

September 12, 2023

City of Nanaimo

Re: Design Rationale  
19 nicol street

### Background

Located at the corner of Nicol and Esplanade, this development will replace the existing new hope centre that has reached its usable lifespan. We believe that this building supports the planning objectives outlined in the Downtown urban design guidelines.

### Form and Character

The building is setback from the street by more than the recommended 4.5 meter setback and offers a much more pedestrian friendly entrance than what the existing building allowed.

The building is planned to be modular in construction to reduce the amount of disruption on site. Although this particular construction method doesn't allow for much push and pull of the front facade, The massing is broken up by dynamic red accent panels that give the building some movement. This also helps create identity for the salvation army.

### Sustainability

The project will target Step Code 2 of the BC Energy Step Code. Robust and durable exterior materials have been selected to extend the building lifespan and reduce energy intensive replacements. These include steel cladding with high-build wood-look coatings, anodized curtain wall, and canopies. Glazing will be used thoughtfully to provide additional lighting and solar gain when required.

### Landscaping

Green space is a key element of healthy environments and communities. Planting beds have been located strategically along nicol street to break up the hard surfaces and create a buffer between the building and street while also softening the building's transition at grade. A diverse and drought-resistant planting plan adds colour and texture, making for an attractive and welcoming space.

Additional outdoor space has been added at the back of the property. This will serve the residence as additional outdoor gatherings space and double as a safe area for egress from the building in the event of a fire or other evacuation event.

A retaining wall is proposed along the west side of the property to mitigate the grade against the neighbouring property. This will be capped with an attractive guard rail up until the slope steepens.

### Parking

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Current Planning



**MacDonald Hagarty Architects Ltd.**  
Unit E - 1822 Comox Avenue | Comox, BC V9M 3M7

No new parking is being proposed for this development and a detailed parking rational has been provided by the salvation army. See attached letter.

### **Summary**

This new development aims to enhance the surrounding community and the general aesthetic of the area, while also incorporating sustainable design, contemporary architectural elements and pedestrian-friendly features.

This building serves a as a beacon for the community most at need in the surrounding region.

### **Minor Variance**

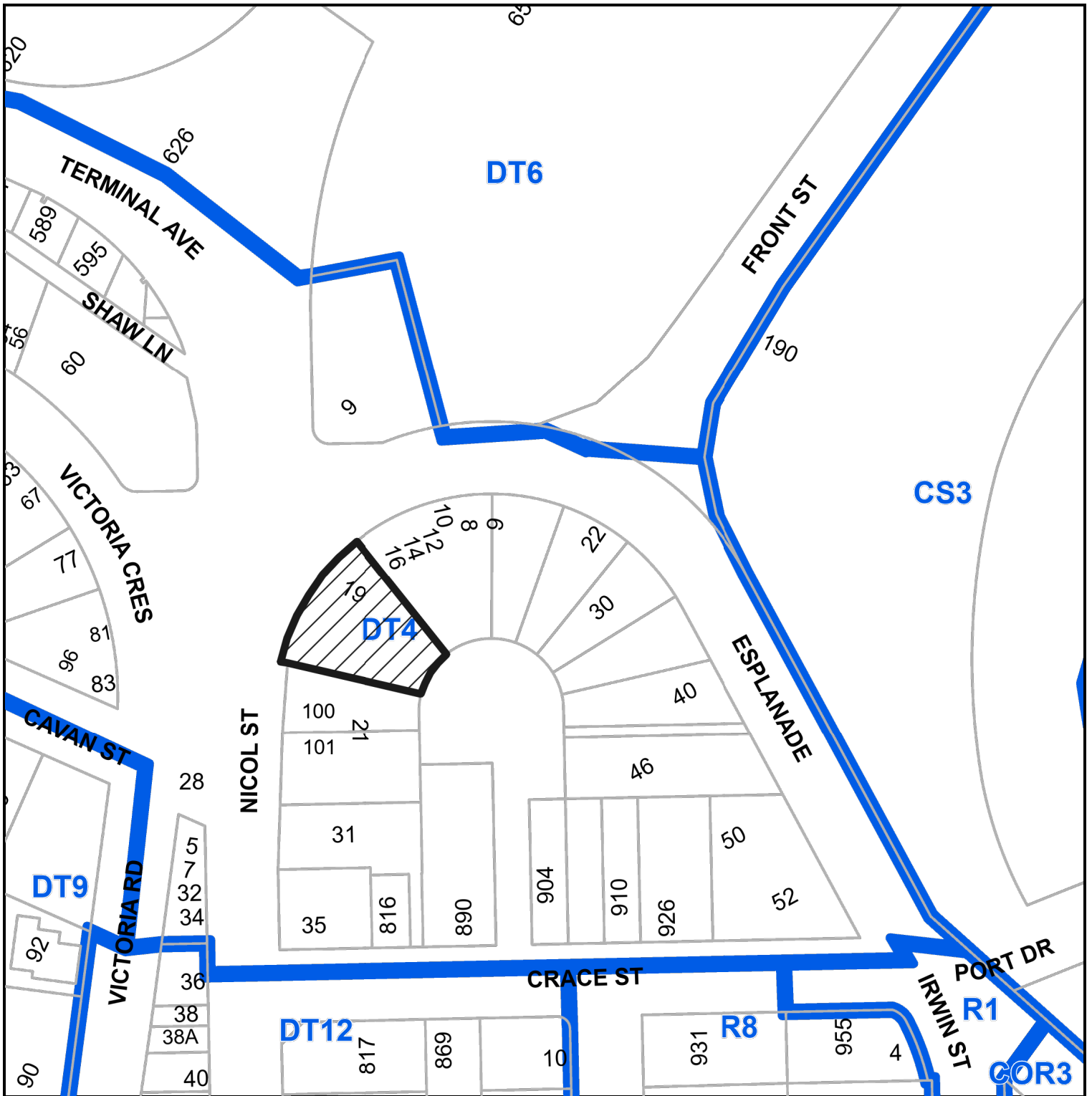
One minor variance is proposed. There is a small set of stairs that provides access to the utility room. These will extending the front setback. The stairs will be secured with a resilient and attractive picket style fence.

Sincerely,

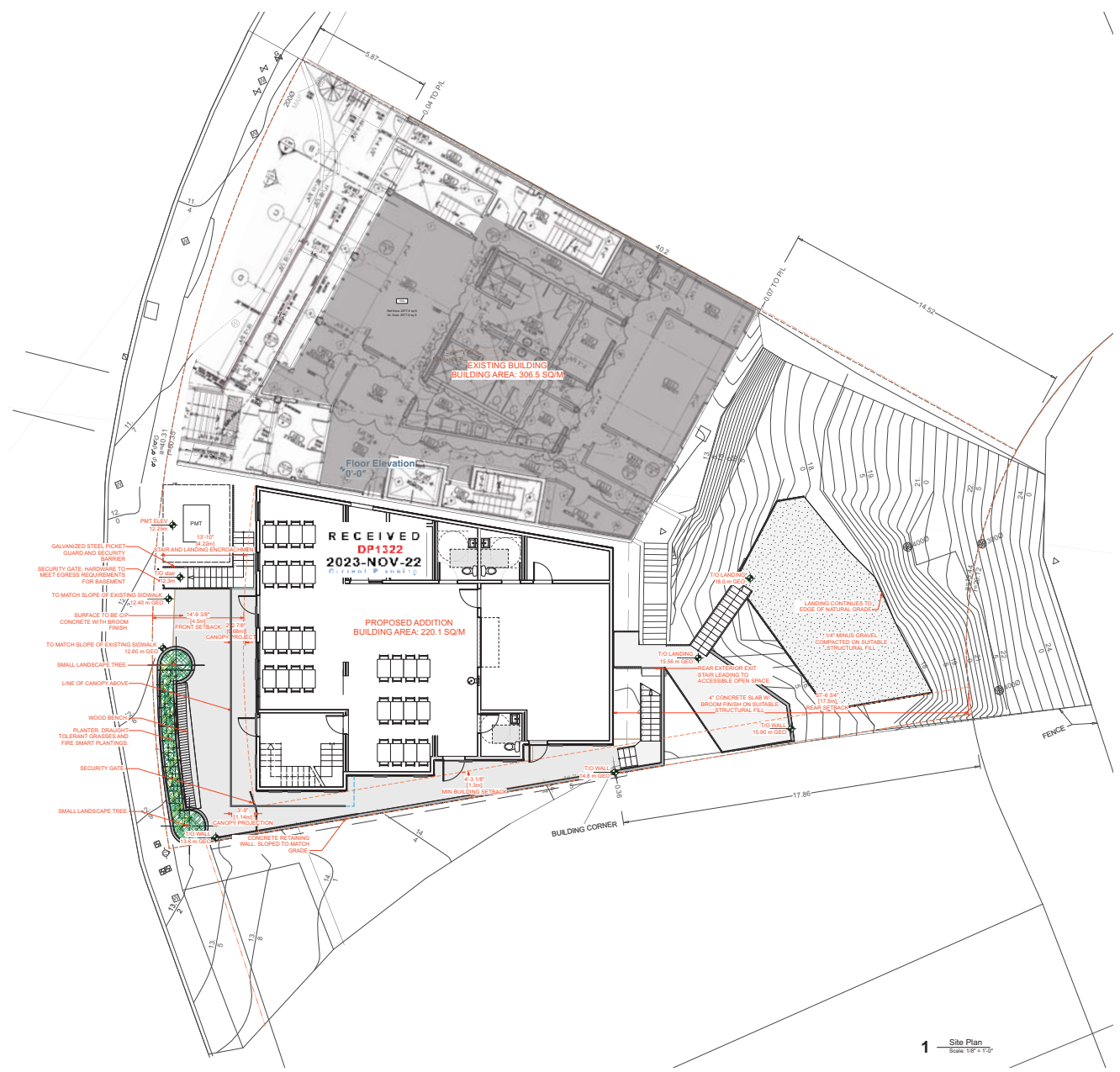
A handwritten signature in black ink, appearing to read 'M. MacDonald', is positioned below the 'Sincerely,' text.

Maris MacDonald, Architect AIBC RAIC  
Maris@mharchitects.ca  
For MacDonald Hagarty Architects Ltd.

# SUBJECT PROPERTY MAP



 19 Nicol Street



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

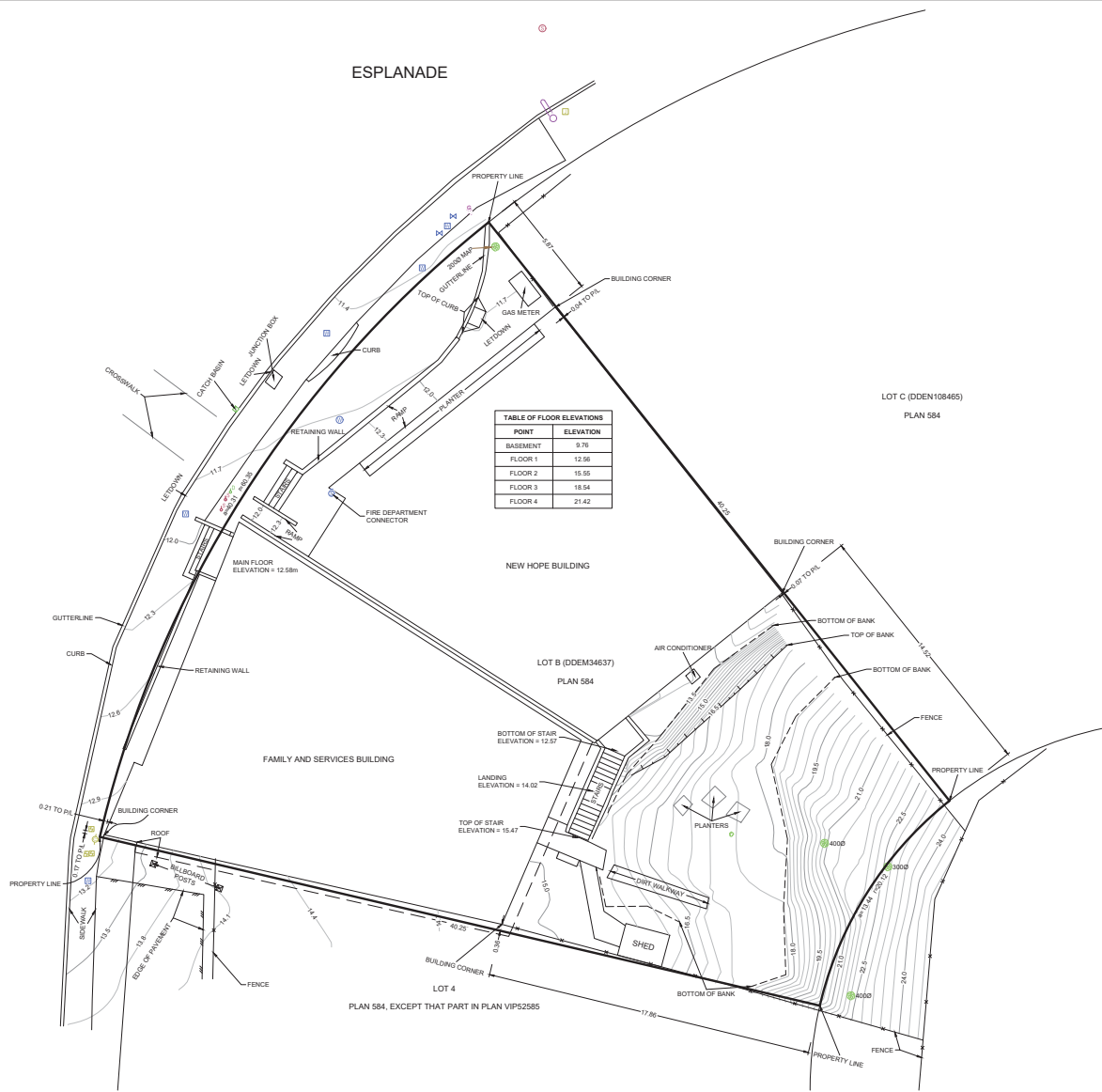
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CITY PLANNING

A1.00

2023-11-02 10:45:11 AM E:\Projects\2023\2023-07-25 Topographic Survey\Drawings\13. Topographic Survey\13.01 Topographic Survey\13.01.01 Topographic Survey.dwg



NICOL STREET



| POINT    | ELEVATION |
|----------|-----------|
| BASEMENT | 9.76      |
| FLOOR 1  | 12.58     |
| FLOOR 2  | 15.55     |
| FLOOR 3  | 18.54     |
| FLOOR 4  | 21.42     |

**TOPOGRAPHIC SURVEY OF LOT B (DD EM34637)  
BLOCK 12 SECTION 1 NANAIMO DISTRICT PLAN 584**

P.I.D. 024-122-394

NOTES:

ELEVATIONS ARE IN METRES AND GEOCEITIC BASED ON GNSS TIES TO CONTROL MONUMENT 90H9790, ELEV = 19.551m  
 PARCEL DIMENSIONS ARE DERIVED FROM FIELD SURVEY AND EXISTING LAND TITLE OFFICE RECORDS, BEING PLANS 584 AND 145PP  
 CONTOUR INTERVAL: 0.3m  
 DATE OF FIELD SURVEY: AUGUST 9, 2022  
 THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN MELHANNY ASSOCIATES AND OUR CLIENT  
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 TITLE SUBJECT TO:  
 COVENANT E18646  
 COVENANT F43241

LEGEND:

- UTILITY POLE WITH PILASTER
- MANHOLE (WATER)
- MANHOLE (SANITARY)
- WATER METER
- GAS VALVE
- WATER VALVE
- JUNCTION BOX
- STREET LAMP
- TRANSFORMER
- CATCH BASIN
- STORM INSPECTION CHAMBER
- SANITARY INSPECTION CHAMBER
- STANDPIPE
- DECIDUOUS TREE
- SHRUB

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 City of Nanaimo

|                       |
|-----------------------|
| Client Project Number |
| Client Drawing Number |
| City Project Number   |
| City Drawing Number   |

| Rev | Date       | Description        | Drawn | Design | Appr. |
|-----|------------|--------------------|-------|--------|-------|
| 1   | 2022-07-25 | Topographic Survey | SJ    | TD     |       |

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Sub 1  
 1311 Salvart Road  
 Nanaimo BC  
 Canada V9S 3Y3  
 T 250.719.3336

THE DRAWING HAS NOT BEEN APPROVED  
 AND MAY CONTAIN ERRORS AND OMISSIONS

THE SALVATION ARMY  
 19 NICOL STREET  
 TOPOGRAPHIC SURVEY  
 SITE PLAN  
 REBUILD & RENOVATION

|                 |
|-----------------|
| Drawing No.     |
| 00519-2-V-1     |
| Project Number  |
| 2232-00519-02-V |
| Rev.            |
| 0               |





**NEW HOPE  
CENTRE**  
GIVING • HOPE • TODAY

The Salvation Army  
**Nanaimo New Hope Center**  
19 Nicol Street,  
Nanaimo, BC  
V9R 1B5  
Telephone: (250) 714-1142

August 1, 2023

City of Nanaimo

To Whom it May Concern,

The Salvation Army New Hope Centre employs about 35 persons and is staffed by a team of between 3 and 12 workers at any given time of day. Our employees use public transit, bicycles, private cars, and some live near enough to walk to work.

The site accommodates two buildings, one that dates to the 1890's and a more recently-built residential building on the North side that was built in the mid 2000's. For those requiring parking for their vehicles, there is ample space available in the area. The Bastion Street Parkade (236 Bastion) offers 292 spaces, Cavan Street has 82 spaces, the parkade at 395 Terminal Ave. has 10 spaces, 45 Front Street has 20, and the parking lot at the end of Crace Street (behind the New Hope Centre) provides space for about 15 cars.

Vehicles for emergency and medical services, as well as maintenance services, make use of the two parking spaces available directly in front of the Centre. We have found these arrangements to satisfactorily meet our needs for parking.

Should you have any questions, please do not hesitate to contact me directly by phone at [REDACTED] or by email at [REDACTED].

With very kind regards,

Bern Muller  
Director  
New Hope Centre

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Current Planning

- MATERIAL KEY**
- (1) CHARCOAL GREY METAL CLADDING
  - (2) HARDIE PANEL, ACCENT COLOUR RED
  - (3) WOOD TONE METAL PANEL
  - (4) GALVANIZED PICKET SECURITY FENCE
  - (5) CONCRETE PLANTER
  - (6) ALUMINUM STOREFRONT SYSTEM - DURANAR COATING
  - (7) PMT WITH VINYL WRAP
  - (8) VINYL WINDOW - CHARCOAL
  - (9) PRESSED STEEL FRAME DOOR, PAINTED
  - (10) LIGHT FIXTURE, REFER TO ELEC
  - (11) METAL NUMBER



**1 NORTH ELEVATION**  
Scale: 3/16" = 1'-0"



**2 WEST ELEVATION**  
Scale: 3/16" = 1'-0"



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2023-NOV-22  
Current Planning





## SALVATION ARMY NEW HOPE CENTRE

19 NICOL ST NANAIMO BC

Issued for DP

### SHEET LIST

A0.00 Cover  
 A0.01 Project Info  
 A1.00 Site Plan  
 A1.01 Basement Floor Plan  
 A1.02 Main Floor Plan  
 A1.03 2nd Floor Plan  
 A1.04 3rd Floor Plan  
 A1.05 4th Floor Plan  
 A2.01 Elevations



**MacDonald Hagarty Architects Ltd.**  
 3502 LAW E  
 Courtenay Area  
 Courtenay BC  
 V9M 3M7

### CONTACT INFORMATION

**Owner + Operator**  
 Salvation Army  
 Contact: Michaela Jones - Michaela.Jones@salvationarmy.ca  
 19 nicol st  
 Nanaimo BC

**Prime Consultant + Architect**  
 MacDonald Hagarty Architects Ltd  
 Project Architect: Maris MacDonald, AIBC  
 Maris@MHArchitects.ca

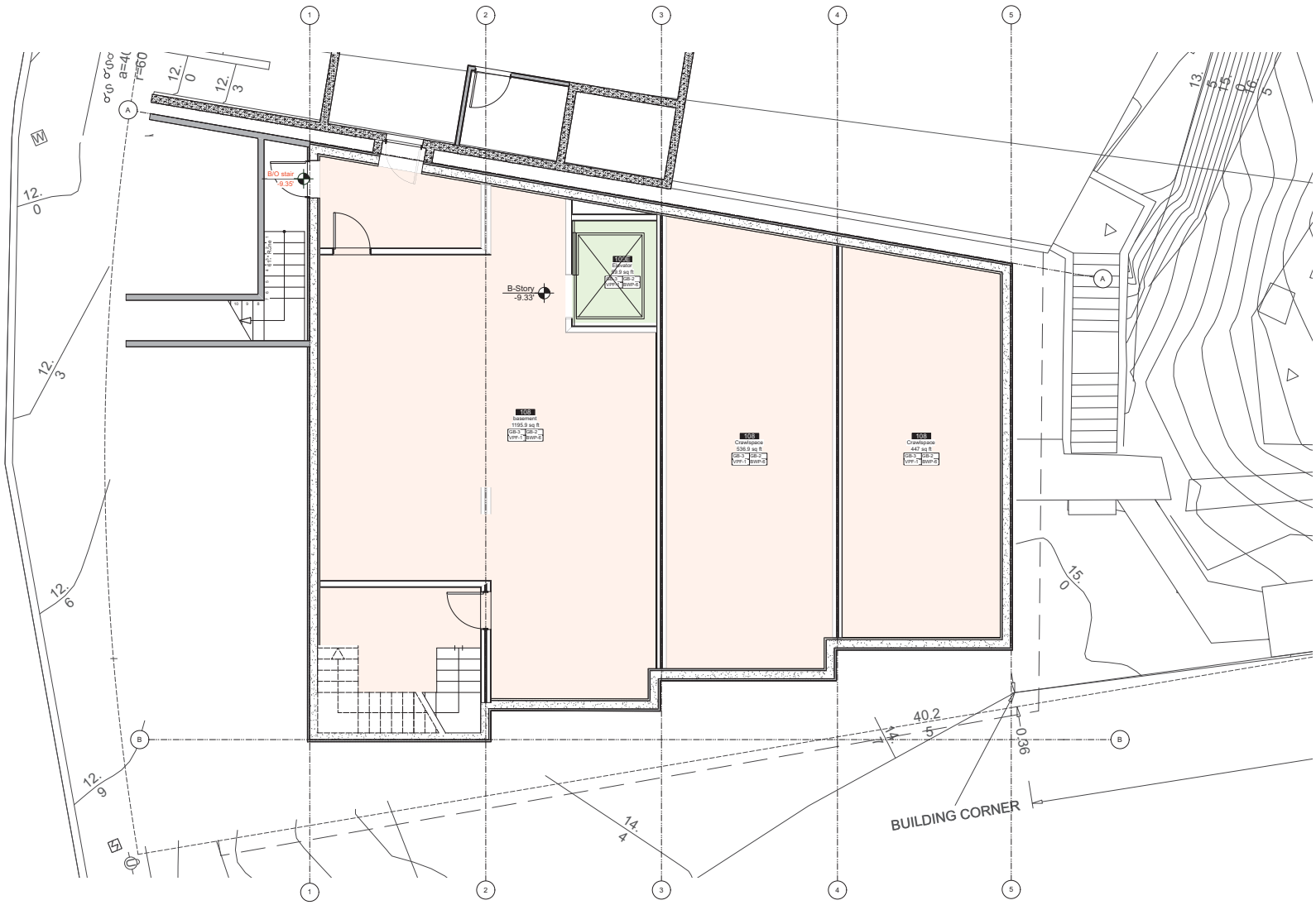
**Civil Engineer**  
 Herold Engineering  
 3701 Shertown Road Nanaimo, BC V9T 2H1  
 Contact - Evan Pearce - E.Pearce@heroldengineering.com

**Electrical Engineer**  
 Muir Engineering  
 Contact Brian Muir - brian@muireng.ca

**Mechanical engineer**  
 Avalon Mechanical  
 Contact Tim Robertson - tim@avalonmechanical.com

**Prime Contactor**  
 Kinetic Construction  
 Contact Mauricio Nava mnava@kineticconstruction.com

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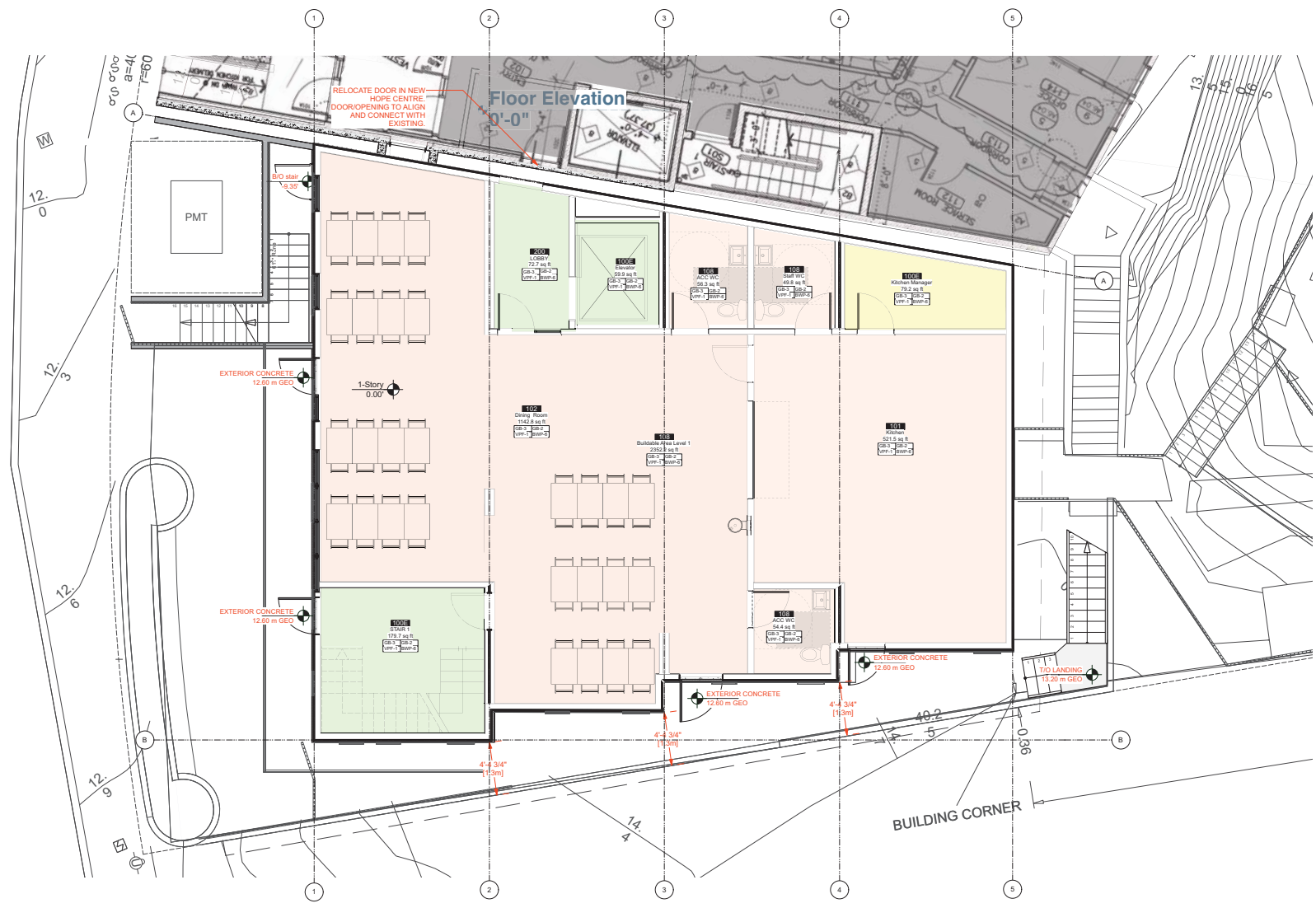
1 Basement + Crawlspace  
Scale 1/4" = 1'-0"



SALVATION ARMY NEW HOPE CENTRE  
19 NICCOL ST NANAIMO BC

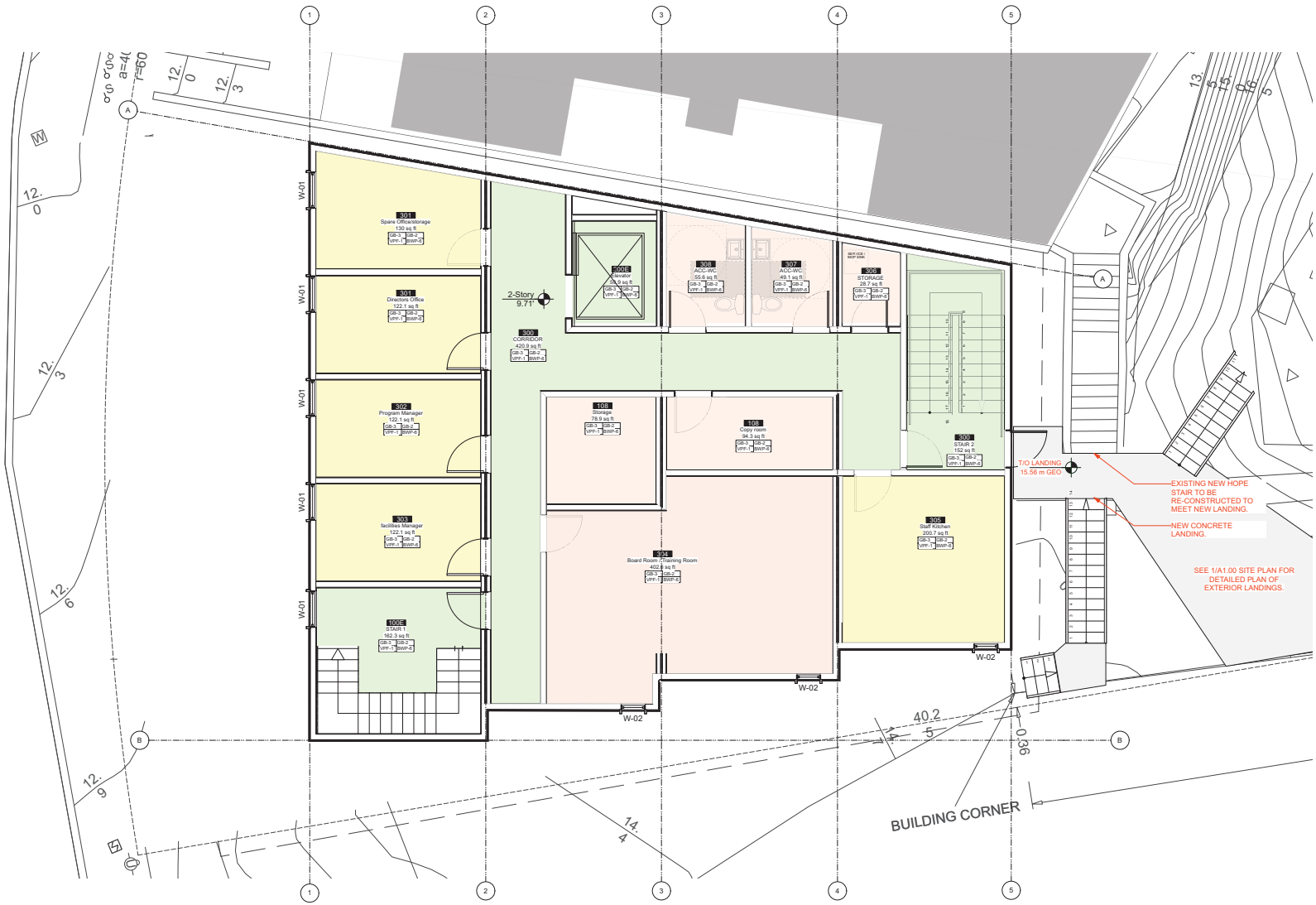
Basement Floor Plan

A1.01



1 Main Floor  
Scale: 1/4" = 1'-0"





1 2nd Floor  
Scale: 1/4" = 1'-0"





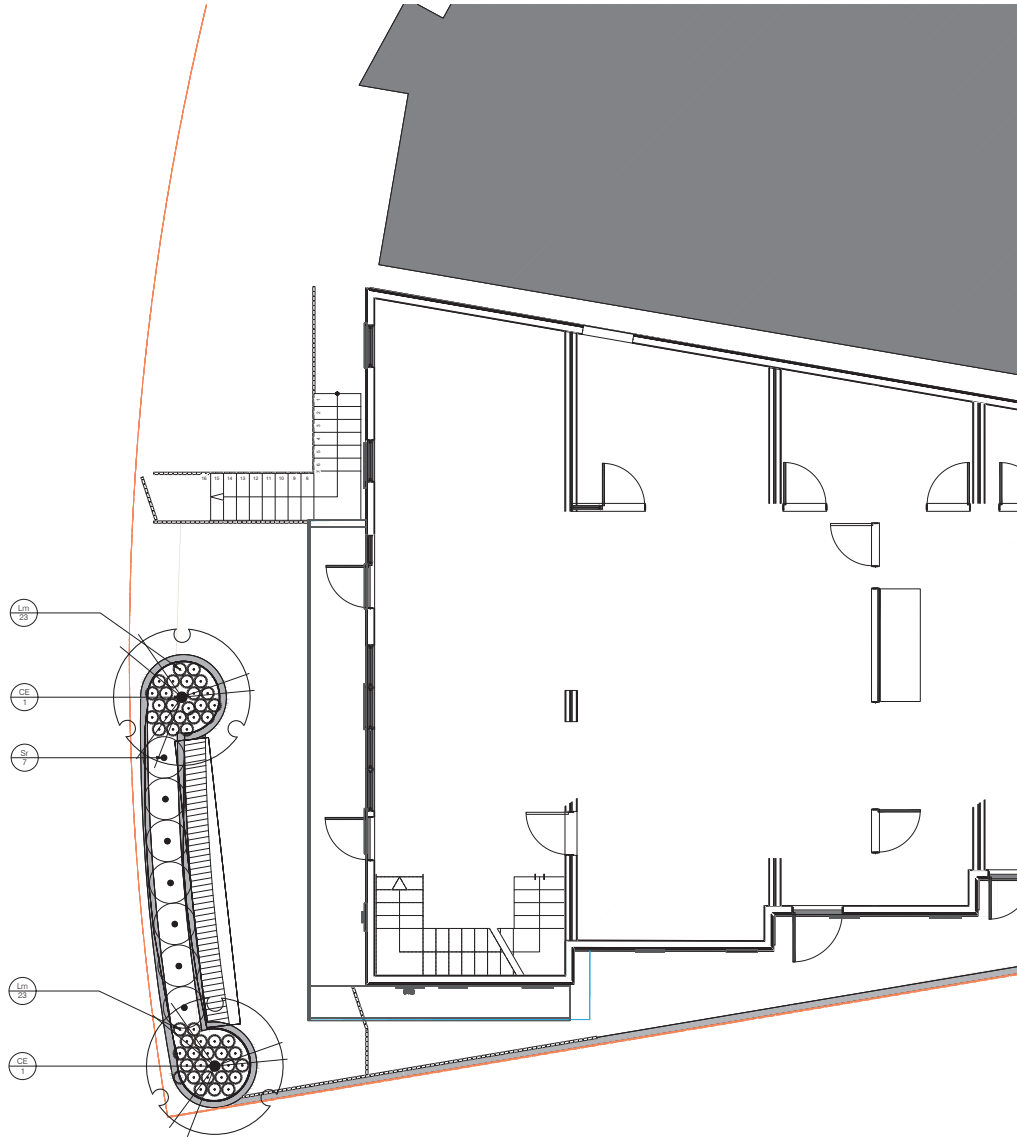
1 3rd Floor  
Scale: 1/8" = 1'-0"





1 4th Floor  
Scale 1/4" = 1'-0"





| TREES | CODE | BOTANICAL / COMMON NAME                                      | SIZE      | SPACING  | COMMENTS                 | QTY |
|-------|------|--|-----------|----------|--------------------------|-----|
|       | CE   | Cornus x Eddie's White Wonder / Eddie's White Wonder Dogwood | 40mm Cal. | As Shown | B&B, Dense, Uniform Tree | 2   |

| SHRUBS | CODE | BOTANICAL / COMMON NAME                      | SIZE   | SPACING | COMMENTS | QTY |
|--------|------|--|--------|---------|----------|-----|
|        | Lm   | Liriope muscari / Lilyturf                   | #2 POT | 0.3m    |          | 46  |
|        | Sr   | Skimmia japonica 'Rubella' / Rubella Skimmia | #2 POT | 0.9m    |          | 7   |



1606 Camouan Street, Victoria BC V8T 3E6  
 Info@biophilacollective.ca 250.530.1156

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DESIGNED BY: TY  
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PROJECT/CLIENT

# 19 Nicol Street

Salvation Army

**REVISIONS**

| # | REVISION | YYYYMMDD |
|---|----------|----------|
|   |          |          |
|   |          |          |
|   |          |          |

ISSUED FOR  
**Development Permit**

SEAL



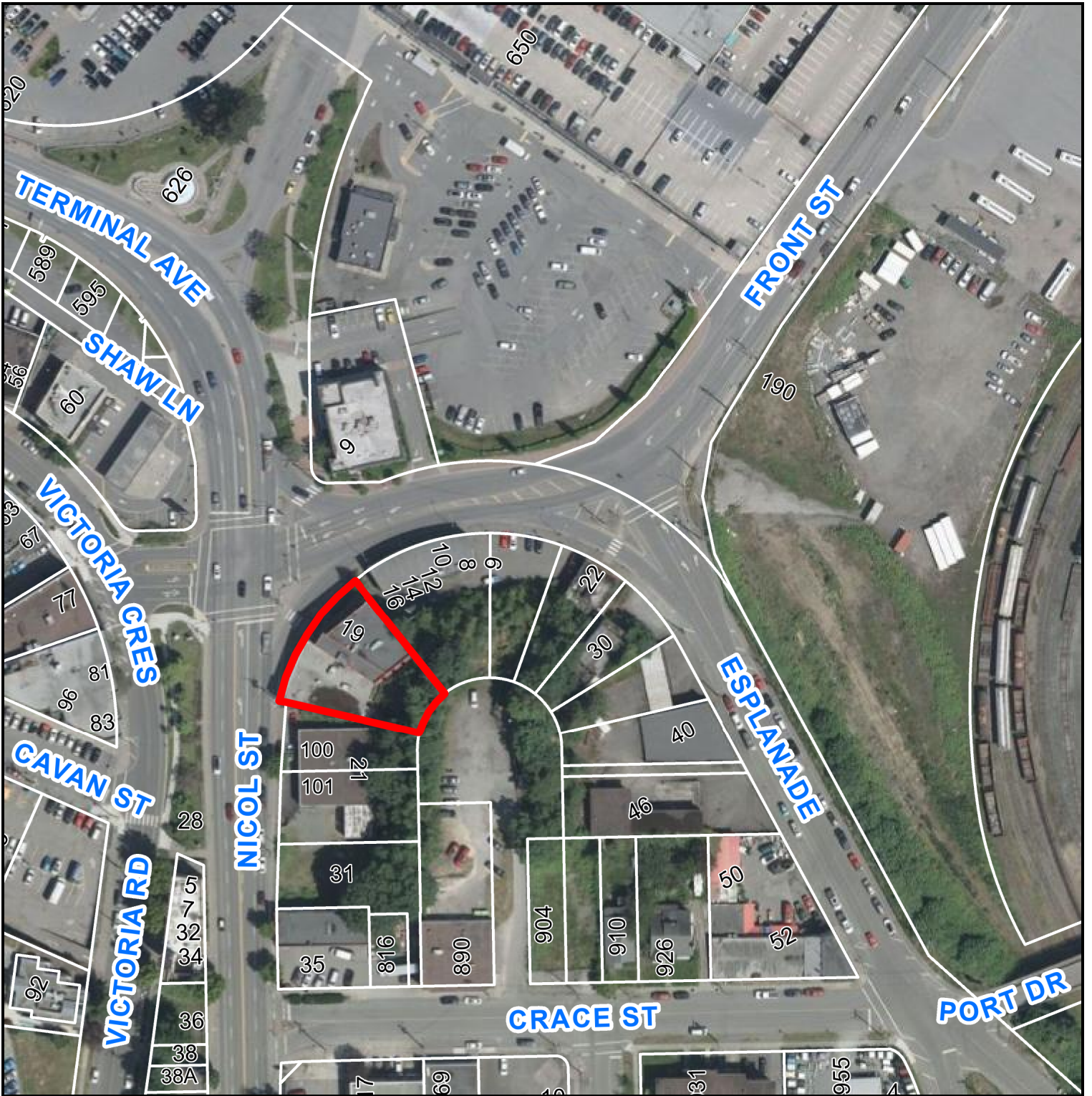
DRAWING NAME

## PLANTING PLAN

DRAWING NO **L1.1**

SCALE: 1:50 REVISION:

# AERIAL PHOTO



 19 Nicol Street