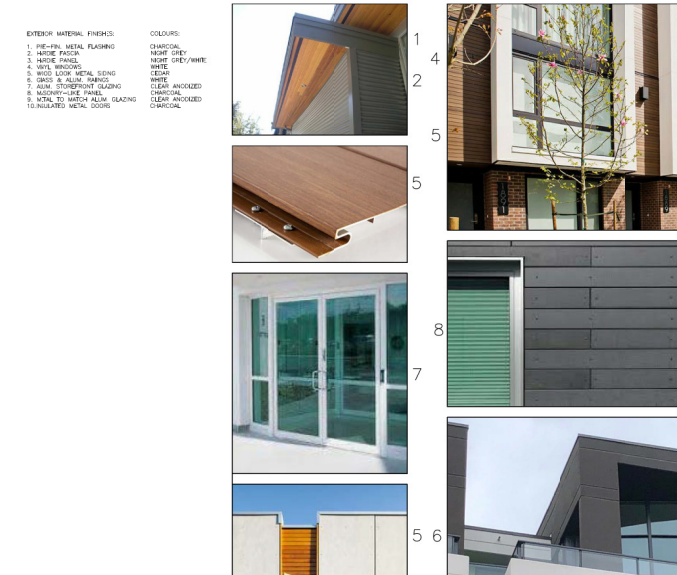
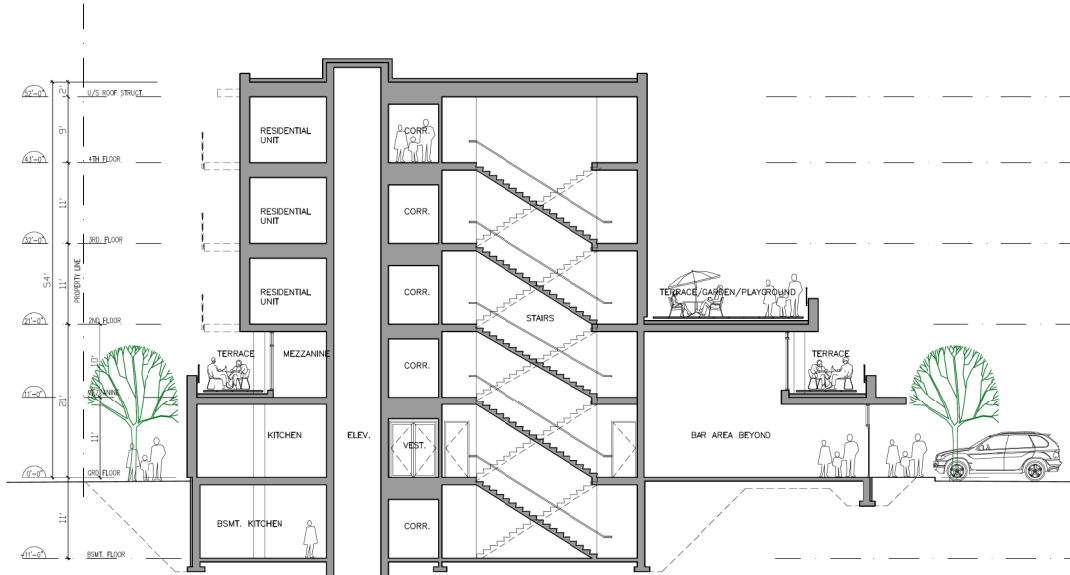
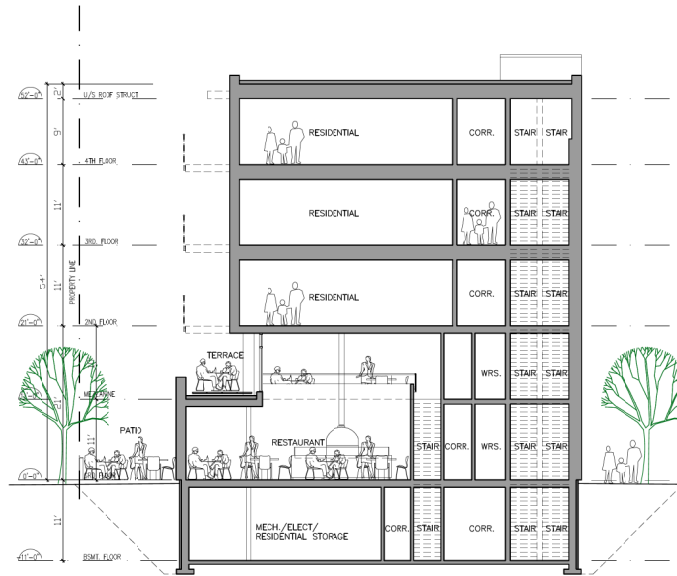
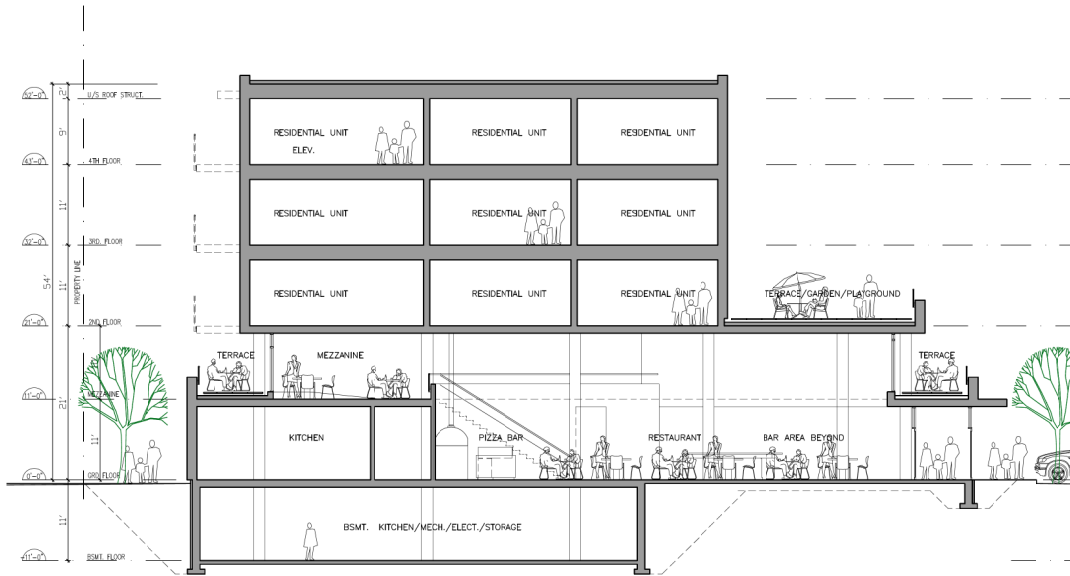
1 SITE DATA

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 2022-JUN-13
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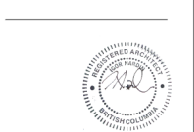
- EXTERIOR MATERIAL FINISHES:
1. PRE-PAN METAL FLASHING
 2. INSIDE FACIA
 3. INSIDE PANEL
 4. SIVL WINDOWS
 5. SIVL LOW METAL SILING
 6. SANDS & ALUM. PANELS
 7. ALUM. STOVEFRONT GLAZING
 8. SMOOD-FRAME PANELS
 9. METAL TO MATCH ALUM. GLAZING TO INCLUDE METAL DOORS
- COLOURS:
- CHARCOAL
 - SHADE GREY
 - HAIR GREY/WHITE
 - WHITE
 - BEIGE
 - WHITE
 - CLEAR ANODIZED ALUMINIUM
 - LIGHT ANODIZED ALUMINIUM
 - CHARCOAL

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1 DEVELOPMENT PERMIT 6/16/23

Project for:
**HOSPITAL COMMONS
LOT A**
1558 BOUNDARY CRESCENT
NANAIMO, B.C.

Drawing Title:
**BUILDING SECTIONS
& MATERIALS**



2022-46-09

Scale: 1/8"=1'-0"

Drawn By: _____

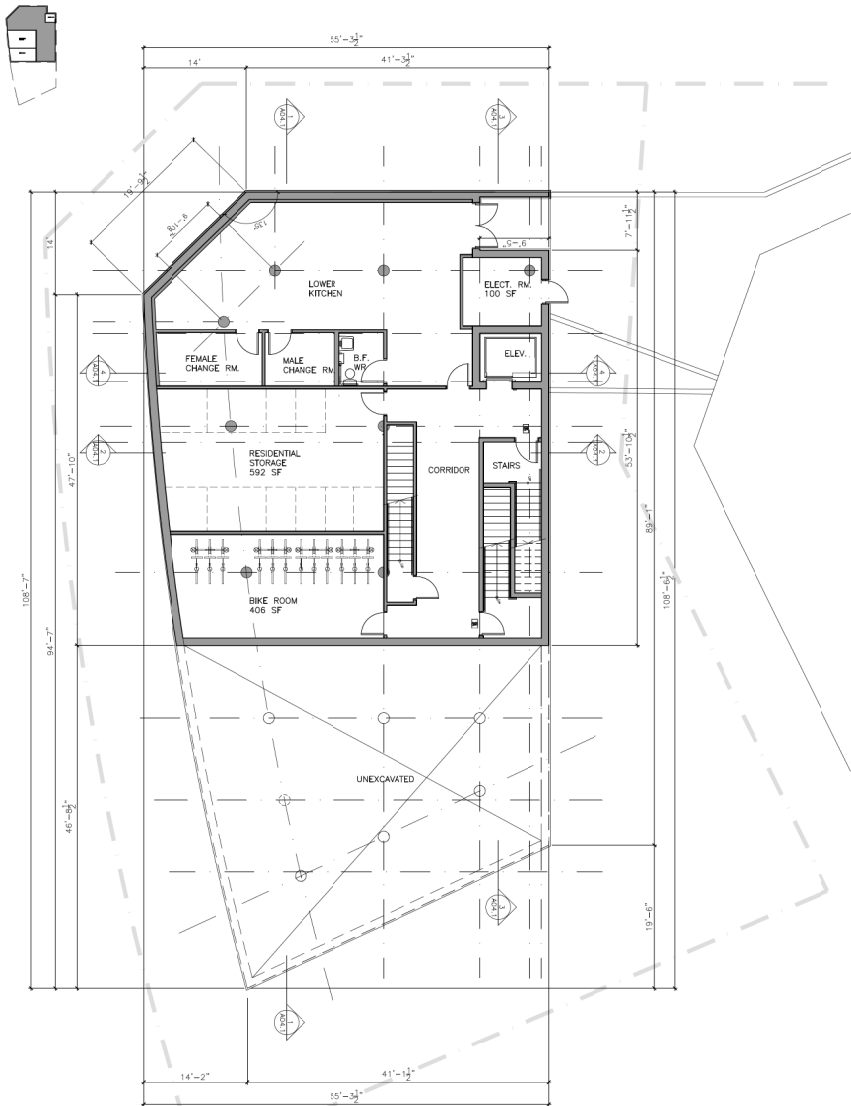
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Project Number: 1032

Date: JUN 2022

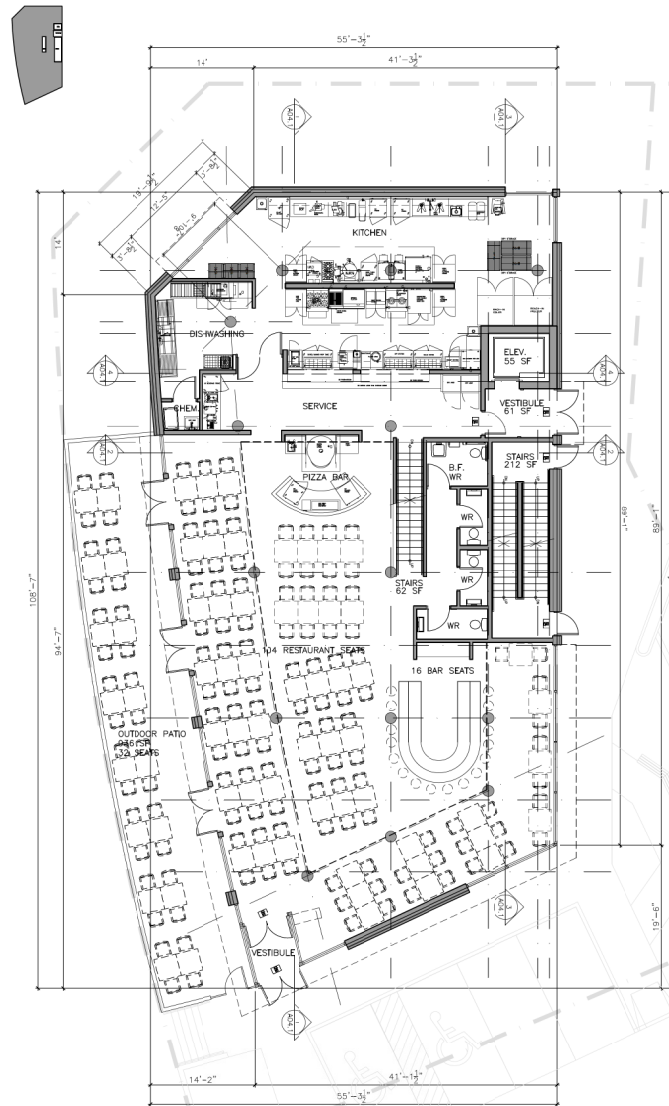
Drawing Number: _____

A04.1



BSMT. G.F.A.:
 C.O.N. G.F.A.=2,940 SF
 (100 SF-SERVICE ROOMS)
 (592 SF- RESID. STOR.)
 (406 SF- BIKE ROOM)
 1,842 SF

1 BASEMENT FLOOR PLAN



GRD. FLOOR G.F.A.:
 C.O.N. G.F.A.=4,828 SF
 (55 SF-ELEVATOR)
 (61 SF-VESTIBULE)
 (212 SF-STAIRS)
 (61 SF-STAIRS)
 4,438 SF

2 GROUND FLOOR PLAN



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1	DEVELOPMENT PLAN	6/15/22
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Project:
HOSPITAL COMMONS
LOT A
 1588 BOUNDARY CRESCENT
 NANAIMO, B.C.

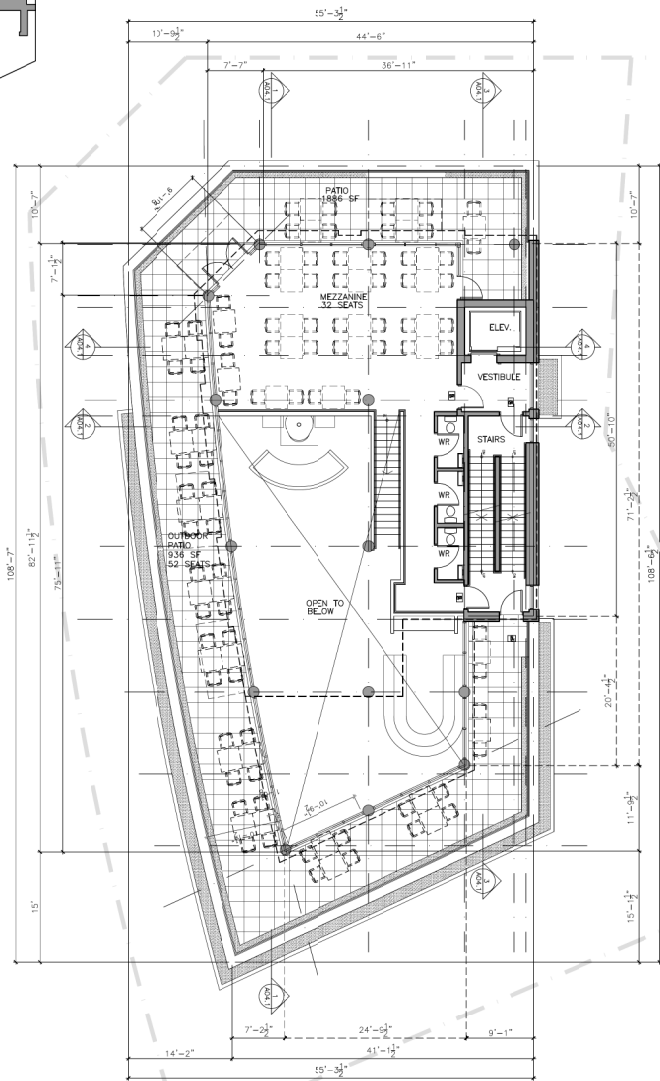
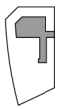
Drawing Title:
BASEMENT +
GRD. FLOOR PLAN



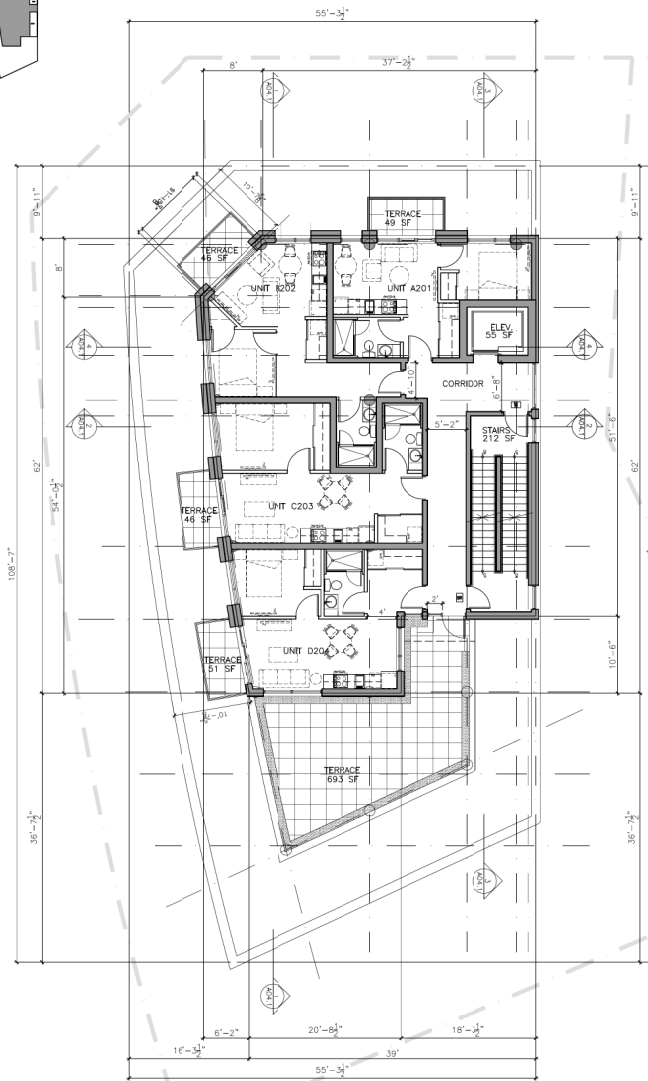
2022-46-09

Scale: 1/8"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2022
 Date: JAN. 2022
 Drawing Number:

A02.1



1 MEZZANINE PLAN



2 2ND FLOOR PLAN



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1	Revision
---	----------

1	DEVELOPMENT PERMIT	4/19/22
---	--------------------	---------

Issued for:
Project:
**HOSPITAL COMMONS
LOTA**
1588 BOUNDARY CRESCENT
NANAIMO, B.C.

Drawing Title:
**MEZZANINE +
2ND FLOOR PLAN**



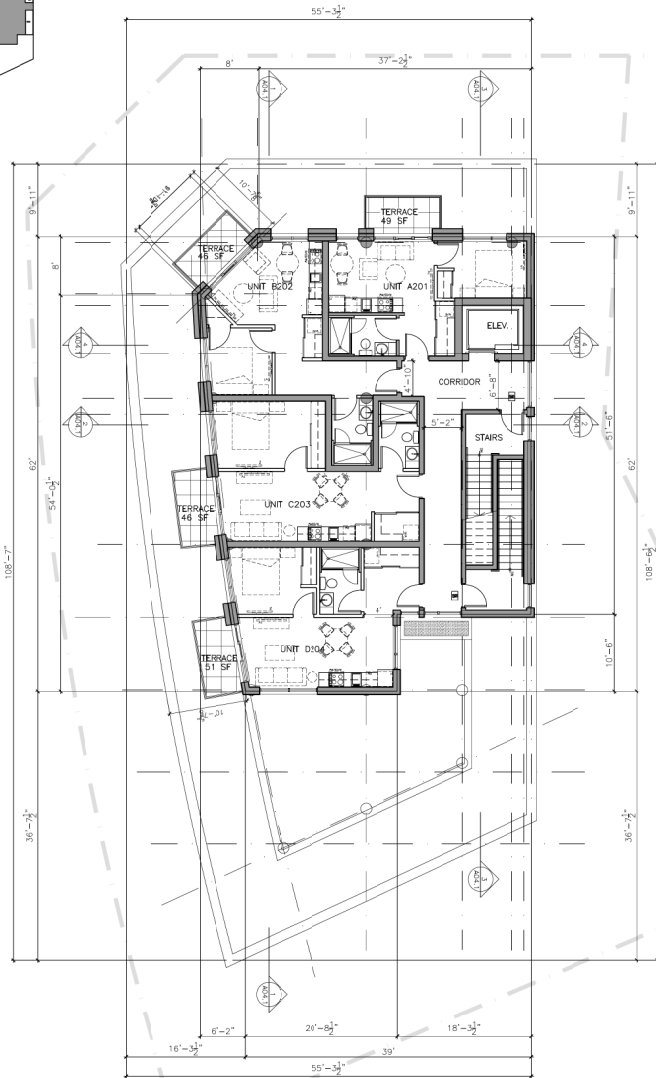
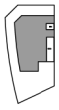
2022-46-09

Scale: 1/8"=1'-0"
Drawn By:
Checked By:
Project Number: 2002
Date: JAN 2020
Drawing Number:

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Current Planning

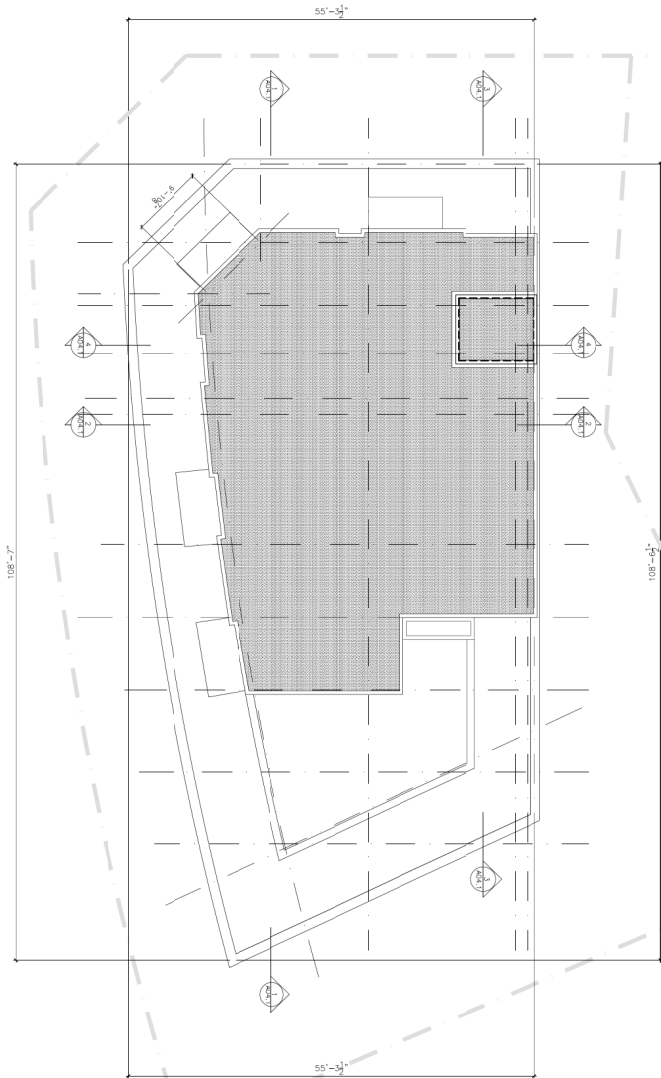


A02.2



3RD & 4TH FLOOR G.F.A.:
 C.O.N. G.F.A.=2,310 SF
 (55 SF-ELEVATOR)
 (212 SF-STAIRS)
 2,043 SF

1 3RD & 4TH FLOOR PLAN



2 ROOF PLAN



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1	DEVELOPMENT PLAN	6/10/22
---	------------------	---------

Project:
**HOSPITAL COMMONS
 LOT A**
 1588 BOUNDARY CRESCENT
 NANAIMO, B.C.

Drawing Title:
**3RD, 4TH FLOOR PLAN
 & ROOF PLAN**



2022-46-09

Scale: 1/8"=1'-0"
 Drawn By: _____
 Checked By: _____
 Project Number: 2002
 Date: JAN. 2020
 Drawing Number:



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A02.3



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1	
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Revisions:

1	DEVELOPMENT PLAN	6/10/22
---	------------------	---------

Project:
**HOSPITAL COMMONS
 LOT A**
 1588 BOUNDARY CRESCENT
 NANAIMO, B.C.

Drawing Title:
UNIT PLANS



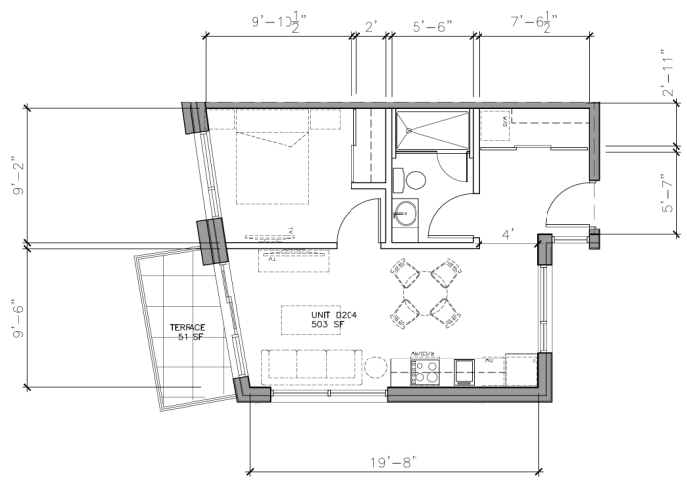
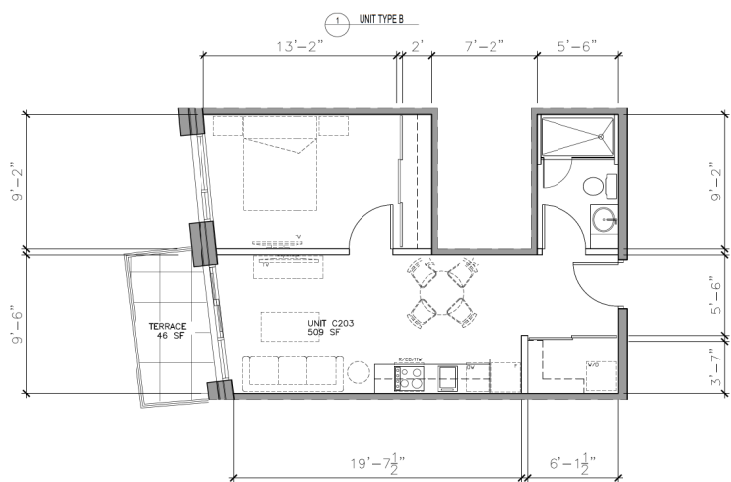
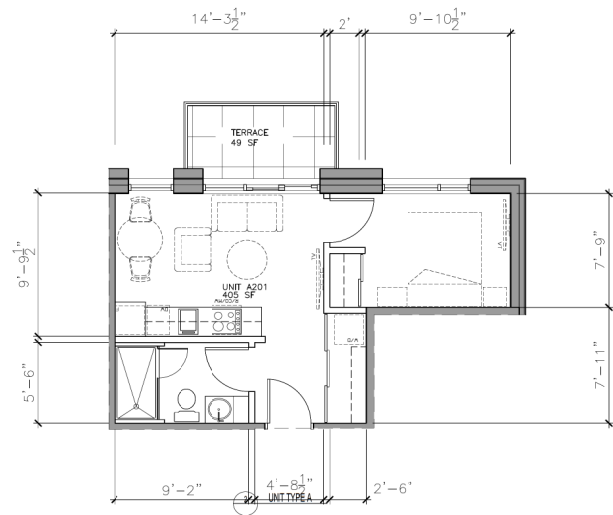
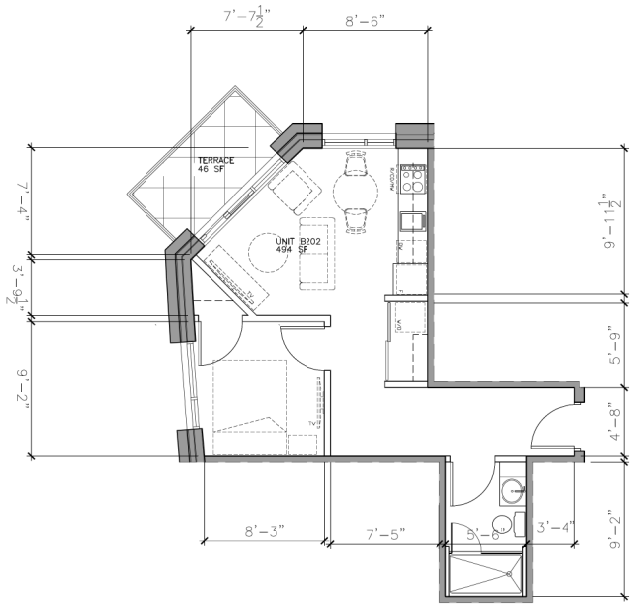
2022-46-09

Scale: 1/8"=1'-0"
 Drawn By:
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 Project Number: 2022
 Date: JAN. 2022
 Drawing Number:



A02.4

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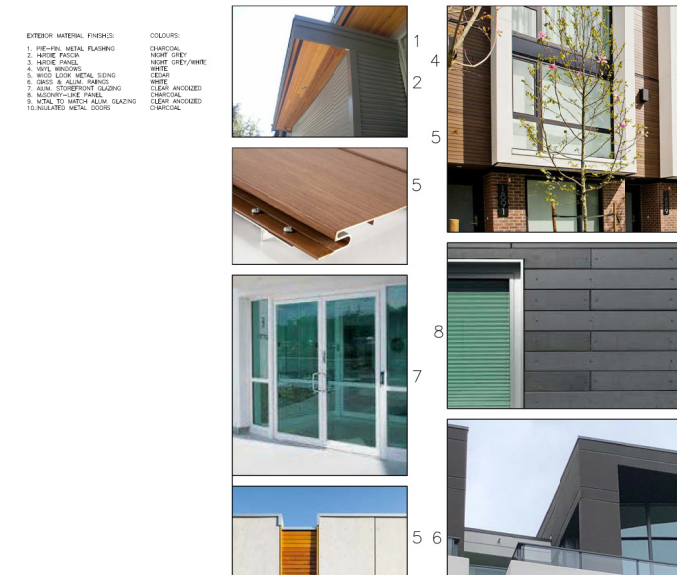
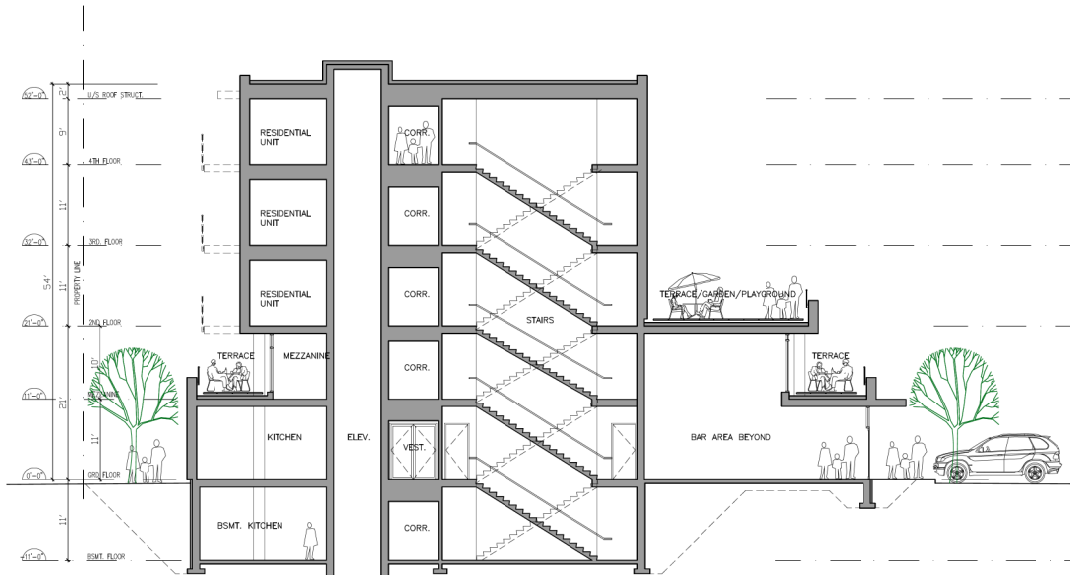
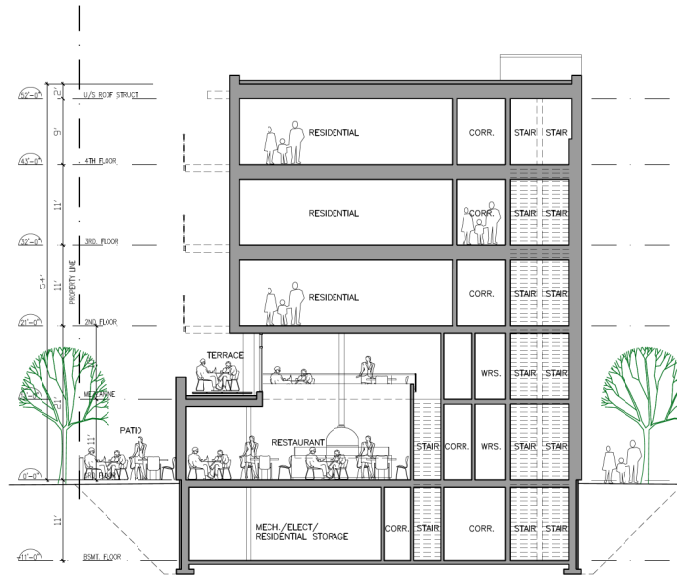
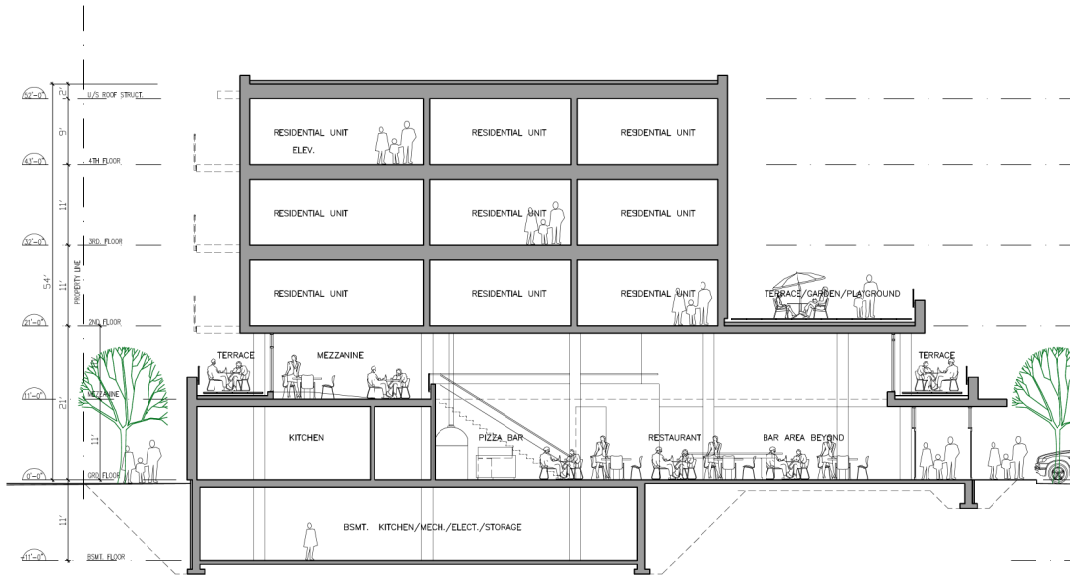
1 UNIT TYPE C

2 UNIT TYPE D



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 5. SIVL LOW METAL SILING
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 7. ALUM. STOVEFRONT GLAZING
 8. SMOOD-FRAME PANELS
 9. METAL TO MATCH ALUM. GLAZING TO INCLUDE METAL DOORS
- COLOURS:
- CHARCOAL
 - SHADE GREY
 - HAIRY
 - WHITE GREY/WHITE
 - BEIGE
 - WHITE
 - CLEAR ANODIZED
 - CHARCOAL
 - CHARCOAL

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2022-JUN-13
Current Planning

1 DEVELOPMENT PERMIT 6/16/22

Project:
**HOSPITAL COMMONS
LOT A**
1588 BOUNDARY CRESCENT
NANAIMO, B.C.

Drawing Title:
**BUILDING SECTIONS
& MATERIALS**



2022-46-09

Scale: 1/8"=1'-0"

Drawn By: _____

Checked By: _____

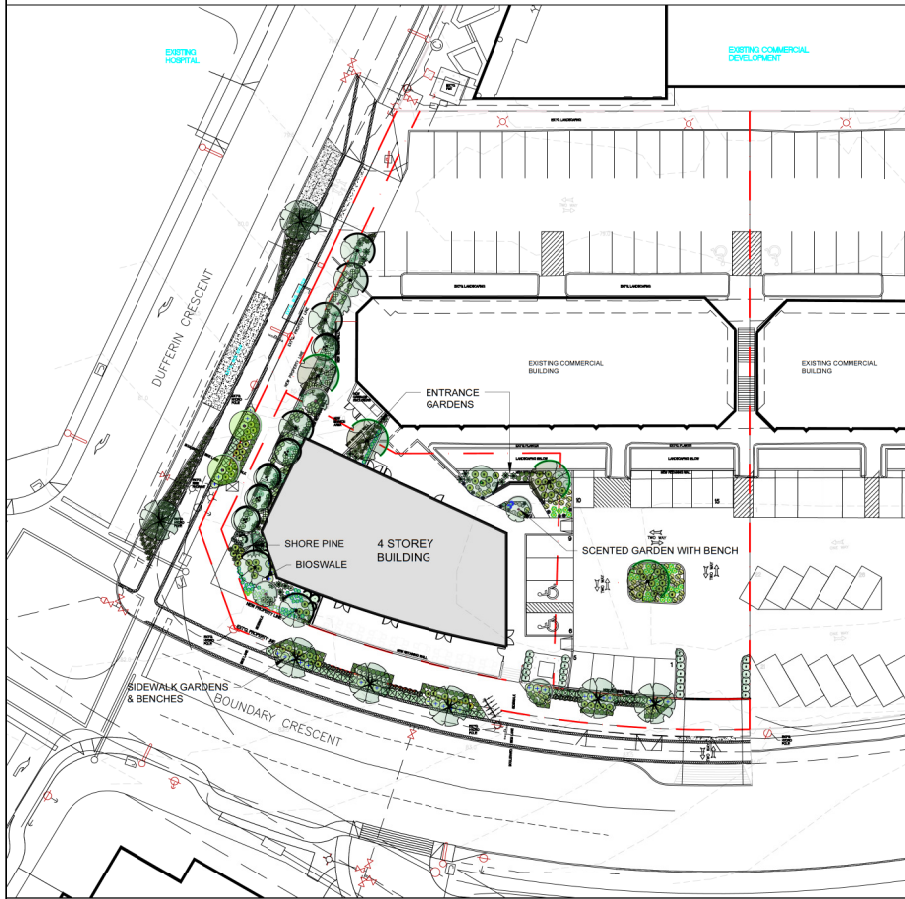
Project Number: 1032

Date: JUN 2022

Drawing Number: _____

A04.1

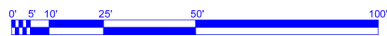
DESIGN ELEMENTS



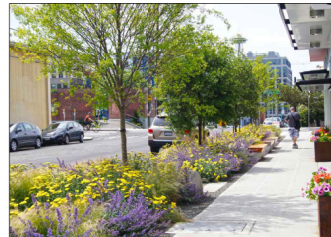
LANDSCAPE PLAN

N.T.S.

For Planting Plan see L0.2



- Streetscapes:**
- Street Trees and understorey plants
 - Safety buffer between sidewalk and vehicles
 - Shade/lowering sidewalk temperatures
 - Pollutant/rainwater filtration
 - Urban biodiversity
 - Aesthetic/beneficial nature
 - Bioswale Gardens
 - Bioswale/stormwater function
 - Dry stream bed/large rock features reflect regional character of Mt Jenson
 - Layered/seasonal plantings for aesthetics and biodiversity
 - Plants selected according to aspect/microclimates
 - Shade plants on north side
 - Sun loving plants on the west side



Sidewalk / gardens & benches

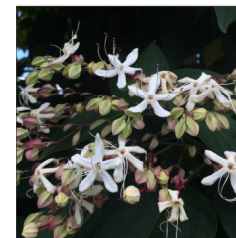
- Entrance gardens (including parking islands)**
- A scented garden with seating
 - Canopy shade trees
 - Flowers and colours for each season



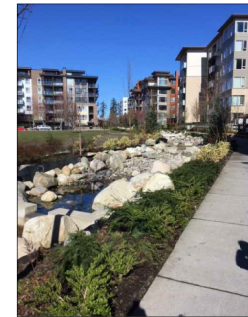
Shore Pine



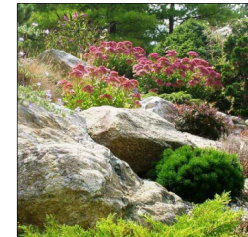
Shade plants for north facing gardens



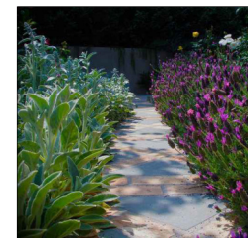
Clerodendrum



Bioswale



Sun loving plants for south facing gardens



Scented plants

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

NOT FOR CONSTRUCTION

REVISIONS:

issued for DP Review - 2022Apr01

issued for DP - 2022Apr04

Re-issued for DP - 2022Jun10

CONSULTANT:



PROJECT:

HOSPITAL COMMONS LOT A

SITE LEGAL DESCRIPTION:

488 Boundary Crescent,
Nanaimo, BC
Lot 2, Section 1, District Lot 57G,
Newcastle reserve, Nanaimo District,
Plan 27521

SHEET TITLE:

CONCEPTUAL LANDSCAPE DESIGN ELEMENTS

SCALE: AS NOTED DATE: MAR. 30, 2022

DRAWN: DR CHECKED: VJD

PROJECT NUMBER: HC LOT A 2022

DRAWING NUMBER:

L0.1/ DP

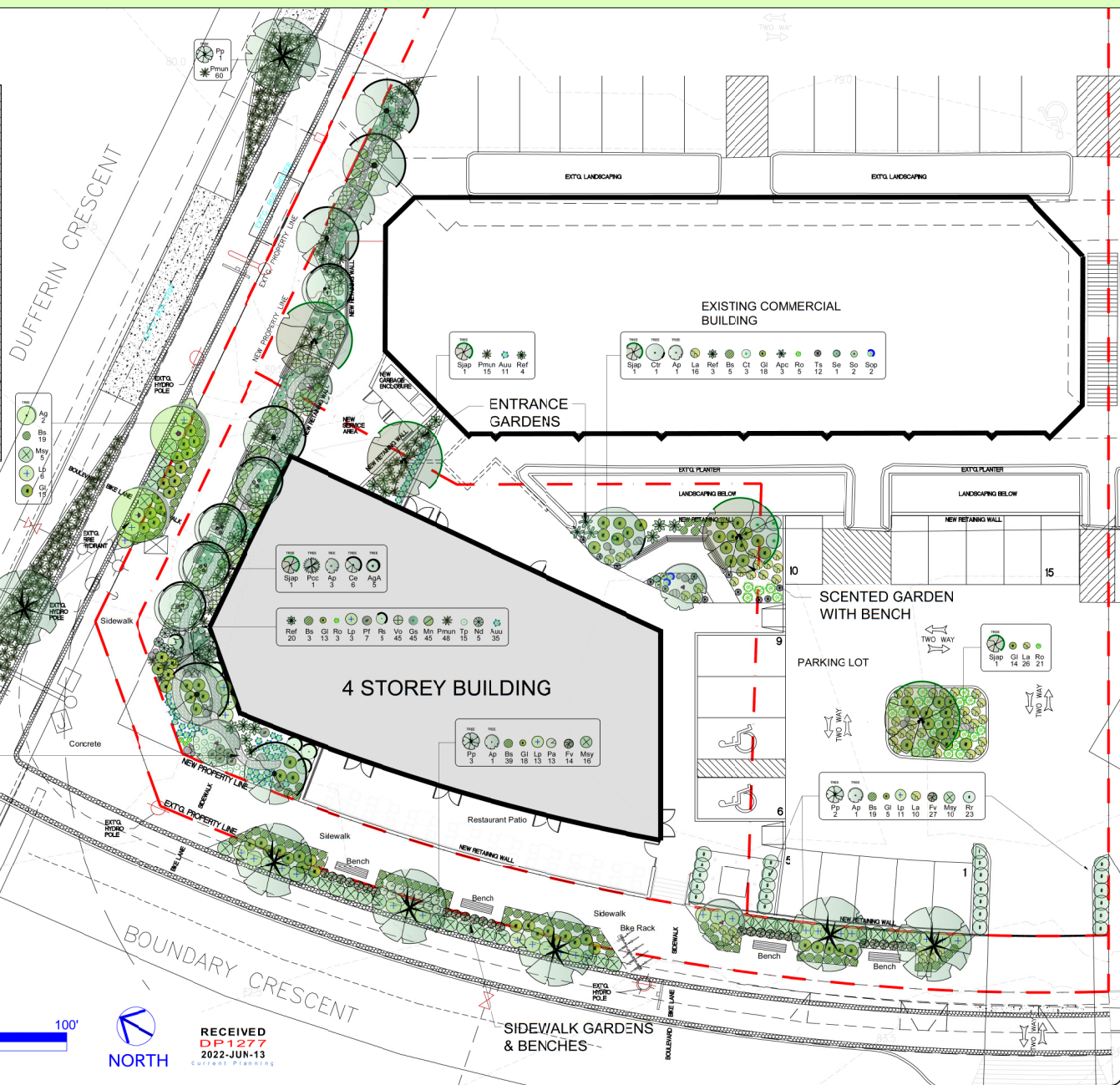
UN. DWG#:

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Current Planning

PLANT PALETTE

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing
Deciduous Trees					
Ag	2	Acer griseum	Paperbark Maple	6 c.m. cal	standard 1.8m branching H
Ag	5	Acer palmatum	Japanese Maple	5.0m	
AgA	5	Amelanchier grandiflora Autumn Brilliance	Spicebush	10 gal	
CF	1	Conocarpus retrofractum	Halimolobos	25 gal	
Ca	6	Cornus kousa white wonder	Eddies White Wonder Dogwood	6 c.m. cal	branching H 1.8m
Pp	7	Panicle pensia	Panicle rosewood	6 c.m. cal	standard 1.8m branching H
Sp	4	Shorea japonica	Shovel Tree	6 c.m. cal	
Coniferous Trees					
Pcc	1	Pinus contorta contorta	Shore Pine	1.5m	
Deciduous Shrubs					
Fv	27	Fragaria vesca	Wild Strawberry	10 cm	
Pr	23	Potentilla fruticosa	Potentilla	#1	
Rr	23	Rosa rugosa	Shrub Rose	#1	
Rc	5	Ribes sanguineum	Red flowering Currant	#1	
Evergreen Shrubs					
App	3	Artemisia 'Powis Castle'	Powis Castle Artemisia	#1	
Bs	85	Buxus sempervirens	Buxwood (green variety)	#2	
Cl	3	Choisya ternata	Mexican Orange Blossom	#1	
Lp	33	Lonicera pileata	Boxleaf Forsythia	#1	
Hed	27	Hydrangea serrata	Side Sage Hydrangea	#2	3' x 3' upright white
Vo	45	Vaccinium ovatum	Evergreen Huckleberry	#1	
Evergreen Groundcovers					
Aus	46	Arctostaphylos uva-ursi	Kinnikinnick	10 cm	
Ge	45	Gaultheria phillyifolia	Sailor	#1	
Mn	45	Mahonia nervosa	Dull Oregon Grape	#1	
Pm	210	Podium munitum	Seed Fern	#1	
Ornamental Grasses					
Mey	31	Miscanthus sinensis 'yaku jima'	Maiden Grass	#1	
Pa	13	Pennisetum alopecuroides 'Hamelin'	Dwarf Fountain Grass	#1	
Shrubs/perennials/groundcovers					
Gil	85	Gaura lindheimeri	Butterflyplant	#1	
Ld	52	Lavandula angustifolia	Lavender	#1	
Nd	5	Nepeta diagona	Catmint	#1	
Ro	29	Rosmarinus officinalis	Rosemary	#1	
Se	1	Salvia elegans	Pineapple Sage	#1	
So	2	Salvia officinalis	Coumarin Sage	#1	
Sop	2	Salvia officinalis Purpurascens	Purple Lavend Sage	#1	
Th	15	Thymus pseudolanuginosus	Woody Thyme	10 cm	
Ts	12	Thymus serpyllum 'Magic Carpet'	Creeper Thyme	10 cm	

NOTE: The plants for this scheme will be chosen from the Plant Palette as appropriate. Not all plants will necessarily be used and others may be substituted depending on availability and suitability. The plant numbers are based on the conceptual plan and may change during the development of the Building Permit drawing.



LANDSCAPE PLAN

Scale: 3/32" = 1'-0"



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2022-JUN-13
Current Planning

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

NOT FOR
CONSTRUCTION

REVISIONS:

- issued for DP Review - 2022Apr01
- issued for DP - 2022Apr04
- Re-issued for DP - 2022Jun10



PROJECT:
HOSPITAL COMMONS LOT A

SITE LEGAL DESCRIPTION:
588 Boundary Crescent,
Nanaimo, BC
Lot 2, Section 1, District Lot 576,
Newcastle reserve, Nanaimo District,
Plan 27521

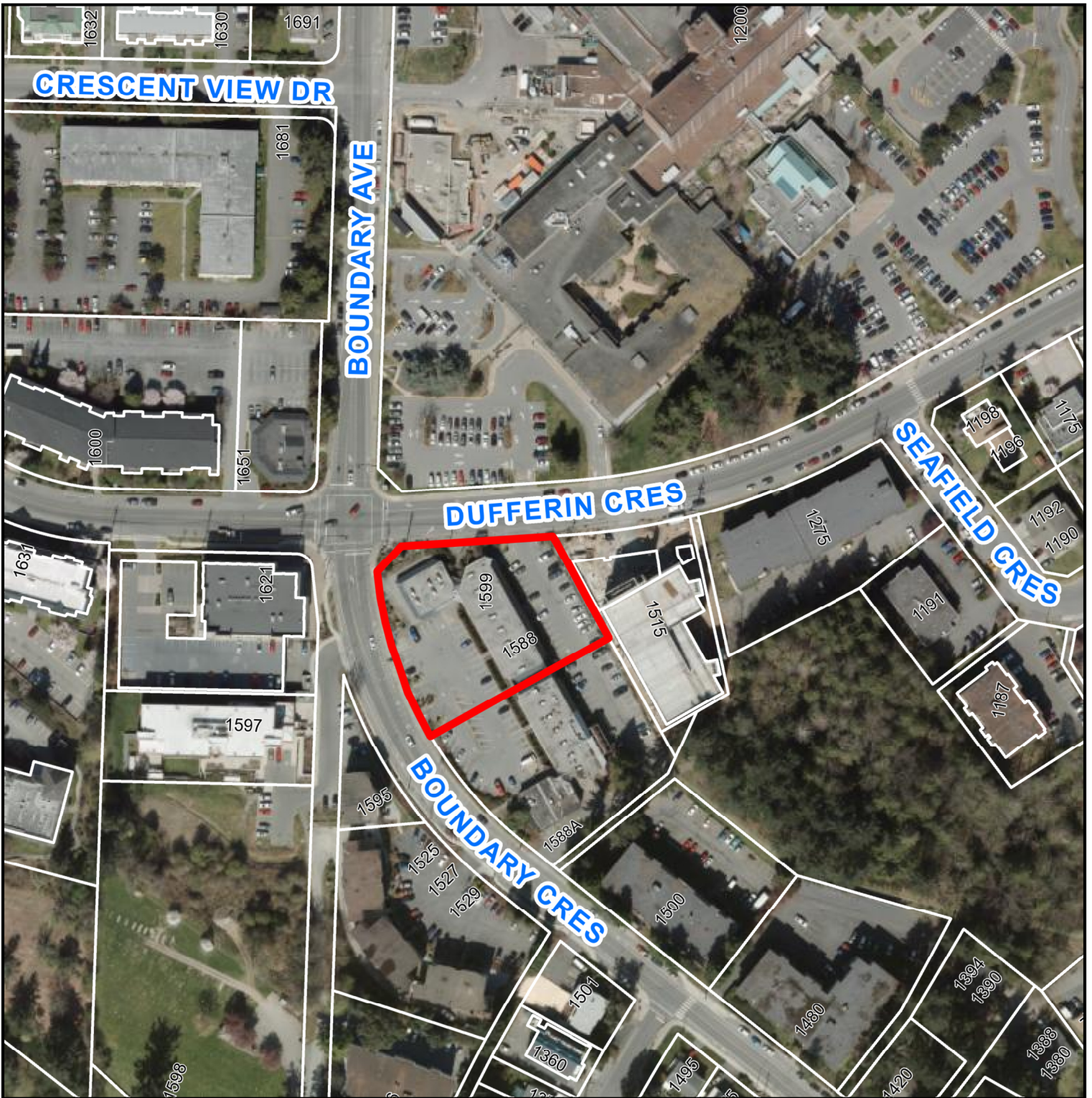
SHEET TITLE:
CONCEPTUAL LANDSCAPE DESIGN SCHEME

SCALE: AS NOTED DATE: MAR. 30, 2022
DRAWN: DR CHECKED: VJD
PROJECT NUMBER: HC LOT A 2022
DRAWING NUMBER:

L0.2/ DP

AUN. DWG#:

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001277



1588 BOUNDARY CRESCENT