



AGENDA DESIGN ADVISORY PANEL MEETING

May 9, 2019, 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 2019-APR-25

2 - 4

Minutes of the Open Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday, April 25, 2019.

4. PRESENTATIONS:

a. Development Permit Application No. DP1132 - 4474 Wellington Road

5 - 29

A development permit application was received from 0927199 BC Ltd, for the proposed construction of a three-storey mixed use building with under-the-building parking. Unit composition is as follows: fourteen office units and eight residential units. The subject property is legally described as Lot 8, Section 5, Wellington District, Plan 18939.

5. ADJOURNMENT:

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2019-APR-25 AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Councillor Tyler Brown
 Martin Hagarty
 Steve Johnston
 Charles Kierulf
 Kevin Krastel
 Marie Leduc
 Kate Stefiuk

 Staff: Lainya Rowett, Manager, Current Planning
 Madeleine Koch, Planner, Current Planning
 Dave Stewart, Planner, Current Planning
 Natasha Tiwana, Recording Secretary

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. ADOPTION OF MINUTES:

 It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel held in the Boardroom, 411 Dunsmiur Street, Nanaimo, BC, on Thursday 2019-FEB-28 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1130 - 6340 McRobb Avenue

Dave Stewart, Planner, Current Planning Section, introduced the project, Phase 1 of a two-phase development; a six-storey multi-family residential building, comprised of 66 residential units and underground parking. Mr. Stewart spoke regarding an existing covenant on the property which will require an amendment.

Reza Salehi, Architect of Salehi Architect Inc., presented the project and spoke regarding: site context, architectural plans, parking plans and security, and exterior materials.

Caelan Griffiths, Landscape Architect of PMG Landscape Architects Ltd., presented the landscape plan and spoke regarding the following:

- Patios and lawns are raised to achieve soil volumes and storm water management.
- Private patio spaces are planned for each ground level unit.
- Ornamental grasses and perennials will be used specifically around patios and entrance for privacy.
- Plantings will be used to highlight and frame site features and provide wayfinding (ie. trees at front entrance).

Patrick Ryan, Civil Engineer of Herold Engineering Ltd., presented the proposed civil site servicing plan for the project.

Panel discussions took place regarding:

- The variety of design elements and need for of consistent rhythm of architectural elements/features.
- The possibility of softening the south property edge to blend more with north Nanaimo character.
- The need to include bike rack siting on the site plan.
- The urban condition and building proximity to the road; and, the need for more cohesiveness as a neighborhood.
- The possibility of using trees and open space to create a sense of community onsite.
- The importance of privacy screens for shared balconies.
- The proposed glazing and ensuring it does not impact Step Code requirements.

It was moved and seconded that Development Permit Application No. DP1130 be accepted as presented. The following recommendations were provided:

- Look at reducing the proposed number of design elements to provide a consistent architectural rhythm for the building;
- Consider ways to provide a better transition to the natural space adjacent to the south property line; and, increasing the number of evergreen trees throughout the site to reflect north Nanaimo's character; and,
- Look at ways to strengthen the main entrance.

The motion carried unanimously.

Dave Stewart vacated the meeting at 6:00pm.

(b) Development Permit Application No. DP1135 - 3200 Island Highway N

Madeleine Koch, Planner, Current Planning Section introduced the project which is comprised of four commercial lease spaces including a drive-thru restaurant. There are no proposed variances for this application.

Paul Chiu, Architect of Urban Design Group Associates presented the project and spoke regarding: the proposed site/building design, site context, parking, vehicle movement, pedestrian access and the landscape plan.

- Suggested north/south connection to the main mall building.

- Infill planting will screen headlights from the highway; and a landscape island is incorporated in the drive-thru area.
- Composite tiles are added to the building to add visual interest.
- Sight lighting will be accommodated through the use of wall packs and soffit lighting.
- The garbage enclosure is located along the highway side of the site.

Panel discussions took place regarding:

- Vehicle movement and interaction with pedestrian activity.
- Adding a pedestrian walkway in front of the building for easier access.
- Ways to add visual interest to the north elevation.
- Suggestion to preserve the ground cover at the base of the proposed vines for root protection purposes. Added plantings encouraged.
- The possible addition of trees along the pedestrian walkway.
- The loading zone and parking calculation requirements for future tenants.
- The preservation of sightlines within the planted island in the drive-thru area.
- Suggestion to use split-face concrete around the garbage enclosure.

It was moved and seconded that Development Permit Application No. DP1135 be accepted as presented. The following recommendations were provided:

- Look at ways to improve the pedestrian link/connection across the drive aisles and from east to west through the overall parking area;
- Preserve the ground covering and add vines on the north side; and, consider increased plantings;
- Incorporate split face block around the garbage enclosure; and,
- Screen any rooftop mechanical units that may be required for the project.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:51 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001132 – 4474 WELLINGTON ROAD

Owner / Applicant: 0927199 BC LTD

Architect: D-ARCHITECTURE INC

Landscape Architect: MYSTIC WOODS LANDSCAPE DESIGN

Subject Property:

<i>Zoning</i>	COR3 – Community Corridor
<i>Location</i>	The subject property is located on the east side of Wellington Road, between Jordan Avenue and Jingle Pot Road.
<i>Total Area</i>	3,126m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

Site Context

The subject property is a panhandle lot located on Wellington Road adjacent to the E&N railway corridor. The Island Highway and Long Lake are on the opposite side of the railway from the subject property. The property slopes downhill from Wellington Road to the highway. The surrounding neighbourhood is a mix of industrial, commercial, and residential uses. The current zoning of properties along the north side of Wellington Road is Community Corridor (COR3) which could allow for redevelopment for a wide range of uses.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a three-storey mixed use building with offices on the first two floors and residential units on the third floor. An under-the-building level for parking is below-grade on the west elevation and above grade on the east elevation. Additional surface parking is proposed to the west of the building.

The building's gross floor area is 2,388m² and includes:

- 1,642m² for office use; and
- 746m² for residential use.

The unit composition includes:

- Fourteen office units ranging in size from 67m² to 176m²;
- Three 2-bedroom residential units ranging in size from 86m² to 102m²; and
- Five 1-bedroom residential units ranging in size from 64m² to 69m².

The building's floor area ratio is equal to 0.76.

Background

A previous development permit application, DP783 (submitted in 2012 and cancelled in 2015), proposed a mixed-use building with a similar design to the current proposal, but with fewer residential units and a shared driveway access with the neighbouring property to the south.

Site Design

The proposed building is sited towards to the rear of the lot, making the building more visible from the Island Highway than from Wellington Road. Due to the panhandle nature of the lot, building presence along Wellington Road is not possible. However, the applicant proposes to incorporate an entry sign parallel to the to the driveway access to provide interest and wayfinding from Wellington Road.

A surface parking lot with 21 spaces and a loading bay is proposed to be located between the building and the neighbouring lot in front of the subject property. The garbage enclosure is located at the north end of the surface parking lot. An additional 39 parking spaces are provided below the building with a sloped drive aisle entering from the south.

A concrete sidewalk is proposed along the north side of the driveway to connect the building with Wellington Road.

Staff comments:

- Confirm access to the garbage enclosure area adjacent to a parking stall.
- Relocate the loading bay away from accessible parking spaces and primary pedestrian access.
- Provide a continuous sidewalk from Wellington Road to the building entrance with a safe crossing of the surface parking lot entrance.
- Consider appropriate lighting in parking area and along drive aisle.
- Consider landscape islands to break up the rows of surface parking.
- Indicate the location of required short-term bicycle parking near the primary building entrance.

Building Design

The building design reflects its mixed use nature as it transitions from office use at the ground level to residential use on the top floor. The exterior of the first floor appears commercial in character while the second floor offices possess large balconies that are replicated by the balconies for the residential units on the third floor. The offices and residential units share a common lobby on the ground floor and an overhead entry feature. Building materials generally include concrete walls, hardie plank siding, metal cladding, and culture stone veneer.

The massing of the building takes advantage of views towards Long Lake to the east, and the staggered facades on the east and west elevations optimize corner units, while providing visual interest. Despite being sited to the rear of the property, the east elevation acts as a 'front' façade since it is most directly visible from the public realm, along the Island Highway and E&N Trail.

Staff comments:

- Consider further distinction between the primary building entrance and secondary unit entrances on the first floor.

- Consider ways to address the blank exterior wall of the basement floor facing the Island Highway.

Landscape Design

The landscape design includes a 3m wide spruce hedge along the north property line, a terraced landscaped area along the east property line, two outdoor patio areas in the southeast corner of the property, and a ±1m wide landscaped buffer along the west property line and to the north of the driveway access. There is no landscaping proposed along the south property line as the driveway access abuts the lot line, but a 1.8m high solid wood fence is proposed along the property line. The existing retaining wall and vegetation along the west property line will be retained.

Staff Comments:

- Consider opportunities to increase the landscape buffer along the west property line and the driveway aisle to a width of 1.8m.
- Consider increasing the landscaping along the east property line to further screen the retaining walls and exterior basement wall without impacting views from the upper floors.
- Consider including landscaping to climb portions of the fence along the south property line.
- Consider an additional level of screening to surround the garbage enclosure.

PROPOSED VARIANCES

Minimum Rear Yard Setback

A rear yard setback variance is requested to reduce the minimum rear yard setback from 7.5m to 3.18m, a proposed variance of 4.32m.

Maximum Building Height

A building height variance is requested to increase the maximum building height from 14m to 14.15m. Note: in the COR3 zone the maximum building height is increased to 18m if at least 75% of the required parking is located below or beneath the building. The proposed building includes only 68% of the required parking below the building, therefore a variance is required for the additional height.

Parking

A variance is required in order locate a surface parking lot to the front of the building.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001132

LOCATION PLAN

Civic: 4474 WELLINGTON ROAD

Legal: LOT 8, SECTION 5, WELLINGTON DISTRICT, PLAN 18939



Subject Property

**Daryoush Firouzli Architecture Inc.**

6377 Icarus Drive, Nanaimo
British Columbia, V9V 1N4
Tel: (250) 933-1991
E-mail: Firouzli@shaw.ca

Reference: 2863

May 2nd 2019

DESIGN RATIONAL**4474 Wellington Road, Nanaimo, BC, Mixed used**

4474 Wellington Road property have panhandle access from Wellington Road with a beautiful view to Long Lake at West. There is around 10% slope from East to West. Property Zoned COR3 and Our Client looking to develop good quality office building with some Residential at top.

Design Idea starts to use the most from view in West and also consider the modular design to most friendly use of material. Offices designed rectangular and rotated to increase the exterior wall in the West which will also use as an entrance to individual office units at main floor (East).

We are looking for two variances in this building:

- 1- Setback at Rear set back required 7.5m because property line in West is in angle our building at Northwest corner is 3.18m away from property line there is E & N Rail and after that is HWY.
- 2- Building Height is 14m and our building is 14.15m from average finish floor around the building.

Prepared by

Daryoush Firouzli MAIBC

R E C E I V E D
DP1132
2019-MAY-02
Current Planning



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WEST ELEVATIONS

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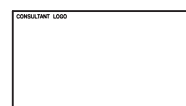
NOTE:
This drawing is an instrument of service to the property of the client. It is the responsibility of the client to ensure that the drawing is used for the purpose intended and that it is not used for any other purpose without the written consent of the architect.

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D+ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIRDUZLI@D+ARCH.CA
DARYDUSH FIRDUZLI ARCHITECTURE INC.

PRELIMINARY



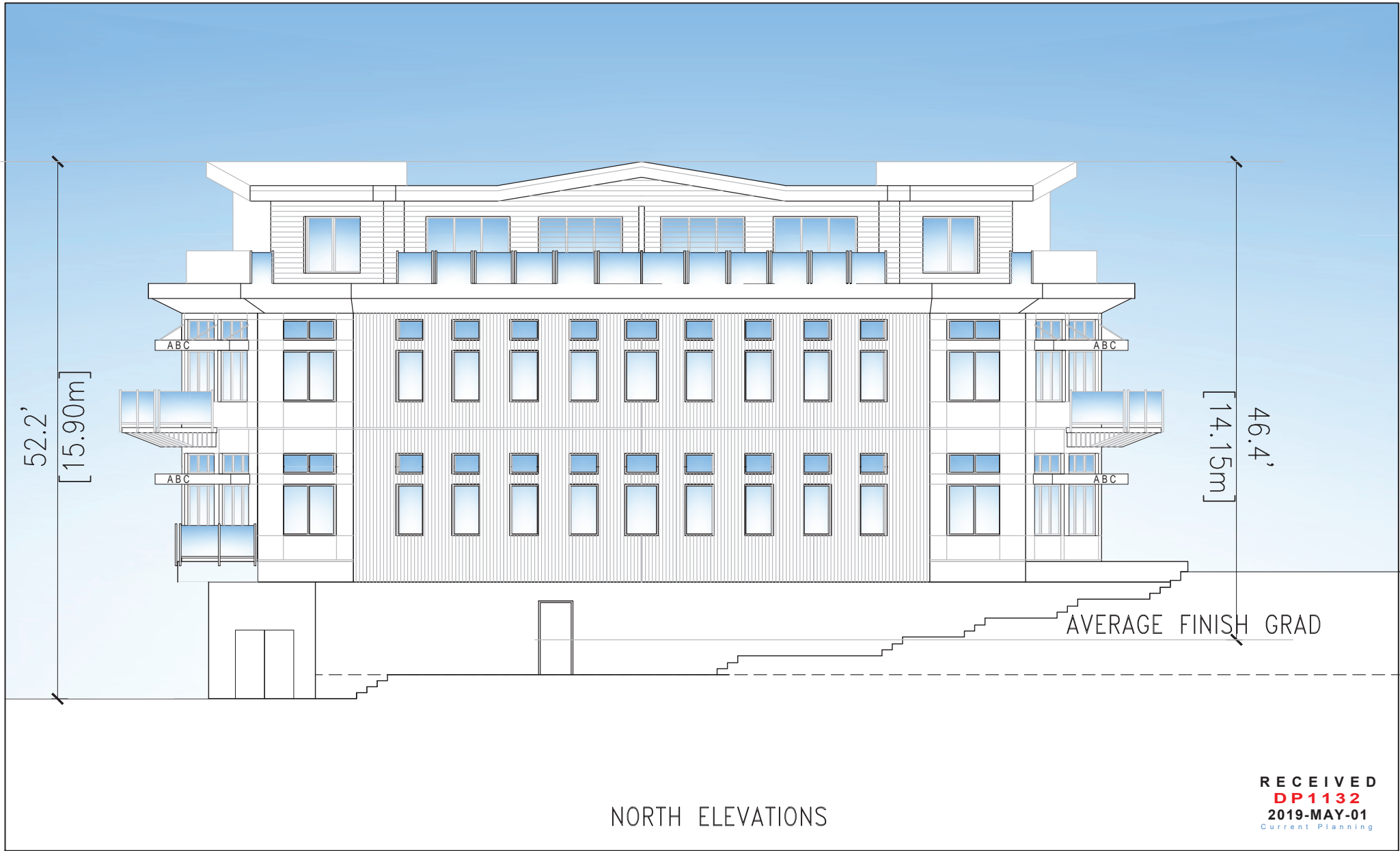
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DATE	28 FEB 19

PROJECT	LONG LAKE BUSINESS CENTRE
	4474 WELLINGTON ROAD
	NANAIMO, BC

CLIENT	0927199 BC LTD.
PROJECT NO.	2859


SHEET TITLE	ELEVATIONS
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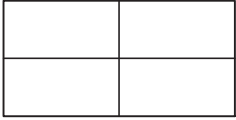
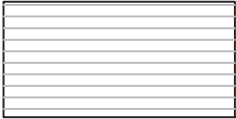

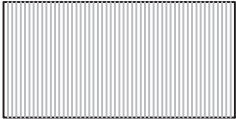

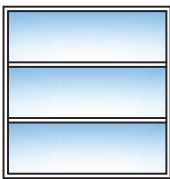




NORTH ELEVATIONS

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 2019-MAY-01
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EXTERIOR MATERIALS

CODE	-	MATERIAL
1		CONCRETE WALLS W/GROVE TO BE PAINTED
2		HARDIE PLANK SIDING COLOR TO BE SELECTED
3		HARDIE PANEL SIDING 24" H COLOR TO BE SELECTED
4		METAL CLADDING COLOR TO BE SELECTED
5		CULTURE STONE VENEER
6		ALUMINUM STORE FRONT WINDOW & DOOR
7		ALUMINUM & GLASS RAILING
8		TIMBER FEATURE





RENDERING

RECEIVED
DP 1132
2019-MAY-01
Current Planning

LONG LAKE BUSINESS CENTRE
4474 WELLINGTON ROAD
NANAIMO, BC





BC LANDSCAPE STANDARDS

All construction to meet the requirements as set out in the BC Landscape Standards, 2002 edition, prepared by the BC Society of Landscape Architects and the BC Landscape and Nursery Association jointly. Copies of the BC Landscape Standards are available through the BC LNA office at 1-604-574-7772.

Contractor to consult with designer regarding any discrepancies.

Contractor is responsible for obtaining written confirmation of utility locations prior to commencing digging.

Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship, from acceptance of landscape.

Refer to landscape specifications supplied with this plan.

If you did not receive the specifications, please contact the designer.

TOP SOIL REQUIREMENTS

Minimum depth for shrub beds: 450mm (18")

Minimum depth for groundcover: 60mm (2")

Trees as per detail on these drawings.

Minimum depth for mulch: 65-75mm (2.5-3")

LANDSCAPE AREA

TREE/SHRUB AREA 5745 sqm

RIVER ROCK AREA 60 sqm

TOTAL LANDSCAPE AREA 5806 sqm

PROJECT: LONG LAKE BUSINESS CENTRE

Final Use (Office, Residential)

Site address: 4474 Hedderley Rd, Nanaimo

Legal address: Lot 5, Plan B9491, Section 5, Hedderley District

CLIENT: 0927894 BC LTD.

Technifield Contracting Ltd

c/o Wayne Peck

info@technifield.com

250-750-6990

ARCHITECT: DARTOUSH PROULZI ARCHITECTURE INC.

401 BRACKEN ROAD

NANAIMO, BC V9X 1K5

TEL: 250-750-1916

FAX: 250-750-1916

LANDSCAPE DESIGNER: MYSTIC WOODS LANDSCAPE DESIGN

4737 Gordon Rd

Campbell River, BC V9H 1T3

phone: 250-286-327

cell phone: 250-287-060

design@mysticwoods.ca

DRAWN BY: Corinne Matheson CLD, HT

Certified Landscape Designer

Horticultural Technician

Member of the BC LNA / CLNA

RECEIVED DP 1132 2019-MAY-01 CURRENT PLANNING

SCALE: 1:50

DATE: November 22, 2008

Issued for Nov. 26, 2008 For review

Issued for Jan 02, 2009 For review

Issued for Feb 1, 2009 For review

Issued for March 1, 2009 For Development Permit

DRAWING: LANDSCAPE PASTER PLAN

DRAWING # L1 of 3

LANDSCAPE DIMENSION PLAN

SCOPE OF WORK

Work includes supply of all related items and performing of operations necessary to complete the work in accordance with the drawings and specifications and generally consists of the following:

1. Site Preparation
2. Finish grading and landscape drainage
3. Installation of underground irrigation system
4. Supply and placement of grading medium
5. Teaming grading medium and supply of additives (Fertilizers) to meet requirements of soil test, and B.C. Landscape Standards
6. Preparation of planting beds, supply of plant material and planting
7. Supply and placement of the compost mulch on plant beds
8. Preparation, supply and placement of rock, boulders, and river rock
9. Establishment, Maintenance, for one year
10. Other work required to complete landscape
11. Leave site completely clean and tidy

See C&E drawings for landscape drainage and grading.
All concrete work, walls and fence by others

SOIL COMPOSITION FOR GROUND LEVEL PLANTING AREAS	
TABLE 4-35A "GOOD" AND "MODERATE" SOIL COMPOSITION	
Percent of Dry Weight of Total Gravelly Medium	
Coarse Gravel larger than 40mm	0 - 15%
All Gravel larger than 20mm	0 - 55%
Sand larger than 20mm	0 - 40%
Silt larger than 20mm	0 - 25%
Clay smaller than 20mm	0 - 25%
Clay and Silt combined	Maximum 35%
Organic content	0 - 20%
Acidity (pH)	4.5 - 6.5
Drainage: Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.	

BC ONE CALL
Call Before
You Dig
1-800-474-6886
Cellular #6886

GRADING AND DRAINAGE

The preparation of the subgrade shall, by rough grading and filling, provide a base that will allow the placing of grading medium to the specified depths. Finished subgrade surfaces shall be free of visible bumps and hollows and provide for grading medium depths as laid out on the landscape plans. Debris, roots, branches, stones, building materials, contaminated soils, white wastes and anything else that may interfere with the proper growth and development of the planned finished landscaping shall be removed. Areas showing excessive compaction shall be scarified to a minimum depth of 1" (25mm) immediately before placing grading medium. All drive within landscape beds shall be removed to a minimum diameter of 24" (600mm) of drive rock to a depth of 1" (25mm) to prevent mulch floating into drainage system.

SITE PROTECTION

All existing and new plants, site services, curbs, parking structures, fences and all other features shall be protected against damage during the work. Damage shall be repaired and shall be completely repaired to the satisfaction of the Authority / Inspector.

ESTABLISHMENT MAINTENANCE

The intent of establishment maintenance is to provide sufficient care to newly installed plant material for a period of one year from acceptance to ensure or increase the long-term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the risk of failure and unnecessary work associated with transplant establishment. Establishment maintenance procedures apply to all vegetation including:

1. Existing trees, shrubs
2. New trees, shrubs, and groundcovers

Maintenance during the one-year guarantee period is essential to ensure the viability of any guarantee.

GUARANTEE

The contractor's one year guarantee period for the construction industry is accepted as the standard for landscape work. The contractor shall guarantee all materials and workmanship for a period of one full year from the date of Substantial Performance (Acceptance). Inspections must be called for in order to achieve Substantial Performance.

INSPECTIONS TO BE CALLED FOR

FIRST INSPECTION to be called for after irrigation has been installed but prior to backfilling.
SECOND INSPECTION to be called for after subgrade preparation, and soil has been placed, after plants have been laid out, but prior to planting.
THIRD INSPECTION to be called for, once completed. Once the plan has been approved by the City, no changes may be made to the plan without written approval of both the designer and the City.

PRESERVATION OF EXISTING HEDGE

Physical protection barriers shall be erected 35m from the property line before any work (including clearing and grubbing) occurs on site. Hedge shall be fenced off by means of a plastic snow fence of at least 12 meters height mounted on steel or sturdy wooden posts that include top and bottom rail. Fence posts should be placed no further than 24m apart. Signs should be provided in association with protection fencing at regular intervals around areas designated for preservation.
There shall be no studding of soils, fill, sand, gravel or other excavated materials within the vegetation protection areas at any time, including the demolition and site preparation phases. There shall be no studding of soils, fill, sand, gravel or other excavated materials within the vegetation protection areas at any time, including the demolition and site preparation phases.

IRRIGATION

Irrigation plans to be design / build at time of construction.

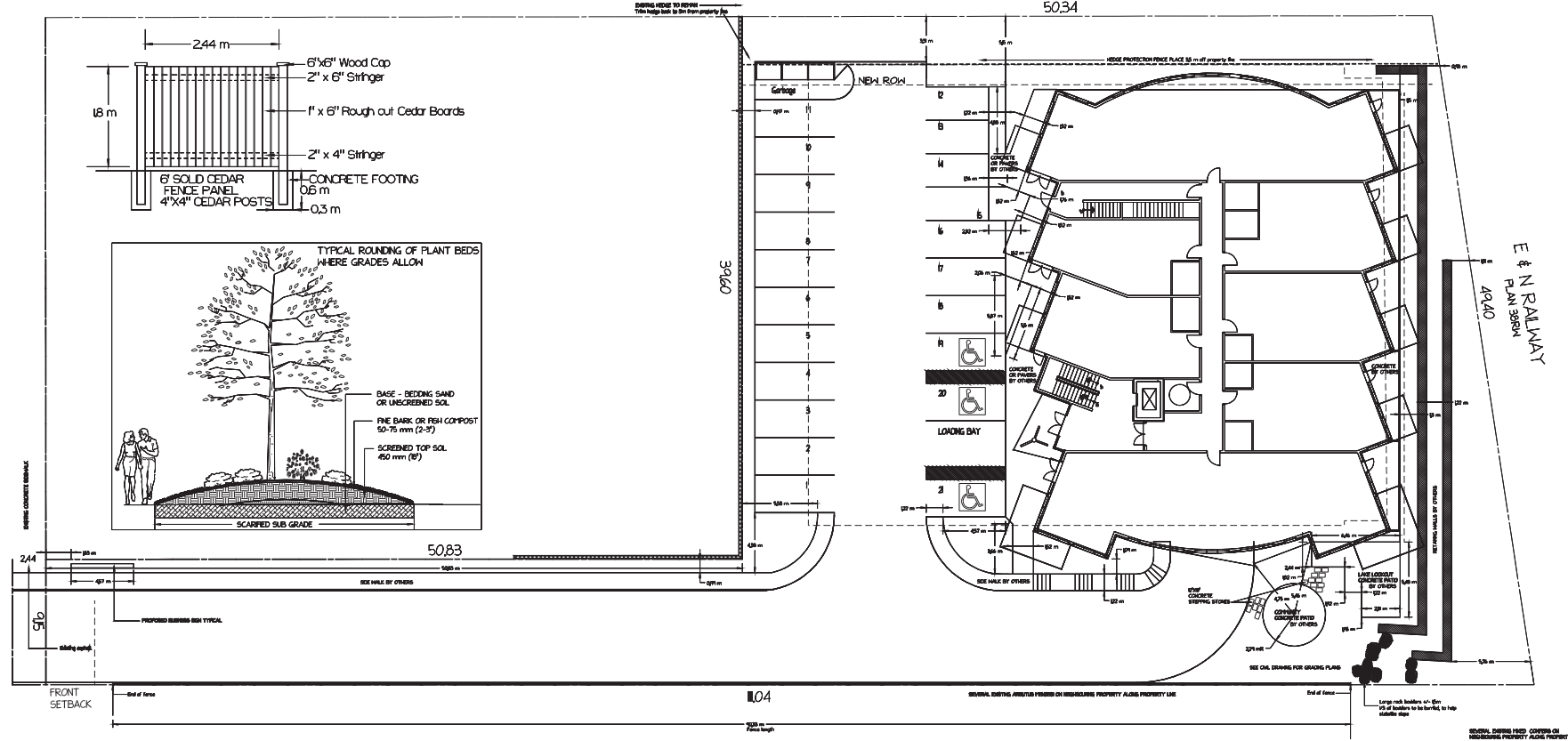
GENERAL

Scope of work:
Supply and install the components required to provide a properly operating irrigation system to cover the applicable landscape.
Obtain a scaled design of the proposed irrigation system which meets all B.C. Standards. Obtain properly informed agreement from the owner's representative as to the inclusion or not of desirable features in the design which exceed all B.C. Design Standards and/or are site specific.
Quality Assurance:
All irrigation work shall be done by a suitably experienced and qualified irrigation contractor, having trained and competent personnel adequate for the scope of work.

The contractor shall be a member in good standing of the Irrigation Industry Association of BC and have met the qualification standards currently applied to contractors by that organization. A written guarantee of the installed system shall be provided to the owner covering workmanship and materials for a minimum of one year.

IRRIGATION

Submittals:
A submittal schedule as built drawing shall be provided. All components of the irrigation system shall be shown as installed, with clear measurements from an identifiable reference point to the location of the controller and its clock, breaker, master valve, zone control valves, main water connection, blow out connection, pump and its electrical connection, and any other similar features.
Provide a manual containing operating and maintenance instructions for all components of the system.
Provide clear instructions for operating the irrigation system to season, showing the relative timing differences between zones of different precipitation rates, and a schedule of run times suggested for various weather conditions.
Provide any specific tools as provided by the manufacturer for day to day servicing of the irrigation equipment, included.



BC LANDSCAPE STANDARDS

All construction to meet the requirements as set out in the BC Landscape Standards, 2002 edition prepared by the B.C. Society of Landscape Architects and the B.C. Landscape and Nursery Association. Copies of the BC Landscape Standards are available through the BCMA office at 1-800-574-7772.
Contractor to comply with designer regarding any discrepancies.
Contractor to comply with designer. If plant substitutions are required due to availability.
Contractor is responsible for obtaining written confirmation of utility locations prior to commencing dig.
Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship from acceptance of landscape.
Refer to landscape specifications supplied with this plan.
If you did not receive the specifications, please contact the designer.

TOP SOIL REQUIREMENTS

Minimum depth for shrub beds 400mm (16")
Minimum depth for groundcover 500mm (20")
Trees as per detail on these drawings.
Minimum depth for mch 65-75mm (2.5-3")

LANDSCAPE AREA

TREE/SHRUB AREA 5745 sqm
RIVER ROCK AREA 161 sqm
TOTAL LANDSCAPE AREA 5906 sqm
FENCE = 90.33m

PROJECT

LONG LAKE BUSINESS CENTRE
11000 160th Avenue, Richmond, BC
Site address 4774 Wellington Rd, Nanaimo
Legal address Lot 8, Plan B989, Section 5, Wellington District

CLIENT

052799 BC LTD.
Techfield Contracting Ltd.
c/o Wayne Peck
Info@techfield.com
250-758-6490

ARCHITECT

DARTOUSH PROULX ARCHITECTURE INC.
460-222-2222
www.dpi.ca

LANDSCAPE DESIGNER

MYSTIC WOODS
LANDSCAPE DESIGN
4357 Gordon Rd
Campbell River, BC V9H 1T3
phone 250-286-8271
cell phone 250-287-0660
design@mysticwoods.ca
Member of the BCMA / CMA

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SCALE

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DATE

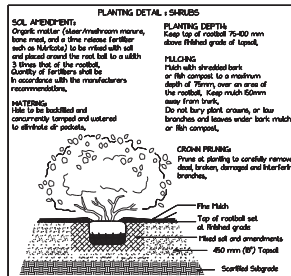
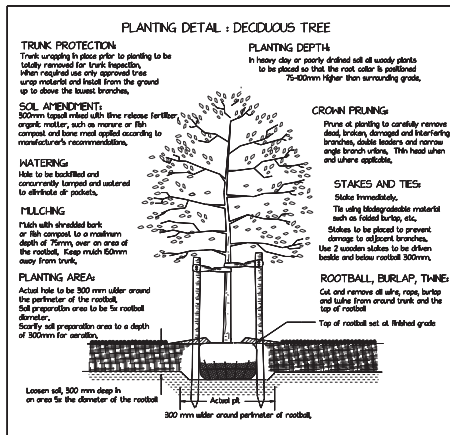
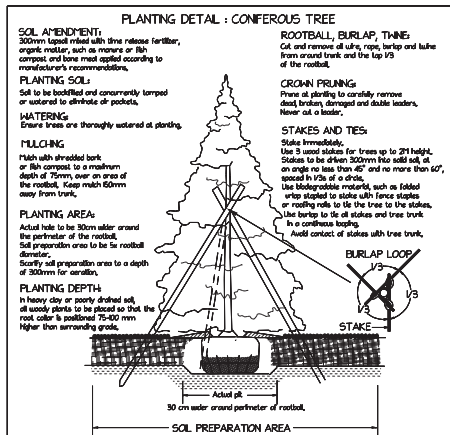
November 22, 2016
Issued for Nov. 22, 2016 For review
Issued for Jan. 12, 2017 For review
Issued for Feb. 1, 2017 For review
Issued for March 1, 2017 For Development Permit

DRAWING

LANDSCAPE DIMENSION PLAN

DRAWING

L3 of 3



BC LANDSCAPE STANDARDS

All construction to meet the requirements as set out in the BC Landscape Standards, 2012 edition prepared by the B.C. Society of Landscape Architects and the B.C. Landscape and Nursery Association, 2012.

Copies of the BC Landscape Standards are available through the BCNA office at 1-800-574-7772.

Contractor to comply with designer regarding any discrepancies.

Contractor to comply with designer if plant substitutions are required due to availability.

Contractor is responsible for obtaining written confirmation of utility locations prior to commencing digging.

Contractor is responsible for providing one year of maintenance and one year warranty on all materials and workmanship from acceptance of landscape.

Refer to landscape specifications applied with this plan.

If you did not receive the specifications, please contact the designer.

TOP SOIL REQUIREMENTS:	
Minimum depth for shrub beds 450mm (18")	
Minimum depth for groundcover 50mm (2")	
Minimum depth for mulch 75-100mm (3-4")	
LANDSCAPE AREA	5745 sqm
TREE/SHRUB AREA	5745 sqm
RIVER ROCK AREA	161 sqm
TOTAL LANDSCAPE AREA	5906 sqm
FENCE	= 90.33m

PROJECT: LONG LAKE BUSINESS CENTRE
11111 111th Avenue, Richmond, BC
Site address 4474 Hurlingham Rd, Nanaimo
Legal address Lot 6, Plan B989, Section 5, Hurlingham District

CLIENT: 052799 BC LTD.
Technical Contracting Ltd.
c/o Wayne Peck
Info@techcontracting.com
250-756-6490

ARCHITECT: DARTOUSH PROULX ARCHITECTURE INC.
400-756-6490
info@dpai.ca

LANDSCAPE DESIGNER: MYSTIC MOODS LANDSCAPE DESIGN
4377 Gordon Rd
Courtenay, BC V9H 1T3
phone 250-266-8277
cell phone 250-267-0600
design@mysticmoods.ca

DRAWN BY: Carline Pedersen CLD, HT
Certified Landscape Designer
Horticultural Technician
Member of the BCNA / CMA

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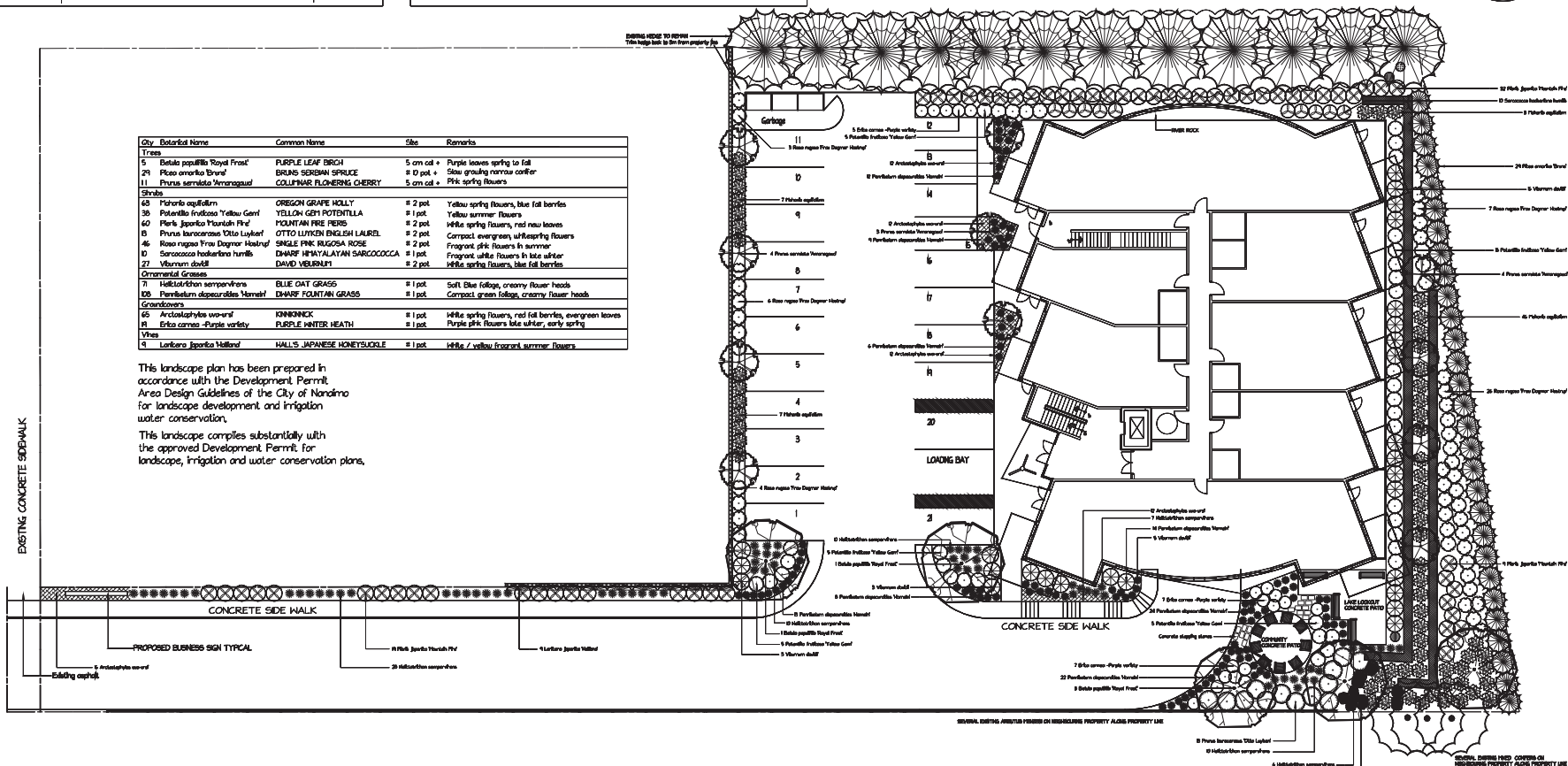
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Issued for Nov. 26, 2018 For review
Issued for Jan. 12, 2019 For review
Issued for Feb. 1, 2019 For review
Issued for March 1, 2019 For Development Permit

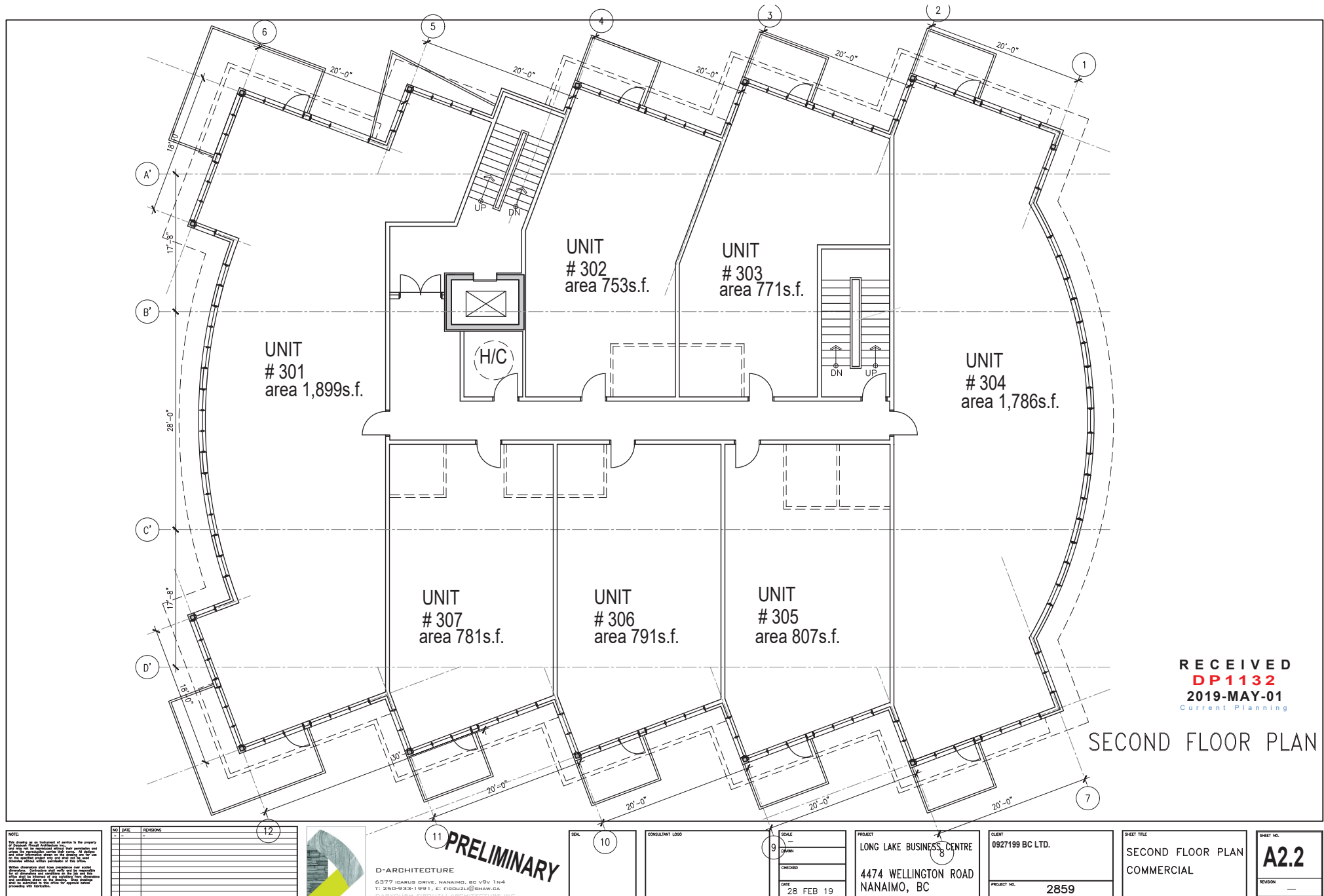
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DRAWING #: L2 of 3

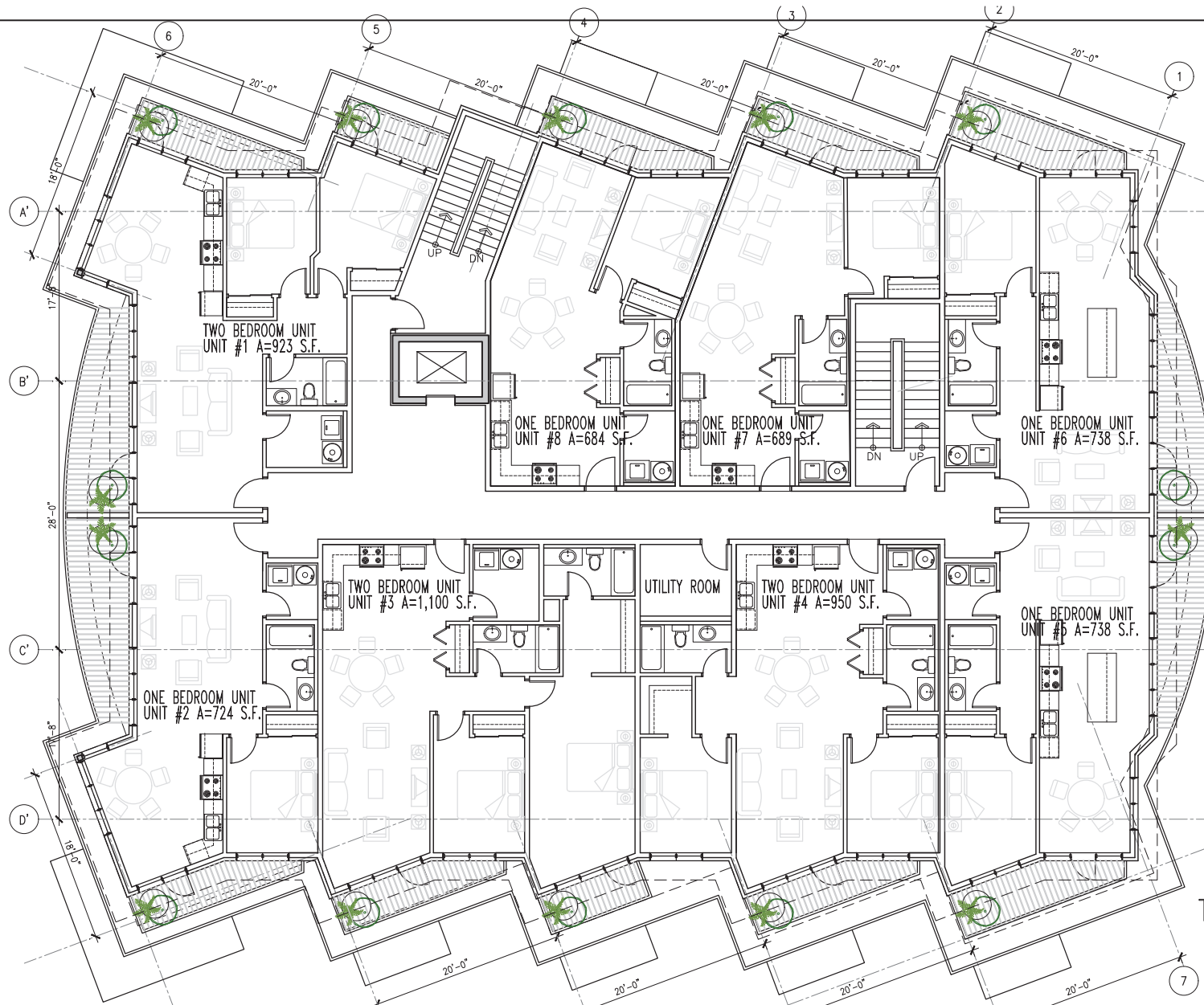
Qty	Botanical Name	Common Name	Size	Remarks
Trees				
5	Betula populifolia Royal Frost	PURPLE LEAF BIRCH	5 cm cal +	Purple leaves spring to fall
29	Picea mariana Emure	BRAINS SERBIAN SPRUCE	# 10 pot +	Slow growing narrow conifer
11	Prunus serotina Variegated	COLUMBIAN FLOWERING CHERRY	5 cm cal +	Pink spring flowers
Shrubs				
6	Parrotia aquilifolia	OREGON GRAPE HOLLY	# 2 pot	Yellow spring flowers, blue fall berries
35	Potentilla fruticosa Yellow Cent	YELLOW CENT POTENTILLA	# 1 pot	Yellow summer flowers
40	Prunus japonica Mountain Pine	MOUNTAIN PINE NEEDLE	# 2 pot	White spring flowers, red new leaves
6	Prunus laurocerasus Otto Lykei	OTTO LYKEI ENGLISH LAUREL	# 2 pot	Compact, evergreen, white spring flowers
46	Rosa rugosa Prunus Dagnor Hauler	SINGLE PINK RUGOSA ROSE	# 2 pot	Fragrant pink flowers in summer
10	Sarcococca hookeriana humilis	DIAMOND LEAFED SARCOCOCCA	# 1 pot	White, winter flowers, blue fall berries
27	Viburnum dohertyi	DAVID VIBURNUM	# 2 pot	White, spring flowers, blue fall berries
Ornamental Grasses				
1	Helleborus scaberrimus	BLUE DAT GRASS	# 1 pot	Soft blue foliage, creamy flower heads
10	Panicum capillare Variegated	DIAMOND FOUNTAIN GRASS	# 1 pot	Compact, green foliage, creamy flower heads
Groundcovers				
65	Arctostaphylos uva-ursi	REDWOOD	# 1 pot	White spring flowers, red fall berries, evergreen leaves
15	Erica carnea -Purple variety	PURPLE WINTER HEATH	# 1 pot	Purple pink flowers late winter, early spring
Vines				
9	Lonicera japonica Hurler	HALL'S JAPANESE HONEYSUCKLE	# 1 pot	White / yellow fragrant summer flowers

This landscape plan has been prepared in accordance with the Development Permit Area Design Guidelines of the City of Nanaimo for landscape development and irrigation water conservation.

This landscape complies substantially with the approved Development Permit for landscape, irrigation and water conservation plans.







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THIRD FLOOR PLAN

NOTES:

1. This drawing is an indication of service to the property and does not constitute a contract. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NO.	DATE	REVISIONS



D-ARCHITECTURE
 8377 SARUS DRIVE, NANAIMO, BC V9Y 1N4
 T: 250-933-1991, E: FIROUZLI@SHAW.CA
 DARYOUSH FIROUZLI ARCHITECTURE INC.

PRELIMINARY

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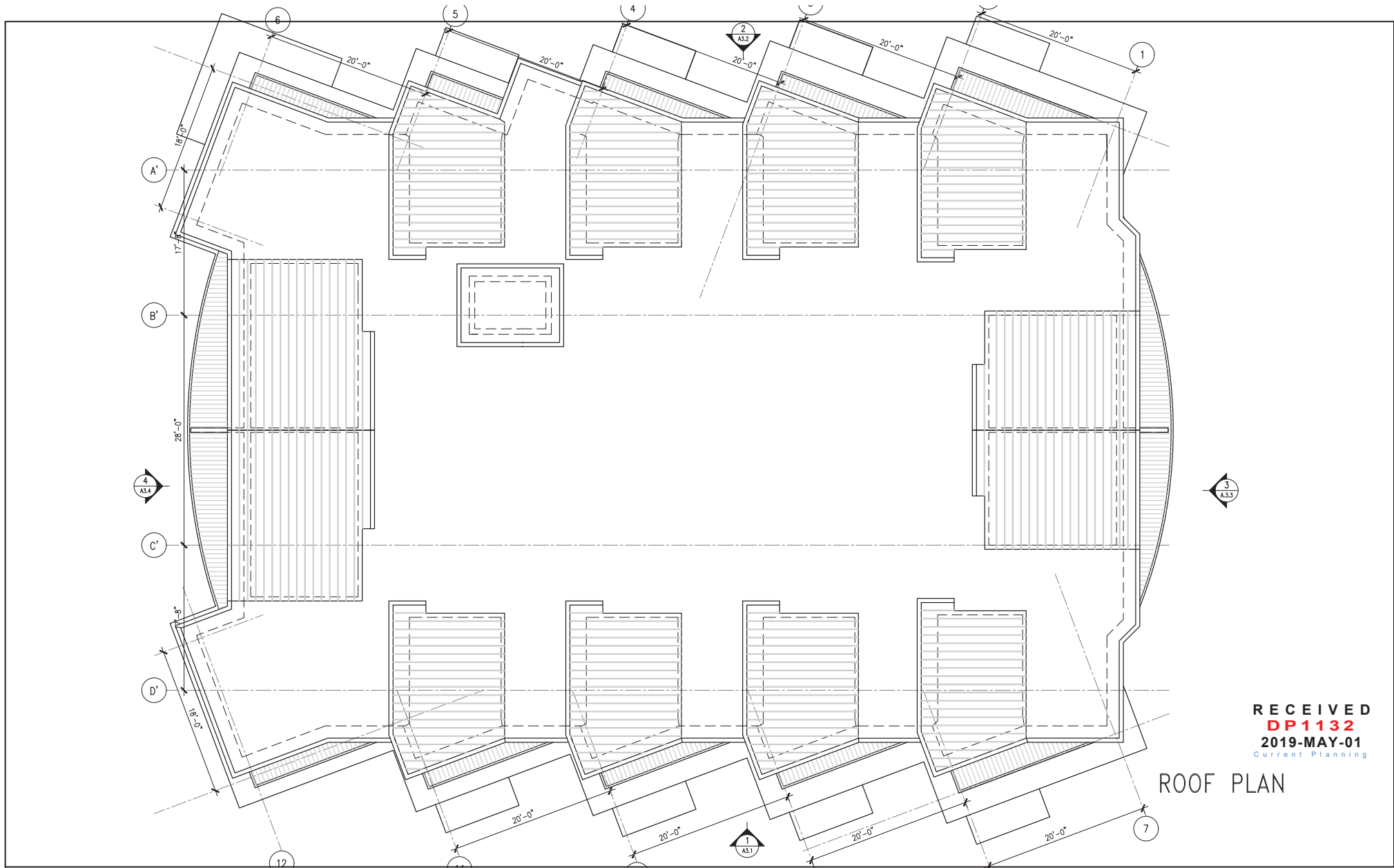
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 CHECKED
 DATE 28 FEB 19

PROJECT
 LONG LAKE BUSINESS CENTRE
 4474 WELLINGTON ROAD
 NANAIMO, BC

CLIENT
 0927199 BC LTD.
 PROJECT NO. 2859


SHEET TITLE
 THIRD FLOOR PLAN
 RESIDENTIAL

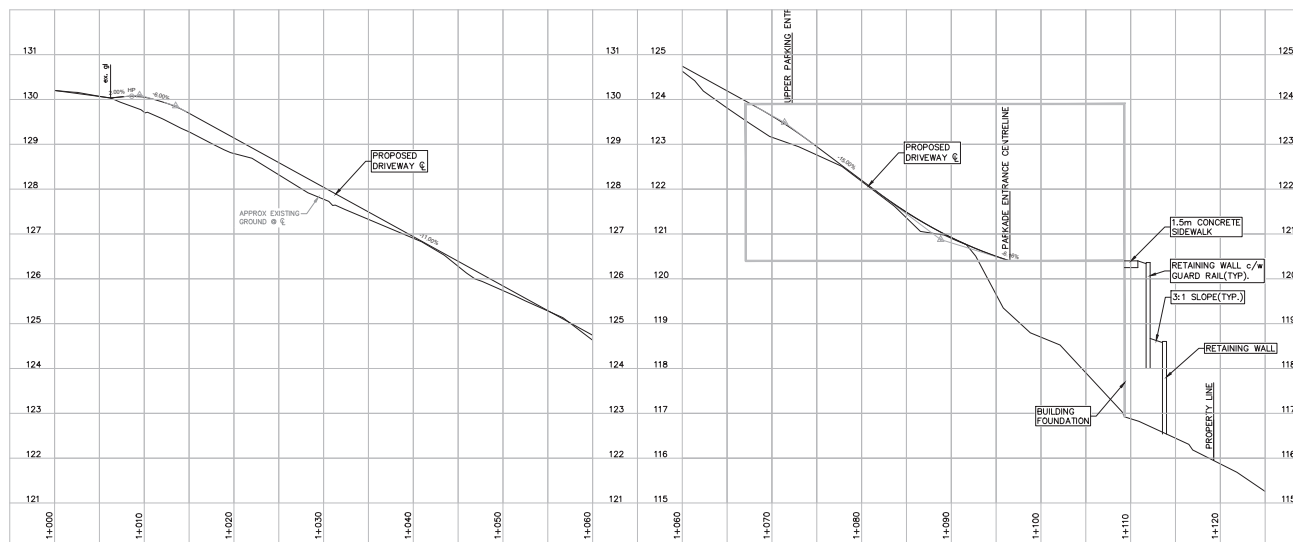
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 REVISION



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ROOF PLAN

<small>NOTE:</small> This drawing is an instrument of service to the property owner and is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for the accuracy of the information provided by the owner or for the results of any construction based on this drawing. The architect is not responsible for the accuracy of the information provided by the owner or for the results of any construction based on this drawing. The architect is not responsible for the accuracy of the information provided by the owner or for the results of any construction based on this drawing.	NO. DATE REVISIONS 1 2 3 4 5 6 7 8 9 10 11 12	 D'ARCHITECTURE 6377 GABLES DRIVE, NANAIMO, BC V9Y 1H4 T: 250-933-1991, E: FIROUZLI@SHAW.CA GARYOUSH FIROUZLI ARCHITECTURE INC.	SEAL CONSULTANT LOGO 10	SCALE DRAWN CHECKED DATE 28 FEB 19	PROJECT LONG LAKE BUSINESS CENTRE 4474 WELLINGTON ROAD NANAIMO, BC	CLIENT 0927199 BC LTD. PROJECT NO. 2859	SHEET TITLE ROOF PLAN	SHEET NO. A2.4 REVISION	
	PRELIMINARY								



NANAIMO, BC

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001132

Legend

 Subject Property