

DATE OF MEETING | March 18, 2019 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP1117 – 77 CHAPEL STREET** |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development permit application for a 24-storey mixed-use development that includes 110 residential units and 2,395m² of commercial space, located at 77 Skinner Street. |

Recommendation

That Council issue Development Permit DP1117 at 77 Chapel Street with the following variances:

- reduce the minimum front yard setback from 1.5m to 1.0m. |

BACKGROUND

A development permit application, DP1117, was received from de Hoog & Kierulf Architects on behalf of 6577 Nanaimo Holdings Ltd., in order to permit a 24-storey mixed-use development.

The subject property was recently rezoned in order to permit a site-specific amendment to the Chapel Front (DT5) zone to increase the allowable Floor Area Ratio from 2.3 to 4.25 and the maximum building height from 19.8m to 78.5m to allow a highrise mixed-use development. The rezoning application was adopted by Council on 2018-NOV-19.

The property previously consisted of two separate lots (65 and 77 Chapel Street), but was consolidated into a single lot as a condition of rezoning. The property at 65 Chapel Street was previously used as a surface parking lot, and 77 Chapel was a parkade.

Subject Property:

<i>Zoning</i>	DT5- Chapel Front
<i>Location</i>	The subject property located at the corner of Chapel and Skinner Streets.
<i>Total Area</i>	4,354m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Downtown Urban Node; Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	Downtown Urban Design Plan and Guidelines General Development Permit Area Design Guidelines

The subject property is located within the Chapel Front North study area within the Downtown Urban Design Plan and Guidelines. The lot is identified as an infill property within the guidelines with increased density and underground parking encouraged.

The subject property is a through-lot fronting both Skinner and Chapel Streets with views of Mount Benson, Maffeo Sutton Park, Downtown, and the Nanaimo Harbour. The site slopes upward from south to north by approximately 5m, and the grade change between Chapel and Skinner Street is also approximately 5m.

The surrounding neighbourhood context includes:

- A restaurant, mid-rise condominium and highrise apartment building to the north;
- The Law Courts to the east;
- A restaurant and Benson Street connecting down to the services on Cliff Street to the west; and
- A mixed-use building currently under construction (91 Chapel Street) and Studio NA located immediately to the south.

DISCUSSION

Proposed Development

The proposed development is a 24-storey mixed-use development on a one- to five-storey podium including:

- ground floor commercial units and second floor office space (2,160m² total) on Chapel Street;
- 110 residential condo units including;
 - Seven, two-bedroom townhouse units; and
 - Five ground-oriented live/work units.

The townhouse and live-work units will front on Skinner Street. The remainder of the residential units will be located within the 24-storey tower structure, which will be constructed over a podium within the central portion of the site.

The parking space configuration consists of 137 residential spaces, and 30 commercial spaces within three levels of underground parking. The “Off-Street Parking Regulation Bylaw 2018 No. 7266” requires 97 residential spaces and no commercial parking. The 30 commercial spaces will be included on the top level and will be accessible to the general public. Bicycle spaces are also provided (110 long-term and 19 short-term spaces).

Site Design

The site design recognizes Chapel Street as the primary commercial street frontage with Skinner Street as primarily residential. Four separate commercial units will front on Chapel Street. The ground floor commercial units will provide street animation on Chapel Street and the proposed building siting will accommodate small patios. The live/work units with townhouses above will provide a residential street presence on Skinner Street, consistent with neighbouring developments at 91 Chapel and Studio NA to the south.

The proposed building utilizes the grade change from Chapel Street to Skinner Street in order to provide access to underground parking from both roads on separate levels. Access to the 30 commercial parking spaces on the top floor of the parkade will be from Chapel Street. The residential parking will be accessed from the lower floor of the parkade off Skinner Street.

A public plaza is proposed at the north end of the site and will include public art, a decorative rain garden, and seating. A walkway through the public plaza provides a pedestrian connection between Skinner Street and Chapel Street. The plaza design is intended to provide a functional outdoor amenity space and gateway feature at this entrance to the downtown core.

Full works and services will be required through the building permit, including 2m-wide sidewalks, street trees, street lights, and on-street parking where possible. The proposed building setbacks maximize space for pedestrian activities and street trees along Chapel Street.

Building Design

The proposed tower is to be constructed upon a stepped four-storey podium along Skinner Street and a one- to three-storey podium along Chapel Street. The tower structure is located at approximately the centre of the lot and is designed in a curved oval form. The exterior of the tower includes a mixture of glass and balconies with a modern design, which is consistent with other downtown Nanaimo highrises. The pedestrian entrance to the residential tower will be from Chapel Street and is defined by an overhead canopy.

Along Chapel Street, the podium transitions in height from three storeys to the adjacent six-storey building, 91 Chapel Street, and to a single storey on the northern portion of the site. The Skinner Street elevation includes five, two-storey live/work units at the south end, with an additional two storeys of townhouse residential units set back behind the live/work units. A second floor rooftop terrace separates the upper townhouse units from the live-work units below. The remainder of the Skinner Street façade includes a raised terrace with prominent glazing.

The building is considered a highrise as defined within the Downtown Urban Design Plan and Guidelines; therefore, the guidelines for tall buildings apply. The guidelines for tall buildings require a 30.5m separation between highrise buildings. The subject area is approximately 66m from the highrise at 1 Chapel Street (Seacrest) and 100m from 38 Front Street (Pacifica). The guidelines also note the tall point towers should have a number of residential floors at the base that are arranged along the public realm to create a reasonable density, with as many entries at street level as possible. The proposed building has six prominent entries on the Chapel Street frontage, including the four commercial units, the residential entrance lobby, and the entrance lobby to the second storey offices above the commercial units. The live/work townhouse units on Skinner Street provide five separate entries on the Skinner Street elevation.

Proposed Variance

The required front yard setback is 1.5m. The proposed setback on Skinner Street is 1.0m; a proposed variance of 0.5m.

Dedication was taken along Skinner Street as part of the rezoning application to allow space to accommodate a wider sidewalk. Site grading requires terraced retaining walls; therefore, the

reduced setback does not result in a loss of potential pedestrian space. Staff support the proposed variance.

See Attachments for more information.

SUMMARY POINTS

- Development Permit Application No. DP1117 is for a 24-storey mixed-use development that includes 110 residential units and 2,395m² of commercial space.
- The subject property was recently rezoned in order to permit a high-rise development.
- The proposed mixed-use high-rise development meets the intent of the Downtown Urban Design Plan and Guidelines and General Development Permit Area Design Guidelines.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Parking Plans
ATTACHMENT E: Landscape Plan and Details
ATTACHMENT F: Building Elevations
ATTACHMENT G: Building Rendering
ATTACHMENT H: 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 11.5.1 Siting of Buildings* – to reduce the minimum front yard setback from 1.5m to 1.0m along Skinner Street.

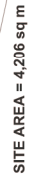
CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the Site Plan prepared by de Hoog & Kierulf Architects, dated 2019-FEB-07 as shown on Attachment C.
2. The subject property is developed generally in accordance with the Parking Plan prepared by de Hoog & Kierulf Architects, dated 2018-DEC-12 as shown on Attachment D.
3. The subject property is developed in substantial compliance with the Landscape Plan and Details prepared by Murdoch de Greeff Inc., dated 2019-FEB-26 as shown on Attachment F.
4. The subject property is developed in substantial compliance with the Building Elevations prepared by de Hoog & Kierulf Architects, dated 2018-AUG-28 as shown on Attachment G.

LOCATION PLAN

 Subject Property

GRADE CALCULATION
 $19.8 + 19.9 + 20.7 + 23.8 + 23.9 + 23.8 + 23.6 + 19.5 + 16.1 + 17.6 = 209$
 $209 / 10 = 20.9\text{m GEODETC}$



BUILDING AREA = 3,160 sq m

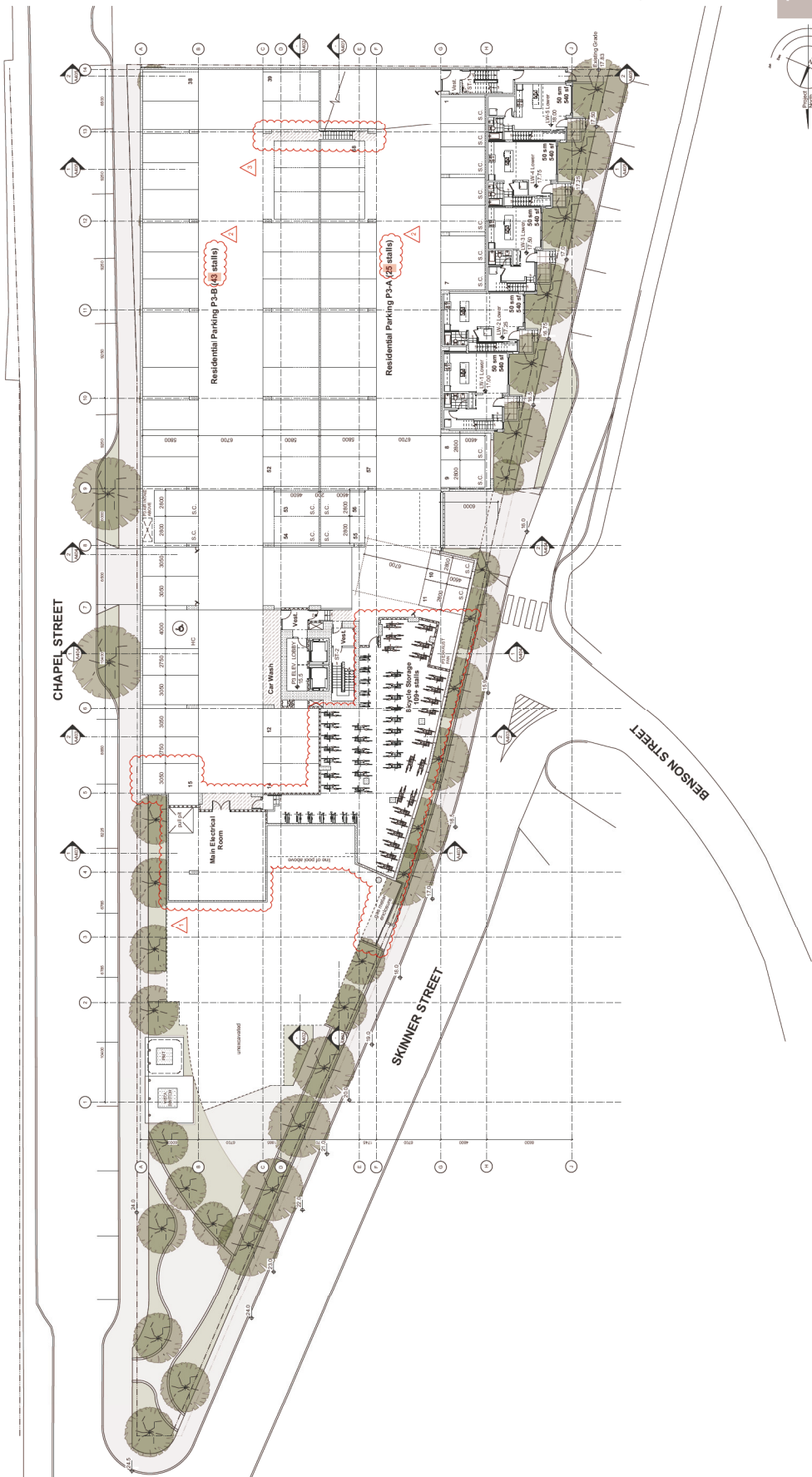
MARCILO
77 Chapel Street
Nanaimo BC
Site Plan

de Hoog & Kienaff architects
Victoria
977 Fort Street V8V 3K3
Nanaimo
102-5190 Dublin Way V9T 2K8
T 1-250-698-3367
T 1-250-595-5910

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ATTACHMENT D
PARKING PLAN



1	18-12-12	Issued for DP Permits
2	18-12-13	Issued for Building Permit
3	18-05-20	Issued for Planning Permits
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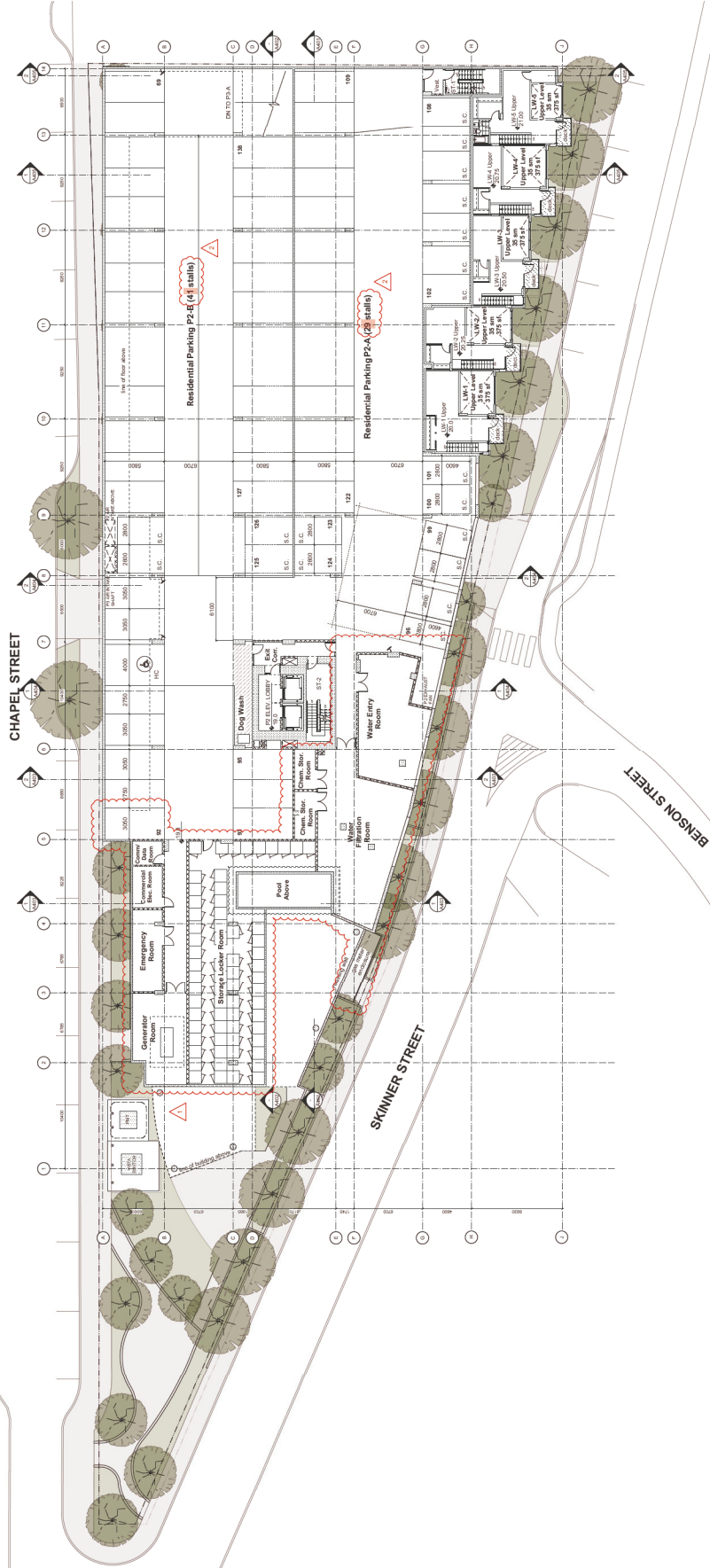
MARCILO
77 Chapel Street
Nanaimo BC
P3 Parking Plan

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DP1117
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Fax: 250-699-3368
102-1100-5-Kentel architects
777 East Street, V8Y 3K3
Tel: 250-699-3367
Fax: 250-699-3368

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77 Chapel Street
Nanaimo BC
P2 Parking Plan

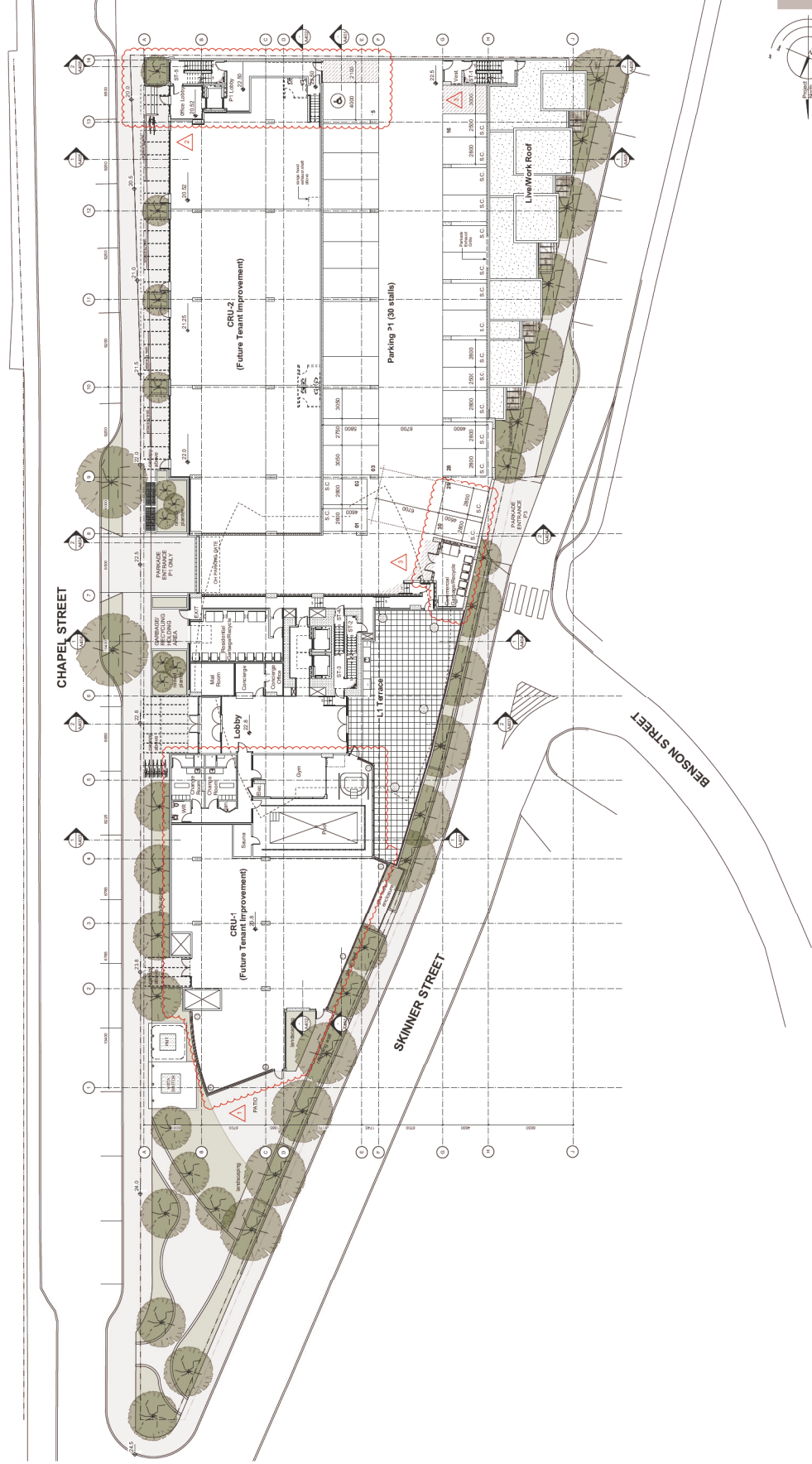
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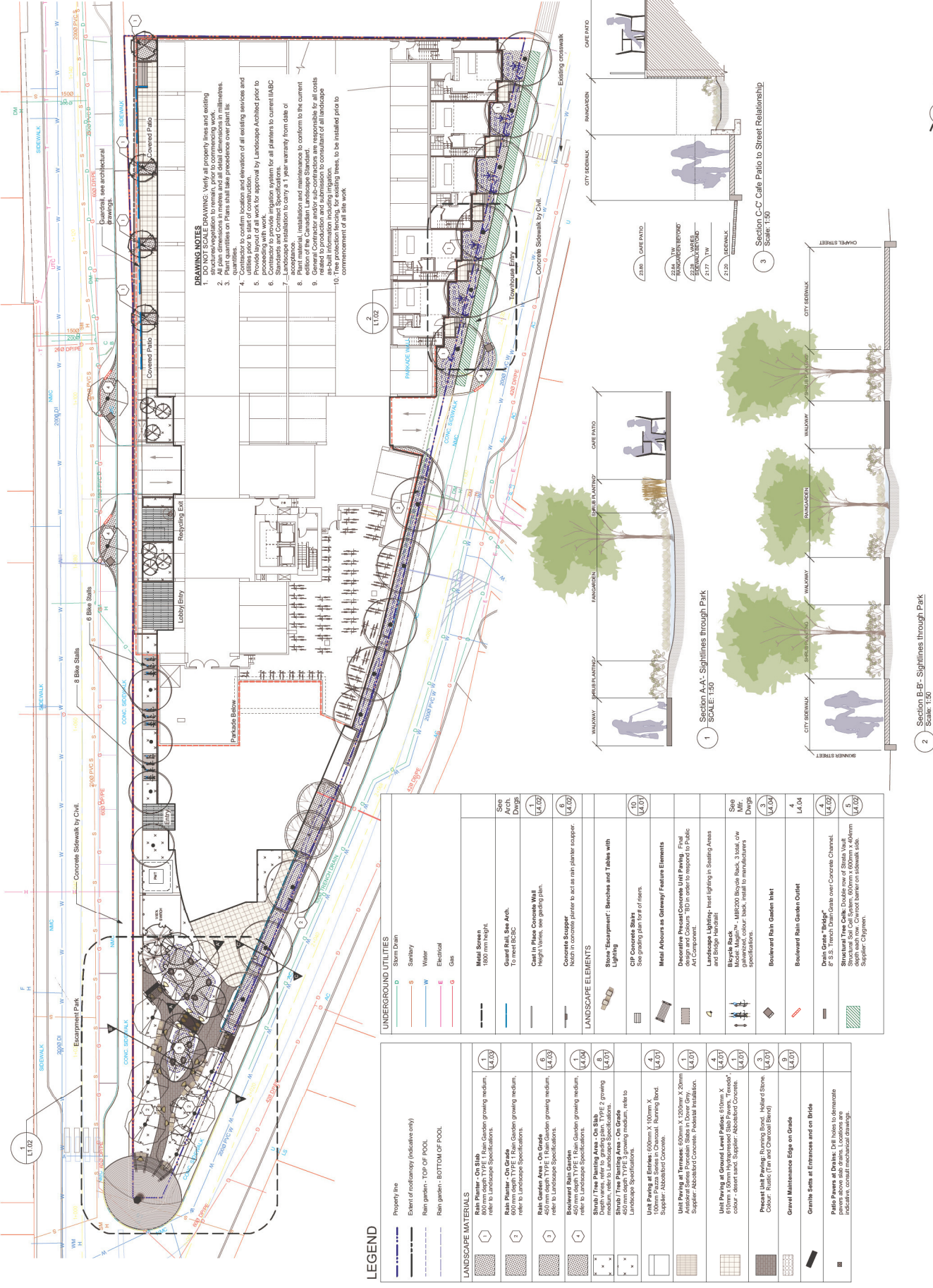
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de Hong & Kneuf architects
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Fax: 250-695-5810
Email: info@dhka.com

MARCILO
77 Chapel Street
Nanaimo BC
L1/P1 Parking Plan

1 of 5

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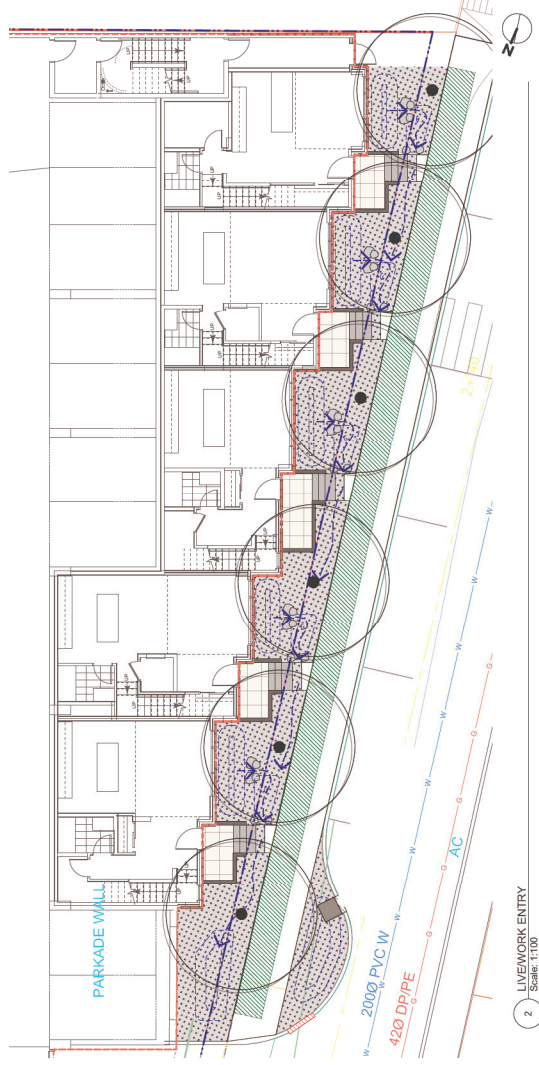
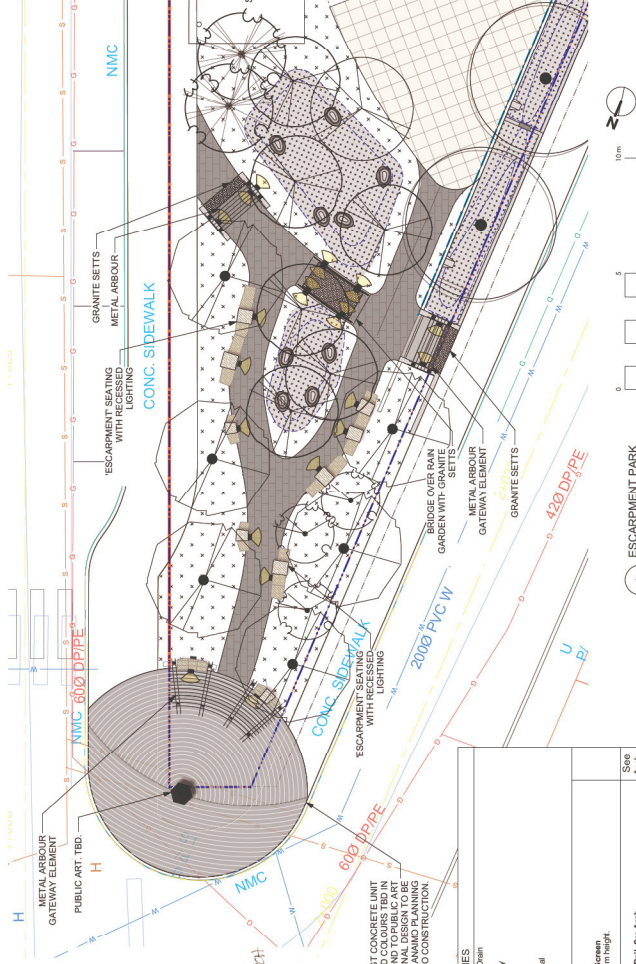


client	Werthan Developments		
project	Marcelo 77 Chapel Rd. Nashville, 6C sheet title		
Landscape Materials			
project no.	117.35		
scale	1:200	@ 24"=36"	
drawn by	TB		
checked by	SAMPDG		
revision no.	sheet no.		
RECEIVED DP 1117 2019-FEB-27 LANDSCAPE ARCHT.		L1.01	

Property line	Extent of work/paving (indicative only)	Property line	Extent of work/paving (indicative only)
	Extent of work/paving (indicative only)		Extent of work/paving (indicative only)
	Rain garden - TOP OF POOL		Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL		Rain garden - BOTTOM OF POOL

LANDSCAPE MATERIALS	
	Rain Paver - On-Slab 800 mm depth TYPE 1 Rain Garden growing medium, refer to Landscape Specifications.
	Rain Paver - On-Grade 900 mm depth TYPE 1 Rain Garden growing medium, refer to Landscape Specifications.
	Rain Gravel Area - On-Grade 900 mm depth TYPE 1 Rain Garden growing medium, refer to Landscape Specifications.
	Reinforced Rain Gravel 400 mm depth TYPE 1 Rain Garden growing medium, refer to Landscape Specifications.
	Strait / Tree Planting Area - On-Slab 600 mm depth TYPE 1 Rain Garden growing medium, refer to Landscape Specifications.
	Strait / Tree Planting Area - On-Grade 600 mm depth TYPE 1 Rain Garden growing medium, refer to Landscape Specifications.
	Unit Paving at Entrances 600mm x 500mm X 40mm Reinforced Concrete.
	Unit Paving at Terrace 600mm X 500mm X 20mm Reinforced Concrete.
	Unit Paving at Ground Level Patios 100mm X 610mm x 50mm Hydrated Steel Fibre, "Tread", colour: Buff and Sand, Supply: Adelaide Concrete.
	Unit Paving at Driveway 100mm X 610mm X 50mm Hydrated Steel Fibre, "Tread", colour: Buff and Sand, Supply: Adelaide Concrete.
	Gravel Maintenance Edge on Grade
	Gravel Setts at Entrances and on Bids
	Patio Pavers at Driveway Dril holes to eliminate pavers above slab area. Locations are indicated on drawings.

UNDERGROUND UTILITIES		
	Storm Drain	
	Sanitary	
	Water	
	Electrical	
	Gas	
	Metal Screen 1800 mm height.	Soil Arch Arch Dregs
	Guard Rail, See Arch. In road 3050	
	Cast in Place Concrete Wall Height Varies, see grading plan.	
	Concrete Scupper Not in concrete plan but as de van planter scupper.	
LANDSCAPE ELEMENTS		
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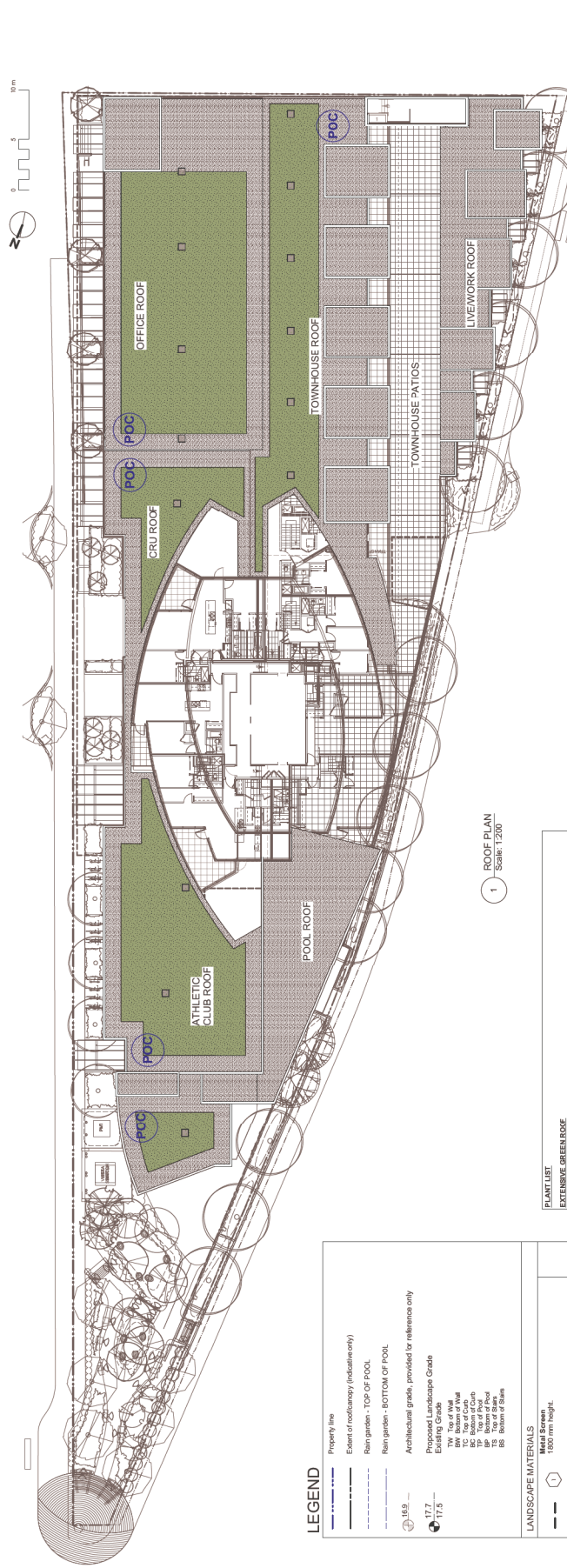


**Murdoch
de Greeff INC**
Landscape Planning & Design

200-421-0044 ext. 101
VANUVA BC, V2Y 1S7

Phone 250-253-2891
Fax 250-253-2892

client	Warman Developments		
project	Marcelo 77 Chapin Rd. Natick, BC		
sheet title	Landscape Materials: Park & Entries		
project no.	117.35	RECEIVED DP 1117 2019-FEB-27	
scale	1:100	@ 2'x3'8"	79
drawn by		checked by	SMP/PG
revision no.		sheet no.	L1.02



PLANT LIST	EXTENSIVE GREEN ROSE	Percent of Mix
	Botanical Name	Common Name
	<i>Sedum reflexum</i>	Stoncrop
	<i>Sedum reflexum</i> 'Blue Lagoon'	Blue Lagoon Stoncrop
	<i>Sedum rupestre</i> 'Angelina'	Angelina Stoncrop
	<i>Sedum spaldingianum</i> 'Cape Blanco'	Cape Blanco Stoncrop

[illegible]

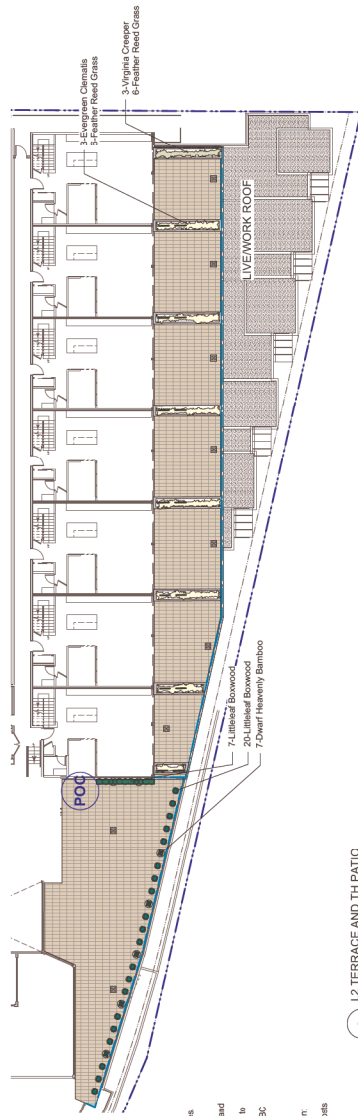
Plant quantities and species may change between issuance of JF and Construction due to plant availability and design changes.



5

L3 TH PATIO

Scale: 1:200



3 L2 TERRACE AND TH PATIO
Scale: 1:200

1. **DRAWING NOTES** - Verify all property lines and existing easements.
2. All plan dimensions in feet and all detail dimensions in millimetres.
3. Plant quantities in trees and shrubs and detail quantities in millimetres.
4. Plant quantities in trees and shrubs and detail quantities in millimetres.
5. Contractor to confirm location and elevation of all existing services and utilities prior to start of construction.
6. Contractor to provide irrigation system for all planters to current IABBC standard.
7. Landscape installation to carry a 1 year warranty from date of acceptance.
8. Contractor to install and maintain to conform to the current edition of the Canned's Landscape Standard.
9. General Contractor and/or sub-contractors are responsible for all access and egress to and from the site, and for the maintenance of all landscape as-built information including irrigation.
10. Time protection periods, for existing trees, to be installed prior to

	Property Line					
	Ejector Footcandleing (Indicates only)					
	Rain garden - Top Of POOL					
	Rain garden - BOTTOM OF POOL					
	Architectural Grade, provided for reference only					
	Proposed Landscape Grade					
	Existing Ground					
	TWisting Road					
	Top of Wetland					
	TC Top of Curb					
	TP Top of Pavement					
	TS Top of Slope					
	TS Top of Storm					
	TS Bottom of Storm					
	17.7					
	17.5					

LANDSCAPE MATERIALS

Metal Screen	1800 mm height.
	Unit Paving at Terrace: 600mm x 1200mm x 20mm Supplier: Absorbent Concrete; Redstart Installation
	Extensive Green Roof The green roof will consist of a 10cm depth permeable growing medium, milled to landscape specifications. See architect's drawings for assembly details, including waterproofing. Extensive green roof to be installed with drip system.
	Patio Pavers at Driveway: Ditch down to demarcate driveway from asphalt area and provide drainage for drain locations.
	Green Roof Drain: Buried drain runs parallel to gutter location.
	Perforated Aluminum Tapped Planter: 40X17X17 Tapped Series Large Planter. Supplier: Pacific's Perfect, O.A.E.
	Custom Aluminum Planter: 19T x 4CM, Length variable. Supplier: Supplier's Perfect, O.A.E.
	Infiltration Plant of Concrete: Proposed Infiltration Point of Connection. Provides water service and electrical service from infiltration controller to variates.
	Glass Guard Rail
	Gravel Baital

ARCHITECTURAL MATERIALS, FOR REFERENCE ONLY

[illegible]

NOT FOR CONSTRUCTION



client

Werthan Developments
 77 Chapel Rd.
 Noranimo, BC

project

Mandello
 77 Chapel Rd.
 Noranimo, BC

short title

Rooftop and Patios:
 Landscape
 Materials & Planting

price/sq. ft.

117.35
 @ 25'x30'

scale

1:200
 11/17/17

drawn by

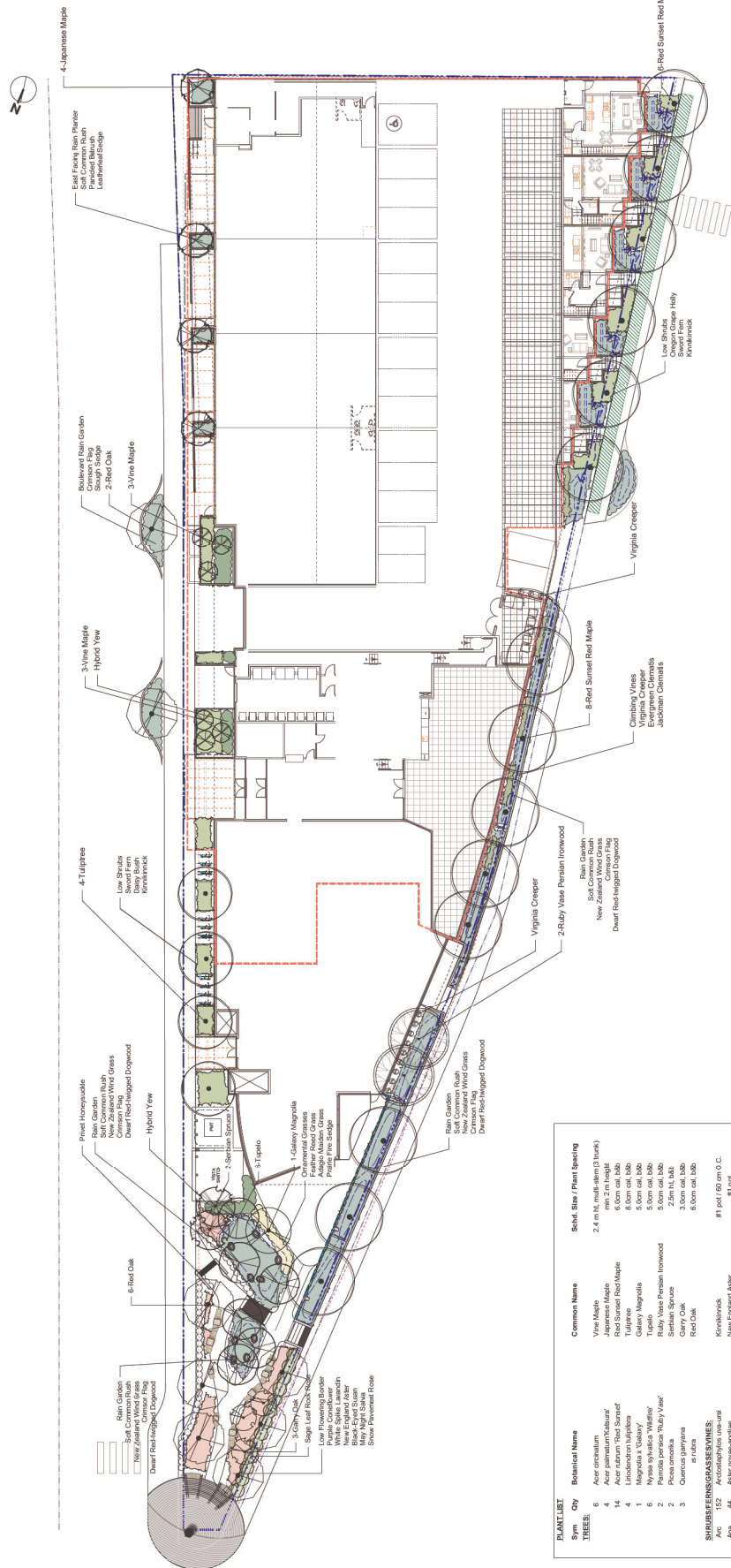
SAMPUG

checked by

sheet no.

revision no.

L1.03



1. All landscaped areas to be serviced by an underground automatic irrigation system, installed as per Municipal Specifications for Street Trees and Irrigation.
2. Irrigation point of connection to be 25 mm service.
3. New water supply to be 25 mm service.
4. Design/build drawings to be submitted to Landscape Architect in PDF and dwg formats at least two weeks prior to commencement of irrigation installation. Green roofs to be irrigated using drip irrigation lines on 300 mm spacing.

1. Irrigation for trees and shrub planters will be with drip emitter line as outlined below.
2. Install an Arkal disc filter 80 mesh sized to manufactures recommendations one per water source inside a 1419 Carson valve box for servicing.

Free Zone(s)

1. At trees will have a 1.5m diameter emitter loop per tree.
2. At emitter line ends to terminate into a PVC header or footer to create a looped emitter line. Emitter unlengths to be placed main occurs recommended distance.
3. Each emitter line to have a vacuum release valve installed. Vacuum release valve to be located at high point of emitter loop (install in PVC header or footer).
4. Each emitter loop to have a drain valve located from valve to be located at low point of emitter loop.
5. Plastic emitter line: Drip-Rite Guard 4.0 gph per emitter, 12 inch emitters spacing (or approved substitute to the satisfaction of the municipality).
6. Pressure regulating module on electric solenoid valve to all drip emitter zones.
7. One line to be installed 100mm below ground surface of growing medium.

SYNT	Plant	Qty	Botanical Name	Common Name	Seed Size / Plant Spacing
1	TREES:	6	<i>Acacia gerrardii</i>	Vina Maple	2.4 ml, multi-cell (3 burrs)
2		4	<i>Acacia pennantii</i> 'Kalamit'	Japanese Maple	mm 2 in high
3		4	<i>Acacia pennantii</i> 'Kalamit'	Japanese Maple	mm 2 in high
4		4	<i>Andropogon furcatus</i>	Tall Noddy	8.0m oil, 1b0
5		4	<i>Andropogon furcatus</i>	Tall Noddy	8.0m oil, 1b0
6		1	<i>Magnolia x 'Galaxy'</i>	Galaxy Magnolia	5.0m oil, 1b0
7		6	<i>Nyssa sylvatica</i> 'Widener'	Tupelo	5.0m oil, 1b0
8		1	<i>Quercus macrocarpa</i>	White Oak	2.5m H, 1b1
9		2	<i>Quercus laevis</i>	Swampy White Oak	3.0m oil, 1b0
10		3	<i>Quercus prinus</i>	Prickly Pear Oak	2.5m H, 1b1
11		3	<i>Quercus grisea</i>	Gray Oak	3.0m oil, 1b0
12		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
13		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
14		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
15		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
16		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
17		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
18		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
19		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
20		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
21		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
22		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
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26		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
27		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
28		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
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30		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
31		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
32		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
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63		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
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66		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
67		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
68		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0
69		1	<i>Pinus strobus</i>	Red Oak	6.0m oil, 1b0</

Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes.

- DRAWING NOTES**
1. All dimensions are in millimetres (mm) unless otherwise stated.
 2. All plan dimensions in metres and all detail dimensions in millimetres.
 3. All quantities are in cubic metres (m³) unless otherwise stated.
 4. Contractor to confirm location and elevation of all existing services and structures/vegetation to remain, prior to commencing work.
 5. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 6. Provide layout of all work for approval by Landscape Architect prior to proceeding with work.
 7. Standards and Contract Specifications.
 8. Plant material, installation and maintenance to conform to the current Landscape Architect's specifications and standards.
 9. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape related drawings and specifications.
 10. Tree protection fencing, for existing trees, to be installed prior to commencement of all site work.



1 STEPPED RAIN PLANTERS WEST ELEVATION
Scale: 1:150

NOT FOR CONSTRUCTION

rev no	description	date
7	DP Revision	19.06.02
6	DP Revision	18.12.12
5	DP	18.11.20
4	Peak Review	18.11.22
3	90% Costing	18.11.18
2	DP	18.09.18
1	Revised DP	18.05.03



client
Weriman Developments

project
Marcelo
77 Chapel Rd.
Nanaimo, BC

Sheet 86
Landscape
Sections/Elevations

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LANDSCAPE PLANNING

project no.	117.35
scale	@ 24"x36"
drawn by	TB
checked by	SM/PG
revision no.	

Sheet no.
L5.01

1	18-12-12	18-12-03	18-05-30	18-05-28	18-01-19	1727 A40 Elevations	1727
Rev	Date	Description	Issued for Building Permit	Issued for Planning Revisions	Issued for Planning Application	Issued for Planning Application	Issued for Planning Application
1	18-12-12	1727 A40 Elevations	1727 A40 Elevations	1727 A40 Elevations	1727 A40 Elevations	1727 A40 Elevations	1727

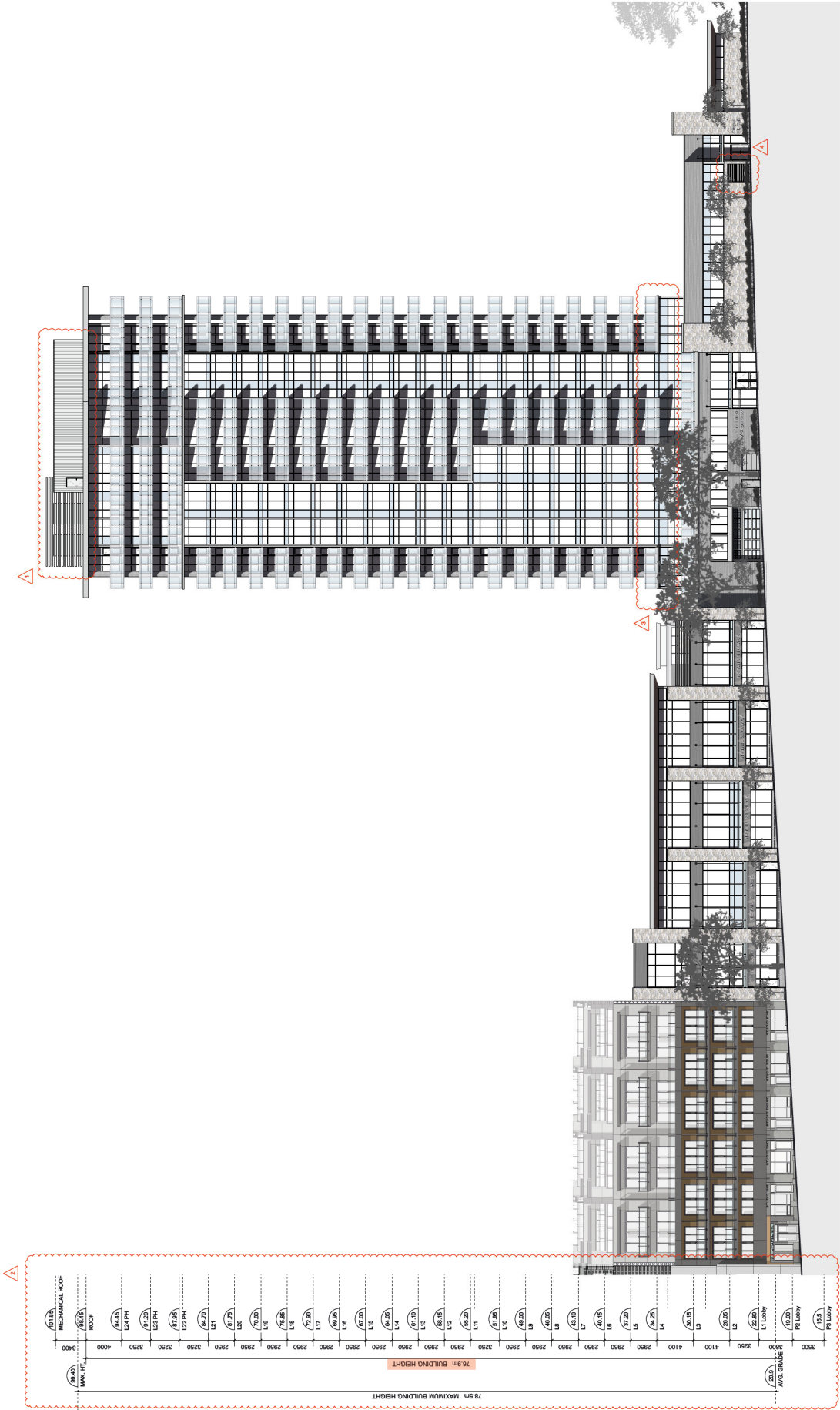
NOTE: All dimensions are shown in millimeters U.N.C.

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CURRENT PLANNING

ka **A301.r1**

de Hoog & Kieffers architecten
Victoria
10777 Fort Street V8V 3K3
Nanaimo
250-251-5910
T 1-250-668-3367
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77 CHAPEL STREET

91 CHAPEL STREET

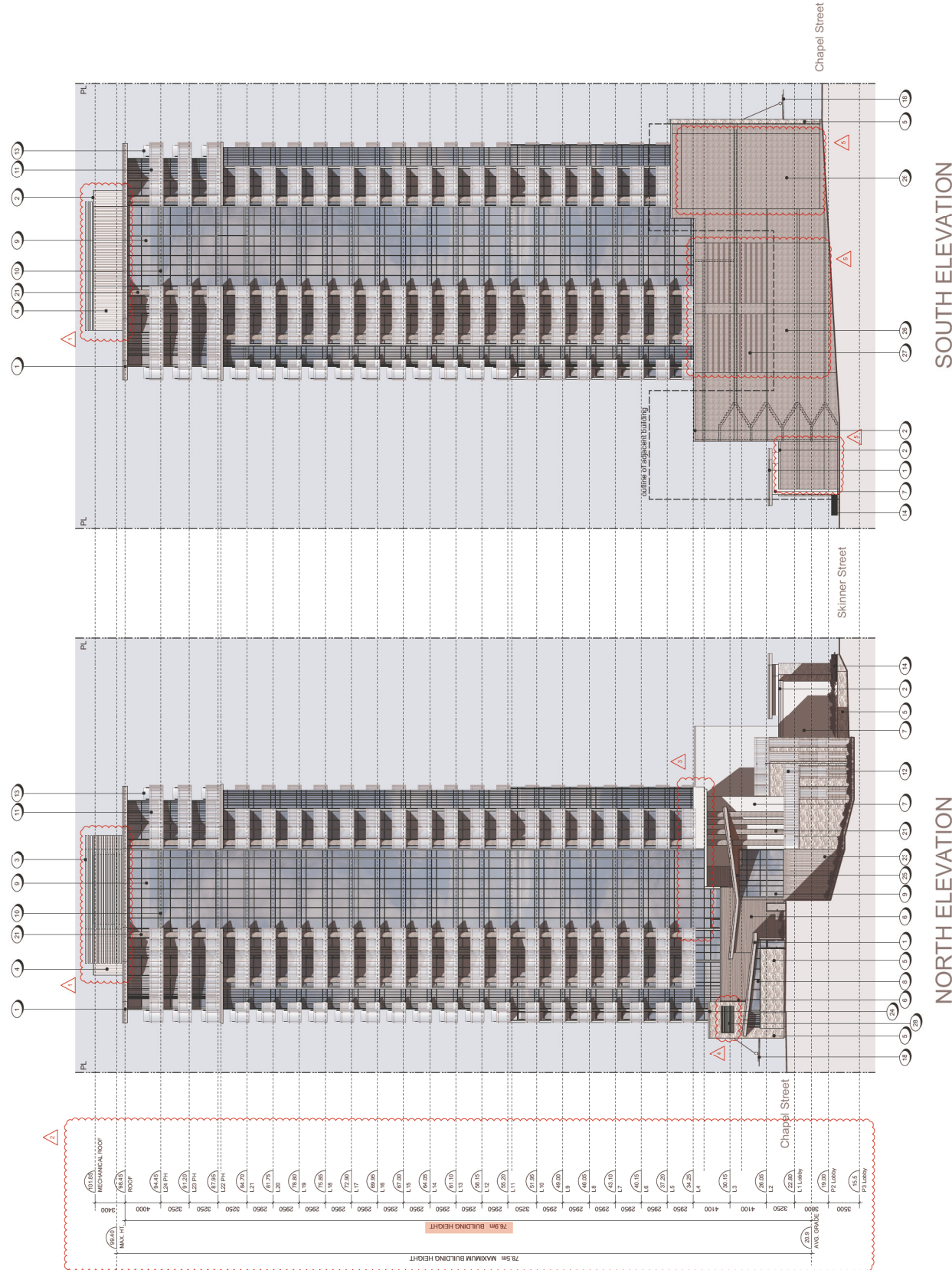
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dHKA
77 Chapel Street
Nanaimo BC
East Elevation Context

MARCELO
77 Chapel Street
Nanaimo BC
East Elevation Context

Materials Schedule

1. REFINISHED METAL FLASH
2. REFINISHED METAL FLASHING
3. REFINISHED HORIZONTAL METAL SCREEN
4. REFINISHED VERTICAL CORRUGATED METAL CLADDING
5. NATURAL LUGGESTONE VENEER
6. LARGE FORMAT PORCELAIN TILE
7. COMPOSITE METAL PANEL
8. CLEAR ANODIZED ALUMINUM WINDOW
9. CLEAR ANODIZED CURTAINWALL SYSTEM
10. INSULATED SPANDREL PANEL
11. TINTED CLEAR GLASS GLAZED WITH CLEAR ANODIZED ALUMINUM FRAME
12. TINTED TRANSPARENT GLASS PRIVACY SCREEN WITH CLEAR ANODIZED ALUMINUM FRAME
13. TINTED METAL FENCE
14. BRASS BAND
15. BUILDING SIGNAGE
16. REFINISHED ALUMINUM CORNERSTONE WINDOW
17. TINTED METAL AND TRANSPARENT GLASS CANOPY
18. TINTED TRANSPARENT GLASS & ALUMINUM FRAME
19. TINTED TRANSPARENT GLASS & ALUMINUM FRAME
20. TINTED CONCRETE SIGN
21. TINTED CONCRETE SIGN
22. TINTED CONCRETE SIGN
23. TINTED CONCRETE SIGN
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25. TINTED CONCRETE SIGN
26. TINTED CONCRETE SIGN
27. TINTED CONCRETE SIGN
28. TINTED CONCRETE SIGN



SOUTH ELEVATION

NORTH ELEVATION

MARCILO
77 Chapel Street
Nanaimo BC
N & S Elevations

1	18-12-12	Issued for DP Permits
2	18-12-12	Issued for Building Permit
3	18-12-12	Issued for Planning Permits
4	18-12-12	Issued for Planning Permits
5	18-12-12	Issued for Planning Permits
6	18-12-12	Issued for Planning Permits
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25	18-12-12	Issued for Planning Permits
26	18-12-12	Issued for Planning Permits
27	18-12-12	Issued for Planning Permits
28	18-12-12	Issued for Planning Permits

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F 1-250-699-3368
info@dehoogkneuf.com
www.dehoogkneuf.com

Materials Schedule

- 1. REFINISHED METAL FASZA
- 2. REFINISHED METAL FLASHING
- 3. REFINISHED HORIZONTAL METAL SCREEN
- 4. REFINISHED VERTICAL CORRUGATED METAL CLADDING
- 5. NATURAL LUGGESTONE VENEER
- 6. LARGE FORMAT PORCELAIN TILE
- 7. COMPOSITE METAL PANEL
- 8. CLEAR ANODIZED ALUMINUM WINDOW
- 9. CLEAR ANODIZED CURTAINWALL SYSTEM
- 10. ISOLATED SPANDREL PANEL
- 11. TEMPERED CLEAR GLASS GLAZED WITH CLEAR ANODIZED ALUMINUM FRAME
- 12. TEMPERED TRANSLUCENT GLASS PRIVACY SCREEN WITH CLEAR ANODIZED ALUMINUM FRAME
- 13. TEMPERED TRANSLUCENT GLASS PRIVACY SCREEN WITH CLEAR ANODIZED ALUMINUM FRAME
- 14. PAINTED METAL FENCE
- 15. BRASS BAND
- 16. BUILDING SIGNAGE
- 17. REFINISHED ALUMINUM THERMALLY-BROKEN WINDOW
- 18. PAINTED METAL AND TRANSLUCENT GLASS CANOPY
- 19. REFINISHED ALUMINUM THERMALLY-BROKEN WINDOW & ANTI-REFLECTANT COATINGS
- 20. PAINTED CONCRETE SIGN
- 21. SCALED CONCRETE SIGN
- 22. TRANSLUCENT GLASS SCREEN ON METAL FRAME
- 23. METAL LANDSCAPE SCREEN ON METAL FRAME
- 24. PRECAST CONCRETE CAP
- 25. UNFINISHED METAL JOINT
- 26. CONCRETE FINISH
- 27. DECORATIVE CONCRETE FINISH
- 28. IN-PAINTED/PAINTED LOUVER (See Note 1)

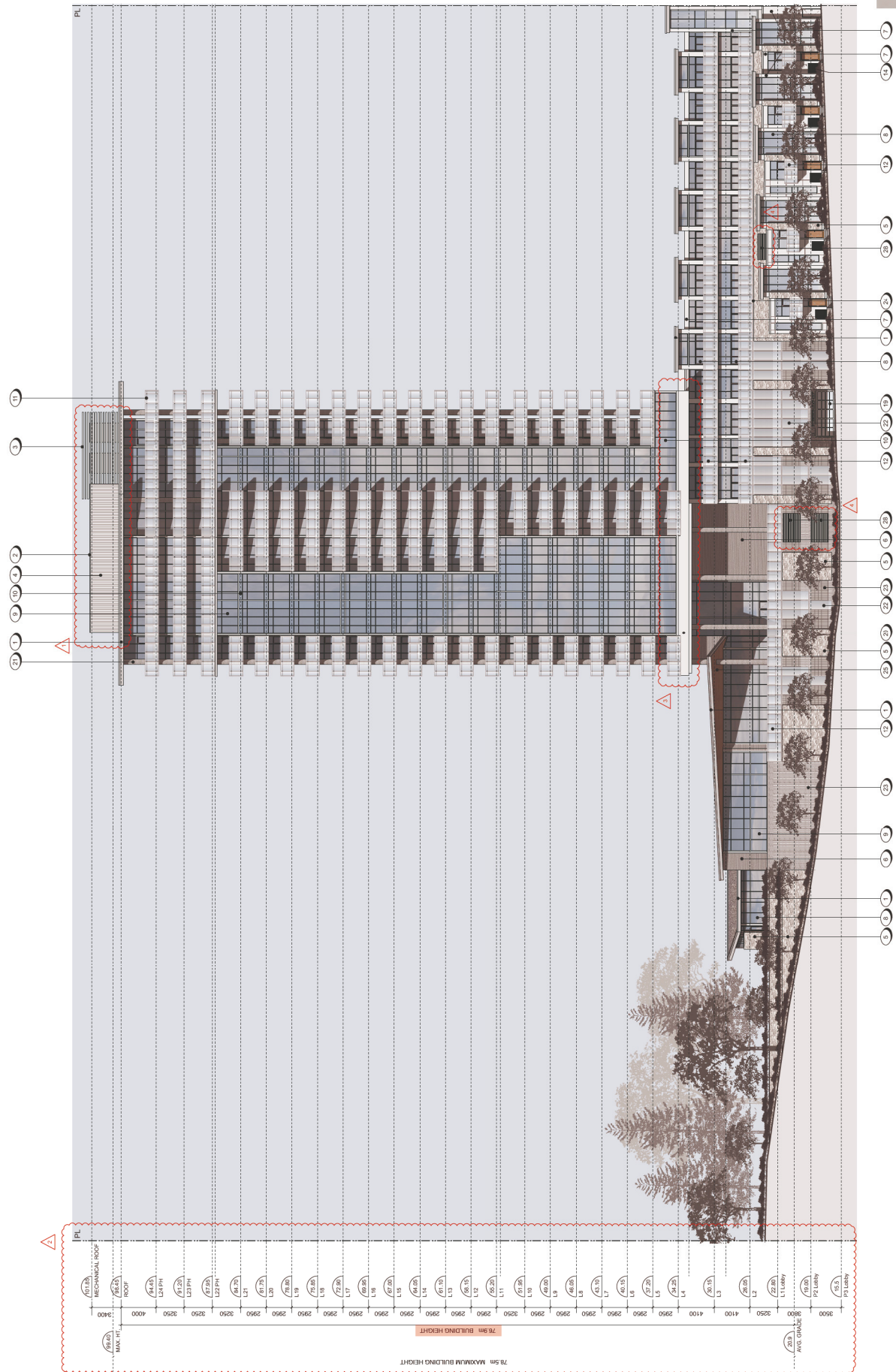
1	18-12-12	Issued for DP Permits
2	18-12-12	Issued for Building Permit
3	18-12-12	Issued for Planning Permits
4	18-12-12	Issued for Planning Permits
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25	18-12-12	Issued for Planning Permits
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28	18-12-12	Issued for Planning Permits

MARCELO
77 Chapel Street
Nanaimo BC
West Elevation

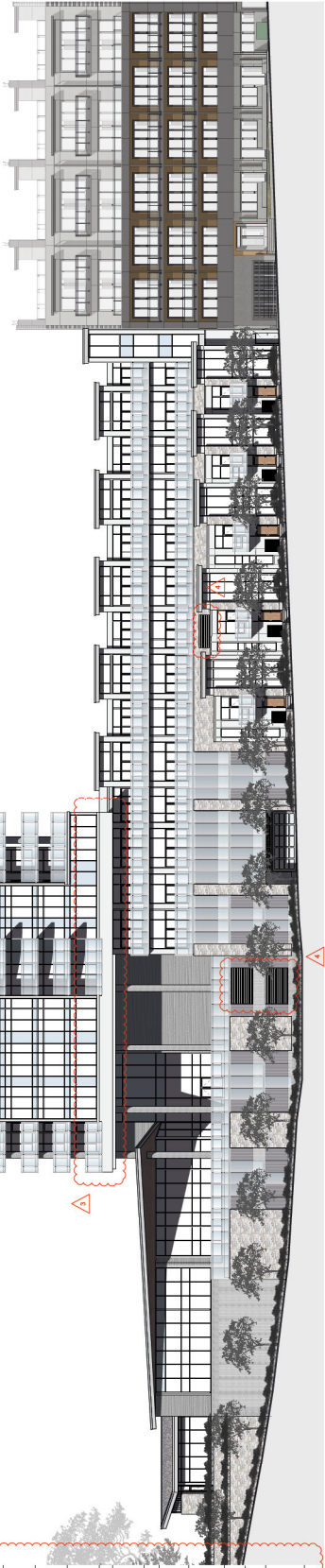
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NANAIMO BUILDING DEPARTMENT

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SKINNER STREET



1	16-12-12	Issued for CR Revisions			
-	16-09-16	Issued for Development Permit			
-	16-05-30	Issued for Rezoning Revisions			
No.	Date	Description	1727 A450 Elevations	pch	1727
plan date	16-12-12	drawing is			
drawn by		checked by			
scale	1:200	project number			

Note: All dimensions are shown in U.S.O.

MARCIELO

77 Chapel Street
Nanaimo BC

West Elevation Context

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Victoria
102-5277 Fort Street V8V 3K3
Nanaimo
1-250-590-2610
1-250-590-5810

77 CHAPEL STREET

91 CHAPEL STREET

ATTACHMENT G
BUILDING RENDERING



VIEW LOOKING NORTH-EAST OVER NANAIMO HARBOUR

Rev	Date	Description	1727 AGO Supplemental	1727
18-09-16		Issued for Development Permit		
18-09-30		Issued for Reasoning Revisions		
18-09-16		drawings	1727 AGO Supplemental	
		10/	drawings	
			project number	1727

MARCILO
77 Chapel Street
Nanaimo BC

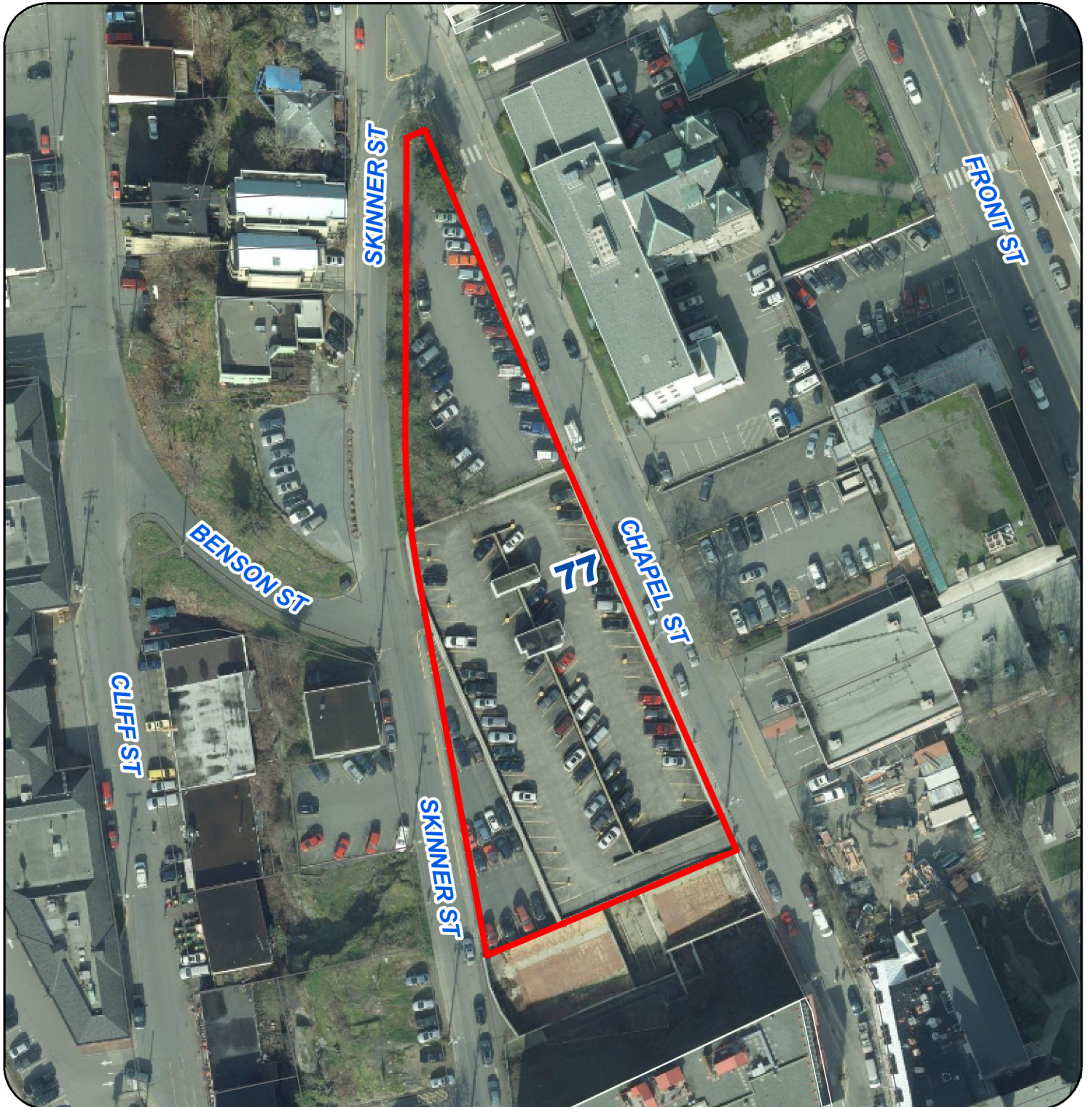
Colour Rendering

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da Hoog & Keruf architects
 Victoria
 977 Fort Street V8V 3K3
 Nanaimo
 102-5190 Dublin Way V9T 2K8
 T 1-250-668-3367
 T 1-250-585-5810

ATTACHMENT H
AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001117