



AGENDA DESIGN ADVISORY PANEL MEETING

February 13, 2020, 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

2 - 4

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2020-JAN-23.

4. PRESENTATIONS:

a. Development Permit Application No. DP1169 - 1125 Seafeld Crescent

5 - 35

A development permit application was received from Daryoush Firouzli Architecture Inc., on behalf of Woodgrove Seniors Housing Society for the development of a multi-family apartment complex for seniors' housing. Two properties were recently consolidated to allow for this project. The applicant is requesting parking and building height variances. The subject property is legally described as Lot A, District Lot 97G, Newcastle Reserve, Section 1, Nanaimo District, Plan EPP86500.

5. OTHER ITEMS:

a. Council Member Representative Alternate

At the In Camera Council meeting held 2020-FEB-03, Councillor Brown was appointed as the primary Council representative on DAP, with Councillor Hemmens appointed as the alternate. The term for both Councillor Brown and Councillor Hemmens ends 2021-FEB-23.

Please welcome Councillor Hemmens to the Design Advisory Panel.

6. ADJOURNMENT:

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARDROOM, SERVICE AND RESOURCE CENTRE,
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2020-JAN-23, AT 5:00 P.M.

Present: Kevin Krastel (Chair)
Tyler Brown, Councillor
Tony James
Steve Johnston
Charles Kierulf
Marie Leduc
Kate Stefiuk

Absent: Gur Minhas

Staff: J. Holm, Director, Development Approvals
L. Brinkman, Planner, Current Planning Section
(vacated 5:41 p.m., returned 6:16 p.m.)
S. Robinson, Planning Assistant, Current Planning Section
M. Wilkins, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:02 p.m.

2. APPROVAL OF THE AGENDA:

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

3. ADOPTION OF THE MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel Meeting, held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2019-NOV-28 at 5:30 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS

- (a) Appointment of Mr. Tony James, Architectural Institute of British Columbia, representative to the Design Advisory Panel

The Chair introduced Mr. Tony James, AIBC member, to the Design Advisory Panel.

It was moved and seconded that Mr. Tony James be welcomed to the Design Advisory Panel. The motion carried unanimously.

(b) Development Permit Application No. DP1161 – 4157 Verte Place

Introduced by Lisa Brinkman, Planner, Current Planning Section, a 27-unit multi-family development.

Presentations:

1. Meredith Mitchell, Landscape Architect, M2 Landscape Architecture, spoke regarding the access point at Jingle Pot Road; a higher retaining wall flush to the municipal sidewalk on Jingle Pot Road; planting bed with evergreen trees, lower retaining wall and trellis; and the addition of a small amenity space with two picnic tables and a view to the park area.
2. Czar Villanueva, Landscape Architect, TA Architectural Design Ltd., spoke regarding Building 1 and 2 now fully enclosed, façade along Verte Place revised, stone column base height increased to same height as sliding doors, addition of double gables added on front façade facing Jingle Pot Road to reduce roof mass and improve character, landscape treatment along Jingle Pot Road revised to improve streetscape.

Panel discussions took place regarding:

- The possibility of adding more indigenous plants
- The Jingle Pot Road retaining wall
- Highlighting pedestrian access with a unique feature.

It was moved and seconded that the Development Permit Application No. DP1161 be accepted as presented with support for the proposed Building Height, Retaining Wall Height, and Landscaping variances. The following recommendations were provided:

- Consider adding indigenous plants where landscape areas transition into the wetlands area; and,
- Consider adding benches near entry areas.

The motion carried unanimously.

L. Brinkman vacated the Boardroom at 5:41 p.m.

(c) Development Permit Application No. DP1167 – 400 Newcastle Avenue

Sadie Robinson, Planning Assistant, Current Planning Section, introduced the project, and spoke regarding the proposed replacement of existing Boatshed “A”.

Presentations:

1. Robert (Bob) Hoffstrom, Nanaimo Yacht Club, gave a PowerPoint presentation and spoke regarding several issues identified in their Need Analysis: costly repairs versus replacement of Boat Shed “A”, safety concerns for snow removal, open-web decking for light penetration and added safety, use of existing steel pilings.
 - The boatshed is 50+ years old
 - Increased demand for boat sheds
 - Replacement of roof panels
 - Deterioration of wood and Styrofoam flotation
 - Proposed use of a coated, heavier-gauge steel on roof and membranes with skylights and permanent rings for attaching fall protection equipment
 - Proposed roof is designed to allow personnel to easily push snow in the water, 2' x 8' rafters to walk on, and snow load doubled to 22 pounds per sq. ft.
 - Most lighting will be inside a shed

Panel discussions took place regarding:

- Fire protection
- Snow load concerns and safety
- Form and character
- Lighting

L. Brinkman returned to the Boardroom at 6:16 p.m.

It was moved and seconded that the Development Permit Application No. DP1167 be accepted as presented with support for the proposed side yard setback variance required to replace the first row of Boatshed 'A'. The following recommendation was provided:

- Consider lighting that is sensitive to the neighbourhood

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:23 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001169 – 1125/1145 Seafield Crescent

Applicant / Architect: DARYOUSH FIROUZLI ARCHITECTURE INC.

Owner: WOODGROVE SENIOR CITIZENS HOUSING SOCIETY INC.

Landscape Architect: MACDONALD GRAY

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Hospital Urban Centre (CC5)
<i>Location</i>	The two subject properties are located south of the Hospital, one block from Dufferin Crescent.
<i>Total Area</i>	5760m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Node Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development Hospital Area Plan – Map 1 – Multi-Family High Density
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Hospital Area Plan

The two subject properties are owned by the Woodgrove Senior Citizens Housing Society and are located south of the Hospital, one block from Dufferin Crescent. A school is located to the east, Beaufort Park is located to the south, a multi-family building is located to the west and single family residential is located to the north.

PROPOSED DEVELOPMENT

The property at 1125 Seafield Crescent currently has a building with 30 residential units for seniors, and the property at 1145 Seafield Crescent currently has a building with 25 residential units for seniors. It is proposed that the building at 1125 Seafield be demolished to make way for two new five-storey residential buildings, each with 62 residential units for seniors. The proposed new development will be constructed in two phases and the two properties, 1125 and 1145 Seafield Crescent, would be consolidated to accommodate the new development. The existing building at 1145 Seafield Crescent is to be retained, thus at the end of Phase 2, the consolidated parcel would contain a campus of three buildings and a total of 149 residential units for seniors (existing building 25 units + Building A 62 units + Building B 62 units).

This Design Comment provides a review of the development at the end of Phase 2, and does not review the phasing.

Site Design

The Phase 1 building (Building A) would be located at the rear of the consolidated parcel (south side). The Phase 2 building (Building B) would be located 4.5m from the front parcel line (north side). The existing residential building, with 25 units, would remain located on the west side of the property. Underground parking would be provided under Building B. Additional surface parking is proposed to be located throughout the property. The existing driveway at 1125 Seafield Crescent would remain in the same location and the existing driveway at 1145 Seafield

Crescent would be moved east to accommodate the new development. The two parking areas at 1145 Seafield Crescent (existing phase) are proposed to be revised to accommodate more parking spaces and the new traffic circulation pattern.

Staff Comments:

- Consider a more integrated pedestrian walkway system between all three buildings and throughout the site to create a campus feel and wellness walk, and consider wider pedestrian walkways.
- Consider relocating the pedestrian crossing between Building A and B such that it is not leading pedestrians to the underground parking garage entrance. A front door to front door connection is preferred.
- Applicant is to identify the location of the required six visitor parking spaces, and the location of the electric vehicle parking and charging stations.

Building Design

The permitted base Floor Area Ratio (FAR) in the CC5 Zone is 1.00 and an FAR of 0.85 is proposed. The Hospital Area Plan designates the properties as 'Multi-Family High Density' and supports a density of 50 to 150 units and buildings up to six-storey. The proposed development would be 108 units per hectare and the two new buildings are proposed to be five-storeys in height.

Building A is proposed to contain 54 one-bedroom units and 8 two-bedroom units. Building B is proposed to contain 53 one-bedroom units and 9 two bedroom units. The units range in size from 52m² to 68m². Most units contain a deck or patio area that is approximately 5m² in size. For both buildings, an amenity room and laundry room is provided on every floor. Exterior façade materials are proposed to be Hardie panel and Hardie horizontal siding, with stone accents, vinyl windows and aluminum railings. Underground parking is proposed in Building B.

Staff Comments:

- Consider ways to create more grand front entrances to the buildings.
- Integrate design features such that the massing, form and character of the two new buildings better relate to the existing building within 1145 Seafield Crescent.
- Consider strategies to emphasize the ground level (podium) of each building and further articulate the vertical massing (ie. articulate the roofline, create structure bays that extend to the ground).
- Add articulation and design details (i.e. glazing) to the east and west facades of the two new buildings to provide interest, such that they do not appear to be building ends.
- Add design details to the main floor elevations to provide interest and to improve the pedestrian experience around the new buildings.
- Consider individual unit/patio connections to the street sidewalk.
- Incorporate more robust balcony railings and consider ways to improve the privacy of the balconies to allow for a more useable balcony space.
- Confirm if access to the outdoor patio is provided from the amenity room in Building A.
- Consider a location for mailboxes in each building.

Landscape Design

The front yard area of Building B would be landscaped to create an attractive street edge. A landscaped amenity area would be provided on the east side of Building A, and would contain a raingarden, benches, gazebo and walkway. A landscaped area would also be provided along

the full extent of the rear parcel line. Pedestrian walkways are proposed in strategic locations to create connections from the Seafield Crescent sidewalk to building entrances and the outdoor amenity area.

Staff Comments:

- Demonstrate how the new landscaping will relate to the landscaped areas of the building to be retained, and to show the landscaping around the revised parking areas.
- Improve the privacy of the ground level patios by defining the patio space with more robust landscape features (i.e. planter boxes/walls).
- Ensure landscape features screen vehicle headlights from impacting ground level windows and patios.
- Consider the use of ground cover plantings in parking space overhangs to minimize the extent of hard surfacing.
- Consider extending the width of the decorative entry to the Seafield Crescent sidewalk to create a grand entrance.
- Ensure a raised pedestrian crossing between Buildings A and B.
- Incorporate landscaping on all three sides of the garbage enclosure.
- Expand opportunities for outdoor gathering and seating throughout the site (i.e. community garden space).
- Provide details of the gate to the public park.
- Provide more details regarding site and building lighting. Ensure walkways and outdoor amenity areas are adequately lit.

PROPOSED VARIANCES

Building Height

The maximum permitted building height in the CC5 Zone is 14m. Building A is proposed to be 16.13m in height, thus a variance of 2.13m is proposed. Building B is proposed to be 17.67m in height, thus a variance of 3.67m is proposed.

Parking Bylaw

The Parking Bylaw requires that 137 parking spaces be provided (for the 149 residential units). A total of 125 parking spaces are provided, thus a variance of 12 parking spaces is proposed.

Landscaping

The Zoning Bylaw requires a minimum landscape width of 1.8m along the full length of the east property line (adjacent to the school). A variance to the required landscaped buffer, from 1.8m to 1m, is proposed for a portion of the east property line (adjacent to the parking spaces).



Reference: 2647

November 14, 2019

Dear Mr. Caleb Horn
Development Planner
Planning & design Section
Community Development

Building Design & Variance Rationale for 1125 & 1145 Seafield Crescent,

The proposed project is in Hospital area which recently have complete Neighbourhood plan update study which it is reflect all recent years of grow and future in this area.

The proposed project is belong to Woodgrove Senior Housing Society non-profit organization which is now home for 52 Senior Citizen in two building. Existing Building #1 have 22 units and Existing Building #2 have 30 units.

There are two properties involving for this project which will be consolidated, there are two existing building in properties, Building #2 is in very bad condition and BC Housing doing some modification to structure to make it safe till Phase #1 building is completed and after that this building will be demolished and Phase #2 will be constructed.

These project as part BC Housing project and required to meet Step 3 Code Energy Efficiency,

As Neighbourhood Plan suggested (up to 6 Storey) building will be 5 Storey, Design of Building is very simple to meet all budget and Energy efficiency goal, the colours added to create softer building, as part of Energy model result we added shades over windows in south side of buildings, Design of two building are the same with changes to colors and also Building in Phase #2 will use advantage of grade and have underground parking.



Variance Rationale:

Building Height

Phase #1 required 2.13m Variance, and Building for Phase #2 will required 3.67m Variance, these Variance are supported by Neighbourhood plan

Parking

We will have minor Variance, at end Phase #1 we will be short by 2 stalls and after Phase #2 built is we will be short by 9 Stalls in total,

At this moment with 52 residents in two building just 20 people have car, the Society are very confident the parking provided for this development is more than what they do need,

Please feel free to contact us if there is any additional information required by City of Nanaimo,

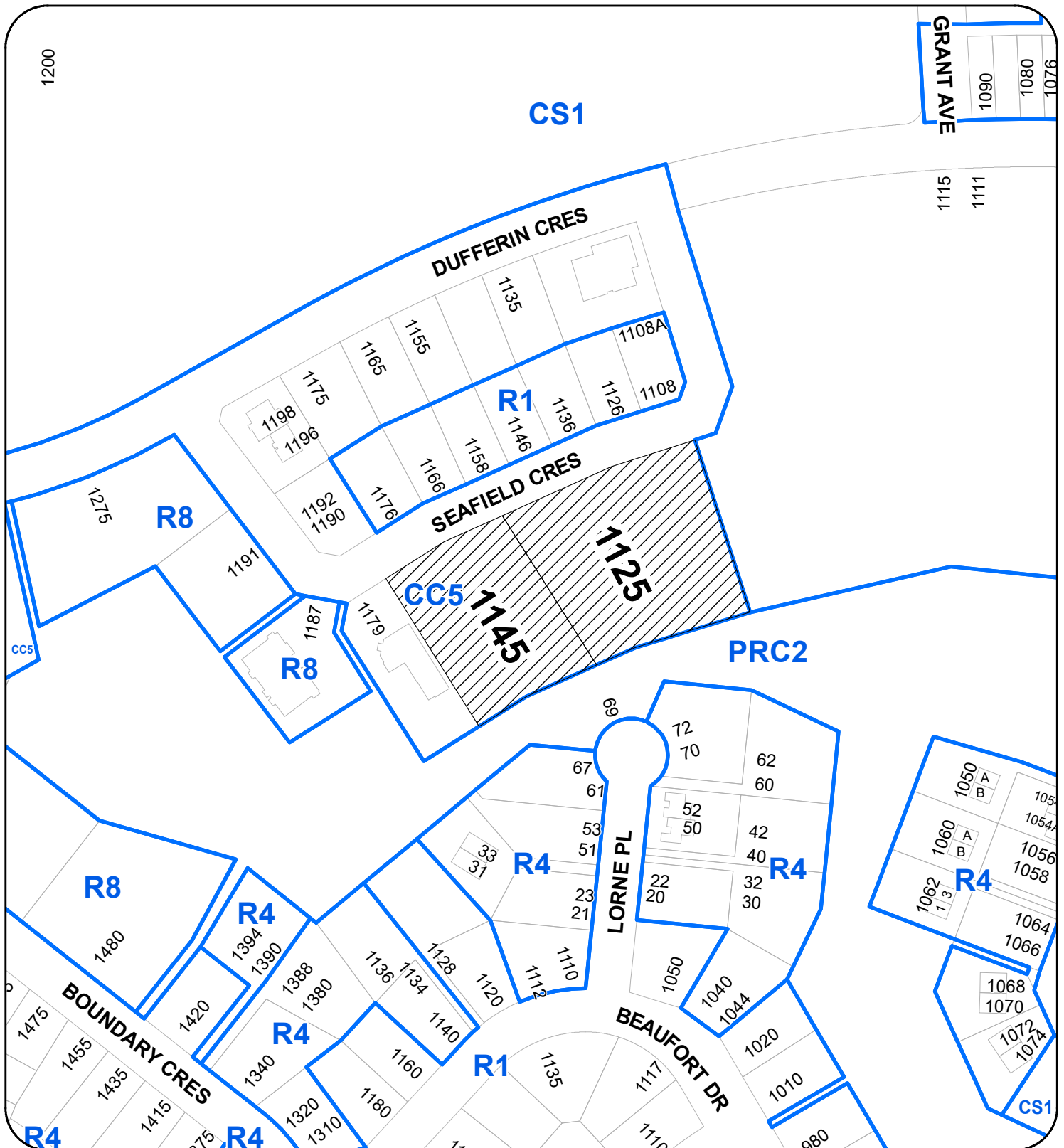
Sincerely,

A handwritten signature in cursive script, reading "Daryoush Firouzli".

Daryoush Firouzli

Architect AIBC, RAIC, AIA, MArch

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001169

LOCATION PLAN

Civic: 1125 & 1145 SEAFIELD CRESCENT
 Legal: LOT 1, DISTRICT LOT 97G, NEWCASTLE RESERVE
 SECTION 1, NANAIMO DISTRICT, PLAN 44262
 EXCEPT PLAN NO. VIP63814



SUBJECT PROPERTIES

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 DARYOUSH FIROUZLI ARCHITECTURE INC.

PROJECT
 1125 & 1145
 Seafeld Crescent
 NANAIMO, BC

CLIENT

PROJECT NO.

SHEET TITLE
 PHASE #1
 Site Plan

SCALE —	SHEET NO. A1.0
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2019-NOV-15
 Current Planning



2
PLAN (R612)

Building A

Existing Building #2
 30 One Bedroom Units

Existing Building #1
 25 One bedroom units

BUILDING ENTRANCE

PARK

CRESCENT

SEAFIELD

STRATA PLAN V03339

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PROJECT
 1125 & 1145
 Seafield Crescent
 NANAIMO, BC

CLIENT
 PROJECT NO. —

SHEET TITLE
 PHASE #2
 Site Plan

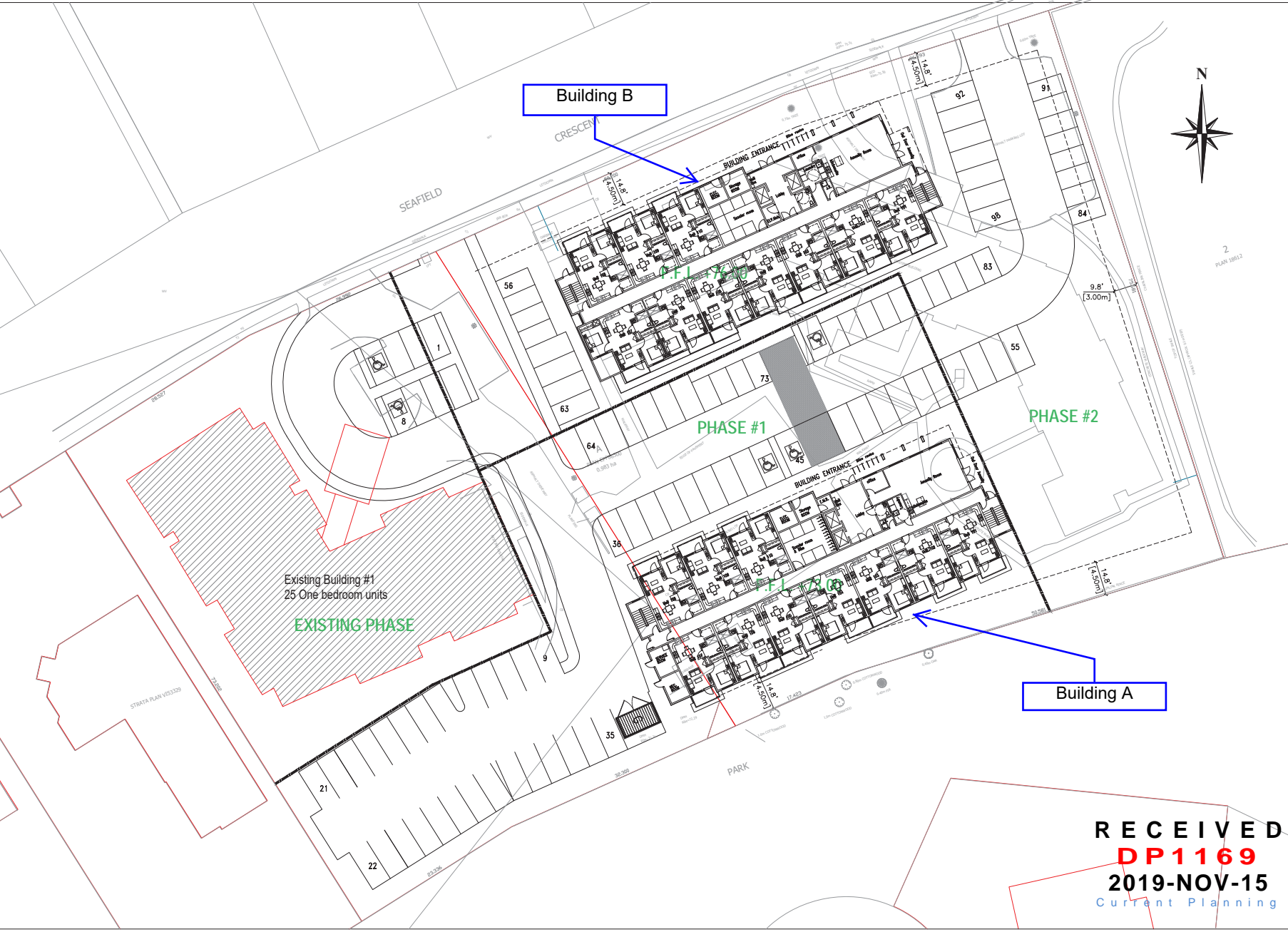
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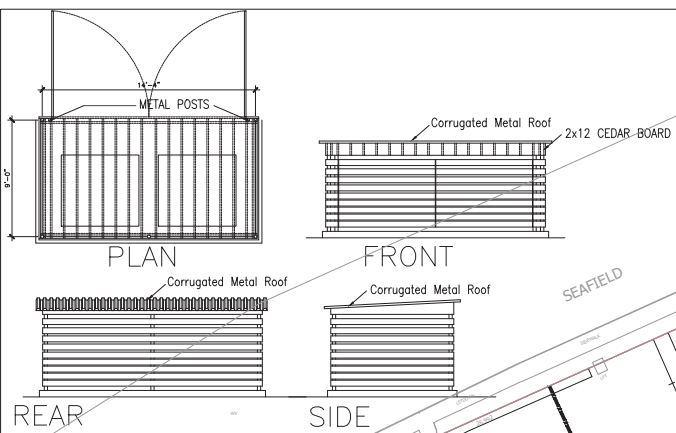
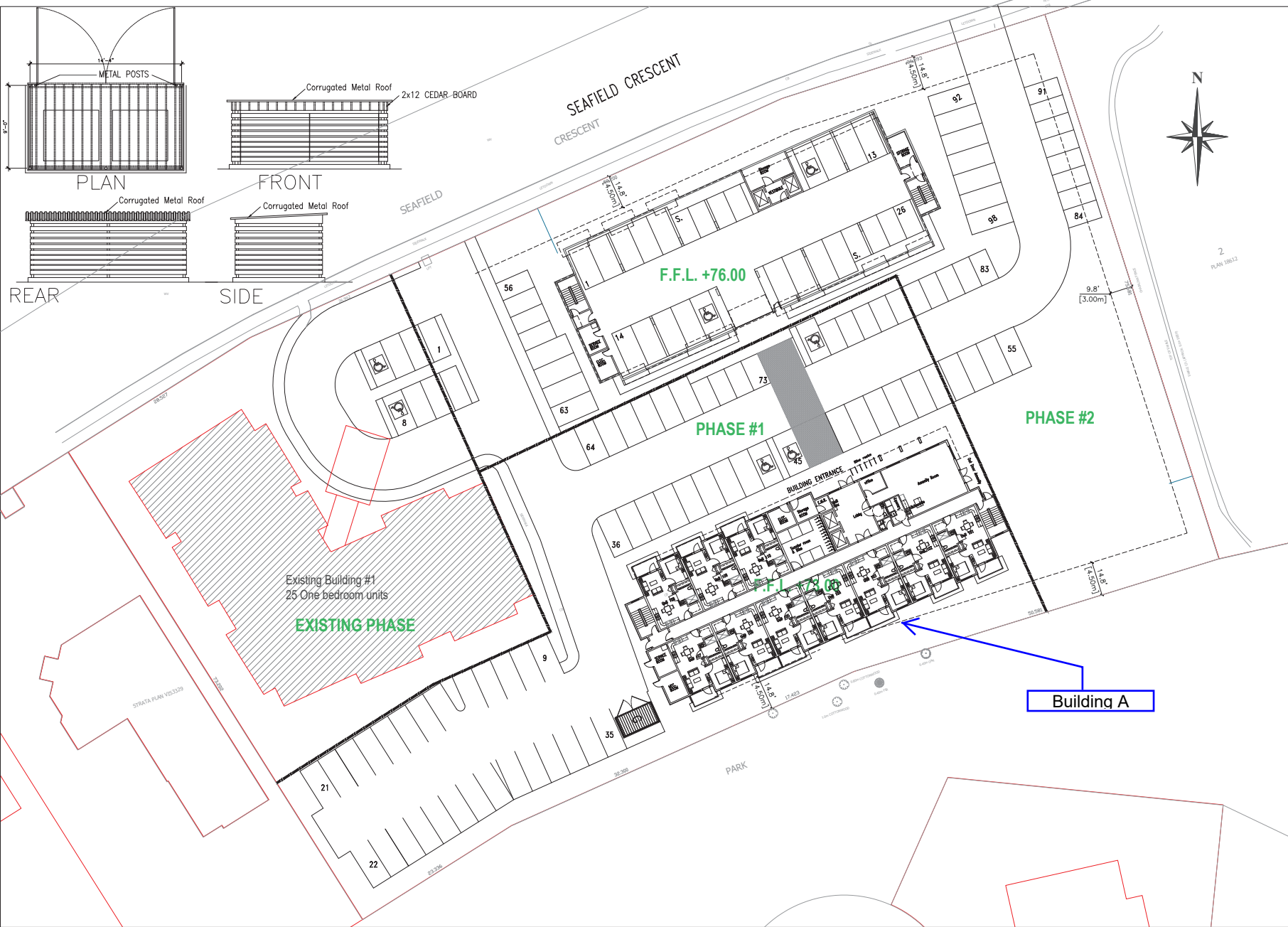
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2
 PLAN 10012

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 1125 & 1145
 Seafield Crescent
 NANAIMO, BC

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 Site Plan

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EAST ELEVATION



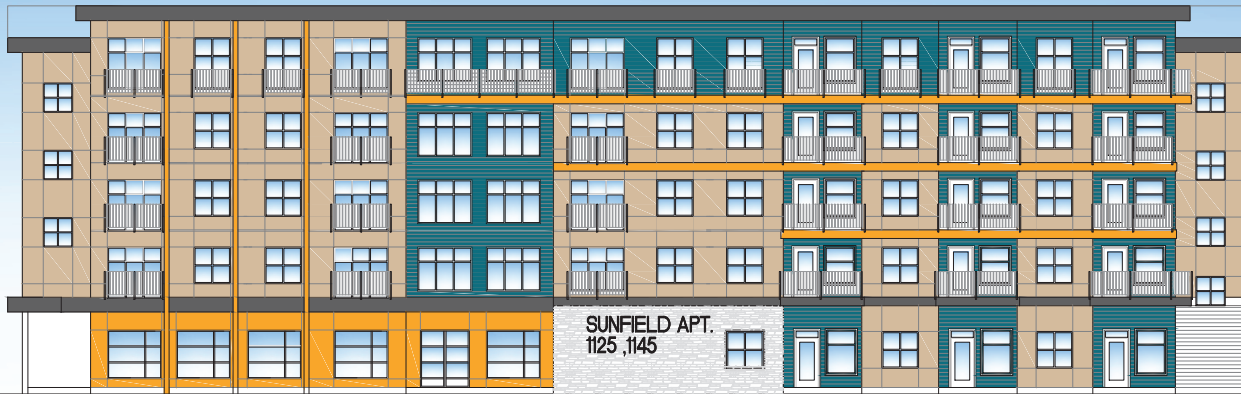
SOUTH ELEVATION

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
①		HARDFEEL WALL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOR # HC-99 Abington Putty
②		HARDFEEL WALL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOR TO BE SELECTED
③		4" HARDFEEL Siding (HORIZONTAL) COLOR TO BE SELECTED
④		HARDFEEL WALL SMOOTH FINISH FOLDED METAL FLASHING JOINTS COLOR # 1582 Deep River
⑤		STONE VENEER CLADDING
⑥		VINT. WINDOWS
⑦		ALUMINUM RAILING
⑧		CONCRETE COLUMNS



WEST ELEVATION



NORTH ELEVATION

SUNFIELD APT.
1125, 1145

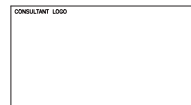
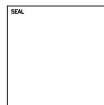
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DATE 12 NOV 19

PROJECT 1125&1145 Seafeld Cres., NANAIMO, BC

CLIENT WSCHS
PROJECT NO. 2647

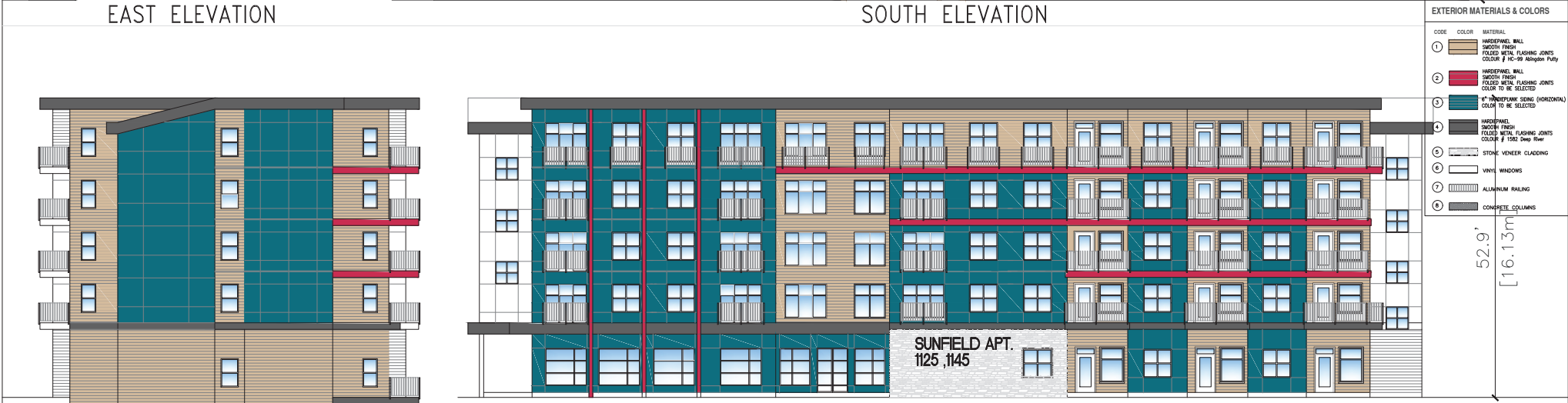
SHEET TITLE BUILDING A ELEVATIONS

SHEET NO. A4.1
REVISION



EAST ELEVATION

SOUTH ELEVATION



WEST ELEVATION

NORTH ELEVATION

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
①		HARDFEEL WALL SMOOTH FINISH PAIRED METAL FLASHING JOINTS COLOR # HC-99 Arlington Putty
②		HARDFEEL WALL SMOOTH FINISH PAIRED METAL FLASHING JOINTS COLOR # HC-99 Arlington Putty
③		4" HARDFEEL Siding (HORIZONTAL) SMOOTH FINISH PAIRED METAL FLASHING JOINTS COLOR # HC-99 Arlington Putty
④		HARDFEEL WALL SMOOTH FINISH PAIRED METAL FLASHING JOINTS COLOR # HC-99 Arlington Putty
⑤		STONE VENEER CLADDING
⑥		VINYL WINDOWS
⑦		ALUMINUM RAILING
⑧		CONCRETE COLUMNS

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 DARYOUSH FIROUZLI ARCHITECTURE INC.

SCALE: 1/8" = 1'-0"

DATE: 12 NOV 19

PROJECT: 1125&1145 Seaford Cres., NANAIMO, BC

CLIENT: WSCHS


PROJECT NO: 2647

SHEET TITLE: ELEVATIONS PHASE #2

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RENDERING PHASE #1&2

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SEAL

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SCALE
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PROJECT
 1125&1145 Seafeld
 Cres., NANAIMO, BC

CLIENT
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 PROJECT NO. 2647

SHEET TITLE
 RENDERING
 PHASE #1&2

SHEET NO.
A5.6
 REVISION

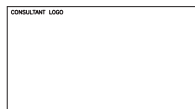
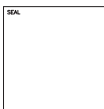


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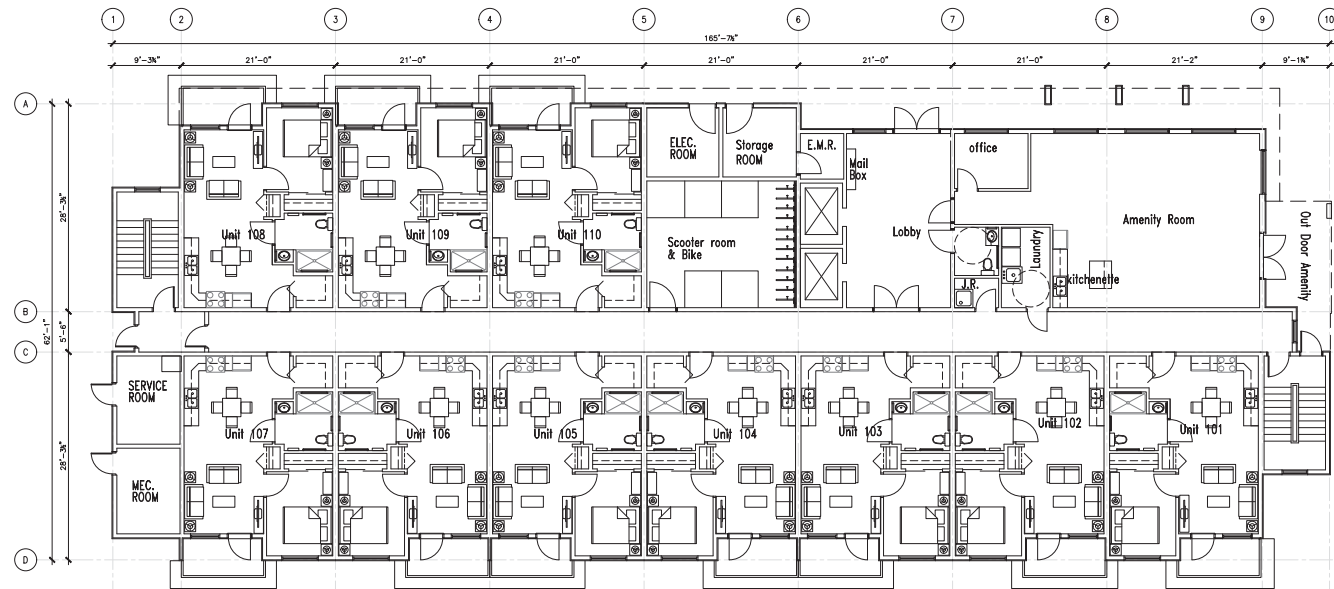
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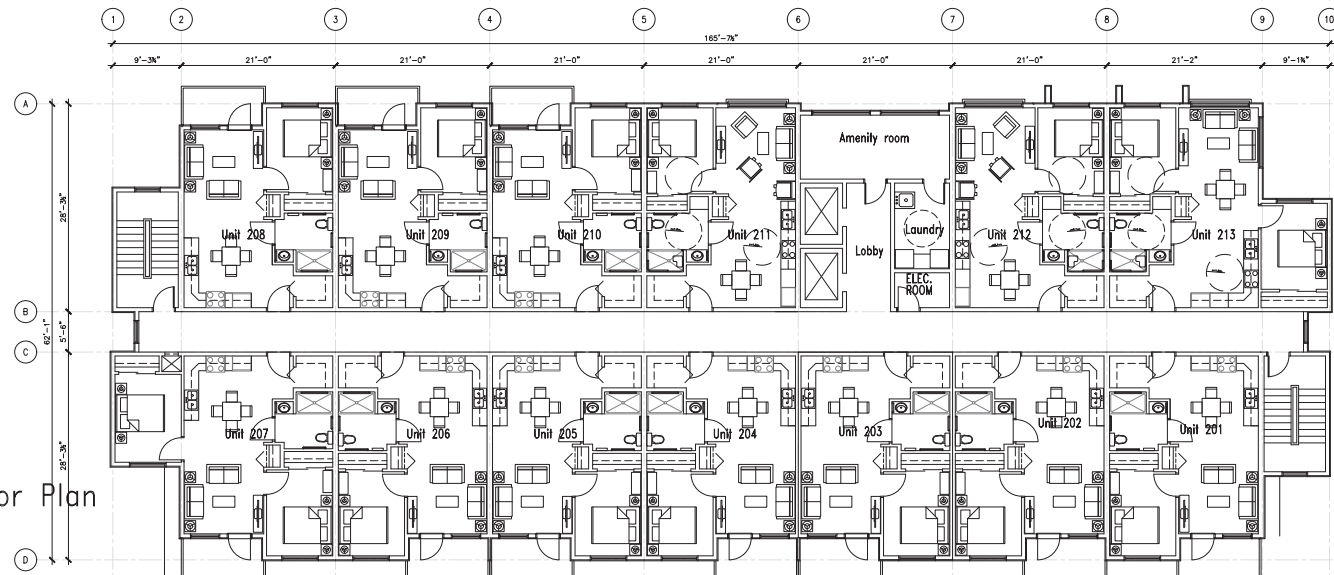
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 PHASE #1&2

SHEET NO.
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Main Floor Plan



Third & Fourth Floor Plan



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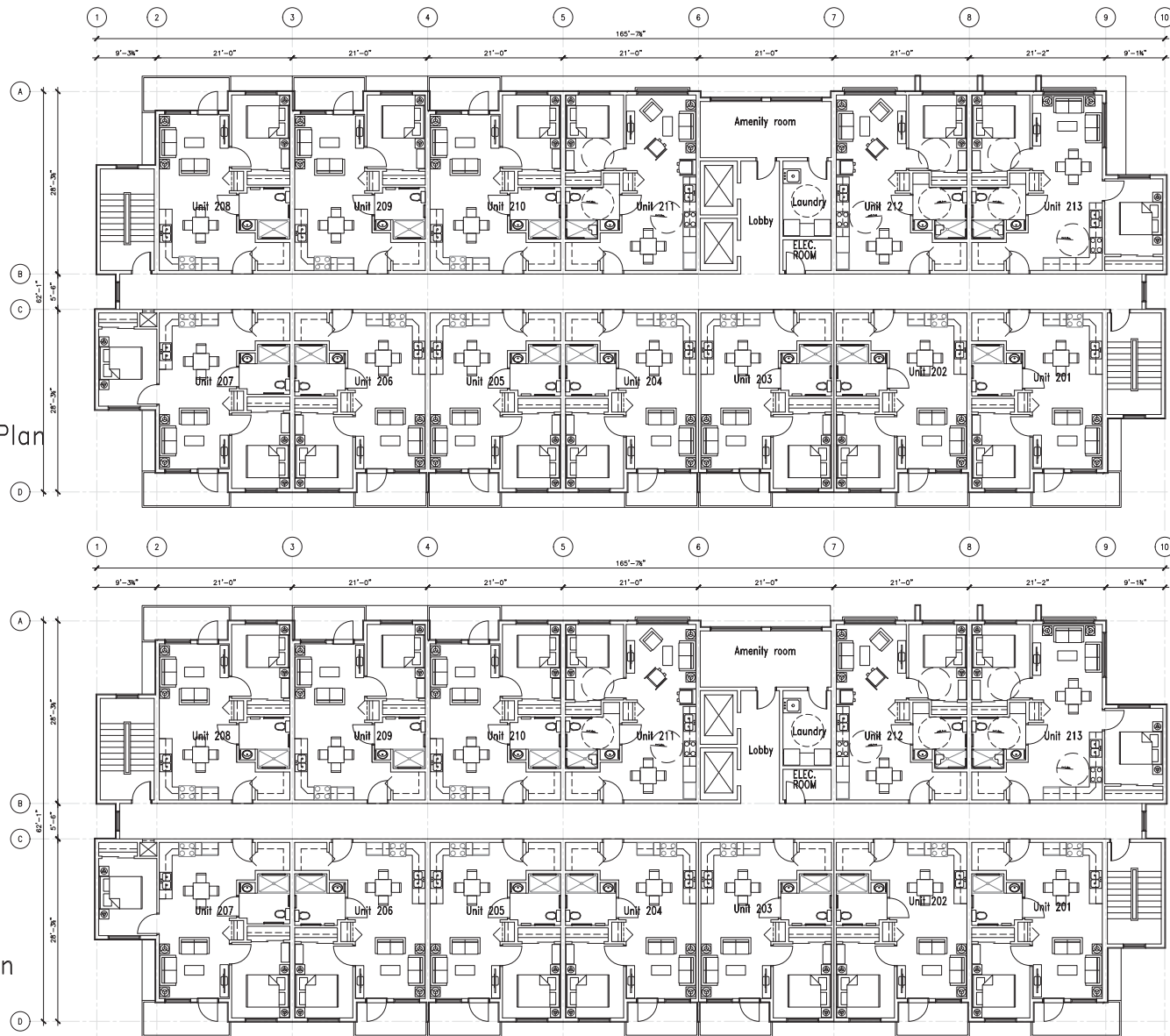
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SHEET TITLE
 BUILDING A
 FLOOR PLANS

SHEET NO.
A2.1
 REVISION

Second Floor Plan

Fifth Floor Plan



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SCALE
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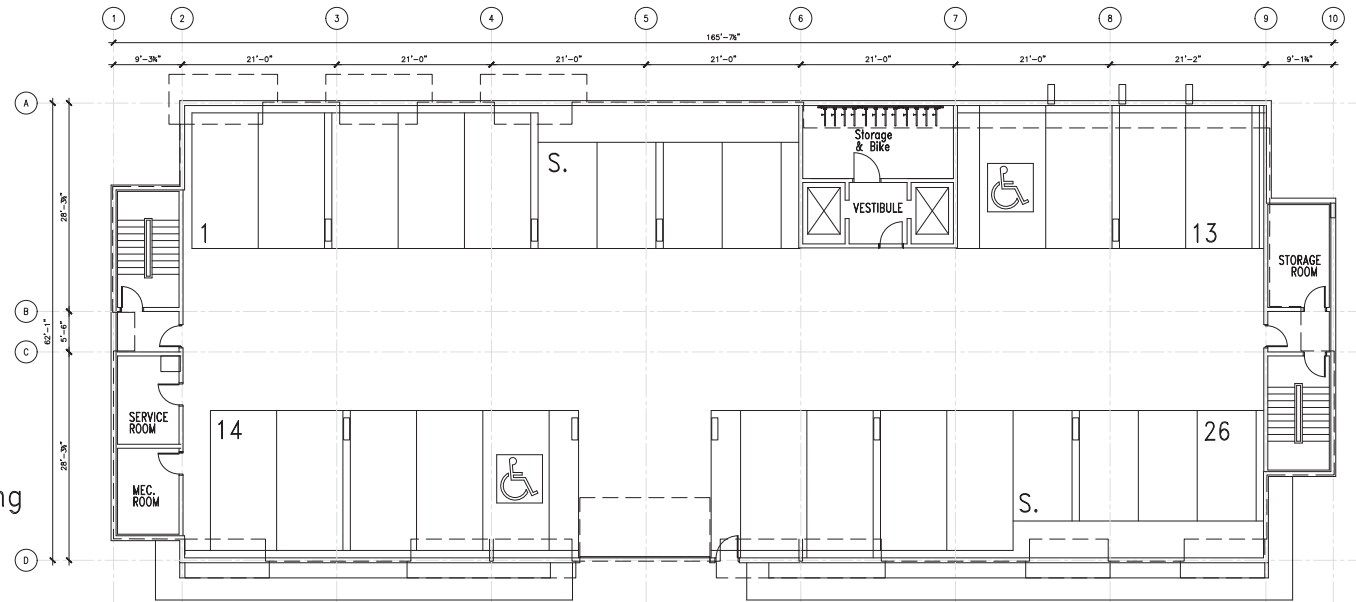
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SHEET TITLE
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Underground parking



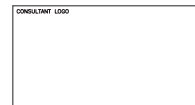
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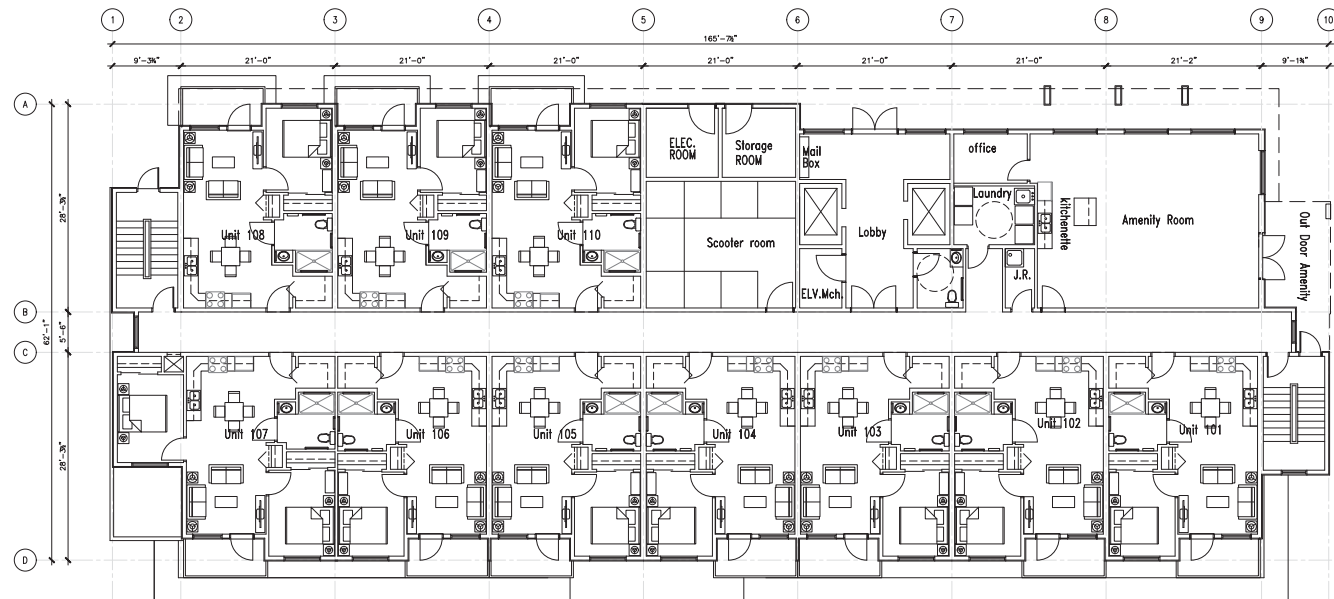
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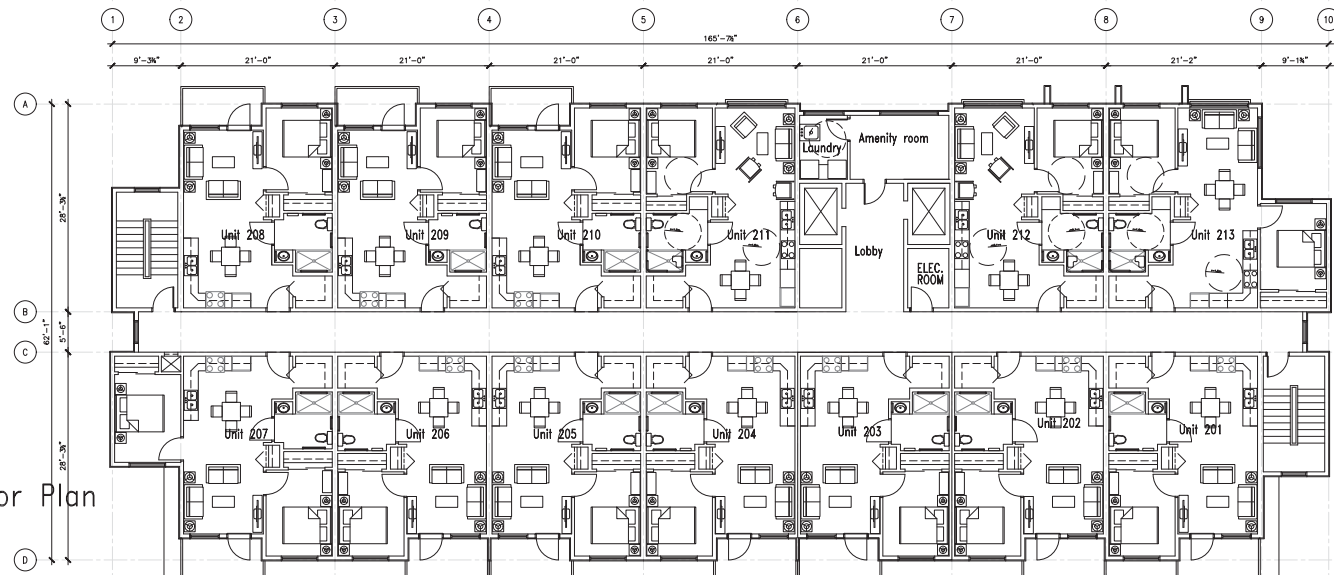
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UNDERGROUND PARKING
PHASE #2

SHEET NO.
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REVISION

Main Floor Plan



Third & Fourth Floor Plan



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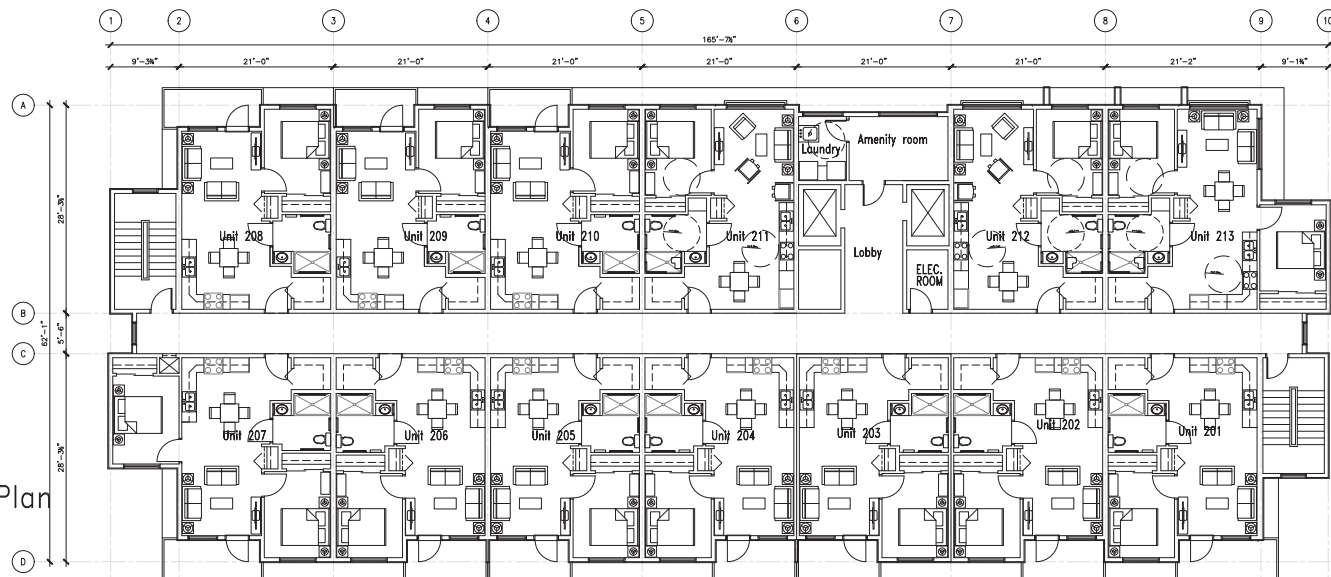
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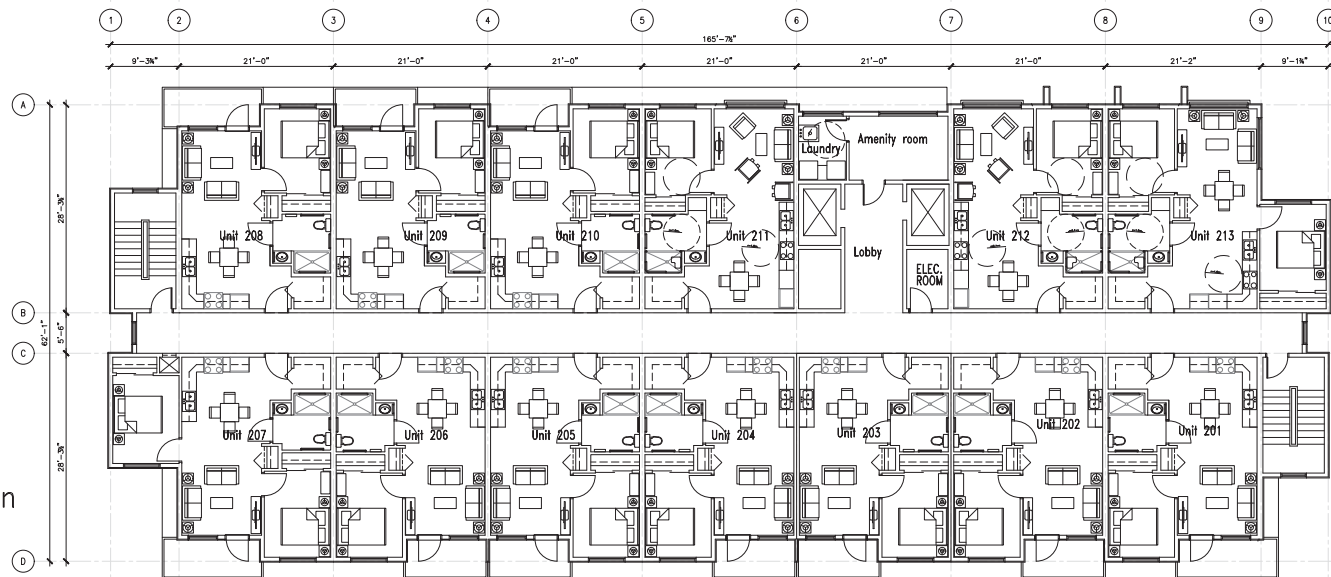
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 PHASE #2

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Second Floor Plan



Fifth Floor Plan



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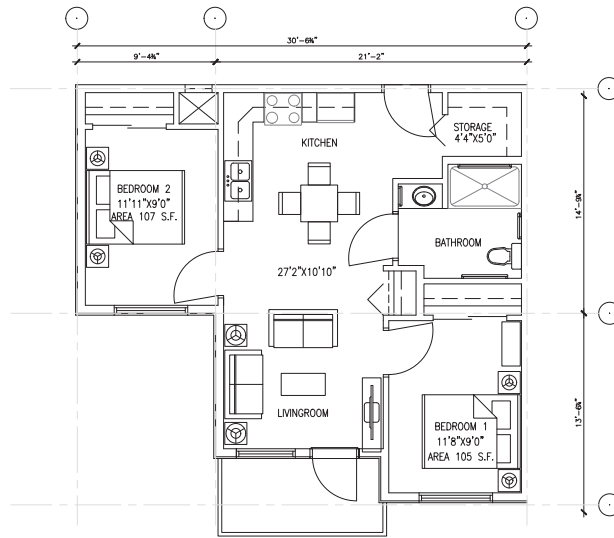
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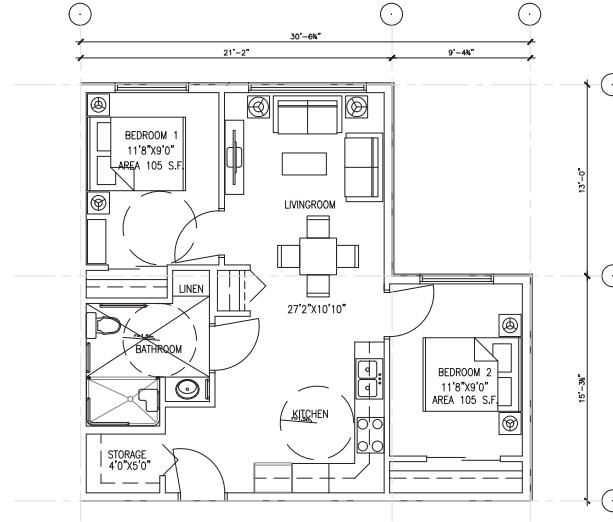
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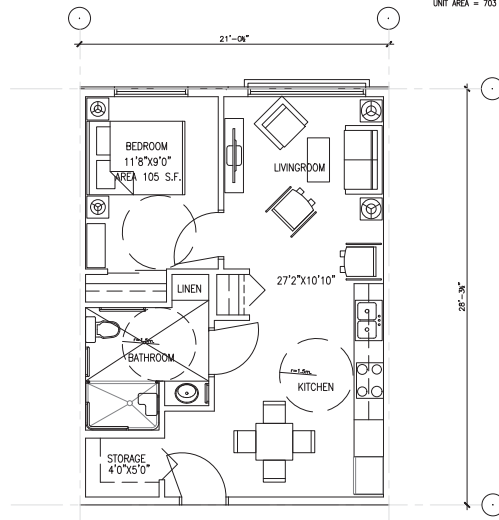
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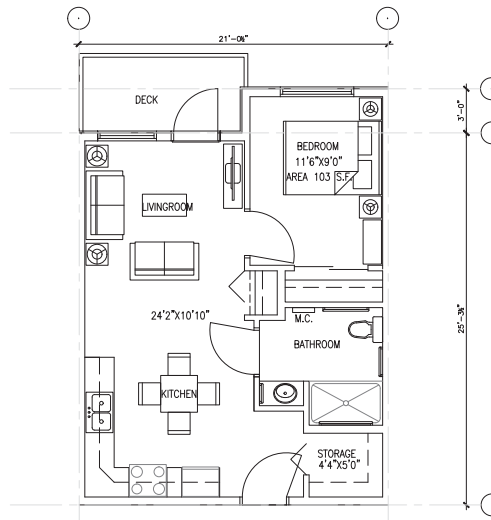
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UNIT AREA = 703 S.F.



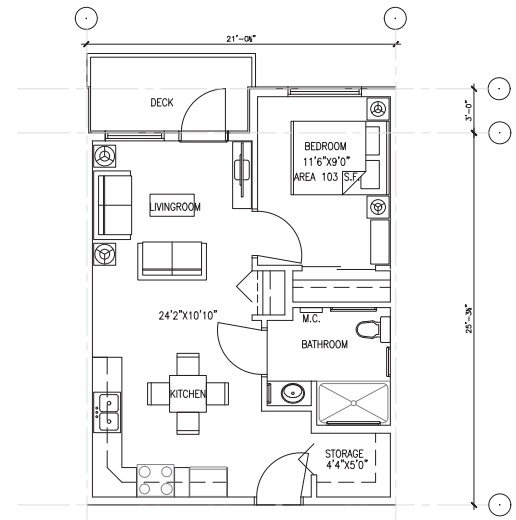
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UNIT AREA = 734 S.F.



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UNIT AREA = 588 S.F.



— TYPICAL UNIT D
SCALE 1/4" = 1'-0"
UNIT AREA = 555 S.F.



— TYPICAL UNIT C
SCALE 1/4" = 1'-0"
UNIT AREA = 555 S.F.

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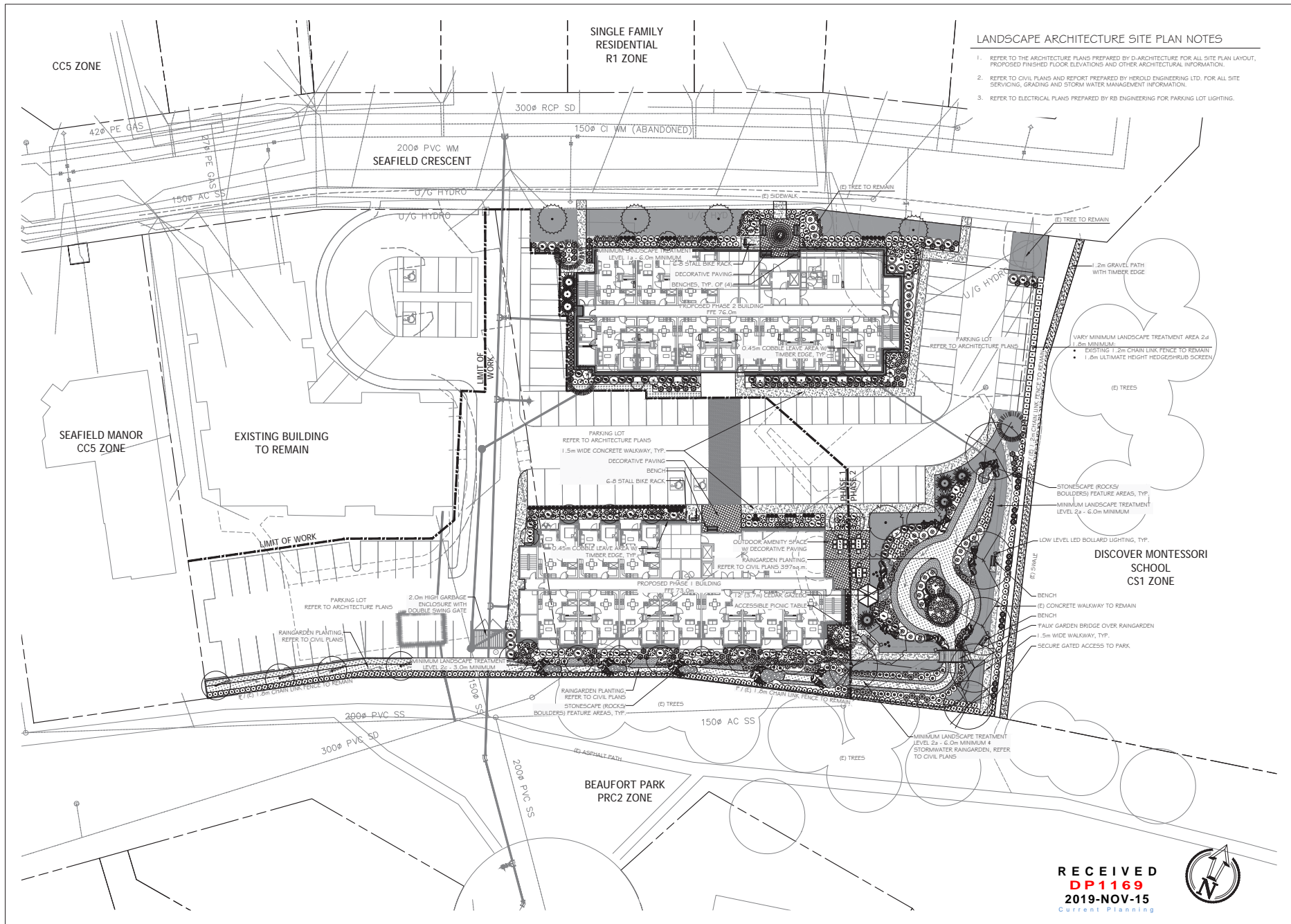
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PROJECT
1125&1145 Seafiel
Cres., NANAIMO, BC

CLIENT
WSCHS
PROJECT NO. 2647

SHEET TITLE
UNIT LAYOUTS
BUILDING A & B

SHEET NO.
A3.1
REVISION



LANDSCAPE ARCHITECTURE SITE PLAN NOTES

1. REFER TO THE ARCHITECTURE PLANS PREPARED BY D-ARCHITECTURE FOR ALL SITE PLAN LAYOUT, PROPOSED FINISHED FLOOR ELEVATIONS AND OTHER ARCHITECTURAL INFORMATION.
2. REFER TO CIVIL PLANS AND REPORT PREPARED BY HEROLD ENGINEERING LTD. FOR ALL SITE SERVISING, GRADING AND STORM WATER MANAGEMENT INFORMATION.
3. REFER TO ELECTRICAL PLANS PREPARED BY RB ENGINEERING FOR PARKING LOT LIGHTING.



THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNLESS IT HAS BEEN STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT. THE COPYRIGHT TO ALL DESIGN AND DRAWINGS ARE THE PROPERTY OF MACDONALD GRAY CONSULTANTS. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY MACDONALD GRAY CONSULTANTS IS PROHIBITED.

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








SCHEMATIC LANDSCAPE PLAN			
Date:	October 31, 2019	Drawn:	CM
Checked:	NG	Scale:	1:250 metric
Project Number:	19-0235	Drawing Number:	L1 of 2

REVISION SCHEDULE		NOTES
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





PLANT LEGEND - PHASE 1

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
	ACER CIRCINATUM VINE MAPLE	#5 POT	SEE PLAN	1	NATIVE SPECIES, SHADE TOLERANT
	ACER PALMATUM 'OSAKAZUKI' & 'KATSURA' JAPANESE MAPLES	#5 POT	SEE PLAN	8	PATIO TREE/ SPECIMEN, SHADE TOLERANT
	CEDRUS ATLANTICA 'GLAUCA' 'PASTIGIATA' COLUMNAR BLUE ATLAS CEDAR	2.0m	SEE PLAN	1	DROUGHT TOLERANT
	NYSSA SYLVATICA TUPELO TOWER TUPELO TOWER BLACK GUM	6cm CAL	1.0m O.C. AVG. SEE PLAN	9	RAIN GARDEN, MOISTURE TOLERANT
SHRUBS					
	ARBUTUS UNEDO 'COMPACTA' STRAWBERRY TREE	#5 POT	1.5m O.C.	12	DROUGHT TOLERANT
	CORUS SERICEA 'BUD'S YELLOW' YELLOW TWIG DOGWOOD	#1 POT	1.0m O.C.	16	NATIVE CULTIVAR
	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' GOSHIKI FALSE HOLLY	1.0m	0.9m O.C.	60	SCREEN, DROUGHT TOLERANT
	POLYSTICHUM MUNITUM SWORDFERN	#1 POT	1.0m O.C.	39	NATIVE SPECIES
	RHOODODENDRON SSP. RHOODODENDRON	#5 POT	1.2m O.C.	25	SHADE TOLERANT
	ROSA NOOTKATENSIS NOOTKA ROSE	1.0m	0.9m O.C.	54	SCREEN, NATIVE SPECIES
	TAXUS X MEDIA 'HICKSI' HICKS YEW	1.2m	1.0m O.C.	3	SHADE TOLERANT
	VIBURNUM DAVIDI DAVIDS VIBURNUM	#2 POT	1.0m O.C.	46	SHADE TOLERANT
PERENNIALS & GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA-URSI KINKRICK	#1 POT	1.0m O.C.	46	NATIVE SPECIES, DROUGHT TOLERANT
	ASTILBE 'SILVER PINK' & 'YOUNIQUE WHITE' LIGHT PINK & WHITE ASTILBE	#1 POT	0.75m	12 11	SHADE TOLERANT
	BERGENIA CRASSIFOLIA 'BRESSINGHAM BEAUTY' MAGENTA FUSCULAR	#1 POT	0.6m	56	SHADE TOLERANT
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER FEATHER REED GRASS	#2 POT	1.0m	15	ORNAMENTAL GRASS, RAIN GARDEN
	CAREX OBNUPTA SLOUGH SEDGE	1.0cm POT	0.45m	370	NATIVE SPECIES
	JUNCUS EFFUSUS COMMON RUSH	1.0cm POT	0.45m	90	NATIVE SPECIES
	ROSA MIDLAND 'ICE' WHITE MIDLAND ROSE	#1 POT	1.0m O.C.	21	DROUGHT TOLERANT






PLANTING NOTES

- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
 - GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE 1-6.3.5.2. PROPERTIES FOR GROWING MEDIA: LEVEL 2 'GROOMED' - 2L.
- GROWING MEDIUM DEPTHS: RAIN GARDENS/ SWALES - 450mm
SHRUBS - 450mm
LAWN - 100mm
TREES - 600mm BELOW AND AROUND ROOTBALL
- MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUBS AND GROUND COVER PLANTING AREAS.
 - PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
 - ALL TREE, SHRUB, GROUND COVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING 'SMART' (ET) WEATHER-BASED IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
 - PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
 - ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
 - CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
 - NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.
 - ALL CAULPS-STOCK TREES SHALL BE B & B IN WIRE BASKETS.






TREE LEGEND, TREES - PHASE 2

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
	ACER CIRCINATUM VINE MAPLE	#5 POT	SEE PLAN	7	NATIVE SPECIES, SHADE TOLERANT
	ACER PALMATUM 'OSAKAZUKI' & 'KATSURA' JAPANESE MAPLES	#5 POT	SEE PLAN	2	PATIO TREE/ SPECIMEN, SHADE TOLERANT
	CARPINUS BETULUS 'FRANZ FONTAINE' COLUMNAR HORNBAM	4cm CAL	SEE PLAN	4	DROUGHT TOLERANT, SHADE TOLERANT
	CEDRUS ATLANTICA 'GLAUCA' 'PASTIGIATA' COLUMNAR BLUE ATLAS CEDAR	2.0m	SEE PLAN	3	DROUGHT TOLERANT
	CHAMAECYPARIS NOOTKATENSIS 'JUBILEE' JUBILEE WEeping ALASKA CEDAR	2.0m	SEE PLAN	7	DROUGHT TOLERANT
	MAGNOLIA 'GALATY' GALATY MAGNOLIA	4cm CAL	SEE PLAN	2	ORNAMENTAL SPECIMEN
	PRUNUS YEDOENSIS 'AKESONO' AKESONO JAPANESE FLOWERING CHERRY	6cm CAL	1.5m O.C. AVG. SEE PLAN	4	ORNAMENTAL STREET TREE TO MATCH (B) TO REMAIN
	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE ORNAMENTAL PEAR	6cm CAL	1.5m O.C. AVG. SEE PLAN	3	DROUGHT TOLERANT
	TAXODIUM DISTICHUM BALD CYPRESS	2.0m	SEE PLAN	1	RAIN GARDEN, MOISTURE TOLERANT
	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	6cm CAL	1.5m O.C. AVG. SEE PLAN	3	DROUGHT TOLERANT

IRRIGATION EQUIPMENT LEGEND BUILDING 1

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	PER MECHANICAL	PER MECHANICAL	50mm (2") DOUBLE CHECK VALVE ASSEMBLY PER CSA STANDARDS INSTALLED IN MECHANICAL ROOM
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN PLASTIC OR METAL ENCLOSURE MOUNTED IN MECHANICAL ROOM
	HUNTER	W55-5EN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE.
		SCHEDULE 40	50mm (2") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING MIN. TYP: MAINLINE & CONTROL WIRE: 150mm (6") LATERALS & CONTROL WIRE: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.


























IRRIGATION EQUIPMENT LEGEND BUILDING 2

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	PER MECHANICAL	PER MECHANICAL	38mm (1.5") DOUBLE CHECK VALVE ASSEMBLY PER CSA STANDARDS INSTALLED IN MECHANICAL ROOM
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN PLASTIC OR METAL ENCLOSURE MOUNTED IN MECHANICAL ROOM
	HUNTER	W55-5EN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE.
		SCHEDULE 40	38mm (1.5") PVC MAINLINE
		SCHEDULE 40	PVC SLEEVES UNDER ALL PAVING MIN. TYP: MAINLINE & CONTROL WIRE: 150mm (6") LATERALS & CONTROL WIRE: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.

IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH 'SMART' ET EQUIPMENT AND SHALL OPERATE WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.
- THE IRRIGATION SYSTEM SHALL MEET OR EXCEED THE MOST CURRENT STANDARDS AND SPECIFICATIONS SET OUT BY THE IRRIGATION INDUSTRY ASSOCIATION OF BRITISH COLUMBIA (IBIC) AS REFERENCED IN THE MOST CURRENT EDITION OF THE CANADIAN LANDSCAPE STANDARD PREPARED BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) & CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA).
- IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
- THE PLACEMENT AND RADIUS OF SPRINKLERS SHALL BE ADJUSTED AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
- ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
- ESTABLISHMENT WATERING SHALL MEET OR EXCEED THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD.

PLANT LEGEND, SHRUBS - PHASE 2

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
	ARBUTUS UNEDO 'COMPACTA' STRAWBERRY TREE	#5 POT	1.5m O.C.	14	DROUGHT TOLERANT
	BERBERIS THUNDERBOLT 'ROSE GLOW' ROSE GLOW JAPANESE BARBERRY	1.0m	0.9m O.C.	38	SCREEN, DROUGHT TOLERANT
	CEANOTHUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	#5 POT	1.2m O.C.	31	NATIVE CULTIVAR
	CORUS SERICEA 'BUD'S YELLOW' YELLOW TWIG DOGWOOD	#1 POT	1.0m 1.5m	23 23	NATIVE CULTIVAR NORTH AND SOUTH MIN. LANDSCAPE TREATMENT AREAS INTERIOR RAIN GARDEN
	COTINUS COGGYGRIJA 'ANCOT' GOLDEN SPIRIT SMOKERUSH	#5 POT	SEE PLAN	6	DROUGHT TOLERANT
	HAMAMELUS X INTERMEDIA 'DAINE' DAINE WITCH HAZEL	#5 POT	SEE PLAN	5	DROUGHT TOLERANT
	NANDINA DOMESTICA 'MOON BAY' MOON BAY HEAVENLY BAMBOO	#2 POT	1.0m O.C.	30	DROUGHT TOLERANT
	OSMANTHUS HETEROPHYLLUS 'GOSHIKI' GOSHIKI FALSE HOLLY	1.0m	0.9m O.C.	9	SCREEN, DROUGHT TOLERANT
	PICEA PUGENSIS 'GLAUCOBOSA' DWARF COLORADO SPRUCE	1.0m	0.9m O.C.	15	SCREEN, DROUGHT TOLERANT
	POLYSTICHUM MUNITUM SWORDFERN	#1 POT	1.0m O.C.	25	NATIVE SPECIES
	RHOODODENDRON SSP. RHOODODENDRON	#5 POT	1.2m O.C.	27	SHADE TOLERANT
	ROSA NOOTKATENSIS NOOTKA ROSE	1.0m	0.9m O.C.	44	SCREEN, NATIVE SPECIES
	TAXUS X MEDIA 'HICKSI' HICKS YEW	1.2m	1.0m O.C.	21	SHADE TOLERANT
	THUJA PLICATA 'EXCELSA' EXCELSA WESTERN RED CEDAR	1.0m	0.9m O.C.	27	HEDGE, NATIVE CULTIVAR
	VIBURNUM BODANITENSE 'PINK DAWN' PINK DAWN VIBURNUM	#5 POT	SEE PLAN	5	DROUGHT TOLERANT
	VIBURNUM DAVIDI DAVIDS VIBURNUM	#2 POT	1.0m O.C.	43	SHADE TOLERANT
PERENNIALS & GROUNDCOVERS					
	ARCTOSTAPHYLOS UVA-URSI KINKRICK	#1 POT	1.0m O.C.	22	NATIVE SPECIES, DROUGHT TOLERANT
	ASTILBE 'SILVER PINK' & 'YOUNIQUE WHITE' LIGHT PINK & WHITE ASTILBE	#1 POT	0.75m	6 6	SHADE TOLERANT
	BERGENIA CRASSIFOLIA 'BRESSINGHAM BEAUTY' MAGENTA FUSCULAR	#1 POT	0.6m	27	SHADE TOLERANT
	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER FEATHER REED GRASS	#2 POT	1.0m	56	ORNAMENTAL GRASS, RAIN GARDEN
	CAREX OBNUPTA SLOUGH SEDGE	1.0cm POT	0.45m	85	NATIVE SPECIES SOUTH MIN. LANDSCAPE TREATMENT AREAS INTERIOR RAIN GARDEN
	HAKONECHLOA MACRA 'AUREOLA' GOLDEN JAPANESE FOREST GRASS	#2 POT	0.6m	16	SHADE TOLERANT
	JUNCUS EFFUSUS COMMON RUSH	1.0cm POT	0.45m	90	NATIVE SPECIES SOUTH MIN. LANDSCAPE TREATMENT AREAS INTERIOR RAIN GARDEN
	ROSA MIDLAND 'ICE' WHITE MIDLAND ROSE	#1 POT	1.0m O.C.	60	DROUGHT TOLERANT
LAWN					
	SOD: CERTIFIED CANADA NO. 1	SOD		485sq.m	



THIS DRAWING IS NOT FINAL AND SHALL NOT BE USED FOR CONSTRUCTION WORK UNLESS IT HAS BEEN STAMPED AND SIGNED BY THE LANDSCAPE ARCHITECT. THE COPYRIGHT TO ALL DESIGN AND DRAWINGS ARE THE PROPERTY OF MACDONALD GRAY LANDSCAPE ARCHITECTS. NO PART OF THIS DRAWING OR ANY OTHER DRAWING, OR ANY OTHER DOCUMENT, SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM MACDONALD GRAY LANDSCAPE ARCHITECTS.

1125 & 1145 Seafield Crescent
Woodgrove Senior Citizen Housing Society
Nanaimo, BC

LEGENDS & NOTES

Date: October 31, 2019

Drawn: CM

Checked: NG

Scale: AS NOTED

Project Number: 19-0235

DRAWING NUMBER: L2 of 2

REVISION SCHEDULE		NOTES	
#	Date	Schematic for Pricing	Issued for DP
1	12/28/2019		
2	31/01/2020		
3			
4			
5			
6			
7			
8			
9			
10			

RECEIVED
DP1169
2019-NOV-15
Current Planning

1125 & 1145 Seafield Crescent - DP Application Phase 1
SCHEDULE OF QUANTITIES

October-19
MacDonald Gray Consultants

ITEM	UNIT	QUANTITY	UNIT-COST	TOTALS
Utilities				
Irrigation system	sq.m.	520	15.00	7,800.00
SUBTOTAL, Utilities				7,800.00
Hard Landscape				
Broom finish concrete walkways & pads	sq.m.	75	80.00	6,000.00
Decorative paving (stamped concrete)	sq.m.	50	100.00	5,000.00
Leave strip c/w timber edge	l.m.	65	20.00	1,300.00
SUB-TOTAL, Hard Landscape				12,300.00
Site Furnishings				
Bench	each	1	1,500.00	1,500.00
Bike rack	each	1	1,200.00	1,200.00
SUB-TOTAL, Site Furnishings				2,700.00
Soft Landscape				
Growing medium (450mm depth shrub areas	cu.m.	235	80.00	18,800.00
Compost / Mulch, in place, 75mm depth	cu.m.	40	80.00	3,200.00
Tree, 6cm caliper	each	9	300.00	2,700.00
Tree, 2.0m	each	1	190.00	190.00
Hedge/ screen 1.0m	each	114	30.00	3,420.00
Tree/ shrub, #5 pots	each	46	40.00	1,840.00
Shrub, #2 pots	each	61	20.00	1,220.00
Shrub, #1 pots	each	201	10.00	2,010.00
Shrub, 10cm pots	each	460	5.00	2,300.00
Establishment landscape maintenance	allowance	1	2,500.00	2,500.00
SUB-TOTAL, Soft Landscape				38,180.00
TOTAL				\$60,980.00

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Main Floor:	9,202 sq.ft.
Second Floor:	9,455 sq.ft.
Third Floor:	9,455 sq.ft.
Fourth Floor:	9,455 sq.ft.
FIFTH Floor:	9,455 sq.ft.
Total	47,022 sq.ft.

UNIT TYPE	UNIT AREA	TU	-	TOTAL UNITS NET AREA
Two Bedroom (A)	703 SQ.FT.	4	-	2,812 SQ.FT.
Two Bedroom (B) HC	734 SQ.FT.	4	-	2,936 SQ.FT.
One Bedroom (C)	555 SQ.FT.	40	-	22,200 SQ.FT.
One Bedroom (D)	555 SQ.FT.	10	-	5,550 SQ.FT.
One Bedroom (E) HC	588 SQ.FT.	4	-	2,352 SQ.FT.
TOTAL UNITS AREA		62		35,850 SQ.FT.

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DP1169
2019-NOV-15
 Current Planning



PROJECT:
 1125&1145 Seafiel
 Cres., NANAIMO, BC

D-ARCHITECTURE

6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
 T: 250-933-1991, E: FIRDOUZI@SHAW.CA
 DARYOUSH FIRDOUZI ARCHITECTURE INC.

CLIENT:
WSCHS

DWG TITLE:
 - BUILDING A
 - UNITS INFORMATION (5 Storey)

SCALE: —	DWG No.
DATE: NOV 12	A0.01
PROJ. No. 2647	

1125 & 1145 Seafeld Crescent - DP Application Phase 2
SCHEDULE OF QUANTITIES

October-19
MacDonald Gray Consultants

ITEM	UNIT	QUANTITY	UNIT-COST	TOTALS
Utilities				
Irrigation system	sq.m.	1375	15.00	20,625.00
SUBTOTAL, Utilities				20,625.00
Hard Landscape				
Broom finish concrete walkways & pads	sq.m.	235	80.00	18,800.00
Decorative paving (stamped concrete)	sq.m.	65	100.00	6,500.00
Leave strip c/w timber edge	l.m.	125	20.00	2,500.00
SUB-TOTAL, Hard Landscape				27,800.00
Site Furnishings				
Bench	each	6	1,500.00	9,000.00
Accessible picnic table	each	1	2,500.00	2,500.00
Faux' garden bridge	each	1	5,000.00	5,000.00
Gazebo	each	1	8,500.00	8,500.00
Bike rack	each	1	1,200.00	1,200.00
SUB-TOTAL, Site Furnishings				26,200.00
Soft Landscape				
Growing medium (450mm depth shrub areas	cu.m.	400	80.00	32,000.00
Compost / Mulch, in place, 75mm depth	cu.m.	65	80.00	5,200.00
Tree, 6cm caliper	each	10	300.00	3,000.00
Tree, 4cm caliper	each	6	250.00	1,500.00
Tree, 2.0m	each	11	190.00	2,090.00
Hedge/ screen 1.0m	each	106	30.00	3,180.00
Tree/ shrub, #5 pots	each	97	40.00	3,880.00
Shrub, #2 pots	each	145	20.00	2,900.00
Shrub, #1 pots	each	192	10.00	1,920.00
Shrub, 10cm pots	each	175	5.00	875.00
Shrub, plugs	each	461	4.00	1,844.00
Establishment landscape maintenance	allowance	1	5,000.00	5,000.00
SUB-TOTAL, Soft Landscape				63,389.00
TOTAL				\$138,014.00

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DP1169
2019-NOV-15
Current Planning

Underground parking 10,077 sq.ft.

Main Floor: 9,198 sq.ft.

Second Floor: 9,455 sq.ft.

Third Floor: 9,455 sq.ft.

Fourth Floor: 9,455 sq.ft.

FIFTH Floor: 9,455 sq.ft.

Total 57,095 sq.ft.

UNIT TYPE	UNIT AREA	TU	-	TOTAL UNITS NET AREA
Two Bedroom (A)	703 SQ.FT.	5	-	3,515 SQ.FT.
Two Bedroom (B) HC	734 SQ.FT.	4	-	2,936 SQ.FT.
One Bedroom (C)	555 SQ.FT.	39	-	21,645 SQ.FT.
One Bedroom (D)	555 SQ.FT.	10	-	5,550 SQ.FT.
One Bedroom (E) HC	588 SQ.FT.	4	-	2,352 SQ.FT.
TOTAL UNITS AREA		62		35,998 SQ.FT.

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DP 1169
2019-NOV-15
Current Planning



PROJECT:
1125&1145 Seafield
Cres., NANAIMO, BC

D-ARCHITECTURE

6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIROUZLI@SHAW.CA
DARYOUSH FIROUZLI ARCHITECTURE INC.

CLIENT:
WSCHS

DWG TITLE:

- BUILDING B PHASE #2
- UNITS INFORMATION (5 Storey)

SCALE:

—

DATE:

NOV 12

PROJ. NO.

2647

DWG No.

A0.02

AERIAL PHOTO



N



DEVELOPMENT PERMIT NO. DP001169

Legend



SUBJECT PROPERTIES