



Reference: 2750

D - ARCHITECTURE

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DARYOUSH FIROUZLI ARCHITECTURE INC

August 20<sup>th</sup>, 2021

**Dear Ms. Lisa Brinkman, MCIP, RPP**

**Development Planner**

**Planning & design Section**

**Community Development**

**Design & Variance Rationale for 6330 MCR0BB Ave. Nanaimo BC**

Phase One of this project design and building few years ago, we are proud to be part of Design team in Phase #1 and continuing with Phase #2 as it is very great location and lots of success on development of these area.

Phase #1 is the rental building and Phase #2 also will be rental building as demand is very high in area and overall, in Nanaimo we are looking to use most of Density available for us in R8 zoning bylaw, also there is High Density zoning right by this property which allowed to build Highrise building right in backyard of this project,

The Design concept will follow Phase #1 with modern and clean line and some fright color accents. The Site design set up at Phase #1 with interior parking and Building entry for phase #2 will face to Phase #1 entry which make it these two building more connected.

The difference for this phase is we are building underground parking to make sure we provide nice green space and outdoor amenity which will use for all resident for both buildings at South side of property where we do have very impressive Arbutus Tree.

Also, this building is 6 Storey high to reduce the footprint of building add more Site area for outdoor amenity as well as reduce distance to other building in area like Texada and further developments.

As parking design for overall project (both phases) we are provided few extra parking's, As result of reviewing the project with City staff we provided verity unit sizes from Bachelor units, One Bedroom, Two Bedrooms and even three bedrooms units which looks like it is very hard to find in Nanaimo for Rental.

The only Variance we are looking for is Building Height.

**Building Height Variance Rationale:**

These Two main reasons we think this is a good fit to this property

- 1- Reduce the building footprint and provide mor Outdoor amenity space

2- There is 14 storey zoning right behind this property which we understand under consideration to develop, and 6 Storey building will be nice transition between 4 storeys building for phase #1, Texada and even 5 storey building just under construction at moment.

**Please feel free to contact us if you require any additional information.**

**Daryoush Firouzli**

Architect AIBC, RAIC, AIA, MArch

A handwritten signature in black ink on a light blue background. The signature is written in a cursive style and reads "Daryoush Firouzli".