

DATE OF MEETING February 6, 2017

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT PERMIT NO. DP1006 – 1406 BOWEN ROAD

OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application for a 25 unit multi-family development located at 1406 Bowen Road.

Recommendation

That Council issue Development Permit No. DP1006 at 1406 Bowen Road with the following variances:

- reduce the required front yard setback from 3m to 1.2m;
- reduce the required rear yard setback from 7.5m to 3m;
- reduce the required setback for a garbage enclosure from an adjacent property zoned residential use, from 3m to 0m;
- eliminate the requirement for screening with plants around a garbage enclosure;
- reduce the Minimum Landscape Treatment Level 2d landscape width from 1.8m to 0m for 30m along the rear property line;
- reduce the Minimum Landscape Treatment Level 1d landscape width along the front property line from 1.8m to 1.2m; and,
- reduce the required onsite parking from 41 parking spaces (1.66 parking spaces/unit) to 18 parking spaces (0.72 parking spaces/unit).

BACKGROUND

A development permit application, DP1006, was received from Nanaimo Aboriginal Centre (Mr. Chris Beaton) to permit the development of three two-storey multi-family buildings within the subject property. The project is to be funded by BC Housing and will provide rental housing to low income tenants.

Subject Property

<i>Zoning</i>	COR2 – Mixed Use Corridor
<i>Location</i>	The vacant subject property is located on the north side of Bowen Road, across from the Quarterway Pub and just east of the Pryde Avenue/Bowen Road intersection.
<i>Total Area</i>	4,053.3m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use Plans – Corridor; Map 3 – Development Permit Area No. 1 – Watercourse; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development

<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines DPA-1 Watercourse Guidelines
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The subject property is one lot (1402 Bowen Road) west of the Millstone River and Bowen Park and backs onto a well established residential neighbourhood (eight lots) to the north. An informal commercial strip mall is located directly across the property on the south side of Bowen Road. Bowen Road is four lanes wide in front of the subject property.

DISCUSSION

Proposed Development

The proposed 25 unit, multi-family development is housed in three two-storey buildings. The total floor area is 2,462m². The unit composition and size range is as follows:

Four studios.....	35.0m ² to 46.6m ²
Six one-bedroom units.....	57.3m ² to 74.5m ²
Three two-bedroom townhouses.....	95.0m ² to 97.6m ²
Twelve three-bedroom townhouses.....	113.7m ² to 129.5m ²

A 170.9m² amenity space is provided for residents.

Site Design

The subject property, fronting Bowen Road (an arterial road), is long and narrow with vehicle access from a dedicated lane located at the west property line. The Millstone River's 30m leave strip limits development along the east property.

A large archeological site is also located to the east of the proposed building site. Due to the value of the cultural area, no programming will take place such as landscape improvements or trail construction. The 30m leave strip will be fenced and this edge, with environmental signage, will protect the cultural resource.

The siting of the three proposed buildings responds to limited site width and the need to meet onsite programming and City urban design objectives such as:

- Solar gain to meet Passive House Guidelines;
- Communal outdoor space for adult and childrens' use;
- Organization of multi-family unit front doors on the internal courtyard to meet and strengthen cultural values;
- Street wall to meet Corridor Design Guidelines; and,
- Pedestrian scale street edge (Bowen Road) with texture and visual interest.

Landscape Plan

The landscape plan has four themes:

- Streetscape landscape – trees and native shrubs provide a textured, animated front yard which provides compensation for the reduced front yard along Bowen Road
- Food/Play areas – forest at the west end of the site
- Communal gathering spaces – a formal central space, and an informal common space

- Main pedestrian community entrance from Bowen Road

Building Design

The proposed building forms are to be constructed to a Passive House Standard to obtain heating and cooling energy savings. Passive House is a sustainable construction concept which uses quality, efficient building components best practice construction methods, and a quality ventilation system. Passive House efficiency will be achieved with a high level of insulation and airtight design. The building design is thermal bridge free; in other words, insulation is applied without exterior weak spots around the whole building in order to eliminate cold corners and potential excessive heat losses.

Form and Character

The two-storey building form is a West Coast expression of indigenous architecture. The architectural expression along Bowen Road is very linear. To counter-balance the linear expression, the architect has chosen to animate and articulate the building facade with a rhythm of architectural detailing:

- Horizontal detailing (Patio)
 - A horizontal sunshade over the ground floor unit patio door and windows
 - A horizontal batten or fence-like guard for the unit front doors
- Vertical detailing
 - Roof drainage leaders
 - A re-occurring vertical band finished in complementary materials and colour

The applicant confirms the cedar exterior finish is durable, although the cedar will not be finished with a wood protector or stain in order to achieve a more natural appearance.

Individual unit entrances are not oriented toward Bowen Road due to safety concerns for children. The unit entrances are oriented toward the internal common space in order to foster a sense of community among the tenants.

The main entrance to the housing development is defined through a different style of glazing which acknowledges a gathering space and cultural icon (a public art piece); an 8.5m carved totem.

PROPOSED VARIANCES

Required Front Yard Setback

The required front yard setback is 3m. The proposed front yard setback is 1.2m, a proposed variance of 1.8m.

The applicant notes the narrowness of the subject property necessitates this siting to achieve a modest building envelope for the buildings.

Required Rear Yard Setback

The required rear yard setback is 7.5m. The proposed rear yard setback is 3m, a proposed variance of 4.5m.

The north property line of the subject property abuts the rear yards of eight residential lots which provides good building separation and minimizes any privacy issues that may be associated with a reduced rear yard. The rear yard area between the north property line and the two-storey building is not programmed for any activity. Residents are encouraged to access onsite communal amenity spaces and the defined play area at the west end of the subject property.

Garbage Enclosure

The required setback for a garbage enclosure is 3m. The proposed setback is 0m, a proposed variance of 3m.

The applicant notes the proposed siting at the entrance is the best location for refuse pickup and the enclosure will be designed with an arbour roof.

A 1.8m landscape screen is also required to surround the garbage enclosure on three sides; however, the applicant has requested to eliminate this requirement. The architecturally designed structure provides adequate screening.

Minimum Landscape Treatment Level 2d

The Minimum Landscape Treatment Level 2d requires a landscape width of 1.8m and trees 6m on centre. The proposed variance reduces the buffer width to 0m for 30m along the rear property line.

The eliminated landscape buffer will accommodate parking on the subject property and the applicant is proposing an arbour detail on top of the decorative fence to provide adequate screening of the parking area.

Minimum Landscape Treatment Level 1d

The Minimum Landscape Treatment Level 1d requires a landscape width of 1.8m. The proposed variance reduces the buffer width to 1.2m along the front property line, a proposed variance of 0.6m. The buildings fronting Bowen Road have a minimum setback of 1.2m to accommodate the landscape buffer. An existing row of street trees, established within the city boulevard along Bowen Road, provides additional landscape screening.

Required Onsite Parking

The onsite parking requirement is 41 parking spaces (1.66 parking spaces/unit). The subject property accommodates 18 parking spaces (0.72 parking spaces/unit), a proposed variance of 23 parking spaces.

The proposed development consists of 25 rental units. A housing agreement will limit tenancy to people with low income who typically do not have the means to support vehicle ownership. The low income demographic and ten small apartment units limit parking demand. The

applicant has also provided parking counts from other similar housing projects in Nanaimo that confirm limited vehicle usage.

The subject property is serviced by two transit routes and is within a five minute walking distance to a convenience store and approximately twenty minutes walking distance to a small community commercial node at Bowen Road and Dufferin Crescent (Country Grocer Store).

DESIGN ADVISORY PANEL RECOMMENDATION

The Design Advisory Panel, at its meeting held 2016-JUL-14, accepted DP1006 as presented and provided the following comment:

- Consider ways to enhance the pedestrian entrance (Bowen Road) to the site.

A cultural feature (totem), hard surfaces and a cluster of trees have been added to announce the main pedestrian entrance. This entrance area is also designed to facilitate fire truck access from Bowen Road and to accommodate fire truck parking as required.

SUMMARY POINTS

- Development Permit No. DP1006 proposes variances to setbacks, landscaping and parking requirements to accommodate a 25 unit multi-family development on a narrow property.
- The proposed rental housing development meets the intent of the applicable design guidelines.
- A housing agreement will limit tenancy to persons with low income.
- The proposed building form will be designed to meet the Passive House Standard.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Watercourse Setback Diagram
ATTACHMENT E: Building Elevations
ATTACHMENT F: Landscape Plan
ATTACHMENT G: Patio Section
ATTACHMENT H: Garbage/Recycling Room
ATTACHMENT I: Aerial Photo

Submitted by:



L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:



D. Lindsay
Director, Community Development

ATTACHMENT A PERMIT TERMS & CONDITIONS

TERMS OF PERMIT

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 14.5.3* –to reduce the front yard setback from a major road (Bowen Road arterial) from 3m to 1.2m.
2. *Section 14.5.1 – Siting of Buildings* to reduce the rear yard setback from 7.5m to 3m.
3. *Section 17.3.4* – to reduce the minimum setback for a garbage enclosure from an adjacent property zoned residential use from 3m to 0m.
4. *Section 17.3.3.2* –to eliminate the requirement for screening with plants around a garbage enclosure.
5. *Section 17.11 – Minimum Landscape Treatment Level 2d* to reduce the landscape width from 1.8m to 0m for approximately 30m along the rear property line; and, to eliminate the requirement for planting along the same portion as shown on the landscape plan.
6. *Section 17.11 – Minimum Landscape Treatment Level 1d* to reduce the landscape width along the front property line from 1.8m to 1.2m.

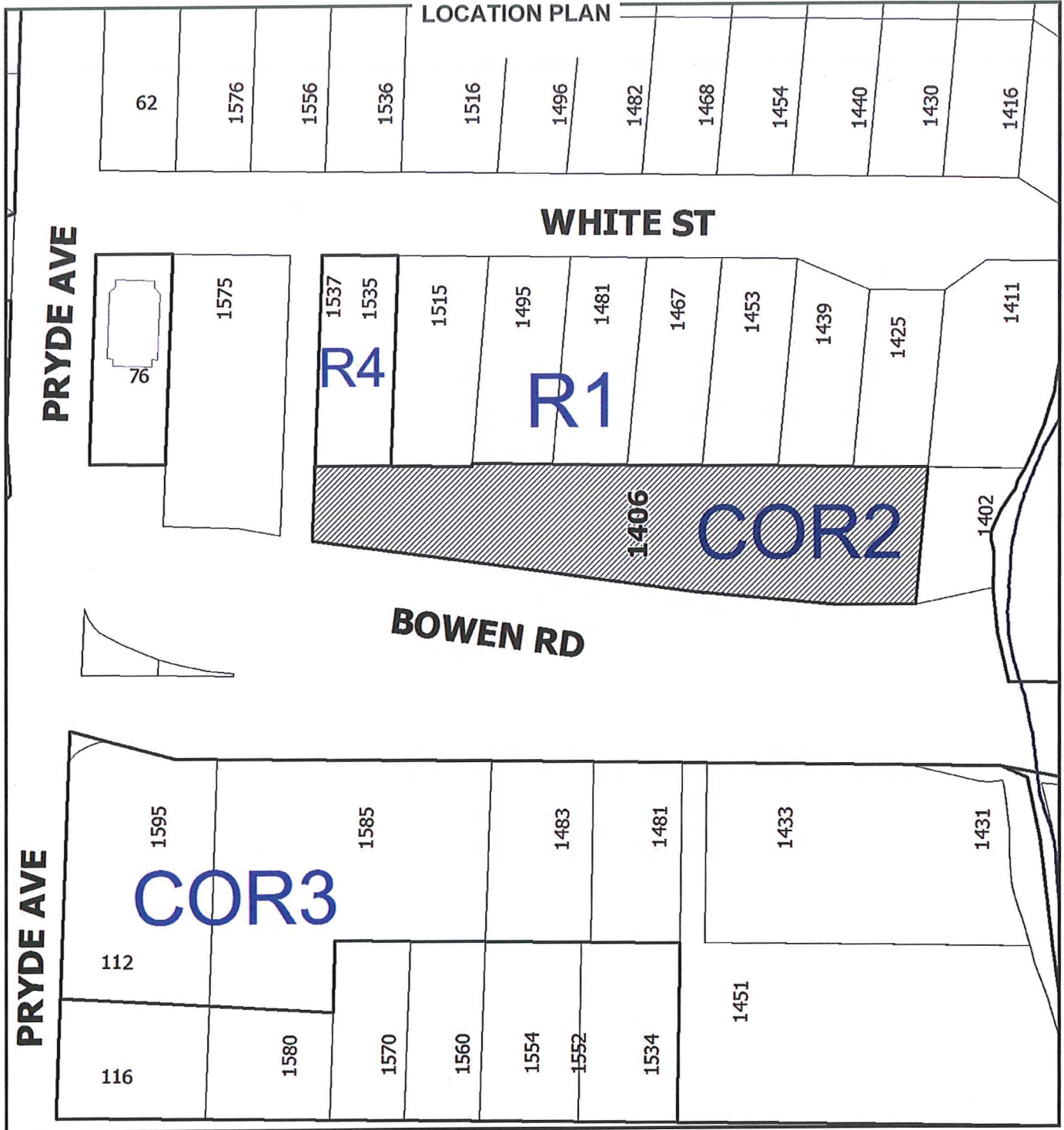
The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS BYLAW 2005 NO. 7013" is varied as follows:

1. *Schedule A* - to reduce the required number of parking spaces from 41 parking spaces to 18 parking spaces.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by DYS ARCHITECTURE, dated 2016-OCT-06, as shown on Attachment C.
2. The development is in general compliance with the elevations prepared by DYS ARCHITECTURE, dated 2016-JUN-10, as shown on Attachment G.
3. The development is in general compliance with the fencing and garbage enclosure details prepared by DYS ARCHITECTURE, dated 2016-OCT-05 and 2016-OCT-06, as shown on Attachments I and J.
4. The development is in general compliance with the landscape plan and specifications prepared by VICTORIA DRAKEFORD LANDSCAPE ARCHITECT dated 2017-JAN-05, as shown on Attachment H.
5. The 30m watercourse setback is to be fenced with a continuous environmental fence (post and rail) and signage. The fence is to be installed along both the western boundary of the watercourse setback within the subject property and the southern boundary abutting the Bowen Road right-of-way.
6. A housing agreement is to be registered on the property title prior to building occupancy. The housing agreement will specify the number of units available for income assistance recipients, and the number of units available for low income earners.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001006

LOCATION PLAN



**Subject
Property**

Civic: 1406 Bowen Road
Lot A, Suburban Lots 8, 9 and 10, Newcastle Towsite,
Section 1, Nanaimo District, Plan EPP7820 except part in
Plan EPP8336 and EPP7821

CLIENT



NO.	DATE	ISSUE
1	16-06-14	ISSUED FOR DP
2	16-10-06	ISSUED FOR BP
3	16-10-21	ISSUED FOR B/C REVIEW
4	16-11-19	ISSUED FOR TENDER
5	17-01-18	ISSUED FOR FIRE DEPT. COMMENTS

NO.	DATE	REVISION
1		
2		

ATTACHMENT C
SITE PLAN

Archaeological Site

RECEIVED
 2017 JAN-19

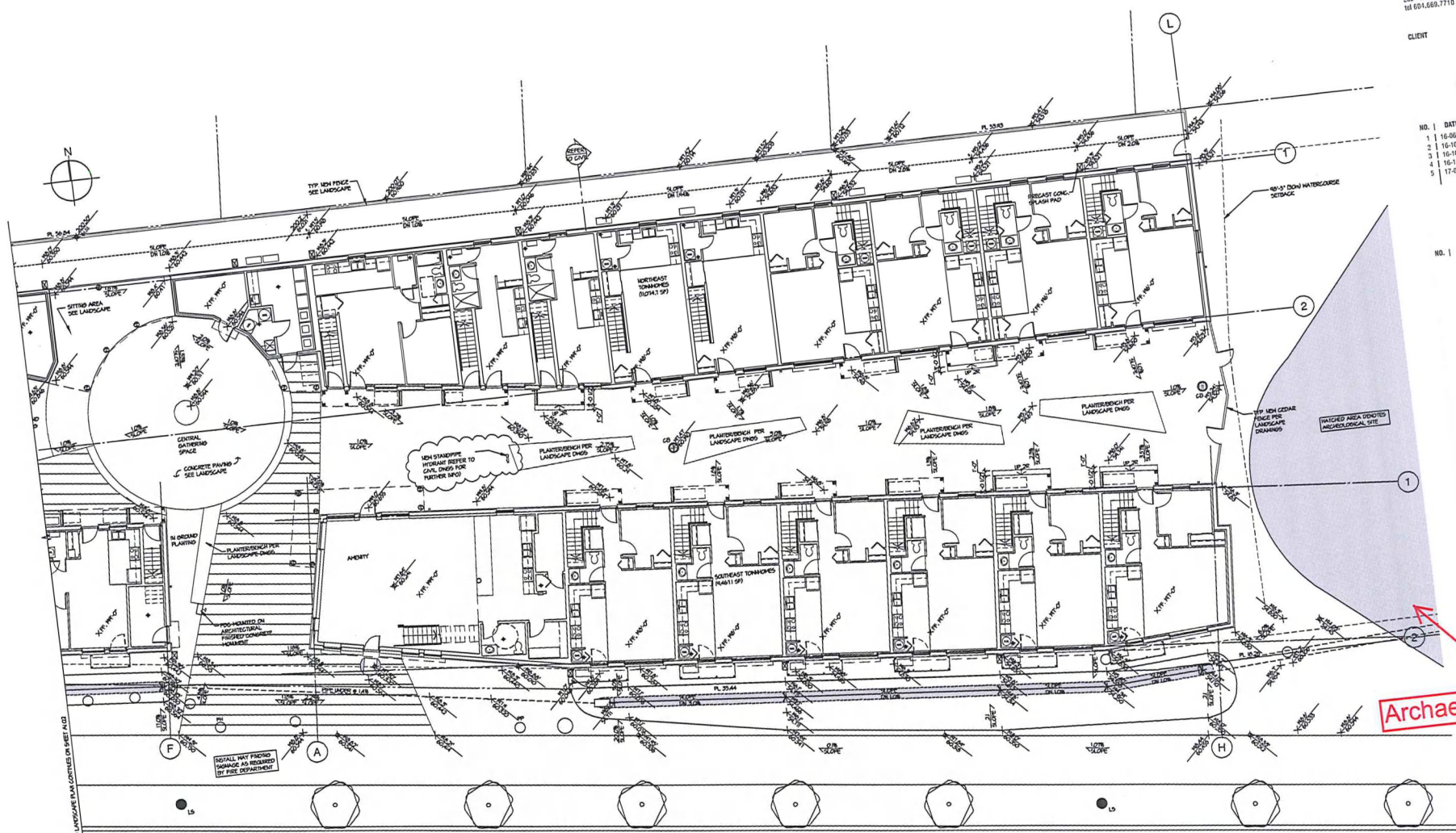
PROJECT
NANAIMO PASSIVE HOUSE
 1406 BOWEN ROAD
 NANAIMO, BC

GRADING PLAN - EAST

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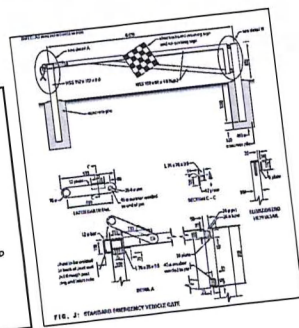


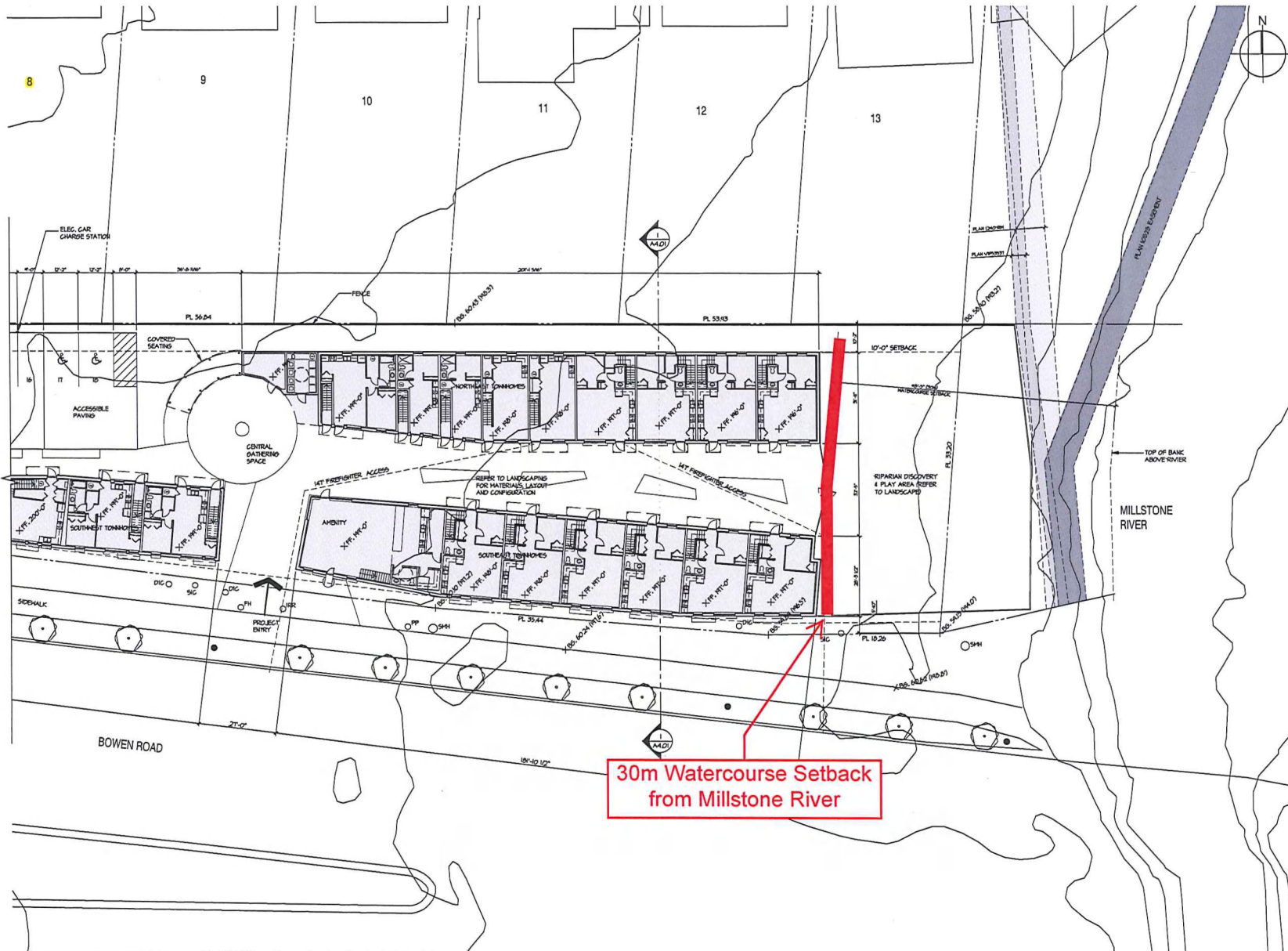
LEGEND

1 HOUR FIRE SEPARATION	
2 HOUR FIRE SEPARATION	
3 HOUR FIRE SEPARATION	
DESIGN ELEVATION	
EXISTING ELEVATION	
HORIZONTAL ENCLOSURE	
CHANGE IN FLOOR FINISH	
HALL TYPE	
DOOR TYPE	
HIDDEN TYPE	

GENERAL NOTES:

1. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD CONCRETE BLOCK, OR CONCRETE WALL UNAD.
2. ALL INTERIOR STUD WALLS ARE TYPE 'M' UNAD.
3. LARGER STUD SIZES FOR PLUMBING LINES AS PER MECHANICAL DRAWINGS, CONFIRM SIZES & LOCATION OF STUDS AT EACH FLOOR.
4. PROVIDE CEILING DROPS AS NEEDED IN BATHROOMS & WHERE NOTED & AS DETAILED (SEE ROPS).
5. SHOWER AREAS ILLUSTRATE SUFFICIENT CEILING LOCATIONS AND HELLHOLE.
6. PROVIDE SOLID BLOCKING FOR INTERIOR DRUM BATH LOCATIONS IN ALL BATHS.
7. PROVIDE SOLID BLOCKING FOR INTERIOR DRUM BATH LOCATIONS IN ALL BATHS.
8. COORDINATE ALL INTERIOR LEAD-BEARING WALLS WITH DIFFERENT THICKNESSES TO ONE ALWAYS USE.
9. AT FLUSH HEAD TO HEAD JOINTS BETWEEN TWO DRUMS, ASSEMBLED WITH DIFFERENT THICKNESSES TO ONE ALWAYS USE.
10. THE TRACKER DRUM ON BOTH ASSEMBLIES.
11. USE TRACKER RESISTANT ONE IN ALL BATHROOMS AND AROUND TUBS IN SITE BATHROOMS.
12. USE INTERIOR CONTINUOUS BENCH & SCHEDULES FOR ALL FINISHES, INTERIOR ELEVATIONS & HELLHOLE DETAILS UNAD.
13. USE INTERIOR ELEVATION DRUMS & SCHEDULES FOR ALL FINISHES, INTERIOR ELEVATIONS & HELLHOLE DETAILS UNAD.
14. HALL DOORS TO BE LOCATED 3" FROM WALL AT HINGE SIDE UNAD.
15. HALL DOORS TO BE LOCATED 3" FROM WALL AT HINGE SIDE UNAD.
16. HALL DOORS TO BE LOCATED 3" FROM WALL AT HINGE SIDE UNAD.
17. PROVIDE BRICE HOOKS/ BRACETS FOR LEGEND AT ALL HORIZONTAL AND VERTICAL DRUM STORAGE LOCATIONS AS NOTED ON PLANS.





PLOT STAMP: 2016-Jun-13 @5:04pm - P:\A216318 - Bowen Road - Nanaimo\CAD\SD\A216165_sp.dwg - A1.03

dys architecture
 260 - 1770 Burnard Street Vancouver BC V6J 3G7
 tel 604.669.7710 www.dysarchitecture.com

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ATTACHMENT D
WATERCOURSE SETBACK DIAGRAM

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 1406 BOWEN RD
 NANAIMO, BC

PARTIAL SITE PLAN - EAST

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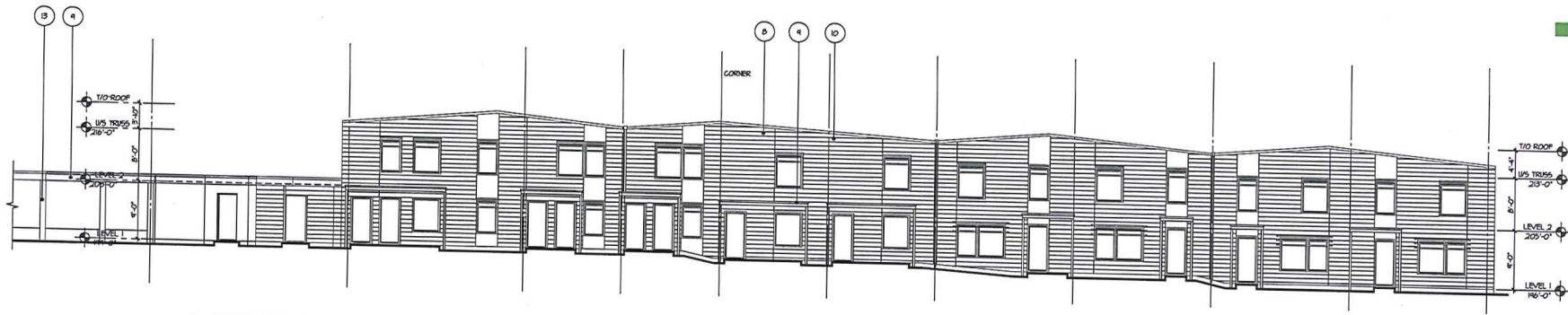
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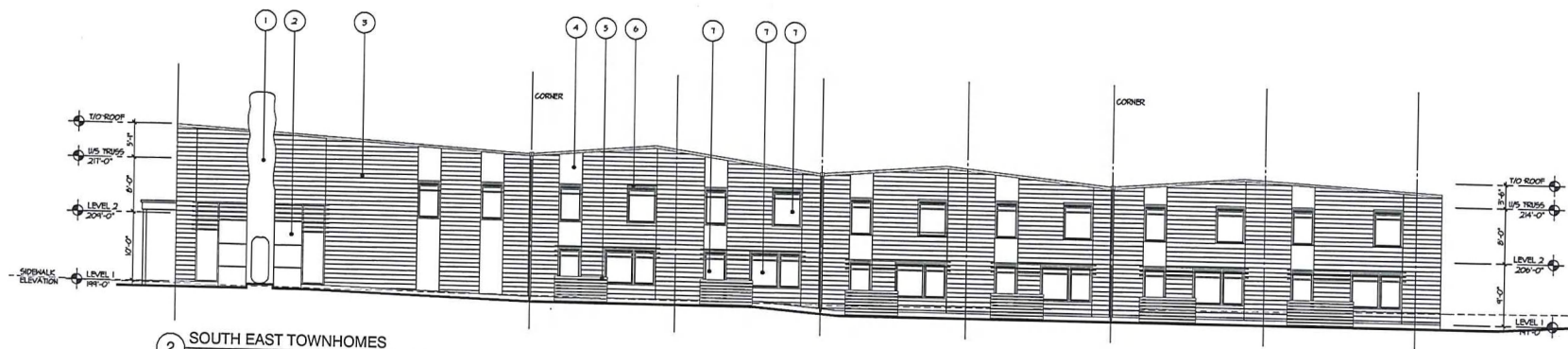


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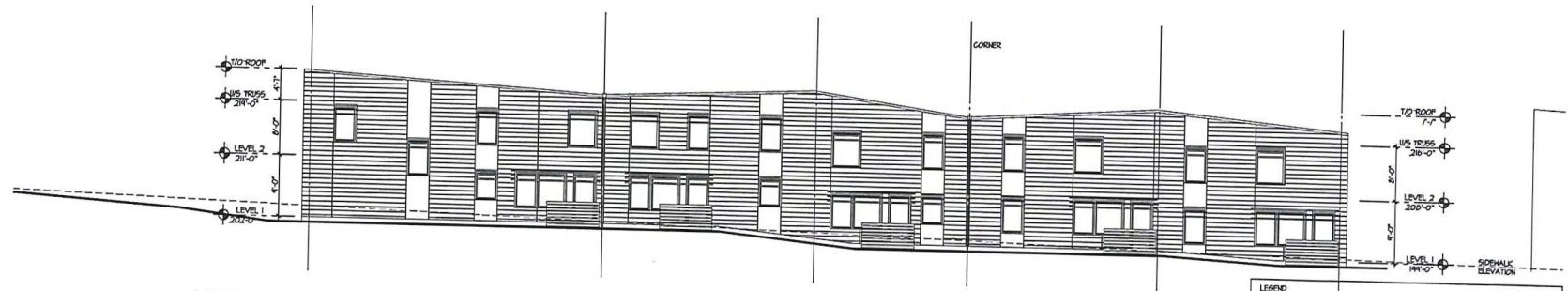
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1 NORTH TOWNHOMES



2 SOUTH EAST TOWNHOMES



3 SOUTH WEST TOWNHOMES

ATTACHMENT E
BUILDING ELEVATIONS

1 of 3

PROJECT
 NANAIMO PASSIV
 1406 BOWEN RD
 NANAIMO, BC

BUILDING SOUTH ELEVATIONS

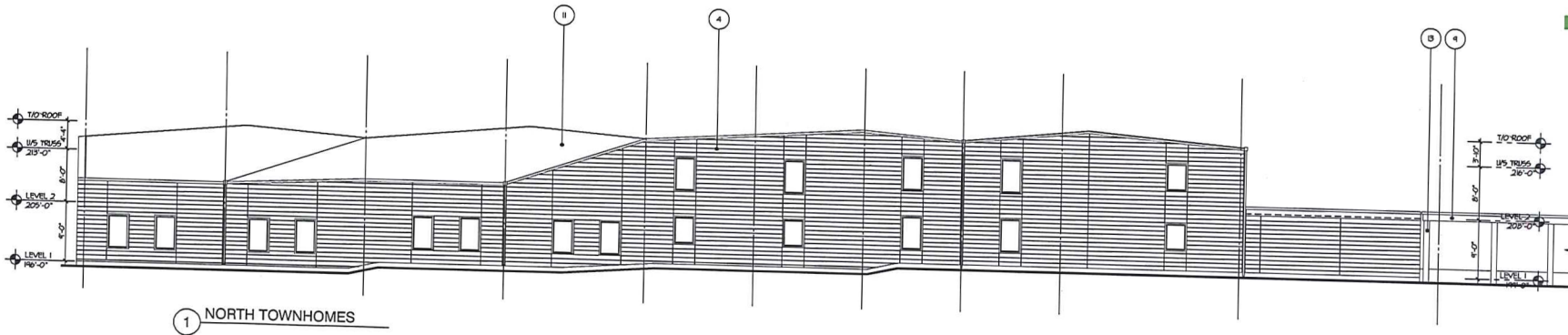
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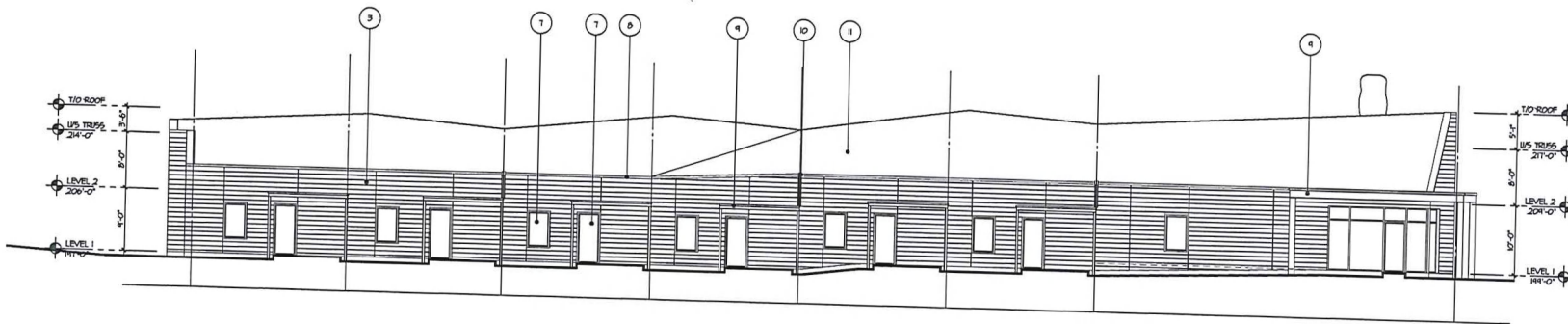
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 DATE JUNE 10, 2016

LEGEND	
1. TOTEM POLE	7. TRIPLE GLAZED VINYL WINDOW/DOOR
2. CEDAR PANEL	8. METAL FLASHING
3. HORIZONTAL CEDAR SHIPLAP SIDING	9. CANOPY STRUCTURE
4. METAL PANEL	10. SANITARY LEAKERS
5. CEDAR FENCE	11. HYDRANE ROOF
6. SIM SHADING	12. CUSTOM METHANE (TRD)
	13. THINER COLUMN

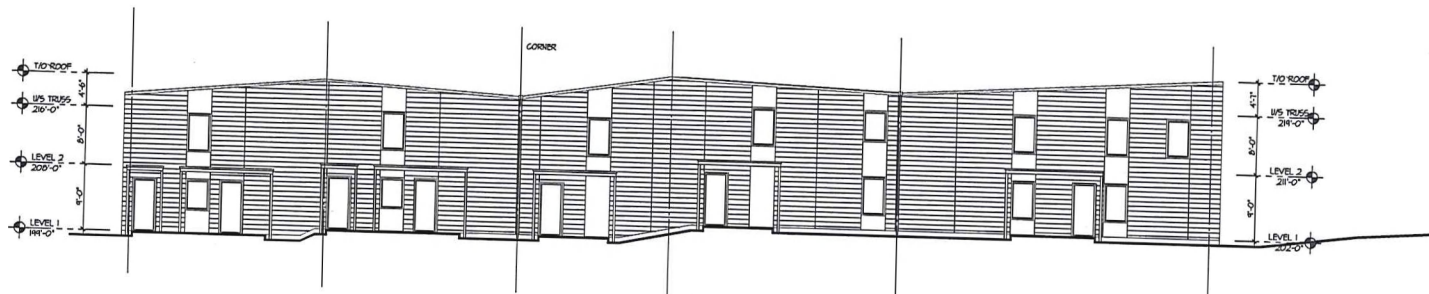
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1 NORTH TOWNHOMES



2 SOUTH EAST TOWNHOMES



3 SOUTH WEST TOWNHOMES

LEGEND	
1. TOTEM POLE	7. TRIPLE GLAZED VINYL WINDOW/DOOR
2. CEDAR PANEL	8. METAL FLASHING
3. HORIZONTAL CEDAR SHUPLAP SIDING	9. GADGET STRUCTURE
4. METAL PANEL	10. RAIN LEADER
5. CEDAR FENCE	11. HYDRANOID ROOF
6. SUN SHADING	12. CEDAR ANTIKNOCK (TBD)
	13. TIMBER COLUMN

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 NANAIMO, BC

BUILDING
 NORTH ELEVATIONS

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PROJECT
NANAIMO PASSIVE HOUSE
 1406 BOWEN RD
 NANAIMO, BC

BUILDING
WEST/EAST ELEVATIONS

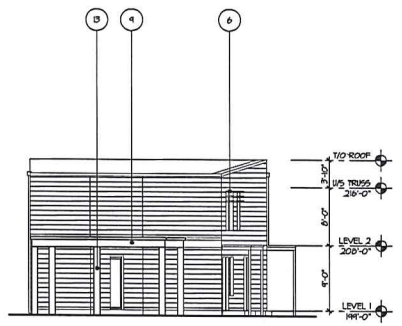
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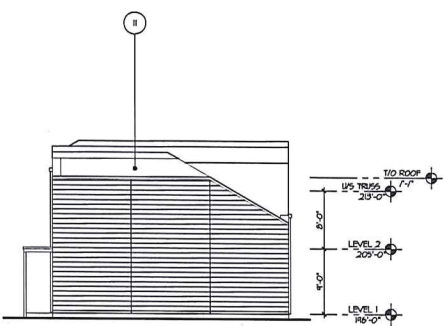
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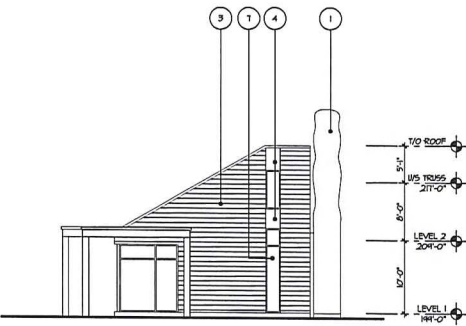
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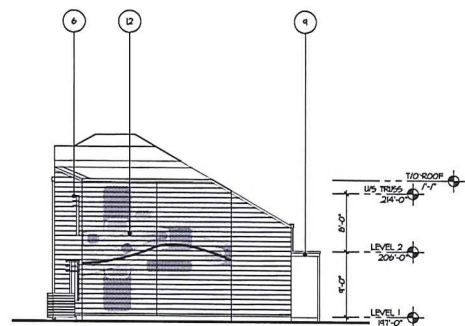
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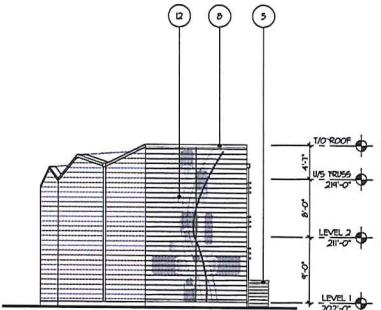
1B NORTH TOWNHOMES - EAST ELEV.



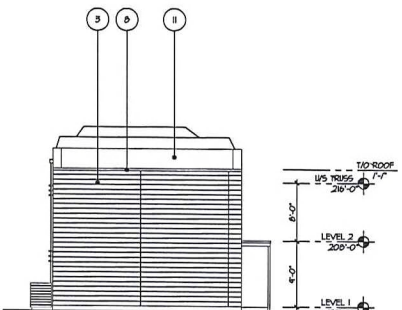
2A SOUTH EAST TOWNHOMES - WEST ELEV.



2B SOUTH EAST TOWNHOMES - EAST ELEV.



3A SOUTH WEST TOWNHOMES - WEST ELEV.



3B SOUTH WEST TOWNHOMES - EAST ELEV.

LEGEND	
1. TOTEM POLE	7. TRIPLE GLAZED VINYL WINDOWDOOR
2. CEDAR PANEL	8. METAL FLASHING
3. HORIZONTAL CEDAR SHAPLAP SIDING	9. CANOPY STRUCTURE
4. METAL PANEL	10. RAIN LEADER
5. CEDAR FENCE	11. HORIZONTAL ROOF
6. SUN SHADING	12. CUSTOM ARTHECURE (TBD)
	13. TOWER COLUMN

DRAWING

Landscape Concept Plan

PROJECT

Bowen Road Passive House

SCALE 1/8" = 1'-0"

DATE October 5, 2016

REISSUED July 6, 2017



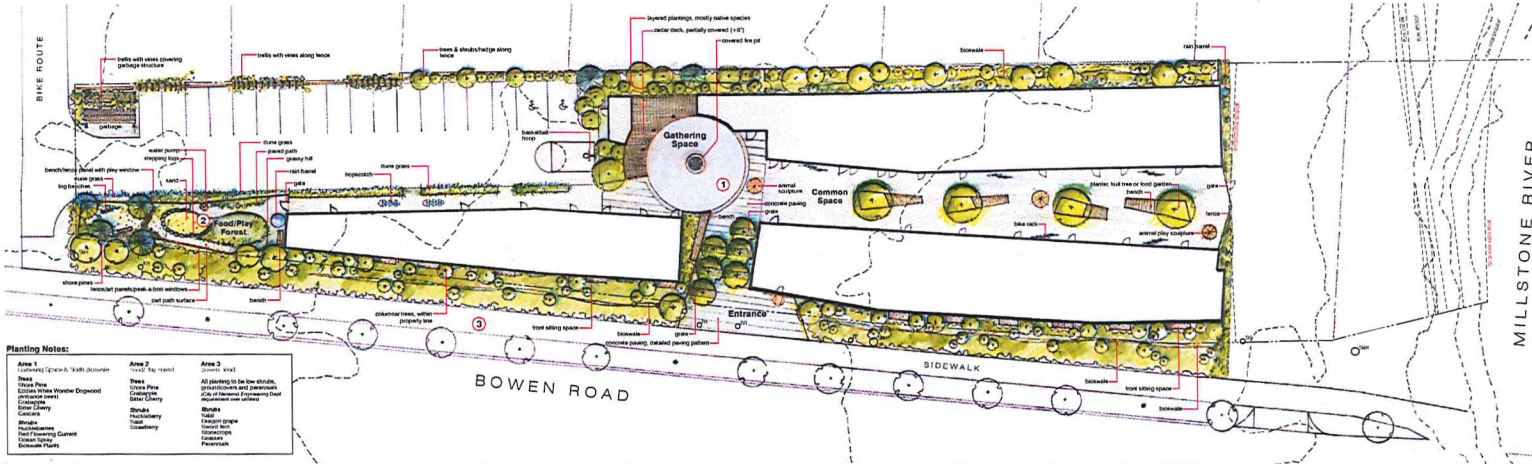
PRODUCED BY

Victoria Drakeford Landscape Architect
256 Pape St Nanaimo BC V9B 2R6
250.764.4320
victoriadrakeford.net

ATTACHMENT F
LANDSCAPE PLAN

Kate Steflik Studio

1072 Nelson St Nanaimo BC V9B 2H2
250.763.4039
katesteflik@gmail.com



Planting Notes:

Area 1 Plants: Tropicanna, Verticordia Roses Lavender Clematis Lavender Roses Plumbago Roses Lavender Clematis	Area 2 Plants: Verticordia Lavender Clematis Lavender Roses Plumbago Roses Lavender Clematis	Area 3 Plants: Verticordia Lavender Clematis Lavender Roses Plumbago Roses Lavender Clematis
-----------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------

All plants to be low shrubs, grasses and perennials. Color of flowers and foliage to be similar to the surrounding landscape.

Plants to be avoided: Eucalyptus, Ficus, Ginkgo, Juniper, Magnolia, Metrosideros, Myrica, Nandina, Osmanthus, Philadelphus, Pterocarya, Sarcocolla, Scheuchzeria, Sparganium, Sycamore, Tilia, Toxicaria, Yucca, Zantedhoefia.

Design Rationale

- The landscape design responds to:
- the Place (physical attributes of the site - Millstone River, Mt Benson)
 - the People who will use the site and their culture
 - the Architecture (First Nations History, Passive House)

The concept:

- that will be inclusive of all ages, providing spaces for rest, gathering, gardening, strolling, playing and learning
- that will enhance wildlife habitat by growing a diverse range of indigenous plants
- that will use alternative stormwater features

The places:

1 Central Courtyard

2 Food/Play Forest

3 Bowen Road Streetscape

- the central gathering area, together with the amenity area, forms the heart of the community. The treed courtyard invites people from the Bowen Road entrance into the open circle.
- the gathering place can be used for informal visiting or more formal events. The decked area can be used as a stage for performances, with the audience seated in the circle. A lockable covered fire pit can be used for special occasions.

- natural play elements, sand, water and loose objects are set amongst indigenous plants.

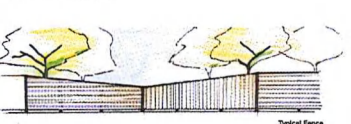
- a biosale captures roof water, flowing from west to east, providing an informal natural edge separating the housing from the street. Small outdoor spaces provide south facing seating areas while keeping children safe.
- trees "escape" from either end of the buildings and from the central courtyard, entrance space.

Design Elements

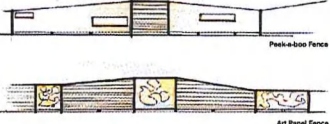
Fence and garden/benches:

- these elements have been designed to reflect the architecture and tie the buildings to the landscape.
- the fence is part security (keeping the children from running onto Bowen Road), part play feature, and part canvas for art
- the benches/gardens have been designed to be placed to give the residents some separation between the housing, a place to garden, a place to sit and a place to play.

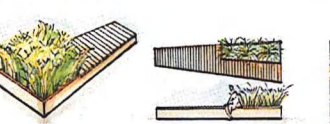
Fence Concept Sketches



Bench Concept Sketches



Animal sculptures:



Animal sculptures:

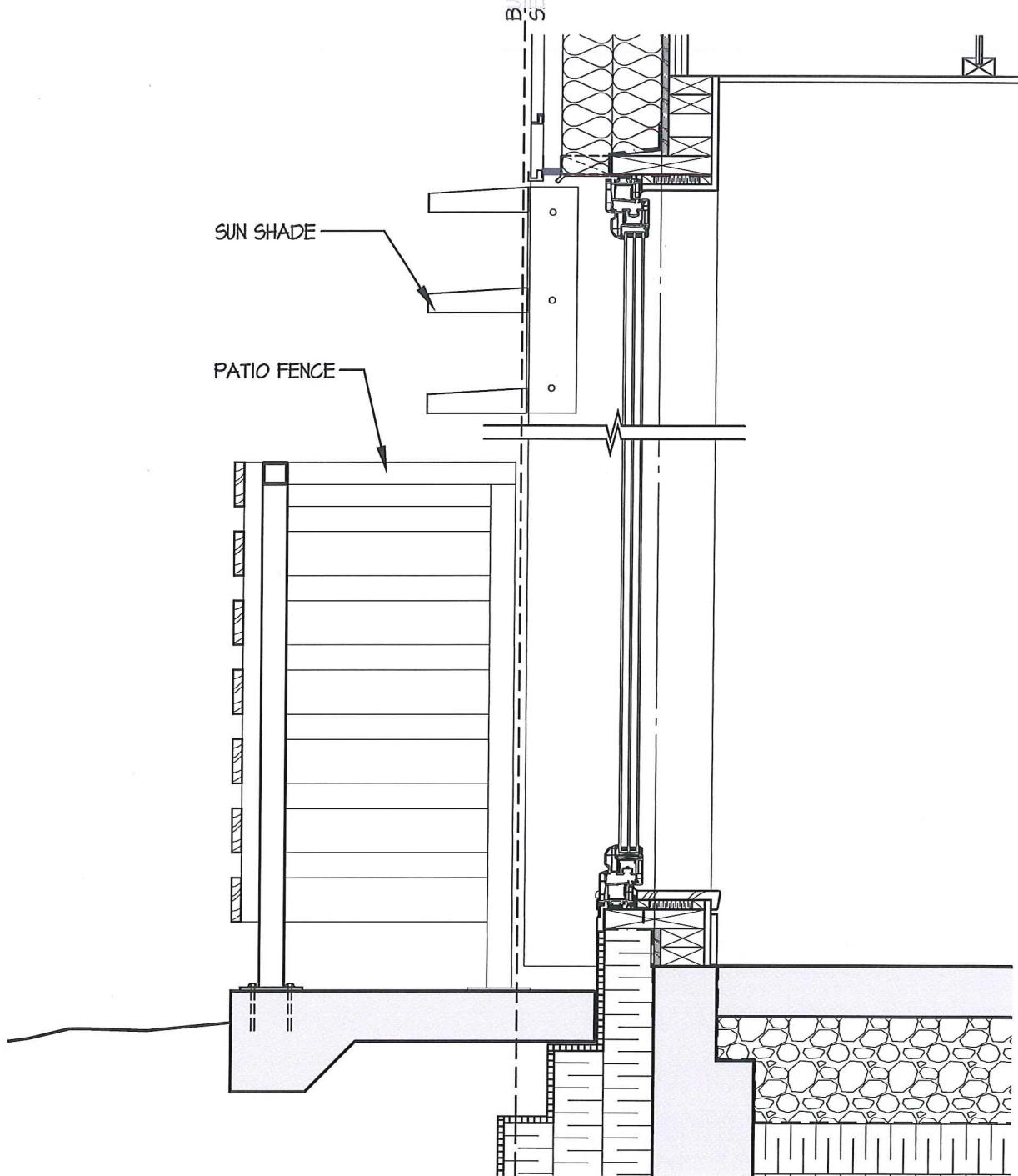
- sculptures of animals will be part of the landscape throughout the project. These will be designed to be climbed on and played with, and will be part of a first Nations story.

Plant List

Botanical Name	Common Name	Ground Cover
Adiantum species	Wild Fern	Adiantum species
... (many rows) (many rows) (many rows) ...

ATTACHMENT G
PATIO SECTION

2 of 2



dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604.669.7710 www.dysarchitecture.com

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Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawings. Shop drawings shall be submitted to dys architecture for review before proceeding with fabrication.

NO. | DATE | ISSUE

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PATIO SECTION
AT BUILDING SETBACK

PROJECT
NANIMIO PASSIVE HOUSE
1406 BOWEN ROAD
NANAIMO, BC

CLIENT

PROJECT A216318
SCALE 1" = 1'-0"
DATE OCT. 5, 2016
REV DRAWN DI
CHECKED DS

ASK-01

ATTACHMENT H GARBAGE/RECYCLING ROOM

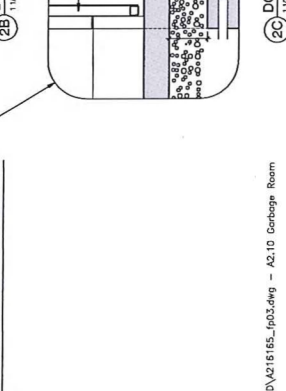
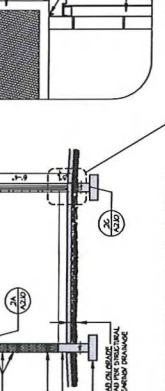
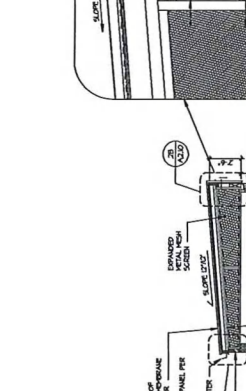
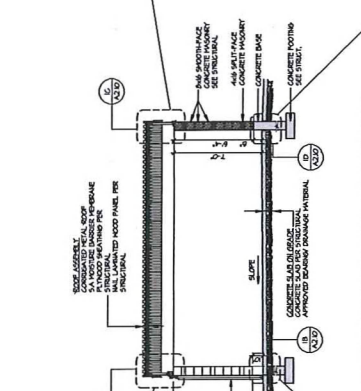
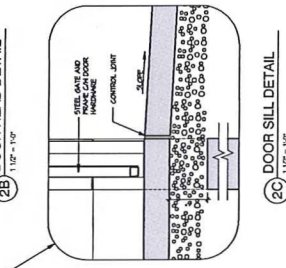
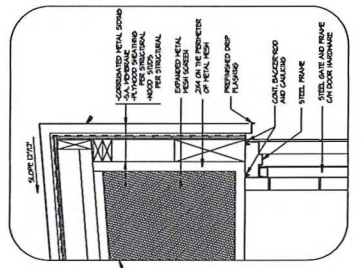
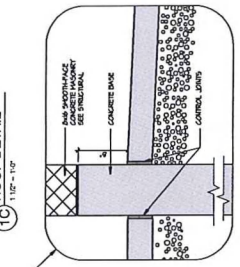
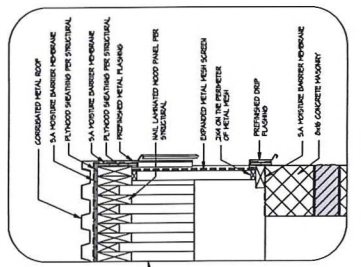
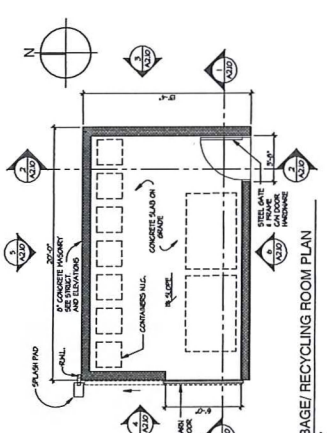
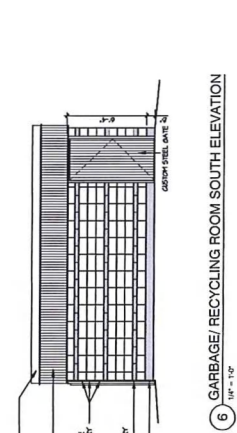
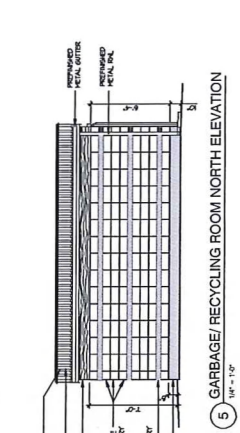
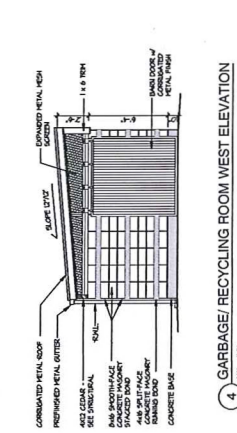
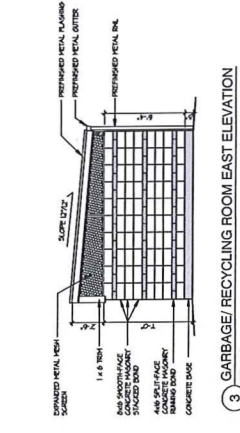
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PROJECT
NANAIMO PASSIVE HOUSE
1405 BOWEN ROAD
NANAIMO, BC

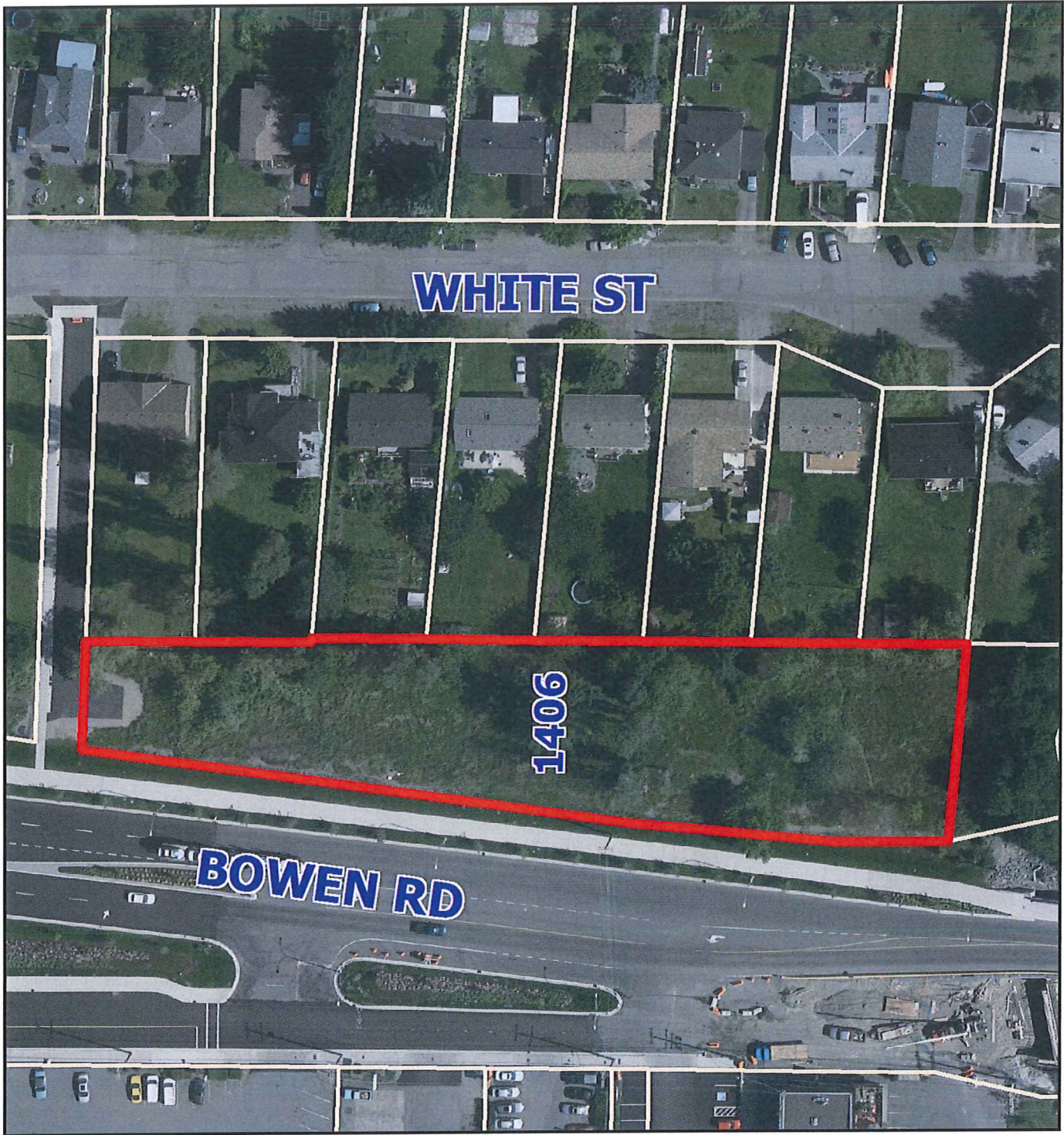
GARBAGE/
RECYCLING ROOM

PROJECT #21018
DRAWN AS SHOWN
CHECKED IS
DATE OCT 06, 2016

A2.10



ATTACHMENT I
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001006

