

## **TELUS LIVING NANAIMO PROJECT INFORMATION**

### **1. Who is Omicron?**

Omicron is one of the largest integrated development, design and construction firms in Western Canada. With offices in Victoria and Vancouver, the company fields a team of 135 in-house real estate strategists, engineers, designers, architects, and builders who work together to deliver projects. Current and recent Vancouver Island projects include the Marriott Hotel in Nanaimo, The James at Harbour Towers in James Bay, Eagle Creek Village in View Royal and Allandale District, a 20 acre 'employment lands' development, which is introducing new businesses and services to Colwood.

On behalf of TELUS, Omicron has submitted a Property Subdivision application and a Development Permit application to the City of Nanaimo (the City) which will undergo comprehensive application reviews and decision by City Council in the first half of 2021. Pending approval, construction is tentatively scheduled to begin in the late spring/early summer of 2021.

### **2. What is TELUS LIVING Nanaimo? What are you proposing to build?**

TELUS LIVING Nanaimo is a new market rental project that will add 197 new rental homes within easy walking distance of Nanaimo's vibrant downtown harbourfront and historic uptown neighbourhoods. TELUS LIVING Nanaimo consists of two six-storey buildings woven together by a comprehensive landscape and public realm strategy to beautify and animate the development's three public street frontages at Wallace, Wentworth and Richards Streets.

TELUS LIVING Nanaimo is designed to appeal to a wide cross-section of the community and will be differentiated by classic and contemporary exterior architecture, extensive landscaping, interiors inspired by nature, a variety of unit types and sizes, accessible and adaptable age-in-place units, extensive indoor and outdoor workspace and amenity space, integrated technology offerings, and a low environmental footprint. The project falls within the boundaries of the Downtown Urban Plan and aligns with the City of Nanaimo's housing goals and the Community Sustainability Action Plan. It also represents a strategic investment in Nanaimo's recovery and resiliency planning efforts.

Through its architecture and landscape design, TELUS LIVING Nanaimo aspires to meet the community need for more rental housing, celebrates diversity, promotes wellness, fosters active urban living, connects residents with their community, offers meaningful amenities and work from home spaces, integrates smart home technologies, and represents environmental stewardship over the life of the development.

### **3. What is Omicron asking the City of Nanaimo for?**

TELUS owns 2.75 acres at 400 Fitzwilliam Street, which is home to their Central Office in Nanaimo. On behalf of TELUS, Omicron has filed a Subdivision application and a Development Permit application (with a height variance) with the City of Nanaimo seeking permission to build 197 new market rental homes on 1.75 acres of the property that is vacant land.

#### **Why does the Development Permit application request a height variance?**

While the existing zoning and allowable density on the property supports this proposed rental residential project, in order to realize TELUS LIVING Nanaimo's extensive environmental goals and maximize opportunities for public amenities and

view corridors, the design proposes the construction of two six-storey buildings. A variance request has been made to the City of Nanaimo as part of the Development Permit application to increase the allowable height by roughly three meters for one of the buildings and five meters for the second.

#### **4. Who do you anticipate will live at TELUS LIVING Nanaimo?**

TELUS LIVING Nanaimo will offer a diverse and inclusive range of housing options including studio, one bedroom, one bedroom and den, and two- and three-bedroom homes to appeal to a cross section of the community from students, working professionals, empty nesters and small families. The project also includes units that are accessible and adaptable to accommodate people with disabilities and offers integrated technology features as well as extensive indoor/outdoor work and amenity spaces.

#### **5. What are the benefits of TELUS LIVING Nanaimo to the broader community?**

TELUS LIVING Nanaimo aligns with the City of Nanaimo's housing goals through the introduction of 197 new rental homes reflecting a diverse mix of unit sizes including units that are adaptable and accessible. The project is within walking distance of downtown and repurposes a vacant lot to provide housing for approximately 450 to 500 residents which will make a long-term contribution to the vibrancy and economy of the area.

TELUS LIVING Nanaimo also aligns with the City of Nanaimo's Community Sustainability Action Plan. The project includes investments in safe streets and provides active transportation connectivity through investments in new bike lanes, transit stops, and wide sidewalks encouraging residents and visitors to walk and cycle or take the bus.

#### **6. What are the environmental benefits of TELUS LIVING Nanaimo?**

TELUS LIVING Nanaimo aligns with the City of Nanaimo's Community Sustainability Action Plan. The project will be constructed to Step Three of the BC Energy Step Code (a graduated standard for energy efficiency) which exceeds what is presently required. The project design reflects a smaller environmental footprint than the zoning density allows thereby generating more open space amenities such as outdoor workspace, rooftop gardens and gathering spaces that foster active living and social cohesion.

The project includes a below grade rain-water catchment system that will see the captured rainwater irrigate the garden areas that will feature drought resistant native plantings. Stairwells will open to natural light and recycling practices are given priority in oversized rooms.

TELUS LIVING Nanaimo is also a catalyst for safe streets and active transportation connectivity as the project will see the construction of new bike lanes, transit stops and wide sidewalks with street trees encouraging residents and visitors to walk and cycle or take the bus.

#### **7. What are the economic benefits of TELUS LIVING Nanaimo?**

TELUS LIVING Nanaimo represents a \$70 million project that will generate approximately \$2 million in development fees to the City of Nanaimo and create approximately 650-700 jobs. Once completed, this project will be home to approximately 450 to 500 residents who will buy goods and services in the local area. The project represents a strategic investment in Nanaimo's recovery planning during the ongoing health pandemic.

**8. Given that this is a TELUS project, will there be any special technology features?**

TELUS Living will include several technology features that will make it unique among residential developments in Canada. This will include:

- Sophisticated building access and video intercom system that integrates with personal smart phone devices
- Technology integrations throughout building and site, that includes programmable digital displays at entry lobbies
- Smarthome technology packages in units that includes digital integration with heating, appliances, security, fire/life safety and flood sensors
- Real time energy usage monitoring for tenants and building operations to allow for efficient systems operations
- High efficiency building systems including lighting and heating that allows for easy upgrading so the building can continue to be on the forefront of sustainability

**9. Will there be an on-site manager?**

Yes, TELUS LIVING Nanaimo will have a resident Property Manager.

**10. Will pets be allowed?**

Yes. The project includes a 'bark park'.

**11. What public safety changes will be made to the streets that bound the project?**

Omicron engaged WATT Consulting Group, specialists in transportation planning, design and traffic engineering, to provide an analysis of traffic impacts, and their recommendations have been included in the project design. Omicron is working with the City of Nanaimo to ensure that public safety measures are a design priority and that infrastructure upgrades include the addition of wide sidewalks, bike lanes and transit connectivity in keeping with the City's safe streets, active living and sustainability objectives.

**12. What is the anticipated timeline for development?**

The City of Nanaimo's Development Permit approval process is comprehensive, and we hope for a favourable decision in the spring of 2021. A multi-year construction period will follow.

Please see the [City of Nanaimo](http://www.cityofnanaimo.ca) website for further information.

**FOR MORE INFORMATION**

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