

DESIGN RATIONALE | 350 & 398 Franklyn Street

March 28, 2024

Caleb Horn

Planner, Current Planning

The City of Nanaimo

411 Dunsmuir Street

Nanaimo, BC

V9R 0E4, Canada

RE: 350 & 398 Franklyn Street | Ace File Number 20-047

Legal Description:	Lots A, B and I, Section 1, Nanaimo District, Plan 5108 and the Southerly 66 Feet of Lot 1, Block 28, Section 1, Nanaimo District, Plan 584
Site Address:	350 & 398 Franklyn Street
Community:	Old City Quarter neighborhood
Lot Size:	0.173ha (0.43 acres)
Zoning:	DT2 (Downtown—Fitzwilliam)
Applicant:	Ace Architecture

Dear Caleb,

On behalf of the landowners, Camargue Properties Inc. (Group Denux), we are pleased to submit this development permit application for 350 & 398 Franklyn Street: a proposed mixed-use building within the Quennell Square (9) precinct. The density proposed within this application is in line with the base allowable for the zoning of 2.3 F.A.R. This includes 53 units, a commercial retail unit and 44 parking stalls. This density for the site is consistent with the recommendations of the *City Plan – Nanaimo Reimagined* (i.e. official community plan) for the Primary Urban Centre. The unit mix for this project is somewhat different from other projects in the area (i.e. Cardea – large market units and 350 Robson – all micro units). Here a mix of micro units, 1-bedroom and 2-bedroom units are proposed to help build a multigenerational community of varying income levels.

This is a unique site with 3 different frontages: Wesley's historic character, Franklyn's urban character and as a secondary connector and Robson Street as a cul-de-sac with no thru traffic. This development permit proposes the same massing presented to Nanaimo City Council on January 15th, 2024. A pre-application meeting was also held with members of your office to review this massing on the 31st of January 2024.

Wesley Street

This façade consists of a single storey commercial retail unit (CRU) to align with the low-rise historic character of that block face. Material for the CRU are proposed as brick, metal, wood and glass. The massing is also stepped back from the property line by almost 1.5m to allow the retail unit space to connect with the block face through windows or overhead doors that open to the street. This space also provides opportunities for outdoor seating and bike racks as shown on the enclosed plans.

Franklyn Street

The building face on Franklyn has also been setback >1.5m to reduce the scale of the massing at grade for pedestrians and provide landscaping opportunities while also allowing units to have direct connections to the street.

The mass on the Franklyn frontage steps up from the Wesley Street CRU to a 3-storey residential block that connects via a breezeway/amenity space to a 5-storey block on the Robson Street frontage. The natural grade along the Franklyn Street frontage slopes approximately one storey down from Wesley Street to Robson Street creating an opportunity for the units facing Franklyn to have stoops connecting them to the street level. As much as possible our team has tried to carve out landscaping opportunities within the project such as the stepping planters along this façade that help screen the parkade in behind and reduce loitering opportunities below the stoops. Higher quality materials are proposed for the residential massing with brick near grade and well detailed metal panels on the street facing facades of the upper levels. Wood is used sparingly to accent units, entries, and other features of the building.

Robson Street

This block face was selected for the residential entrance (at the corner) and the more utilitarian aspects of the site – garbage collection, loading stall, parkade access and the buildings transformer. Stepping massing from a one storey commercial unit on Wesley to a 5 storey walk out on Robson moves massing around the site and away from Wesley Street. It is worth noting that the lower level here is primarily services for the building: lobby, bike storage, garbage room and parkade access. The parkade is setback behind these programs to screen it.

Loading is proposed as a layby off Robson Street – any deliveries will turn onto Robson Street and loop around the cul-de-sac returning to the front of this building where they can enter the layby. Sidewalk/boulevard grading is planned to slope at a maximum of 2% to ensure garbage bins and other rolled out items are manageable for loading at the stall.

While not currently registered on title it is understood that a 2.0m Street Right of Way (SRW) is required on this façade. We have provided this along the length of the property with a small chicane around the loading stall.

Green Roof and Solar

The sloping character of the site creates a walk out condition on the Robson Street frontage. The parkade accessed off Robson Street is proposed as an open air (carport) structure with a green roof and solar overtop at some of the locations within the site (behind the building footprint). These greenspaces will be accessible to the units that front them at the back as patios – providing a nice amenity space that is separated from the surrounding grade. Solar is also used where it makes sense to do so over the parkade and on the upper rooftops of levels 3 and 4.

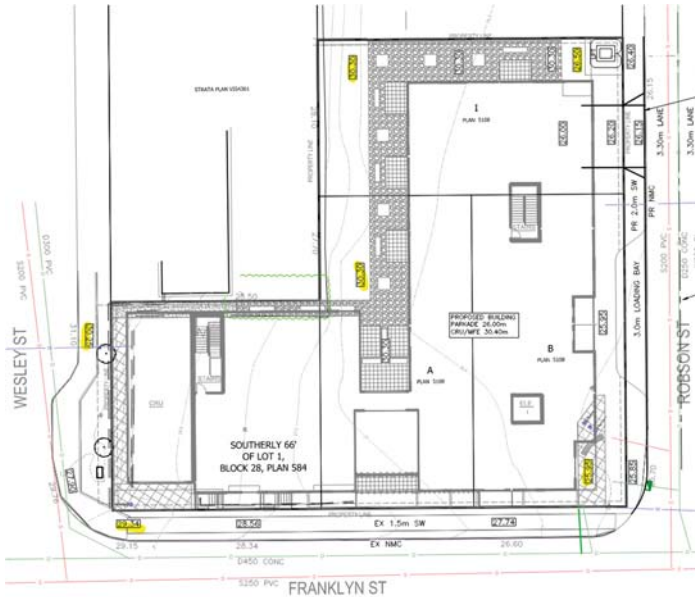
Sustainability

This project is targeting British Columbia's Step Code 4 – zero greenhouse gas emissions. This target will require careful attention to building envelope details as the design moves forward. Window sizes need to be carefully managed to allow for minimal thermal loss and passive strategies used in the envelope to ensure maximum thermal performance. To maximize the efficiency of passive strategies it is important to articulate massing only where necessary.

Height Variance

The maximum height in DT2 is noted as 12m. The structural height of the building on the Robson Street elevation is ±17.85m. Average Grade calculation from the land use bylaw is $(30.25 + 29.43 + 25.95 + 26.50 + 30.30 + 30.30) / 6 = 28.78$ per the below clip of the proposed grading plan submitted with this application. Given a main floor geodetic of 26.00 and

an overall structural height of $\pm 17.85\text{m}$ the top of structure would be ± 43.85 . Applying an average grade of 28.78 results in a land use height of $\pm 15.07\text{m}$ equating to a 3m to 4m variance requested by this application. As noted above the strategy of this design was to shift massing away from Wesley Street stepping it up toward Robson Street and resulting in a larger height at that elevation. A flatter, compliant height massing model could accommodate the FAR proposed here but we feel it would fail to address the character of Wesley Street – something our team deems critical to producing a vibrant development that works with the existing urban fabric.



The mechanical penthouse has not been included in the height at this time. It is excludable under the land use bylaw to a certain size and further if containing sustainable building technologies. To meet Step Code 4 this space is planned to contain numerous sustainable technologies. These will be finalized as the design progresses and the size of the penthouse therefore refined and hopefully reduced or at minimum justified in its contents.

WASTE AND RECYCLING

Waste, recycling and compost collection is proposed through private collection. Bin sizes and anticipated pickup is as follows:

- 1 x 4 yrd bin **cardboard** (1x/week)
- 4 x 96 gal totes **recycling** (2x/week)
- 1 x 64 gal tote **organics** (1x/week)
- 4 x 96 gal totes **waste** (2x/week)

The Waste and Recycling room on the main (at grade) level facing Robson Street has been sized and populated with these bins on the plans.

CONCLUSION

This project is intended to provide much needed housing stock in Nanaimo's downtown core and our team is very excited by its potential and this proposal. We look forward to working with everyone at the City of Nanaimo during the permitting process to ensure the development is everything that the City and its policies require for its downtown core.



Sincerely,

A handwritten signature in black ink, appearing to read 'Bryan Gartner'.


Ace Architecture Inc.

Per.

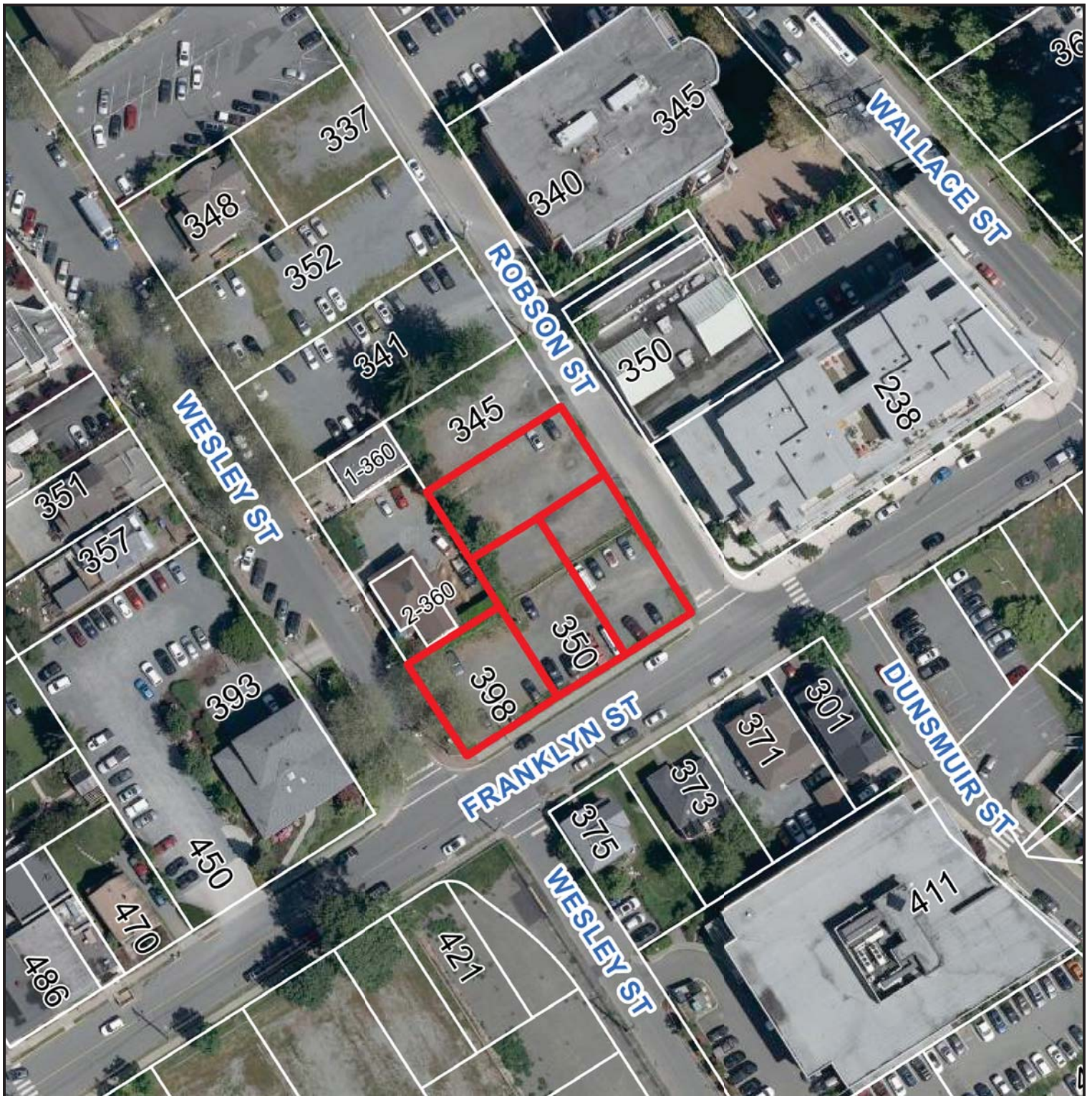
Bryan Gartner

ATTACHMENT B
SUBJECT PROPERTY MAP



 350 & 398 Franklyn Street

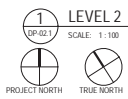
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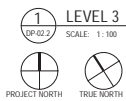


 350 & 398 Franklyn Street







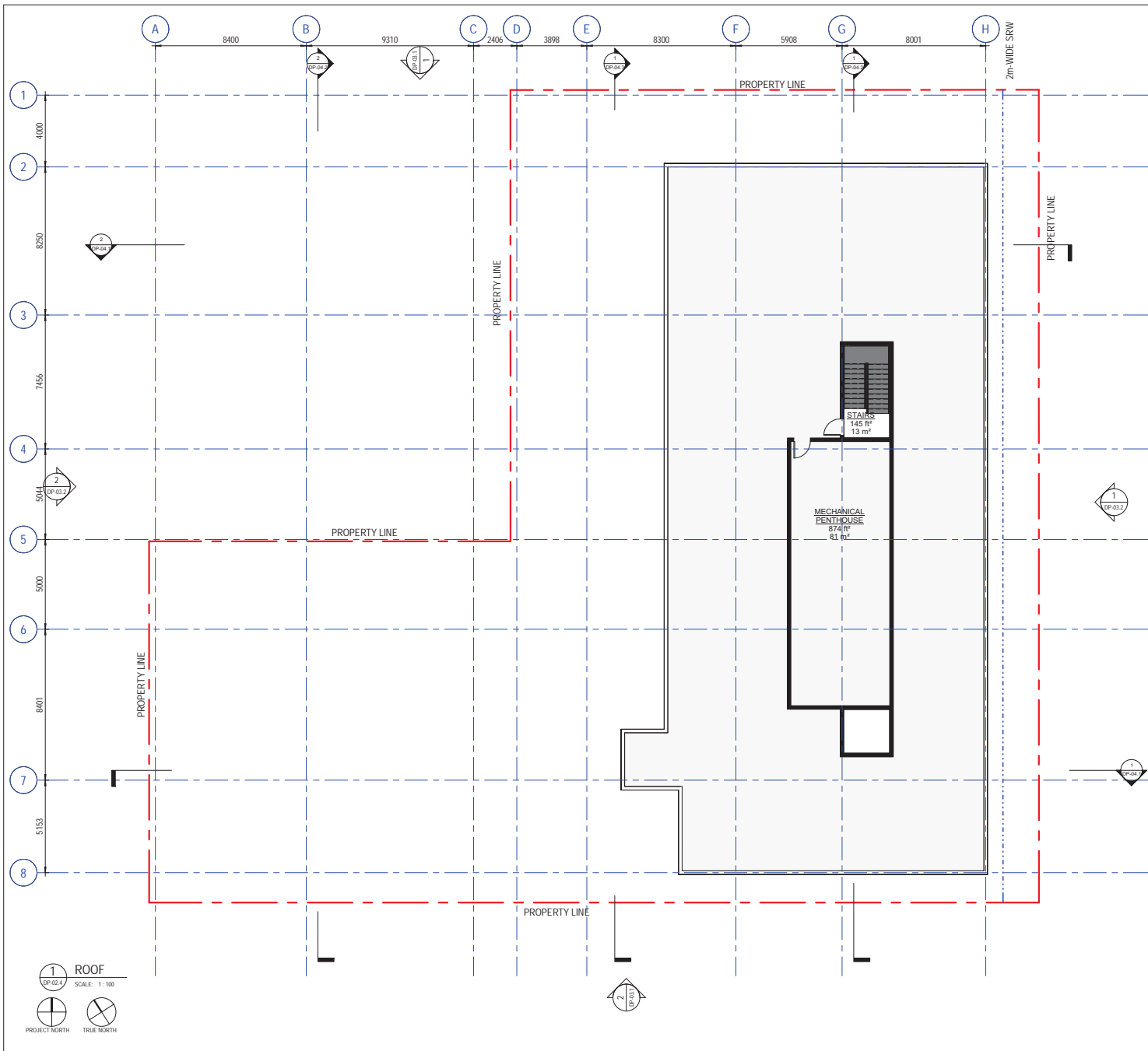


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2024-APR-05
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DP-02.2

As indicated



PROJECT INFORMATION

MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTION 1, NANAIMO DISTRICT, PLAN 5108 AND
THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTION 1,
NANAIMO DISTRICT, PLAN 584

Legends:



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Seal:
Date: March 28, 2024



**CAMARGUE
PROPERTIES**

Client:

NANAIMO MULTIFAMILY

350 & 398 FRANKLYN STREET, NANAIMO, BC

FLOOR PLAN - ROOF PLAN

Project number: 23-082

Date: 2024-03-28 10:14:45 AM

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Checked by: _____

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1 02 EAST ELEVATION_DP
DP-03.2 SCALE: 1:100

2 04 WEST ELEVATION DP
DP-03.2 SCALE: 1:100

PROJECT INFORMATION










MUNICIPAL ADDRESS

350 & 398 FRANKLYN STREET, NANAIMO, BC

LEGAL ADDRESS

LOTS A, B AND I, SECTION 1, NANAIMO DISTRICT, PLAN 5108 AND
THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTION 1,
NANAIMO DISTRICT, PLAN 584

MATERIAL LEGEND

1		WOOD
2		METAL PANEL GRAY
3		HARDIE PANEL GRAY
4		BRICK CERACLAD ANTIQUE GRAY BRICK PANEL
5		CONCRETE
6		RAILING GRAY PICKET RAILING
7		RAILING WOOD PICKET RAILING
8		MULLION BLACK
9		VISION GLASS

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Seal:
Date: March 28, 2024



**CAMARGUE
PROPERTIES**

NANAIMO MULTIFAMILY

350 & 398 FRANKLYN STREET, NANAIMO, BC

ELEVATIONS

Project number: 23-082

Date: 2024-03-28 10:16:03 AM

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DP 03 2

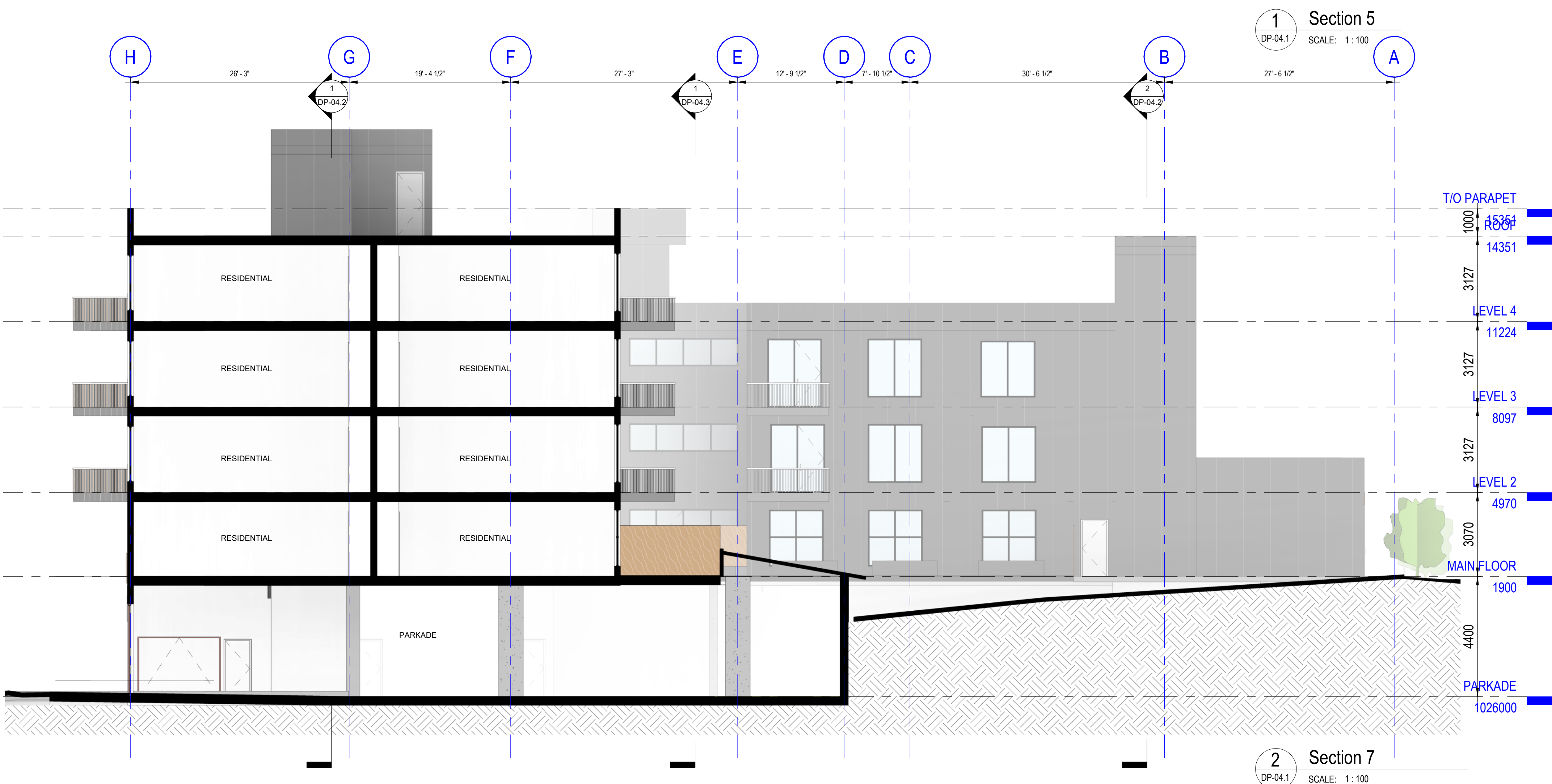
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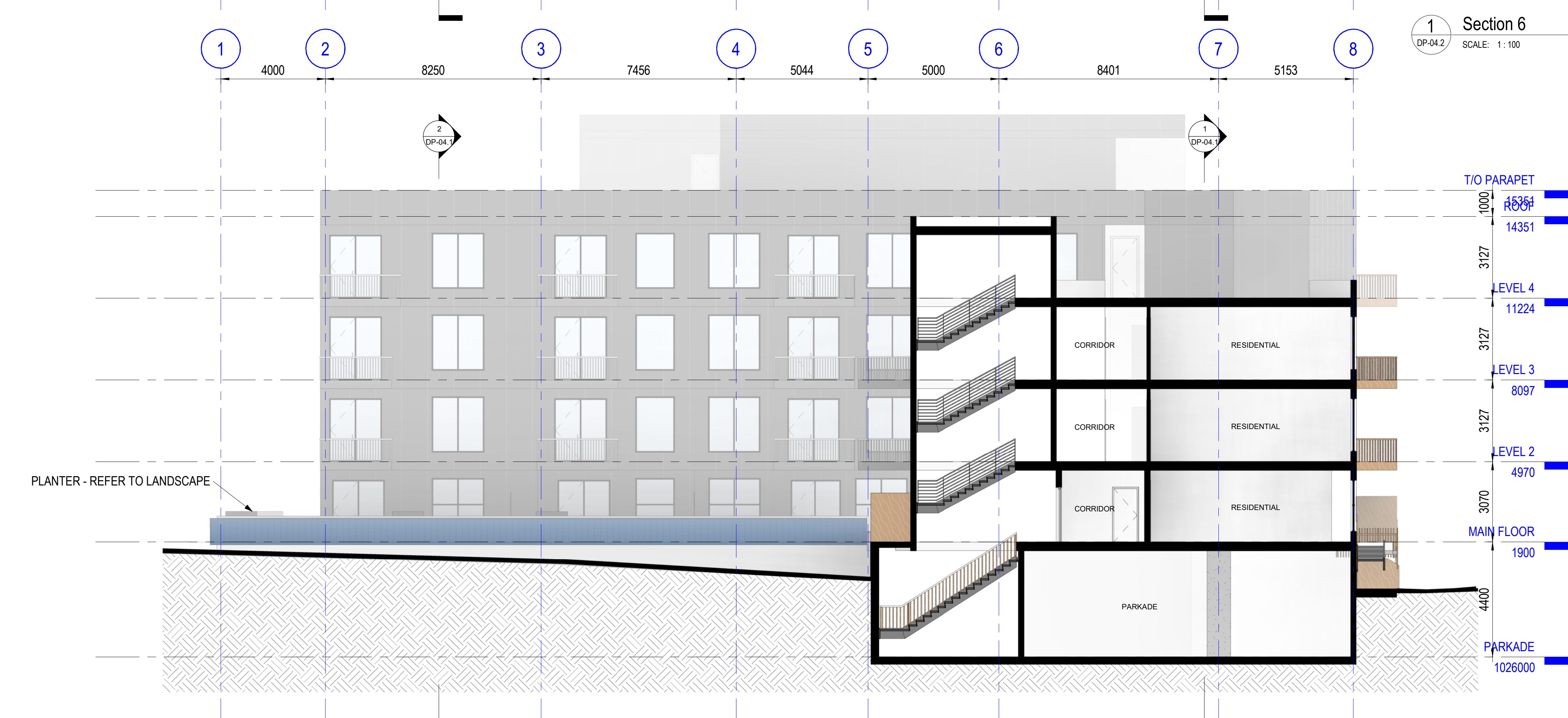
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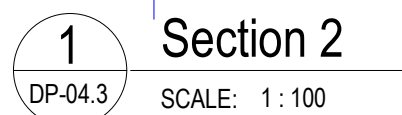


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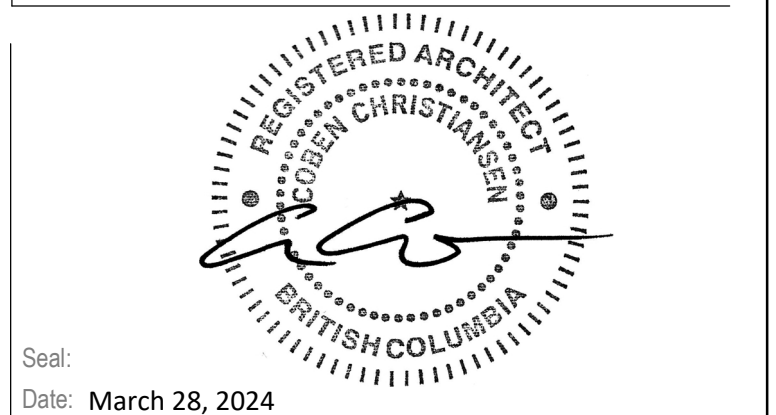
LEGAL ADDRESS

LOTS A, B AND I, SECTION 1, NANAIMO DISTRICT, PLAN 5108 AND
THE SOUTHERLY 66 FEET OF LOT 1, BLOCK 28, SECTION 1,
NANAIMO DISTRICT, PLAN 584

- 1  **WOOD**
- 2  **METAL PANEL**
GRAY
- 3  **HARDIE PANEL**
GRAY
- 4  **BRICK**
CERACLAD ANTIQUE GRAY
BRICK PANEL
- 5  **CONCRETE**
- 6  **RAILING**
GRAY PICKET RAILING
- 7  **RAILING**
WOOD PICKET RAILING
- 8  **MULLION**
BLACK
- 9  **VISION GLASS**

ACE | ARCHITECTURE
300, 524-17th Avenue SW | Calgary AB | T2S 0B2 | 403.212.0626

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SECTIONS

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Autodesk Docs://Nanaimo Multifamily/ACE_23-082_Nanaimo Multifamily_R24.rvt

PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
TREES					
	ACER PALMATUM 'EMPEROR' 1" EMPEROR 1 JAPANESE MAPLE	#15 POT	SEE PLAN	3	IN PLANTERS
	PARKRODIA PERSICA 'GOLDEN BELTOWER' GOLDEN BELTOWER IRONWOOD	#25 POT	SEE PLAN	3	IN PLANTERS
SHRUBS					
	ILEX CRENATA 'SKY FENCIL' SKY FENCIL JAPANESE HOLLY	#3 POT	0.75m O.C.	17	EVERGREEN FORMAL HEDGE
	POYSTICHUM MUNITUM SWORD FERN	#1 POT	1.0m O.C.	6	NATIVE SPECIES
	TAXUS X MEDIA 'HICKS' HICKS YEW	#2 POT	0.6m O.C.	32	FORMAL HEDGE SCREEN IN PLANTERS
	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY	#2 POT	1.0m O.C.	7	NATIVE SPECIES
GROUND COVER, VINES & PERENNIALS					
	GAULTHERIA SHALLON SALAL	#1 POT	0.75m O.C.	7	NATIVE SPECIES
	HOSTA SSP. HOSTA	#1 POT	(4) PER POT	12	MIX LEAF COLOURS & SIZES IN PLANTERS
	IBERIS SEMPERVIRENS 'SNOW CONE' SNOW CONE CANDY TUFT	#1 POT	0.3m O.C.	36	CASCADING IN PLANTERS
	MISCANTHUS SINENSIS 'YAKU JIM' DWARF MAIDEN GRASS	#1 POT	0.75m O.C.	17	ORNAMENTAL GRASS
	ROSA 'RUGOSA' 'SNOW PAVEMENT' WHITE SHRUB ROSE	#2 POT	0.75m O.C.	19	FLOWERING GROUND COVER

PLANTING NOTES

- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN LANDSCAPE NURSERY ASSOCIATION (CLNA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- SOIL DEPTHS: SHRUBS - 450mm TREES - 900mm AROUND AND BELOW ROOTBALL IN PLANTERS
- MULCH SHALL BE COMPOST PER SECTION 1.0 MULCHING OF THE BCNTA/BCSLA BC LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE AND SHRUB PLANTING AREAS AND PLANTERS.
- PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH BCNTA/BCSLA STANDARDS FOR NURSERY STOCK.
- ALL PLANTING AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR DRIP EQUIPMENT.
- ALL PLANTERS SHALL BE WATERED VIA THE AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE DRIP EQUIPMENT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- ALL PLANT MATERIAL SHALL MATCH SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	TBD	TBD	SMART (ET) AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
	BY MECHANICAL	BY MECHANICAL	25mm (1") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANICAL ROOM.
		SCHEDULE 40	25mm (1") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN. TYP. MANHOLE & CONTROL WIRE: 100mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE. EXACT LOCATIONS TBD

IRRIGATION NOTES

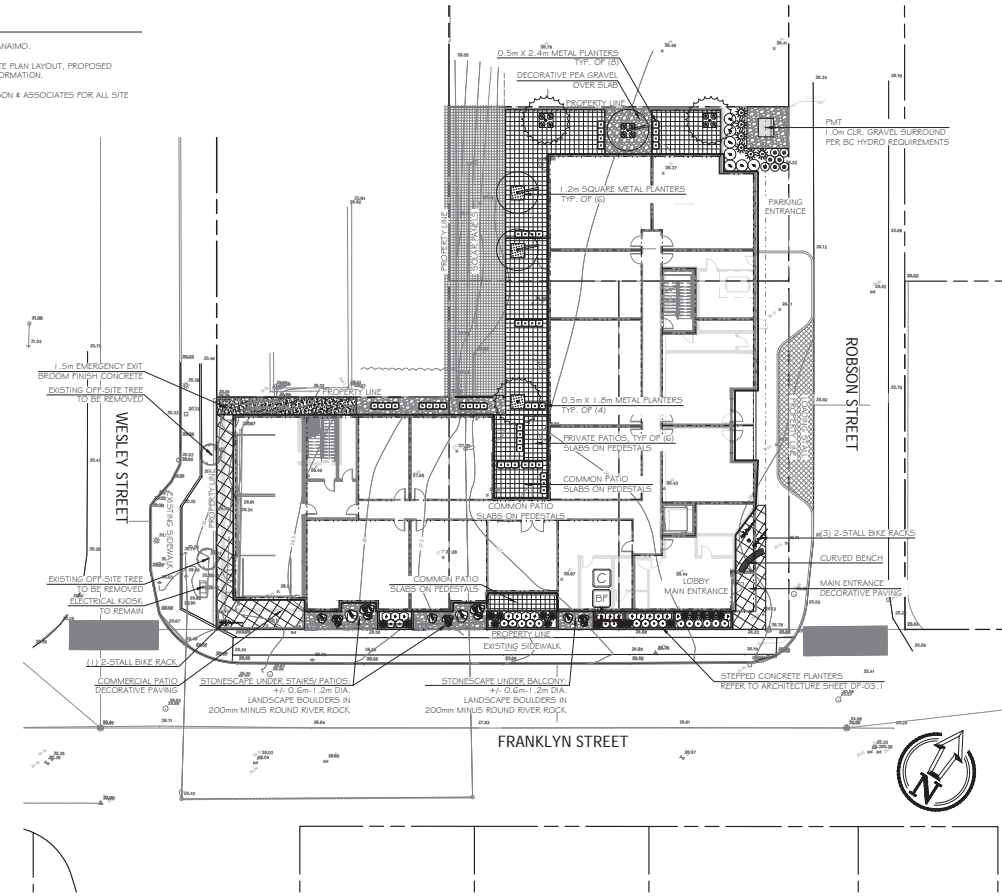
- IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN LANDSCAPE NURSERY ASSOCIATION (CLNA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- ALL PLANTING AREAS SHALL BE WATERED VIA THE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR DRIP EQUIPMENT.
- ALL PLANTERS SHALL BE WATERED VIA THE AUTOMATIC IRRIGATION SYSTEM. IRRIGATION EMISSION DEVICES SHALL BE DRIP EQUIPMENT.
- THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
- ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
- OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

GENERAL NOTES

- THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: OLD NANAIMO.
- REFER TO SITE PLAN PREPARED BY ACE ARCHITECTURE FOR SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
- REFER TO CIVIL PLANS AND REPORT PREPARED BY J.E. ANDERSON & ASSOCIATES FOR ALL SITE SERVICES, GRADING AND DRAINAGE INFORMATION.



2-Store Bike Rack



Bench Style



Metal Planters - Square



Metal Planters - Rectangle



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Nanaimo Multifamily
Groupe Denux
350 & 398 Franklyn Street, Nanaimo, BC

LANDSCAPE ARCHITECTURE PLAN		Date:	March 27, 2024
Drawn:	CM	Checked:	CM
Scale:	1:200 metric	Project Number:	24-0356
Drawing Number:	L1	of	1

REVISION SCHEDULE	NOTES
#	Date
1	27/MAR/2024 DP Coordination
2	27/MAR/2024 Issued for DP
3	
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