



**AGENDA**  
**DESIGN ADVISORY PANEL MEETING**

December 13, 2018, 5:00 PM  
Board Room, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

Pages

1. **CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:**
2. **ADOPTION OF AGENDA:**
3. **ADOPTION OF MINUTES:**
  - a. **Minutes of the Meeting held 2108-NOV-08** 3 - 8

Minutes of the Open Design Advisory Panel meeting held in the Board Room of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday 2018-NOV-08.
  - b. **Minutes of the Meeting held 2018-NOV-22** 9 - 12

Minutes of the Open Design Advisory Panel meeting held in the Board Room of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday 2018-NOV-22.
4. **PRESENTATIONS:**
  - a. **Development Permit Application No. DP1123 - 4979 Wills Road** 13 - 41

A Development Permit application was received from Finlayson Bonet Architecture Inc., on behalf of 1035452 BC Ltd., for the development of a seven-storey (160 unit) seniors care facility. The subject property is legally described as Lot 2, District Lot 17 and Section 5 Wellington District, Plan EPP45424.
  - b. **Development Permit Application No. DP1106 - 1900 Griffiths Road, Lot 4** 42 - 56

A Development Permit application was received from Island West Coast Developments on behalf of Blue Cube Developments Ltd., for the development of two industrial buildings that include three leasable units. The subject property is legally described as Lot 1, Section 15, Range 8, Mountain District, Plan 11142.

**c. Development Permit Application No. DP1125 - 1955 Boxwood Road**

57 - 69

A Development Permit application has been received from Delinea Design Consultants Ltd., on behalf of VI Granite & Quartz Countertops Ltd., for the development of a manufacturing facility (shop, and showroom with caretaker's suite). The subject property is legally described as Lot 8, Section 15, Range 7, Mountain District, Plan EPP17398.

**5. ADJOURNMENT:**



**MINUTES**  
OPEN DESIGN ADVISORY PANEL MEETING  
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2018-NOV-08 AT 4:00 P.M.

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PRESENT:   Members:   Gur Minhas, Chair  
                              Frank Basciano  
                              Martin Hagarty  
                              Charles Kierulf (entered the meeting at 6:00 p.m.)  
                              Kevin Krastel  
                              Will Melville

                  Absent:    Dan Appell

                  Staff:     Lainya Rowett, Manager, Current Planning  
                              Lauren Wright, Planner  
                              Madeleine Koch, Planner  
                              Laurie Nielsen, Recording Secretary

1.    CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 4:00 p.m.

2.    ADOPTION OF AGENDA:

          It was moved and seconded that the Agenda, be adopted.    The motion carried unanimously.

3.    ADOPTION OF MINUTES:

          It was moved and seconded that the Minutes of the Design Advisory Panel Meeting held in the Boardroom, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2018-OCT-11 at 4:00 p.m. be adopted as circulated. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP1115 - 615/699 Harewood Road

          Madeleine Koch, Planner, Current Planning, introduced the eight unit townhouse development.

          Michele Hayden, Architect, De Hoog and Kierulf Architects presented the project and spoke regarding site context (photos), zoning, and the need for a boundary adjustment.

- The units have been stepped back to better address the street.
- Buildings are nestled into the slope to work with the architecture.
- There is green space (and bicycle storage) for social interaction.

- All entries differ from one another.
- Secondary entrances are located at the rear of the site.
- Material finishes: cladding, contrasting Hardie board and light grey stucco. Cedar cladding at the front doors - wood trim and banding.
- Variances requested: Building height and Parking (shared drive aisle) to reduce hard surface area.

Cara MacDonald, Landscape Architect of MacDonald Gray Consultants, presented the Landscape Plan:

- A mix of native and non native planting material is proposed.
- There will be an onsite rain garden (landscaped with native planting material) to deal with storm water runoff.
- Trees and shrubs buffer the parking areas.
- A cedar hedge will be used to screen the site from the road.
- Amenity space with picnic tables.
- Tree retention wasn't an option due to the tight site; however, one tree on the north edge of the site may be retained.
- The garbage enclosure is concrete block with an open top.

Keith Davies, Civil Engineer, Cascara Consulting Engineering Limited, presented the Site Servicing for the site and spoke regarding the need to widen the laneway and storm water management.

Panel discussions took place regarding the following Items:

- The rezoning process to R6 / R5.
- The proposed screening from the intersection.
- The building forms and rooflines – and how the units address Wakesiah Avenue.
- Top floor ceiling height and the possibility of introducing more glass (taller windows with transoms) to reduce the massing.
- Methods used for site lighting.
- Possible ways to address Colliery Dam Park into the development (ie. add split rail fencing, and natural planting in keeping with a park-like setting); and, possibly finding a way to improve the pedestrian connection to the Colliery Dam railway.
- The possibility of opening up the parking areas to avoid sharp corners.
- It was suggested the applicant reconsider the use of Heavenly Bamboo due to its toxicity to wildlife.

It was moved and seconded that Development Permit No. DP1115 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Look at ways to break the massing of Buildings A and B by adding windows to the upper portion of the walls facing the park area.
- Suggest that the tree protection area be maintained.
- Consider ways to bring Colliery Dam Park details into the overall design of the development.
- Consider opening up parking areas to avoid sharp corners.
- Reconsider the use of Heavenly Bamboo in the planting material.
- Consider a way to improve the pedestrian connection to the Colliery Dam railway.

The motion carried unanimously.

(b) Development Permit Application No. DP1117 - 77 Chapel Street

Peter de Hoog, Architect, de Hoog and Kierulf Architects, presented the project and spoke regarding building architecture, site context, parking, the complexities of the site (slope), surrounding streetscape and proposed height variance.

- The site is triangular with a 1m road dedication. There is a 5-6m grade change within the site.
- Access to parking comes in from Skinner Street level and the Chapel Street level services the commercial components.
- A large terrace (resident amenity space – pool and club area) is located above the parking garage.
- Architectural Features: glass canopies, the lobby is pushed back to create a stronger main entrance, stone and glass used for the athletic club.
- Material palette: porcelain panels, palette of soft rays, warmer wood tones and cooler glass.
- There are vertical elements of stone and glass.
- The glass will be tinted but not mirrored due to regulation. Reflectivity is the issue.

Scott Murdoch, Landscape Architect, Murdoch De Greef Inc., presented the Landscape Plan and spoke regarding site topography, storm water management (rain gardens), green roof, and the overall planting plan.

- 1m walls with cascading rain garden effect along Skinner Street.
- Arbours/trellises will be used to define space.
- Fine gravel in the plaza space (will create a hard surface with weathering)
- Green roof areas will include low growing planting medium.
- The use of incorporated raingardens were explained regarding their operation and outflow.
- Planting plan: trees mostly non-native, a mix of native landscaping within the raingardens.
- Planting material is adapted to wet winters/dry summers.

Panel discussions took place regarding the following items:

- The architectural design and it's reconciling to the complexities of the site and streetscape.
- The frontage/facades of the Chapel Street commercial rental units.
- The architectural design and how it reflects Nanaimo or west coast living – Is there a way to add public to reference local history or associate the project to Nanaimo?
- The parking area ventilation methods.
- The traffic management plan (109 residential units).
- It was mentioned that it would be nice to have a clear sense of the colour of the building – colour of the glass, etc.
- The possibility of enlarging the public space for broader use by residents and the neighbourhood.
- The incorporation of rain gardens and storm water management.

It was moved and seconded that Development Permit No. DP1117 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Confirm glazing colour with Staff; and,
- Consider ways to increase the area of the proposed public space at the north end of the property.

The motion carried unanimously.

Charles Kierulf entered the Boardroom at 6:00 p.m.

(c) Development Permit Application No. DP1119 - 4800 Uplands Drive/6035 Linley Valley Drive

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Lauren Wright, Planner, Current Planning Section, introduced the project, an apartment building complex comprised of three four-storey buildings consisting of 251 rental units.

Troy Harper, Architect, Harper Architecture and Design Inc., presented the project and spoke regarding site context, site and building layout, and the overall parking plan.

- Both underground and surface parking is available.
- Exterior materials include Hardie panel, stone, cultured stone. A variety of colours will be used. Cultured stone will be used mostly on lower level entries.
- There is a variation of shed roofs – some of the bedrooms will be staggered allowing balconies to be staggered.
- A mechanical room will be located in the parkade level. There will be no rooftop mechanical.

Cara MacDonald, Landscape Architect of MacDonald Gray Consultants, presented the Landscape Plan and spoke regarding the overall building plan, onsite pedestrian circulation, the natural play area, ground level unit access and proposed yard space where reasonable.

- Existing vegetation will be retained in established natural areas.
- Storm water management overviewed (not yet finalized).
- Proposing soil depth over the parkade for planting installation.
- The plant palette is a mix of native and non-native species.
- There are proposed plantings to cascade over the retaining wall.
- Concrete split rail fence feature around the rain garden – guard between entrance and Uplands Drive.

Drew Beiderwieden, Physical Engineer of Newcastle Engineering Ltd., explained the proposed storm water management plan.

Panel discussions took place regarding the following Items:

- The proposed oversized retaining. It was suggested that a conceptual streetscape would be helpful to clearly illustrate the impact the retaining wall would have on the existing streetscape along this section of Uplands Drive. Concerns were also raised over maintenance of the wall.

- Review the design of the retaining wall along Uplands Drive to better address the steep slope guidelines.
- The proposed linear design of both buildings and ways to break the massing both externally and internally (long hallways).
- Consideration could be given to better fit the building to the site's topography. Currently, over-simplification of building form.
- Consider adding articulation to improve the buildings' overall aesthetic.
- The entrance way detail should be improved and highlighted.
- A concern was raised over the quality and integrity of the building elevations provided.
- It was suggested that the landscape plan clearly indicate how storm water relates to the landscaping.
- The possibility of adding a community garden to the landscape concept.
- The outdoor amenity space and its suggested uses.

It was moved and seconded that Development Permit Application No. DP1119 be denied as presented.

The motion carried unanimously.

The applicant was asked to return to the Design Panel at a later date.

(d) Development Permit Application No. DP1122 - 4745 Ledgerwood Road

Lauren Wright, Planner, Current Planning, introduced the project and spoke regarding the R8 – Medium Density Residential zoning, and explained the project which is comprised of 120 residential units. There are 2 buildings (4-storey and 5-storey forms). A Community Club Room is proposed for Building 2. A retaining wall height variance has been requested. The property is a steep slope site, and a portion of the development lies within the Nanaimo Parkway.

Joyce Troost, Architect of Joyce Reid Troost Architect, presented the project and spoke regarding site context, architectural features, building layout and the proposed retaining wall height variance.

- A major design consideration is to accommodate the site slope, and maximize the views of Mount Benson.
- This multi-family development introduces 120 residential units and generates its own community.
- The main concept behind the project is the use of the access lane and site organization. Site access was explained.
- Parking – 1 car/unit based on an existing covenant.
- The access point for Building 2 is along the access lane.
- The 2<sup>nd</sup> level of units is sitting below Ledgerwood Road.
- The parkade is sandwiched between the two buildings wrapping over and around it.
- The retaining wall is holding up the lane and the parkade; the proposed height variance is due to the natural grade.
- Using bold architectural walls to create a pattern or replication of the interior – creating natural light from multiple walls and angles, providing shadow lines.

Landscape Plan:

- Site amenities include, club room and office, community garden, and a natural play space for families.
- The natural area is proposed to be refurbished.
- A large area is being created for water retention.

Panel discussions took place regarding the following Items:

- How well the project responds to the slope.
- A concern was raised over the main entry location of Building 1 and its proximity and accessibility to parking.
- The proposed retaining wall design.
- A concern was raised over the down-land view from the site.

It was moved and seconded that Development Permit No. DP1122 be accepted as presented with support for the variances. The following recommendations were provided:

- Consider keeping the lane as one way to assist in creating privacy for the patios and a pedestrian feel for the site.
- Look at screening the property below, possibly by retaining the fir trees.
- Consider reducing the articulation of the upper roofline.
- Consider more spacious parking areas.
- Consider ways to improve wayfinding to the main entrances to both buildings.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 8:10 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER

**MINUTES**  
OPEN DESIGN ADVISORY PANEL MEETING  
SERVICE AND RESOURCE CENTRE BOARDROOM,  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2018-NOV-22 AT 5:00 P.M.

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PRESENT:   Members:   Gur Minhas, Chair  
                              Dan Appell  
                              Frank Basciano  
                              Martin Hagarty (vacated 6:00 p.m.)  
                              Charles Kierulf (vacated 6:00 p.m.)  
                              Kevin Krastel  
                              Will Melville

                  Staff:       Lainya Rowett, Manager, Current Planning  
                              Madeleine Koch, Planner  
                              Peggi Humphreys, Recording Secretary

                  Other       Councillor E. Hemmens (vacated 6:16 p.m.)

1.    CALL THE OPEN DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:00 p.m.

2.    ADOPTION OF AGENDA:

It was moved and seconded that the Agenda be adopted. The motion carried unanimously.

3.    PRESENTATIONS:

(a)   Development Permit Application No. DP1118 – 6010 Hammond Bay Road

Madeleine Koch, Planner, Current Planning, introduced the development of a four-storey, 53-unit, multi-family residential building. No variances have been requested.

Brent Murdoch, Architect, Murdoch + Company Architecture, presented the project with input from property owner, Jon Dietrich. The project is a large building consisting of market condominiums.

- The parking is located underground with some exterior stalls.
- Sightlines allow for the completion of Clayburn Place and infrastructure growth on Hammond Bay Road.
- The building has been designed to step down to reduce massing and mitigate a “big block” appearance.
- Terraced landscaping will soften property edges to create a better street image.

- Attempting to create a positive community feeling with a garden entrance, benches, semi public/private courtyard space.
- Notched out corners of the roof will hold rooftop gardens and a gathering, social place for residents.
- The building design uses layered, natural patterns and darker, saturated colours to create a feeling of looking through a forest.
- An urban style courtyard has opportunity to capture stormwater, along with trayed, green roof.
- There will not be any rooftop equipment.
- Less noticeable soffit lighting under decks will be used; strategic mounted lights added to pathways.
- Bike racks are located near the main entrance and storage units are located in the underground parking area.

Panel discussions took place regarding the following items:

- Privacy and CPTED (Crime Prevention through Environmental Design) issues were addressed re: the significant main entrance, walkway elevations, hedges, and patio door entrances.
- It was suggested the grading between the parkade edge and adjacent properties be softened with landscaping.
- The possibility that small setbacks right next to low density residential properties may cause residents to feel disconnected from the neighbourhood.
- The grade of the northwest corner of Clayburn Place, and the possibility that pedestrians may feel as if they are facing a dead end in this area.
- A pedestrian walkway through the site (may be used by cyclists as well) would be an advantage for the neighbourhood.
- The exposed concrete around the Clayburn Place entry wall.
- Concerns were raised over the building's impact on, and the relationship with the surrounding community.

It was moved and seconded that Development Permit Application No. DP1118 be accepted as presented. The following recommendations were provided:

- Consider providing screening should rooftop units be included in the design.
- Consider providing gates for the units fronting Hammond Bay Road.
- Consider adding some sort of framework or element to rooftop patios for future use.
- Look at ways to enhance the west edge walkway in order to be more inviting and user friendly for the general public.
- Consider ways to improve the transition from the southwest side of the building (from Hammond Bay Road to Clayburn Place) and follow the natural lay of the land.
- Look at ways to screen the concrete face on the parkade side with either landscaping or stone façade.
- If any additional room can be gained on the east side it should be accommodated for.

The motion carried unanimously.



(b) Development Permit Application No. DP1124 – 6550 Island Highway North

Madeleine Koch, Planner, Current Planning, introduced the project which proposes an upgrade to the façade of an existing restaurant. Proposed improvements are: a covered entry addition, improved accessibility features and a pedestrian walkway connection to Hammond Bay Road.

Charles Kierulf and Martin Hagarty, architect representative members of the Design Advisory Panel, advised that the proposal was not certified by an architect, therefore, in compliance with their professional organization's standards, they were unable to comment on this project.

Martin Hagarty and Charles Kierulf vacated the Board Room at 6:00 p.m.

Richard Finnegan, Director, Finn & Associates Design Limited, presented the project:

- The proposed upgrades are intended to modernize the appearance and increase the visibility of the building.
- The proposed entrance changes will reduce overcrowding in the lobby and provide a wheelchair access ramp.
- A raised walkway is proposed to connect the restaurant to the intersection.
- Planters will be replaced with year round landscaping (grasses and trees).

Panel discussions took place regarding the following items:

- Improving pedestrian access will require approval from the Ministry of Transportation.
- It was suggested that simple grasses and cherry trees may be effective in this space – a landscape architect should be consulted.
- The importance of pedestrian circulation regarding nearby residential growth and connecting with the pedestrian infrastructure currently planned for properties surrounding the intersection.
- The existing gable style on the residential side of the building does not harmonize with the modern look of the proposed inverted roof at the front.
- The façade on the front only does not wrap around the side of the building.

Councillor Hemmens vacated the Board Room at 6:16 p.m.

It was moved and seconded that Development Permit Application No. DP1124 be accepted as presented. The following recommendations were provided:

- Secure the services of a qualified professional(s) to review the site design, pedestrian circulation, and landscape plans.
- Consider enhancing the pedestrian experience from the intersection to the front entrance.
- Engage the Ministry of Transportation to gain accessible pedestrian access, if feasible, from the intersection.
- Look at enhancing the parapets with either texture or articulation, and continue the facades to add depth around the edges of the façade corners.

- Look at revisiting the side gable to echo the front entrance styling of the rest of the building.

The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at 6:29 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP1123 – 4979 WILLS ROAD

***Applicant/Architect:*** FINLAYSON BONET ARCHITECTURE LTD. (Silvia Bonet)

***Owner:*** 1001593 BC LTD. (NANAIMO RETIREMENT LIVING INC.)

***Landscape Architect:*** 4 SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

***Subject Property:***

<i>Zoning</i>	R8 – Medium Density Residential W1 – Waterfront
<i>Location</i>	The subject property is located on the north west side of Long Lake, adjacent to Nanaimo Memory and Complex Care.
<i>Total Area</i>	3.7ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor; Map 3 – Development Permit Area No. 5 – Steep Slope Development; and, 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

### PROPOSED DEVELOPMENT

The proposed development is a 7-storey, 160-unit development which includes the following:

- 5 storeys of residential units
  - 50 multi-family dwelling units (seniors-oriented living)
  - 110 personal care facility units
- 1 storey main floor amenities, administration and parking
- 1 storey underground parking and amenity space

The R8 zone allows a FAR of 1.25. The proposed FAR is 1.24. There is no development proposed for the W1 portion of the site.

There is a covenant on title (EL128262) which limits the maximum lot coverage to 27% and the total number of dwelling units to 99 units. The proposed lot coverage is 26.4%.

#### Site Context

The vacant subject property is located on the northwest side of Long Lake and is in close proximity to the Nanaimo North Town Center. Nanaimo Memory and Complex Care is located adjacent to the north property line, the WorkSafe BC regional offices are located across Wills Road to the northwest, and two existing multi-family developments are located to the southwest. A park-zoned property is located along the southeast property line and the prominent Lakeview Road multi-purpose trail borders the northeast property line. Two large vacant properties are located to the north; one of which is 4800 Cedar Ridge Place (DP1114), which is for the development of 172 rental units in three buildings.

### Site Design

The subject property is irregularly shaped and is designated steep slope with a varying topography, including large rock outcrops and elevation changes. The proposed site design concentrates the development in the center of the property in order to minimize site disturbance and preserve natural areas on the site. Due to the slope of the site, the building is 6 storeys facing Wills Road and 7 storeys along all the other elevations.

The subject property is accessed from an easement over 4989 Wills Road (Nanaimo Memory and Complex Care site). The majority of the parking is underground, with the access ramp located to the north-west of the building entrance. A drive-isle circle is located in front of the building, with visitor parking located to the south-west corner of the entrance. A public trail (statutory right-of-way) connection runs along the south edge of the property and leads to the adjacent parkland to the east.

### Building Design

The proposed building is Y-shaped with long horizontal wall faces. The vertical building bays feature unit balconies with shed roof caps that articulate the building elevation vertically and punctuate the building parapet.

The main entrance of the building is highlighted with a one-storey frame feature at the ground level. The ground floors are defined by a rhythm of elongated windows with covered outdoor patio areas.

The material palette includes differing colour patterns of squares and long horizontal rectangles of board & batten vinyl siding, which help break up the mass of the building. Stone fascia frames the underground parking entrance and exposed wall face areas. Cedar shake siding accents are used to highlight architectural features such as building entrance areas and elongated windows.

#### Staff Comment:

- The main entrance feature is a one-storey element, which is overshadowed by a six-storey structural bay. Consider design solutions to strengthen the architectural expression of the main entrance area of the building.

### Landscape Plan

The proposed landscape plan has both a residential and natural character that retains much of the urban forest and rock outcroppings along the perimeter of the property. Scale-appropriate trees, and low-growing shrubs and groundcovers are used to define parking, driving and amenity areas. A mixture of hard and soft landscaping features and amenity spaces are incorporated throughout the property, including:

- A permeable surface turning circle at the entrance with surrounding seating areas;
- Outdoor dining terraces on the north and east sides of the building;
- A large lawn social area to the rear of the building; and
- A public walking trail along the south perimeter of the lot with a feature pedestrian bridge leading to Lakeview Park.

A rain garden and dry stream runs along the perimeter of the north and south sides of the building and features a storm water waterfall adjacent to the large lawn social area.

## **PROPOSED VARIANCES**

### *Required Front Yard Setback (Wills Road)*

The required front yard setback is 6m. The proposed setback is 4.74m, a proposed variance of 1.26m.

### *Required Side Yard Setback (west property line)*

The required side yard setback along the west property line is 3m. The proposed setback is 1.14m, a proposed variance of 1.86m.

### *Building Height*

The maximum allowable building height is 14m. The proposed building height is 26.16m, a proposed variance of 12.16m.

### *Number of Loading Spaces*

The proposed development requires 3 loading spaces. 1 loading space is proposed, a variance of 2 loading spaces.

October 1, 2018

Lainya Rowett, Manager, Current Planning & Subdivision  
City of Nanaimo  
455 Wallace Street  
Nanaimo, BC V9R 5J6



**RE: Edgewater Seniors Residence - Development Variance Permit Application - Proposed Height, Loading Space, and Front and Side Yard Setback Variances**

Dear Lainya,

Please accept our application for Development Permit and Development Variance permit for a proposed 7 storey, 160 unit, seniors residences located at 4979 Wills Road. The project is attempting to add to Nanaimo's rapidly changing architectural design vernacular and will complete the development of properties along Wills road on the Northwest basin of Long Lake. The proposal has variances requested for the overall building height, loading space requirements, front yard setback, side yard setback and rear yard setbacks.

**Description of Proposal**

The proposed development is a 7 storey concrete and structural steel structure located on an 11,580m<sup>2</sup> irregularity shaped lot at 4979 Wills Road in Nanaimo. The proposed development is the continuation of development to create a campus of seniors care along with the Nanaimo Memory and Complex Care next door at 4989 Wills Road and will enhance the north end of properties fronting Long Lake. The site zoning is R8 Medium Density Residential which we are requesting variances to develop the site as indicated in our documentation, to its full potential, while respecting the natural ecosystems of the lake and forested foreshore areas existing on the property.

**Site Context**

The property is located in the Nanaimo North Town Centre commercial core in Nanaimo located on a secondary arterial street, Wills Road, on the shore of Long Lake. The heavily treed site has a significant exposed rock outcroppings, a large stand of mature coniferous trees, and an existing pedestrian walking trail. The immediate building context to the site are the Nanaimo Memory and Complex Care, WorkSafe BC regional offices, Multifamily residential buildings of varying heights, Long Lake Nurseries, Long Lake Plaza, Lakeview Park, and Nanaimo North Town Centre. The location of the site affords easy access to goods and services, public transportation, and recreation opportunities all within walking distance.

**Planning Context**

The proposed development site is within the 'corridor' designation in the official community plan. The corridor land use calls for Multi-unit residential development, public amenities and commercial services in mixed use developments. This development will provide commercial seniors congregate care in a location in immediate proximity to a designated town centre.

**Height Variance**

The proposed development is 7 stories high, which is one storey above the range of heights in the official community plan (OCP) for properties with this designation. The proposed height is 26.16m which is 12.16m above the current height maximum of 14m. The height is measured to the sloped roof portion of the building, which is in concentrated locations around the building with the main bulk of the massing height at 24.01m. The 14m height limitation for the property is challenging on a site with the existing topography of the proposed development, the shape of the property, and the effort to maintain as much of the property in a natural state as possible to extend the presences of

**RECEIVED**  
**DP1123**  
**2018-OCT-04**  
Current Planning & Subdivision

Lakeview Park on to the property. The varied topography of the site is such that it has several large rock outcrops of varying height, falls significantly towards the water, and with the existing access and building service elevations which were built during construction of the Nanaimo Memory and Complex Care building to serve this property are 12 - 16m above Long Lake. The building is 6 storeys from the street however due to the slope of the site towards the lake another storey is situated below the main floor to avoid significant amounts of fill which would be contrary to DPA3 guidelines. The massing design of the building- is a deliberate attempt by the design team to leave as much of the property in its natural state to enable it to blend with the adjacent park which is reflected in the shape of the building and landscape design while staying within density criteria. The building is situated predominately over a rock outcrop which will be required to be removed to maintain other natural areas on the property towards the east and south sides to enhance upon the existing access to Lakeview Park.

### **Siting Variance**

The proposed siting of the building is a result of careful planning to maintain and enhance natural areas of the property, specifically the north east portion. The extensive natural areas on the site, the irregular shape of the lot line and the presence of two significant statutory right of ways running through the property also present equal and separate challenges when trying to develop to the prescribed floor area ratio of 1.25 : 1. Development Permit Area 3 guidelines also factor in to the siting of the building to avoid significant sections of filling the site. Although the setback variances are significant at some locations the shape of the building is such that the setback variance is for a small portion of the building whereas the majority of the massing is within setback requirements. Due to the shape further examination may be required to determine actual setbacks based on zoning bylaw definitions.

### **Loading Space Variance**

Based on the gross floor area of the building the parking bylaw requires 3 defined loading spaces. Our project has provided a single defined loading space, in immediate proximity to the parking area overhead door, and we have taken care to ensure that deliveries to the building that would typically require a loading space can be accomplished by parking in areas immediately adjacent to the entry in the driveway access. The areas in which this can be accommodated along the driveway to the property permit emergency vehicle access to the main entry to the building. The requirement to define these areas as dedicated loading spaces would detract from the flexibility of the driveway design. Similar to the siting variances noted above the effort to maintain natural areas elsewhere on the site has limited the ability to provide a large vehicle access to the property which limits our ability to provide for the required number of loading spaces.

We trust that this will help in your review of the proposed development and we hope that you can support the proposed variance requests as part of this marquee development in the Nanaimo North Town Centre corridor.

Kind Regards,

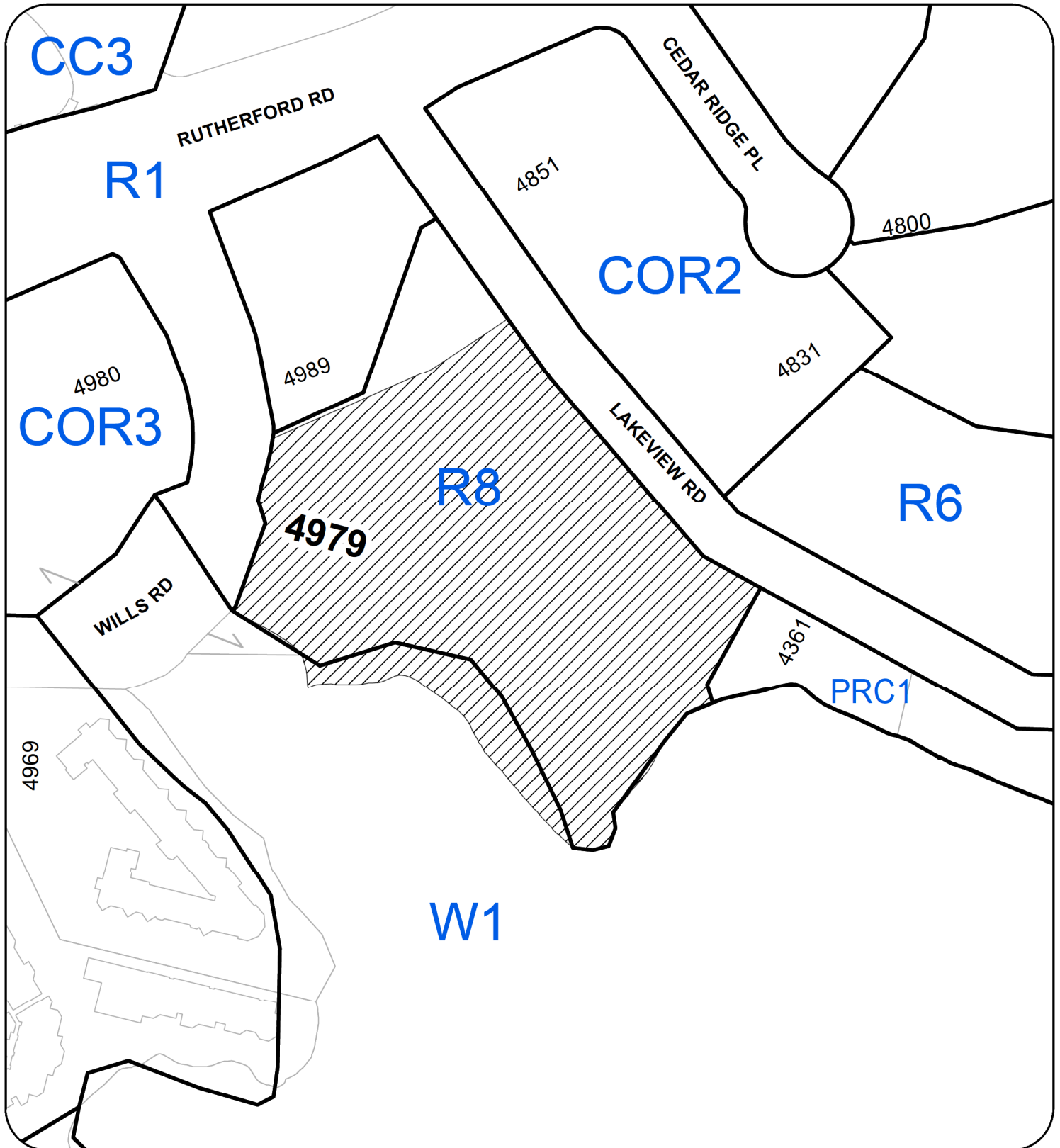


Silvia Bonet, Architect AIBC



Kyle Shick, Project Manager

# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001123

## LOCATION PLAN

Civic: 4979 WILLS ROAD  
Legal: LOT 2, DISTRICT LOT 17  
WELLINGTON DISTRICT  
PLAN EPP45424



Subject Property







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DP1123  
2018-OCT-04

# EDGEWATER SENIORS LIVING PERSPECTIVE

4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199

SCALE: N/A  
SEP 27, 2018

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ARCHITECTURAL LTD.





**EDGEWATER SENIORS LIVING  
PERSPECTIVE**

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DP 1123  
2018-OCT-04

4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: N/A  
SEP 27, 2018

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PERSPECTIVE

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2016-OCT-04  
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4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: N/A  
SEP 27, 2016

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4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: N/A  
SEP 27, 2018

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#### Suggested Plant List

Common Name	Latin Name	Size
<b>Large Trees</b>		
Norway Maple	Acer platanoides var. 'Emerald Green'	8m Ca
Katsura Tree	Cercidiphyllum japonicum	8m Ca
Autumn Flowering Cherry	Prunus adamsiana	8m Ca
Western Red Cedar	Thuja plicata var. 'Saxatilis'	2.2m Ht.
<b>Small Trees</b>		
Yucca Maple	Acer circinnatum	6m Ca
Red Japanese Maple	Acer palmatum var. 'Bloodgood'	6m Ca
Sanatation Berry	Amelanchier alnifolia	6m Ca
Berberis Species	Pyrus ornata	2.2m Ht.
Japanese Snowbell	Styax japonica	6m Ca
<b>Large Shrubs</b>		
Eucalyptus	Eucalyptus var. 'Pink Princess'	15' Pot
Dragon Grape	Mahonia aquifolium	15' Pot
Wormwood	Physocarpus opulifolius var. 'Diable'	15' Pot
Joy of the Valley Shrub	Pieris japonica var. 'Forest Flame'	15' Pot
Mock Orange	Philadelphus lewisii	15' Pot
Rhododendron	Rhododendron var. 'Pink Waterfall'	15' Pot
Spirea	Viburnum lonicera var. 'Opima Street'	15' Pot
<b>Medium Shrubs</b>		
Variegated Dogwood	Cornus alba var. 'Hortus Mabil'	15' Pot
Variegated Berberis Bush	Coronilla alba var. 'Compacta'	15' Pot
Salix	Gaultheria shallon	15' Pot
Travertine Broomrape	Hamamelis virginica var. 'Gold Street'	15' Pot
Rhododendron	Rhododendron var. 'Uniqua & Chelonea Cheer'	15' Pot
Red Flowering Cornus	Ribes sanguineum var. 'King Edward'	15' Pot
Mountain Rose	Rosa rugosa	15' Pot
Mountain Rose	Vaccinium corymbosum	15' Pot
David Viburnum	Viburnum davidii	15' Pot
<b>Small Shrubs</b>		
Dragon Green Azalea	Aspidodaphne var. 'Gump White'	15' Pot
Deer Fern	Aspidodaphne	15' Pot
Autumn Fern	Aspidodaphne	15' Pot
Winter Flowering Heather	Erica carnea var. 'Arctic Jewel'	15' Pot
Crocheting Forsythia	Forsythia fortunei var. 'Theresa Gaulty'	15' Pot
Cherry Blossom	Malus baccata	15' Pot
Dwarf Pines	Picea canadensis	15' Pot
Dwarf Mugo Pine	Pinus mugo pumila	15' Pot
Small Pines	Pinus strobus	15' Pot
Dwarf Rhododendron	Rhododendron var. 'Blue Bell'	15' Pot
Dwarf Dwarf Virenia	Spirea japonica var. 'Shirabara'	15' Pot
<b>Vines</b>		
Clematis	Clematis armandi	15' Pot
Mountain Clematis	Clematis montana var. 'Jackman & Chelone'	15' Pot
Virginia Creeper	Parthenocissus quinquefolia var. 'Tegoniensis'	15' Pot
<b>Ground Covers</b>		
Barberry	Arctostaphylos uva-ursi var. 'Vancover Jade'	15' Pot
Barberry	Cornus canadensis	15' Pot
Trailing Oenothera	Oenothera biennis	15' Pot
Wintergreen	Gaultheria procumbens	15' Pot
Mountain Crabapple	Viburnum acerifolium	15' Pot
<b>Perennials</b>		
Aster	Aster chinensis var. 'Panda'	15' Pot
Rocky Crownbell	Coreopsis verticillata var. 'Shogun's Warming'	15' Pot
Yellow Dwarf Daylily	Heemerocallis var. 'Tiger Wreath'	15' Pot
Purple Dwarf Daylily	Heemerocallis var. 'Lilac Grapes'	15' Pot
Carb Bell	Heemerocallis var. 'Bromley's Broom'	15' Pot
Beetle Iris	Iris pallida var. 'Vancover'	15' Pot
English Lavender	Lavandula angustifolia var. 'Munstead'	15' Pot
Japanese Variegated Sedge	Carex muscicola var. 'Aureo variegata'	15' Pot
<b>Bulbs</b>		
Winter Crocus	Crocus chrysanthus sp.	Bulb
Proscarpia	Gallanthus nivalis	Bulb
Gallanthus	Narcissus var. 'Tete a Tete'	Bulb
Tulip	Tulipa clusiana	Bulb

Notes: - All landscape work to conform with B.C.S.L.A./B.C.N.T.A. standard specification.  
- All areas to be irrigated with an automatic underground system.

# EDGEWATER - NANAIMO

## LANDSCAPE CONCEPT PLAN

SCALE: 1/32"=1'-0"

AUGUST 2018





**TREE PROTECTION ZONE 1:**  
ON-SITE COMPLETE TREE PROTECTION AREA WITH TREE PROTECTION FENCING AROUND PERIMETER & ZERO INTERFERENCE DURING CONSTRUCTION.

**TREE PROTECTION ZONE 2:**  
SELECTIVE TREE PROTECTION AREA WHERE INDIVIDUAL TREES WILL BE SELECTED & RETAINED TO ENHANCE LANDSCAPE GROUNDS OF THE PROJECT. THIS AREA WILL BE SURROUNDED BY TREE PROTECTION FENCING ONCE THE INDIVIDUAL TREES HAVE BEEN CHOSEN.

**TREE PROTECTION ZONE 3:**  
PROTECTED PARK LAND WITH EXISTING TRAIL CONSTRUCTION AS THE PERIMETER. SOME TREE PRUNING MAY BE NEGOTIATED UPON COMPLETION OF THE PROJECT. NO CONSTRUCTION ACCESS.

# EDGEWATER - NANAIMO

## TREE PROTECTION PLAN

SCALE: 1/32"=1'-0"

SEPTEMBER 25, 2018

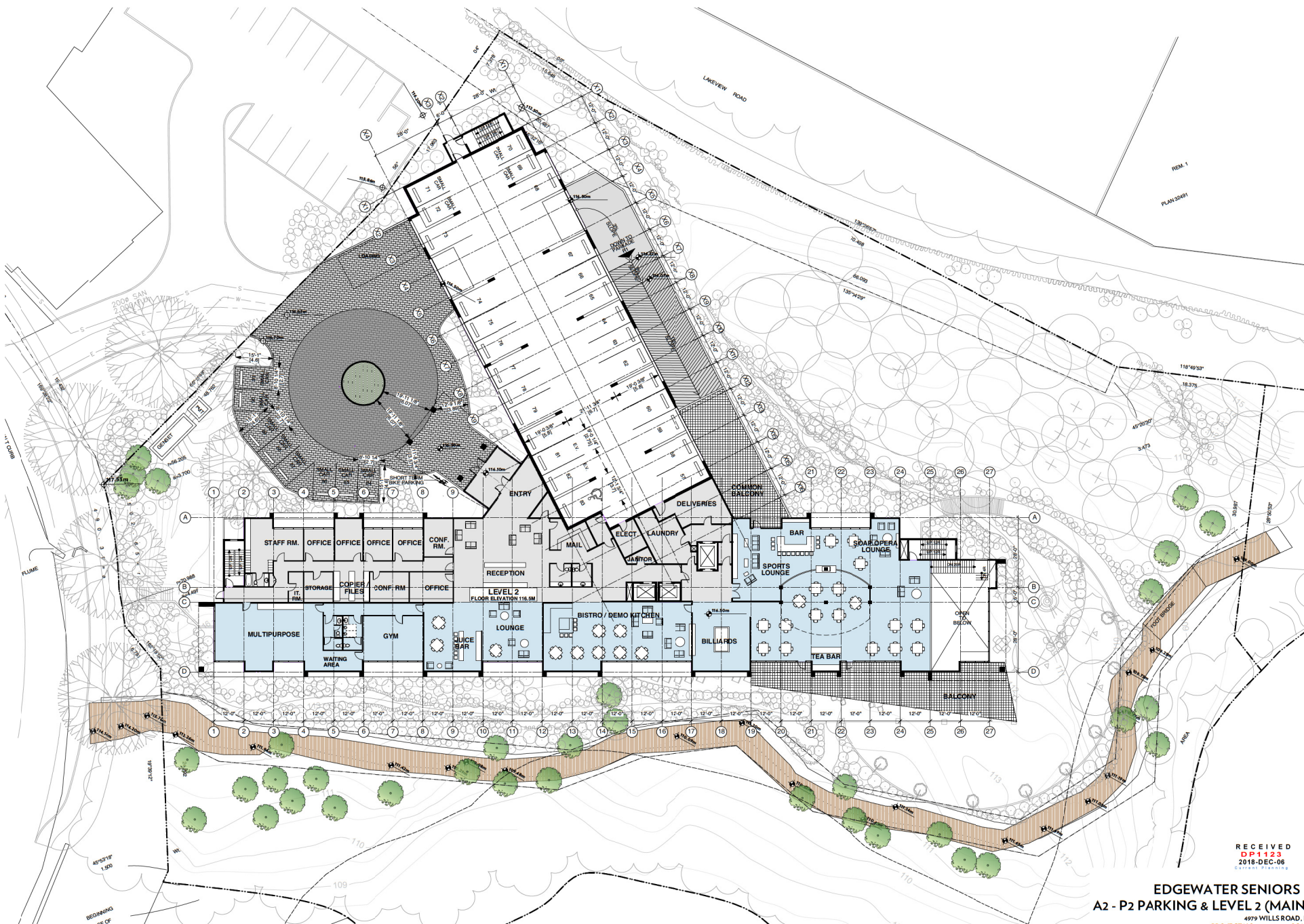
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Countryside Planning & Development

**4★ SITE**  
LANDSCAPE ARCHITECTURE  
AND SITE PLANNING (500-508-7888)

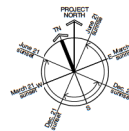








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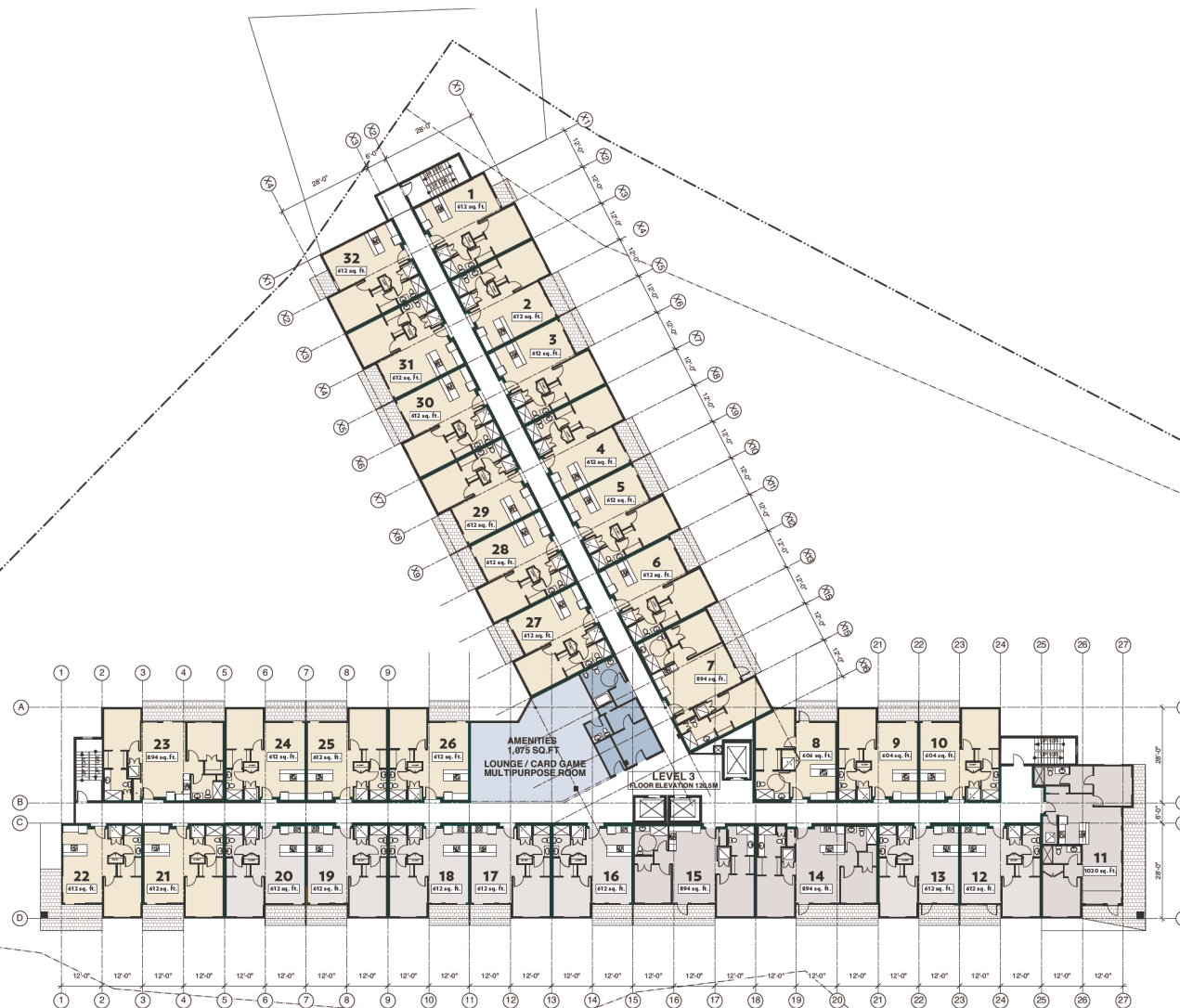
**EDGEWATER SENIORS LIVING**  
A2 - P2 PARKING & LEVEL 2 (MAIN) PLAN

4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: 1/16" = 1'-0"  
DEC 04, 2018

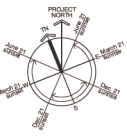
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FLOOR PLAN NOTES	
	INDICATES RENTAL UNITS
	INDICATES UNITS FOR SALE



TYPICAL LEVEL 3 TO 7 = 32 UNITS P/FLOOR.





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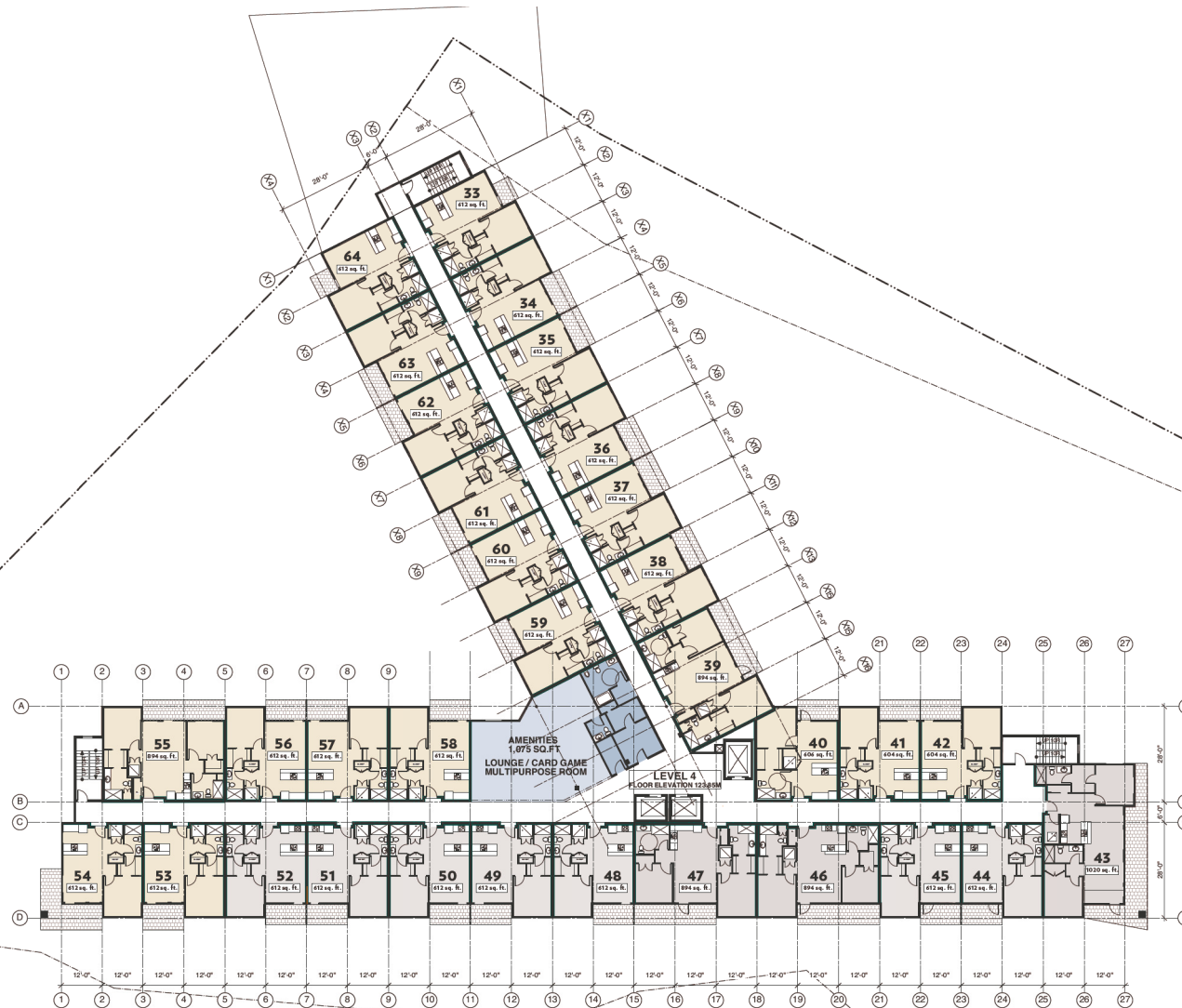
EDGEWATER SENIORS LIVING  
A3 - LEVEL 3 PLAN  
4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: 1/16" = 1'-0"  
DEC 04, 2018



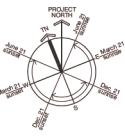
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TYPICAL LEVEL 3 TO 7 = 32 UNITS P/FLOOR.





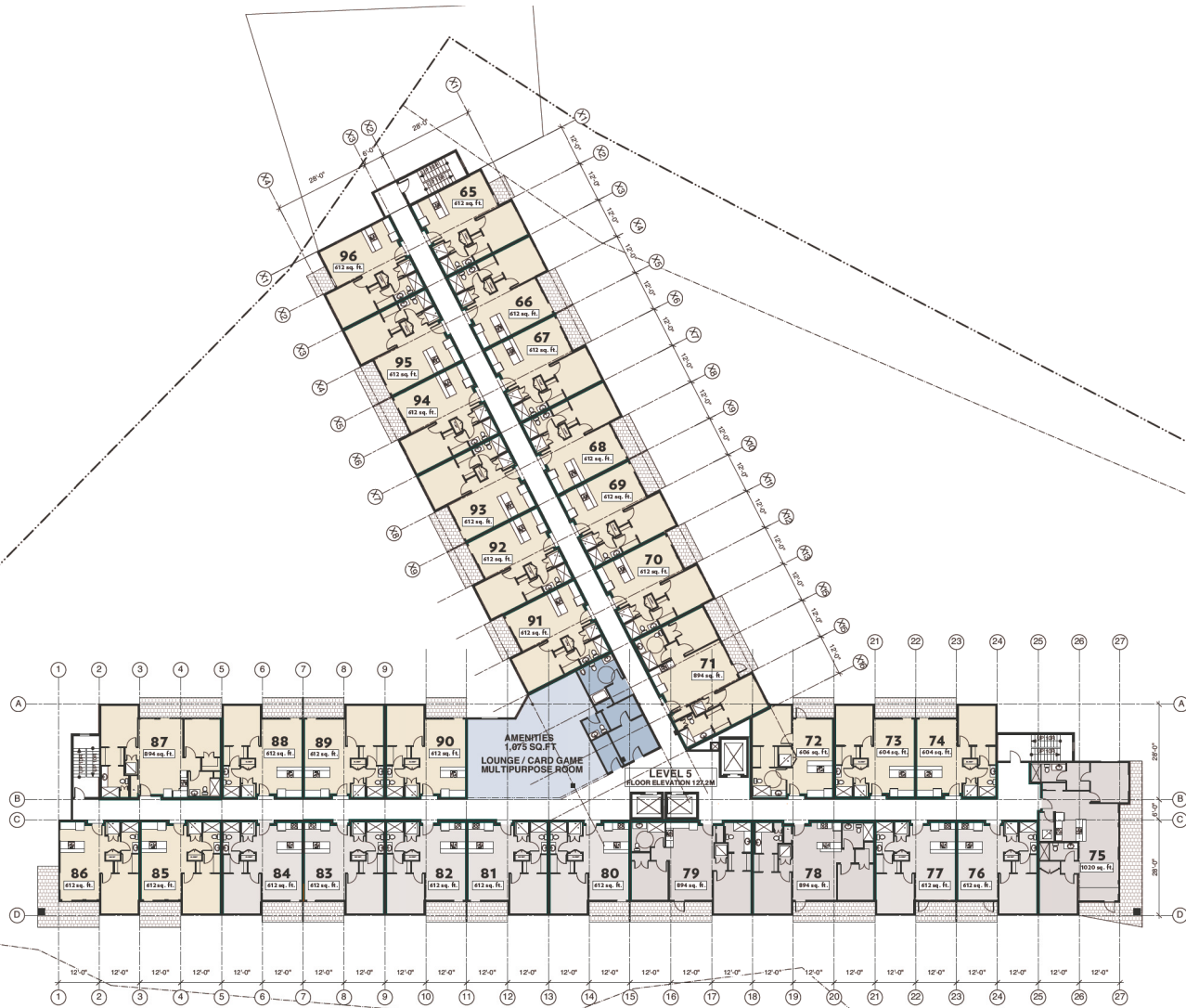
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**EDGEWATER SENIORS LIVING**  
**A4 - LEVEL 4 PLAN**  
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PROJECT NO. 17199 SCALE: 1/16" = 1'-0"  
DEC 04, 2018

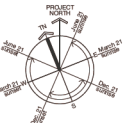


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	INDICATES UNITS FOR SALE



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



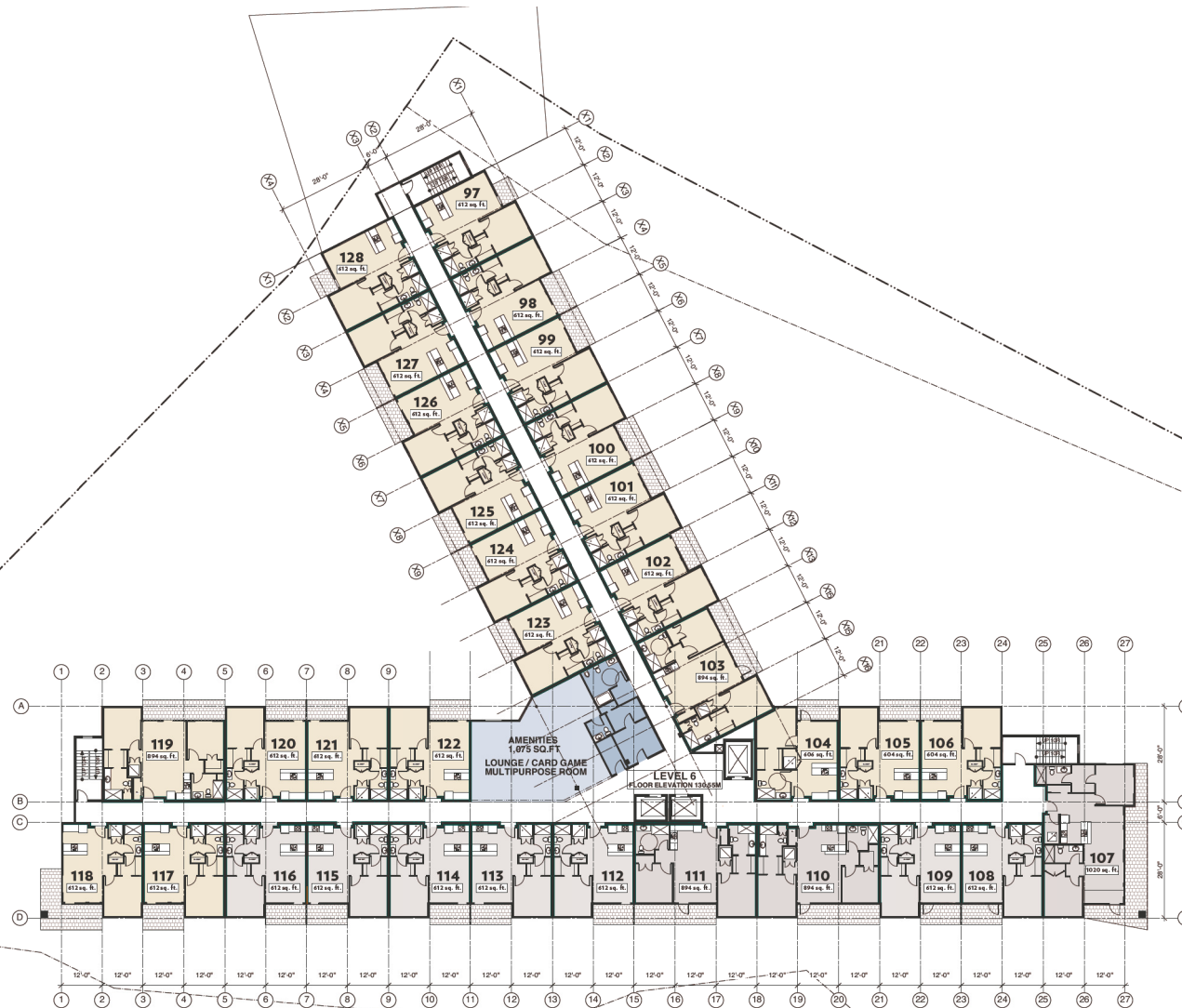
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A5 - LEVEL 5 PLAN  
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PROJECT NO. 17199 SCALE: 1/16" = 1'-0"  
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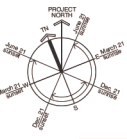


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FLOOR PLAN NOTES	
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	INDICATES UNITS FOR SALE



TYPICAL LEVEL 3 TO 7 = 32 UNITS P/FLOOR.





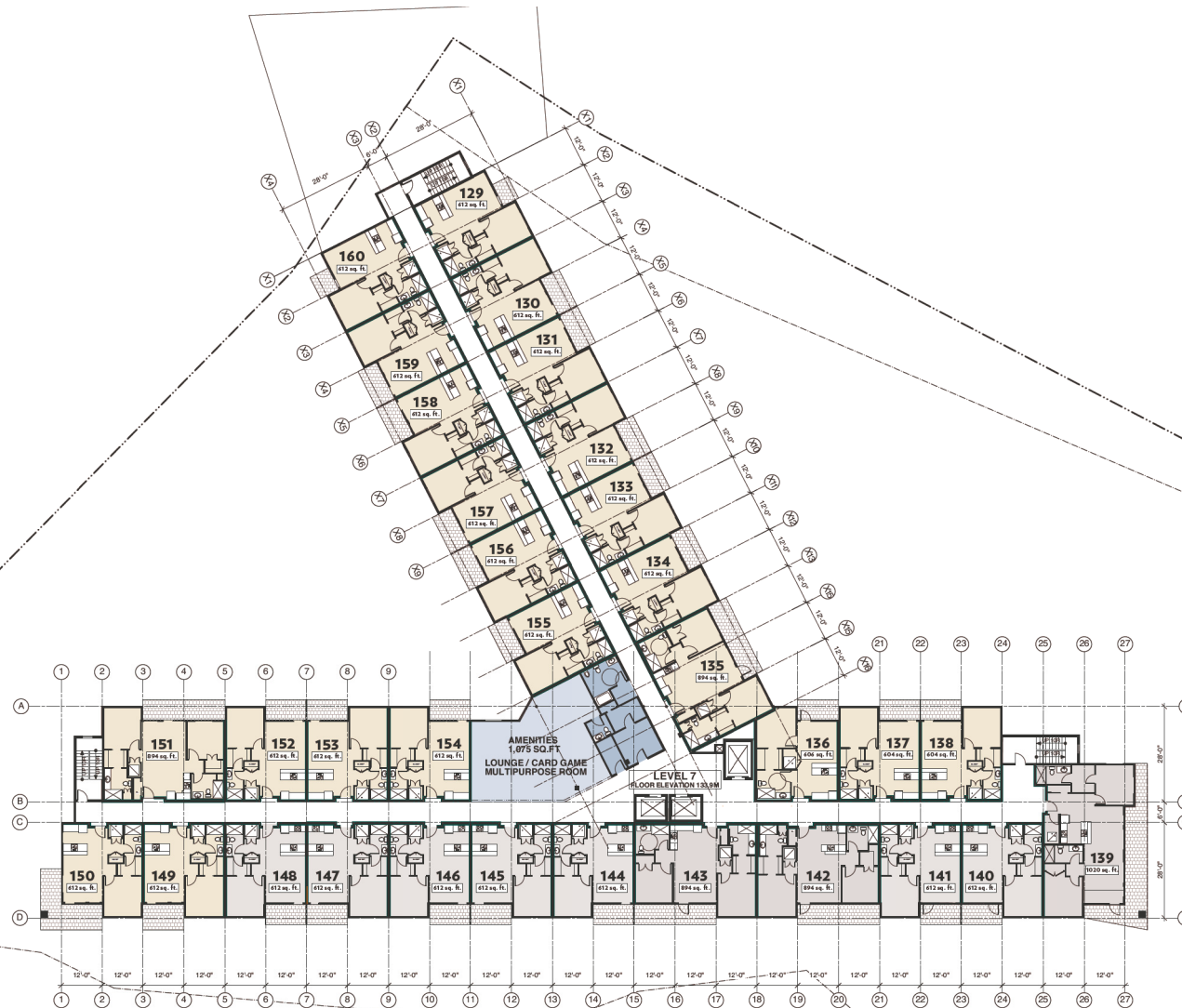
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CORRECTION

EDGEWATER SENIORS LIVING  
A6 - LEVEL 6 PLAN  
4979 WILLS ROAD, NANAIMO, BC  
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DEC 04, 2018

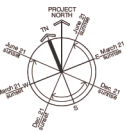


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TYPICAL LEVEL 3 TO 7 = 32 UNITS P/FLOOR.



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EDGEWATER SENIORS LIVING  
A7 - LEVEL 7 PLAN  
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PROJECT NO. 17199 SCALE: 1/16" = 1'-0"  
DEC 04, 2018



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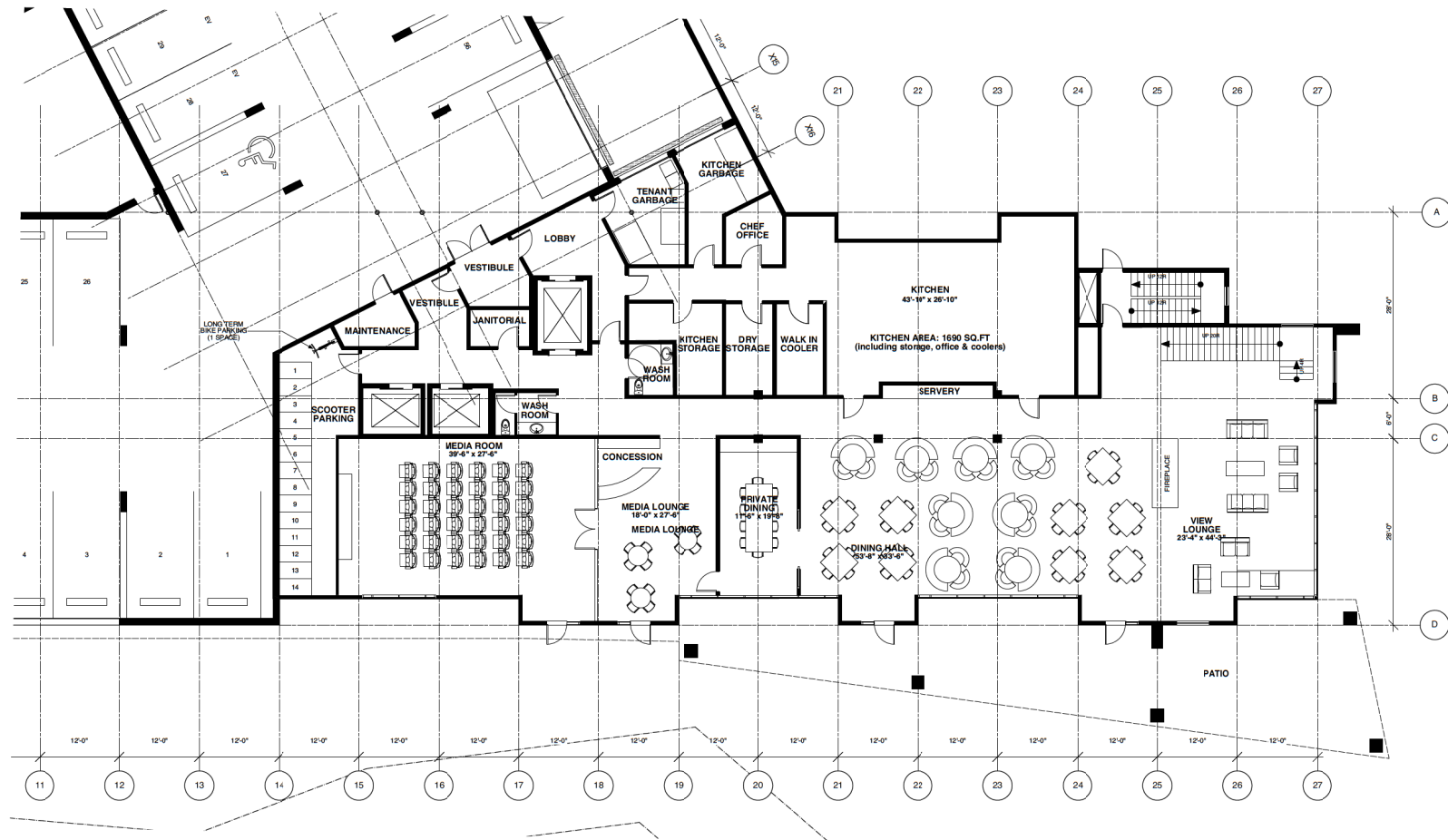
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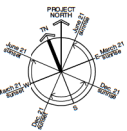
EDGEWATER SENIORS LIVING  
A8 - ROOF PLAN  
4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: 1/4\"/>



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**EDGEWATER SENIORS LIVING**  
**A9 - LEVEL 1 PLAN - AMENITIES**

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 PROJECT NO. 17199

SCALE: 1/8" = 1'-0"  
 SEP 21, 2018

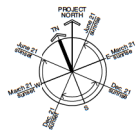
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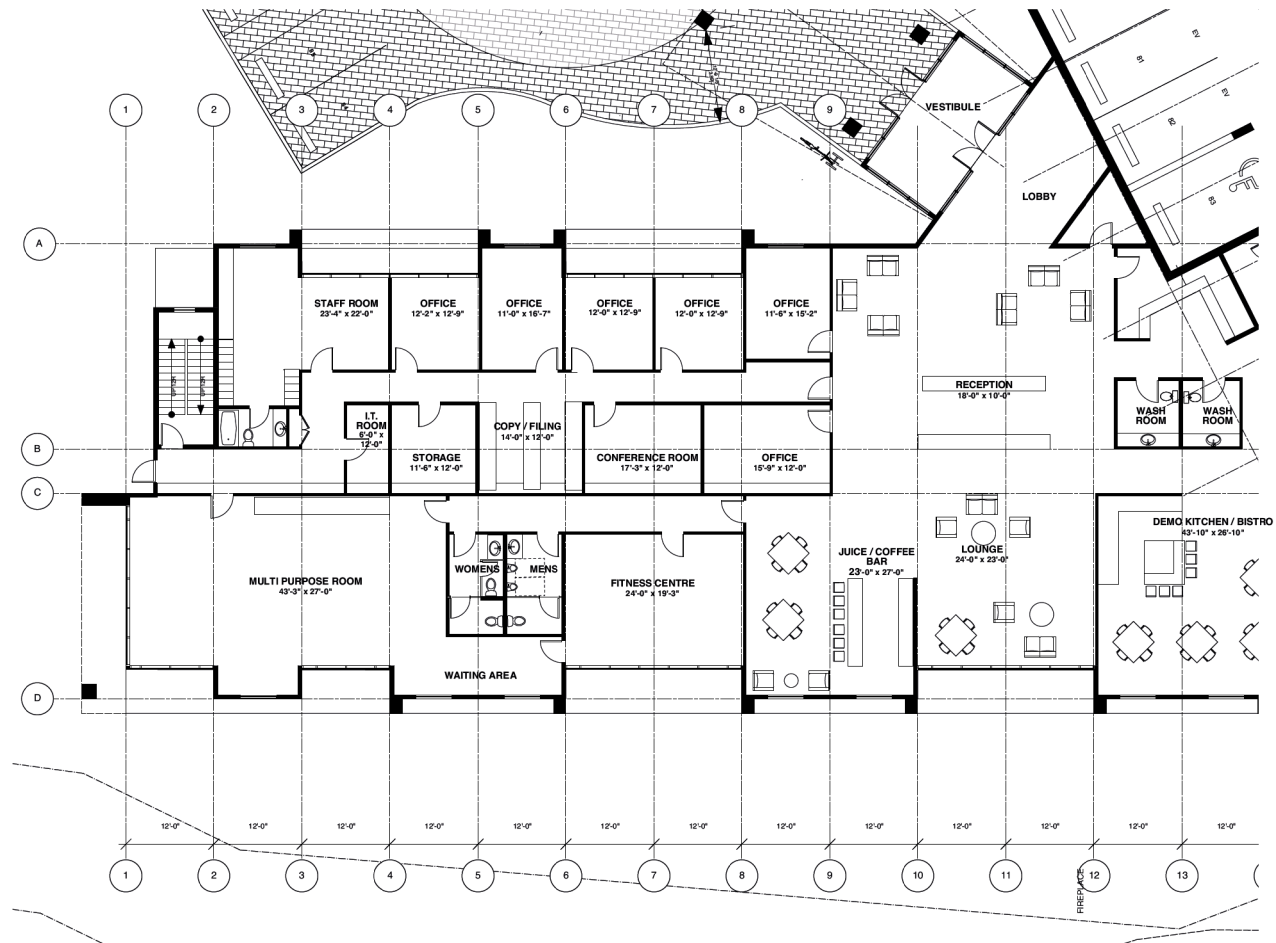
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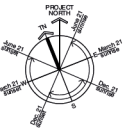
**EDGEWATER SENIORS LIVING**  
**A10 - LEVEL 2 PLAN - AMENITIES**  
4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199  
SCALE: 1/8" = 1'-0"  
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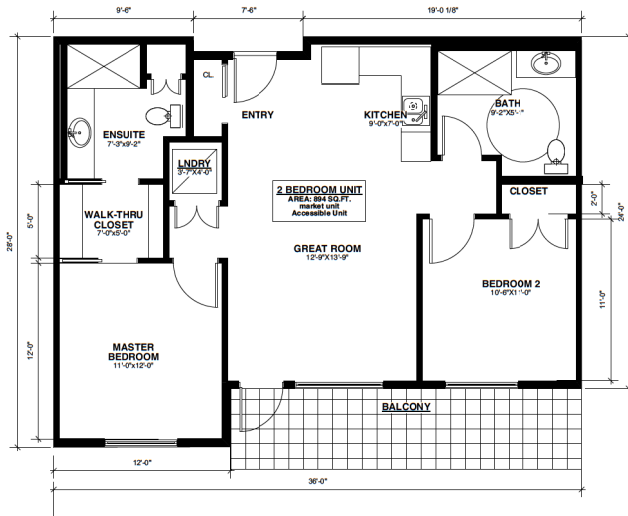


**EDGEWATER SENIORS LIVING**  
**A11 - LEVEL 2 PLAN - OFFICE & AMENITIES**

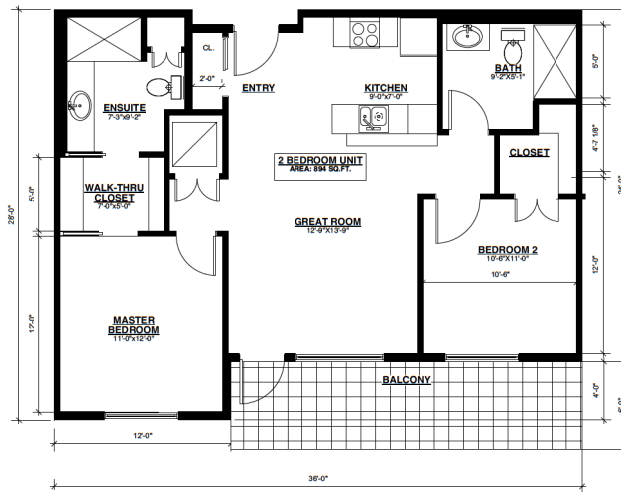
4979 WILLS ROAD, NANAIMO, BC  
 PROJECT NO. 17199 SCALE: 1/8" = 1'-0"  
 SEP 27, 2018

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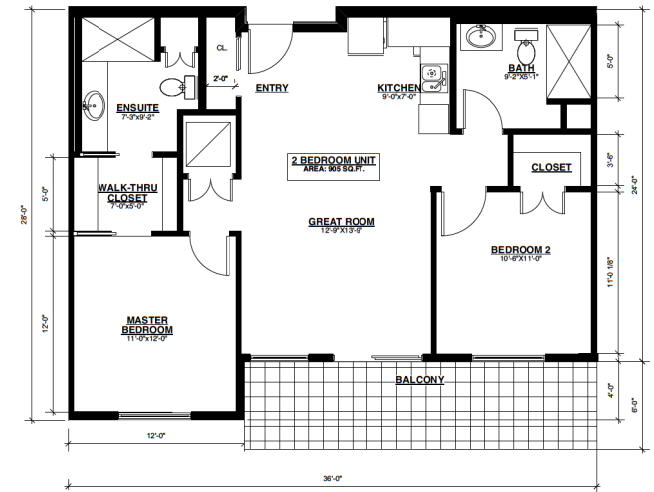




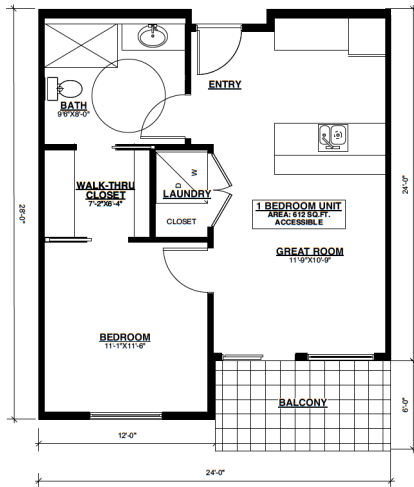
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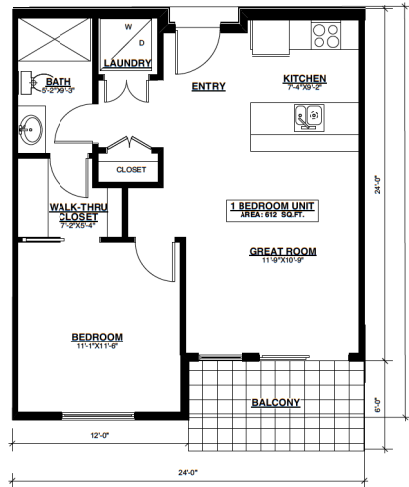
2 BEDROOM - FOR SALE



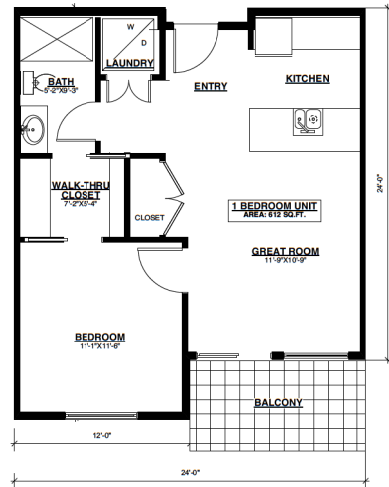
2 BEDROOM TYPICAL 'A' - RENTAL



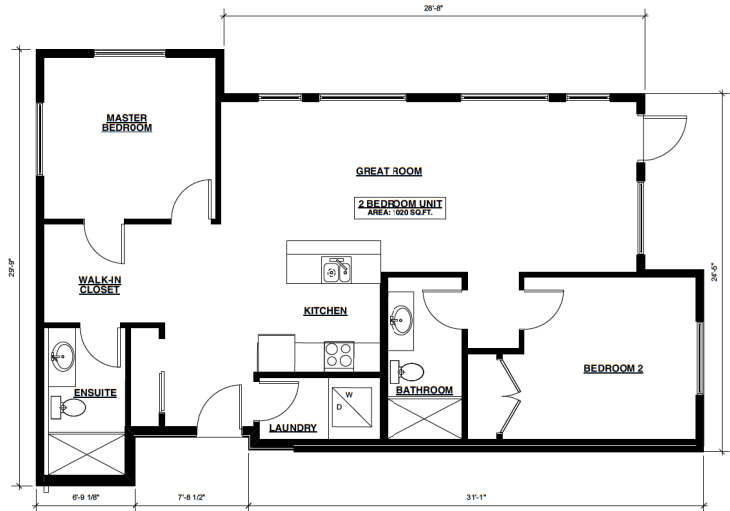
1 BEDROOM - ACCESSIBLE (RENTAL)



1 BEDROOM - FOR SALE



1 BEDROOM - RENTAL



2 BEDROOM 'B' - FOR SALE

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EDGEWATER SENIORS LIVING  
A12 - TYPICAL UNIT LAYOUTS  
4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199  
SCALE: 1/4" = 1'-0"  
SEP 21, 2018



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WEST ELEVATION

MATERIAL FINISHES	
[1] FIBRE CEMENT PANEL WITH COLOUR MATCHED EASY TRIM REVEALS - BENJAMIN MOORE CHANTILLY LACE CC-65	
[2] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE ROCKPORT GRAY HC-105	
[3] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE SUNDRIED TOMATO CC-62	
[4] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE WHOOPT IRON 2124-10	
[5] PHENOLIC PANEL CLADDING WALNUT FINISH	
[6] VINYL WINDOWS AND DOORS FRAME COLOUR: DARK BRONZE	
[7] ALUMINUM STOREFRONT GLAZING FRAME COLOUR: DARK BRONZE	
[8] STONE MASONRY VENEER - K3 STONE BLACK PEARL	
[9] GLAZED GLARD WITH ALUMINUM FRAMES COLOUR: DARK BRONZE	
[10] PREFINISHED METAL FASCIA COLOUR: CHARCOAL	
[11] STANDING SEAM METAL ROOF COLOUR: DARK BRONZE	
[12] ALUMINUM SOFFIT, LUX PANEL - DRIFTWOOD	
[13] PAINTED STEEL DOOR	
[14] PRIVACY SCREEN WITH OPAQUE GLAZING IN ALUMINUM FRAMES	
[15] PREFINISHED ALUMINUM FLASHING	
[16] OVERHEAD DOOR	
[17] EXPOSED ARCHITECTURAL CONCRETE	
[18] PAINTED PERFORATED PANEL	



SOUTH ELEVATION

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2018-OCT-04  
City of Nanaimo

EDGEWATER SENIORS LIVING  
A13 - ELEVATIONS  
4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: 1/8" = 1'-0"  
SEP 27, 2018



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EAST ELEVATION

MATERIAL FINISHES	
[1] FIBRE CEMENT PANEL WITH COLOUR MATCHED EASY TRIM REVEALS - BENJAMIN MOORE CHANTILLY LACE CC-66	
[2] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE ROCKPORT GRAY HC-105	
[3] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE SUNDRIED TOMATO CC-62	
[4] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE WHOOPT IRON 2124-10	
[5] PHENOLIC PANEL CLADDING WALNUT FINISH	
[6] VINYL WINDOWS AND DOORS FRAME COLOUR: DARK BRONZE	
[7] ALUMINUM STOREFRONT GLAZING FRAME COLOUR: DARK BRONZE	
[8] STONE MASONRY VENEER - K3 STONE BLACK PEARL	
[9] GLAZED GLARD WITH ALUMINUM FRAMES COLOUR: DARK BRONZE	
[10] PREFINISHED METAL FASCIA COLOUR: CHARCOAL	
[11] STANDING SEAM METAL ROOF COLOUR: DARK BRONZE	
[12] ALUMINUM SOFFIT, LUX PANEL - DRIFTWOOD	
[13] PAINTED STEEL DOOR	
[14] PRIVACY SCREEN WITH OPAQUE GLAZING IN ALUMINUM FRAMES	
[15] PREFINISHED ALUMINUM FLASHING	
[16] OVERHEAD DOOR	
[17] EXPOSED ARCHITECTURAL CONCRETE	
[18] PAINTED PERFORATED PANEL	



NORTH ELEVATION

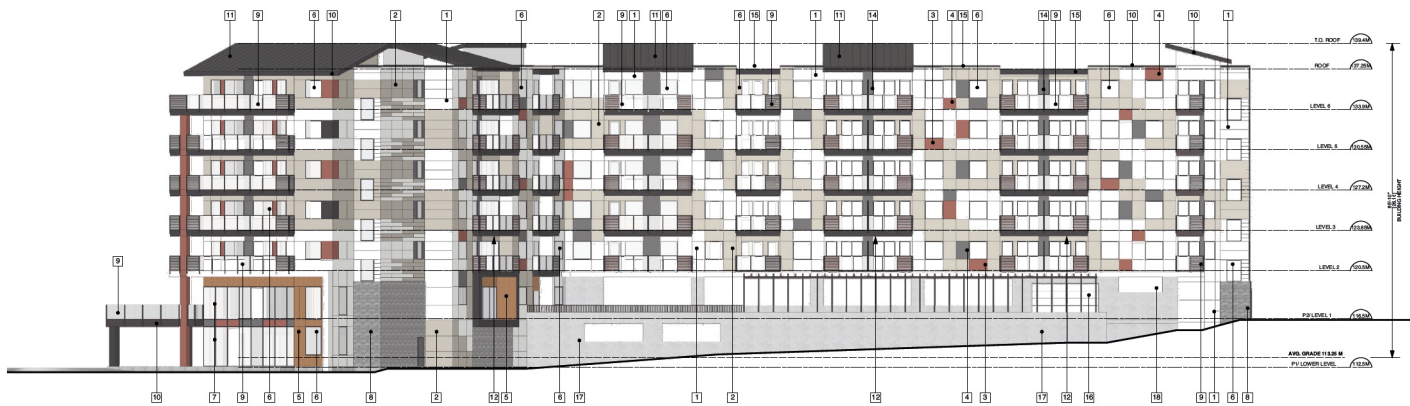
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EDGEWATER SENIORS LIVING  
A14 - ELEVATIONS  
4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: 1/8" = 1'-0"  
SEP 27, 2018



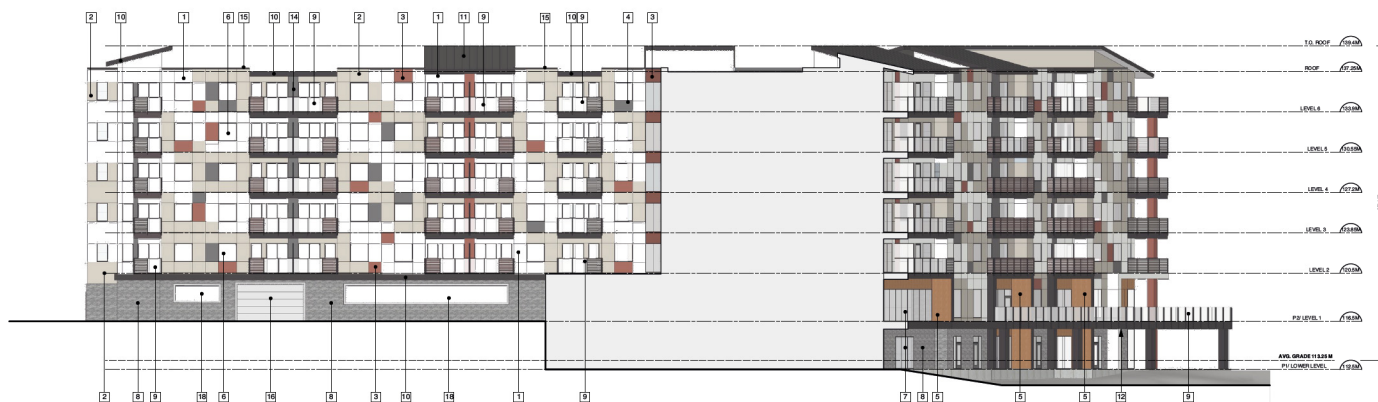
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NORTHEAST ELEVATION

MATERIAL FINISHES	
[1] FIBRE CEMENT PANEL WITH COLOUR MATCHED EASY TRIM REVEALS - BENJAMIN MOORE CHANTILLY LACE CC-66	
[2] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE ROCKPORT GRAY HC-105	
[3] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE SUNDRIED TOMATO CC-62	
[4] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE WHOOPT IRON 2126-10	
[5] PHENOLIC PANEL CLADDING WALNUT FINISH	
[6] VINYL WINDOWS AND DOORS FRAME COLOUR: DARK BRONZE	
[7] ALUMINUM STOREFRONT GLAZING FRAME COLOUR: DARK BRONZE	
[8] STONE MASONRY VENEER - K3 STONE BLACK PEARL	
[9] GLAZED GUARD WITH ALUMINUM FRAMES COLOUR: DARK BRONZE	
[10] PREFINISHED METAL FASCIA COLOUR: CHARCOAL	
[11] STANDING SEAM METAL ROOF COLOUR: DARK BRONZE	
[12] ALUMINUM SOFFIT, LUX PANEL - DRIFTWOOD	
[13] PAINTED STEEL DOOR	
[14] PRIVACY SCREEN WITH OPAQUE GLAZING IN ALUMINUM FRAMES	
[15] PREFINISHED ALUMINUM FLASHING	
[16] OVERHEAD DOOR	
[17] EXPOSED ARCHITECTURAL CONCRETE	
[18] PAINTED PERFORATED PANEL	



SOUTHWEST ELEVATION

RECEIVED  
D/P 1123  
2018-OCT-04  
Central Planning & Distribution

EDGEWATER SENIORS LIVING  
A15 - ELEVATIONS  
4979 WILLS ROAD, NANAIMO, BC  
PROJECT NO. 17199 SCALE: 1/8" = 1'-0"  
SEP 27, 2018



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# AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001123

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP001106 – 1900 GRIFFITHS RD (Proposed Lot 4)

**Applicant/Designer:** ISLAND WEST COAST DEVELOPMENTS LTD.

**Owner:** BLUE CUBE DEVELOPMENTS LTD.

**Landscape Architect:** VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

**Subject Property:**

<i>Zoning</i>	I3 – High Tech Industrial
<i>Location</i>	The subject site is located on the north side of the newly built portion of Boxwood Road (subdivision pending)
<i>Proposed Lot Area</i>	2,370m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Light Industrial; 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

## BACKGROUND

There is an active subdivision application for 1900 Griffiths Road. This development permit application is for proposed Lot 4 of the Green Rock subdivision.

During the subdivision process, it was discovered that a portion of the subject property and adjacent proposed Lot 5 contains a community of Dense Spike Primrose, a Federally-protected Species at Risk. A Section 219 covenant to protect the most environmentally sensitive portion of the lot will be registered at the time of subdivision. A wooden fence has been installed onsite to delineate the area that will be protected via covenant, and the covenant area is indicated on the site plan.

## PROPOSED DEVELOPMENT

Two industrial buildings are proposed on the site. Building A is a 431.9m<sup>2</sup> (4,649ft<sup>2</sup>) electrical/mechanical contractor warehouse with an office, and Building B (605m<sup>2</sup>/6,603ft<sup>2</sup>) consists of three light industrial rental units, the specific uses of which are yet to be determined.

### Site Context

The subject property is located at the northern end of the Green Rock Industrial Park development. The parent parcel was formerly forested and has now been cleared in preparation for development. A number of other development permit applications are in stream for other proposed lots within this development.

To the north of proposed Lot 4 is a café (Buzz Coffee House) and a yoga studio (Moksha Yoga Nanaimo). Immediately to the south and west is the newly built extension of Griffiths Road.



The Species at Risk protection covenant runs north to south along the lot line separating proposed Lots 4 and 5, and partially overlaps with each proposed lot.

### Site Design

Site access will be from Boxwood Road, with a two way drive aisle leading between the two buildings and wrapping around to the rear of Building B.

Building A is located in the northwest corner of the lot and Building B is located in the southeast corner. The frontage along boxwood is landscaped, with parking located at the interior of the lot and along a portion of the rear property line. The garbage enclosure is located at the northeast corner adjacent to the protection covenant.

In accordance with the new parking bylaw, surplus parking spaces are required to be constructed with permeable surfacing. The proposal includes a surplus of 13 regular parking spaces and two loading spaces to allow for more flexibility in determining future uses for the rental units, as the I3 zone permits a range of uses with varying parking requirements. The applicants are proposing to locate the permeable parking spaces on the portion of the site nearest the endangered plant community and will be submitting the revised parking plan in advance of the DAP meeting.

A bike rack is proposed for each building, with long-term bike parking proposed to be located within the buildings. There is a pedestrian access point to each building off the Boxwood Road sidewalk. Sidewalks are located adjacent to each building, with a small courtyard proposed adjacent to Building A and one bench proposed adjacent to Building B.

A retaining wall is proposed along the north property line.

#### Staff Comments:

- Confirm retaining wall design and height.
- Consider any conflicts with the two southernmost parking spaces, given their proximity to the lot access point off Boxwood Road.
- Consider additional outdoor amenity space.
- Consider adding internal pedestrian connections between the two buildings.
- Consider making the southern pedestrian connection from Boxwood accessible.

### Building Design

Each of the buildings features corrugated metal cladding; modern-style angled rooflines; coloured face mount metal channels; a stepped footprint to provide articulation; and glazing on the street-facing elevations.

The elevation plans show surface mount lighting surrounding Building B, but the plans for Building A do not show lighting.

#### Staff Comments:

- Confirm lighting proposed for Building A to address CPTED (Crime Prevention through Environmental Design) concerns.
- Consider adding visual interest to south facing wall of Building A.

- The west elevation of Building B faces the onsite parking and will be visible from Boxwood Road (although it is set back). Consideration should be given to visually breaking up the west facing walls to create a human-scale feel at this part of the building, as customers will be approaching the building from this area.
- The north facing (rear) elevations of each building lack visual interest. While these elevations are not visible from most of the site, consideration should be given to the visual impact of bare north facing elevations on properties to the north, which house high-traffic uses (café and yoga studio) and currently contain no landscape screening.
- Consider adding weather protection canopies along the high pedestrian traffic elevations of each building.

### Landscape Design

The landscaping plan features a mix of native and non-native ornamental plants, including evergreen and deciduous trees. The landscaping is concentrated along the front property line, with some screening proposed adjacent to the garbage enclosure as required by the Zoning Bylaw. A rain garden is proposed in the northwest corner of the site, and a “bluff area” forms part of the landscape design. The Dense Spike Primrose protected area also contributes to the site’s overall landscape context.

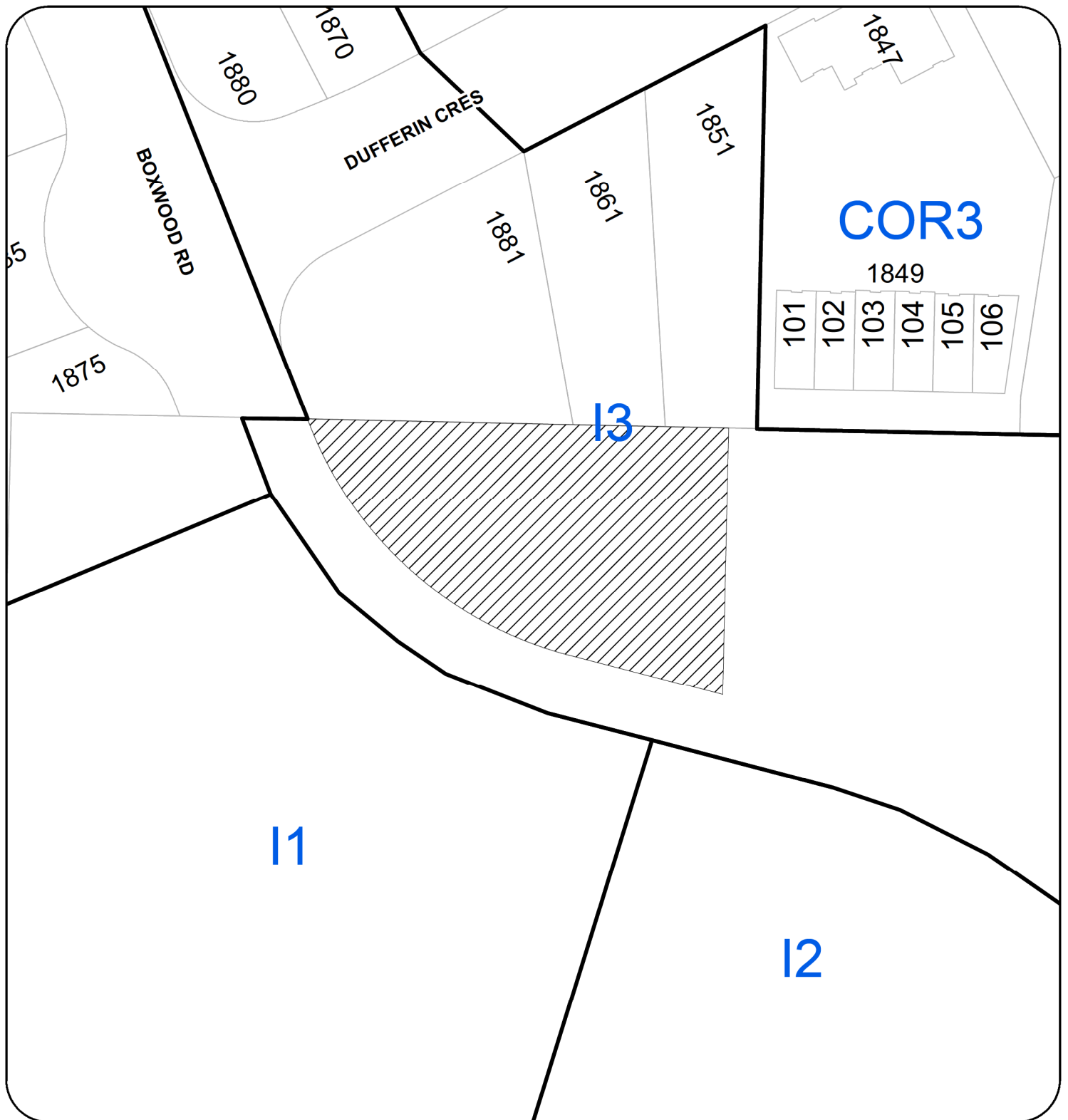
#### Staff comments:

- Consider adding landscaping between the subject property and the lot to the north as a way to mitigate possible visual impacts of the north facing building elevations.
- Consider further opportunities to honour the site’s past as a Garry oak meadow by incorporating further species that thrive best in this rare ecosystem type.
- Consider relocating the garbage enclosure and eliminating or moving the easternmost surplus loading space to allow for a native landscaping area along the eastern property line to further protect and celebrate the unique plant species in that area.

### **PROPOSED VARIANCES**

There are no proposed variances

# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP01106

## LOCATION PLAN



Subject Property

May 24, 2018



City of Nanaimo  
Development Services  
455 Wallace Street  
Nanaimo B.C.  
V9R 5J6

Attn: Mr. Dave Stewart

**RE: DESIGN RATIONALE – DEVELOPMENT PERMIT APPLICATION, PROPOSED  
DEVELOPMENT, LOT 4, 1900 GRIFFITHS ROAD (PARENT PARCEL), NANAIMO B.C.**

**SITE:**

Located on Boxwood Road, this site is in the newest Phase of Greenrock Industrial Park.

This lot is irregular in shape with a long curved frontage. To the north and adjacent is a yoga studio, and coffee shop. The properties to the east and south are as yet undeveloped properties.

The lot is generally level with a vertical rock cut along the north property lines. The site is slightly elevated from the sidewalk in the south east corner. A bioswale serving the previous phase terminates in the north-west corner.

**PROPOSED USE:**

Possibly a phased development, the first building (building A) will house an electrical and mechanical contractor. The proposed building contains warehouse, shop and administrative functions.

Building B contains 3 leasable spaces intended for similar and compatible users.

**SITE ORGANIZATION:**

Building A is a stand-alone structure with 2 street facing facades. Building B is in the south-east portion of the site, skewed and staggered in response to the street edge.

Vehicle access is mid site and between the two buildings. A customer parking node is most immediate to the entrance with a generous more utilitarian parking and loading function beyond. It is well screened by the buildings.

# 250 245 3894 • 250 245 3894 • delinea@telus.net  
4378 O'Brien Road • Ladysmith BC • Canada • V9G 1G2



# 250 245 3894 • 250 245 3894 • delinea@telus.net  
4378 O'Brien Road • Ladysmith BC • Canada • V9G 1G2

Notable aspects of the site organization include:

- Building A & B front Boxwood Road with minimal setback for optimal street presence and exposure.
- Vehicle access is mid site.
- Parking and drive aisles are conducive to vehicle movement and locate parking nodes in close proximity to each building entrance.
- Pedestrian areas are well defined and connected.

#### **FORM AND CHARACTER:**

The proposed buildings are relatively small scale and incorporate forms familiar to the Greenrock area. The buildings are simple and boxy, two storey (or two storey mass) with common and recurring forms that define entrances and showrooms.

Shed roofs cap second storey volumes; flat roofs for the lower masses.

Materials include precast concrete panels, metal cladding and steel details.

#### **VARIANCES:**

A side yard variance is sought along the east boundary. This is a reduction to 1.22m. The justification is the irregularly shaped lot (arced, 3 sided) and the ambiguity in the application of a side yard setback in this circumstance. The proposed site organization optimizes exposures, flows and is consistent with the principles of General Design Guidelines.

We respectfully submit this proposal for consideration.

Regards,  
Will Melville



## SCHEMATIC SITE PLAN

SCALE: 1:250 METRIC



### PRELIMINARY PROJECT DATA:

**LEGAL DESCRIPTION:**  
LOT 4 - (PARENT PARCEL) LOT 1, SECTION 15, RANGE 8,  
MOUNTAIN DISTRICT, PLAN 11142

**CIVIC ADDRESS:**  
1900 GRIFFITHS ROAD (PARENT PARCEL)

**LOT AREA:**  
± 0.273HA / 0.67 ACRES / 2,711.49 SQ.M.

**LAND USE:**  
INDUSTRIAL

**ZONING:**  
I3 - HIGH TECH INDUSTRIAL

**DP AREA:**  
DPA4 / DPA9

**LOT COVERAGE (MAX 50%):**  
26.9%

**PARKING REQUIRED:**  
1,045.34 SQ.M. @ 1/100 SQ.M. = 10

**PARKING PROVIDED:**  
STANDARD STALLS 28  
ACC. PARKING 2  
LOADING 4

FLOOR AREA: BUILDING A	MAIN:	2,940 SQ.FT. / 273.13 SQ.M.
	UPPER:	1,086 SQ.FT. / 100.89 SQ.M.
	MEZZANINE:	623 SQ.FT. / 57.88 SQ.M.
	TOTAL:	4,649 SQ.FT. / 431.9 SQ.M.
BUILDING B	UNIT A MAIN	1,450 SQ.FT. / 134.71 SQ.M.
	MEZZ.	493 SQ.FT. / 45.8 SQ.M.
	UNIT B MAIN	1,450 SQ.FT. / 134.71 SQ.M.
	UPPER	605 SQ.FT. / 56.2 SQ.M.
	UNIT C MAIN	2,000 SQ.FT. / 185.81 SQ.M.
	UPPER	605 SQ.FT. / 56.2 SQ.M.
	TOTAL:	6,603 SQ.FT. / 613.44 SQ.M.

\*\* ALL AREAS ARE APPROXIMATE



## PROPOSED DEVELOPMENT

### Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)

Nanaimo, B.C.



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PROJECT #: 1477.23.17  
ISSUED: 02 FEB. 2018  
FOR D.P.: 17 APRIL 2018  
REVISED: 24 MAY 2018  
REVISED: 27 SEPT 2018  
REVISED: 03 OCT 2018

**RECEIVED**  
**DP1106**  
2018-OCT-29  
CIVIL PLANNING

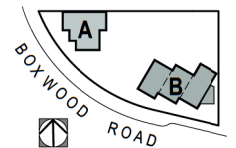
DRAWING #:

**PR1.1**





## STREETSCAPE- BOXWOOD ROAD



**PROPOSED DEVELOPMENT**  
**Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road** (parent parcel)  
 Nanaimo, B.C.



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ISSUED:	02.FEB.2018
	17.APRIL.2018
FOR D.P.:	24.MAY.2018

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 2018-JUN-04  
Current Planning & Enforcement

DRAWING #:

**PR4.1**



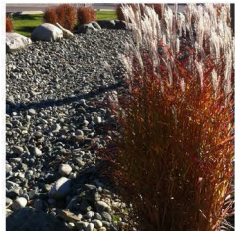
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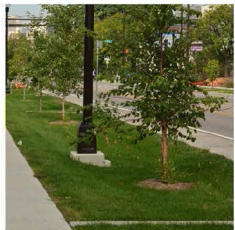
ROCK PLANTS



SERBIAN SPRUCE



ORNAMENTAL GRASS

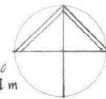
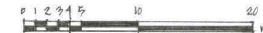


GRASS SWALE



### PLANT PALETTE

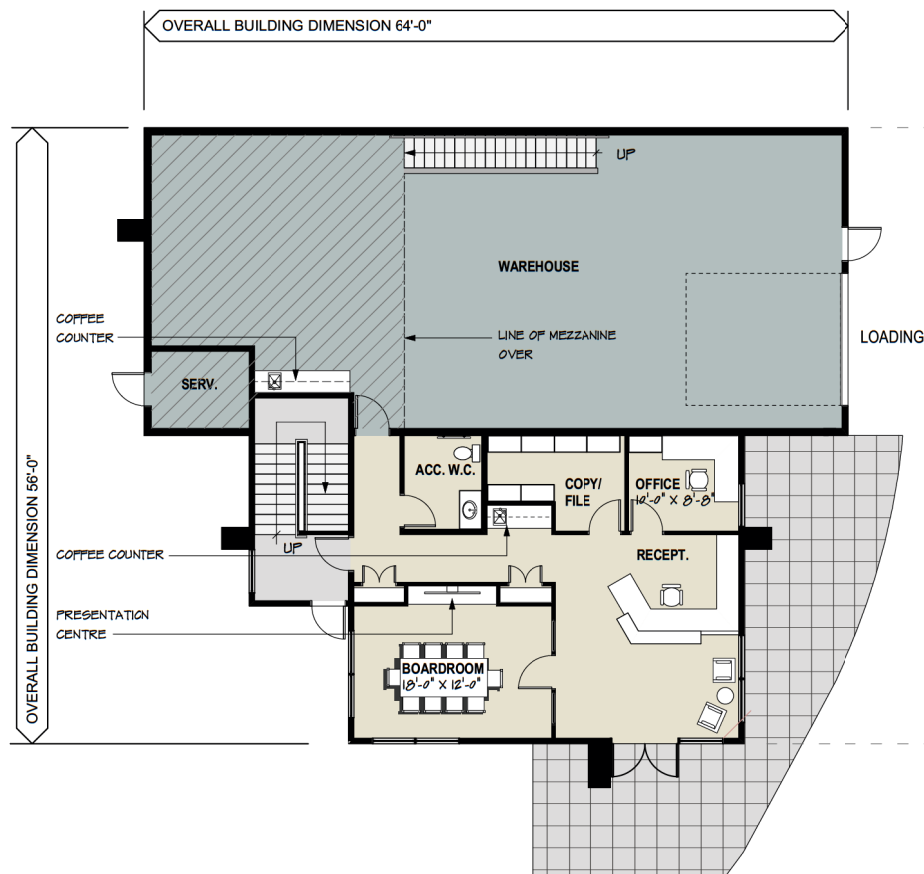
Key	Qty	Botanical Name	Common Name	Pot Size	Remarks/spacing
<b>Evergreen Trees</b>					
PdB		<i>Picea omorika</i> Bruns	Serbian Spruce	2m ht	
PfV		<i>Pinus flexilis</i> vanderwolf	Vanderwolf pine	2m ht	
<b>Deciduous Trees</b>					
Ap		<i>Acer palmatum</i>	Japanese Maple	2m ht	multisem
Ck		<i>Cornus kousa</i>	Chinese Dogwood	2.5m ht	multisem
La		<i>Liquidambar styraciflua</i>	Sweetgum	6 cm cal	
Pp		<i>Parrotia persica</i>	Persian Ironwood	6 cm cal	
Og		<i>Quercus garryana</i>	Garry Oak	5 gall	
<b>Evergreen Shrubs (raingarden)</b>					
Gs		<i>Gaultheria shallon</i>	Santal	1 gall	1m o.c.
Ma		<i>Mahonia nervosa</i>	Duff Oregon Grape	1 gall	6m o.c.
Phug		<i>Pinus mugo</i> mugo	Mugo Pine	1 gall	1m o.c.
Vo		<i>Vaccinium ovatum</i>	Evergreen Huckleberry	1 gall	1m o.c.
Vd		<i>Viburnum davidii</i>	David's viburnum	1 gall	1m o.c.
<b>Groundcovers (raingarden)</b>					
Co		<i>Carex opraeta</i>	Slough Sedge	plugs	
Ie		<i>Iris ensata</i>	Japanese Iris	1 gall	
Mg		<i>Mimulus guttatus</i>	Common Monkeyflower	1 gall	
Sm		<i>Scirpus microcarpus</i>	Small Flowered Bulrush	plugs	
<b>Deciduous Shrubs</b>					
Ra		<i>Ribes sanguineum</i>	Red Flowering Currant	1 gall	1.5m o.c.
Rn		<i>Rosa nutkanaensis</i>	Nootka Rose	1 gall	1.5m o.c.
Sa		<i>Symphoricarpos albus</i>	Snowberry	1 gall	1.5m o.c.
<b>Ornamental Grasses</b>					
Ga		<i>Calamagrostis acutifolia</i> Karl Foerster	Feather Reed Grass	1 gall	6m o.c.
Fg		<i>Festuca gracilis</i>	Blue Fescue Grass	1 gall	3 m o.c.
Hs		<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 gall	6m o.c.
Mf		<i>Molinia sinensis</i> yaku jima	Maiden Grass	1 gall	1m o.c.
St		<i>Stipa tenuissima</i>	Mexican Feather Grass	1 gall	1m o.c.
<b>Perennials/Groundcovers</b>					
Au		<i>Archostaphylos uva-ursi</i>	Kinnikinnick	1 gall	45m o.c.
Ga		<i>Geranium heideux</i>	Hardy Geranium	1 gall	6m o.c.
Hs		<i>Hemerocallis Shella D'Oro</i>	Dwarf Daylily	1 gall	6m o.c.



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DP1106  
2018-NOV-05  
CURRENT PLANNING

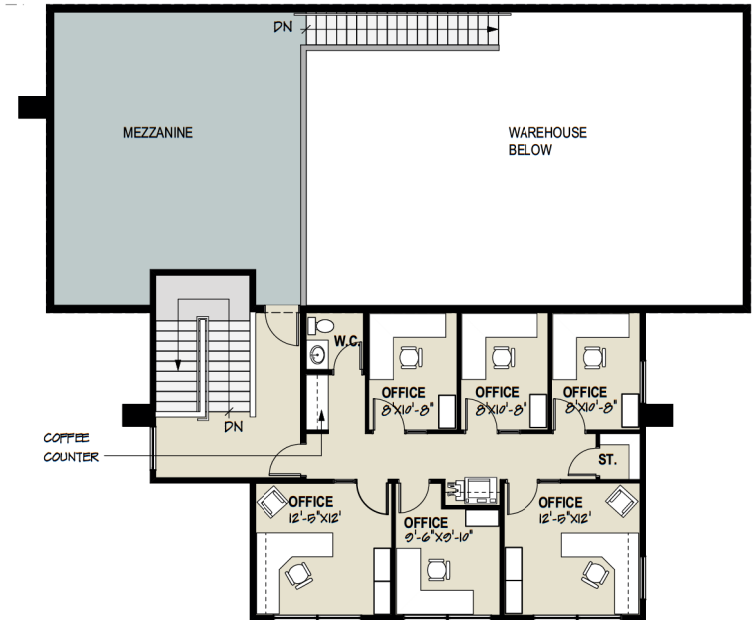
DATE	REVISION
22.10.18	REVISION
29.08.18	DESIGNED FOR 1P
DATE	REV
CONSULTANT	DESCRIPTION
<p>VICTORIA DRAKEFORD LANDSCAPE ARCHITECT 2208 Pine St. Nanaimo, B.C. V9R 2B6 250-754-4395 victoria@land.net</p>	
PROJECT	
<p>PROPOSED DEVELOPMENT LOT 2 - 1000 GRIFFITHS RD NANAIMO</p>	
INCP LTD	
SHEET TITLE	
<p>CONCEPTUAL LANDSCAPE PLAN</p>	
SCALE: 1:200m	DATE: 21.5.18
DRAWN: VJD	CHECKED:
PROJECT NUMBER	W/10-18
DRAWING NUMBER	L1





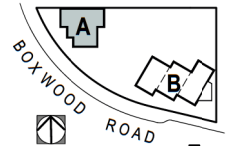
## MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"  
MAIN FLOOR: +/- 2,040 SQ.FT.



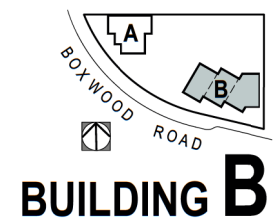
## UPPER FLOOR PLAN

SCALE: 1/8" = 1'-0"  
UPPER FLOOR: +/- 1,083 SQ.FT.  
MEZZANINE: +/- 626 SQ.FT.



## BUILDING A

**PROPOSED DEVELOPMENT**  
Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)  
Nanaimo, B.C.



**PROPOSED DEVELOPMENT**  
Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)  
Nanaimo, B.C.



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PROJECT #: 147723.17  
ISSUED: 02 FEB 2018  
FOR D.P.: 17 APRIL 2018  
REVISED: 24 MAY 2018  
03 OCT 2018

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**2018-OCT-29**  
Current Planning

DRAWING#:

**PR3.1**

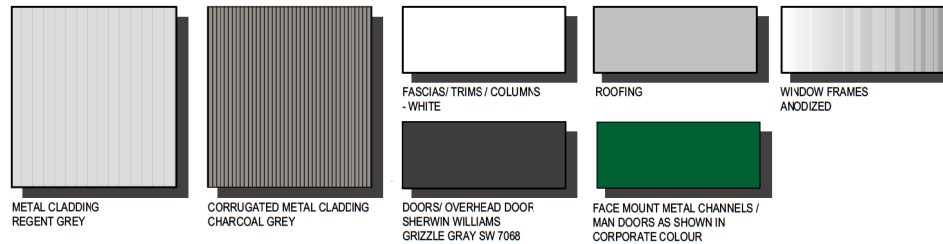


## WEST ELEVATION

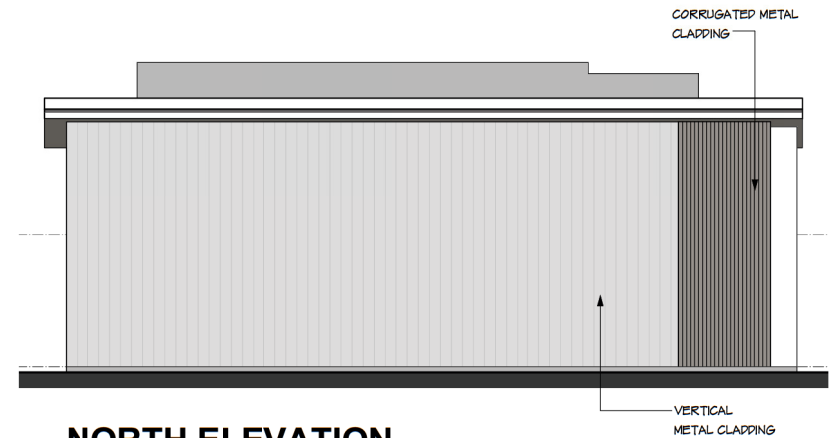
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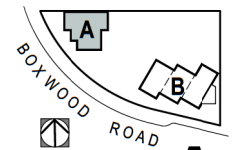
## EAST ELEVATION



## SOUTH ELEVATION



## NORTH ELEVATION



## BUILDING A



**PROPOSED DEVELOPMENT**  
**Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road** (parent parcel)  
 Nanaimo, B.C.

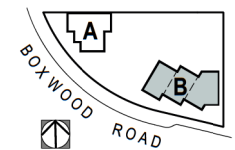
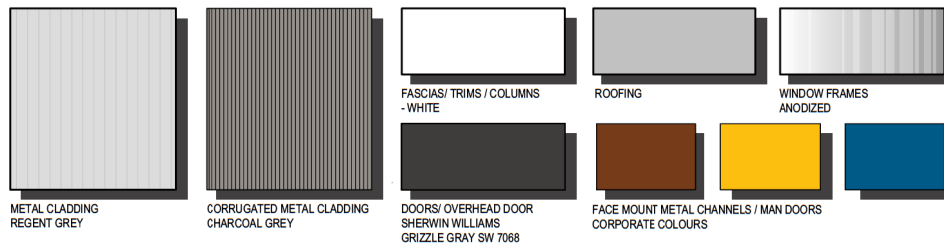
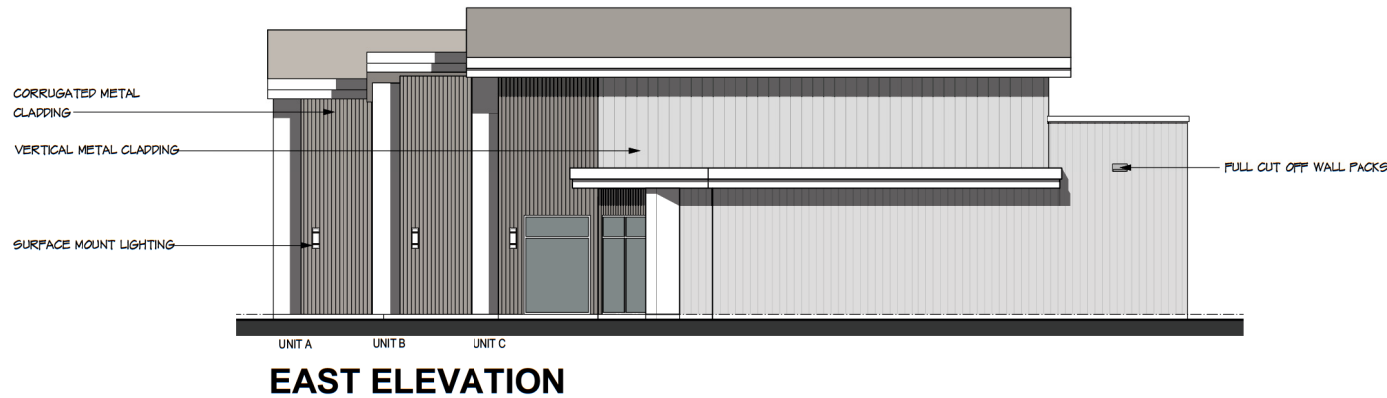


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PROJECT #: 147723.17  
 ISSUED: 12 FEB 2018  
 17 APRIL 2018  
 18 APRIL 2018  
 24 MAY 2018

**RECEIVED**  
**DP1106**  
**2018-DEC-06**  
 CURRENT PLANNING

FOR D.P.:  
 DRAWING#: **PR2.2**



**BUILDING B**



**PROPOSED DEVELOPMENT**  
Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)  
Nanaimo, B.C.



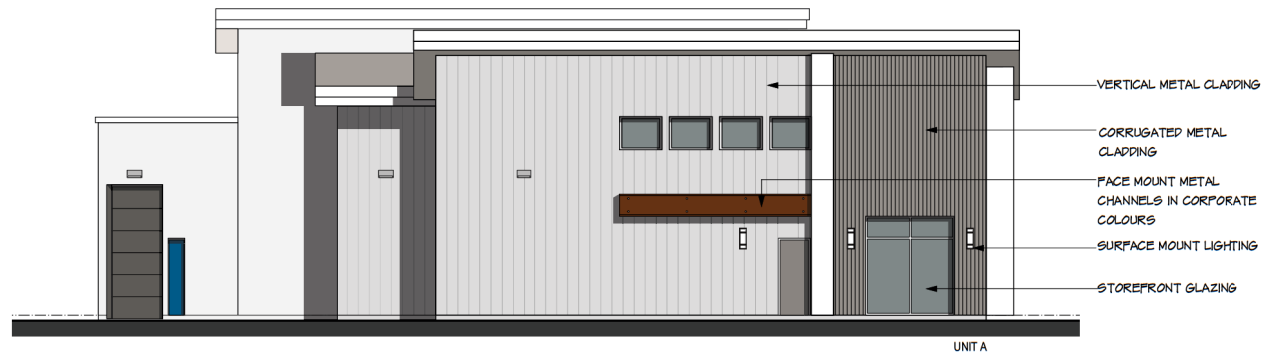
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**DP1106**  
2018-OCT-29  
Current Planning

PROJECT #: 147723.17  
ISSUED: 18 APRIL 2018  
FOR D.P.: 24 MAY 2018  
REVISED: 03 OCT 2018

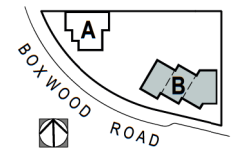
DRAWING #: **PR3.2**



**NORTH ELEVATION**



**WEST ELEVATION - facing parking lot**



**BUILDING B**



**PROPOSED DEVELOPMENT**  
Greenrock Phase 3 - Lot 4 - 1900 Griffiths Road (parent parcel)  
Nanaimo, B.C.



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PROJECT #: 1477.23.17  
ISSUED: 18 APRIL 2018  
FOR D.P.: 24 MAY 2018  
REVISED: 03 OCT 2018

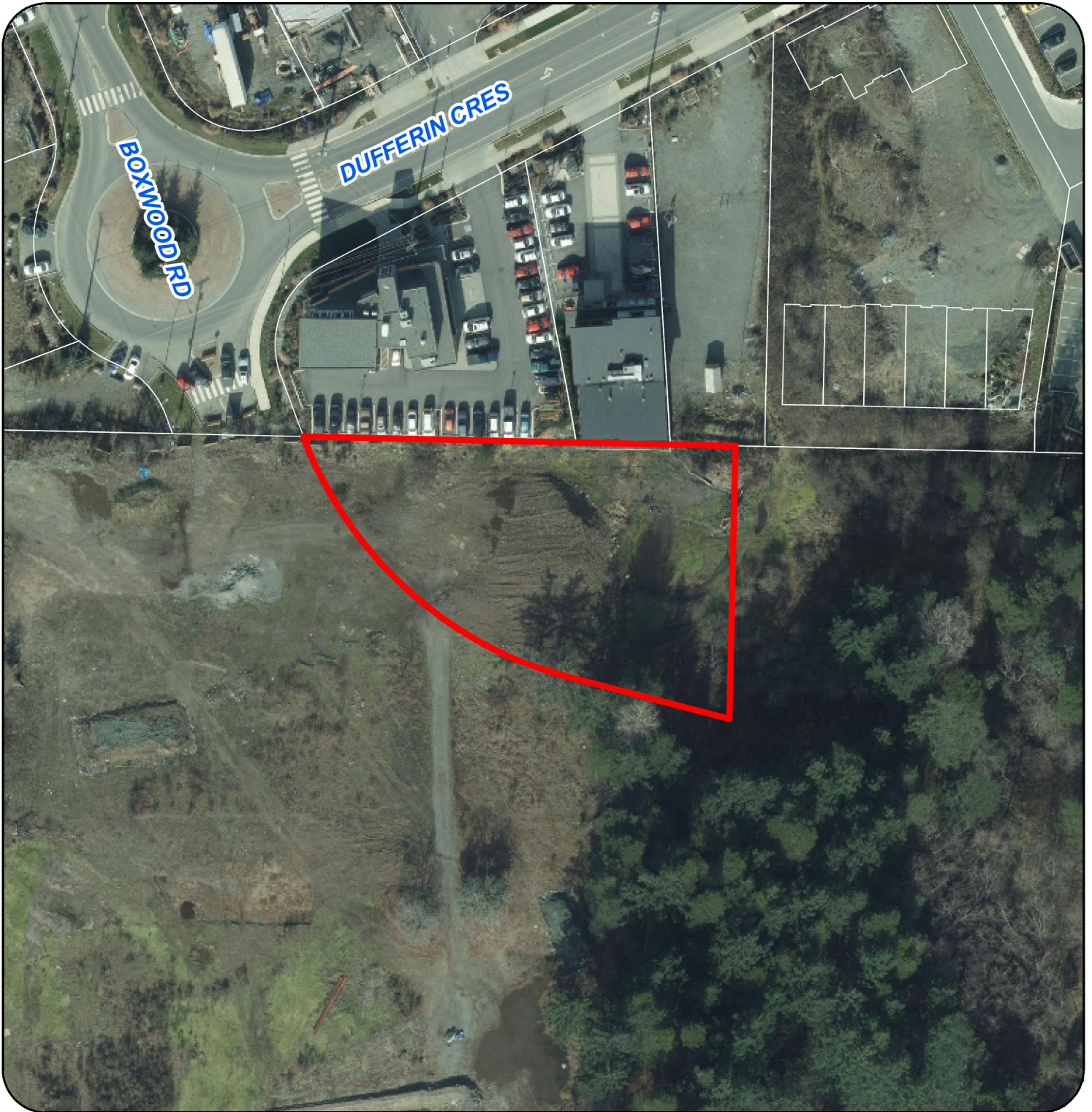
**RECEIVED**  
**DP 1106**  
**2018-OCT-29**  
CITY OF NANAIMO

DRAWING#:

**PR3.3**



# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP01106**

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT NO. DP1125 – 1955 BOXWOOD ROAD

***Applicant/Architect:*** DELINEA DESIGN CONSULTANTS LTD.

***Owner:*** VI GRANITE & QUARTZ COUNTERTOPS LTD.

***Landscape Architect:*** VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

***Subject Property:***

<i>Zoning</i>	I2 – Light Industrial
<i>Location</i>	The vacant subject property is located three properties north of the Dufferin Crescent / Boxwood Road traffic circle.
<i>Total Area</i>	3,551m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Light Industrial; Map 3 – Development Permit Area No. 4 – Nanaimo Parkway Design; and, 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

## BACKGROUND

The subject property is within DPA 4, however, the guidelines relating to the Nanaimo Parkway Design Guidelines were addressed prior to the subdivision of the Green Rock Industrial Park.

## PROPOSED DEVELOPMENT

The proposed development is a two-storey, 817m<sup>2</sup> industrial building with the following configuration:

- Warehouse – 529m<sup>2</sup>
- Showroom / Office – 170m<sup>2</sup>
- Caretaker's suite – 118m<sup>2</sup>

### Site Context

The vacant subject property is located in the Green Rock Industrial Park just north of the Dufferin Crescent / Boxwood Road traffic circle. A vacant property is to the north, Gregg Distributors is located to the south and a two-storey contractor's office / warehouse building is to the east. The Nanaimo Parkway runs along to the west property line.

### Site Design

The building is sited to the front of the property to provide street presence on Boxwood Road and also abuts the south property line bordering Gregg Distributors. An existing vegetated bioswale runs along the front of the lot. Parking is provided to the side and rear of the building,



with the required loading space provided directly behind the building. There are two pedestrian connections on the site; one leading from the rear of the building to the building entrance and another providing a connection from the street to the entrance.

### *Building Design*

The proposed building is a two-storey rectilinear mass with a contemporary design in the front, which compliments other Green Rock developments. This portion of the building is articulated with a low sloped roof, and large expanses of glass and finish materials. A canopy element wraps around the north and east facades which emphasizes the showroom, provides weather protection along the pedestrian pathways and incorporates a deck for the second storey caretaker's suite.

The material palette includes painted concrete, corrugated metal cladding, fiber cement cladding and timber framing elements. The colour palette reflects the corporate identity, emphasizes elements and provides contrast and balance to the building.

### *Landscape Plan*

The landscaped area at the front of the building includes restoration to the existing bioswale and a mixture of grasses, low perennials, shrubs and columnar Serbian Spruce trees. A small decorative concrete courtyard forms the focal point of the landscape design in the front of the building and will also function as an outdoor display area. A path leads from the sidewalk into the building via this courtyard.

### **Proposed Variances**

There are no proposed variances.

06 December 2018



City of Nanaimo  
Development Services  
455 Wallace Street  
Nanaimo B.C.  
V9R 5J6

Attn: Lauren Wright

**RE: DESIGN RATIONALE – DEVELOPMENT PERMIT APPLICATION, PROPOSED  
DEVELOPMENT, 1955 BOXWOOD ROAD NANAIMO B.C.**

**SITE:**

Located on Boxwood Road, this site is in the first Phase of Greenrock Industrial Park.

This lot is long and narrow with the front and rear boundaries skewed to the side lot lines. A bioswale runs the Boxwood frontage. The rear lot line faces the Parkway and has a well vegetated Character Protection Zone.

Grade slopes down and westward 2% - 3% from Boxwood Road.

Rock is at or near the surface.

**PROPOSED USE:**

The project consists of a shop and showroom for VI Granite for the fabrication of granite and quartz countertops. A caretaker's suite is incorporated into a small second floor area above the showroom.

**SITE ORGANIZATION:**

The building is sited close to Boxwood Road and favors the south boundary. The location is predetermined in part by the constructed site access point. The western half of the site is a secured materials storage yard. A bank of 6 (oversized) parking stalls is along the north side of the driveway for client / customer use. Additional parking for staff is provided within the storage yard.

The front portion of the building contains the showroom and residential suite. The shop is to the rear.

A new public sidewalk is to be constructed along Boxwood with a connecting sidewalk to an entry plaza and showroom entrance. The caretaker's suite is also accessed from the plaza at the opposite side.

# 250 245 3894 • 250 245 3894 • delinea@telus.net  
4378 O'Brian Road • Ladysmith BC • Canada • V9G 1G2

**R E C E I V E D**  
**DP1125**  
**2018-DEC-06**  
Current Planning



## **FORM AND CHARACTER:**

The shop component is a utilitarian box shaped structure of precast or tilt-up concrete construction. The showroom and caretaker's suite is wood frame construction with a two storey volume that equates to the height of the shop. This portion of the building is articulated in plan, incorporates more contemporary forms similar to buildings within Greenrock. This is typified by the low slope roof, larger expanses of glass and finish materials. A canopy element wraps around the east and north facades that emphasizes the showroom, provides weather protection and incorporates a deck for the upper floor suite.

Finishes include painted concrete, corrugated metal cladding, fiber cement cladding and timber elements. Colour is used as a tool to reflect corporate identity, emphasize elements, provide contrast, pattern and balance that merges the otherwise distinct building forms.

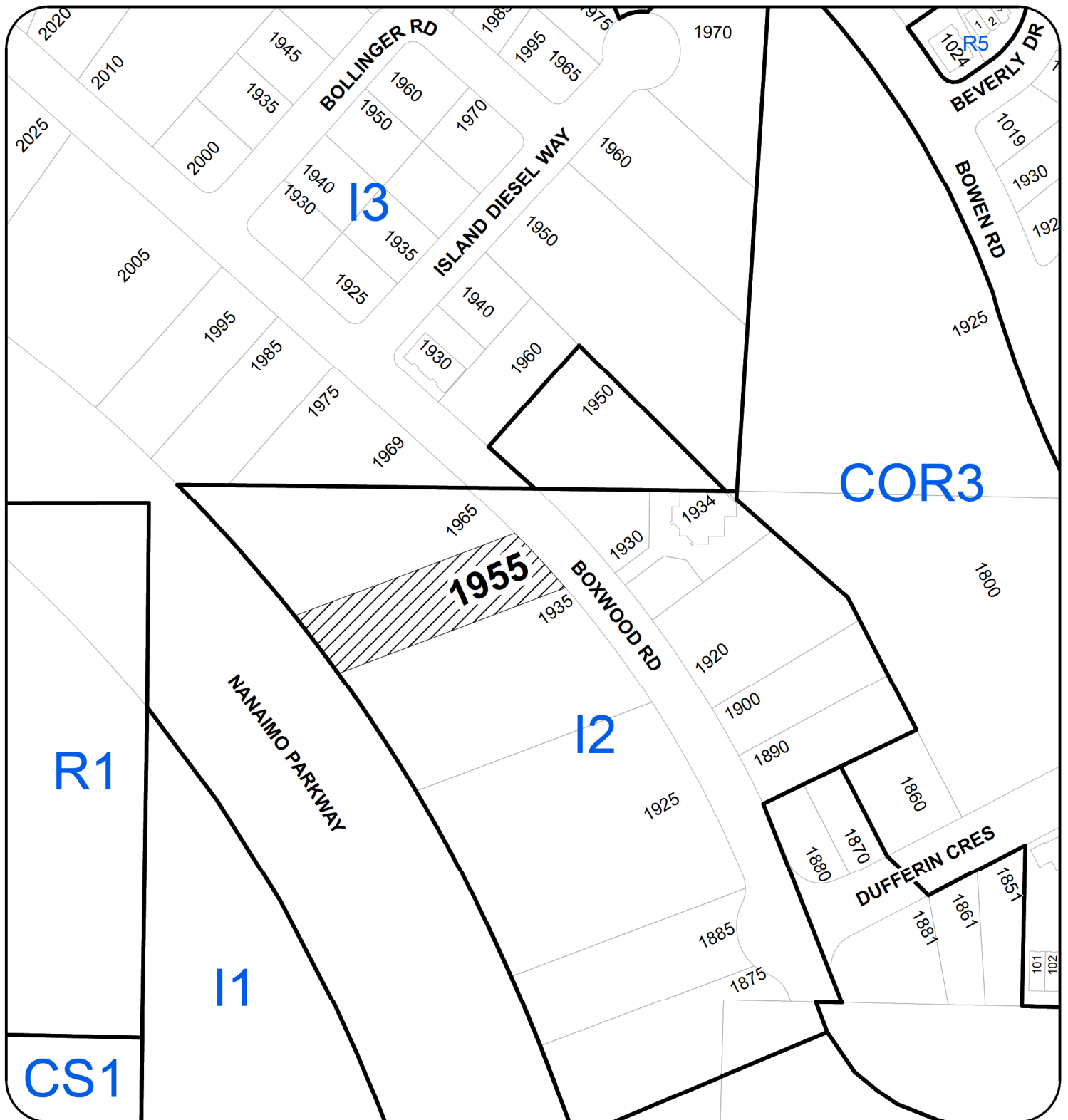
## **VARIANCES:**

No variances are required.

We respectfully submit this proposal for consideration.

Regards,  
Will Melville

# LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001125

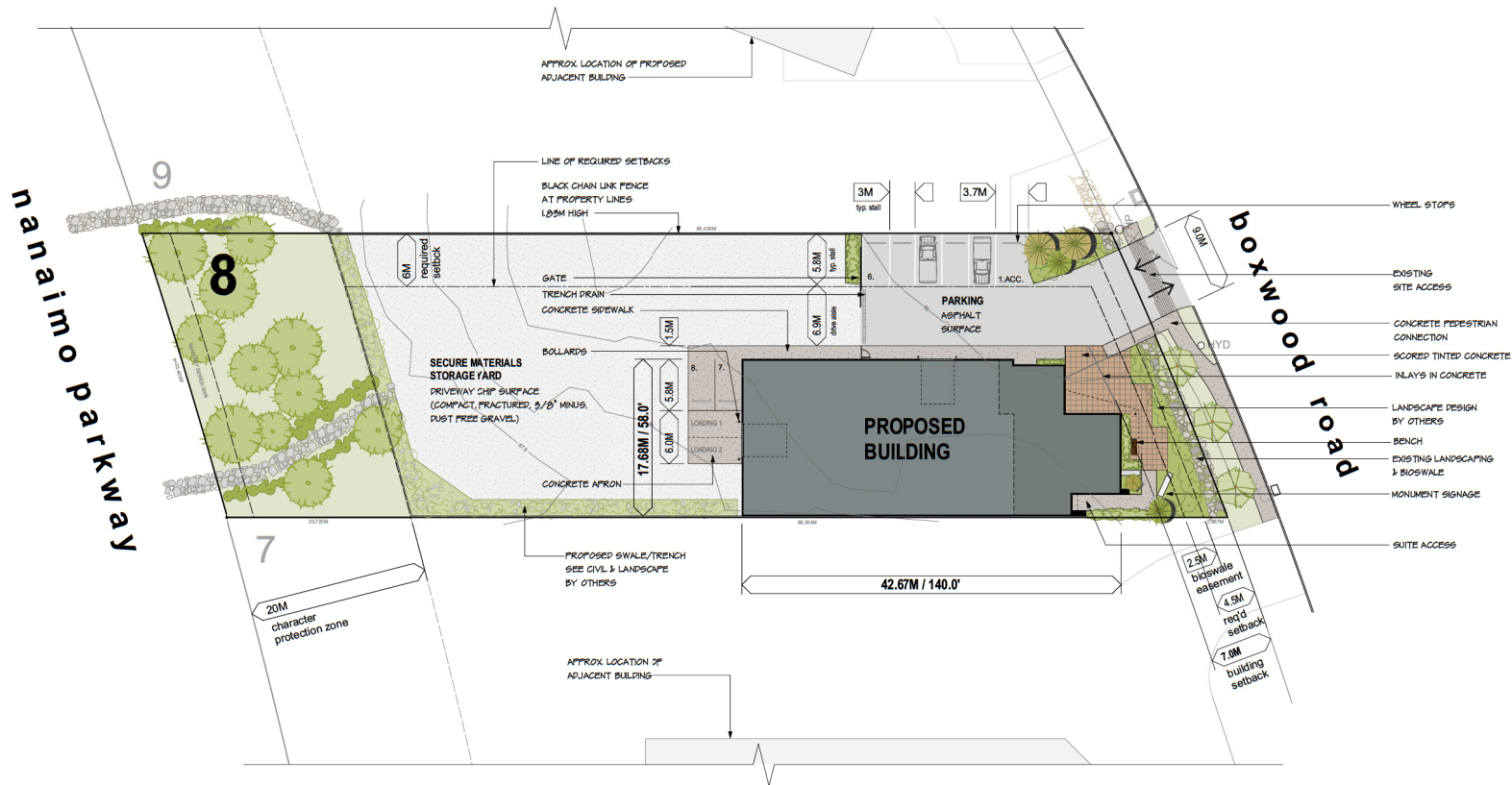
## LOCATION PLAN

Civic: 1955 BOXWOOD ROAD  
 Legal: LOT 8, SECTION 15, RANGE 7  
 MOUNTAIN DISTRICT, PLAN EPP17398



Subject Property





**SITE PLAN**  
SCALE: 1/8" = 1' METRIC  
NOTE: PROPERTY BOUNDARIES, LEGAL PLAN  
DERIVED FROM INFORMATION  
PREPARED BY OTHERS

PROJECT DATA:	
<b>LEGAL DESCRIPTION:</b> LOT 8, SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP17398	
<b>CIVIC ADDRESS:</b> 1555 BOXWOOD ROAD	
<b>LOT AREA:</b> 3550 SQ.M. / 0.355 HA.	
<b>LAND USE:</b> INDUSTRIAL	
<b>ZONING:</b> I2 - LIGHT INDUSTRIAL	
<b>D.P. AREA:</b> DPA4 - NANAIMO PARKWAY DESIGN	
<b>BUILDING AREA:</b> SHOWROOM/OFFICE +/- 1,833 SQ.FT. / 170.3 SQ.M. WAREHOUSE +/- 5,695 SQ.FT. / 529.09 CARETAKERS SUITE +/- 1,286 SQ.FT. / 117.81	
<b>LOT COVERAGE (MAX 40%):</b> +/- 19.71%	
<b>PARKING/LOADING REQUIRED:</b> INDUSTRIAL WORKSHOP @ 1/100 SQ.M. 7 CARETAKERS SUITE 1 TOTAL REQUIRED 8	
<b>LOADING</b> 2	
<b>PARKING/LOADING PROVIDED:</b> STANDARD 7 ACCESSIBLE 1 TOTAL PROVIDED 8	
<b>LOADING</b> 2	
NOTE: ALL AREAS ARE APPROXIMATE	



**AERIAL**  
NOT TO SCALE

**PROPOSED FACILITY FOR:**  
**VI GRANITE & QUARTZ COUNTERTOPS**  
Lot 8 - 1555 BOXWOOD ROAD  
Nanaimo, B.C.

**DELINIA**  
CONSULTING ENGINEERS  
1000 WEST 10TH AVENUE, SUITE 100  
VANCOUVER, BC V6H 3G9  
TEL: 604.271.1111  
WWW.DELINIA.CA

**PROJECT:** 1475.13.17  
**ISSUED:** 17 AUG 2017  
**CONSULTANTS:** 18 AUG 2018  
**DEV. PERMIT:** 18 OCT 2018  
**REVISED:** 21 OCT 2018  
06 DEC 2018

**PR1.0**



Key	Qty	Botanical Name	Common Name	Pot Size	Remarks/ spacing
		<b>Coniferous Trees</b>			
Pob	4	Picea omorika brunis	Serbian Spruce	2m ht	
Tt	1	Taxus baccata festigata	Festigata Yew		
		<b>Deciduous Trees</b>			
Og	3	Quercus palustris	Pin Oak	6 cm cal	
		<b>Hedging</b>			
Cbf	6	Carpinus betulus festigata	Festigata Hornbeam	5 gall	
Tm	17	Taxus media eddie	Yew	5 gall	
		<b>Evergreen Shrubs</b>			
Gs	23	Gaultheria shallon	Salal	1 gall	6m o.c.
Ma	11	Mahonia nervosa	Rat Onion Grape	1 gall	6m o.c.
Pm	33	Pinus mugo mugo	Mugo Pine	1 gall	6m o.c.
Vo	10	Vaccinium ovatum	Evergreen Huckleberry	1 gall	8m o.c.
Vd	60	Viburnum davidii	David's viburnum	1 gall	8m o.c.
		<b>Ferns</b>			
Pm	43	Polyschum munum	Sword Fern	1 gall	
		<b>Ornamental Grasses</b>			
Ca	15	Calamagrostis acutifolia Carl Foester	Feather Reed Grass	1 gall	6m o.c.
Ha	39	Holcus lanatus evergreen	Blue Cut Grass	1 gall	6m o.c.
Mp	7	Miscanthus purpurea	Flame Grass	1 gall	1m o.c.
Ms	41	Miscanthus sinensis yatai jima	Maiden Grass	1 gall	1m o.c.
Sh	1	Shawia chinensis	Switch Grass	1 gall	1m o.c.

Pa	18	<i>Pennisetum alopecuroides</i>	Fountain Grass	1 gall	.6 o.c.
		<b>Bioswale Plants</b>			
Co	120	<i>Carex obnupta</i>	Slough Sedge	plugs	.6 o.c.
Iris	18	<i>Iris ensata</i>	Japanese Iris	1 gall	
Je	120	<i>Juncus effusus</i>	Common Rush	plugs	.6 o.c.
Sm	120	<i>Scirpus microcarpus</i>	Small flowered bulrush	plugs	.6 o.c.

The site lies on the south side of Boxwood Road. There is an existing boulevard with 3 Pin Oak trees. The Parkway Character Zone/Protection Zone lies to the south of the site and is well vegetated with cottonwood, fir, and cedar. These plants form an effective screen from the highway.

The objective of the landscape design is to create a setting for the VI Granite building. In the front of the building a small courtyard forms the focal point of the landscape design. This will be paved with a decorative concrete surface and will function as an outdoor display area. A path leads from the sidewalk into the building via this courtyard.

### Planting

**Planting**  
The planting design and plant choices complement the stone with strong textural and structural components.

The building will be framed from the street by columnar evergreen trees (Serbian Spruce). These trees have a narrow ordered structural form.

The shrubs will be mostly evergreen with textured leaves and architectural forms. Some light and movement will be provided by planting ornamental grasses.

Stormwater management features include the existing bioswale along Boxwood Road and raingardens/bioswales taking the rainwater into the CPZone.



DATE	REV.	DESCRIPTION

**VICTORIA DRAKEFORD**  
B.Sc. M.Phil. Besko Cole  
**LANDSCAPEARCHITECT**  
236 Pine St. Nanaimo,  
B.C. V9R-2B6  
**250-754-4336**  
victoria@island.net

PROJECT  
V.I. GRANITE &  
QUARTZ  
COUNTERTOPS  
LOT B.  
1955 BOXWOOD ROAD  
NATIAIMO BC  
SHEET TITLE  
CONCEPTUAL  
LANDSCAPE  
PLAN

SCALE	AS SHOWN	DATE	30.10.12
DRAWN	VJD	CHECKED	
PROJECT NUMBER	V-16mm Ht 1		
DRAWING NUMBER	1-1		



SCALE	AS SHOWN	DATE	20.10.12
DRAWN	VJD	CHECKED	
PROJECT NUMBER	VIGRANTE 10		
DRAWING NUMBER	1.1		



#### Tree Inventory/trees to be removed

1. *Arbutus menziesii* 20 cm
2. *Pseudotsuga menziesii* 76 cm
3. *Pseudotsuga menziesii* 80 cm 2 stems combined
4. *Pseudotsuga menziesii* 20 cm
5. *Quercus palustris* 3 street trees 6 cm
6. *Pseudotsuga menziesii* 50 cm
7. *Pseudotsuga menziesii* 55 cm
8. *Pseudotsuga menziesii* 76 cm
9. *Pseudotsuga menziesii* 25 cm

#### Replacement Trees

- 3 *Quercus palustris* (6cm cal) on the boulevard  
 4 *Picea omorika* bruns (2m ht. see planting plan)  
 4 *Pseudotsuga menziesii* (5 gall pots) in the 20m Covenant area



#### Covenant Area

*Abies grandis*, Grand Fir  
*Pseudotsuga menziesii* Douglas Fir  
*Pinus contorta*, Lodgepole Pine  
*Thuja plicata*, Western Red Cedar  
*Acer macrophyllum*, Big Leaf Maple  
*Crataegus douglasii*, Douglas Hawthorn  
*Salix*, Willow  
*Alnus rubra*, red alder

#### Understory Plants

**Native plants:**  
 Snowberry, Ocean Spray, Tall Oregon Grape, Clustered  
 and Nootka Rose  
**Invasives:**  
 Broom, Daphne, Blackberry, Tansy.

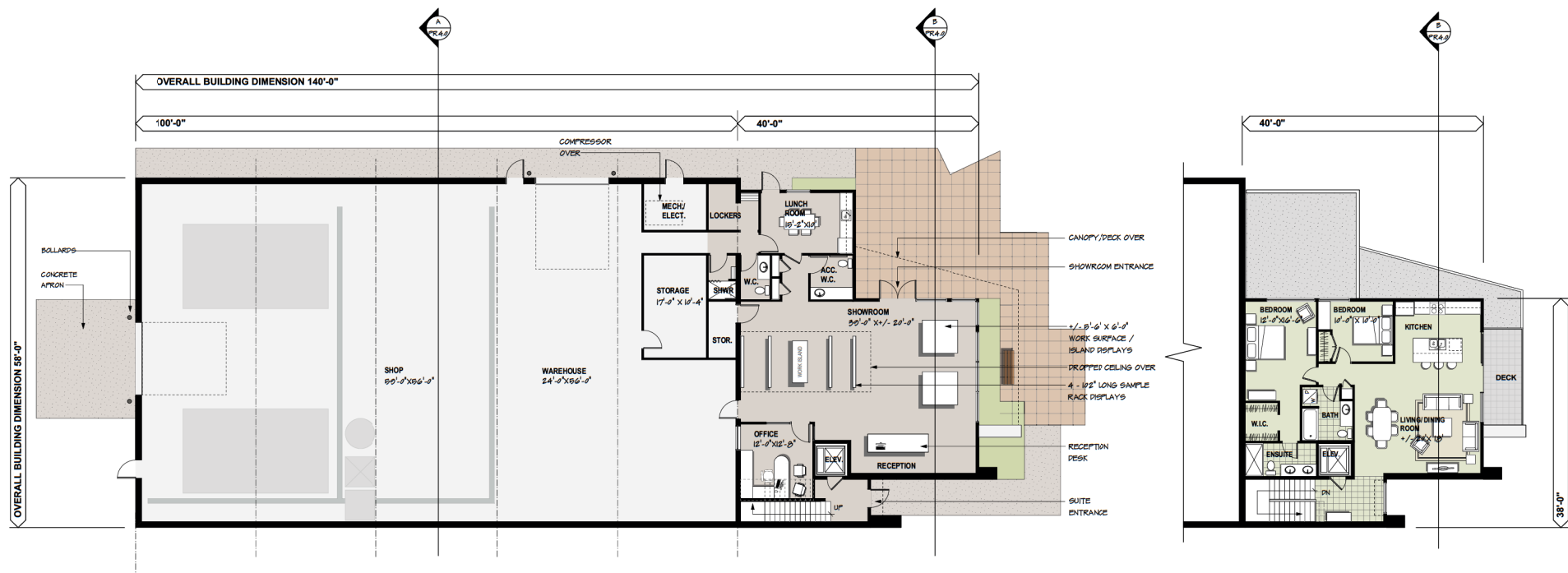
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 Current Planning

Tree Management Plan  
 1955 Boxwood  
 VI Granite and Countertops

Victoria Drakeford  
 Landscape Architect  
 250 754 4335

OCT 30 2018





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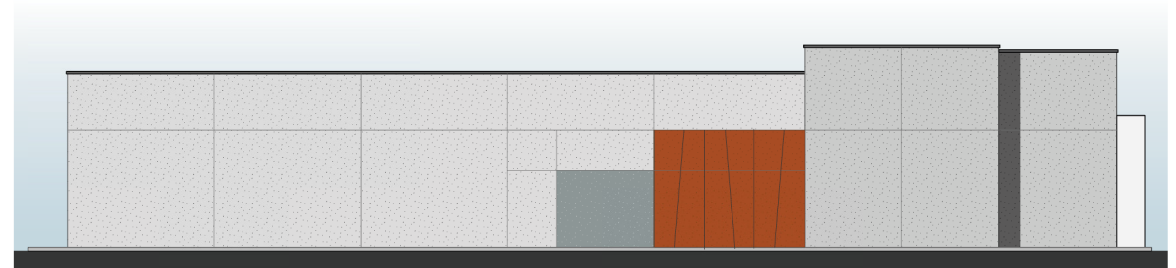
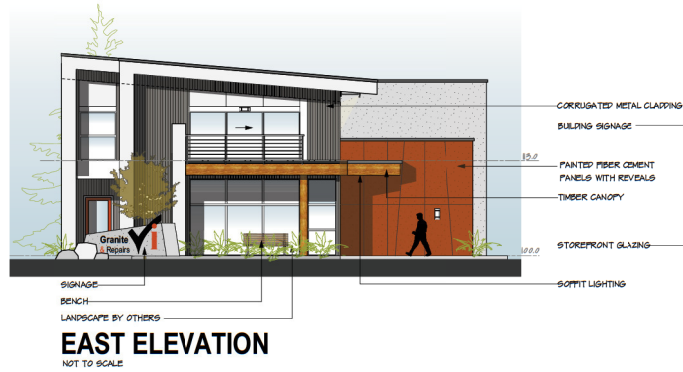
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Lot 8 - 1955 BOXWOOD ROAD  
Nanaimo, B.C.


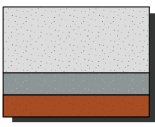
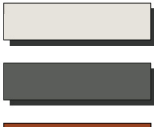
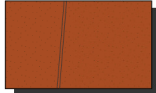
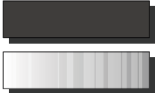
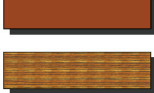


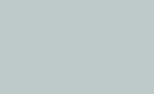
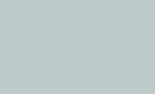


PROJECT # 14751317  
ISSUED 17 AUG 2017  
18 AUG 2018  
17 OCT 2018  
18 OCT 2018  
28 OCT 2018  
21 OCT 2018

CLIENT REVIEW:  
DEV. PERMIT:

**PR2.0**



PRELIMINARY EXTERIOR FINISHES & COLOURS					
	CORRUGATED METAL CLADDING VERTICAL APPLICATION WESTFORM CHARCOAL GREY		CONCRETE FOR TILT UP NATURAL - CLEAR SEALER FINISH OR SHERWIN WILLIAMS PAINT ACIER SW 9170		PANELS ABOVE WINDOWS/ FASCIAE SHERWIN WILLIAMS PAINT SKYLINE STEEL SW 1015
	FIBER CEMENT PANELS WITH REVEALS PAINTED CORPORATE COLOUR		PAINTED CONCRETE PANELS SHERWIN WILLIAMS PAINT GAUNTLET GRAY SW 7019 PAINTED CONCRETE PANELS CORPORATE COLOUR		MAN DOORS, OVERHEAD DOOR PAINT SHERWIN WILLIAMS PAINT GAUNTLET GRAY SW 7019
			CAP FLASHINGS AT ROOF, FLASHINGS, SOTTITS CHARCOAL GREY		UNIT ENTRY DOOR CORPORATE COLOUR
			WINDOW FRAMES ANODIZED		WOOD CANOPY NATURAL WOOD



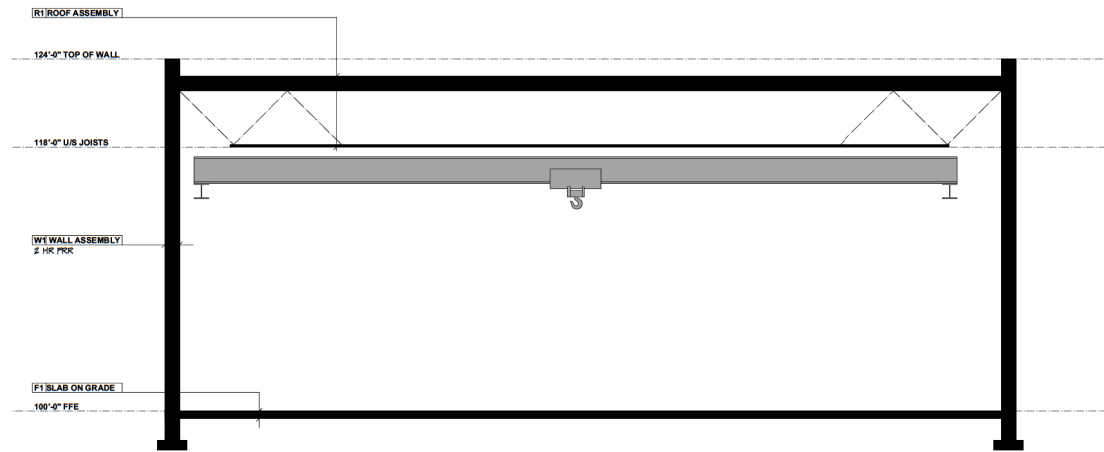
PROPOSED FACILITY FOR:  
**VI GRANITE & QUARTZ COUNTERTOPS**  
Lot 8 - 1955 BOXWOOD ROAD  
Nanaimo, B.C.



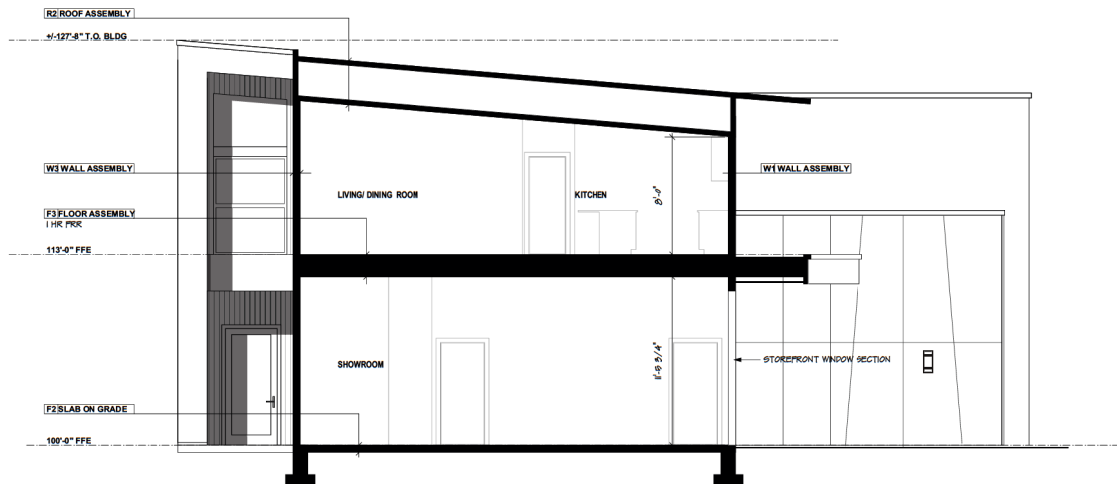
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PROJECT # 147513.17  
ISSUED 17 AUG 2017  
15 AUG 2015  
16 OCT 2018  
CLIENT REVIEW 26 OCT 2018  
DEV. PERMIT 31 OCT 2018

PR3.0



**PRELIMINARY BUILDING SECTION - A**



**PRELIMINARY BUILDING SECTION - B**

#### ASSEMBLY NOTES

##### WALL ASSEMBLIES

- W1 TILT UP CONC**  
 8" CONC 'SKIN'  
 2" EXTRUDED POLYSTYRENE RIGID INSULATION (R-10)  
 7" CONC - REFER TO STRUCTURAL DRAWINGS FOR REINFORCING  
 2+ HR F.R.R.  
 REF. BCRC S#12  
 APPENDIX P TABLE P-211
- W2 METAL CLADDING**  
 CORRUGATED METAL SIDING - VERTICAL APPLICATION  
 BREATHER TYPE SHEATHING MEMBRANE (TYVEK OR EQUAL)  
 PLYWOOD SHEATHING (SEE STRUCT)  
 2X6 WOOD STUDS @ 16" O/C  
 R-22 INSULATION & MIL POLY VAPOUR BARRIER  
 8"/8" TYPE 'X' GWS  
 1 HR F.R.R.  
 REF. BCRC S#12  
 TABLE 01A.01A  
 ASSEMBLY EW1A
- W3 STUCCO**  
 ACRYLIC STUCCO ON  
 WIRE METAL MESH ON PAPER BACING (K-LATH OR EQ)  
 FT. 3/4" STRAPPING @ 16" O/C ON  
 BREATHER TYPE SHEATHING MEMBRANE (TYVEK OR EQUAL)  
 PLYWOOD SHEATHING (SEE STRUCT)  
 2X6 WOOD STUDS @ 16" O/C  
 R-22 INSULATION & MIL POLY VAPOUR BARRIER  
 8"/8" TYPE 'X' GWS  
 1 HR F.R.R.  
 REF. BCRC S#12  
 TABLE 01A.01A  
 ASSEMBLY EW1A
- W11 TYPICAL INTERIOR**  
 1 LAYER 1/2" GWS, EACH SIDE OF  
 2X4 STUDS @ 16" O/C
- W12 1 HR RATED INTERIOR**  
 1 LAYER 8"/8" TYPE 'X' GWS, EACH SIDE OF  
 2X4 STUDS @ 16" O/C  
 1 HR F.R.R. / 95 STC  
 REF. BCRC S#12  
 TABLE 01A.01A  
 ASSEMBLY W1A

##### FLOOR ASSEMBLIES

- F1 SLAB ON GRADE - WAREHOUSE**  
 CONC. SLAB (SEE STRUCT FOR THICKNESS & REINFORCING)  
 1/2" MIL POLY MOISTURE BARRIER  
 8" COMPACTED GRAVEL
- F2 SLAB ON GRADE - TYP**  
 FINISHED FLOORING ON  
 CONC. SLAB (SEE STRUCT FOR THICKNESS & REINFORCING)  
 1/2" MIL POLY MOISTURE BARRIER  
 8" COMPACTED GRAVEL
- F3 UPPER FLOOR**  
 FINISHED FLOORING ON  
 1 1/2" CONC TOPPING ON  
 PLYWOOD SHEATHING (SEE STRUCT)  
 ENG 1 JOISTS (SEE STRUCT)  
 INSULATE CAVITY  
 RESISTANT METAL CHANNELS @ 16" O/C  
 2 LAYERS TYPE 'X' GWS  
 1 HR PER / 67 STC  
 REF. BCRC S#12  
 TABLE A.01A.01B  
 ASSEMBLY F2C

##### ROOF ASSEMBLIES

- R1 FLAT ROOF - SERVICE BAYS**  
 2 PLY SBS ROOFING MEMBRANE  
 PROTECTION BOARD - MECHANICALLY FASTENED  
 MIN R-40 RIGID INSULATION  
 SUPRANUM® OR EQUAL  
 METAL DECK AS PER STRUCTURAL  
 OWSJ AS PER STRUCTURAL
- R2 SLOPED ROOF - RESIDENCE**  
 2 PLY TORCH ON ROOFING MEMBRANE  
 TOP SHEET GRANULATED  
 PERMA BOARD MECH FASTENED  
 UNDERLAY ON  
 PLYWOOD TRUSSING AS PER STRUCTURAL  
 ENG TRUSSES  
 R-44 SALT INSULATION  
 6 MIL POLY V.B.  
 8"/8" GWS.



PROPOSED FACILITY FOR  
**VI GRANITE & QUARTZ COUNTERTOPS**  
 Lot 8 - 1955 BOXWOOD ROAD  
 Nanaimo, B.C.



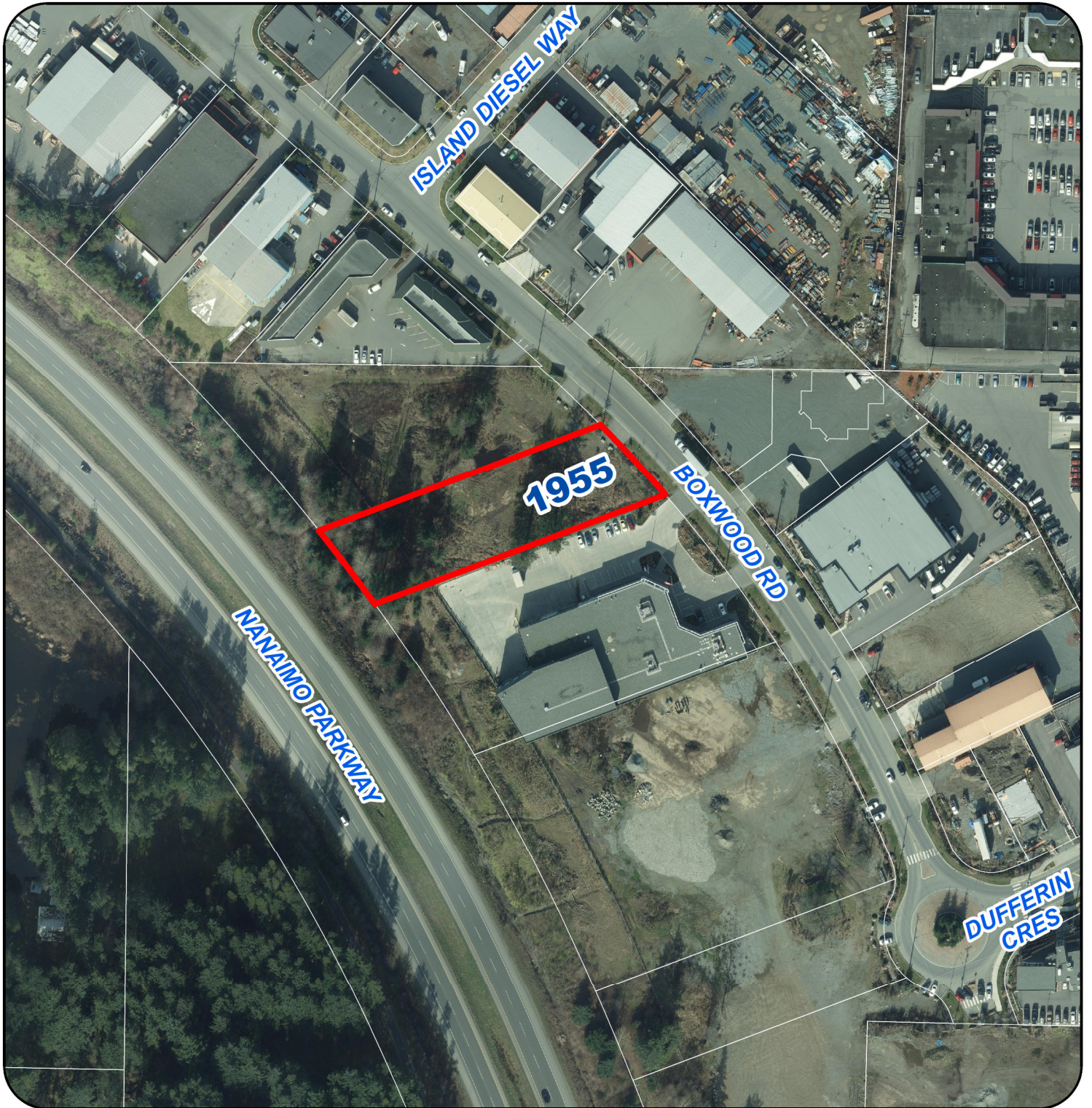
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 15 AUG 2018  
 07 OCT 2018  
 16 OCT 2018  
 26 OCT 2018  
 31 OCT 2018

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# AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001125