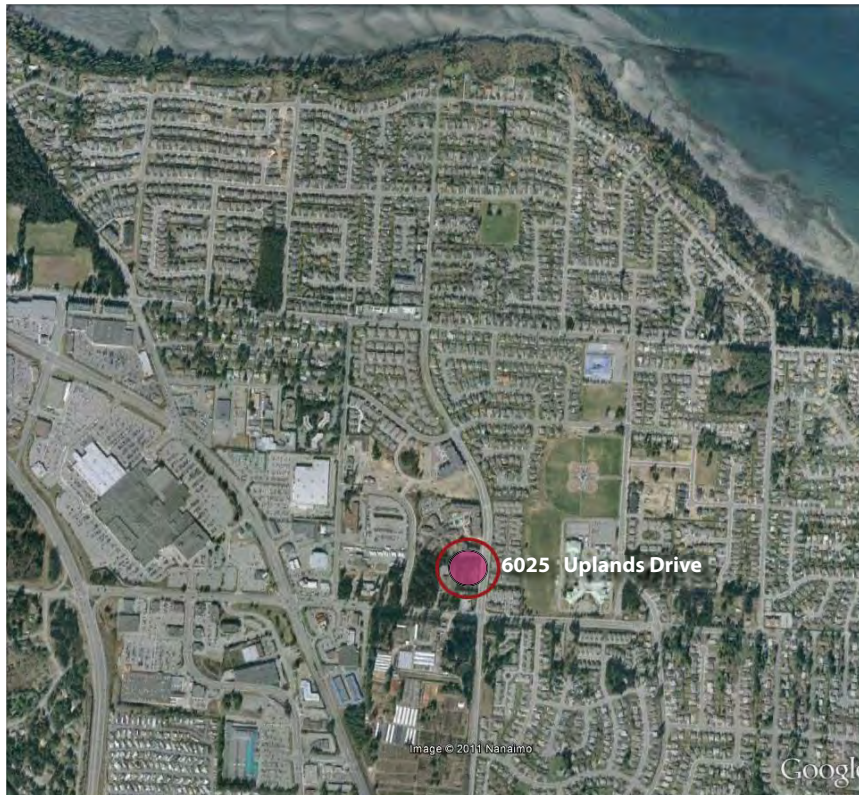


U P L A N D S W A L K S U P P O R T I V E H O U S I N G

6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



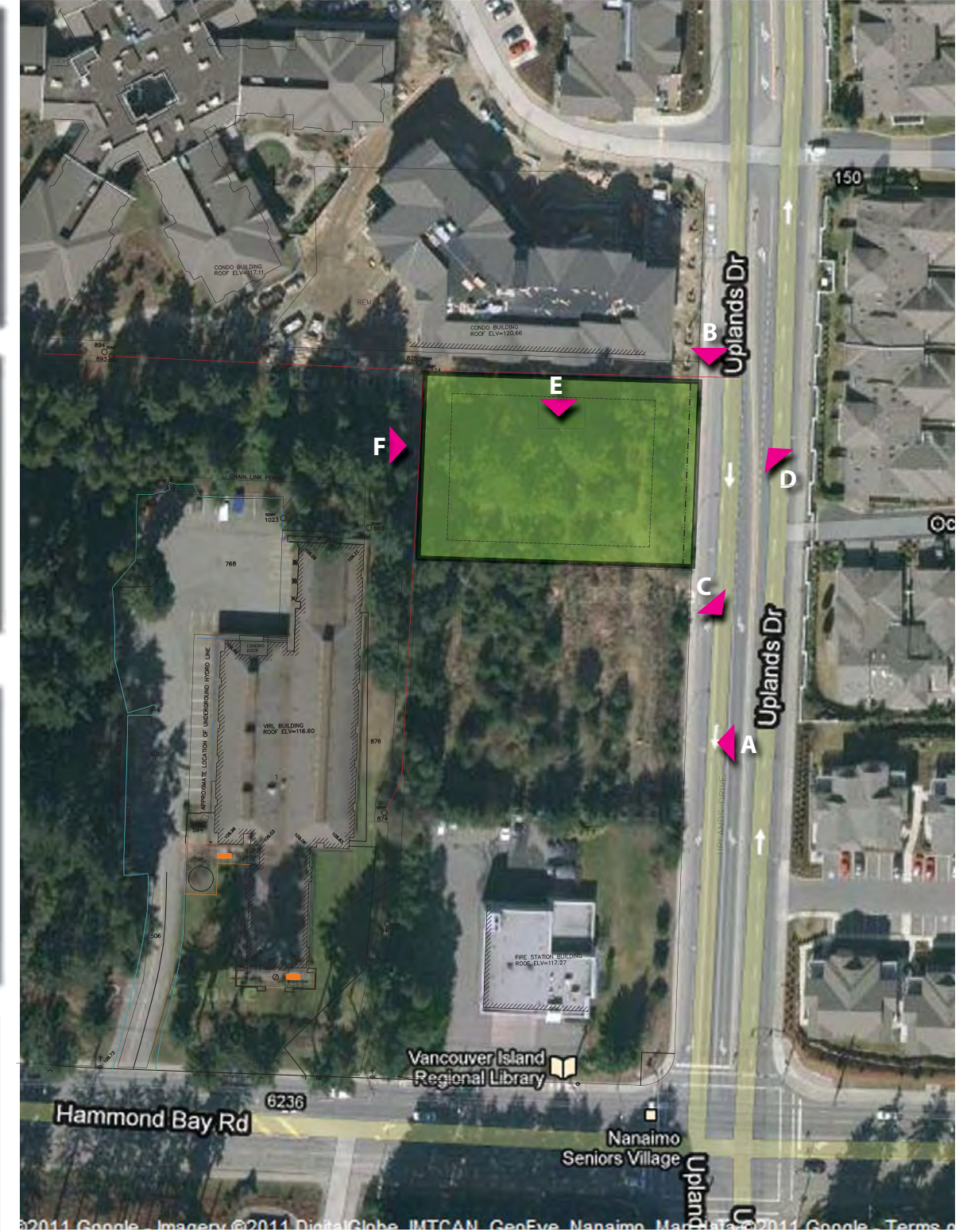
LOCATION MAP



E



C



SITE CONTEXT PLAN



F



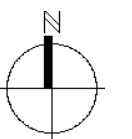
B



D



A



UPLANDS WALK SUPPORTIVE HOUSING



6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C

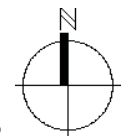


SITE DATA

Project Civic Address:	6025 Uplands Drive, Nanaimo, BC		
Project Legal Address:	LOT A, District Lot 48, Wellington District, Plan EPP10897		
Name of Institution:	Pacifica Housing BC Housing		
Project Description:	Uplands Walk Supportive Housing		
Units:			
Studio Units	Quantity	1 Bedroom Unit	Quantity
Level 2	12	Level 1	1
Level 3	12		
Level 4	8		
Studio Unit Type	Quantity	Area	
Type A1	5	35sm (376.7sf)	
Type A2	10	35sm (376.7sf)	
Type B1	8	35sm (376.7sf)	
Type B2	7	35sm (376.7sf)	
Type C1	3	39.2sm (421.9sf)	
1 Bedroom Unit Type D1	1	53sm (570.5sf)	
Total Number of Units:	33		
Zoning:	CS1 – Community Service		
Site Area:	2,310 m2 (24,865 sq ft)		
Floor Area:			
Level 1:	633.7sm (6821sf)		
Level 2:	605.6sm (6518.6sf)		
Level 3:	605.6sm (6518.6sf)		
Level 4:	489.1sm (5264.6sf)		
Total Area	2,334sm	25,122.8sf	
Floor Area Ratio:	Permitted (1.25)	Proposed	1.01
Building Height:	Permitted (14m)	Proposed	14m
Building Setbacks:	Permitted	Proposed	
Front @ Uplands Drive	6.0 m	6.0 m	
Rear (west)	7.5 m	7.5 m	
Interior Side (north)	4.0 m	7.68 m	
Interior Side (south)	4.0 m	7.69 m	
Lot Coverage:	Permitted (40%)	Proposed	633.7/2310 = 27.15%
Landscape Open Space (LOS):		Proposed	67%
Vehicle Parking:	Required: 6	Proposed:	6 + 5 shared with neighbour
Bike Stalls:	Required LEED: 6	Proposed:	11

- 1 MAIN ENTRANCE
- 2 COURTYARD
- 3 PRESERVED TREES
- 4 PARKING
- 5 FIREHALL LANE
- 6 SENIORS' RESIDENCE - 4 STOREYS
- 7 FIRE HALL - 2 STOREYS
- 8 VIRL LIBRARY + BRANCH SERVICES - 1 STOREY

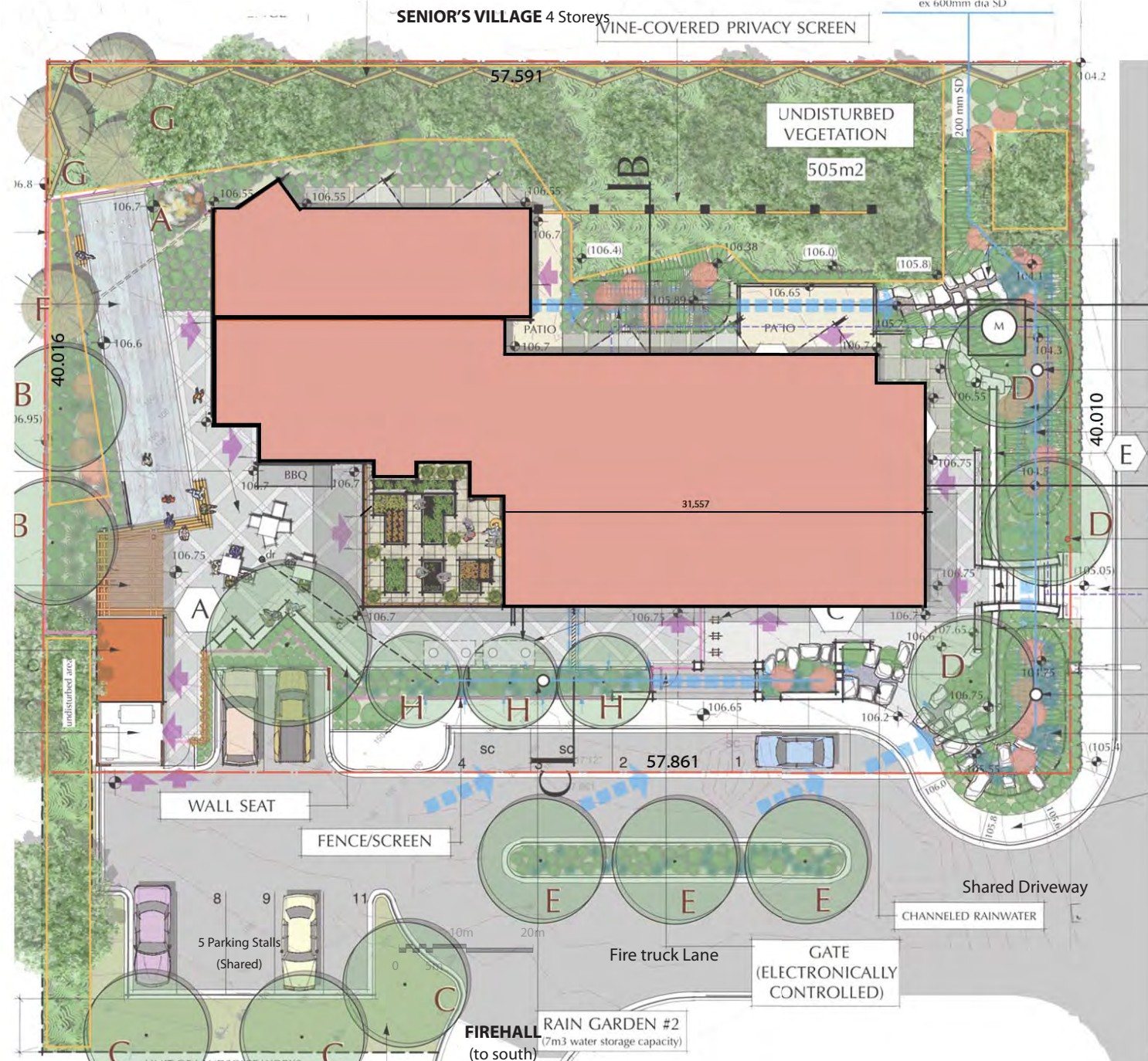
LOCATION PLAN 1:500



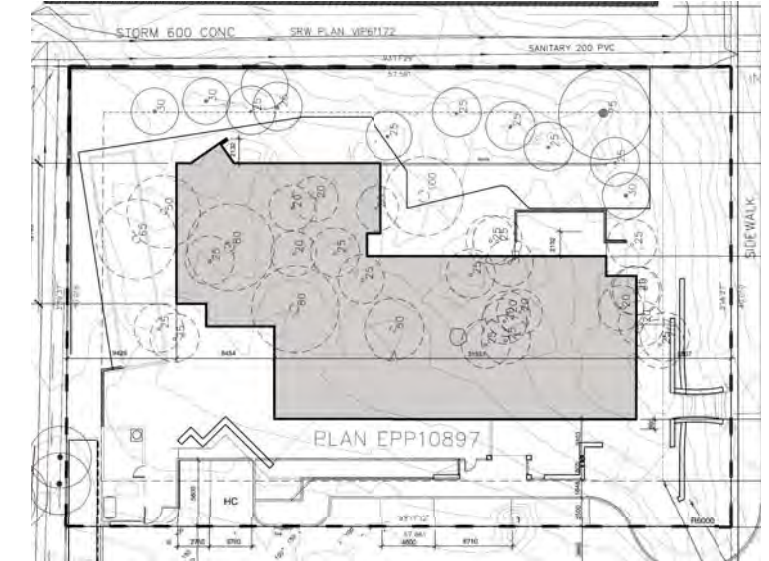
UPLANDS WALK SUPPORTIVE HOUSING



6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



SITE PLAN 1:200



CONTOUR + TREE PRESERVATION PLAN 1:300



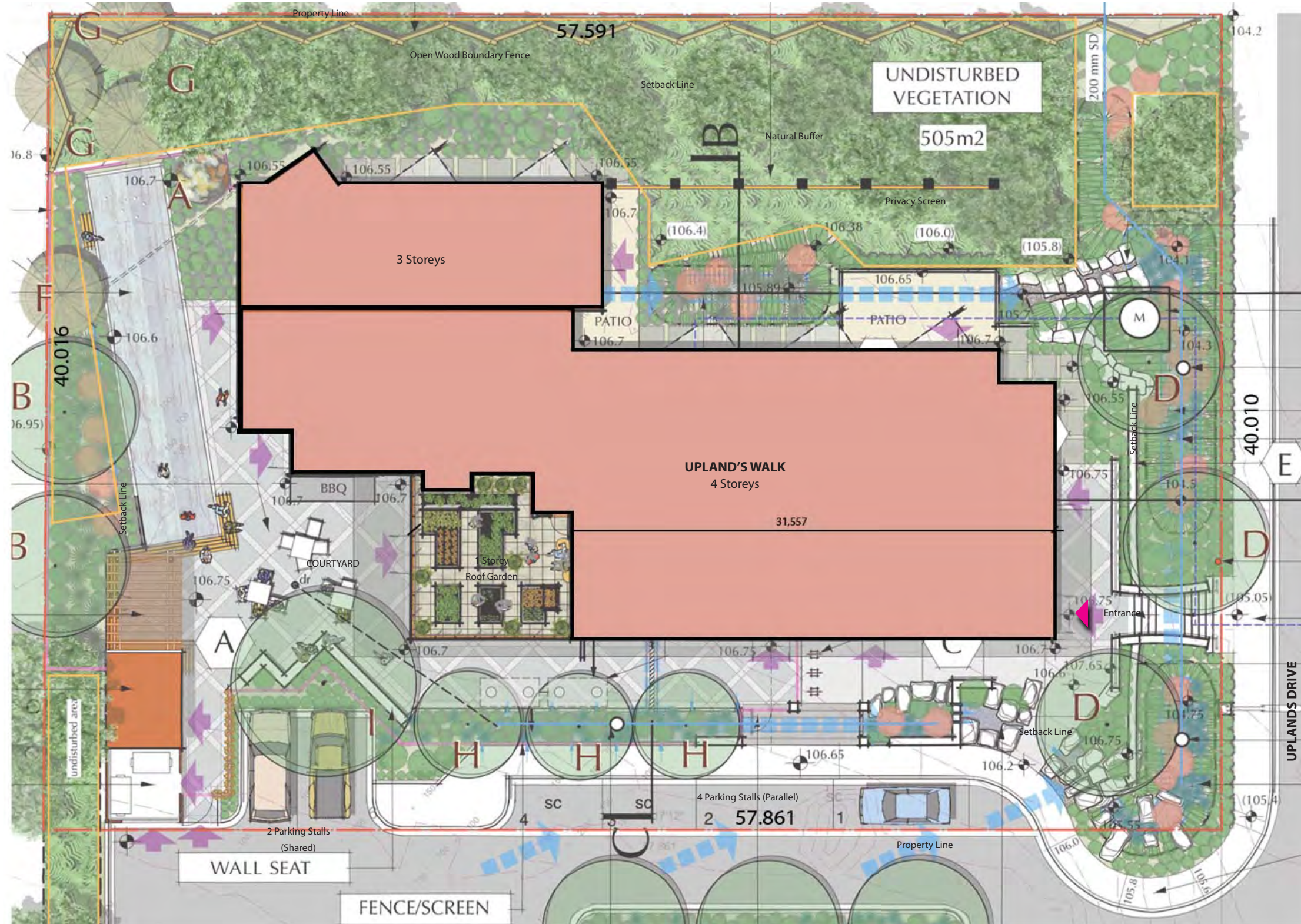
SUN ORIENTATION MAP



SHADE STUDIES

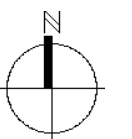
UPLANDS WALK SUPPORTIVE HOUSING

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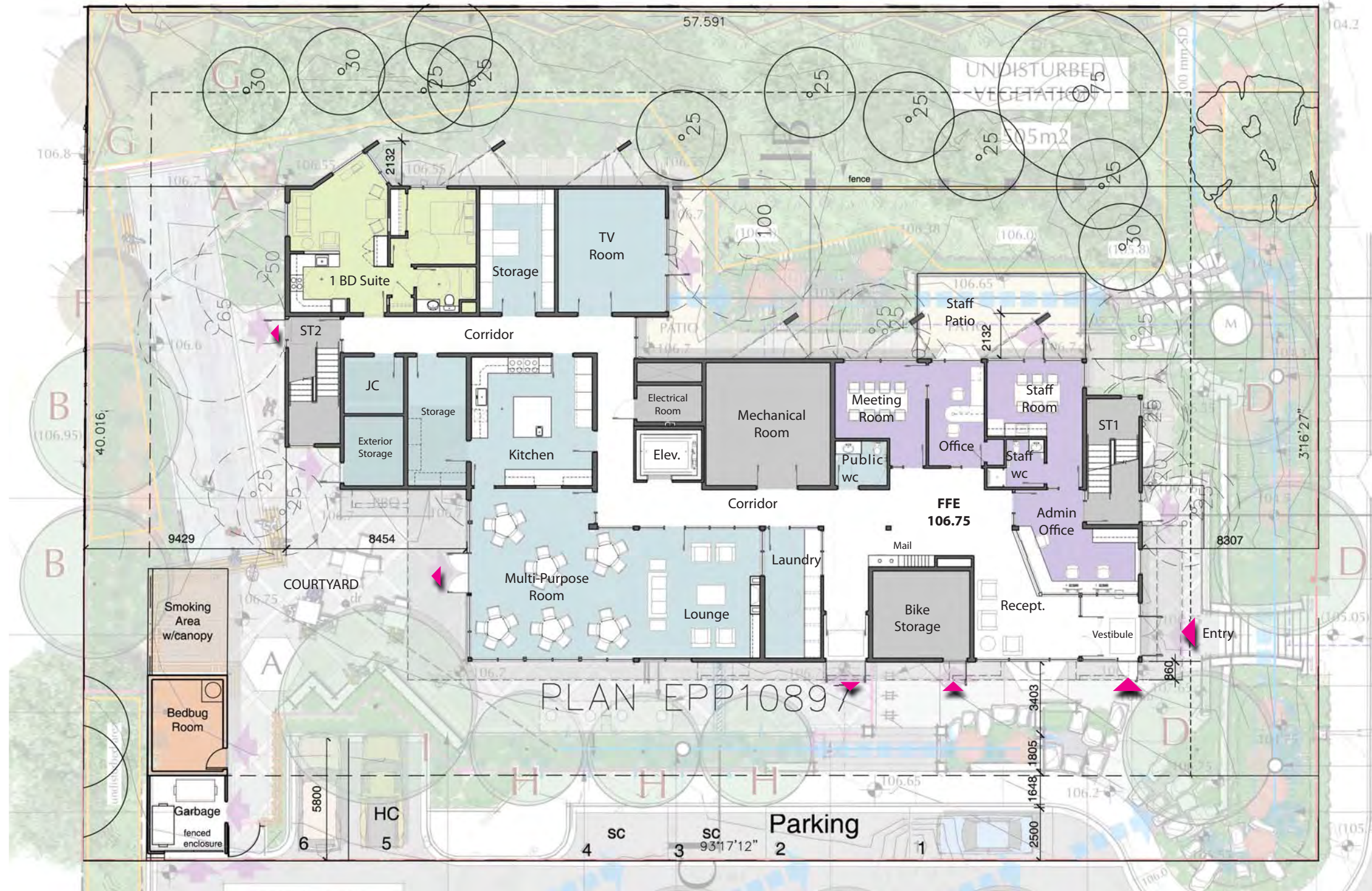
SITE PLAN

1:100

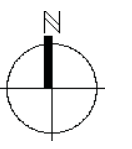


UPLANDS WALK SUPPORTIVE HOUSING

6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



GROUND FLOOR PLAN 1:100



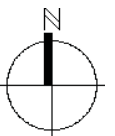
U P L A N D S W A L K S U P P O R T I V E H O U S I N G

6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



UNIT TYPE	QUANTITY
STUDIO A1	0
STUDIO A2	5
STUDIO B1	3
STUDIO B2	3
STUDIO C1	1
1 BEDROOM	0

SECOND FLOOR PLAN 1:100



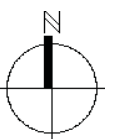
UPLANDS WALK SUPPORTIVE HOUSING

6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



UNIT TYPE	QUANTITY
STUDIO A1	5
STUDIO A2	0
STUDIO B1	3
STUDIO B2	3
STUDIO C1	1
1 BEDROOM	0

THIRD FLOOR PLAN 1:100



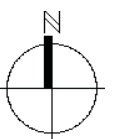
U P L A N D S W A L K S U P P O R T I V E H O U S I N G

6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



UNIT TYPE	QUANTITY
STUDIO A1	0
STUDIO A2	5
STUDIO B1	2
STUDIO B2	1
STUDIO C1	1
1 BEDROOM	0

FOURTH FLOOR PLAN 1:100



U P L A N D S W A L K S U P P O R T I V E H O U S I N G

6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



- MATERIALS LEGEND**
- 1. BRICK VENEER
 - 2. FIBER CEMENTITIOUS CLADDING FASCIA, SOFFIT
 - 3. CEDAR SIDING
 - 4. ALUMINUM WINDOWS
 - 5. GLAZED RAILING
 - 6. SPLIT FACE CEMENT BLOCK
 - 7. METAL SCREEN @ HEAT PUMP
 - 8. SITE CONCRETE WORK
 - 9. METAL EXTERIOR DOOR + FRAME

EAST ELEVATION 1:100



NORTH ELEVATION 1:100

U P L A N D S W A L K S U P P O R T I V E H O U S I N G

6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



SOUTH ELEVATION 1:100



NORTH ELEVATION 1:100

U P L A N D S W A L K S U P P O R T I V E H O U S I N G

6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



NORTH VIEW



UPLANDS WALK VIEW



SOUTH WEST VIEW

U P L A N D S W A L K S U P P O R T I V E H O U S I N G

6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



UPLAND DRIVE STREET VIEW - NEIGHBOURHOOD CONTEXT



UPLAND DRIVE STREET VIEW NORTH



UPLAND DRIVE STREET VIEW SOUTH

U P L A N D S W A L K S U P P O R T I V E H O U S I N G

6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



SUSTAINABLE FEATURES: LEED Gold Target

SITE

- Stormwater Management with underground cistern storage for irrigation of the roof top vegetable gardens and raingardens storage and treatment of storm water prior to discharge into city storm system.
- Retain natural landscape as a buffer between the building and neighbouring residence
- Covered bike lock-ups and staff showers
- Light pollution reduction

WATER

- Rainwater collection used for irrigation
- Drought tolerant landscape plants
- No permanent irrigation system
- Low flow bathroom fixtures and faucet aerators
- Reduce potable water by 35%

ENERGY

- High efficiency Mechanical system utilizing heat pumps, and heat recovery ventilators
- Solar hot water ready
- Occupancy sensors in rooms of low occupancy to reduce power consumption
- Roof mounted solar panels for hot water heating (future)
- High performance window glazing system
- Natural daylighting throughout

MATERIALS

- Targeted to divert 95% of construction waste from land fill
- Construction recycled content targeted to 20% of building materials
- The use of durable exterior building materials

INDOOR ENVIRONMENTAL QUALITY

- The use of low volatile organic compounds in materials, paints, adhesives, sealants, boards, and carpets.
- Increased building ventilation for improved indoor quality.
- Green cleaning program



EAST-WEST SECTION 1:100

UPLANDS WALK SUPPORTIVE HOUSING



6 0 2 5 U p l a n d s D r i v e , N a n a i m o , B C



TREES	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
A	ACER CIRCINATUM	VINE MAPLE	1.25M #15 POT	1
B	ACER GLABRUM	DOUGLAS MAPLE	#15 POT	2
C	ACER FRIBILLUM "OCTOBER GLORY"	RED MAPLE CULTIVAR	SCM CALIPER	3
D	CORNUS NUTTALLI "EDGES WHITE WONDER"	FLOWERING DOGWOOD TREE	SCM CALIPER	3
E	PARROTIA PERSIACA "RUBRY VASE"	PERSIAN PINKWOOD	SCM CALIPER	3
F	PICEA OMORHICA "BRUNUS"	SERBIAN SPRUCE	2cm CONT	1
G	PSEUDOTSUGA MENZESII	DOUGLAS FIR	2cm CONT	3
H	FRAXINUS FLORIBUNDA	CASCARA	#15 POT	3
I	ROBINIA PSEUDOACACIA "FRISIA"	GOLDEN LOCUST	SCM CALIPER	1
SHRUBS				
	182 SOM PLANTED AT 1 PLANT / M SQ			
	CORNUS STOLONIFERA "CARDINAL"	RED OSIER DOGWOOD	#2 POT	
	CORNUS STOLONIFERA "KELSEY"	DWARF RED OSIER DOGWOOD	#1 POT	
	PHILADELPHUS LEWISII	MOCK ORANGE BLOSSOM	#2 POT	
	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	#2 POT	
	RIBES SANGUINEUM	FLOWERING RED CURRIANT	#2 POT	
	ROSA GYMNOCARPA	BALDWIN ROSE	#1 POT	
	VACCINIUM PARVIFOLIUM	RED HUCKLEBERRY	#2 POT	
			APPROX NUMBER	162
GROUND COVERS & PERENNIALS				
	108 SOM PLANTED AT 3 PLANTS / M SQ			
	ARCTOSTAPHYLOS UVA URSI	KINKKINIK	#1 POT	
	EPHEDRUM RUBRUM	BARRENWORT	#1 POT	
	HELIOTROPION SEMPERVIRENS	BLUE OAT GRASS	#1 POT	
			APPROX NUMBER	324
RAIN GARDEN SHRUBS / PLANTS				
	32 SOM PLANTED AT 1 PLANT / M SQ			
	CORNUS KELSEY	DWARF DOGWOOD	#1 POT	
	SYMPHORICARPUS ALBA	SNOWBERRY	#1 POT	
	POLYSTICHUM MUNIFORME	SWORD FERN	#1 POT	
			APPROX NUMBER	32
RAIN GARDEN PERENNIALS				
	128 SOM PLANTED AT 3 PLANTS / M SQ			
	ARUNCUS SYLVESTER	GOATS BEARD	#1 POT	
	BLECHNUM SPICANT	DEER FERN	#1 POT	
	CAREX STICHENSIS	SITKA SEDGE	10cm / plus	
	IRIS SETOSA	WLD BLUE FLAG	10cm / plus	
	JUNCUS EFFUSUS	COMMON RUSH	10cm / plus	
	CAREX OENUPTA	SLOUGH SEDGE	#1 POT	
			APPROX NUMBER	384
VINES				
	LONICERA CLIOSA	HONEYBUCKLE	#2 POT	
	PARTHENOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER	#5 POT	
			APPROX NUMBER	8

EDITION OF THE BC LANDSCAPE STANDARD

IA Water Fire De overflow underdrain

RAIN GARDEN #4 (10m3 water storage capacity)

relocated fire hydrant

MAIN ENTRY STEPS ALIGNED WITH DOOR see sketch below

overflow - see Civil

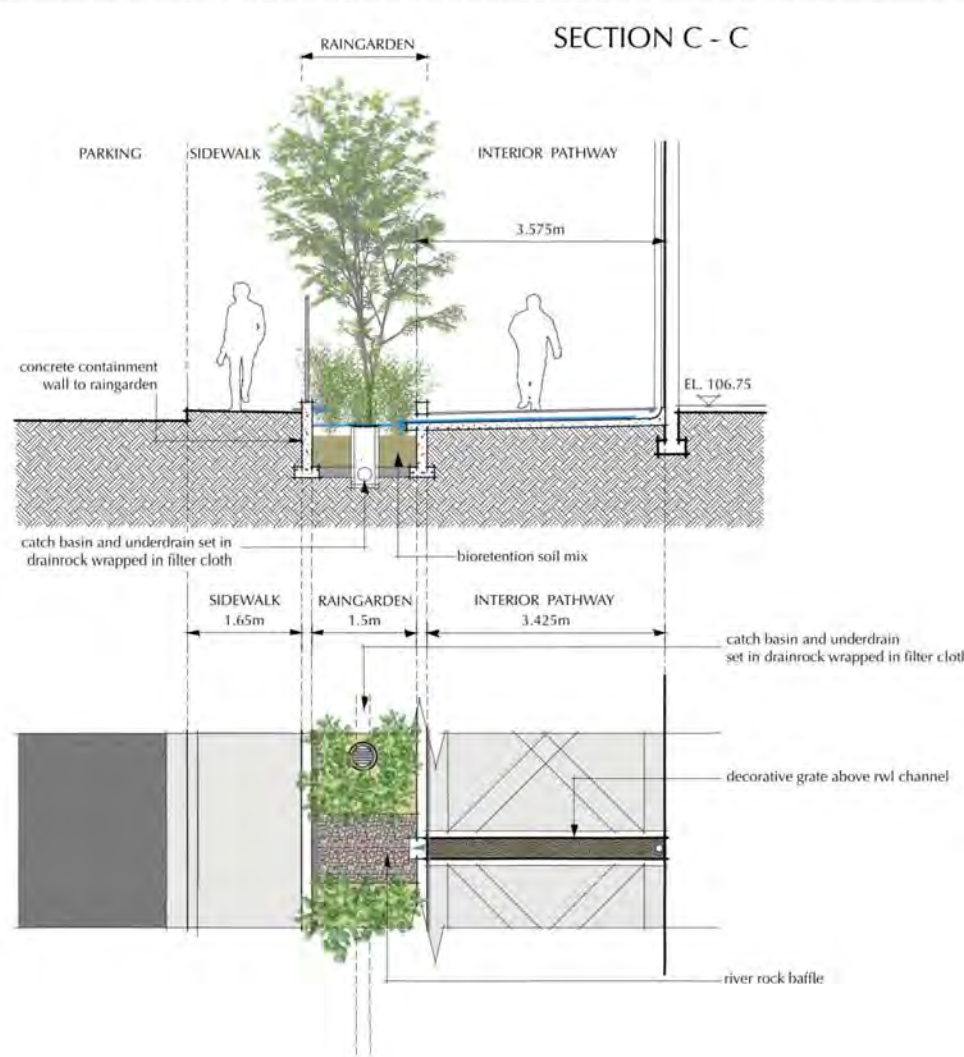
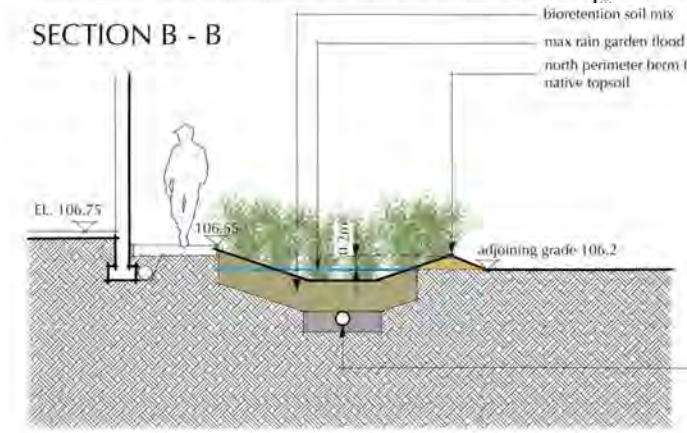
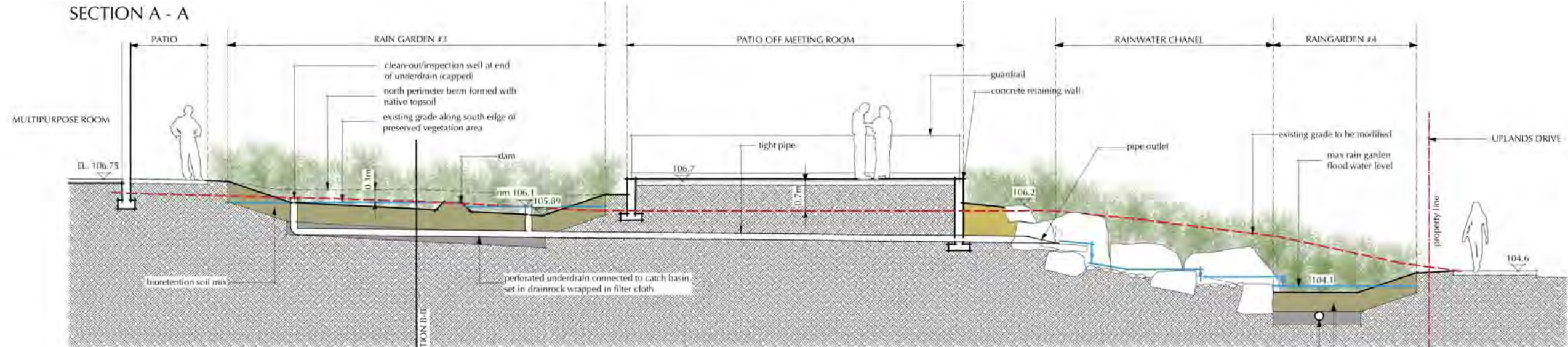
RAIN GARDEN #3 (5.3m3 water storage capacity)

SIDEWALK SLOPE <5%

- A BRUSHED CONCRETE WITH SAW-CUT JOINT LINES
 - B COMPACTED SCREENINGS
 - C BRUSHED CONCRETE SURFACE
 - D PAVED SURFACES - OPEN GRID (GRAVEL IN CONCRETE/PLASTIC GRID)
 - E NATURAL STONE OR CAST IN PLACE CONCRETE RETAINING WALL
- STORMWATER FLOW
- EXISTING GRADE
- PROPOSED GRADE
- LANDSCAPE BOULDERS

UPLANDS WALK SUPPORTIVE HOUSING

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RAINGARDENS 1:150

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ROOF GARDEN PROPOSALS

SOUTH FACING ASPECT, PROVIDES AN OPPORTUNITY TO GROW PRODUCE FOR THE KITCHEN IN RAISED PLANTERS. FOCAL STRUCTURE IS AN ARBOR WHICH WOULD SUPPORT RUNNER BEANS, KIWI FRUIT, GOURDS OR SWEET PEAS. SEAT "SLAB" CONSTRUCTED FROM DOUGLAS FIR TIMBER SALVAGED FROM THE PROPERTY. PLANTER TOPS ARE CANTEVERED FOR ACCESSIBILITY. IRRIGATED BY HAND FROM HARVESTED RAINWATER PUMPED UP FROM UNDERGROUND CISTERN.

ROOF GARDEN SKETCHES

1:50

Development Permit Application Form



- Form & Character Environmental / Aquatic Steep Slope Heritage Alteration

Applicant

Name of Applicant (Contact Person) Paul Hammond
**If the applicant is not the registered owner an Appointment of Agent form will be required.*
Company Name (if Applicable) Chow Low Hammond Architects Inc.
Company Search (if Applicable) _____
Phone 1 250 472 8013 x 104 Phone 2 _____
Email paulhammond@clha.ca
Mailing Address 1551 Broadhead Avenue
Victoria, BC V8P 2V1

Property

Civic Address of Property 6025 Uplands Drive, Nanaimo, BC
Legal Description of Property Lot A, District Lot 48, Wellington
**Must match title* District, Plan EPPI0897
Zoning of Property CS-1
The property is in Development Permit Area No. DPA9

Signature for Development Permit Review

I / we hereby declare that all of the above statements and the information and materials submitted in support of this application are, to the best of my knowledge, true and correct in all aspects.

Dec. 19, 2012
Date

[Signature]
Applicant Signature (print name below)

Application Fees

The following fees must be paid to the City of Nanaimo at the time of application

- Development Permit \$ 750 + \$2 per 100m² of new / additional gross floor building area (max \$2000)
- Watercourse Development Permit (*SFD / No Construction*) \$ 100
- Development Permit --- Renovations / Alteration \$ 500
 - DPAB - Old City Neighbourhood
 - HC1 - Downtown / Fitzwilliam Street Corridor (Heritage Alteration)

Development Permit Application Checklist



Required Items

- All Development Permits Require the Following**
- Application Fee(s)
 - Completed Development Permit Application Form
 - Certificate of Title
 - Site Profile Form
 - One Set of Plan Reductions (8.5" x 11")
 - Completed Checklist (*dated and signed*)
- All Form & Character Development Permits Require the Following**
- Building Elevations
 - Landscape Plan
 - One Set of Coloured Renderings
 - Design Rationale
 - Variance Rationale
 - Development Data
 - Material / Sample Board
- All Steep Slope Development Permits Require the Following**
- Slope Analysis
 - Geotechnical Report
 - Environmental Assessment
 - Tree Management Plan
 - Rain Water (*Storm Water*) Management Plan
- All Aquatic / Environmental Development Permits Require the Following**
- Riparian Area Assessment (*For Watercourse Variances*)
 - Environmental Assessment (*For all other Variances*)

Additional Items

<i>Required</i>	<i>Submitted</i>	
<input type="checkbox"/>	<input type="checkbox"/>	Appointment of Agent Form
<input type="checkbox"/>	<input type="checkbox"/>	Acoustic Study
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Shadow Study
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	View Analysis
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Neighbourhood Context / Streetscape
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Massing Model
<input type="checkbox"/>	<input type="checkbox"/>	Traffic Study
<input type="checkbox"/>	<input type="checkbox"/>	Archeological Assessment
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Rain Water (<i>Storm Water</i>) Management Plan
<input type="checkbox"/>	<input type="checkbox"/>	Fire Interface Assessment
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Site Grading Plan
<input type="checkbox"/>	<input type="checkbox"/>	BCLS Height Survey

Please note: a pre-application meeting with staff is required to determine additional application requirements.

Incomplete applications will be returned to the applicant.

I / we hereby declare that all of the above statements and the information and materials have been submitted in support of this application.

Dec. 19, 2012
Date


Applicant Signature (*print name below*)