

Urbanization has increasingly led to the overlapping of old and new spaces in historic city areas, creating challenges in preserving valuable urban heritage. Development Permits with Form and Character requirements help to ensure new developments meet the standards of the effective protection, utilization, and sustainable development of these historical spaces.

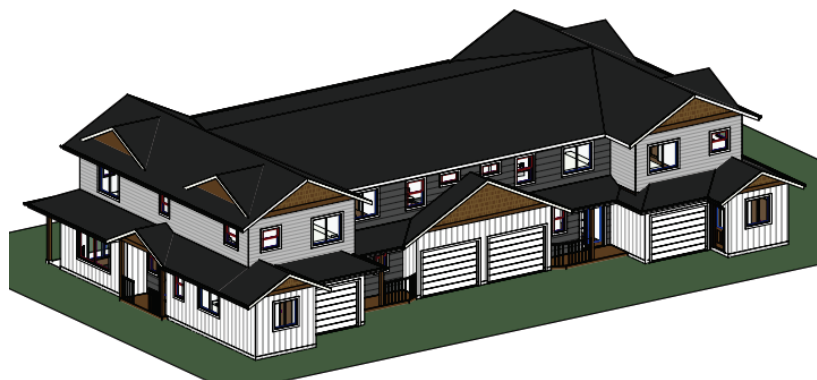
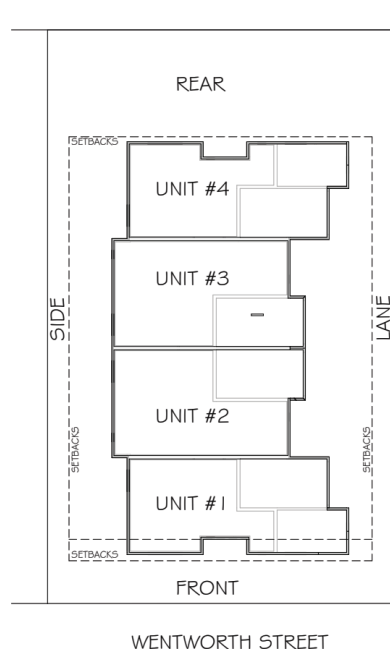
The following will demonstrate how the proposed design relates to the requirements set out in the *NANAIMO'S OLD CITY Multiple Family Residential Design Guidelines*. (<https://www.nanaimo.ca/docs/property-development/development-applications/old-city-multiple-family-residential-design-guidelines.pdf>)

Text imported from the Design Guidelines will be shown in *italics*

1. LOT SIZE AND ASSEMBLY

In order to reduce the impact of the introduction of larger scale development to an established single-family neighbourhood and to respect views, the scale of new development should be restricted. Long, unbroken new development would be incompatible with the existing street rhythm and would not respect neighbours' access to views.

The proposed development is contained on one City lot (measuring 132'x79'-6") and is designed to meet all the relevant setbacks of an R14 zoned lot. As per 1.a) no lots will need to be amalgamated to create a lot suitable in size for our proposed development. There are no variances to City of Nanaimo Bylaws proposed within this design and Development Permit. For this document, the Front, Side, Rear and Lane sides will be referenced in relation to their applicable setbacks. e.g. Front of building – side of building facing lot line with the Front Setbacks as per the Bylaw definition. (see image below). Access to views for neighbours won't be negatively impacted due to the surrounding topography and proposed building height.



3D Perspective view

2. YARDS

The depth and landscape treatment of front, rear, and side yards are important elements in the establishment of a consistent street rhythm and an overall residential neighbourhood Identity. Open space should be designed with the same high quality and standards as built space.

The proposed development meets the existing R-14 zoning setbacks which are sufficient to support the design for a building housing 4 dwelling units. Some of the homes in the adjacent streetscape may have the front of the home further from the street than our proposal but we recognize that the majority of these homes are about century old and expectations are that future housing stock upgrades and redevelopment of these properties will likely conform to the R14 front yard setbacks that support greater social interaction opportunities between residents on their front porches and passing neighbours. The recessed front entry and upper floor also help to mitigate any differences in front yard setback between neighbouring buildings.

As previously noted, the proposed development meets the zoning height allowance of 7.75m as well as all the applicable front, side and rear setbacks and no variances are required for this design. Pursuant to item 2 b), the actual distance between the building and Side Yard property lines are 4.5m, (lane setback) and 3.13m. (west side yard) exceeding zoning setback allowances. Furthermore, the proposed distance from the rear of the building to the rear yard property line is 7.84 m again exceeding the setback requirement. is provided between the rear of the building and the rear yard setback.

Respecting the 2nd bullet of item 2 c), the building design features stepped roof lines between floors and roof slopes that minimize shading of the neighbours' properties.

Each of the 4 dwelling Units includes a 1 bay garage enclosure and all parking is accessed off the lane. After lane dedication, the parking enclosures are in excess of 4.5 M from the property line for the outer units and 6 m for the inner units. Parking standards require 7 spots for the number of bedrooms in this Multi-family Parking Area (Area 3). We have proposed to have 8 which will require permeable surfaces for at least one of those spaces.

In the Design Guidelines, it is noted that “*where garages are connected to a dwelling unit, development of the roof area as an outdoor living space is encouraged*”. We explored this idea but the resulting deck areas ended up being small spaces with limited function.

3. BUILDING MASSING

Appropriate building massing which refers to the height, width, extent of articulation, and roof profile of a building is critical in establishing and maintaining the rhythm of a street.

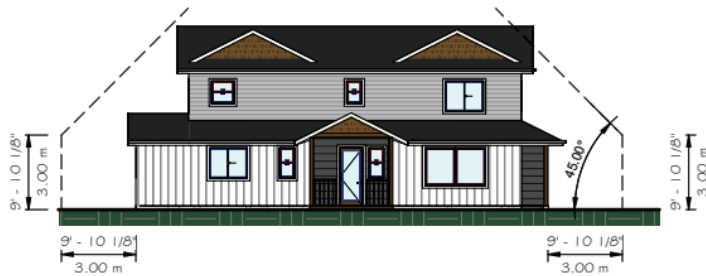
The 3D Perspective view shown above helps to show the extent of building recesses, articulation, the mix of gable and hip roof profiles as well as the relative height and width of the building.

The proposed development meets the R-14 zoning height maximum allowance of 7.75m which appears less than the height restrictions encouraged in the Design Guidelines, (3 c).

Whereas item 3 d) is not directly applicable to our development, (we are not a single entry multi-family development), efforts were applied to respect the 15m max unbroken wall face,

stepping the building back at 45 degree angles to minimize shading of neighbouring properties, (see elevations below).

Rear View Shade lines



Lane View Shade lines



Our building design is in the form of row housing and intention was provided to create isolated entries for each unit in respect to Guideline 3 e) and to further our interest in providing tenant privacy with recessed porches and entry doors. We also acknowledge that our building design and the R14 height restriction ensure respect for items 3 f) and g).

Guideline 3 h) encourages roof design that has “*pitched roofs, commonly gable or hipped, typical in traditional residential neighbourhoods are encouraged*” and provided key direction in our building design. One bullet referencing that roof slopes less than 8:12 are not acceptable however we must advise that the maximum building height of 7.75m per R14, does not provide sufficient height for us to exceed 6:12 roof pitch without significant variances. We also note that the majority of homes in the immediate streetscape also do not meet this 8:12 preferred roof pitch, exceptions being 936 and 960 Wentworth which have some steeper gables facing Wentworth Street. Dormers were added and although they weren’t required to add living space, they were utilized to add character to the main roof. Even though this isn’t necessarily considered a ‘corner lot’ the facades that face Wentworth and the Lane have been designed to appeal to both views.

Previously noted and visible in the 3D image above, our design includes “*projections and recesses*”, (porches, dormers, etc.) that conform to the encouraged direction expressed in Guideline 3 i).

4. ARCHITECTURAL ELEMENTS

Appropriate architectural elements complete the expression of residential character which began with articulated massing.

The entries created in the building design would appear to comply with the guideline statements of Section 4.1. with emphasis in being “*attractive and easily identifiable*” from Wentworth Street and the lane. An identified walkway to the front entry of Unit 4, (separated for privacy to the rear yard) will assist guests and visitors in located this unit access. Each entry is also highlighted by roof line articulation and porches. Having a raised porch “accessible via a generous stair with substantial wood balustrades” is an ideal again limited by the maximum building height of the R14 zoning and the encouragement for steeper roof lines. Architectural railings and pickets will contribute to defining the porch at each entry. Entrances will be well lit with illumination highlighting the dwelling unit.

Our design has focused on ensuring identifiable but isolated front porches that provide access and “*traditional socializing spaces ...*”. Despite being a row housing format where entries are often visible between dwelling units, we have provided recessed spaces for the porches such that tenants can have a small outdoor sitting space private to neighbouring views where they can interact with passing pedestrians in the lane or in particular for Unit 1 facing Wentworth Street.

In respect to Guideline 4.3, addressing the importance of windows in the design of the building, we have utilized a mix of horizontal and vertical rectangles designed to meet the functional needs of the interior space for natural lighting and code compliance emergency access, (bedrooms). The functionality of the interior spaces do limit our ability to create perfect symmetry for the external elevations but these would appear to meet the standard existing in the adjacent streetscape while meeting Guideline references to window to wall ratios. We have also endeavoured to have windows and doors centered in gables and dormers wherever possible without compromising the functionality of the interior spaces.

The owners of this project, concerned about both energy efficiency and ensuring affordability for future tenants, are proposing vinyl windows which are less expensive and generally more energy efficient. The material board provides greater detail on the size of trim boards that will accent and surround the rectangular windows.

We refer you to the Material Board that accompanies this document for much greater detail on the materials and details encouraged via Guideline 4.4. Generally, we have attempted to replicate the look of the adjacent streetscape with mix integration of board and batten, horizontal lapped siding and cedar shake, (gable ends). Reduced maintenance costs have us planning the use Kaycan vinyl siding materials that also replicate the older look of these siding styles. In keeping with the direction of 4.4 b) we will be using asphalt shingles for our roofs.

The proposed color scheme (please see the Material Board) has a light and dark grey lap siding as well as white board and batten for the wall faces. Cedar colored shakes in the gable ends compliment the other natural colors. Trim, gutters and barge boards will be painted white. The railings and pickets will be black.

We trust this document and the Material Board will highlight how this design has been created with the intent of the City Design Guidelines in mind and that with the exception of a few instances where the zoning bylaw is restrictive, (i.e. max building height, etc.) we are in general conformance and this DP can be supported by staff and Council.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'Keene Anderson', written on a light gray rectangular background.

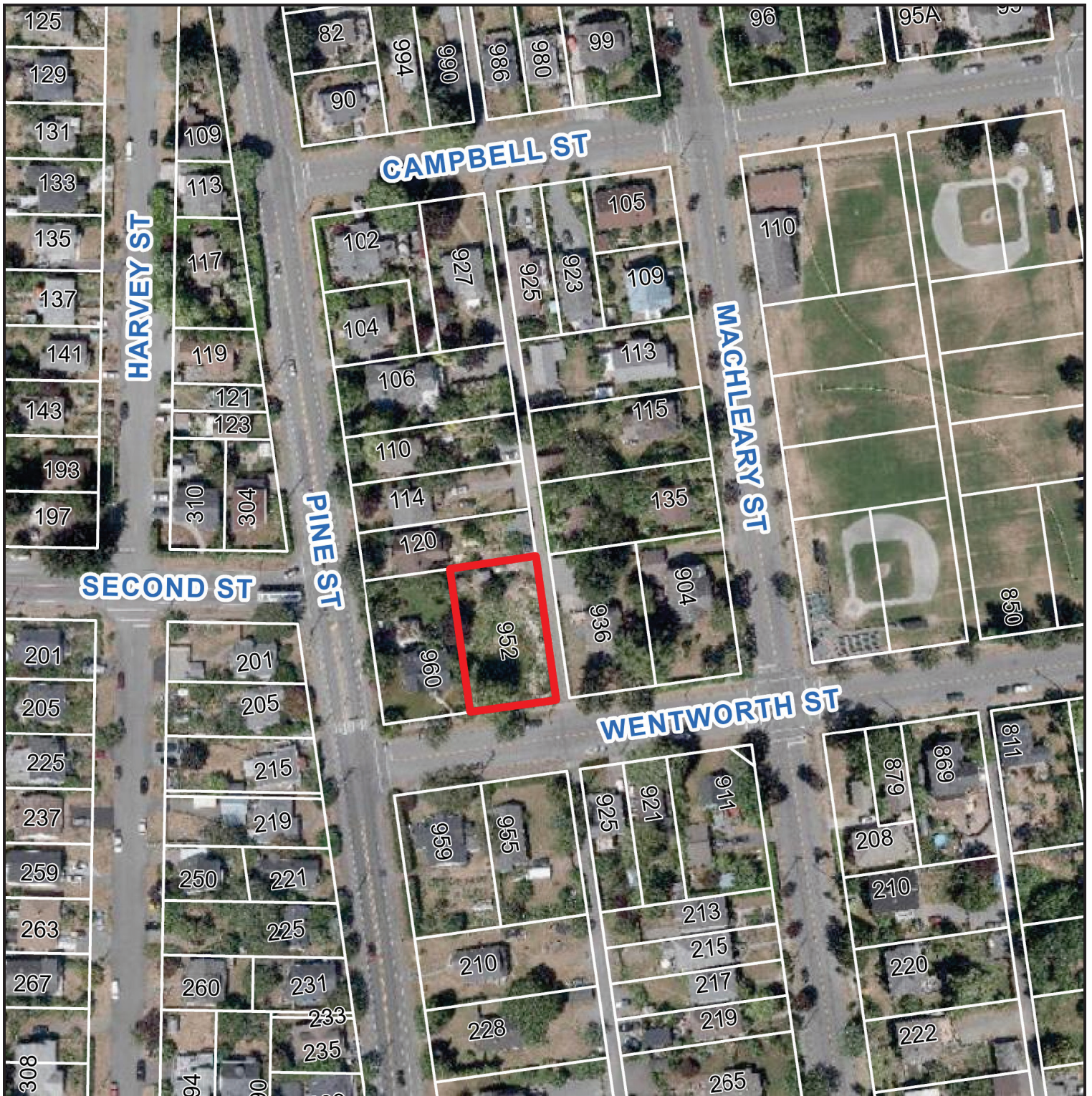
Keene Anderson
Agent for submission

This map shows a residential neighborhood with several streets: Campbell St, MacLeary St, Wentworth St, Pine St, and Harvey St. A specific lot, located between Pine St and MacLeary St, is highlighted with a black border and labeled R14. This lot is situated between lots 927 and 925 on Campbell St, and between lots 110 and 114 on Pine St. Other lots in the area are labeled with numbers, and some areas are marked PRC3. The map also shows a grid of streets with lot numbers ranging from 82 to 99 on Campbell St, 110 to 114 on Pine St, and 201 to 267 on Harvey St.

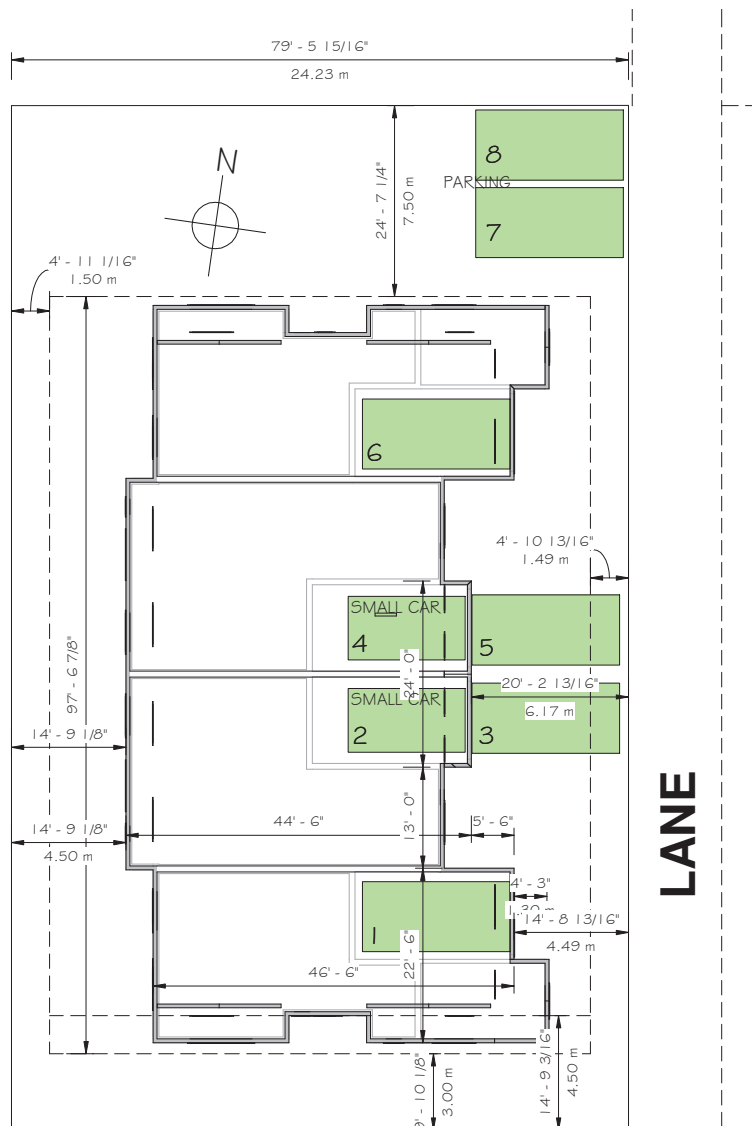


952 WENTWORTH STREET

AERIAL PHOTO



952 WENTWORTH STREET



WENTWORTH STREET

SITE AREA	-	975.27 M ² (10497.68 FT ²)
BUILDING FOOTPRINT	-	395.29 M ² (4254.85 FT ²)
SITE COVERAGE	-	40.53%
UNIT COUNT	-	4
GROSS FLOOR AREA	-	
- LOWER FLOOR	-	286.62 M ² (3085.13 FT ²)
- UPPER FLOOR	-	302.57 M ² (3256.87 FT ²)
TOTAL	-	589.19 M ² (6341.99 FT ²)
FLOOR AREA RATIO	-	0.604
BUILDING HEIGHT	-	7.75 M
AMENITY AREA	-	516.18 M ² (5556.12 FT ²)
PARKING REQUIREMENTS	-	SCHEDULE A SHOWS WE ARE AREA 3, 1.68 SPACES ARE REQUIRED FOR A 3+ BEDROOM BUILDING IN AREA 3. 1.68 X 4 = 6.72 TOTAL REQUIRED 7

SITE PLAN - PROPERTY DATA

1/16" = 1'-0"

Revisions

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952 WENTWORTH
DEVELOPMENT PERMIT

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designing with care
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info@greenplan.ca

Designed Designer	Drawn Author	Checked Checker
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Date
02/24/2025

Project
24102

Drawing #
24102-0224-71

Scale
1/16" = 1'-0"

Sheet Title
PROPERTY DATA

Sheet #
A-D

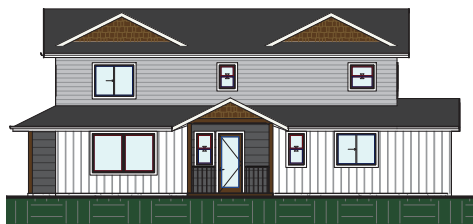
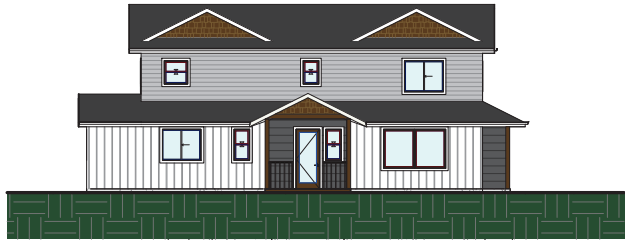
LANE VIEW

1/16" = 1'-0"



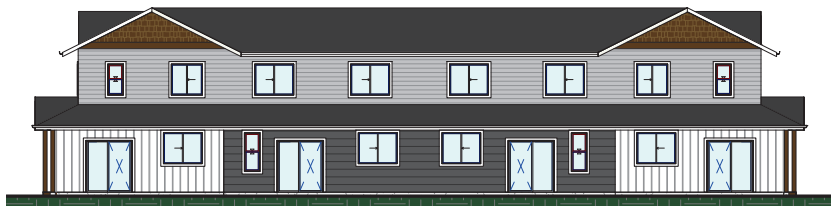
REAR VIEW

1/16" = 1'-0"



FRONT VIEW

1/16" = 1'-0"



SIDE VIEW

1/16" = 1'-0"

Revisions

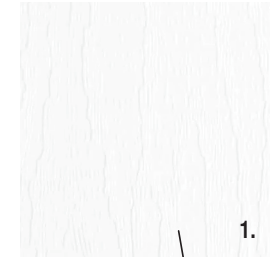
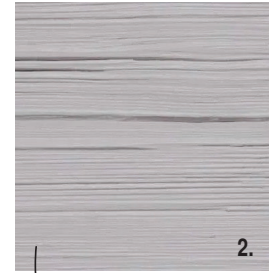
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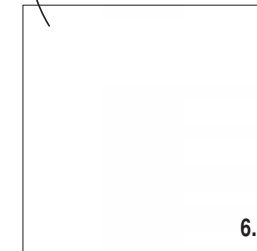
952 WENTWORTH
DP - ELEVATIONS

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Designed	Drawn JL	Checked
Date 02/14/2025		
Project 24102		
Drawing # 24102-0214-71		
Scale 1/16" = 1'-0"		
Sheet Title ELEVATIONS		
Sheet # A-E		



1. Board and Batten Siding - White
Kaycan – "White" - <https://www.kaycan.com/ideas-and-inspiration/all-colors/white/>
2. Horizontal lap style - Light grey
Kaycan - "Heritage Grey" - <https://www.kaycan.com/ideas-and-inspiration/all-colors/heritage-gray/>
3. Horizontal lap style - Dark grey
Kaycan – "Manor" - <https://www.kaycan.com/ideas-and-inspiration/all-colors/manor/>
4. Roofing Finish – Asphalt
IKO Cambridge - Duel Black - <https://www.iko.com/na/document-library/cambridge-collection-brochure-en.pdf>
5. Gable End Shingles – Cedar
Kaycan "Cedar Blend" - <https://www.kaycan.com/product/polymeric/polymeric-shakes/cedar-impressions-single-7-straight-edge-perfection-shingles/>
6. Soffits and downspouts - White
Window and door trim - White
Barge boards and gutters - White
7. Railings and Spindles - Black



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EAST PERSPECTIVE - MATERIAL BOARD

Revisions

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DP -
MATERIAL/SAMPLE
BOARD



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Designed Designer	Drawn Author	Checked Checker
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Date
02/14/2025

Project
24102

Drawing #
24102-0214-71

Scale

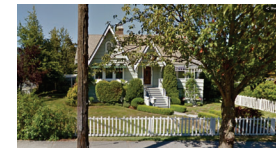
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MATERIAL/SAMPLE BOARD

Sheet #

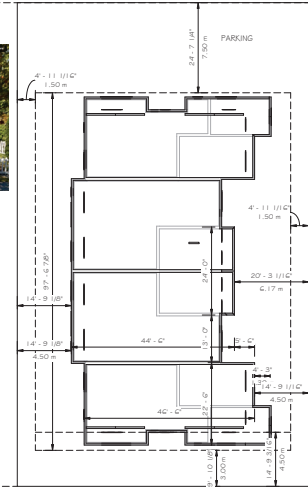
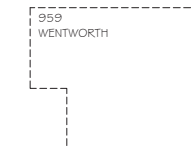
A-MB

PINE STREET

PINE STREET



960 WENTWORTH STREET



WENTWORTH STREET

955 WENTWORTH



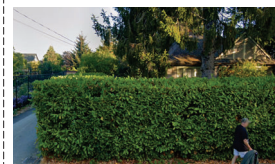
LANE

LANE

925 WENTWORTH



921 WENTWORTH



936 WENTWORTH STREET

* ALL VIEWS ARE FROM WENTWORTH STREET

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Designed Designer	Drawn Author	Checked Checker
Date 15/1/2025		
Project 14-153		
Drawing # 24102-0214-71		
Scale 1/16" = 1'-0"		
Sheet Title STREETSCAPE		
Sheet # A-55		



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

Image	ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
	Ca	2	<i>Clematis armandi</i>	Evergreen Clematis	#5	
	EGS	39	<i>Euonymus fortunei</i> 'Green Spire'	Green Spire Euonymus	#2	
	GbF	5	<i>Ginkgo biloba</i> 'Fastigiata'	Maidenhair Tree	5cm	
	LHd	46	<i>Lavandula angustifolia</i> 'Hidcote'	Hidcote Lavender	4"	
	Ma	6	<i>Mahonia aquifolium</i>	Oregon Grape	#3	
	MsG	12	<i>Miscanthus sinensis</i> 'Gracillimus'	Fountain Grass	#2	
	PL	21	<i>Prunus lusitanica</i> 'Lollia'	Portuguese Laurel	#3	
	PLS	29	<i>Perovskia</i> 'Little Spire'	Russian Sage	#1	
	RhVG	11	<i>Rudbeckia fulgida</i> var. <i>Sulcata</i> 'Goldst'	Black Eyed Susan	#1	
	Tooc	2	<i>Thuja occidentalis</i>	Eastern Arborvitae	2m	

LANDSCAPE PLAN

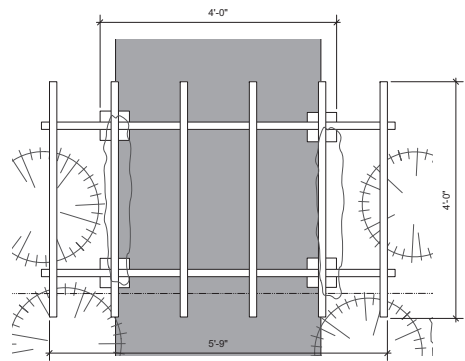
952 Wentworth Street
Nanaimo, BC

Prepared by:
Terra Luma Design
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Vancouver, BC V6H 1J6
terraluma@mac.com

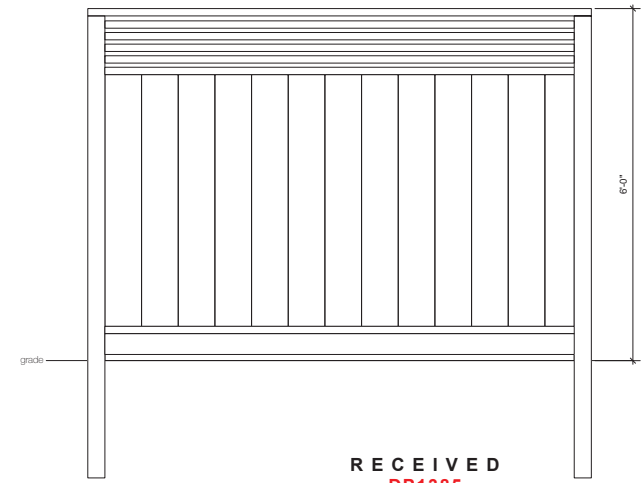
terraluma
design

Date:
10 January 2025

Scale:
as noted



2 Pergola plan
Scale: 1" = 1'-0"



3 typical fence panel elevation
Scale: 1" = 1'-0"

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