

DATE OF MEETING | April 29, 2019 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT PERMIT APPLICATION NO. DP1127 –
337 ROBSON STREET |**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development permit application for a five-storey multiple-family development that includes 31 rental units with underground parking. |

Recommendation

That Council issue Development Permit DP1127 at 337 Robson Street with the following variances:

- increase the maximum allowable height from 12m to 16.08m; and
- reduce the parking requirement from 14 spaces to 12 spaces. |

BACKGROUND

A development permit application, DP1127, was received from 337 Robson Property Inc. (Meridian Modular) in order to permit a 31-unit multiple-family development. The property is within the Old City Neighbourhood Association boundary.

The applicants are proposing a unique modular construction that is the first of its kind to be constructed in Nanaimo.

A development permit (DP550) was previously approved in 2010 for a mixed-use development on the property, but the permit expired. The new proposal maximizes the opportunity for residential infill in the Downtown.

Subject Property

<i>Zoning</i>	DT2 - Fitzwilliam
<i>Location</i>	The subject property is located on the southwest side of Robson Street within the Old City neighbourhood.
<i>Lot Area</i>	497.5m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Node (Downtown) Map 3 – 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 Downtown Urban Design Plan and Guidelines

The subject property is a small vacant downtown lot currently used as an unpaved, privately-owned parking lot. No trees or other significant vegetation exist on the lot. The property represents the northern-most of a series of undeveloped downtown lots on the western side of Robson Street. Future development of the vacant lots will continue to define the character of the area and establish the streetscape.

The property is directly south of the St. Andrew's United Church, a recognized heritage building. An office building located within a converted two-storey single residential dwelling is located to the rear of the subject property.

DISCUSSION

Proposed Development

The proposed development is a five-storey multiple-family development that includes 31 studio rental units with underground parking. Units range in size from 29.4m² to 36.6m².

The DT2 zone permits a base Floor Area Ratio (FAR) of 2.3 with an additional 0.45 FAR available by achieving Tier 2 of the Schedule D Amenity Requirements for Additional Density in "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw"). The proposed FAR is 2.74 and as such, the applicant proposes to provide a number of amenities in order to achieve the additional density:

- street trees and landscape trees on the second level of the building;
- a green roof and rooftop garden;
- underground parking;
- a carshare vehicle and parking space;
- an electrical charging station for parking provided onsite;
- two designated, covered motorcycle/scooter parking spaces;
- building design that exceeds ASHRAE 90.1 2010 Energy Standards by 5% or more;
- plumbing features that use 35% less water than the BC Building Code standard;
- accessible units; and
- rental housing.

Although not required to meet the Schedule D amenity requirements, the applicant proposes to provide solar panels on the roof and public art on the south side of the building.

Site Design

The proposed building covers the entire site with 100% lot coverage as permitted in the DT2 zone. Access to the underground parking will be provided by a two-way drive aisle (located in the centre of the property) off Robson Street. The centre portion of the building is set back from Robson Street to accommodate the parkade entrance and short-term bicycle parking. The pedestrian entrance is located along Robson Street at the southeast corner of the building.

The proposed development requires 14 parking spaces. Eleven underground parking spaces are provided onsite, and two additional parking spaces will be provided on the adjacent

St. Andrew's United Church property (315 Fitzwilliam Street). The carshare space will be provided on-street on Fitzwilliam Street.

Building Design

The subject property is located within Section H (City Hall/Core) of the Downtown Urban Design Plan and Guidelines, which encourages ground floor residential use along Robson Street.

The proposed building will be assembled using a modular pre-fabricated system. The front façade of the five-storey building includes a two-column element at zero lot line, with wood-lock cladding framing the corners of the building. The remainder of the front façade is set back from the street in order to break up the massing of the building and allow for underground parking access. The Downtown Urban Design Plan and Guidelines encourage a 1.5m setback from Robson Street. The central portion of the upper storey is set back slightly further (approximately 2m) to allow an open deck and further articulation of the building. Balconies on each level add visual interest to the building and provide eyes on the street to promote natural surveillance. The front entrance is defined by an overhead deck and prominent glazing.

The rear elevation includes a more pronounced tiered design. The second floor of the building is set back 4.75m and the upper floor is set back an additional 6m. By stepping back the building on these floors, the applicant is able to provide landscaped rooftop terraces and better transition to the existing two-storey office building to the rear.

Proposed Variances

Height of Buildings

The maximum allowable height for a principal building within the DT2 zone is 12m. The proposed building height is 16.08; a proposed variance of 4.08m.

As the applicant is securing additional density through Schedule D of the Zoning Bylaw, additional height is necessary in order to utilize this density. Some of the additional height (approximately 1m) is needed due to the modular construction system, which according to the applicants, adds an additional 16cm per floor compared to conventional construction. Based on the applicant's view analysis, the proposed height variance will not negatively impact the view of the harbour from upland Old City Quarter properties. The proposed height is not inclusive of the stairwell access to the sustainable building technologies (green roof and the solar panels), which are exempt from building height requirements.

Staff support the proposed height variance.

Off-Street Parking

The City of Nanaimo "Off Street Parking Regulations Bylaw 2018 No. 7266" (the "Parking Bylaw") requires 14 parking spaces for the proposed use on the subject property. The applicants are providing 11 parking spaces onsite and propose to pay cash-in-lieu for 1 space, so a proposed parking variance of 2 spaces is required. The Parking Bylaw permits up to 10% of the required parking to be reduced through a cash-in-lieu payment of \$10,000/space. The funds will be used to support sustainable transportation initiatives (e.g., bus shelter, bike lane improvements, etc.)

The two additional parking spaces will be provided on the adjacent property (315 Fitzwilliam Street). The applicant and the adjacent property owner have agreed in principal to a five-year lease to secure the parking spaces. The Parking Bylaw permits off-site parking where the adjacent property owner enters into a covenant with the City and subject property owner to secure the off-site parking. The adjacent property owner does not wish to enter into the required covenant, and as such, the variance is necessary. The required parking will; however, be secured through the lease for a minimum of five years, with the option to renew the lease.

In addition to the 2 off-site parking spaces, the applicants have entered into an agreement with Modo Co-operative (Modo) to purchase a carshare vehicle for Modo's use. The carshare vehicle will be located on Fitzwilliam Street, approximately 65m from the subject property. All subject property tenants will be gifted Modo carshare memberships. An additional carshare vehicle is available at the transit service on Prideaux Street (270m from the subject property). In addition to the vehicle, the applicants and Modo have agreed to provide all 31 tenants with carshare memberships. It is expected the carshare vehicle purchase will reduce the need for vehicle ownership for tenants of the subject property and benefit other surrounding existing multiple-family developments.

The subject property is located within the Downtown Mobility Hub and is within 70m of a bus stop and 270m of the Downtown Transit Exchange. A wide range of goods and services are available within walking distance. The proposed units are all smaller (29m² to 36m²) studio rentals and it is expected that a number of tenants may not own a vehicle.

Staff support the proposed parking variance.

SUMMARY POINTS

- Development Permit Application No. DP1127 is for a five-storey, 31-unit, multiple-family rental development.
- The development includes a number of amenities required to achieve Tier 2 additional density available through Schedule D of the Zoning Bylaw.
- The proposed building will be assembled using a modular pre-fabricated system, which is new to Nanaimo.
- The applicant is requesting building height and parking variances. Staff support the proposed variances.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan and Project Data
ATTACHMENT D: Context Map and Location Plans
ATTACHMENT E: Parking Plans
ATTACHMENT F: Building Elevations
ATTACHMENT G: Building Renderings
ATTACHMENT H: Streetscapes
ATTACHMENT I: Landscape Plan
ATTACHMENT J: Schedule D - Amenity Requirements for Additional Density
ATTACHMENT K: Aerial Photo

Submitted by:

L. Rowett, Manager
Current Planning

Concurrence by:

D. Lindsay, Director
Community Development

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

The “City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 11.7.1 Size of Buildings* – to increase the maximum allowable height for a principal building from 12m to 16.08m.

The City of Nanaimo “Development Off-Street Parking Regulations Bylaw 2018 No. 7266” is varied as follows:

1. *Section 7.1 Multiple Family Dwelling Parking Table* – to reduce the required number of off-street parking spaces from 14 to 12.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan and Project Data prepared by OMICRON ARCHITECTURE ENGINEERING LTD., dated 2019-FEB-28 as shown on Attachment C.
2. The subject property is developed in general accordance with the Building Elevations prepared by OMICRON ARCHITECTURE ENGINEERING LTD. dated 2019-FEB-28 as shown on Attachment F.
3. The subject property is developed in substantial compliance with the Landscape Plan prepared by OMICRON ARCHITECTURE ENGINEERING LTD and BLOOM LANDSCAPE ARCHITECTURE., dated 2019-APR-16 as shown on Attachment I.
4. The subject property is developed in accordance with Schedule D – Amenity Requirements for Additional Density received 2018-DEC-13 as outlined in Attachment J and including the following items:

A letter from the coordinating professional is required prior to the issuance of the building permit, outlining in detail how the 60 points will be obtained. A letter and accompanying evidence must also be received from the coordinating professional prior to the issuance of building occupancy proving that all 60 required points have been achieved. The following items must be secured prior to the issuance of a building permit:

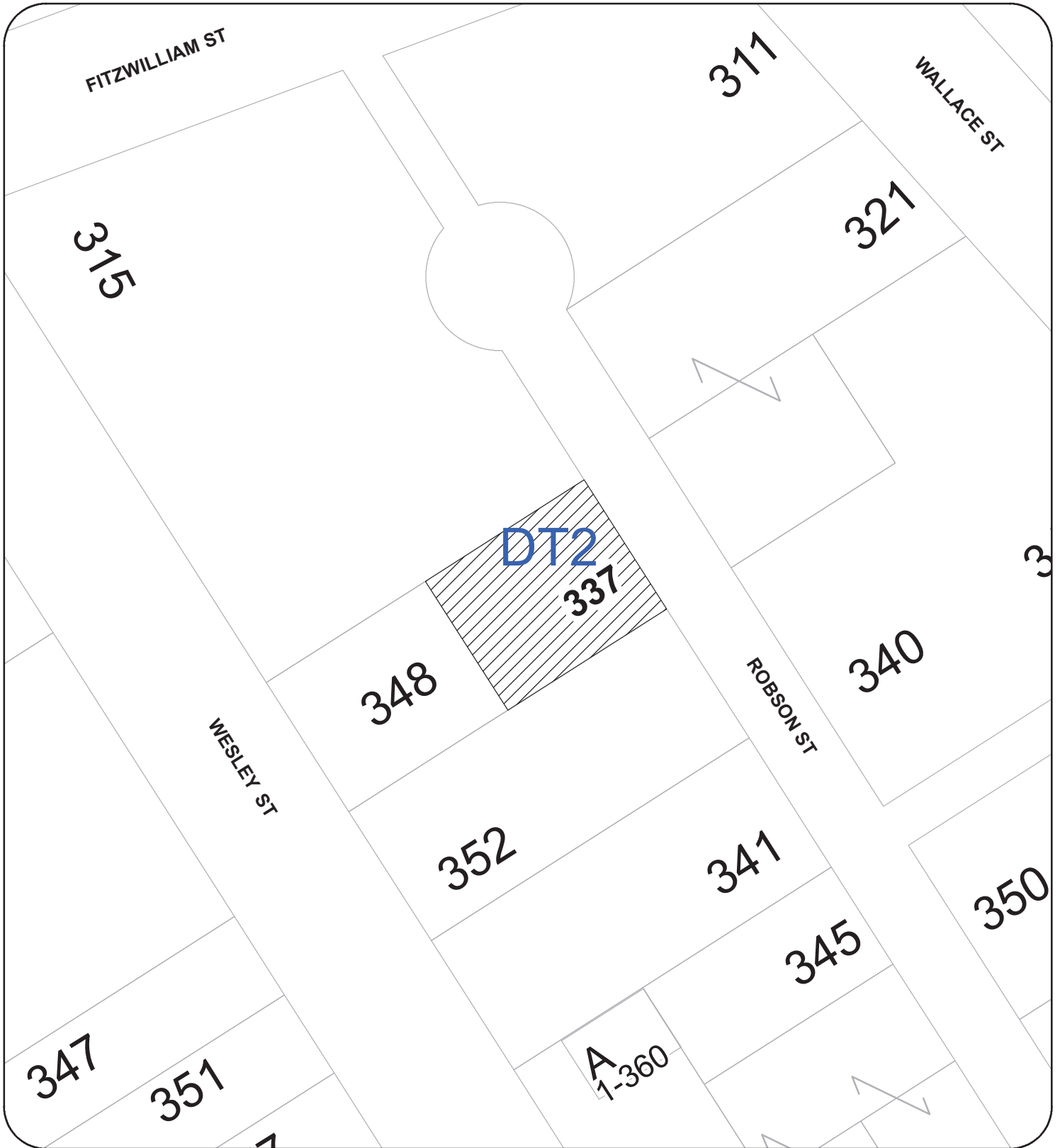
- A housing agreement must be registered on title with the City to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives occupancy.
- An agreement must be in place to purchase a car share vehicle to be located near the subject property (as shown on Attachment F Off-site Parking Plan) and made available to a recognized car share organization. The car share vehicle must be purchased prior to building occupancy.
- A letter from a mechanical engineer stating that the project will exceed ASHRAE 90.1 2010 Energy Standard by 5% or more and a letter of credit for 1% of construction costs to be returned upon successful provision of the above standard.
- A letter from the coordinating professional stating that at least 50% of the wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada.
- A construction and waste management plan.

- A template for education signage regarding the following (signage to be installed prior to occupancy):
 - Permanent heritage interpretative signage;
 - Sustainable water management practices used onsite;
 - Sustainable energy management practices used onsite;
 - Sustainable transportation alternatives available onsite;
 - Natural features onsite.

- 5. The applicant enter into a minimum of a 5 year lease with the property owner of 315 Fitzwilliam Street in order to secure two parking spaces within the property at 315 Fitzwilliam Street for the exclusive use of tenants or visitors of 337 Robson Street. Parking shall be clearly identified and provided in accordance with the Off-Site Parking Plan provided as shown on Attachment E.

- 6. Applicant to provide \$10,000 cash in lieu of one parking space for sustainable transportation initiatives.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001127
LOCATION PLAN



Civic: 337 ROBSON STREET
Legal: LOT 4, BLOCK 28, SECTION 1, NANAIMO DISTRICT,
PLAN 584, EXCEPT THAT PART LYING SOUTH WEST OF
A BOUNDARY PARALLEL TO AND PERPENDICULARLY
DISTANT 81.25 FEET FROM THE SOUTH WESTERLY
BOUNDARY OF SAID LOT



Subject Property

ATTACHMENT C SITE PLAN AND PROJECT DATA

PROJECT DATA

legal description
LT 4 BLK 28 SECT NANAIMO DIST PL 584 EXC THAT PART
LYING SW OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY

civic address
337 ROBSON STREET
NANAIMO, B.C.

zoning
DT2

	permitted	proposed
Site Coverage	100%	100%
Front Yard Setback	0	0
Rear Yard Setback	0	0
Side Yard Setback	0	0
Building Height	12m	16.08m
site size		
Site Area	497.6m ²	
Floor Area Ratio (FAR)	(2.75) 1368.4m ²	(2.74) 1367.2m ²
parking	required	provided
residential	14	11 +3 RENTED OFF SITE

Floor Area (Gross Enclosed)

Level 1 (Parking & Lobby)	Level 2 (Residential)	Level 3 (Residential)	Level 4 (Residential)	Level 5 (Residential)	Total
496.2m ² Lobby, parking & storage excluded	381.2m ² 9 STUDIO UNITS	381.2m ² 9 STUDIO UNITS	381.2m ² 9 STUDIO UNITS	223.6m ² 4 STUDIO UNITS	1367.2m ² 31 STUDIO UNITS

LEGEND

SYMBOL	DESCRIPTION
	CITY BUILDING GRADES
	EXISTING & FINISH ELEVATIONS
	BUILDING SECTION
	WALL SECTION
	WINDOW TYPE
	DOOR TYPE
	WALL TYPE
	INTERIOR ELEVATIONS
	DETAIL
	EXIT SIGN
	EMERGENCY EXIT
	HOSE BIB
	FIRE ALARM PULL STATION
	TRAVEL DISTANCE
	CATCH BASIN (CB)

DRAWING LISTS

CONTEXT	ARCHITECTURAL
C1 CONTEXT MAP & LOCATION PLANS	DP01 PROJECT DATA, SITE PLAN, PROJECT TEAM
C2 STREETSCAPES	DP02 GROUND FLOOR & LEVEL 2 FLOOR PLANS
	DP03 LEVEL 3/4 & LEVEL 5 FLOOR PLANS
	DP04 ROOF PLAN
	DP05 ELEVATIONS
	DP06 SECTIONS
	DP07 EXTERIOR MATERIALS
	DP08 RENDERINGS & SCHEMATIC VIEW ANALYSIS
	LDP1 LANDSCAPE PLAN
	LDP2 LANDSCAPE PLAN
	LAND SURVEY PLAN

PROJECT TEAM

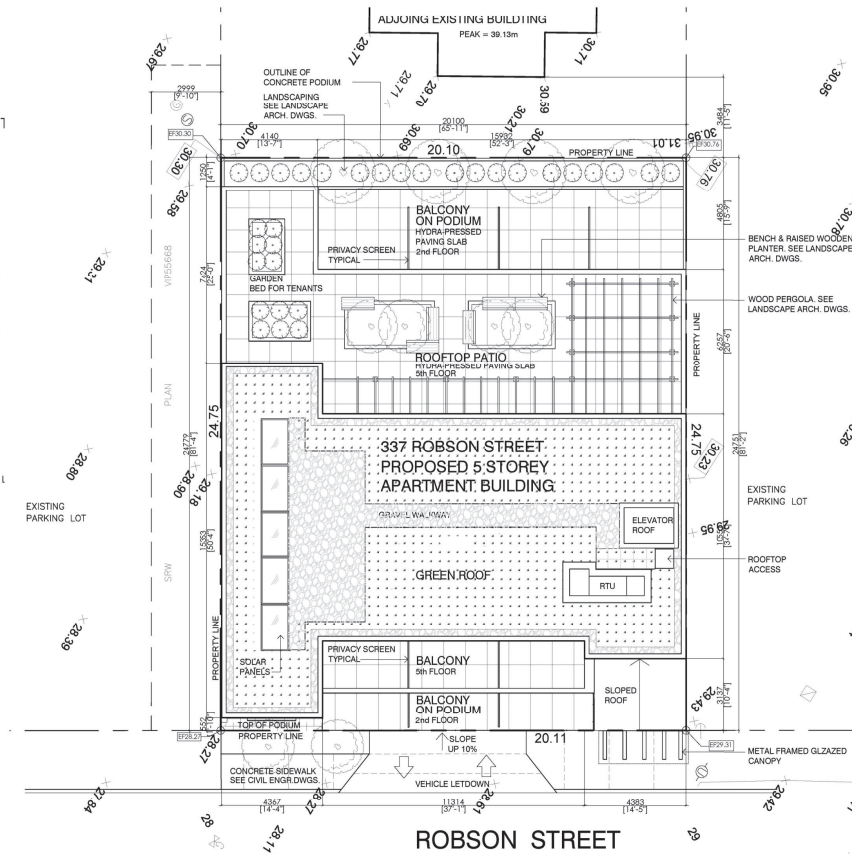
OWNERS	ARCHITECTURE PLANNING	DESIGN
MERIDIAN MODULAR SUITE 1910, 1095 WEST PENDER ST. VANCOUVER BC V6E 2M6 TEL. 604 682-7511 KIRK ROMERO CHIEF EXECUTIVE OFFICER (CEO) EMAIL - kirk@meridianmodular.co	OMICRON ARCHITECTURE ENGI ARCHITECTURE IVICA MARINIC FIFTH FLOOR, THREE BENTAL CENTER 595 BURNARD STREET PO BOX 49369 VANCOUVER, B.C. V7X 1L4 TEL. 403 680 4727 ARCHITECT EMAIL - imarinic@omicroneng.com	MERIDIAN MODULAR MEHDI KAMALI CONSTRUCTION TECHNOLOGIST TEL. 604 682 7511 ext. 3 EMAIL - mendi@meridianmodular.co MARK SUNDIN QUALITY CONTROL MANAGER TEL. 604 682 7511 ext. 4 EMAIL - mark@meridianmodular.co

LANDSCAPE ARCHITECT	CIVIL ENGINEERING
BLOOM LANDSCAPE ARCHITECT TEL. 250-218-1303 www.bloom-la.com LINDSAY CLEMENT LANDSCAPE ARCHITECT EMAIL - kennethking@shaw.ca	CORE CONCEPT CONSULTING 220-2639 VIKING WAY RICHMOND, B.C. V6V 3B7 TEL. 604-249-2040 FAX 604-249-2041 DAVID R. KOZAK SENIOR PROJECT MANAGER EMAIL - drkozak@coreconceptconsulting.com

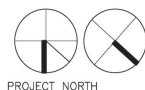
GEOTECHNICAL	LAND SURVEYOR
LEWKOWICH ENGINEERING TEL. 250 756 0355 STEVEN STACEY EMAIL -	McELHANNEY McELHANNEY ASSOCIATES LAND SURVEYING I 1-1351 ESTEVAN ROAD NANAIMO B.C. V9S 3Y3 TEL. 250 716 3336 BRODY PHILLIPS EMAIL -



LOCATION PLAN



SITE PLAN



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1	FEB 28, 2019	ISSUED FOR DP



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CURTAIN PLANNING

ROBSON STREET
APARTMENT
NANAIMO, BC
337 ROBSON STREET

Drawn: JCK Checked: IM
Project Number: 10-18-108

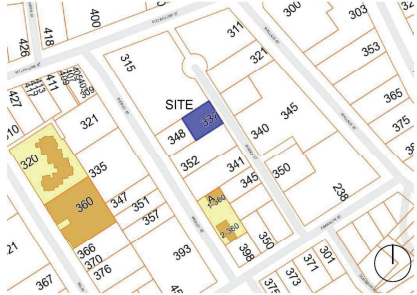
PROJECT DATA, SITE PLAN, PROJECT TEAM

DP01

ATTACHMENT D CONTEXT MAP AND LOCATION PLANS



CITY DOWNTOWN MAP



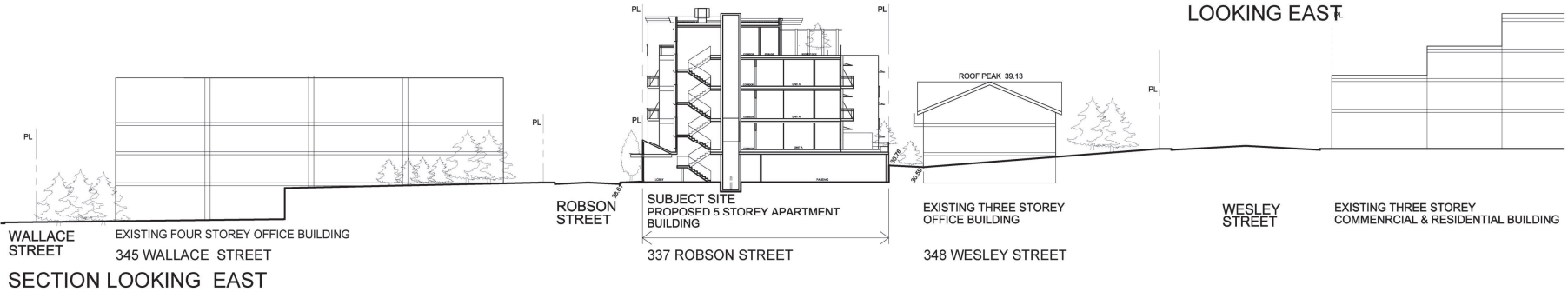
NEIGHBOURHOOD CONTEXT



SITE LOCATION



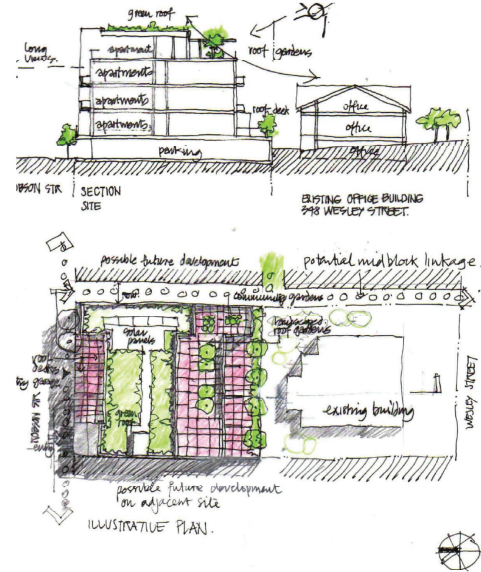
AERIAL PHOTO OF NEIGHBOURHOOD
LOOKING EAST



348 WESLEY STREET
EXISTING THREE STOREY OFFICE BUILDING

summary of planning and urban design principles

1. The site is well suited for a residential development and will contribute to and blend into the scale, texture and grain of the surrounding developments and the evolving character for a livable neighbourhood. (see context diagram C1)
2. Emphasize a potential street wall character of maintaining a human scale of development with appropriate built-form. (see streetscape diagram C2)
3. Reinforce the street edges with tree planting and enhance the pedestrian environment and strengthen linkages to Fitzwilliam, and Franklin Streets. A potential connection is possible to Wesley Street.
4. Minimize the disruption of views to the north from the surroundings through varied built form arrangements and landscape treatment of roof edges and roofscape.
5. Sustainability features such as green roof, solar panels and amenities as stated in schedule D are incorporated in the design concept.
6. Design and locate vehicular and service entrances to minimize impact and disruption of the pedestrian environment. Accentuate and make entrance to development visible and inviting.
7. Exterior materials to be good quality, durable, low maintenance to be used in the proposed development.
8. The modular prefabricated system would have speed of erection and assembly therefore minimizing the disruption for the construction process on site.
9. The proposal will provide "eyes" on the street with adequate lighting to ensure security and surveillance.
10. The modular prefabricated units would be manufactured in a factory to ensure quality control, transported and stacked on site reducing construction time, waste and disruption on the site and to the neighbourhood.



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CLERK OF WORKS

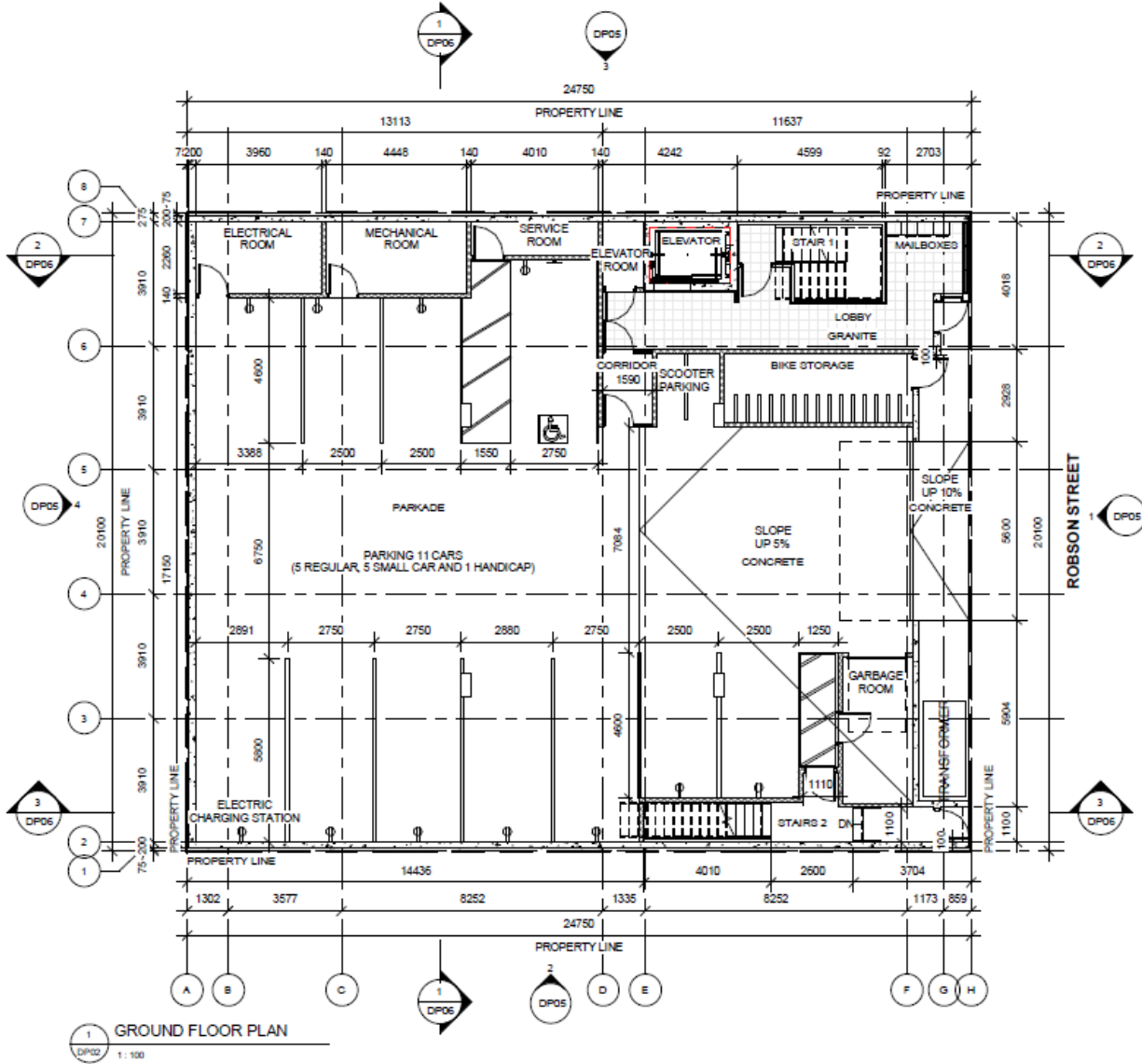
ROBSON STREET
APARTMENT
NANAIMO, BC
337 ROBSON STREET

Drawn: JCK Checked: IM
Project Number: 10-18-108

CONTEXT MAP & LOCATION PLANS

C1

ATTACHMENT E PARKING PLANS



Underground Parking



MERIDIAN PARTNERS
Suite 1910, 1095 West Pender St.
Vancouver BC V6E 2M6
Email: info@meridianpartners.ca
Website: www.meridianpartners.ca





⊙ OFF-SITE PARKING LOCATION
NTIS




MERIDIAN
 GROUP OF COMPANIES

MERIDIAN PARTNERS
 Suite 1910, 1095 West Pender St.
 Vancouver BC V6E 2M6
 Email: info@meridianpartners.ca
 Website: www.meridianpartners.ca


OMICRON
 137
 A BETTER WAY.

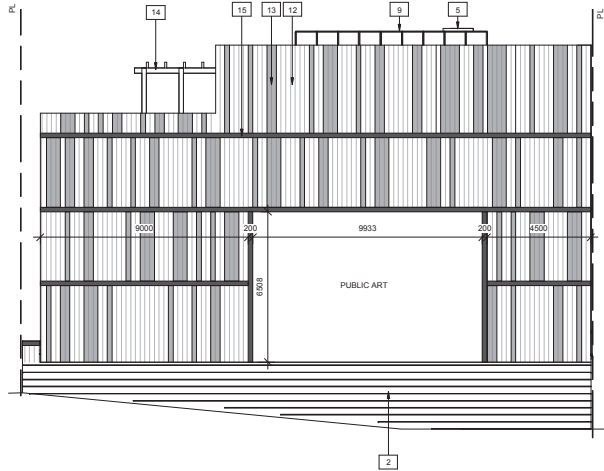
ATTACHMENT F BUILDING ELEVATIONS

EXTERIOR MATERIAL

1. ALCOTEX: ALUMINUM COMPOSITE PANEL TYPE 1
2. POURED IN PLACE CONCRETE WITH REVEAL JOINTS PAINTED
3. METAL CORNICE
4. METAL FLASHING
5. METAL ROOF TOP UNIT SCREENING
6. METAL LOUVERED PRIVACY SCREEN
7. DOUBLE GLAZED WINDOW WITH ALUMINUM FRAME
8. PAINTED METAL FRAME GLAZED GUARDRAIL
9. SOLAR PANELS
10. PARKING SECURITY GRILL OVERHEAD DOOR
11. METAL HOLLOW DOOR
12. VERTICAL METAL PANEL WITH HIDDEN FASTENERS
13. VERTICAL METAL PANEL WITH HIDDEN FASTENERS
14. STAINED WOOD TRELLIS
15. HORIZONTAL METAL PANEL WITH HIDDEN FASTENER - TRIM
16. LONGBOARD D-V-GROOVE PLANK SYSTEM
17. ALCOTEX: ALUMINUM COMPOSITE PANEL TYPE 2

COLORS

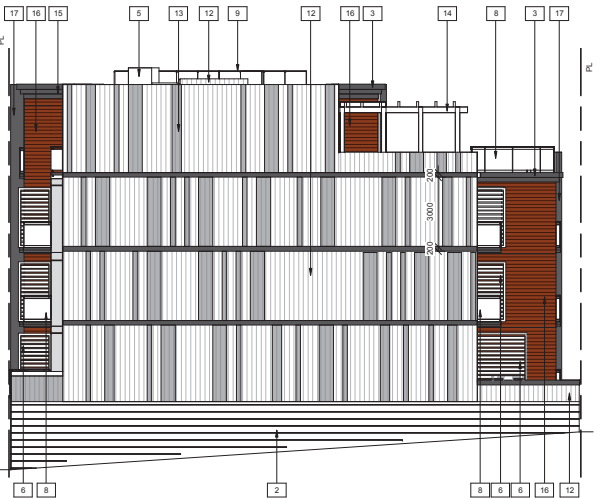
- METALLIC SILVER
- GRAY
- CHARCOAL GRAY
- CHARCOAL GRAY
- LIGHT GRAY
- CHARCOAL GRAY
- DARK GRAY
- CHARCOAL GRAY
- CHARCOAL GRAY
- CHARCOAL GRAY
- REGAL WHITE
- OLD ZINC GREY
- RED CEDAR
- CHARCOAL GRAY
- DARK FIR
- DUSTY CHARCOAL



2 SOUTH ELEVATION-
DP05 1:100



1 EAST ELEVATION-
DP05 1:100



3 NORTH ELEVATION-
DP05 1:100



4 WEST ELEVATION-
DP05 1:100

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1	FEB 28, 2019	ISSUED FOR DP

NOTE:
ELEVATIONS HAVE CHANGED



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DP 1127
2019-FEB-28
Current Planning

**ROBSON STREET
APARTMENT
NANAIMO, BC**
337 ROBSON STREET

Drawn: CAF, MN Checked: NV
Project Number 10-18-108

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ATTACHMENT G BUILDING RENDERINGS



1 FRONT VIEW RENDERING
DP08 1:25



2 NIGHT FRONT RENDERING
DP08 1:25



3 FRONT VIEW RENDERING #2
DP08 1:25



4 VIEW FROM ABOVE RENDERING
DP08 1:25



5 REAR VIEW RENDERING
DP08 1:25



6 FRONT VIEW RENDERING #3
DP08 1:25



7 REAR VIEW RENDERING #2
DP08 1:25



8 SCHEMATIC VIEW ANALYSIS
DP08 1:25

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1	FEB 28, 2019	ISSUED FOR DP

NOTE:
RENDERINGS HAVE CHANGED



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GROUP OF COMPANIES

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DP 1127
2019-FEB-28
CURRENT PLANNING

**ROBSON STREET
APARTMENT
NANAIMO, BC**
337 ROBSON STREET

Drawn: JCK Checked: JM
Project Number 10-18-108

RENDERINGS & SCHEMATIC VIEW ANALYSIS

DP08

ATTACHMENT H STREETSCAPES

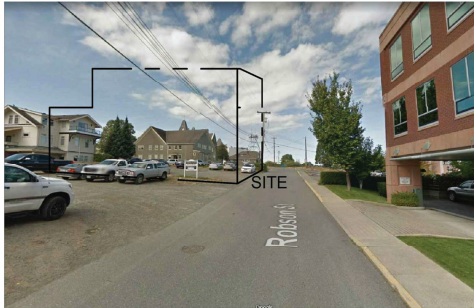


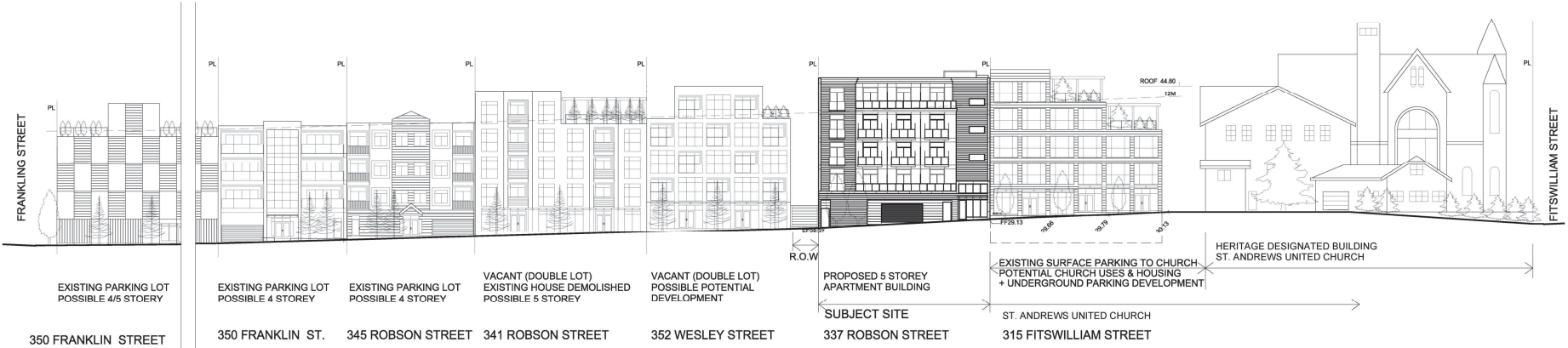
PHOTO OF ROBSON STREET LOOKING WEST



PHOTO OF ROBSON STREET LOOKING EAST



PHOTO OF RUNNING STREETSCAPE LOOKING SOUTH OF ROBSON STREET



POTENTIAL STREETSCAPE LOOKING SOUTH OF ROBSON STREET

ISSUED	DATE	REMARKS
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DP 1127
 2019-FEB-28
 CONTACT PLANNING

**ROBSON STREET
 APARTMENT
 NANAIMO, BC**
 337 ROBSON STREET

Drawn: JCK Checked: JM
 Project Number 10-18-108

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ATTACHMENT I LANDSCAPE PLAN

DESIGN RATIONALE

This apartment style development is being proposed in the heart of Nanaimo's downtown core on Robson Street. The site is currently a gravel parking lot with no existing trees or significant vegetation. To the north is an existing asphalt parking lot and church building. Across the street to the east is an existing residential complex which faces the development.

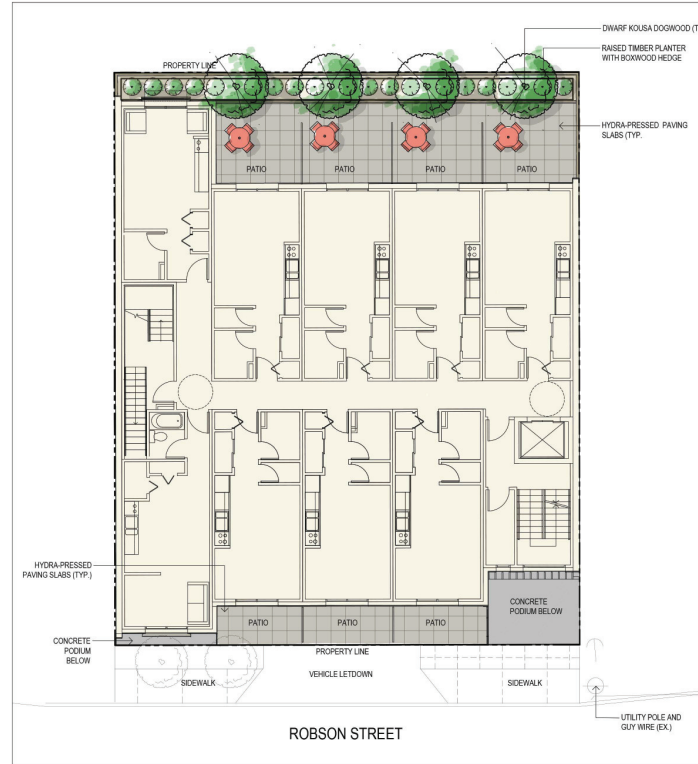
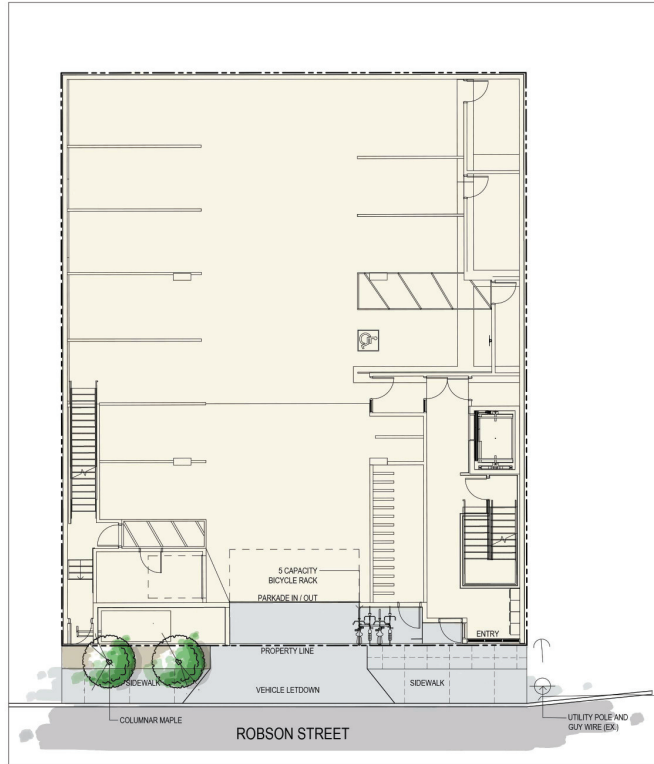
In keeping with the City of Nanaimo's Downtown Design Guidelines, the development provides residential density along this important corridor while maintaining a pedestrian scale by stepping back the building at the second level. With zero lot line building setbacks, the rooftop decks become critical in providing amenity spaces for residents, reducing the heat island effect, creating habitat for wildlife and managing rainwater with green infrastructure.

LEVEL 1

At the street level, the development offers a covered entryway and bicycle parking. Columnar maple trees are planted to enhance the pedestrian experience and provide greenery within the urban realm.

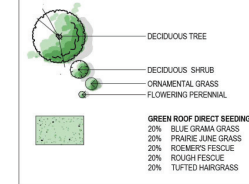
LEVEL 2

Level 2 offers private patios for residents. On the south west side of the building a boxwood hedge and dogwood trees within a raised planter provide all season privacy for residents. The plant material works to soften the building edge when viewed from the street and from adjacent buildings. In the spring, flowers on the dogwoods attract pollinators. During the winter, the dogwood's branching habit creates an interesting form within the landscape.



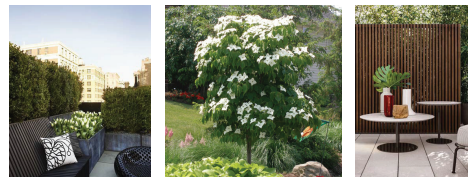
REPRESENTATIVE PLANT LIST			
QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES			
4	<i>Corvus kousa</i> 'Little Poncho'	Little Poncho' Kousa Dogwood	4.5m Cal.
5	<i>Betula platyphylla</i> 'Jefpark'	Parkland Pillar Asian White Birch	4.5m Cal.
SHRUBS			
19	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	#03 Cont.
ORNAMENTAL GRASSES & PERENNIALS			
20	<i>Allium sphaerocephalon</i>	Drumstick Allium	Bulb / Plant in fall
23	<i>Nassella tenuissima</i>	Mexican Feather Grass	#01 Cont.
13	<i>Salvia nemorosa</i>	Rhazopy in Blue Meadow Sage	#01 Cont.
GREEN ROOF			
25	<i>Achillea millefolium</i>	Yarrow	Plug
25	<i>Allium cernuum</i>	Nodding Onion	Plug
20%	<i>Bouteloua gracilis</i>	Blue Grams Grass	Seed
30	<i>Carnegiea quararosa</i>	Common Carnas	Plug
20%	<i>Koeleria cristata</i>	Prairie June Grass	Seed
20%	<i>Festuca idahoensis roemerii</i>	Roemer's Fescue	Seed
20%	<i>Festuca scabrella</i>	Rough Fescue	Seed
20%	<i>Deschampsia caespitosa</i>	Tufted Harggrass	Seed

PLANT MATERIAL LEGEND:



1 LANDSCAPE PLAN - LEVEL 1
SCALE 1:100

2 LANDSCAPE PLAN - LEVEL 2
SCALE 1:100



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NORTH

CLIENT:

MERIDIAN GROUP OF COMPANIES

SUITE 1910, 1095 WEST FENDER ST.
VANCOUVER BC, V6E 2M6

PROJECT TITLE:

ROBSON ST. APARTMENTS

337 ROBSON STREET
NANAIMO, BC, V9R 2V4

DRAWING TITLE:

LANDSCAPE PLAN

ISSUED FOR / REVISION

NO.	ISSUED FOR / REVISION	DATE
1	ISSUED FOR REVIEW	2018-09-25
2	ISSUED FOR DEVELOPMENT PERMIT	2018-09-26
3	RE ISSUED FOR DEVELOPMENT PERMIT	2018-08-28

SCALE:

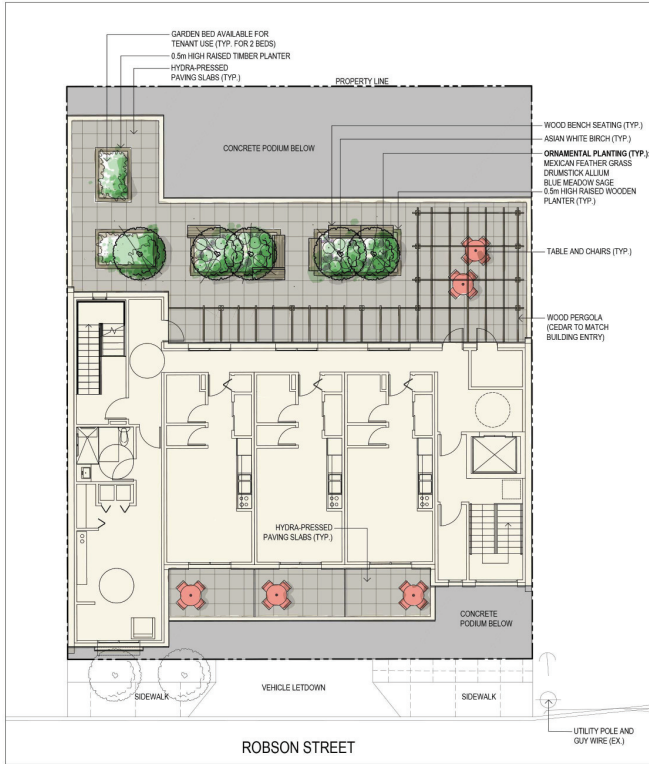
DRAWN BY:	LSC
DATE:	2018-09-23
SCALE:	AS NOTED
DWG. NO.:	

LDP-1

LEVEL 5

The south facing roof deck on Level 5 provides a generous outdoor area for all residents to enjoy. The space is defined by raised planters and a magnificent pergola of timber beams and wooden slats. Residents can choose to gather in groups or find a quiet place to read a book. The layout is considerate of wheelchair users as all areas are accessible and the table and chairs have movable seating.

Two of the four planters are available for use by residents to grow their own produce and ornamental plants. The remaining planters are filled with meadow style plantings to create all season visual interest and attract pollinators and butterflies. Five birch trees line the deck, providing summer shade, beautiful fall colour and winter form. These trees also play an important role in providing vertical greenery within the development when viewed from the street level and adjacent buildings.



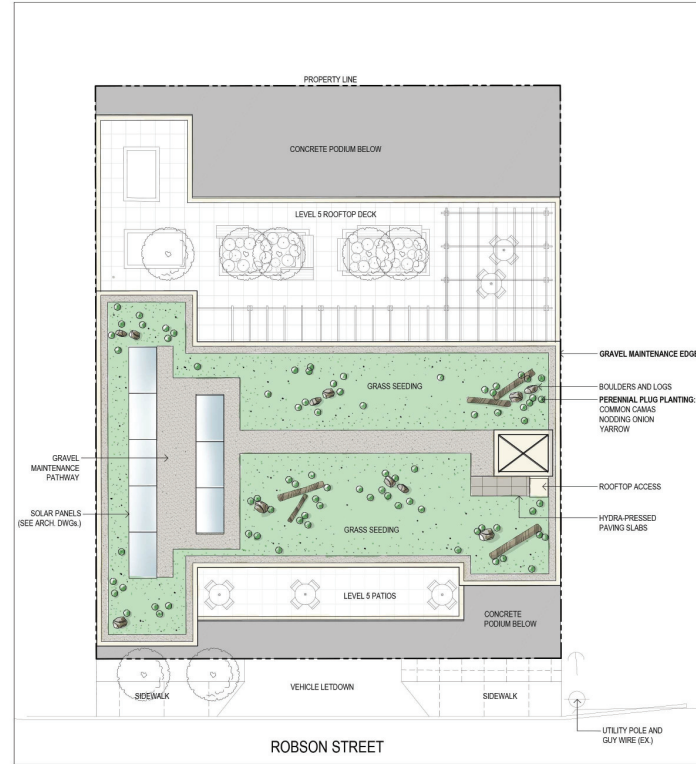
1 LANDSCAPE PLAN - LEVEL 5
LDP-2 SCALE 1:100

LEVEL 6

The rooftop of the building, Level 6, is a unique, biodiverse part of the landscape. Mimicking a natural grassland, the roof is seeded with several native grass species. Direct seeding allows for a faster establishment period and greater rate of success. The grasses will self seed over the years, thus strengthening the overall root system of the "grassland". Flowering perennials are pocket planted throughout the grassed area, which will also self seed.

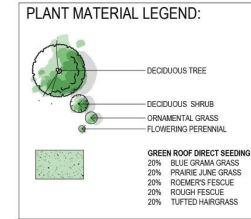
The flowering perennials will attract pollinators and butterflies to the rooftop. Logs and taller grasses provide nesting opportunities for birds. Being as the rooftop is hotter and more exposed than ground level habitat, naturally pitted boulders collect rainwater and serve as a drinking source for birds and their chicks.

From a low impact development perspective, the green roof decreases pressure on the City storm network by capturing and storing all rainwater. It is the intent that stored water will be used to irrigate the landscape features within the development. Solar panels will be installed as a supplemental energy source for the building.



2 LANDSCAPE PLAN - LEVEL 6
LDP-2 SCALE 1:100

QTY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING
TREES			
4	<i>Cornus kousa</i> 'Little Pancho'	Little Pancho' Kousa Dogwood	4.5cm Cal.
5	<i>Betula platyphylla</i> 'Jefpark'	Parkland Pillar Asian White Birch	4.5cm Cal.
SHRUBS			
19	<i>Buxus</i> 'Green Velvet'	Green Velvet Boxwood	#03 Cont.
ORNAMENTAL GRASSES & PERENNIALS			
20	<i>Allium sphaerocephalon</i>	Drumstick Allium	Bulb / Plant in fall
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GREEN ROOF			
25	<i>Achillea millefolium</i>	Yarrow	Plug
25	<i>Allium cernuum</i>	Nodding Onion	Plug
20%	<i>Bouteloua gracilis</i>	Blue Grama Grass	Seed
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20%	<i>Festuca scabrella</i>	Rough Fescue	Seed
20%	<i>Deschampsia caespitosa</i>	Tufted Hairgrass	Seed



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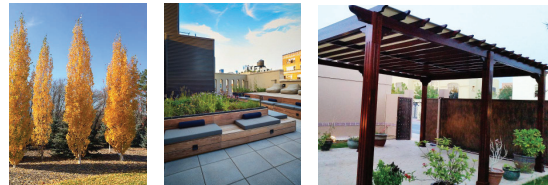
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3	RE ISSUED FOR DEVELOPMENT PERMIT 2018-09-28

SEAL:

DRAWN BY: LSC
DATE: 2018-09-23
SCALE: AS NOTED
DWG. NO.:

LDP-2



ATTACHMENT J

SCHEDULE D - AMENITY REQUIREMENTS FOR ADDITIONAL DENSITY

CATEGORY 1

- NEARBY LOCAL AMENITIES MAP – *Showing distance from 337 Robson St., Nanaimo*
- EXISTING Civil services drawing or map.

CATEGORY 2

- APPENDIX B – LANDSCAPE DESIGN PLAN WITH DETAILS FOR POINTS – E, F, G, H & I
- EDUCATIONAL SIGNAGE - RE: Protected or Planted Trees, Animal Habitat, or other Natural Features on the site.

CATEGORY 3

- MODO CAR SHARE DOCUMENTS AND PARKING MAP
- PARKING PLAN ADDENDUM
- EDUCATIONAL SIGNAGE- RE: On Sustainable Transportation Alternatives available on site or in the immediate area.

CATEGORY 4

- Forest Stewardship Council Wood Products Assurance Letter – Provided by Architect along with a Wood Use Plan.
- Waste Management plan – Provided by GC at time of BP application
- Educational Signage – RE: Sustainable use of building materials used during construction of the project

CATEGORY 5

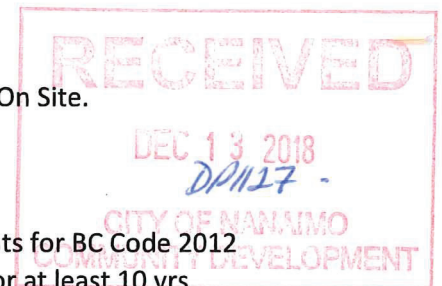
- ASSURANCE LETTER FROM MECHANICAL ENGINEER – RE: Stating the project will exceed ASHRAE 90.1 2010 standards by 5% or more. Provided at time of BP
- LC for 1% of Construction Costs by Developer to City – To be returned at time of completion of provisions of the above designate.
- EDUCATIONAL SIGNAGE- RE: Indicating the Sustainable Energy Management Practices Used On Site.

CATEGORY 6

- ASSURANCE LETTER FROM MECHANICAL ENGINEER – RE: Indicating our water or plumbing features will use 35% less water than the BC Building Code Standard
- LANDSCAPE PLAN – RE: Green Roof min 30% of roof space
- LANDSCAPE PLAN – RE: Water Irrigation System Details
- EDUCATIONAL SIGNAGE- RE: Sustainable Water Management Practices Used On Site.

CATEGORY 7

- FLOOR PLANS SHOWING – 10% of Suites meet all the Accessibility Requirements for BC Code 2012
- Letter from Developer – Assuring that: 1) Suites will not be stratified or sold for at least 10 yrs.
- LANDSCAPE PLAN – RE: SHOWING ROOFTOP GARDEN DESIGN
- PERMANENT SIGNAGE – RE: HERITAGE ELEMENTS (History of area or lot – Nanaimo Historic Info)



Schedule D – Amenity Requirements For Additional Density

337 ROBSON ST., NANAIMO, BC – TIER 2 RATIONALE

This report will show how the proposed development at 337 Robson St, will achieve the 60 of 125 points required in the 7, Tier 2 Categories, to achieved additional requested density for this development.

Please see the charts and attached addendum pages of this document for specific details on how the category point totals are calculated.

Category 1 - Site Selection (10 points required)

<u>Amenity</u>		<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
		20	9	
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3	3	The proposed development has the necessary infrastructure for a medium density development.
C	The proposed development is located within 200m of a park or trail network	1	1	<i>Small Park at 280 Wallace St. - 162m</i>
D	The proposed development is located within 400m of any of the following:	/5		<u>As the crow flies' distance</u>
·	- retail store;		1	Window Seat Books – 309C Wesley St., Nanaimo (94 meters) See Appendix "A"
·	- daycare facility;		1	Katie's Corner Child Care - 357 Wesley St, Nanaimo (160 meters)
·	- Nanaimo Regional District transit bus stop;		1	Bus stop number 109-771 Fitzwilliams at Westley (107 meters)
·	- any PRC (Parks, Recreation and Culture) Zoned property; and / or		1	Piper Park - (361 meters)
·	- a CS-1 (Community Service One) zoned property.		1	451 Selby – Selby Place (305 meters)
	(1 point each)			

Category 2 - Retention & Restoration of Natural Features (8 points required)

<u>Amenity</u>	<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
	16	9	PASS

C	The proposed development includes at least 50% retention of natural soils.	1	1	<i>Soil removed for excavation will be recycled and put into planters on the roof top garden and as back fill.</i>
E	The proposed development includes street trees.	1	1	<i>See Landscape Architectural Plan Appendix "B" for details</i>
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1	1	<i>See Landscape Architectural Plan Appendix "B" for details</i>
G	Post development, the total amount of trees on the property, or adjacent road right of-way or public space is at least 20% more than the number of trees on the property before development.	2	2	<i>See Landscape Architectural Plan Appendix "B" for details</i>
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3	3	<i>See Landscape Architectural Plan Appendix "B" for details</i>
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1	1	<i>See - Addendum "S" Signage Plan for more details.</i>

Category 3 - Parking & Sustainable Transportation (10 points required)

<u>Amenity</u>		<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
		20	15	PASS
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op. (Modo is the only Car Share program)	1	1	See Addendum "C", MODO Car Share Program
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4	4	See Addendum "C", MODO Car Share Program
D	The parking area within the proposed development includes at least one vehicle charging station. electric	1	1	See Parking Plan - Addendum "D"
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	4	4	See Parking Plan - Addendum "D"
F	The proposed development includes covered & designated parking spaces for a designated motorcycle parking space to accommodate the following # of spaces:	2	2	See Parking Plan - Addendum "D"
	a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and			See Parking Plan - Addendum "D"
	b) non-residential uses: 1 motorized scooter or motorcycle space per 600m ² of Gross Floor Area for the first 5000m ² plus one space per 1500m ² of additional Gross Floor Area.; and			See Parking Plan - Addendum "D"
	c) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.			See Parking Plan - Addendum "D"
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2	2	See Parking Plan - Addendum "D"

I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1	1	<i>See - Addendum "S" Signage Plan for more details.</i>
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Category 4 - Building Materials

(8 points required)

<u>Amenity</u>	<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
	16	6	

C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC) Canada.	3	3	<i>Decorative wood elements building exterior and roof top garden pergola etc. See Appendix "E" Architect Letter & Wood Use Plan</i>
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled.	2	2	<i>Waste Management Plan will be submitted with the Building Permit by the General Contractor.</i>
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.	1	1	<i>See - Addendum "S" Signage Plan for more details.</i>

Category 5 - Energy Management

(6 points required)

<u>Amenity</u>	<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
	16	6	PASS

A	The project developer has provided all of the following:	5	5	
	a) letter from an mechanical engineer or equivalent consultant stating that the project exceeds the ASHRAE 90.1 2010 Energy Standard by 5% or more; and			<i>Mechanical Engineer to provide letter with Building Permit Submission.</i>

	b) letter of credit for 1% of construction costs, prior to the issuance of a building permit, to be returned upon successful provision of all of the above designate.			<i>Meridian will submit at BP Stage.</i>
C	The development includes permanent education signage or display(s) regarding sustainable energy management practices used on site.	1	1	<i>See - Addendum "S" Signage Plan for more details.</i>

Category 6 - Water Management

(8 points required)

<u>Amenity</u>	<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
	16	9	PASS

A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2	2	<i>See Landscape Architectural Plan Appendix "B" for details</i>
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2	2	<i>A Letter from mechanical engineer required will be submitted at Building Permit Stage.</i>
C	A green roof is installed to a minimum 30% of the roof area.	3	3	<i>Will be greater than 30% of roof area. See Landscape Architectural Plan Appendix "B" for details</i>
F	A water efficient irrigation system (such as drip) is installed.	1	1	<i>See Landscape Architectural Plan Appendix "B" for details</i>
H	The development site includes permanent educational signage or a regarding sustainable water management practices used on site. display(s)	1	1	<i>See - Addendum "S" Signage Plan for more details.</i>

Category 7 - Social & Cultural Sustainability**(10 points required)**

<u>Amenity</u>		<u>Possible Points</u>	<u>Assessed Points</u>	<u>COMMENTS</u>
		21	8	To be reviewed.
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the British Columbia Building Code 2012 (BCBC) or any subsequent Act or Acts which may be enacted in substitution therefore.	3	3	<i>Yes. See detailed floor plans in Appendix "F"</i>
C	The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives final occupancy.	3	3	<i>Meridian agrees to a Housing Agreement with the City of Nanaimo.</i>
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1	1	<i>Our rooftop garden will include 3x 3'x5'ft raised gardening plots, for resident community gardening. See Landscape Architectural Plan Appendix "B" for details.</i>
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1	1	<i>See - Addendum "S" Signage Plan for more details.</i>

Schedule D Point Total:**62**