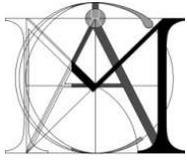


SUBJECT PROPERTY MAP



307, 311 & 315 Holly Avenue



MATTHEW CHENG ARCHITECT INC.

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September 9, 2023

PROJECT ADDRESS: 307, 311, 315 HOLLY STREET

PROJECT BRIEF

APPLICABLE POLICY AND BYLAW

The project site falls under the R8 of the City of Nanaimo Zoning By-law No.4500, with base FAR of 1.25 FAR Bonus for UG Parking is 0.25 for a total of 1.50 FAR

Governing zoning by-laws, policies, and guidelines used include:

- R8 Multiple Family Residential District 2021
- General Development Permit Area Design Guidelines
- BCBC 2018
- Nanaimo- Parking By-Law 7266
- PART-7-Residential-Zones

The integration of these policies and guidelines is paramount to ensure high quality and sustainable development is achieved. As well as enhance the surrounding neighborhood by responding appropriately to the existing architectural character, scale of its surrounding buildings, and the consideration of the future densification of this area.

DESIGN RATIONALE

PROJECT DESCRIPTION

The proposed multi-family residential development aims to support the growth of the community as outlined in the city's urban planning policies.

This 4-storey building, designated as strata only apartment will house:

47 strata dwelling units, 5% of the units are to be provided with adaptability measures in place.

A good mix of studio units, and 1, 2, and 3-bedroom units are provided for a more dynamic mix of users.

The 2-Level basement houses the parking spaces for cars and bicycle requirements, bulk storage spaces, as well as other utility and service rooms.

Outdoor amenities will be provided with BBQ area, children's play areas, and outdoor seating areas for entertainment, recreation, and relaxation of end-users.

R E C E I V E D
DP1320
2023-OCT-06
Current Planning

CONTEXT

The development is located at 307, 311, 315 Holly Avenue, Nanaimo, BC.

The site is bounded by Rosehill Street on the North;

Holly Avenue on the East which will be the longer side of the property; There are single-detached residences on the West and South of the property.

The lot sits on a sloping site towards the South, thus splitting the building floor levels is proposed to reduce building height at the lower lot elevation.

The required setback on the West is 10.50m, providing ample space separation between the West of the building to the adjacent single detach home.

The required setback on the South is 3.00m. To provide good transition from single detached home to the proposed 4-storey building, the proposed setback is 3.6m with 4th floor further stepping back by 1.5 m.

The East setback is required to be 5.70m with 2.50m SRW for sidewalk providing wider boulevard along Holly Avenue.

North PL setback is 4.00m is required for flanking street Rosehill Street.

The combined lot size is approximately 2,026.49 sm (21,813.00 sf).

Currently, the immediate area is mainly residential with multi-residential and single-detached homes. Some commercial, recreational and institutional facilities are within the 300m radius of the site. Public transit and some commercial buildings along Terminal Ave N, is within walking distance from the property. Thus, in support of the future densification of this neighborhood, the proposed building will provide the necessary catalyst for further development of this area.

FORM AND CHARACTER

The set of guidelines in line with surrounding urban design scale and fabric, setbacks and building height were applied as the baseline of architectural design formation.

The façade follows the trendy west coast style, that uses earth colors of grays, browns, and white.

For the exterior finishes, a good mix of brick veneers primarily on the first two floor levels, James Hardie boards and planks in various shades of gray and tan-orange color as accent color. Hardie reveal trims will be used with trims matching the adjacent siding color.

These materials are relatively long lasting and has minimal maintenance.

The building mass is a simple rectangular 4-storey building with longer side facing Rosser Avenue. The floors are split-level to upper and lower floor levels due to the sloping site. The main entrance is located where the split of the level is proposed.

The simple rectangular mass' heaviness is punctured with large windows allowing more natural lighting and provide openness, thus reducing perceived heaviness of the building volume. Residents will have good outside views that respects privacy of neighboring properties and adjacent dwelling units.

To achieve a townhouse expression on the first 2 stories, delineation of the unit exterior façade are achieved by the introducing vertical dark gray column and parapet. It is countered by tan-range color column and parapet on the opposite side. Additional articulation such as the vertical slats on the portal, create point of interest that also serve as semi-screening. Gray Hardie planks provide further articulation by providing texture and visual contrasts against lighter gray color

The interior layout is straight forward.

A single corridor that runs north and south serves as the main circulation. Each floor level is served by an elevator for accessibility.

Large balconies provide more open spaces for individual units and take advantage of the good views and vantage points of the city and East side. These balconies along with the roof canopies also limit heat gain during summer days and protection to building envelope door openings.

On the west side, trellises will be installed on the wide opening of the driveway ramp and climbing plants will be planted to cover the concrete structure. This also provides further privacy between the proposed building and the adjacent property to the west.

LANDSCAPE CONCEPT

The building is setback from Holly Avenue allowing for boulevard and opportunities for more trees in combination with other shrubs and smaller plants appropriate for the area and the volume of soil available. Plant boxes may be added where needed to provide more soil volume for planting larger species of plants.

Stepped landscaping will be used specially for units facing Holly Avenue, to reduce scale and keep the building grounded.

Trellises on the west side will be planted with climbing/vining plants to reduce concrete façade and provide privacy screening between to and from the neighboring properties.

Roof deck amenity will house various activities, including seating spaces, and BBQ. Childrens playground will be accommodated on the South West of the property.

To provide more public spaces, a corner plaza is proposed on the corner of Rosehill Street and Holly Avenue (NE of the property) seating areas and appropriate planting can be provided.

Appropriate type and number trees will be added where possible to provide more privacy screening, reduce perceived building height.

VEHICULAR ACCESS, PEDESTRIAN CIRCULATION AND ACCESSIBILITY

The main entrance to the building is facing arterial road Holly Avenue.

Access to the 2-level basement parking will be at flanking road, Rosehill Street.

Pathways around the whole property is provided to allow pedestrian access for ground floor units.

Accessibility is carefully considered by providing the exterior and interior building some sloped floors of maximum 5% and elevator access to different floor levels. Entrance lobby located at sidewalk grade to minimize the use of steps and providing internal ramps to access the main floor. Handicapped parking space are situated near elevator on underground parking for easy access.

Basement parking and Bicycle storage are located on the basement levels.

The property is only walking distance to Terminal Avenue that has major public transit routes, making the place accessible for no-car owners.

SUSTAINABILITY

Green spaces and pedestrian oriented hardscape will be applied to reduce urban heat island effect.

The main flat roofs are to be provided with high albedo roofing materials and the addition of balconies, canopies, ledges and other horizontal elements minimize the unwanted solar gains during summer.

Water saving plumbing fixtures and water efficient landscape planters will be carefully chosen.

SAFETY

The project's access and circulation plan are in line with the general principles of the City's CPTED guidelines. The building configuration provides natural surveillance from the pedestrian traffic and allow for natural surveillance from the neighboring building. Parking entry and exit are clearly visible from the street.

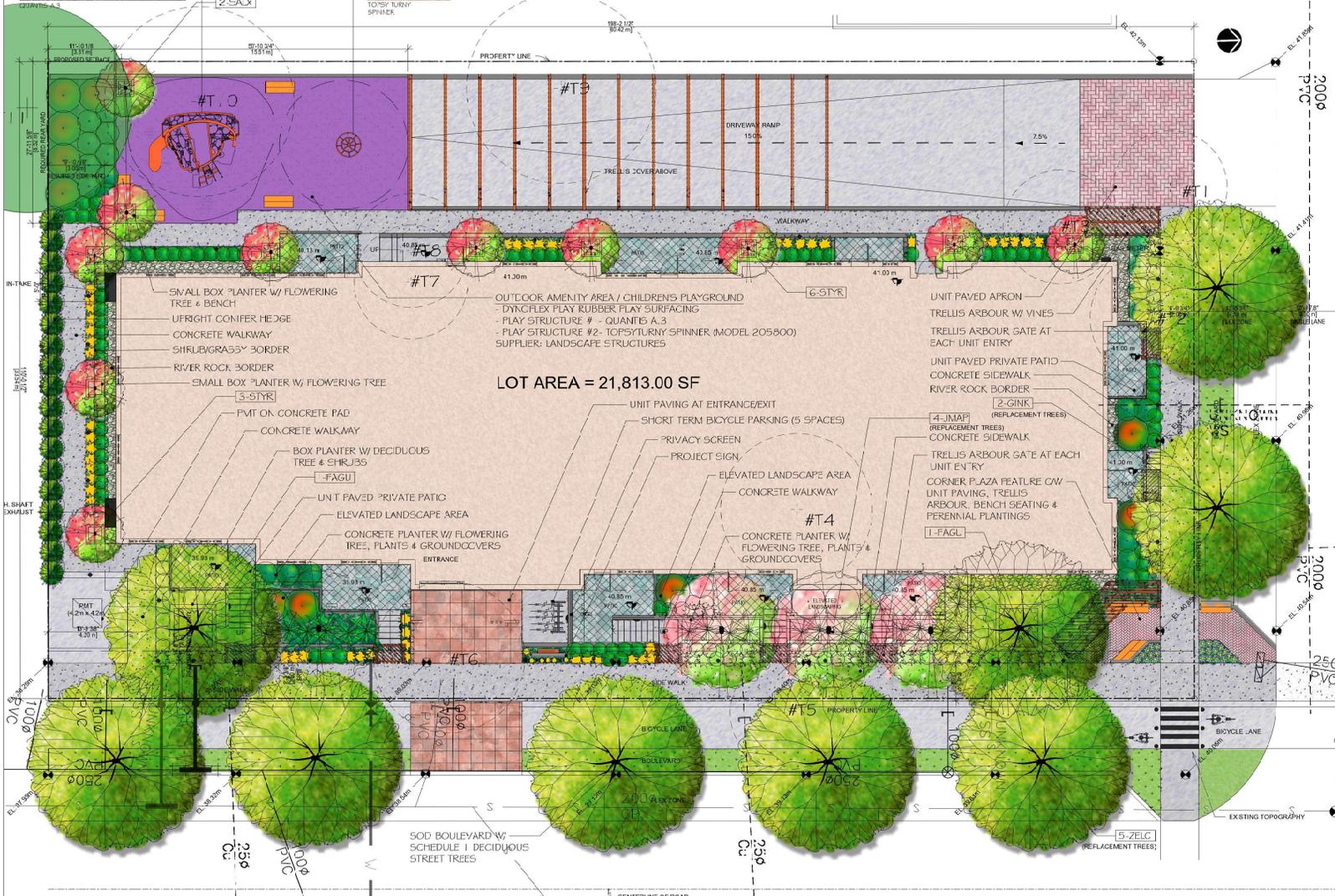
The parkade will be well-illuminated by lights to provide more visibility. Vehicular access points will be clearly demarcated to limit any point of conflict between vehicle drivers and pedestrians.

Residential entries are clearly defined. The lobbies are enclosed with safety vision glass to increase visibility and security, not to mention the additional layer of safety from entry vestibules. The residential townhouse units are elevated and gated.

Landscape design elements which include pavement treatments, landscaping and signage will be used to clearly identify private and common areas.

Incorporation of anti-graffiti coatings on walls wherever possible will be an additional measure.

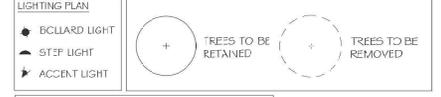
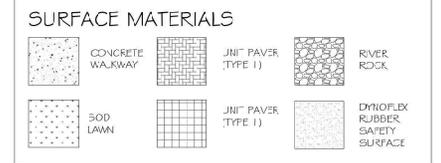
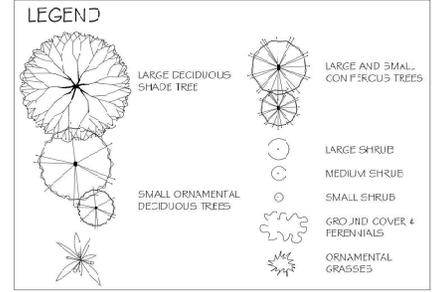
Outdoor lighting for safety and security purposes are strategically positioned in the landscaping plan.



SUGGESTED PLANT LIST

Key	Common Name	Latin Name	Size
Trees			
GRK	Madroñal Tree	<i>Arctostaphylos</i>	7m Call
PAQU	Columar Golden Birch	<i>Prunus sibirica</i> var. 'Dusky Gold'	6m Call
JMAP	Japanese Maple	<i>Acer palmatum</i> var. 'Bloodgood'	5m Call
ZK	Japanese Zelkova	<i>Zelkova serrata</i>	5m Call
STPK	Japanese Spindle	<i>Shorea japonica</i>	5m Call
SAX	Hakuro Nishiki Willow Tree	<i>Salix integra</i>	#15 Foot
Large Shrubs			
PIER	Lily of the Valley Shrub	<i>Pieris japonica</i> var. 'Forest Rose'	#7 Foot
STAR	Star Magnolia	<i>Magnolia stellata</i> var. 'Royal Star'	#7 Foot
LILO	Lily	<i>Prunus sibirica</i> var. 'Sectaria Double Star'	#7 Foot
TRUJ	Trident Cedar	<i>Thuja occidentalis</i> var. '5 m star'	2.5 Ft.
JKVA	Japanese Knotweed	<i>Rhododendron</i> var. 'The Willows'	#7 Foot
WECO	Witch Hazel	<i>Hammamelis</i>	#7 Foot
Medium Shrubs			
ALST	Dear Dymos Bush	<i>Syringia oblata</i> var. 'Compendio'	#5 Foot
VACC	Evergreen Huckleberry	<i>Vaccinium ovatum</i> var. 'Thunderhead'	#2 Foot
MBFA	Rhododendron	<i>Rhododendron</i> var. 'Ugawag'	#2 Foot
MBE	Glossy Abelia	<i>Abelia grandiflora</i> var. 'Island Goddess'	#2 Foot
DUED	Dwarf Viburnum	<i>Viburnum davidii</i>	#2 Foot
MBE	Glossy Abelia	<i>Abelia grandiflora</i>	#2 Foot
RCSA	Reverend Chamaecyparis	<i>Chamaecyparis</i>	#2 Foot
RCSA	Reverend Chamaecyparis	<i>Chamaecyparis</i>	#2 Foot
Small Shrubs			
DWV	Dear Lily of the Valley Shrub	<i>Pieris japonica</i> var. 'Ostenstater'	#2 Foot
REDF	Emerald Snowflake	<i>Syringia fortunei</i> var. 'Emerald & Gold'	#2 Foot
SARC	Sweetbox	<i>Sarcococca hookeriana humilis</i>	#2 Foot
AZAR	Evergreen Azalea	<i>Azalea japonica</i> var. 'Kampyo Pink'	#2 Foot
DMOR	Dwarf Rhododendron	<i>Rhododendron</i> var. 'Dwarf Ruby & Ice'	#2 Foot
HYD	Hydrangea	<i>Hydrangea macrophylla</i> var. 'Forever Pink'	#2 Foot
GARD	Granddaddy Plant	<i>Sedum spectabile</i> var. 'Trost 'roof'	#2 Foot
BOV	Boxwood	<i>Buxus sempervirens</i> var. 'Winter Gem'	#2 Foot
Ground Covers			
DSOR	Desert Rose	<i>Arctostaphylos uva-ursi</i> var. 'Vanover Jade'	SF2
PCNG	Peonies	<i>Peonies cordifolia</i> var. 'Chrysantheum Ruby'	SF2
CONV	Lily of the Valley	<i>Convallaria majalis</i>	SF2
Grasses			
CFRD	Variegated sedge	<i>Carex nemoros</i> var. 'Ice Dance'	#2 Foot
KARL	Karlow Grass	<i>Carex nemoros</i> var. 'Ice Dance'	#2 Foot
WVCT	Walters Grass	<i>Waltersia</i>	#2 Foot
Perennials			
HEUC	Heuchera	<i>Heuchera macrophylla</i> var. 'Dragonlight Bronze'	SF2
LAJ	Lily of the Valley	<i>Arctostaphylos uva-ursi</i> var. 'Vanover Jade'	SF2
SCZJ	Scilla	<i>Buzenlyte coccinea</i> var. 'Oregon Sunset'	SF2
SMSP	Smilax	<i>Smilax</i>	SF2
PECO	Peonies	<i>Peonies cordifolia</i> var. 'Chrysantheum Ruby'	SF2
Vines			
CLIN	Clintonia	<i>Clintonia montana</i> var. 'Blackheart & Shalimar'	#7 Foot
QUAC	Quercus	<i>Quercus</i>	#5 Foot
ARM	Artemisia	<i>Artemisia</i>	#7 Foot

Notes: - All landscape work to conform with B.C.S.L.A. / F.C.M.T.A. standards specifications.
- All areas to be irrigated with an automatic underground system.



REPLACEMENT TREE PLAN

TOTAL REPLACEMENT TREES REQUIRED	24
REPLACEMENT TREES PROPOSED	11
REPLACEMENT TREES FOR CASH IN LIEU	13

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ARCH: STAMP

305, 311, 315 HOLLY AVENUE
NANAIMO, BC

CLIENT: Kenmore Developers

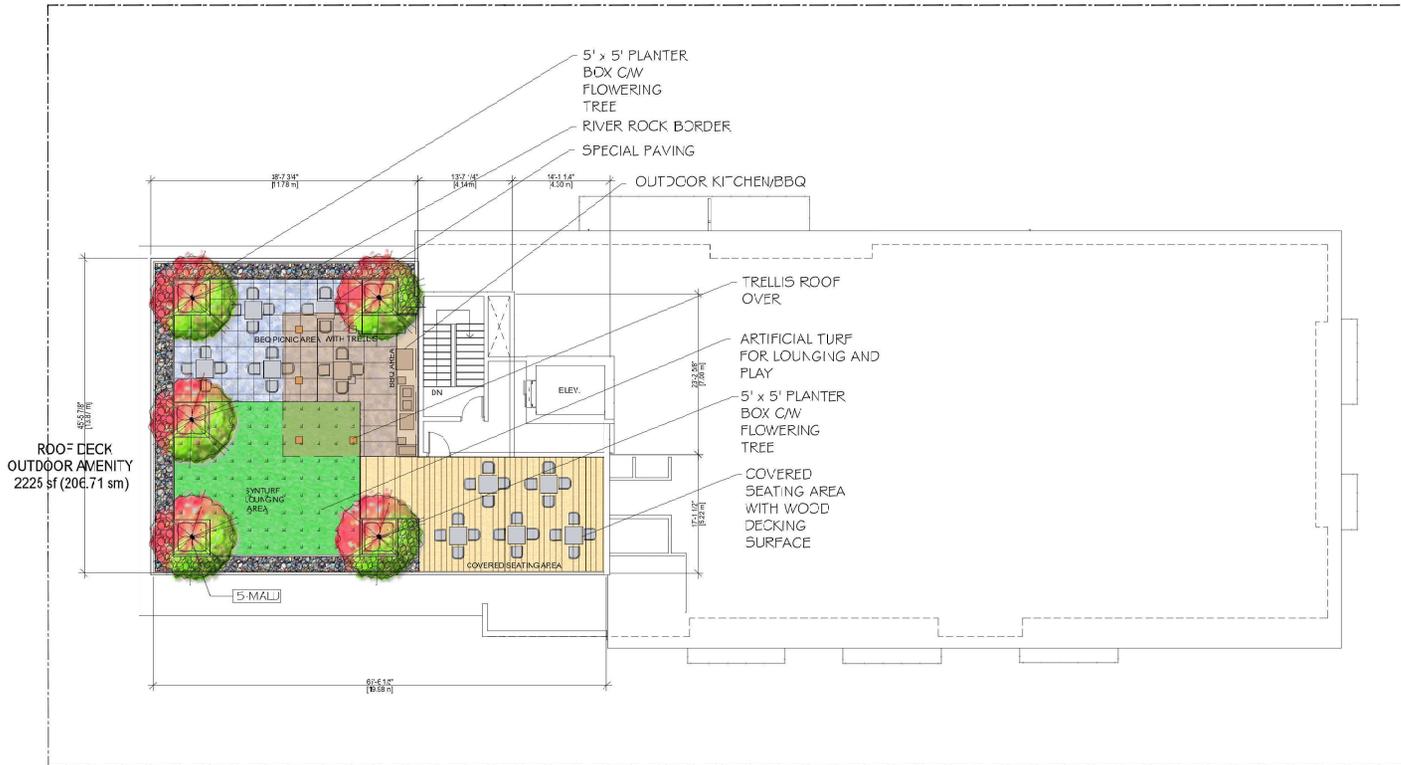
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09-11-23	2	ISSUE FOR DEVELOPMENT PERMIT

DATE: SEPTEMBER 11, 2023
SCALE: 1:100

DRAWN BY: BF/RF

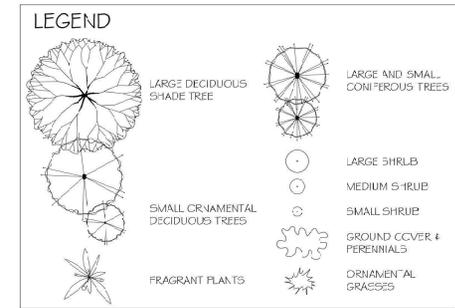
LANDSCAPE CONCEPT PLAN

L1



Suggested Plant List				
	Key	Common Name	Latin Name	Size
Small Trees	MALL	Crabapple Tree	Malus var. Spring Snow	5-m Call.
Large Shrubs	AB	Glossy Abelia	Abelia r. grandiflora	#2 Pot
Small Shrubs	DWFL	Dwarf Fluo	Pieris japonica var. 'Dobtanka'	#1 Pot
Small Shrubs	NAM	Heavenly Bamboo	Nandina domestica var. 'Plum Passion'	#5 Pot
Ground Covers	COTC	Trailing Cottonaster	Cottonaster dammeri	#9P4 Pot
Perennials	ALP3	Rock Cress	Asplenium adnigrum var. 'Blue Canyon'	#9P5 Pot
Grasses	CANX	Vinequated Sedge	Carex noronensis var. 'Vinequated'	#1 Pot

Notes: - All landscape work to conform with B.C.S.L.A. / B.C.N.T.A. standard specification.
 - All areas to be irrigated with an automatic underground system.



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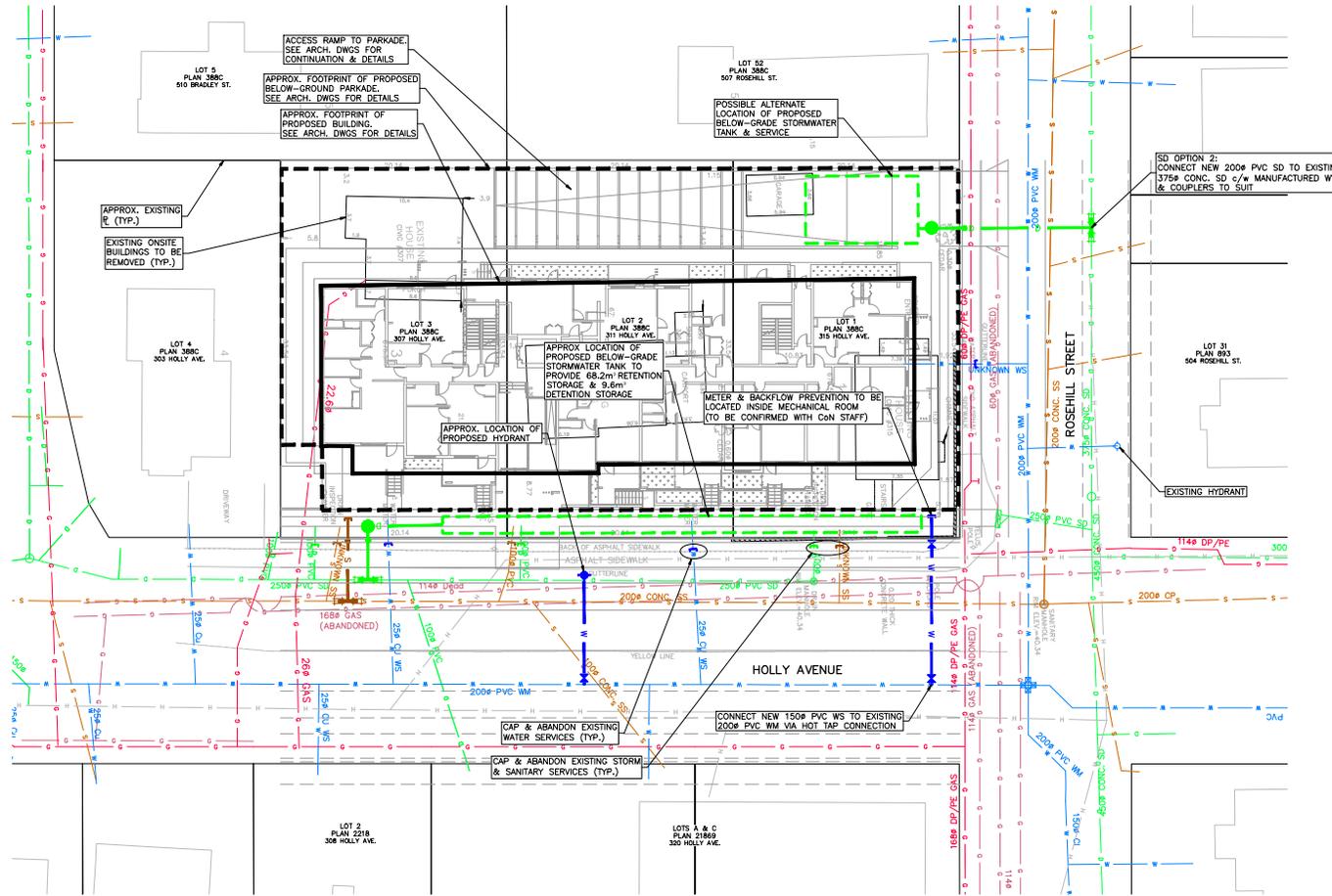
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 SCALE: 1:100
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LANDSCAPE CONCEPT PLAN (ROOF)
 L1A

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ISSUES		
No.	DATE	ISSUED FOR
A	2023.08.10	COORDINATION
B	2023.09.21	DEVELOPMENT PERMIT
C	2023.10.04	DEVELOPMENT PERMIT

ISSUED FOR
 DEVELOPMENT PERMIT

307, 311 & 315 HOLLY AVENUE
 NANAIMO, BC
 KENMORE DEVELOPERS

HEROLD ENGINEERING
 3701 Shannon Rd, Nanaimo, BC V9T 2H1
 Tel: 250-751-8558 Fax: 250-751-8559
 Email: mitch@heroldeng.com

SITE SERVICING
 PLAN

DESIGNED SMJ	ENGINEER'S SEAL
DESIGN REVIEW PGR	
DRAFTED SMJ	
DRAFTING REVIEW PGR	
PROJECT NO. 5890-002	
SCALE 1:1200 N=3/4"	CLIENT DRAWING NO. 2023-10-06
HEL DRAWING NO. SK-1	PERMIT NO.
1 OF 2	REVISION C

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

