

## 116 PRYDE AVE | DESIGN RATIONALE

April 09, 2024

Located at the junction of Pryde and Bartlette Street, this project is a 17-unit multi family residential building. This corner-oriented development provides a visually pleasing design while creating a solution to the increased demand for rental housing in Nanaimo

### Neighbourhood Context:

- The neighbourhood is primarily low density residential, but zone for more density.
- Easy access to neighborhood amenities and transportation due to its proximity to Bowen Road.
- Providing smaller units to facilitate the affordable housing demands of the diverse population in the area.
- Landscape buffers have been provided along the north, south and west property lines in keeping with the zone changes in those corresponding directions.
- SRWs provided along Pryde and Bartlette Street

### Character & Form:

- The colour scheme of the building includes shades of grey, white, and wood tones to emphasize the massing and form of the building.
- The massing of the building has been stepped in both the horizontal and vertical plane, to facilitate scale.
- The entry is emphasized with prominent doors, entry plaza and material change.
- Landscaping is designed to continue a nice residential scale along the streetscape.

### Proposed Building Design

- 17 units, 1 building (3 levels of residential), (4 story building)
- 6- 1-bedroom units + 11 studio units (unit mix)
- 16 parking spaces provided underbuilding (Level 1) accessed from Bartlette Street, a majority of parking is screened from the street and the neighbors.
- Trash pick-up from Bartlette Street.
- Bike storage accessed from walkway connected to Bartlette Street
- Bike storage and Trash area located within level 1 of building.
- The design provides proper lighting to the site for safety and to direct people properly around the building and to the main doors.
- Roof deck amenity space provided to foster a sense of community (level 4)

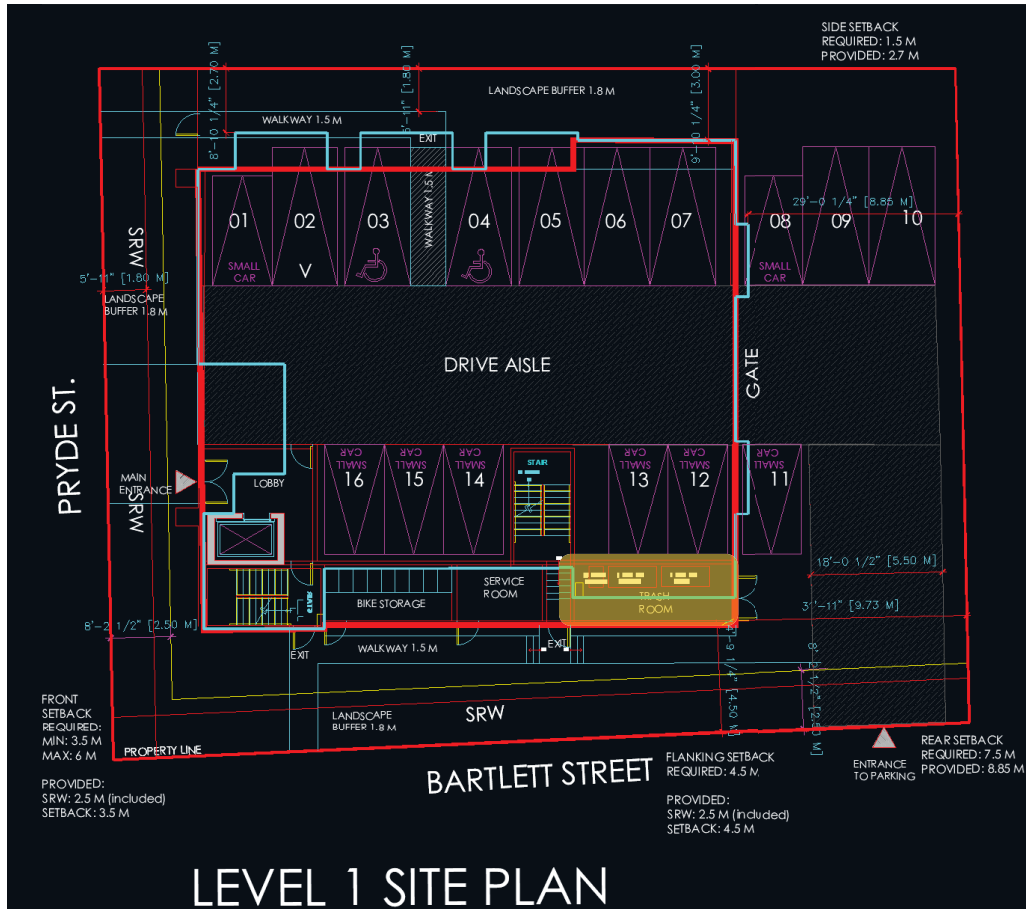
### Trash Management Plan: (Three Stream)

Trash receptacles:

We are proposing a three-stream waste management plan. 2-yard bins for each recycle and trash, and a 96-gallon tote for organic waste as this will be picked up more frequently.

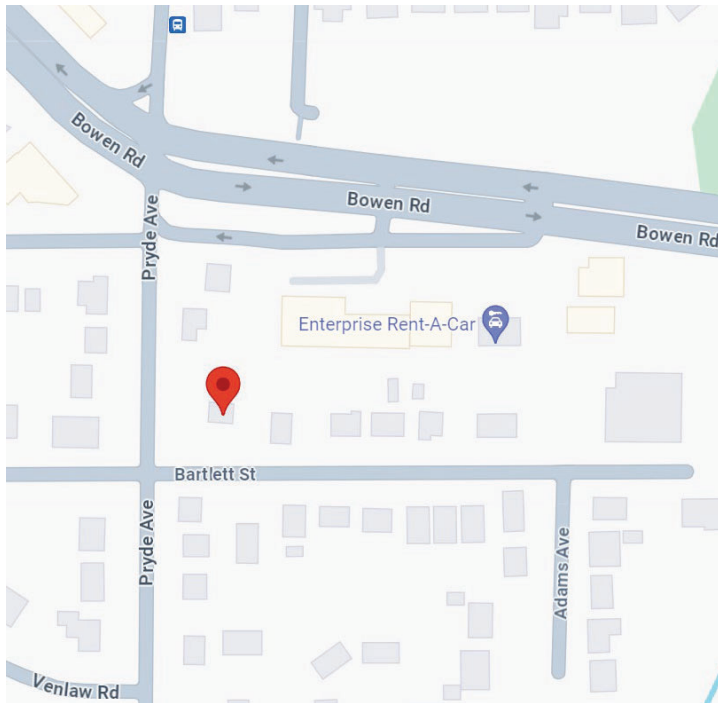
Trash area location:

We have located the common trash room on level 1 (parking level) under the building. See screenshot below for location on site plan (yellow highlight).



Trash pick-up proposal:

We are proposing private pick up for this development from Bartlette Street. We are anticipating that the trash truck will park on the road in front of the building and the trash company will organise the movement of the bins from the trash room to the street and back during the time of pick-up. As Bartlette is a dead-end road in the east direction, we assume that the trash truck will be able to use Adams Ave for vehicle turn around (See screenshot of map below for reference). We anticipate pickup time as 2-3 minutes during which time the trash vehicle will be parked on Bartlette Street.

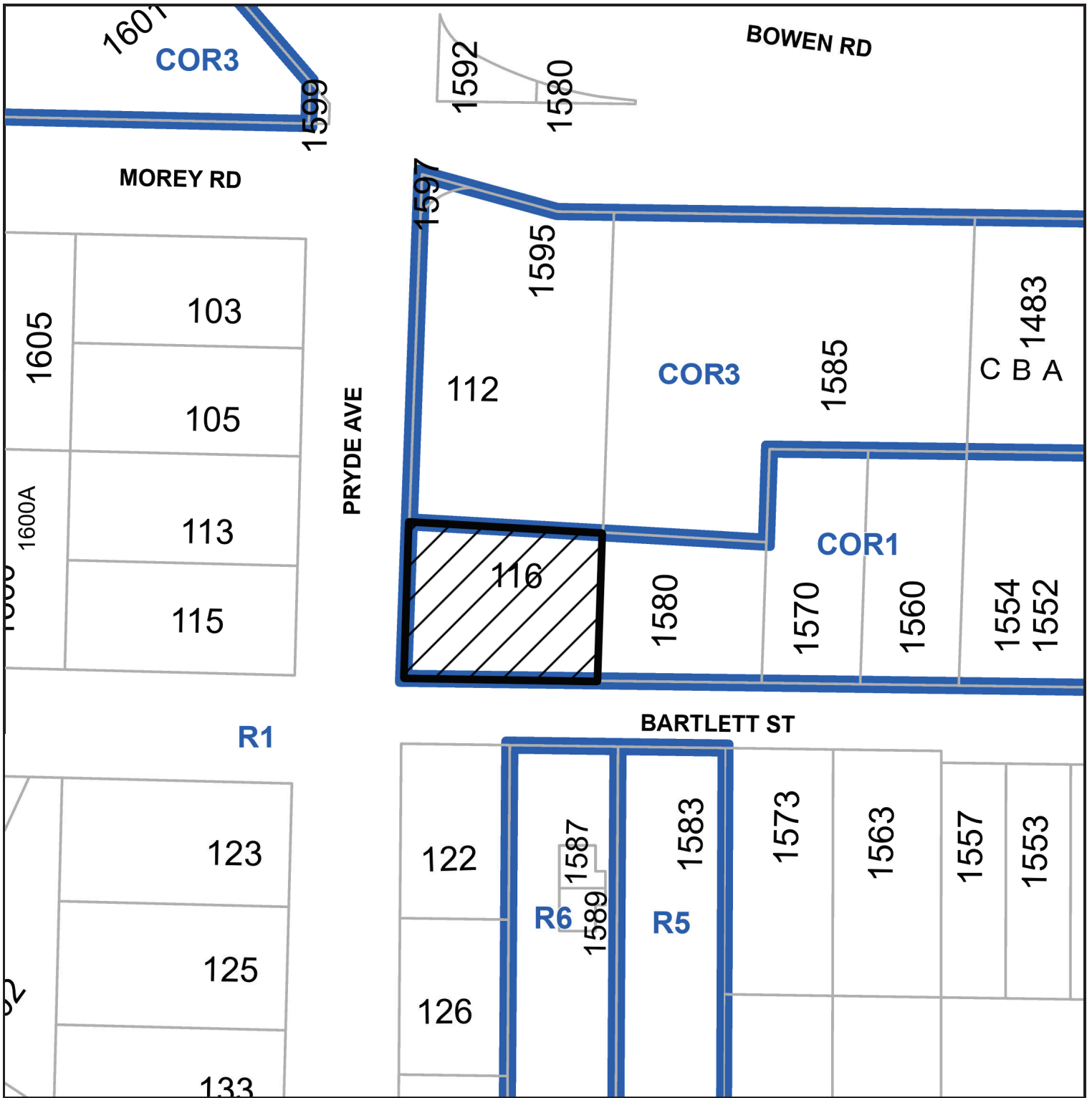


### Variations Requested

- Parking Space Variance:
  - Requirement: 19 spaces
  - Provided: 16 spaces
  - Variance Request: 3 spaces
  
- Rationale: Due to this lot's location within the mobility hub (Buffer) close to Bowen Road, (Arterial Road classification as per NTMP), with close access to the Frequent-Transit-Network (Short Term), frequent bus routes, cycle paths and walking paths are readily accessible to the residents of this building. Subsequently, less parking is likely required to be provided within the property.
- Additionally, the unit mix of mostly studios and a few smaller one-bedroom units also plays a role in the demographic of the resident's likely to reside within this property. The smaller units might be most suitable for students and other individuals who are less likely to own a vehicle and more likely to use public transportation. Overall, providing small housing options in this neighbourhood provides a net benefit to the community facing a current housing shortage.
- Furthermore, we have provided sufficient bike storage to encourage the use of bikes in keeping with the proximity to bicycle-lanes and multi-use-paths in Bowen and Townsite roads.

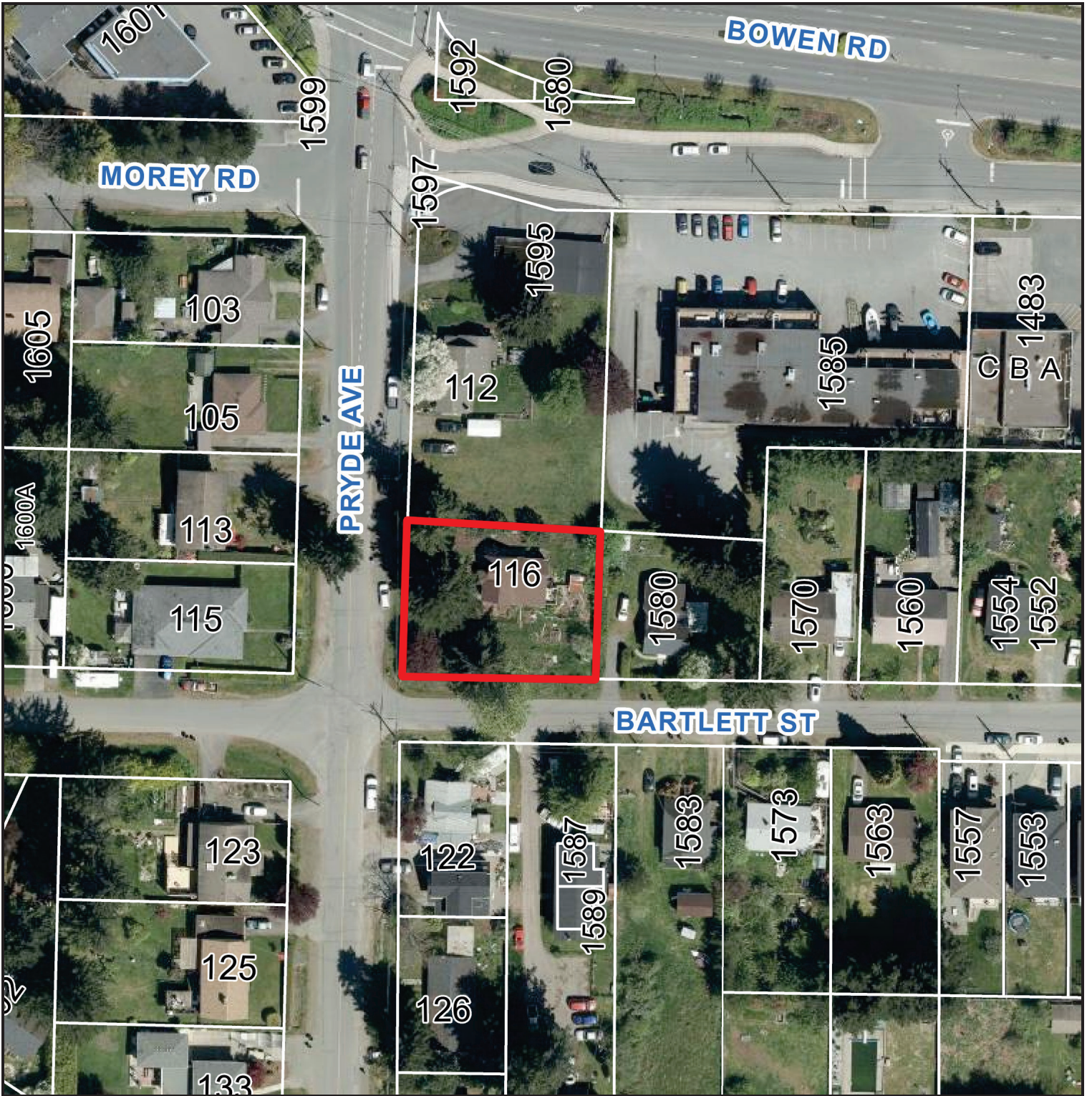
- Parking Ratio Variance:
  - Requirement: 60:40 (Std: Sm)
  - Provided: 50:50 (Std: Sm)
  - Variance Request: 10% increase
    - Rationale: In addition to the rationale mentioned above, a greater percentage of small cars might be a good match for the unit types located in this development. Residents of studio or smaller units might own smaller cars and therefore proposing a 50:50 ratio of small and standard cars might be an appropriate proposal for this development.

# SUBJECT PROPERTY MAP



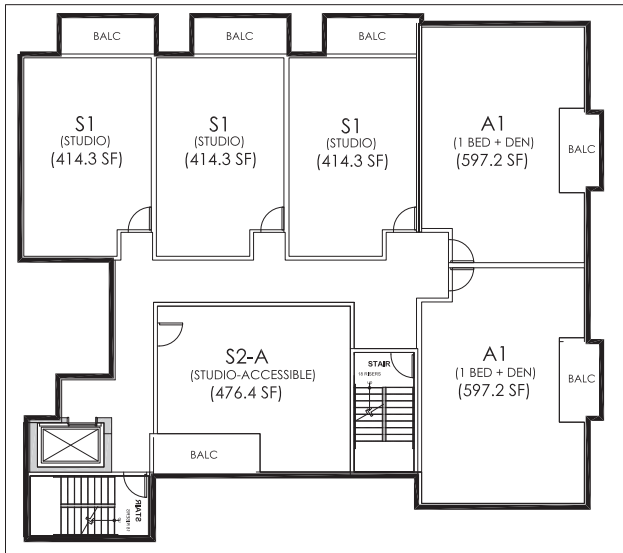
 116 Pryde Avenue

# AERIAL PHOTO

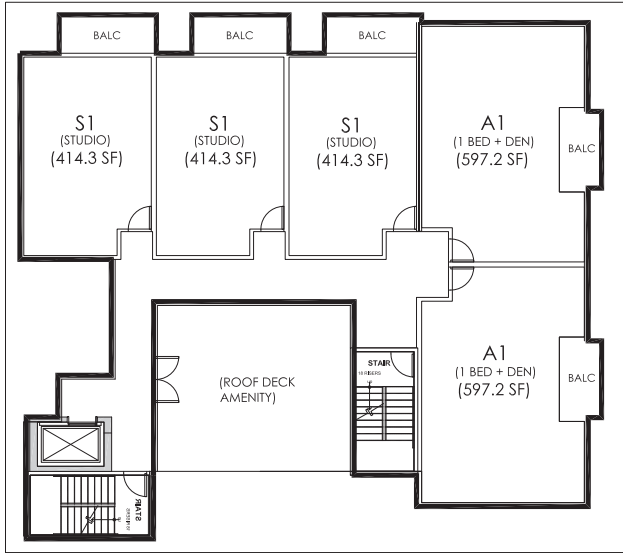


 116 Pryde Avenue

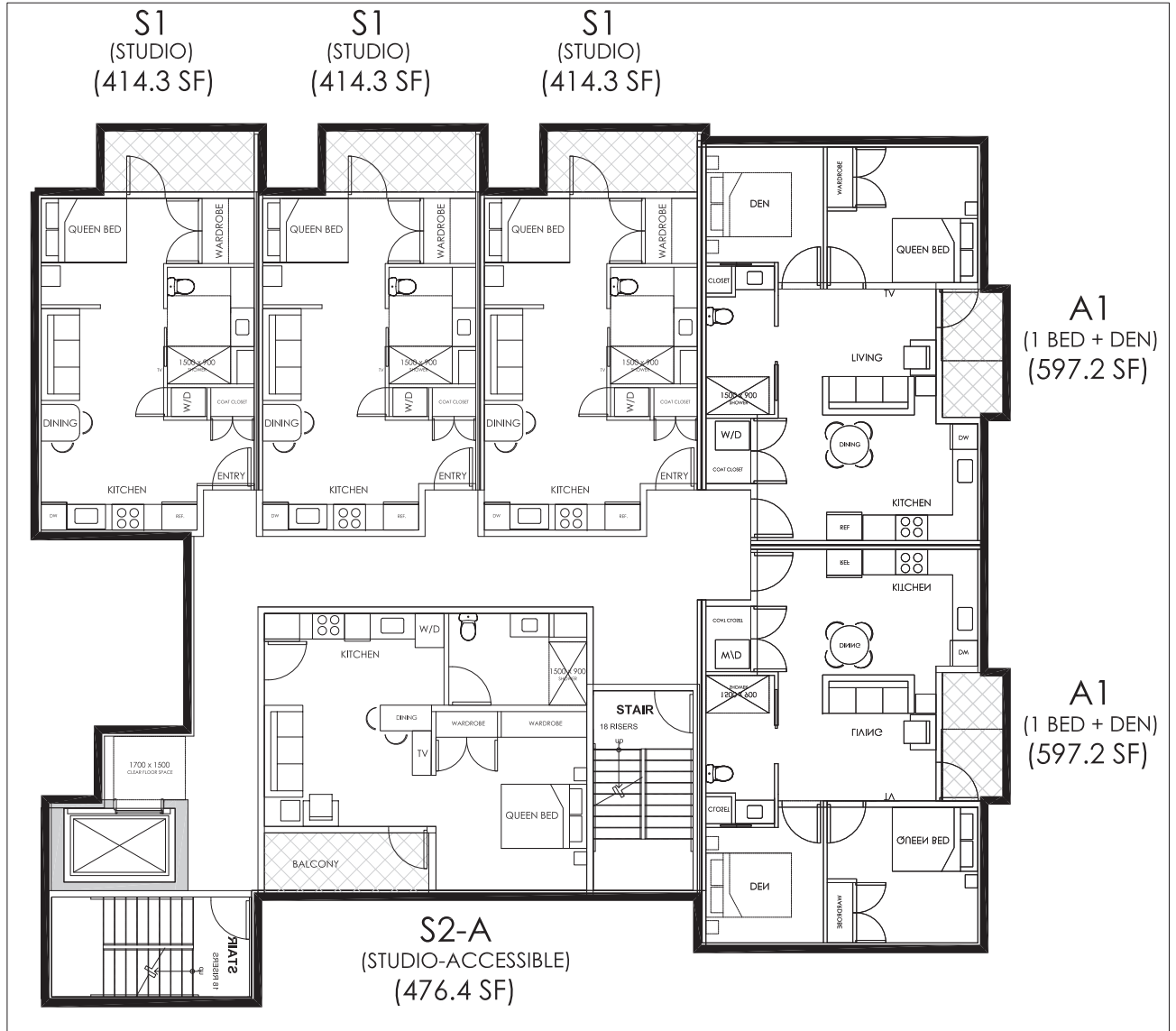




FLOOR PLAN LEVEL 2 & 3 (Residential)



FLOOR PLAN LEVEL 4 (Residential & Roof Deck Amenity)



TYPICAL FLOOR PLAN WITH UNITS DETAIL

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DP 1342  
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**JOYCE REID TROOST ARCHITECTURE**  
2515 GLENAYR DRIVE  
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joyce@jrtarch.com  
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ARCH. STAMP

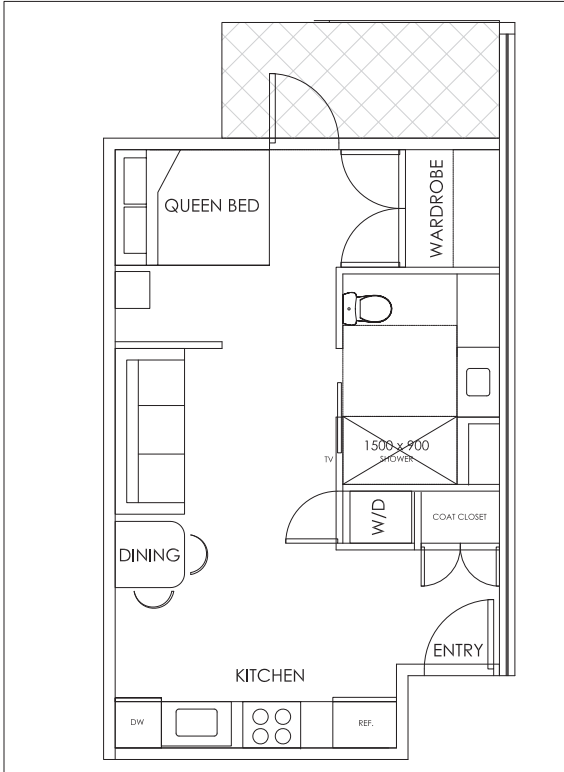
**116 PRYDE MULTI FAMILY**  
NANAIMO, BC

CLIENT  
BC 1392056

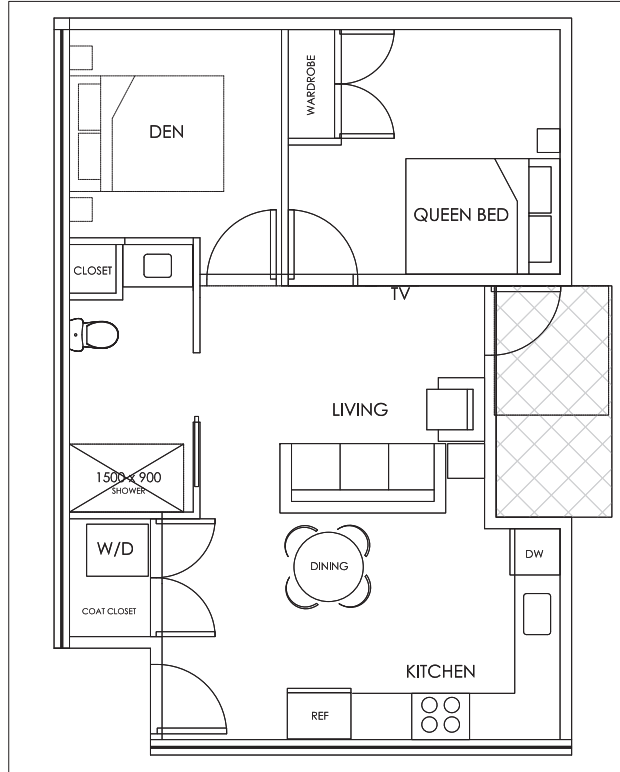
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2024-03-28	01	ISSUE FOR PERMITS
2024-03-28	02	ISSUE FOR PERMITS
2024-03-28	03	ISSUE FOR PERMITS

DATE	OCT 11, 2023	FLOOR PLANS
SCALE		
DRAWN BY	JRT	<b>A101</b>

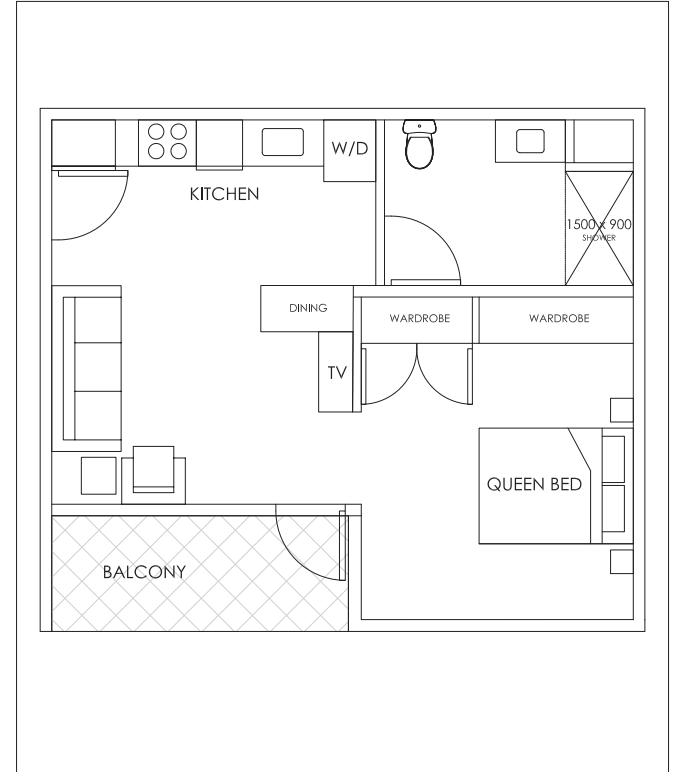




UNIT PLAN  
**S1**  
 STUDIO  
 (414.3 SF)



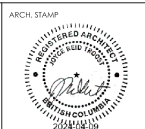
UNIT PLAN  
**A1**  
 1 BED + DEN  
 (597.2 SF)



UNIT PLAN  
**S2-A**  
 STUDIO - ACCESSIBLE  
 (476.4 SF)

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 SCALE  
 DRAWN BY JRT

UNIT PLANS  
**A102**

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 DP1342  
 2024-APR-15  
 COUNTRY BUILDING

MATERIAL LEGEND

- 01 Windows Black
- 02 HARDIE Panel Gray Slate
- 03 HARDIE Panel Iron Gray
- 04 HARDIE Board & Batton Night Gray
- 05 Woodtone Sand Castle
- 06 HARDIE 7" Lap Siding Arctic White



WEST ELEVATION | FRONT ELEVATION | Scale 3/16" = 1' |

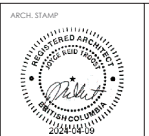


EAST ELEVATION | REAR ELEVATION | Scale 3/16" = 1' |

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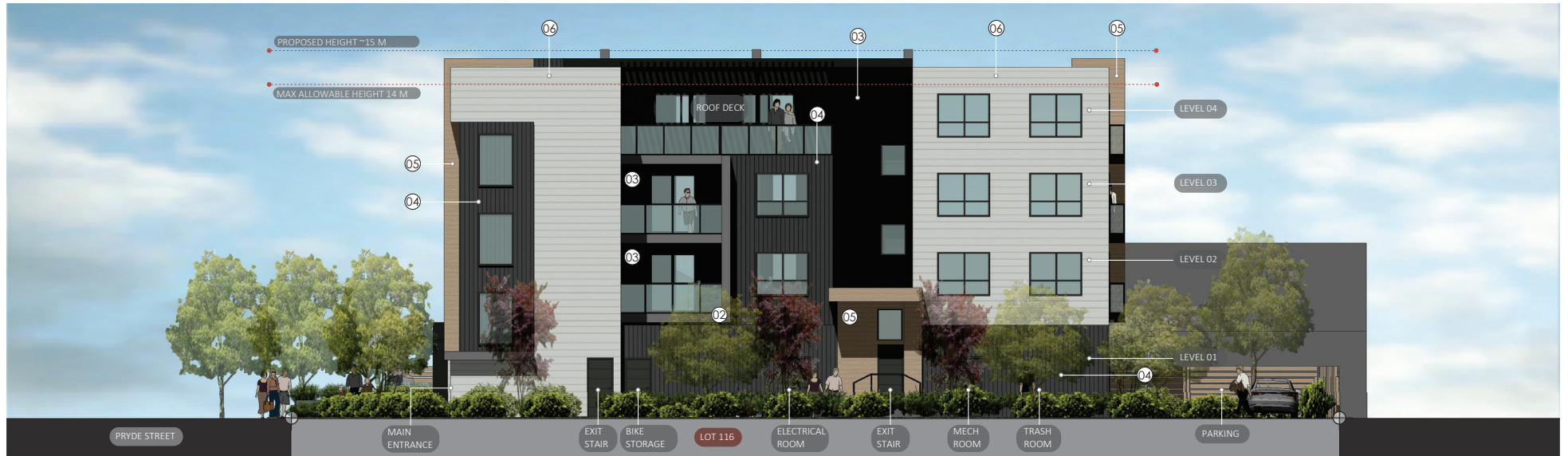
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ELEVATIONS  
**A200**



NORTH ELEVATION | SIDE ELEVATION | Scale 3/16" = 1' |

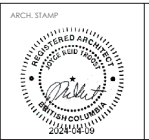


SOUTH ELEVATION | SIDE ELEVATION | Scale 3/16" = 1' |

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ELEVATIONS  
**A201**



FRONT VIEW FROM PRYDE AVE



FRONT VIEW FROM PRYDE AVE



REAR VIEW OF BUILDING, EAST



REAR VIEW OF BUILDING, WEST

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2024-APR-15  
CURRENT PLANNING

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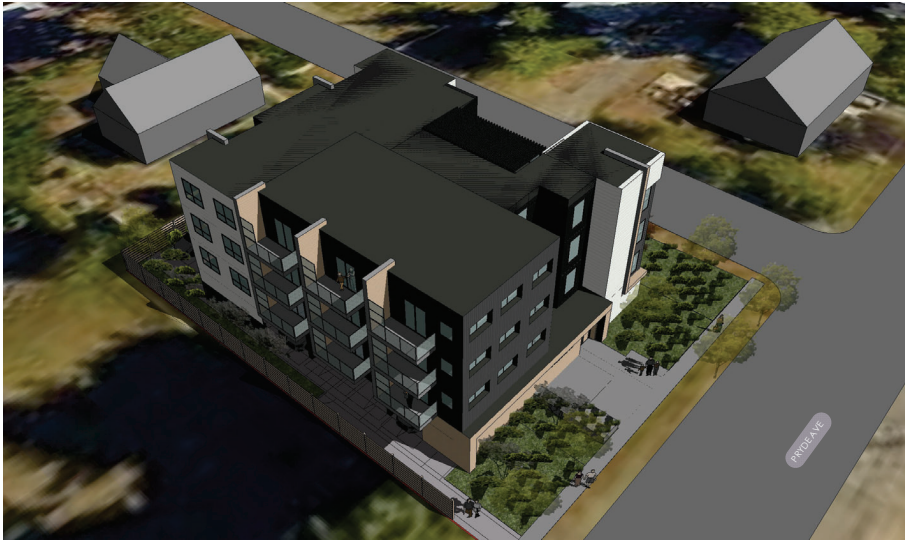
PERSPECTIVES  
**A300**



CORNER VIEW, PRYDE AND BARTLETT STREET



VIEW FROM BARTLETT STREET



AERIAL VIEW OF SITE (FRONT/ NORTH SIDE)



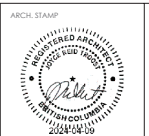
AERIAL VIEW OF SITE (REAR/ SOUTH SIDE)

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CITY OF NANAIMO

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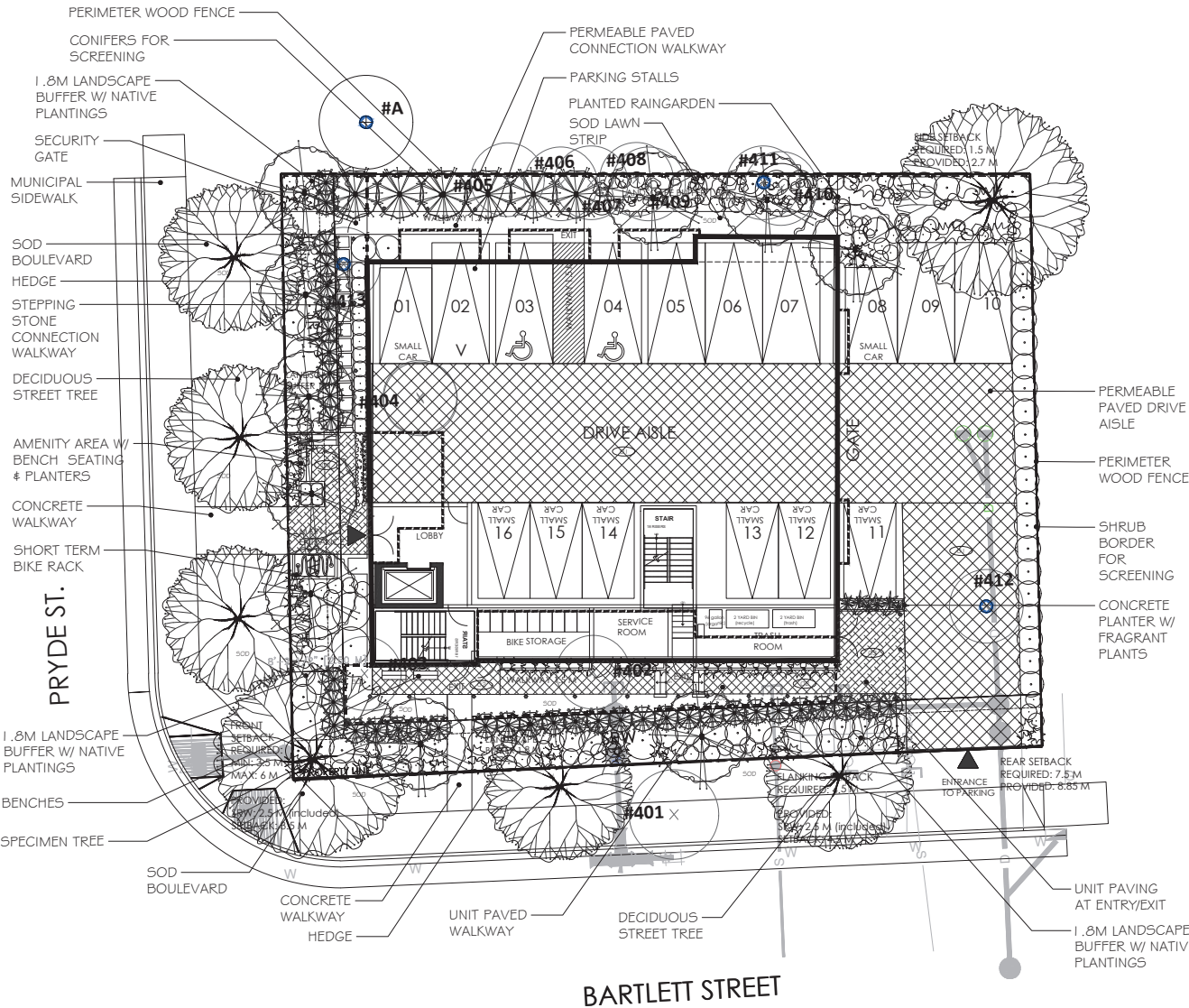
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SCALE	SEE DRAWING
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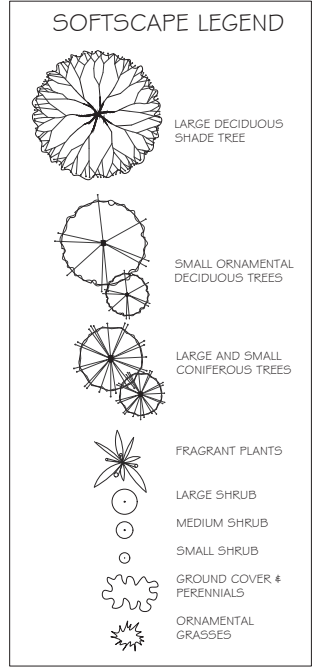
PERSPECTIVES

**A301**



### SUGGESTED PLANT LIST

Tree	Key	Common Name	Latin Name	Size
01	01	River Rock	Quercus macrocarpa	2.0m
02	02	V55	Quercus macrocarpa	2.0m
03	03	Cortez Slab	Quercus macrocarpa	2.0m



### PAVER TYPES

01 TYPE: RIVER ROCK  
COLOUR: VICTORIAN  
PATTERN: JACK-ON-JACK  
SIZE: 24x24

02 TYPE: V55  
COLOUR: 50% DARK GREY, 50% GREY  
PATTERN: STRETCHER BOND, PARALLEL TO BUILDING FACE  
SIZE: 3" x 12" x 4.3"

03 TYPE: CORTEZ SLAB  
COLOUR: SANDALWOOD  
PATTERN: JACK-ON-JACK  
SIZE: 18" x 18"

SUPPLIER: BELGARD PAVERS

### LIGHTING LEGEND

BOLLARD LIGHTS (x17)  
DESC.: 2 ARM CONTEMPORARY PATH LIGHT  
MODEL: 15844AZT  
COLOUR: BRONZE METALLIC  
CONTACT: KICHLER LIGHTING

BENCH (x4)  
MODEL: ARCATA BENCH  
SIZE: 24" x 74" x 32", BACKED SURFACE  
MATERIAL: WOODGRAIN SERIES  
COLOUR: WOOD - JARRAH, POWDERCOAT METAL - BRONZE METALLIC  
CONTACT: LANDSCAPE FORMS

SHORT TERM BIKE RACKS (x5)  
MODEL: EMERSON BIKE RACK  
NOTE: MOUNTED TO CONCRETE PAD & PARALLEL TO BUILDING FACE  
COLOUR: NEUTRAL SERIES - BRONZE METALLIC  
SUPPLIER: LANDSCAPE FORMS

REV. DATE	NUMBER	DESCRIPTION
MAR 28, 2024	01	PRELIMINARY LAYOUT
MAR 28, 2024	02	REVISED LAYOUT PLAN