



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

May 28, 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:**

[Note: This meeting will be video recorded and published on the City of Nanaimo website [www.nanaimo.ca](http://www.nanaimo.ca)].

**2. ADOPTION OF AGENDA:**

**3. ADOPTION OF MINUTES:**

**a. Minutes**

3 - 6

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-MAR-12.

**4. PRESENTATIONS:**

**a. Development Permit Application No. DP001183 - 2124 Northfield Road**

7 - 28

A Development Permit Application was received from BJK Architecture Inc, on behalf of Hazelwood Finance Corp., for the development of two, three-storey commercial buildings and one, five-storey (32 units) residential building at 2124 Northfield Road. Requested variances include: building height, yard setbacks and parking. The subject property is legally described as Lot 1, Section 18, Range 7, Mountain District, Plan EPP5401.

**b. Development Permit Application No. DP001185 - 338 Machleary Street**

29 - 62

A Development Permit Application was received from IBI Group Architects (Canada) Inc., on behalf of Ocean View Investments (Nominee) Inc., for the development of a seniors' congregate residential development (149 rental units) . The subject property is legally described as Lot A, Section 1, Nanaimo City, Plan VIP53876.

**5. OTHER BUSINESS:**

**a. Discussion - Potential DAP Meeting 2020-JUN-04**

Survey DAP members for availability to attend.

**b. Discussion - Chair Appointment**

In accordance with the City of Nanaimo, Advisory Committee Terms of Reference, "The Committee will elect the Chair annually at the first meeting following April 1st from amongst its members".

**6. ADJOURNMENT:**



**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
BOARDROOM, SERVICE AND RESOURCE CENTRE,  
411 DUNSMUIR STREET, NANAIMO, BC  
THURSDAY, 2020-MAR-12, AT 5:00 P.M.

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Present: Gur Minhas, Chair  
Tony James  
Steve Johnston  
Charles Kierulf  
Kevin Krastel  
Marie Leduc  
Kate Stefiuk

Absent: Tyler Brown, Councillor

Staff: L. Brinkman, Planner, Current Planning Section  
L. Nowak, Planning Assistant, Current Planning Section  
L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

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

2. APPROVAL OF THE AGENDA:

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

3. PRESENTATIONS:

(a) Development Permit Application No. DP1175 – 25 Victoria Road

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Kyle Riley, Architectural Technologist/Project Manager of Herold Engineering presented the project, a façade upgrade to the existing building. Upgrades include: brick cladding complimented with fibre cement board, continued reveal treatment, extra support to the canopy, guardrail to retaining wall, and down-lighting for the marquee.

Panel discussions took place regarding:

- Material and colours used to strengthen/identify the front entranceway
- North elevation lighting

It was moved and seconded that Development Permit Application No. DP1175 be accepted as presented. The motion carried unanimously.

Charles Kierulf vacated the meeting at 5:18 p.m. due to conflict.

(b) Development Permit Application No. DP1177 – 191/195 Fourth Street

Introduced by Lainy Nowak, Planning Assistant, Current Planning Section.

Donna Hais, Project Manager with R.W. (Bob) Wall Contracting provided an overview of the project and site. Ms. Hais explained this renovation project is contained within the existing building envelope/footprint and will include changes to the building's exterior. The building changes will result in adherence to current BC Building Code requirements both structurally and seismically.

Alfred Korpershoek, Designer and Charles Kierulf, Architect of dHKarchitects Inc., presented the project. Mr. Korpershoek spoke regarding the overall plan, existing conditions and proposed changes.

- Addition of stairwell on one side
- Original overhead doors will be replaced with new glass panelled doors

Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect presented the landscape plan and spoke regarding the proposed planting material, taking the Westwood ecosystem (easy to maintain, draught resistant plants) into consideration. Sightlines into the building will be maintained.

Panel discussions took place regarding:

- An explanation was requested regarding the hardscape
- Street trees and newly created landscape area
- Screening of garbage enclosure
- The possibility of adding something to reference the building or area history

It was moved and seconded that development permit application no. DP1177 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider the addition of street trees to the east side of the property;
- Consider adding screening around the garbage bin; and,
- Consider incorporating something to reference the history of the building or the Harewood area.

The motion carried unanimously.

Charles Kierulf returned to the meeting at 5:35 p.m.

(c) Development Permit Application No. DP1170 – 1615 Northfield Road

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Richard Finnegan, Designer of Finn and Associates and Jeet Manhas, Owner of Anayk Home Builders, presented the project and spoke regarding, zoning, building design, building siting and configuration, neighbourhood context and the proposed variances (yard setbacks and landscape buffer).

- Each lower level unit will have concrete patios which will create sound and visual buffers from the road
- The proposed drive aisle surface is concrete, and paving stones are proposed to surface the driveways to the individual units
- A grass strip in the driveways will provide drainage and soften the hardscape
- Planting materials include: red Japanese maples mixed with dwarf dogwood, snowberries and deer ferns in the boulevard; autumn glaze maples along a 6' wood fence with dense shrubbery along the back property line

Panel discussions took place regarding:

- The street presence along Northfield Road
- Ways to enhance unit entranceways along Northfield Road
- The proposed rear yard setback variance and adjacent neighbouring properties
- The possible inclusion of evergreen trees along the rear property line to mitigate overlook and provide a green screen year round
- The need for safe play areas for children onsite
- The need to employ a landscape architect for this project to provide a clear understanding of the landscape plan and details, proposed trees (ie size at maturity), and other planting materials
- Pedestrian access/connectivity from Northfield Road
- Possible Crime Prevention through Environmental Design (CPTED) issues between the buildings
- The possible addition of glazing to side elevations to break building massing, especially along the drive aisle
- The addition of weather protection along the south building elevation
- Refuse storage areas (onsite / unit) and pick up service
- The possibility of shortening unit driveways to exclude the need for a rear yard setback variance

It was moved and seconded that Development Permit Application No. 1170 be accepted for form and character and siting as presented with support for the proposed variances. The following recommendations were provided:

- Produce a landscape concept plan, prepared by a landscape architect, and have the landscape architect return to the panel to present the plan;
- Look at adding 3<sup>rd</sup> storey windows on the side elevations;
- Consider ways to enhance the entries along Northfield Road using both architectural features and landscaping;
- Consider weather protection for the patios along the rear (south) property line; and,
- Consider modifications to the site plan to eliminate the need for a rear (south) property line setback variance.

The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at 6:45 p.m. that the meeting terminate. The motion carried unanimously.

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C H A I R

CERTIFIED CORRECT:

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CORPORATE OFFICER

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001183 – 2124 NORTHFIELD ROAD

***Applicant / Architect:*** BJK ARCHITECTURE INC.

***Owner:*** HAZELWOOD FINANCE CORP.

***Landscape Architect:*** 4-SITE LANDSCAPE ARCHITECTURE

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#### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Mixed Use Corridor (COR2)
<i>Location</i>	The subject property is located on the north side of Northfield Road, 100m east from the Bowen Road and Northfield Road intersection.
<i>Total Area</i>	6,086m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Corridor 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 Mainstreet Design Guidelines

The subject property is a level site that fronts onto Northfield Road, and backs onto Beban Park at the rear. Commercial uses are located to the east and west sides, with single family residential use on the south side of Northfield Road. The property currently contains an industrial use which would be removed for the proposed development.

#### PROPOSED DEVELOPMENT

The proposed development consists of two commercial buildings and one multi-family residential building. Surface parking is provided, and parking is located under one commercial building and under the residential building. The permitted base Floor Area Ratio (FAR) in the COR2 Zone is 1.25 and an FAR of 0.94 is proposed. The proposed building composition is as follows:

- Building 1 - three-storey commercial building with a floor area of 921m<sup>2</sup>;
- Building 2 - three-storey commercial building with a floor area of 1048m<sup>2</sup>; and
- Building 3 - five-storey residential building with 32 units (8 one bedroom units and 24 two bedroom units).

#### Site Design

The two commercial buildings are located closer to Northfield Road, and the residential building is located at the rear of the property adjacent to Beban Park. A public pedestrian path is proposed along the east property line, creating a pedestrian connection from Northfield Road to Beban Park. A pedestrian path is also provided within the site connecting Northfield Road to Beban Park. Commercial Building 1 fronts onto Northfield Road and is sited closer to the west property line. Commercial Building 2 is located on the east side of the property. Pedestrian

connections are provided throughout the site, connecting the building entrances and providing safe pedestrian crossings through the parking areas. The parking spaces are located under Buildings 1 and 3, in the centre of the property, and are tucked into corners around the site.

Staff Comments:

- Consider creating a safe pedestrian connection to the garbage enclosure.
- Provide clarification regarding the garbage service onsite, and confirm if the commercial tenants and residents will use the same garbage enclosure.
- Consider a more convenient location for the loading parking space.
- Consider additional small car parking spaces such that a parking variance of three spaces is not required.

Building Design

The three buildings are designed to compliment each other in terms of massing, character and building finishes. The exterior materials on the commercial buildings include a mix of acrylic stucco, stone, wood siding, and timber details. The exterior material on the residential building is primarily fiber cement board siding.

Commercial Building 1 is 12.7m in height and contains under-the-building parking on the first storey, with commercial units on the second and third storeys. Three sides of the building contain generous columns of windows with stone and wood accents. The commercial units on the second and third storeys are accessed by front doors facing Northfield Road, as well as a lobby with elevator and stairwell at the rear of the building. Under-the-building parking is accessed at the rear of the building. A canopy is provided for the building's front entrance, and for the rear lobby and parking garage entrance. Due to the building's proximity to the west property line, no building openings are proposed for this side.

Commercial Building 2 is 13.4m in height, with three-storeys of commercial units, which are accessed by the main front doors and lobby on the west side of the building. Four sides of the building contain generous columns of windows with stone and wood accents. A canopy is provided for the front entries on the west side and for the service doors at the rear of the building.

Residential Building 3 is 17.68m in height, with the lobby, amenity room, bike storage room and parking on the first storey; and residential units on the upper four stories. The massing is broken up by articulated vertical columns along the building face. The building's front entry faces south and the under-the-building parking area is accessed on the east side of the building. The under-the-building parking is open and visible on a portion of the west side and at the rear. The varied roofline allows for larger windows and elevated ceilings for the fifth storey residential units. The residential units range in size from 71m<sup>2</sup> to 98m<sup>2</sup>, and each unit has a private covered outdoor balcony.

Staff Comments:

- Consider more detail for the west elevation of Building 1 to add interest.
- Consider a more prominent feature, such as a canopy, to highlight the front door of residential Building 3.
- Provide details regarding how rooftop equipment will be screened on all three buildings.
- Strengthen and improve the façade and columns around the parkade on the first level of Building 3.
- Consider ways to mitigate offsite illumination from the parkade under Building 3.

### Landscape Design

The landscape plan proposes groups of plantings around the three buildings, with a network of paved pedestrian paths and plaza areas near building entrances. The frontage contains a welcoming plaza connection to the Northfield Road sidewalk, which is accented by four deciduous shade trees. The east side property line contains a planted swale raingarden, and a paved public pedestrian path with black chainlink fence. The rear property line contains a planted raingarden, trees, and a timber and mesh fence. The south end of the west side property line is screened with a wood fence and cedar hedge. A City of Nanaimo right-of-way for storm and sewer services is located along the north portion of the west side lot line (adjacent to residential Building 3), thus this area contains parking spaces and landscaping to respect the right-of-way.

#### Staff Comments:

- To create a welcoming street presence, consider lower trees and shrubs to frame the front entrance area of Building 1 (at Northfield Road).
- Provide a detail showing the garbage enclosure with a solid door or gate. Note that landscaping is required on three sides of the garbage enclosure.
- Provide a detail of the proposed site lighting.
- Show the surface material of all pedestrian paths on the landscape plan.
- Consider an arbour or landscape feature to highlight the internal pedestrian connection to the park.

### **PROPOSED VARIANCES**

#### Building Setbacks

The required rear yard setback in the COR2 Zone is 7.5m. Residential Building 3 meets the minimum required setback with the exception of two small portions of the building which are setback 6m from the rear property line, thus a variance of 1.35m is proposed for two portions of the building.

#### Parking Bylaw

The Parking Bylaw requires that 96 parking spaces be provided. A total of 93 parking spaces are provided, thus a variance of three parking spaces is proposed.

The Parking Bylaw requires that two loading spaces be provided. The applicant has provided one loading space, a proposed variance of one loading space.

**2124 Northfield Rd.**

March 03, 2020

### **Design Rationale**

The project is a Mixed-Use Development comprised of a 3 building fully developed site.

This site is located between Northfield Rd. and Beban Park. It is flanked on both sides by commercial properties.

The 3 buildings on the site are organized around an internal court, with entry plazas, surface parking and fully landscaped. Buildings 1 and 2 are three story commercial developments. Building 3 is a five story multi-family residential structure with below-building parking.

Hard and soft landscaping features include:

- Asphalt surface parking areas and drive-aisles
- Scored concrete pedestrian crosswalks
- Entry plazas and patios at building entrances
- Short term bicycle parking
- Recycling and garbage enclosure

Pedestrian access and circulation on the site have been carefully considered. A central walkway extends from Northfield Rd., through the site to a gated access into Beban Park. The walkway also connects the main entrances of the three buildings.

A second pathway connects Northfield Rd. and Beban Park directly, and is meant to provide public access to the park, without going through the center of the site. This concrete path is fenced on both sides with a 1200 mm high chainlink fence along the property line and a 1200 decorative fence separating the site from the walkway.

Building 1 is facing Northfield Rd. with a small commercial space and plaza at the entry to the site. A small surface parking area has been located directly adjacent to this plaza for easy in and out access.

Building 2 is visible from Northfield and faces the interior of the site.

Building 3 is located at the back of the property, taking advantage of the adjacent park.

On-site parking has been provided both as small, surface lots and concealed under-building parking areas. Underground parking has not been included.

**RECEIVED**  
**DP 1183**  
**2020-MAR-03**  
Current Planning

Brian Kapuscinski  
Architect AIBC

2122 Brandon Rd.  
Shawnigan Lk. BC  
V0R 2W3



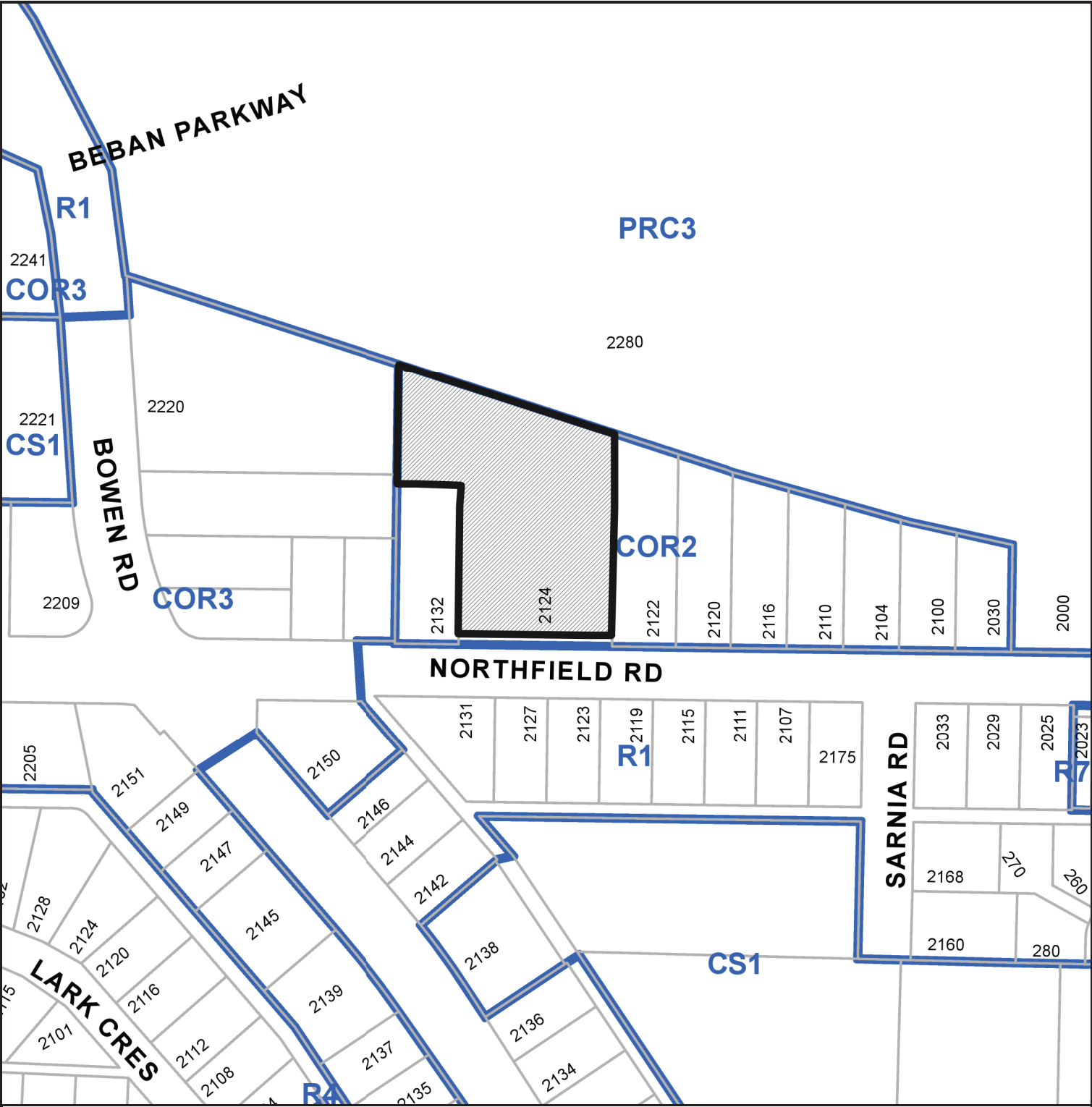
## **Building Design**

The three buildings are designed to compliment each other in terms of massing, character and building finishes.

Buildings 1 & 2 are very similar in nature, both being 3 story commercial buildings with ground level Commercial Units. Each building has an elevator / entry lobby to serve the commercial office spaces on the upper 2 floors. The buildings are similar in mass and roof form, both having generous roof and canopy overhangs. The finish materials are, stone, composite cement panels, significant glazing, glazed guardrails and wood accents on most building faces. Small, rooftop patios have been included to serve select office spaces.

Building 3 is a 32-unit, multi-family residential building located away from Northfield in close proximity to Beban park. The ground floor contains under-building parking, an Entry Lobby, an Amenity Room and a bicycle storage room. The upper 4 floors each contain 8 residential units and resident storage areas. The unit mix includes 2- bedroom / den units, 2-bedroom units and 1- bedroom / den units. Each unit includes a generous covered balcony.

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001183



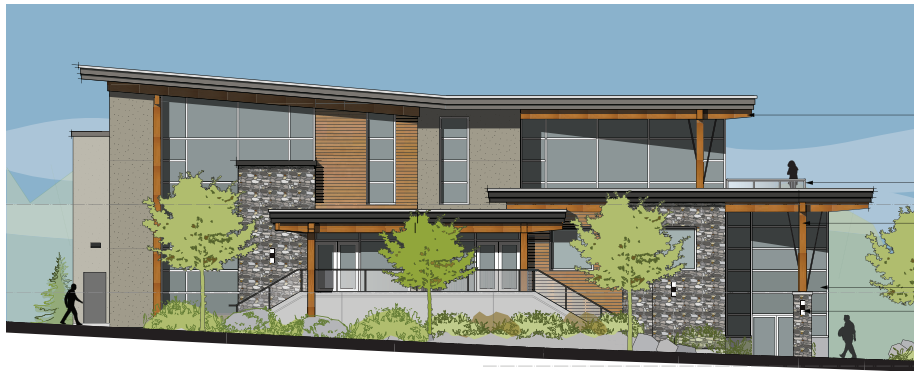
Subject Property

CIVIC: 2124 NORTHFIELD ROAD

LEGAL: LOT 1, SECTION 18, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP5401







**SOUTH ELEVATION - FACING NORTHFIELD**

TORCH ON ROOFING  
TIMBER ACCENTS  
STUCCO SURFACE  
ALUM. RAILING WITH GLASS PANELS  
TIMBER POST WITH METAL BRACES  
SOFFIT LIGHTING  
ALUM. STOREFRONT WINDOWS  
ROCK FACED COLUMN WITH CONCRETE CAP  
CONCRETE STAIRS  
LANDSCAPE BY OTHERS

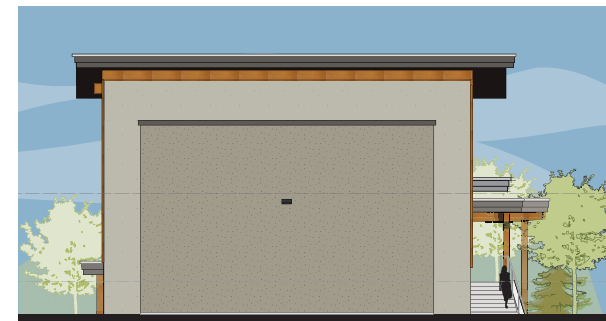


**EAST ELEVATION**



**NORTH ELEVATION - FACING PARKING AREA**

45.97' / 14M MAX. BLDG. HEIGHT  
H. 41.5' PROP. BLDG. HGT.  
22' 8" 3RD FLOOR  
10' 8" 2ND FLOOR  
SOFFIT LIGHTING  
ENTRANCE TO PARKING



**WEST ELEVATION**

**PROPOSED DEVELOPMENT**  
2124 NORTHFIELD ROAD  
Nanaimo, B.C.

**BUILDING 1**

**bjk architecture inc.**  
2122 Brandon Rd.  
Shawnigan Lake B.C.  
V0R 2W3  
Ph: 250-891-1602

PROJECT # 1405.06.18  
ISSUED 14 FEB. 2019  
REVIEW 27 FEB. 2019  
MEETING 10 MAY. 2019  
MEETING 16 MAY. 2019  
REVIEW 27 JUNE. 2019  
FOR DPA 03 MAR. 2020

DRAWING #

**PR1.2**

**RECEIVED**  
**DP1183**  
**2020-MAR-10**  
CITY OF NANAIMO

PRELIMINARY EXTERIOR FINISHES & COLOURS			
	ACRYLIC STUCCO SIERRA SPRINGS		WOOD LOOK SIDING NATURAL
	ACRYLIC STUCCO K2 STONE		FASCIA / PANELS CLOVERDALE PAINT IRON C207
	ACRYLIC STUCCO QUARRIES SPRING VALLEY		TIMBER DETAILS SEMI TRANSPARENT STAIN NATURAL CEDAR OR SIMILAR
	ACRYLIC STUCCO LEDGESTONE		SOFFITS / FLASHINGS CHARCOAL
	ACRYLIC STUCCO LEDGESTONE		EXPOSED CONCRETE ARCHITECTURAL FINISH NATURAL GREY
	ACRYLIC STUCCO LEDGESTONE		RAILINGS / FLASHINGS BLACK
	ACRYLIC STUCCO LEDGESTONE		WINDOW FRAMES ANODIZED

NOTE: COLOURS AND MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND ARE USED TO GRAPHICALLY DEPICT FORM AND CHARACTER. ACTUAL PRODUCTS MAY VARY.



WEST ELEVATION - FACING PARKING AREA



SOUTH ELEVATION - FACING NORTHFIELD

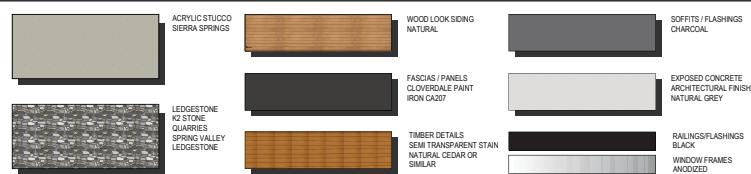


EAST ELEVATION



NORTH ELEVATION

PRELIMINARY EXTERIOR FINISHES & COLOURS



NOTE: COLOURS AND MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND ARE USED TO GRAPHICALLY DEPICT FORM AND CHARACTER. ACTUAL PRODUCTS MAY VARY.

PROPOSED DEVELOPMENT  
2124 NORTHFIELD ROAD  
Nanaimo, B.C.

BUILDING 2

bjk architecture Inc.  
2122 Brandon Rd.  
Shawnigan Lake B.C.  
V0R 2W3  
Ph: 250-891-1602

PROJECT # 1405.06.18  
ISSUED:  
REVIEW 14 FEB. 2019  
MEETING 27 FEB. 2019  
MEETING 10 MAY. 2019  
MEETING 16 MAY. 2019  
FOR CPA 03 MAR. 2020

DRAWING #

PR2.2

RECEIVED  
DP1183  
2020-MAR-10  
Current Planning





PRELIMINARY EXTERIOR FINISHES & COLOURS			
	FIBER CEMENT BOARD & BATTEN SIDING 7" x 12" EXPOSURE SANDSTONE BEIGE		SOFFITS / FLASHINGS CHARCOAL
	FIBER CEMENT LAPPED SIDING 3" x 8" EXPOSURE CLOVERDALE PAINT WESTERN JUNIPER CA186		EXPOSED CONCRETE ARCHITECTURAL FINISH NATURAL GREY
	FASCIA/TRIM/ MAN DOORS CLOVERDALE PAINT IRON CAST		RAILINGS BLACK
	ACCENT COLOUR CLOVERDALE PAINT		
	WINDOW FRAMES WHITE		
NOTE: COLOURS AND MATERIALS SHOWN ARE REPRESENTATIONAL ONLY AND ARE USED TO GRAPHICALLY DEPICT FORM AND CHARACTER. ACTUAL PRODUCTS MAY VARY.			

**PROPOSED DEVELOPMENT**  
2124 NORTHFIELD ROAD  
Nanaimo, B.C.

**BUILDING 3**

**bjk architecture Inc.**  
2122 Brandon Rd.  
Shawnigan Lake B.C.  
V0R 2W3  
Ph: 250-891-1602

PROJECT #:	1405.06.10
ISSUED:	
FOR REVIEW	14 FEB. 2019
MEETING	27 FEB. 2019
FOR REVIEW	01 MAY. 2019
MEETING	10 MAY. 2019
MEETING	16 MAY. 2019
MEETING	13 JUNE 2019
DPA	03 MAR. 2020

DRAWING #

PR3.3

RECEIVED  
DP1183  
2020-MAR-10  
Current Planning



NORTH ELEVATION

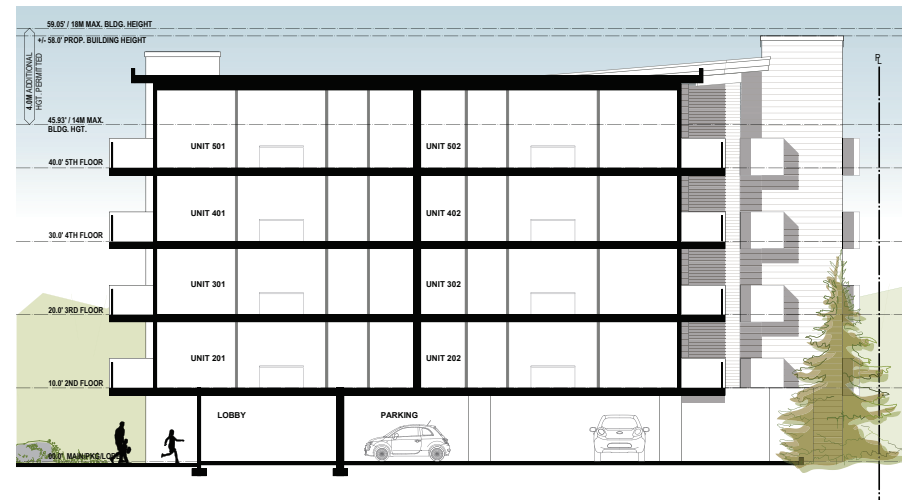
VERTICAL FIBER CEMENT BOARD & BATTEN SIDING  
CANOPY  
HORIZONTAL FIBER CEMENT LAPPED SIDING  
GLASS PANELS IN ALUMINUM FRAME  
EXPOSED CONCRETE

HORIZONTAL FIBER CEMENT LAPPED SIDING  
PARKING



WEST ELEVATION

PARKING BELOW



SCHEMATIC BUILDING SECTION

**PROPOSED DEVELOPMENT**  
2124 NORTHFIELD ROAD  
Nanaimo, B.C.

**BUILDING 3**

**bjk architecture Inc.**  
2122 Brandon Rd.  
Shawnigan Lake B.C.  
V0R 2W3  
Ph: 250-891-1602

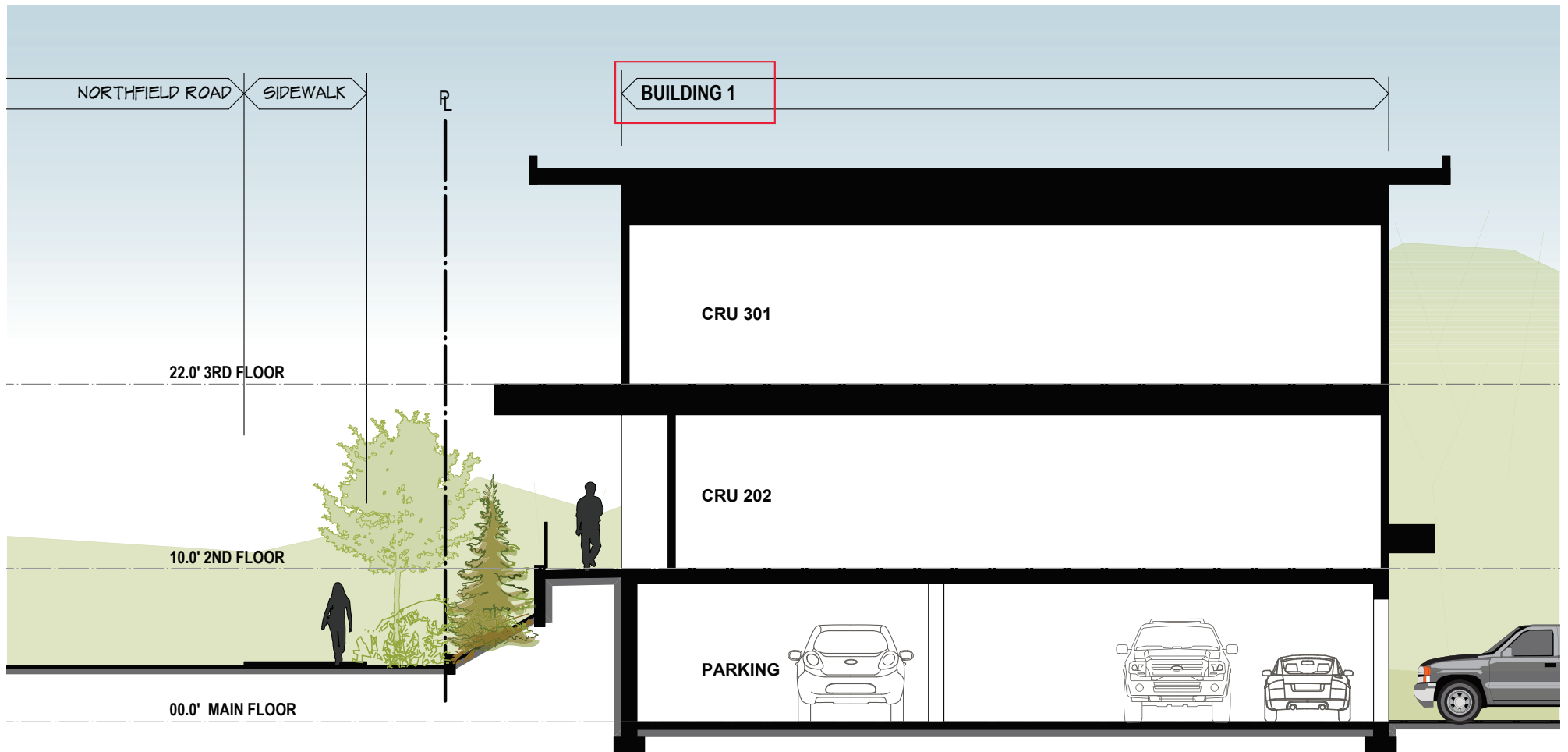
PROJECT # 1405.06.18  
ISSUED:  
FOR REVIEW 14 FEB. 2019  
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FOR REVIEW 01 MAY. 2019  
MEETING 10 MAY. 2019  
MEETING 16 MAY. 2019  
MEETING 13 JUNE 2019  
DPA 03 MAR. 2020

DRAWING #

PR3.4

RECEIVED  
DP1183  
2020-MAR-10  
Current Planning





## SCHEMATIC BUILDING SECTION



**SCHEMATIC BUILDING SECTION**

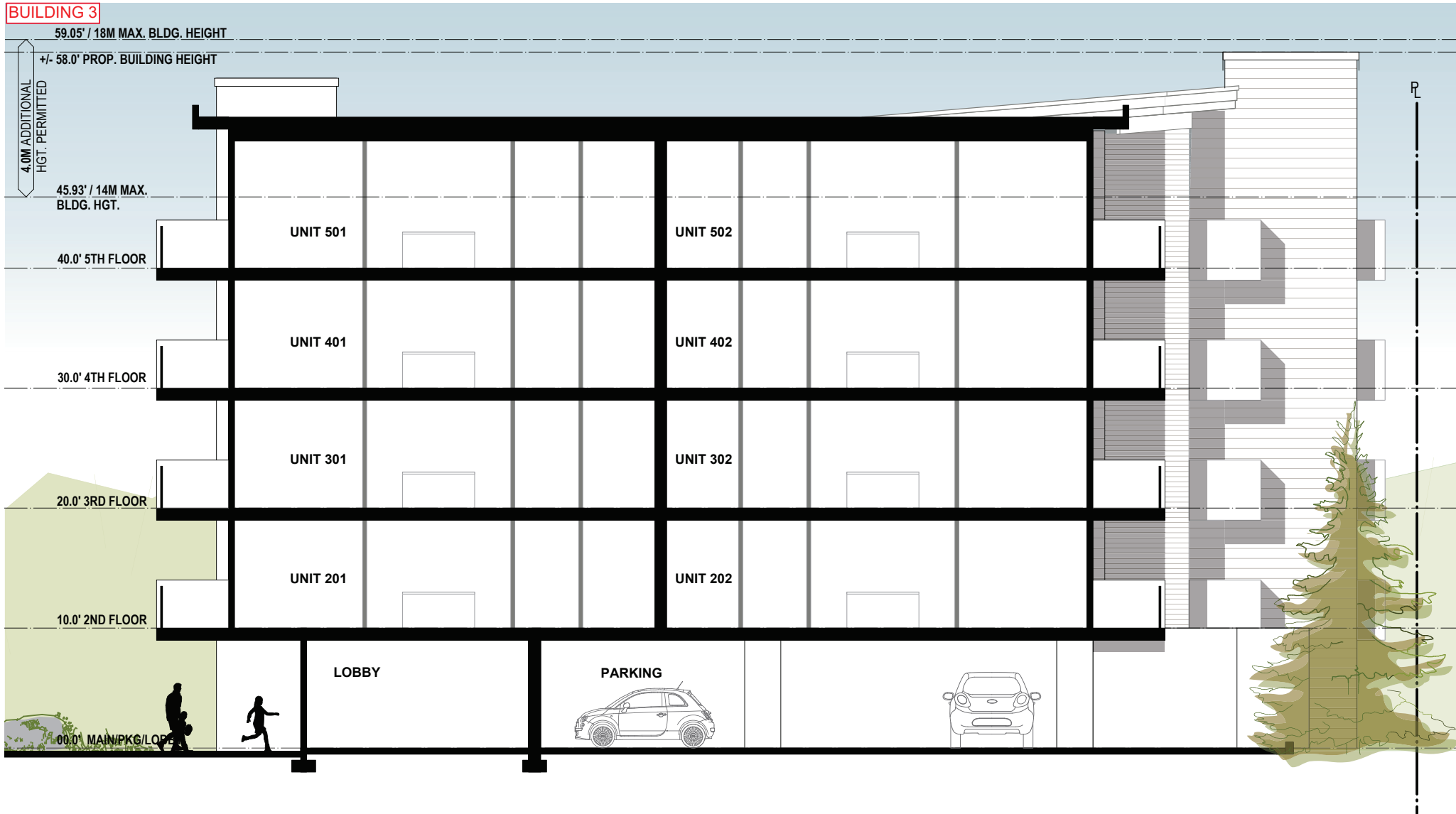
**PROPOSED DEVELOPMENT**  
**2124 NORTHFIELD ROAD**  
Nanaimo, B.C.

**BUILDING 2**

**bjk architecture inc.**  
2122 Brandon Rd.  
Shawnigan Lake B.C.  
V0R 2W3  
Ph: 250-891-1602

PROJECT #	1405.06.18
ISSUED:	
REVIEW	14 FEB. 2019
MEETING	27 FEB. 2019
MEETING	10 MAY. 2019
MEETING	18 MAY. 2019
FOR CPA	03 MAR. 2020

DRAWING #  
**PR2.3**



**SCHEMATIC BUILDING SECTION**

**BUILDING 1**

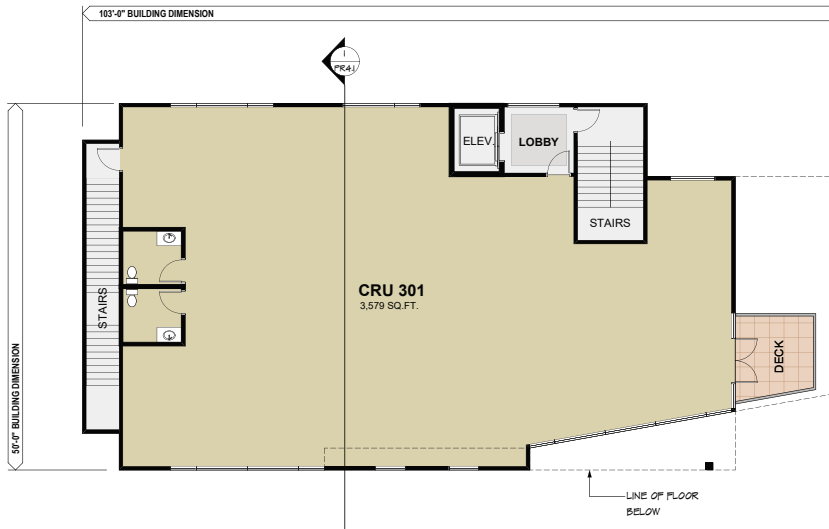
**bjk architecture inc.**  
2122 Brandon Rd.  
Shawnigan Lake B.C.  
V0R 2W3  
Ph: 250-891-1602

PROJECT # 1485.06.18  
ISSUED 14 FEB. 2019  
REVIEW 27 FEB. 2019  
MEETING 10 MAY. 2019  
MEETING 16 MAY. 2019  
REVIEW 27 JUNE 2019  
FOR DPA 03 MAR. 2020

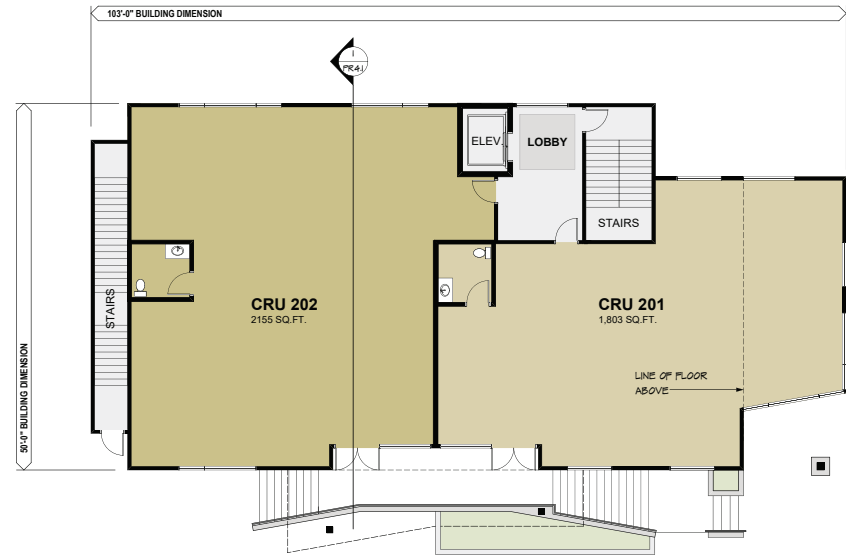
DRAWING #

PR1.1

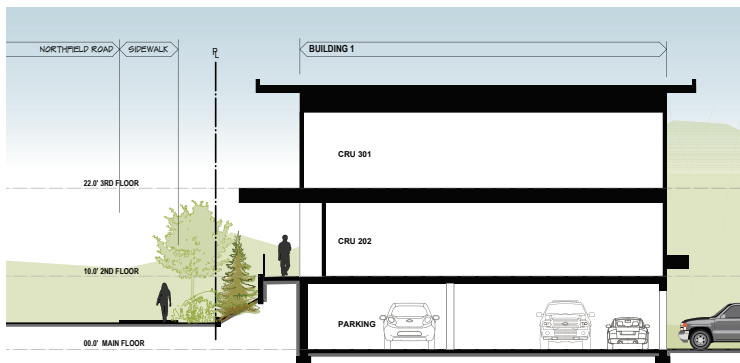
RECEIVED  
DP 1183  
2020-MAR-10  
CITY OF NANAIMO



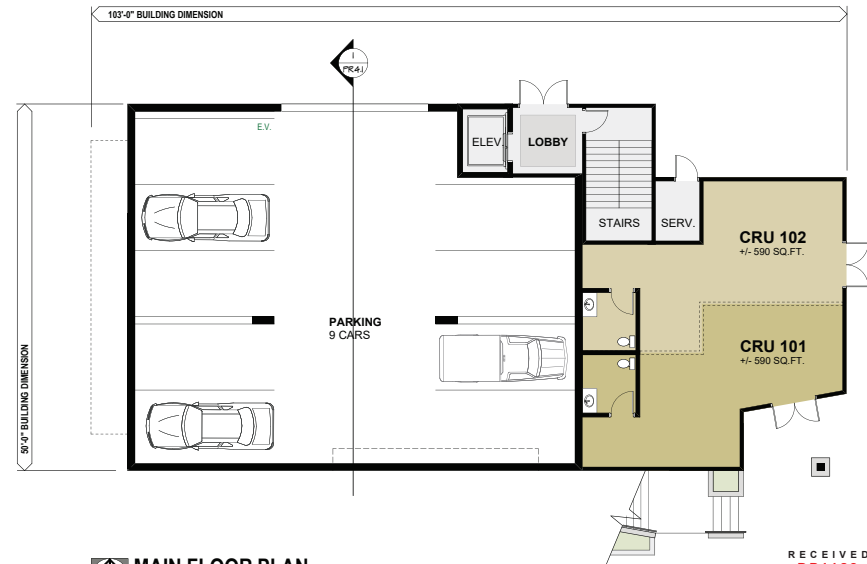
**3RD FLOOR PLAN**  
4,126 SQ. FT.



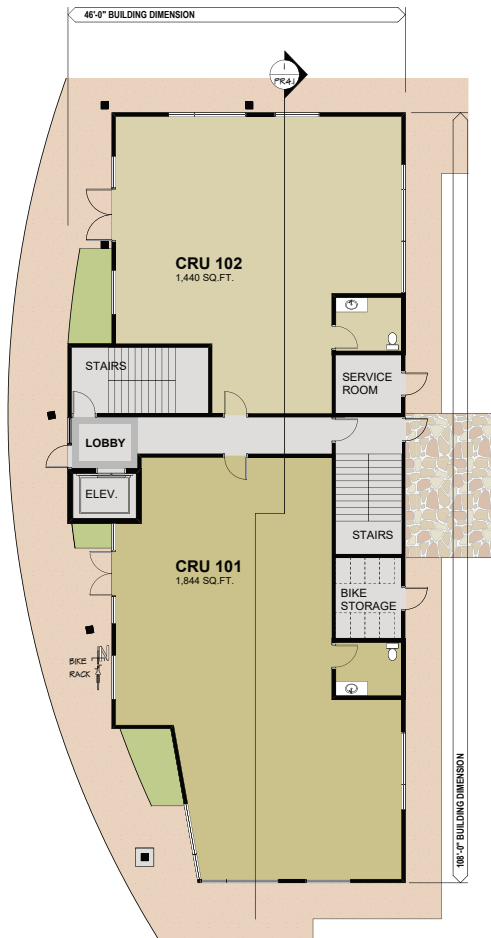
**2ND FLOOR PLAN**  
4,170 SQ. FT.



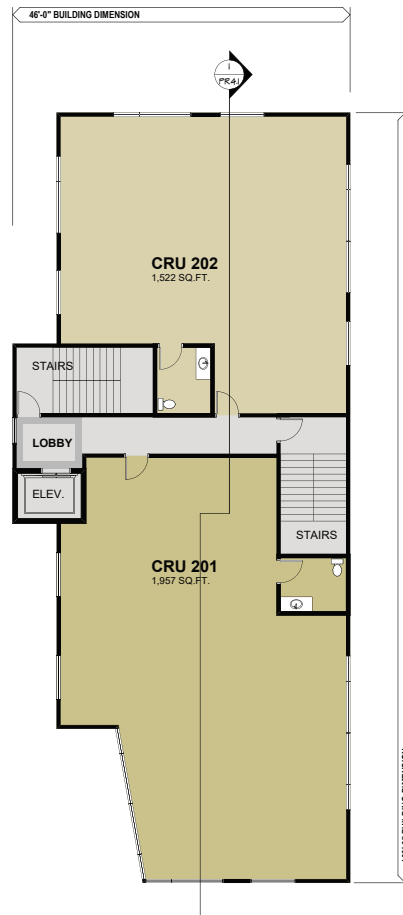
**SCHEMATIC BUILDING SECTION**



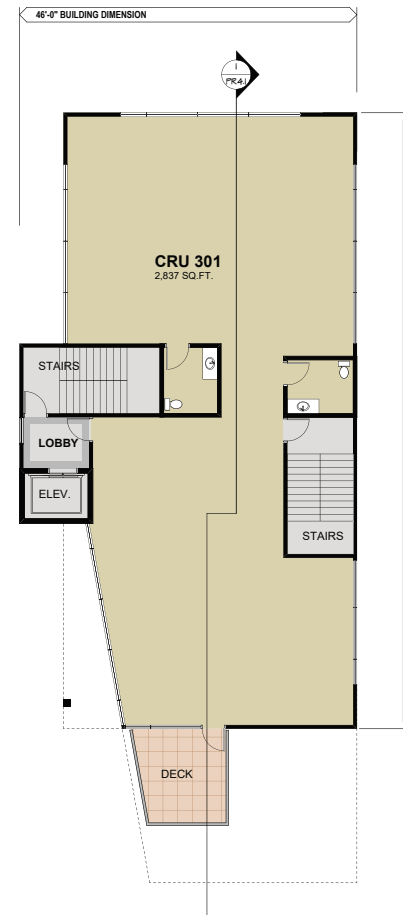
**MAIN FLOOR PLAN**  
1,621 SQ. FT.



**MAIN FLOOR PLAN**  
+/- 4,140 SQ.FT.



**2ND FLOOR PLAN** (2 TENANT OPTION)  
+/- 3,786 SQ.FT.



**3RD FLOOR PLAN** (1 TENANT OPTION)  
3,353 SQ.FT.

**PROPOSED DEVELOPMENT**  
2124 NORTHFIELD ROAD  
Nanaimo, B.C.

**BUILDING 2**

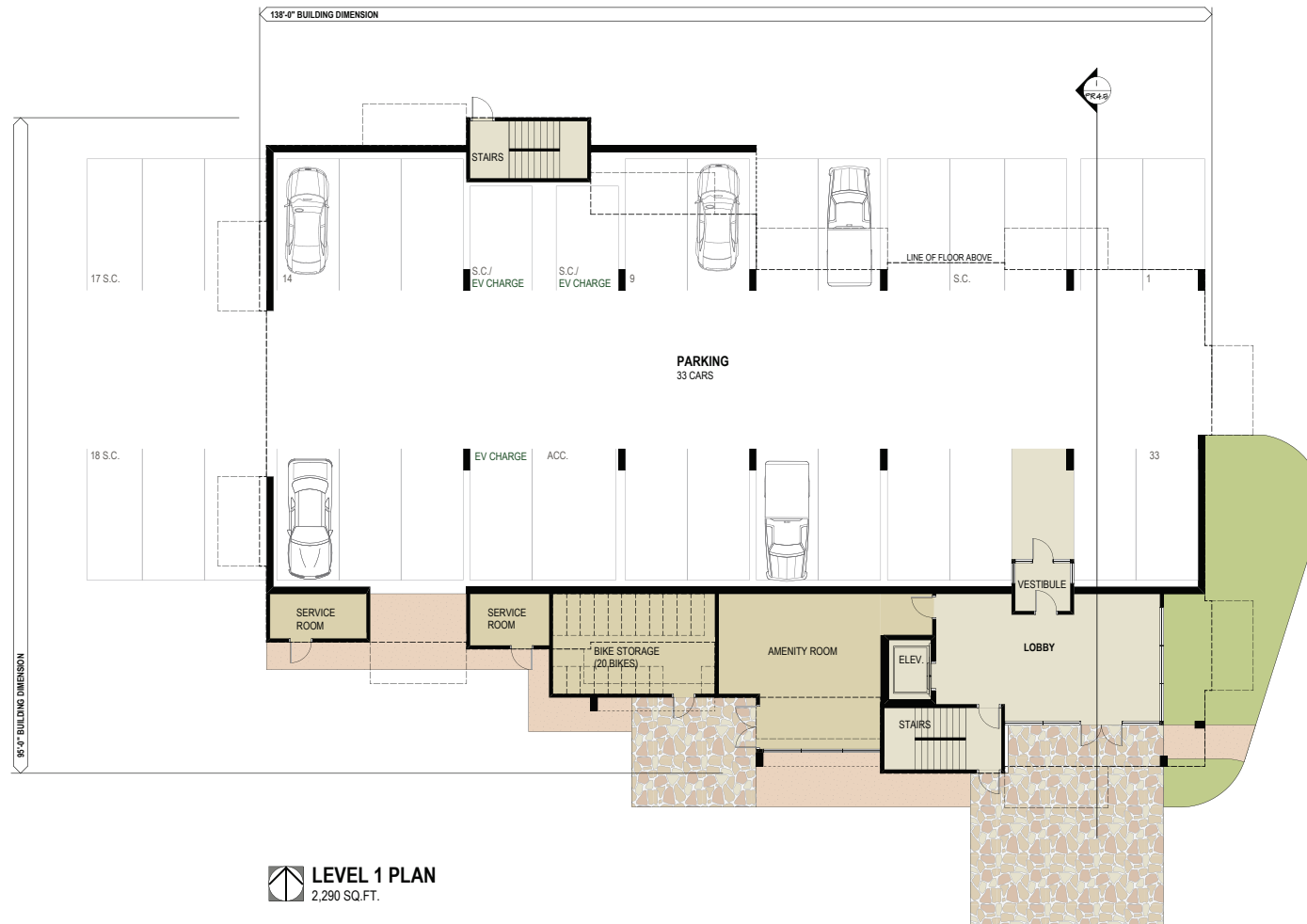
**bjk architecture Inc.**  
2122 Brandon Rd.  
Shawnigan Lake B.C.  
V0R 2W3  
Ph: 250-891-1602

PROJECT #	1405.06.18
ISSUED	
REVIEW	14 FEB. 2019
MEETING	27 FEB. 2019
MEETING	10 MAY. 2019
MEETING	18 MAY. 2019
FOR CPA	03 MAR. 2020

DRAWING #

PR2.1

RECEIVED  
DP 1183  
2020-MAR-10  
Current Planning



**PROPOSED DEVELOPMENT**  
2124 NORTHFIELD ROAD  
Nanaimo, B.C.

**BUILDING 3**

**bjk architecture inc.**  
2122 Brandon Rd.  
Shawnigan Lake B.C.  
V0R 2W3  
Ph: 250-891-1602

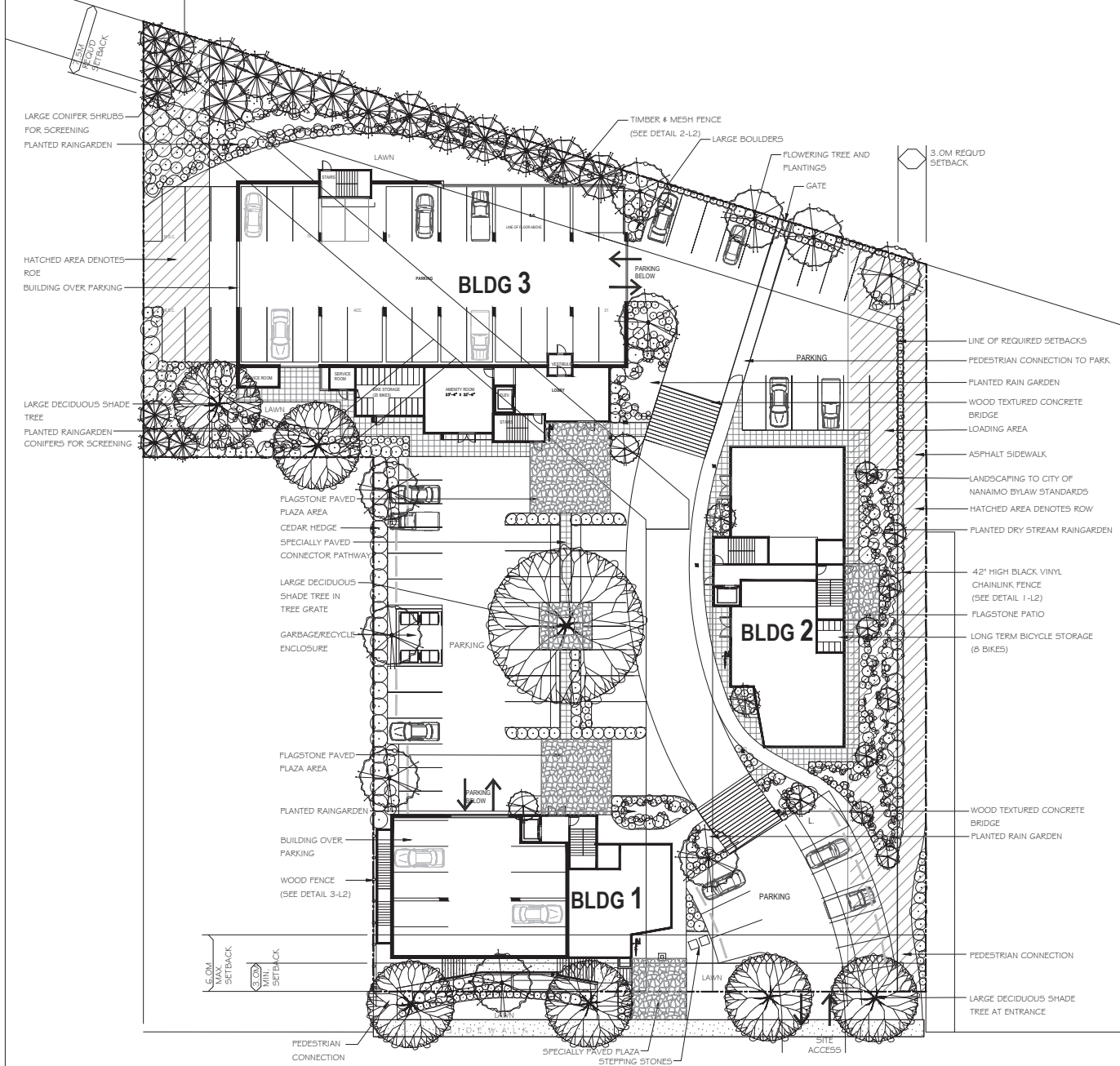
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ISSUED:	
REVIEW	14 FEB. 2019
MEETING	27 FEB. 2019
MEETING	10 MAY. 2019
MEETING	18 MAY. 2019
FOR CPA	03 MAR. 2020

DRAWING #

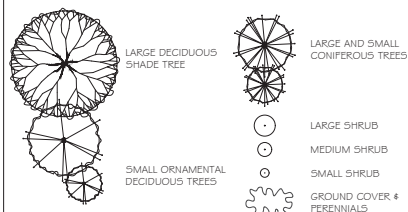
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RECEIVED  
DP 1183  
2020-MAR-10  
CITY OF NANAIMO





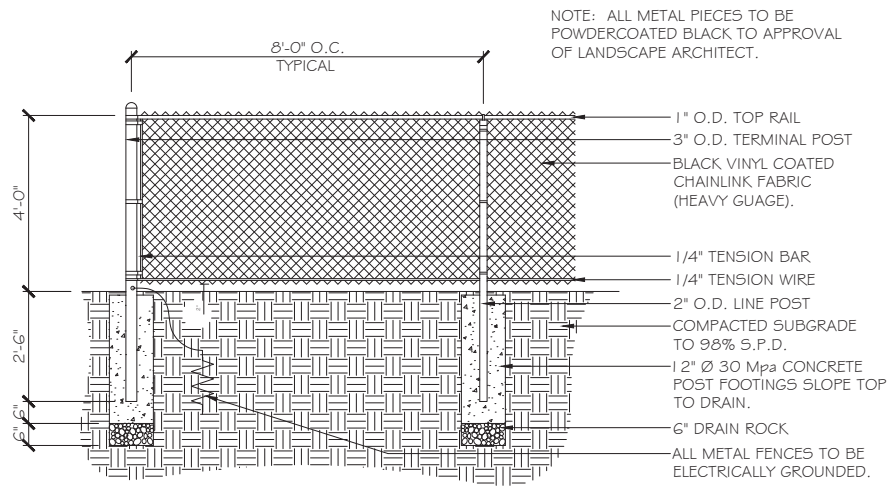
## SOFTSCAPE LEGEND



SUGGESTED PLANT LIST				
Key	Common Name	Latin Name	Size	Notes
Trees	AA1F Vine Maple	Acer circinnatum	Small	
	AA2F Pacific Western Redcedar	Juniperus communis var. Sargentii	Small	
	AA3F Western Red Cedar	Juniperus communis var. Sargentii	Small	
	AA4F Noble Cedar	Juniperus communis	Small	
Large Shrubs	AA5F Lily of the Valley Shrub	Lilium phillyria	Medium	
	AA6F Chinese Elm	Ulmus parviflorus	Medium	
Medium Shrubs	AA7F Euonymus	Euonymus alatus	Medium	
	AA8F Euonymus	Euonymus alatus	Medium	
Small Shrubs	AA9F Dwarf Lily of the Valley Shrub	Lilium phillyria	Small	
	AA10F European Spindle Tree	Eurotia fraxinifolia	Small	
Ground Covers	AA11F European Spindle Tree	Eurotia fraxinifolia	Small	
	AA12F European Spindle Tree	Eurotia fraxinifolia	Small	
Grasses	AA13F European Spindle Tree	Eurotia fraxinifolia	Small	
	AA14F European Spindle Tree	Eurotia fraxinifolia	Small	
Perennials	AA15F European Spindle Tree	Eurotia fraxinifolia	Small	
	AA16F European Spindle Tree	Eurotia fraxinifolia	Small	

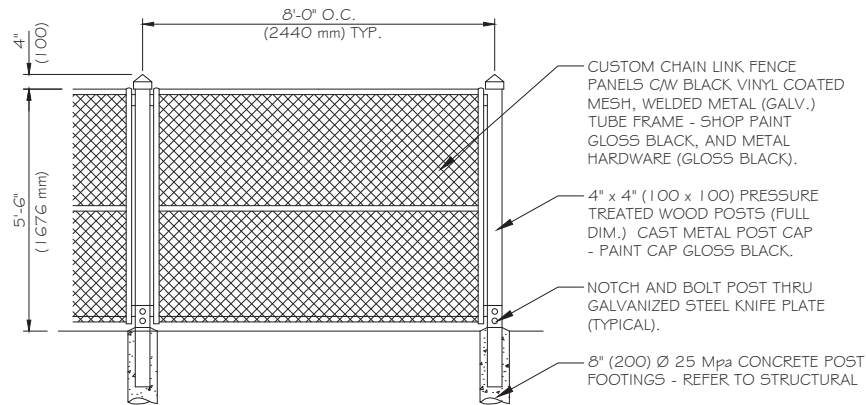
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2020-MAR-10  
CURRY PLANNING





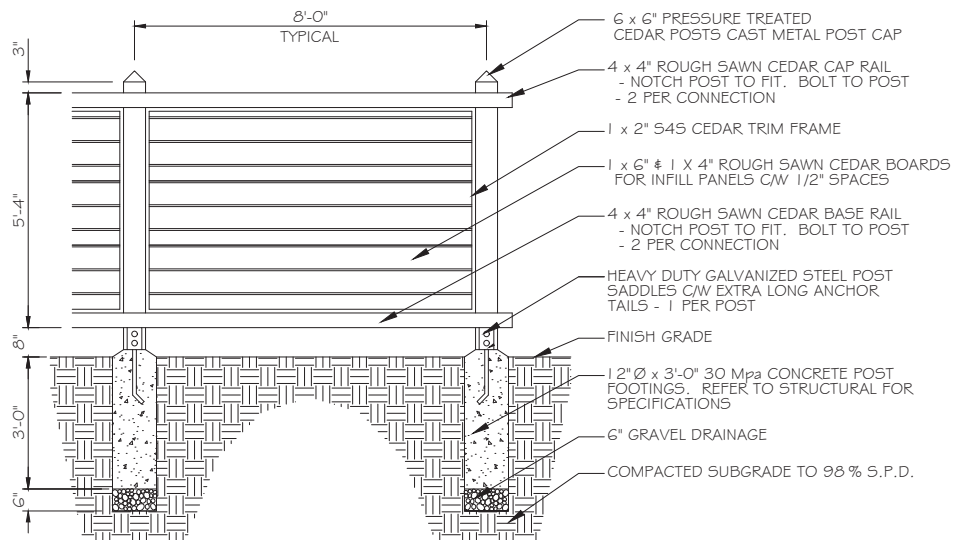
1 CHAINLINK FENCE

L2 SCALE 3/4" = 1' - 0"



2 TIMBER AND MESH FENCE

L2 SCALE 3/4" = 1' - 0"



3 WOOD FENCE

L2 SCALE 3/4" = 1' - 0"

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DP1183  
2020-MAR-10  
Cascadia Planning

# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001183**



2124 NORTHFIELD ROAD

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001185 – 388 MACHLEARY STREET

***Applicant/Architect/Landscape Architect:*** IBI GROUP ARCHITECTS

***Owner:*** OCEAN VIEW INVESTMENTS (NOMINEE) INC.

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#### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	CS1 – Community Service One
<i>Location</i>	The subject property is flanked by Kennedy Street to the east, Franklyn Street to the south, and Machleary Street to the west.
<i>Total Area</i>	1.16ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood 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

The subject property is a prominent site, located near the height of land in the Old City Neighbourhood. The site formerly contained the Nanaimo Hospital that was later repurposed as the Malaspina College and then the Malaspina Gardens seniors' care facility. The buildings were demolished in 2017. The site is currently vacant and slopes approximately 10m downhill from Machleary Street to Kennedy Street.

The surrounding neighbourhood is primarily single residential dwellings, many of which are older homes from the early twentieth century. The site is approximately 450m away from the Old City Quarter where there are retail and office services, and approximately 700m away from the downtown commercial centre.

Adjacent properties are zoned R13 which allows for duplexes. Pawson Park is located south of the subject property at the corner of Franklyn Street and Machleary Street. An existing lane abuts the northwest property line of the site, connecting with Machleary Street before turning north towards Fitzwilliam Street.

#### PROPOSED DEVELOPMENT

The applicant is proposing to construct a 14,484m<sup>2</sup> seniors' congregate housing facility. The facility will contain 149 units as well as common amenity areas including a large dining hall, a fitness centre, health and wellness services, and swimming pool. The proposed facility will consist of three building massings with: a wing along the Franklyn Street frontage, a wing between Machleary Street and Kennedy Street on the north side of the property, and a central amenity pavilion surrounded by gardens between the two wings. Parking will be provided underground.

Seniors' congregate housing is a permitted use in the CS1 zone and the development has been designed to meet the needs of seniors where one or more meals are to be provided per day and housekeeping services provided. The common dining area has a capacity sufficient to accommodate all residents of the facility.



The total floor area equals a Floor Area Ratio (FAR) of 1.25, which is the maximum FAR permitted for seniors' congregate housing in the CS1 zone.

### Site Design

The proposed facility will have its main entrance facing Machleary Street. Other pedestrian entrances will connect to Kennedy Street, to Franklyn Street, and to a proposed public walkway along the north side of the property between the existing laneway and Kennedy Street.

The underground parking level will be accessed via the lane. The laneway connecting to Machleary Street will be widened to accommodate vehicle access. Loading spaces and waste receptacle pick-up will be adjacent to the lane.

Staff Comments:

- Provide details on the proposed walkway from Kennedy Street to the lane and clarify wayfinding or design opportunities to connect with Machleary Street.

### Building Design

Nanaimo's Old City Multiple Family Residential Design Guidelines (the "Old City Design Guidelines") contain a number of guidelines for multi-family residential projects in the Old City Neighbourhood which also help inform the proposed institutional development in order to respond to the residential nature of the neighbourhood.

The proposed building has been sited to maximize views towards the ocean. The building will have a flat roof with uniform elevation, but will present itself differently on all elevations. From the Machleary Street frontage, the residential wings will present 3-storey elevations and the central pavilion will present a 1-storey elevation. From the Kennedy Street frontage, the residential wings will present 5-storey elevations (a 3-storey building face with the upper two floors set back approximately 7m) and the central pavilion will be 3 storeys. In addition to being set back facing Kennedy Street, the upper floor is set back adjacent to the lane on the Machleary Street frontage by approximately 5m.

The units will have a mix of outdoor balconies, Juliet balconies, or patio space. The two wings, particularly facing Franklyn Street and Kennedy Street, will appear residential in nature with generous glazing and large balconies. Materials for these wings will be light in colour with a mix of natural wood siding and fibre cement panels.

The central amenity pavilion will feature large two-storey windows and striking finishing elements including timber and stone. A wrap-around balcony is proposed outside the third storey of the central pavilion, which will also act as the lobby level from the main entrance at Machleary Street.

Staff Comments:

- Provide a stronger mix and rhythm of materials to better define the residential wings of the building. For example, consider framing of prominent architectural features with alternating materials (e.g. darker shades of wood paneling materials throughout and/or stone materials to anchor the base) and mimicking the level of detail of the central pavilion.
- On the Kennedy Street frontage, materials should emphasize the three storey mass and de-emphasize the upper two storey mass.

- Consider greater roofline articulation, particularly along the Machleary Street frontage. Alternatively, consider different materials to highlight articulations in the roofline and wall elevations.
- The elevations facing Kennedy and Franklyn Streets appear residential in nature, but the elevation facing Machleary Street conveys more of an institutional feel. Recognizing the residential make-up of surrounding properties and the Old City Design Guidelines, the design should present more elements to animate the Machleary Street frontage and add to the residential character (e.g. larger balconies, prominent ground-level entries, feature windows, bays, robust detailing, contrasting hues to emphasize architectural features, further visual complexity, etc.).
- As recommended by the Old City Design Guidelines, consider reducing the massing on upper storeys where the proposed building abuts residential properties immediately adjacent to the subject property (fronting Kennedy Street) to provide an appropriate transition to lower density residential properties.

### Landscape Design

Extensive landscaping is proposed throughout the site. A robust landscaping buffer is provided along street frontages. A large landscaped garden is provided in the centre of the site, in proximity to the central pavilion. Concrete pathways are provided throughout the garden with a number of stone paver patio areas with seating. A lawn is proposed to the east of the central pavilion, adjacent to the Kennedy Street frontage. A terraced retaining wall and 1.8m-high fence are proposed between the development and the sidewalk on Kennedy Street.

A rooftop deck is proposed on the central pavilion that will include perennials, grasses, ferns, flowering trees, and raised planting beds for residents. Seating, including movable lounge furniture, is provided.

- Demonstrate that the minimum landscape buffer treatment can be provided along the north property line, adjacent to the lane.
- Provide details for screening and landscaping to surround the outdoor waste receptacle enclosure.
- Provide dimensions and material details for the fencing and retaining walls along the Kennedy Street frontage and ensure that large blank walls facing the public domain are avoided or, where necessary, using textured materials. Landscaping should be incorporated with the retaining wall design as per Old City Design Guidelines to create a landscape frontage.
- Look at ways to incorporate the existing grand staircase on the Kennedy Street frontage into the landscape design.
- Explore opportunities to highlight and celebrate the history of the site in the design, for example, with interpretative signs along the Kennedy Street frontage and/or public walkway.

### **PROPOSED VARIANCES**

There are no proposed variances.



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March 30, 2020

Nanaimo Ocean View Senior Living  
388 Machleary Street  
Nanaimo, BC

**NANAIMO OCEAN VIEW SENIOR LIVING:  
DEVELOPMENT PERMIT APPLICATION - DESIGN RATIONALE**

**ARCHITECTURAL RATIONALE**

**Context and Zoning**

The proposed Senior Living project occupies a prominent site on Machleary Street, also bounded by Franklyn and Kennedy Streets, at the top of a ridge above the old city centre. This makes views in all direction possible. The site drops 11 metres from Machleary to Kennedy and slopes gently toward Fitzwilliam Street from Kennedy. The streets surrounding the site are oriented at approximately 45 degrees to the cardinal points, the proposal refers to the Machleary Street boundary as project south and Kennedy Street as project north.

Pawson Park is across Franklyn Street on Machleary and the St. Peters Roman Catholic Church is located across Machleary Street at Fitzwilliam Street. Fitzwilliam Street is a major crosstown artery with transit stops 200 metres from the site and close proximity to the Old City Quarter. Albert Street also has transit service within walking distance. The site is well connected to surrounding regional roadways.

The site is zoned CS-1 and was formerly occupied by the Malaspina Hospital. The proposal conforms to the existing zoning and will provide 149 units of seniors rental accommodation with generous interior and exterior amenities on the 11,588.91 square metre site. The proposal is considerate of the intent of "Nanaimo's Old City Multiple Family Residential Design Guidelines" in developing design character. Although the guidelines do not apply to the directly to the site, surrounding sites are single family houses of styles ranging from Craftsman, to Arte Moderne up to current modern design.

**Response to Site**

The housing units are arranged around the south, east and west perimeters of the site to define the street edge and to create a central space occupied entirely by interior and exterior common areas. On the north the five storey building is set back generously from the street and articulated as 3 narrow buildings. This mitigates the height above the street, allows the buildings to be screened from the street by landscaping and opens the entire project up to views of the Georgia Strait and downtown from all levels.

On Machleary, two 3 floor housing blocks flank a one floor entrance pavilion. The lower entry pavilion allows light and views through from houses to the south. Ground floor units facing outward have direct connection to the street to reinforce street activity and 'eyes on the street'. On the east and west sloped sides the housing blocks terrace down toward the north to reduce

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## **NANAIMO OCEAN VIEW SENIOR LIVING: DEVELOPMENT PERMIT APPLICATION - DESIGN RATIONALE**

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the volume at the lower end of the site. The outdoor areas are described in detail in the Landscape Design Rationale.

Parking and Loading are accessed from the north-south lane to the west of the site.

### **Building Program**

Upon entry to the facility the lobby from Macleary Street at Level 3 immediately opens up to views to the north open up through the Recreation Lounge. The common areas in the central volume include a Dining Hall at Level 1 and Terrace Lounge at Level 2. The Common area pavilion is surrounded by landscaping and opens up to exterior spaces on each level. The roof is occupied with additional common areas and communal gardening plots.

On either side of the entry there are elevators to the east and west residential wings as well as Concierge and resident facilities such as visiting doctors offices. One floor below the lobby is the parking lot and storage areas.

A Fitness Facility is located on Level 1 of the east wing on the corner of Kennedy and Franklyn, with connection to the common landscape and an exercise terrace.

The residential units are a mix of one bedroom, one bedroom + den/bed and two bedroom units. All units have private balconies or patios.

### **Materials**

The intention of materiality for the project is to develop a palette of naturalistic materials of varying colour and texture. The residential wings use a combination of wood siding texture and light coloured concrete textured panels with stone at grade at the north end. The Central Common Area pavilion is made of timber construction with stone and glass infill. Architectural concrete elements are used around the base at parking levels and for some retaining walls.

## **LANDSCAPE RATIONALE**

### **Overall Landscape Concept**

The landscape for Ocean View Senior Living is designed to reinforce and enhance the existing neighbourhood character, complying with City guidelines, while providing a diverse program of outdoor spaces that meets the needs of its senior residents. The concept for the landscape is “A Sheltered Inlet,” inspired by the way the building footprint creates landscape bays that resemble the coves and inlets found on the Vancouver Island shoreline. This concept also relates to the residential demographics, retirement aged folks who are likely downsizing and looking for a community that evokes the comforts of home and memories of the beautiful, native landscape of Vancouver Island.

Overall, the Ocean View landscape is composed of three zones: the perimeter landscape, the interior landscape and the roof garden. Each of these three zones is described in detail below:

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## **NANAIMO OCEAN VIEW SENIOR LIVING: DEVELOPMENT PERMIT APPLICATION - DESIGN RATIONALE**

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### **The Perimeter Landscape**

Ocean View is bounded on three sides by public streets – Machleary Street to the south, Franklyn Street to the east and Kennedy Street to the north. The western edge abuts a Lane, which extends parallel to the property from Machleary Street (for a distance of 47 meters), before turning westward away from the Ocean View property. The remaining western edge from the Lane to Kennedy Street abuts a residential property. The entire perimeter landscape is designed to comply with the character of Old Nanaimo and the minimum landscape buffer (Level 1d) as set forth in Part 17 of the City of Nanaimo Zoning Bylaws.

Where possible, existing trees have been retained and identified for protection during construction. Seven trees within the site are slated for removal due to their conflict with the new building and site development. Along all three bordering streets, 32 existing street trees are to be protected, with nine multi-stemmed trees and three small caliper columnar trees along Machleary Street identified for removal due to their minimal contribution to the streetscape.

The topography around the Ocean View site drops 11 meters from the high point at Machleary Street to the low point at the northwest corner on Kennedy Street. Outdoor patios for ground floor residential units on the perimeter of the Ocean View residences engage this topography in varying conditions depending on location. In some locations, the patios are above existing grade, some are nearly flush with grade and others are sunken below – like conditions with the previous hospital. These conditions are shown in drawing sections in the drawing package that accompanies this Design Permit application.

The perimeter landscape is designed to unify these varying conditions in a way that creates a cohesive rhythm that conveys a townhouse style character and contributes positively to the surrounding streetscape. Within the landscape treatment buffer zone, the design is composed of trees spaced an average of 6m apart, with understory shrubs, groundcover, and perennials. At the building side of this buffer, a low stone veneer wall topped with a high-grade opaque cedar board fence forms a landscape backdrop and secure enclosure for ground floor residents. Where necessitated by grade, but with pleasing regular intervals, the wall is stepped. The fence is 1.8m high, above the low wall. The perimeter landscape extends into the public right of way, to the back of existing sidewalk. This perimeter landscape will be maintained by Ocean View, including the .7m – 1.3m wide margins within the right of way.

### **Machleary Street**

The main entrance to Ocean View is on Machleary Street, where two walks (one with steps and one sloping at 4%) lead to a terrace that serves as a forecourt to the front door. The terrace is set .84 meters below the public sidewalk to provide a flush, accessible entrance into the building. Two large green walls flank the entry, and understory ornamental trees, shrubs, perennials and groundcover plantings are arranged symmetrically to frame the entrance, providing a landscape that clearly signals where the front door is located, while contributing lush, multi-layered plantings to the Machleary streetscape. This entry landscape extends to the east and west until meeting ground floor residential patios which front on Machleary Street.

The residential patios to the west of the front entrance engage the site either at grade or slightly above sidewalk grade. Unlike all other ground level apartments facing the Ocean View perimeter, these six residences, on Machleary Street, are provided entry walks that connect directly out to the public sidewalk, in a manner that resembles entrances to the



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## **NANAIMO OCEAN VIEW SENIOR LIVING: DEVELOPMENT PERMIT APPLICATION - DESIGN RATIONALE**

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single-family residences in the neighbourhood. The outdoor spaces for these six residences are bound by a low steel picket fence. Three ground level residential patios to the east of the main entrance on Machleary, near the corner of Franklyn Street, are sunken below the sidewalk grade so walkway connections to the public sidewalk are not feasible. For these residences, the design provides a garden setting between the back of the cedar fence/stone wall enclosure and the edge of the residential patios. Ornamental trees within this garden setting will peek above the fence enclosure, adding additional softness and texture to the streetscape edge.

### **Franklyn Street**

The multi-layered landscape at the corner of Machleary and Franklyn Streets continues the full frontage of Ocean View facing Franklyn Street, where again patios meet the grade at different elevations (below, near flush and above) due to the topographic change from south to north. Again, drawing sections are provided to illustrate these changing conditions.

Given the linear extent of the Franklyn Street enclosure, the fence and wall design includes notched reveals at seven intervals (two providing gated connections to building egress doors and five referencing similar reveals in the building façade). The wide garden setting continues the full length of Franklyn between the perimeter enclosure and the residential patios. The 1.8 m wide landscape treatment buffer zone follows the same pattern established on Machleary Street. The plantings along Franklyn Street are selected for shade tolerance as they will be in the shadow of nine (9) mature existing chestnut trees in the western verge of the street. This landscape design incorporates three (3) new trees to fill the gap in the verge created by the former hospital driveway.

### **Kennedy Street**

The landscape treatment buffer zone continues along Kennedy Street, with some variation at the secondary (north) pedestrian entrance to the site. The overall landscape character along the Kennedy Street frontage also responds to site topography, which slopes down from the east to the west.

The pedestrian entrance on Kennedy Street includes two walks (one with steps and the other gently sloping), like the entrance on Machleary Street. However, unlike Machleary, where the entrance is sunken below existing sidewalk grade, the entrance from Kennedy is set above the public sidewalk grade. Given the need to enclose the perimeter for residents' sense of security and comfort and to minimize physical exertion for residents, the proposed north entry design turns the steps parallel to the public sidewalk, behind a wide, sloped landscape that presents a new welcoming display for the enjoyment of the general public, adding to the enhancement of the overall streetscape character.

After careful consideration of the City's request for Ocean View to keep the existing hospital stairs, it seems that to do so would not be a welcoming gesture for the public. Given the need to enclose the perimeter of the project, leaving the existing stairs – leading only to a locked gate at the top – would be unfriendly to the general public. Further, while recognizing that the existing staircase is a remnant piece of historic character, if retained in the current location, the stairs would set up a false expectation

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## **NANAIMO OCEAN VIEW SENIOR LIVING: DEVELOPMENT PERMIT APPLICATION - DESIGN RATIONALE**

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of a grand, formal arrival that would be in sharp contrast to the intimately scaled, informal landscape to be found within the interior campus.

Mitigating the proposed redesign of the existing historic stairs, it should be noted that site grading requires only 10 treads at the new Kennedy Street entrance whereas the existing historic stairs include 14 treads. Additionally, the site design includes a new staircase associated with the new public walkway being proposed along the western boundary of the project. This new staircase seems to offer both an appropriate reference to the historic stairs while offering a new amenity for the neighbourhood.

As the Kennedy Street grade drops to the west, away from the abovementioned north site pedestrian entrance, the height of the stone veneer wall rises. To help mitigate the perception of this grade change, the design of the perimeter wall and fence steps back from the street, forming two garden tiers. The wall and fence segment immediately to the west of the pedestrian entrance is held level at the top with the wall height ranging from 1.67m to 2.27m east to west. Since the top of wall is above eye level, the proposed fence is a guardrail-height transparent metal grill, allowing residents an opportunity to look out into the neighbourhood. Once past this transparent “overlook” fence segment, which is centred on the width of the amenity building, the fence enclosure atop the second-tier wall reverts to the opaque cedar board fence.

The planting style along Kennedy follows the general pattern established for Machleary and Franklyn, while responding to the changes at the entrance and tiered wall. Trees at the Kennedy entrance are clustered tighter together, to call attention to the entry point and to afford a gap in the 6m o.c. spacing in front of the transparent fence segment. Tree spacing returns to the required average 6m o.c. placement west of the overlook.

### **Western Edge and The Lane**

Turning the corner from Kennedy, at the western site boundary, the design provides a new public walk that links Kennedy to the Lane. A landscape buffer treatment and tiered wall and fence combination are provided for a length of 20 meters along the western perimeter - providing privacy screening for both the abutter and the Ocean View residents. This new public walk, which requires steps, due to the grade change, ties into the Lane that runs perpendicular from the Ocean View boundary out to Fitzwilliam Street.

The western edge from Machleary Street abuts a Lane that runs north to meet the Lane connecting west to Fitzwilliam. Residents and service vehicles will use the Lane from Machleary to access the underground parking garage on Level Two. The vehicular entrance to the garage will be screened on four sides, except at the driveway opening, with 1.8 m height stone veneer wall enclosure and 1.8m wide landscape treatment.

### **The Interior Landscape**

The interior landscape is located on the north side of the Ocean View residences in the aforementioned bays between the two residential wings and the central amenity building. This landscape is highly programmed to create a diverse array of destinations for residents, tailored to their age and varying, but diminishing, physical agility and range of movement.

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## **NANAIMO OCEAN VIEW SENIOR LIVING: DEVELOPMENT PERMIT APPLICATION - DESIGN RATIONALE**

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The social hub of this landscape is located around the central amenity building. On the north side of the building is a gathering terrace that looks out onto a level lawn with a promenade beyond, overlooking Kennedy Street below. The gathering terrace extends around to the east of the amenity building, where residents can dine outdoors, sit under a pergola for shade, taking in views to the south of the water wall or to the north of a lively bocce game or putting tournament or tranquil tai chi class on the lawn. To the north of the east residential wing an enclosed courtyard is provided for more private exercise.

The landscape bay between the east residential wing and the amenity building steps up to provide a secluded swimming pool deck that is aligned with building Level Two. A generous landscape garden with fencing is provided for buffer screening and restricted access between the pool area and the three Level Two residential patios.

The landscape bay between the west residential wing and the amenity building extends from the fence at Kennedy to the northern face of the garage that is within the Machleary Street building. Whereas the east side of the amenity building is programmed for social activity and gentle recreation, the west side is a more pastoral environment, designed for strolling within a woodland setting that includes gentle sloping walks and steps up to an elevated landscape where residents will discover curated views and changing vantage points of the landscape below.

Two other small gathering spaces are provided – one midway between entrances to the amenity building and west residential wing and a second near the Kennedy Street perimeter.

### **The Roof Garden**

Gardening is a popular activity for seniors that would ideally be located in proximity to the general social center of such a residential complex. Unfortunately, due to the northern orientation of the at grade landscape, there is little opportunity to provide outdoor garden space for the residents at that level. Accordingly, a small garden area, with raised planters, is located on the roof of the amenity building where the solar orientation is more inviting for planting. A simple, pergola structure is provided to give residents a chance to take shelter from the sun and to enjoy the views and fruits of their labour in the community garden. Other areas of this roof are planted with perennials and grasses.

### **Planting Palette**

The planting design reflects both the Owner's and the design team's concern for protecting local habitat and for creating an environment of mutual benefit between the residents and the flora and fauna in their "backyard." The planting palette is composed of native species, selected for larval hosting, pollination and native bird habitat. This palette is sorted further to respond to different solar conditions, the need for privacy screening, neighbourhood streetscape enhancement and placemaking associated with specific programming of the interior campus and perimeter treatment zones. Altogether, the planting design is intended to provide residents with a nurturing, year-round connection to nature while supporting a sustainable native habitat. As such, lawn is limited to the areas immediately adjacent to the social gathering terrace, where space is provided for a small putting green, tai chi and a bit of passive recreation such as lawn

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## **NANAIMO OCEAN VIEW SENIOR LIVING: DEVELOPMENT PERMIT APPLICATION - DESIGN RATIONALE**

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games with grandchildren or croquet with neighbours. The planting design is more detailed where people will gather and spend time near the terraces and sitting areas.

In the western landscape bay, the design provides a place for residents to stretch their legs and hike a bit on a gentle incline to a “mountain aerie.” From here, there is an opportunity to take in the landscape from a new, elevated vantage point. The plantings here represent a Douglas-fir plant community, with layers of shade tolerant woody and herbaceous companion plants, such as vine maple, sword fern, Oregon grape, Hooker’s fairybells, and salal. Vegetated landscape swales from this gentle mound are directed to a central low point which will be planted with herbaceous plants, shrubs, and trees that tolerate moist conditions. This palette includes Pacific crabapple, snowberry, lady fern, deer fern, western maidenhair fern and false Solomon’s seal. At the perimeter, the planting palette is simpler than the interior campus, to convey a cohesive, yet informal streetscape image. As required by zoning bylaws, canopy trees are proposed 6m o.c., except where varied at building entries and the short overlook promenade along Kennedy.

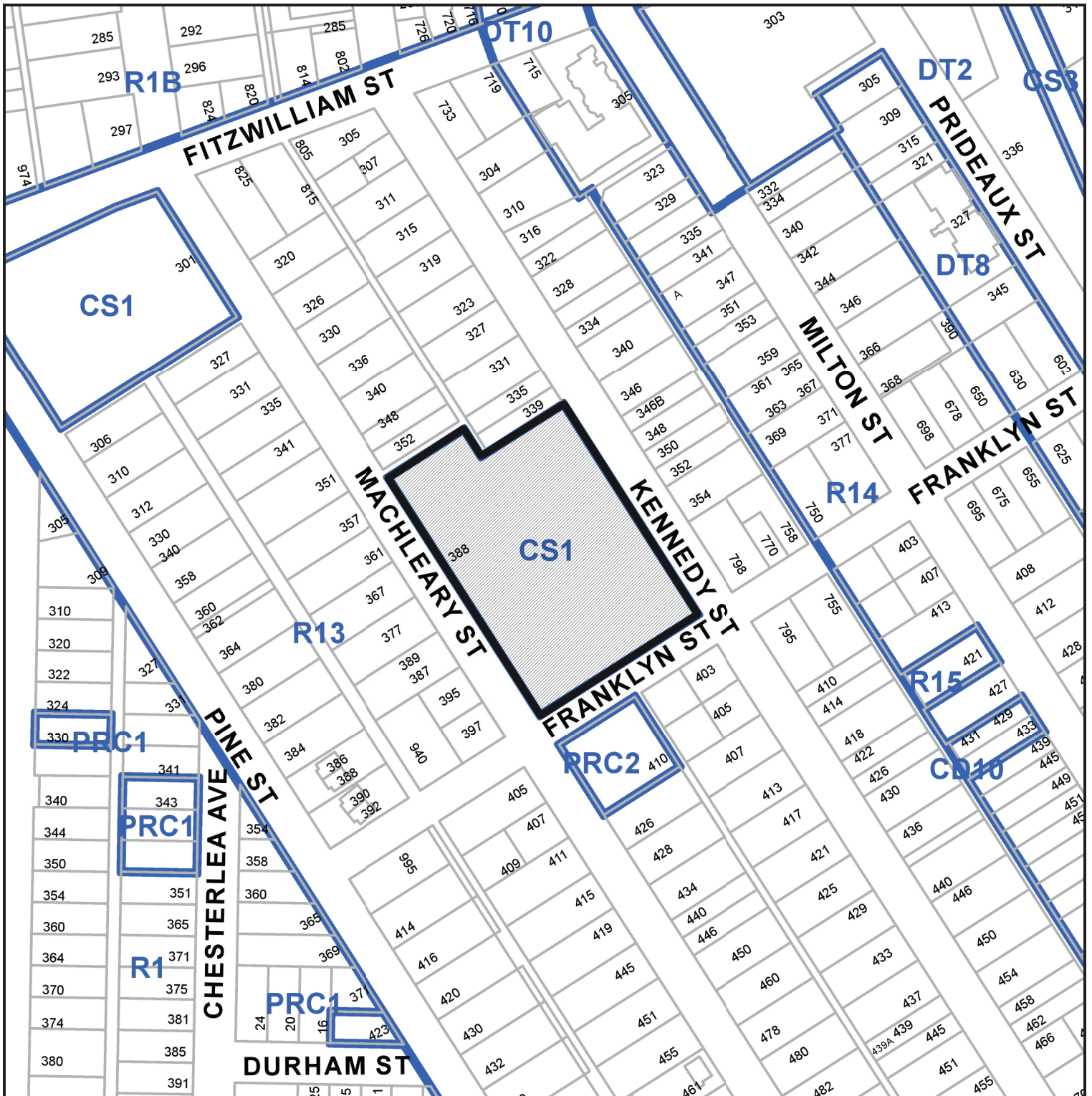
All plantings will be irrigated with an automatic irrigation system.

### **Materials Palette**

As described previously, the perimeter landscape is composed of stone veneer walls, cedar fencing and gates and a segment of architectural metal grill fencing. Pavement materials include architectural cut stone pavers for the Machleary Street entry walk, forecourt, amenity terraces and residential patios. The interior walks will be concrete with an architectural exposed aggregate finish. Steps will be stone at the entry and interior landscape. The public walk will be broom finished concrete with stop steps. All handrails will be bronze (or black powder coated painted galvanized steel) to complement the warm landscape character and the building architecture.

Building entries will be lit from the building. LED lighting will be included in handrails to illuminate stairs. The walk connector from Kennedy to the Lane will be illuminated with bollard lights, to minimize disturbance of abutting and Ocean View residents.

# LOCATION PLAN



**DEVELOPMENT PERMIT NO. DP001185**

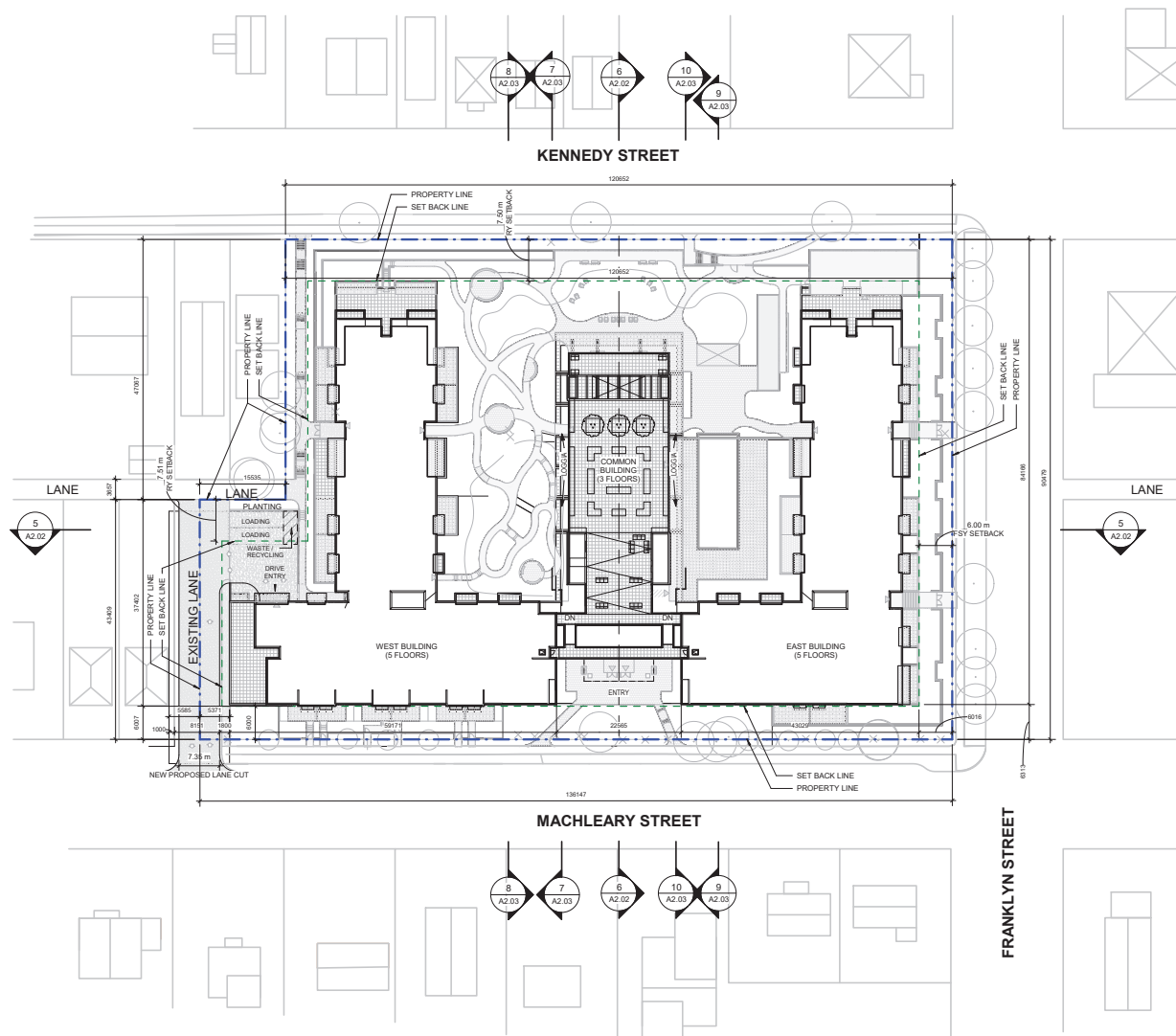
CIVIC: 388 MACHLEARY STREET



**Subject Property**

LEGAL: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876





SUB-CONSULTANT	SEAL	<div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><di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Site Plan of Lot A, Section 1,  
Nanaimo City, Plan VIP53876.

The intended plot size of this plan is 432 mm in width by 559 mm in height (C size) when plotted at a scale of 1:500

Legend:  
Elevations are in metres, based on geodetic datum, and derived from geodetic control monuments 77H5102 (elevation= 69.808) and 77H5103 (elevation= 60.923).  
Vertical Datum: CGVD25  
All distances are in metres and decimals thereof unless otherwise indicated.

- denotes lamp standard
- denotes tree with associated number
- denotes fire hydrant
- denotes water valve
- denotes drain man hole
- denotes sanitary manhole
- denotes manhole
- denotes water main
- denotes location of services
- denotes catch basin
- denotes utility pole
- denotes gutter
- denotes edge of pavement
- denotes bench mark
- Control Monument with associated elevation

Contour Interval= 0.50 m  
Total Site Area= 1.16 ha

Tree Table*		
Tree Number	Diameter and Species	
215	0.4 Chestnut	
217	0.6 Chestnut	
220	0.6 Chestnut	
221	0.6 Chestnut	
268	0.2 Deciduous	
267	0.2 Deciduous	
268	0.2 Deciduous	
269	0.3 Deciduous	
270	Fir 0.4	
271	0.3 Deciduous	
272	0.2 Deciduous	
273	0.3 Deciduous	
274	0.3 Deciduous	
275	Deciduous (multiple)	
276	0.3 Deciduous	
277	0.3 Deciduous	
278	Deciduous (multiple)	
279	0.1 Deciduous	
280	Deciduous (multiple)	
281	Deciduous (multiple)	
347	0.4 Deciduous	
348	0.4 Deciduous	
350	0.4 Deciduous	
351	0.3 Deciduous	
352	0.4 Deciduous	
402	Deciduous (multiple)	
403	Deciduous (multiple)	
404	Deciduous (multiple)	
405	Deciduous (multiple)	
406	Deciduous (multiple)	
407	0.8 Larch	
484	0.3 Deciduous	
485	0.4 Deciduous	
491	Fir 0.8	
492	Fir 0.4	
500	0.1 Deciduous	
545	0.6 Chestnut	
546	0.6 Chestnut	
547	0.6 Chestnut	
548	0.6 Chestnut	
549	0.6 Chestnut	
571	0.4 Deciduous	
577	0.2 Deciduous	
587	0.2 Deciduous	
610	0.4 Deciduous	
827	0.2 Deciduous	
843	0.7 Fir	
844	0.5 Fir	
845	0.2 Fir	
850	0.2 Fir	
851	0.8 Fir	

4 December 2018 - located trees 643, 644, 645, 650 & 651  
11 January 2018 - original field work  
McIlvaney Riley Land Surveying Inc.  
#113 - 2244 Sooke Road  
Victoria, B.C. V9B 1X1  
(250) 474-6538  
www.mrls.ca  
File: 6023SITE-2

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SEAL  
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IBI GROUP ARCHITECTS (CANADA)  
is a member of IBI Group of companies.

NO	DATE	APPR	DESCRIPTION	NO	DATE	ISSUED FOR	DESCRIPTION
1	05-08-2020						
REVISIONS				ISSUED			



1 SURVEY PLAN  
1 : 400

McIlvaney Riley Land Surveying Inc. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.



PROJECT TITLE  
**Nanaimo Ocean View Senior Living**  
388 MACHLEARY STREET  
NANAIMO, BC

PRIME CONSULTANT  
**IBI GROUP ARCHITECTS (CANADA) INC.**  
700 - 1285 West Pender Street  
Vancouver, B.C. V6E 4B1, Canada  
tel 604 683 8797 fax 604 683 0432  
ibi@ibi.com  
PROJECT NO: 123396  
DRAWN BY:  
CHK'D BY:  
SCALE: 1 : 400  
DATE: 03-05-2020

SHEET TITLE  
**SITE SURVEY**  
SHEET NUMBER  
**A0.02**  
REV

Sketch Plan Showing Proposed Building Situated on Lot A, Section 1, Nanaimo City, Plan VIP53876.

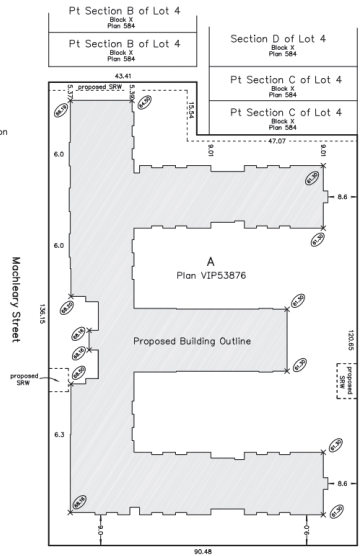
The intended plot size of this plan is 350 mm in width by 432 mm in height (B size) when plotted at a scale of 1:600

Legend:  
Elevations are in metres, based on geodetic datum, and derived from Geodetic Control Monuments 77H5102 (elevation= 69.808) and 77H5103 (elevation= 60.923).  
Vertical Datum = CGVD25

Dimensions are derived from Land Title Office records.

denotes finished grade elevation derived from 381 Architecture Grading Plan sheet L-02

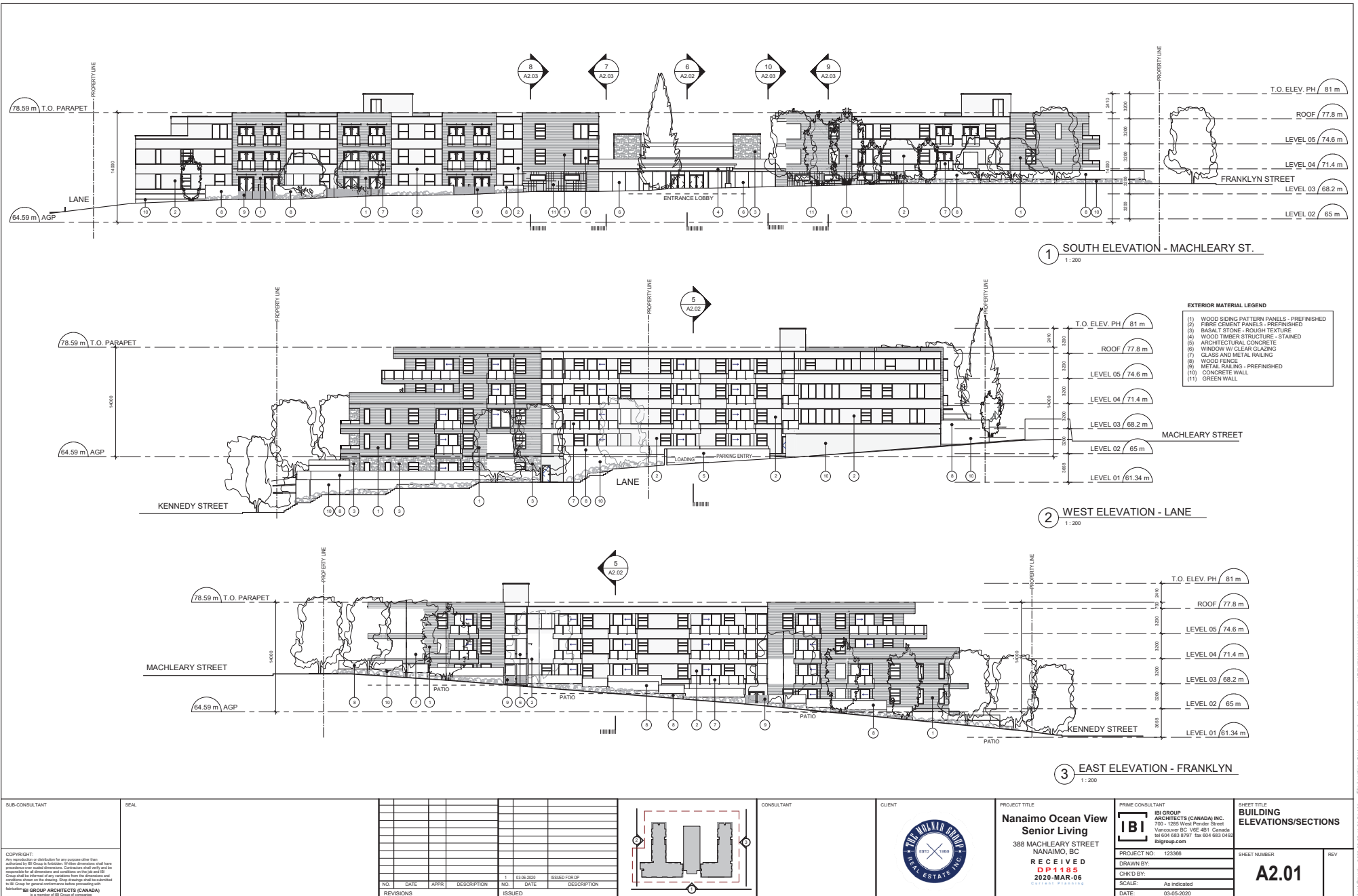
Average Grade= 64.59m  
Maximum Height= 14.00m  
Maximum Rooftop Elevation = 78.59m



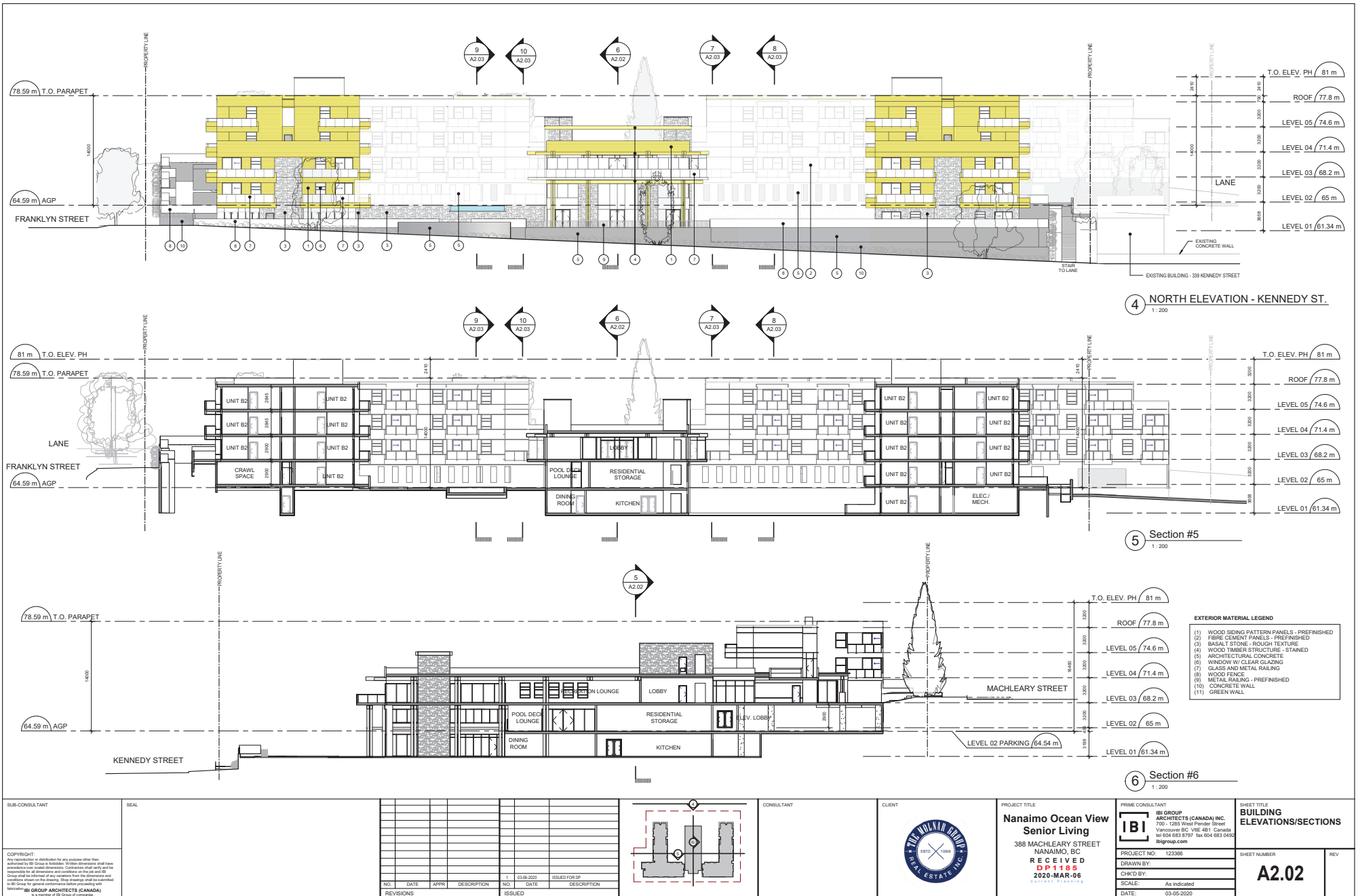
3 March 2020  
McIlvaney Riley Land Surveying Inc.  
#113 - 2244 Sooke Road  
Victoria, B.C. V9B 1X1  
(250) 474-6538  
www.mrls.ca  
File: 6023SK-Height

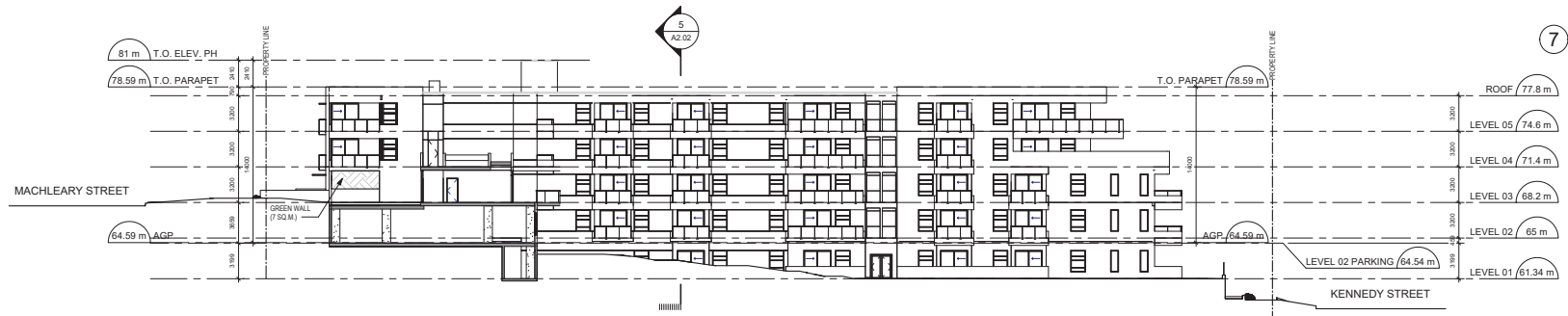
Building Outline and Top of Penthouse Elevation derived from IBI Group Building plans dated 2020-02-27

File Location: C:\Users\mrd\OneDrive\Documents\REV\2020\123396-HQ\Survey\Revised\A-2020\_1.mxd, last saved: 2020-03-05 11:22:11 AM

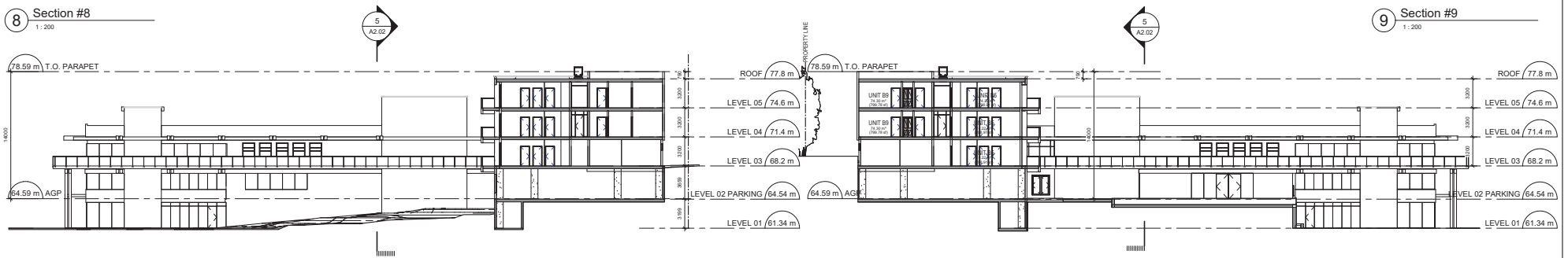




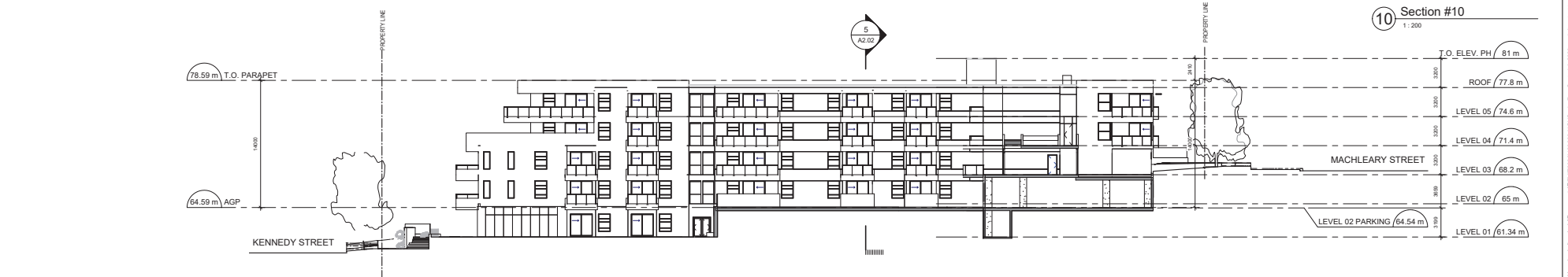




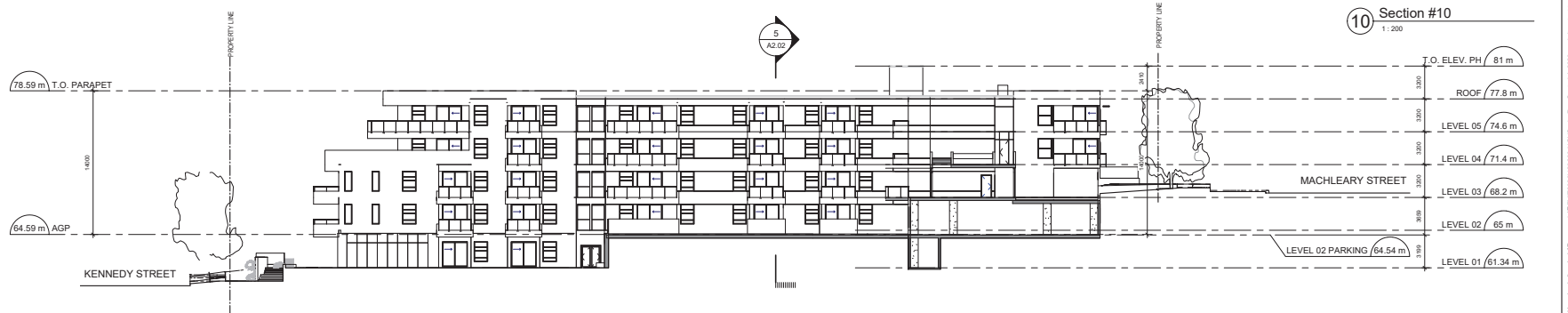
7 Section #7  
1:200



8 Section #8  
1:200



9 Section #9  
1:200



10 Section #10  
1:200

SUB-CONSULTANT		SEAL		CONSULTANT		CLIENT		PROJECT TITLE		PRIME CONSULTANT		SHEET TITLE	
								Nanaimo Ocean View Senior Living		IBI GROUP ARCHITECTS (CANADA) INC.		BUILDING ELEVATIONS/SECTIONS	
								388 MACHLEARY STREET		PROJECT NO: 123396		SHEET NUMBER	
								NANAIMO, BC		DRAWN BY:		REV	
										CHK'D BY:		A2.03	
										SCALE: As indicated			
										DATE: 03-05-2020			



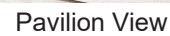


RECEIVED  
DP1185  
2020-APR-03  
Current Planning

Kennedy St. North West View

[illegible]



[illegible]

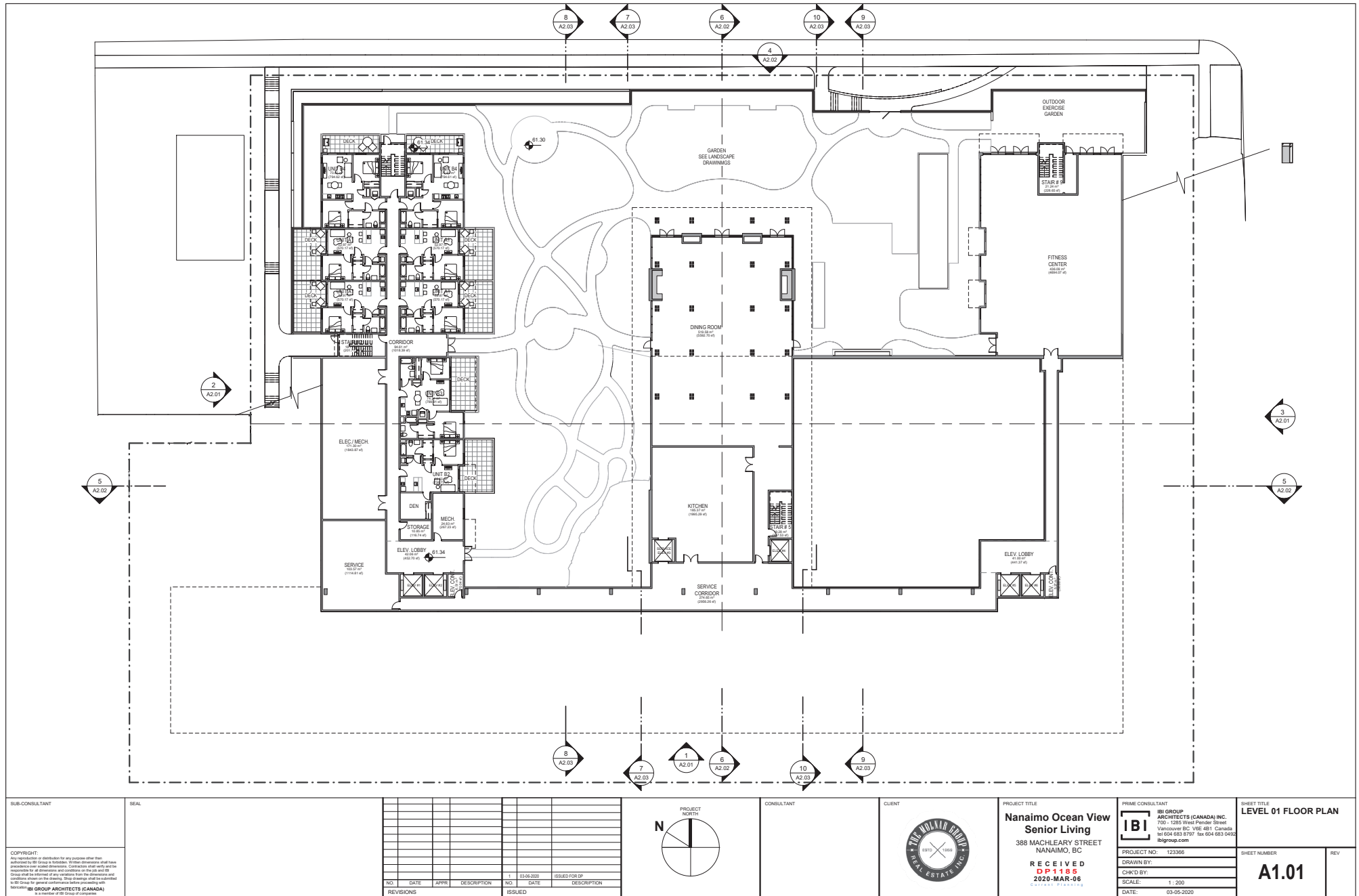






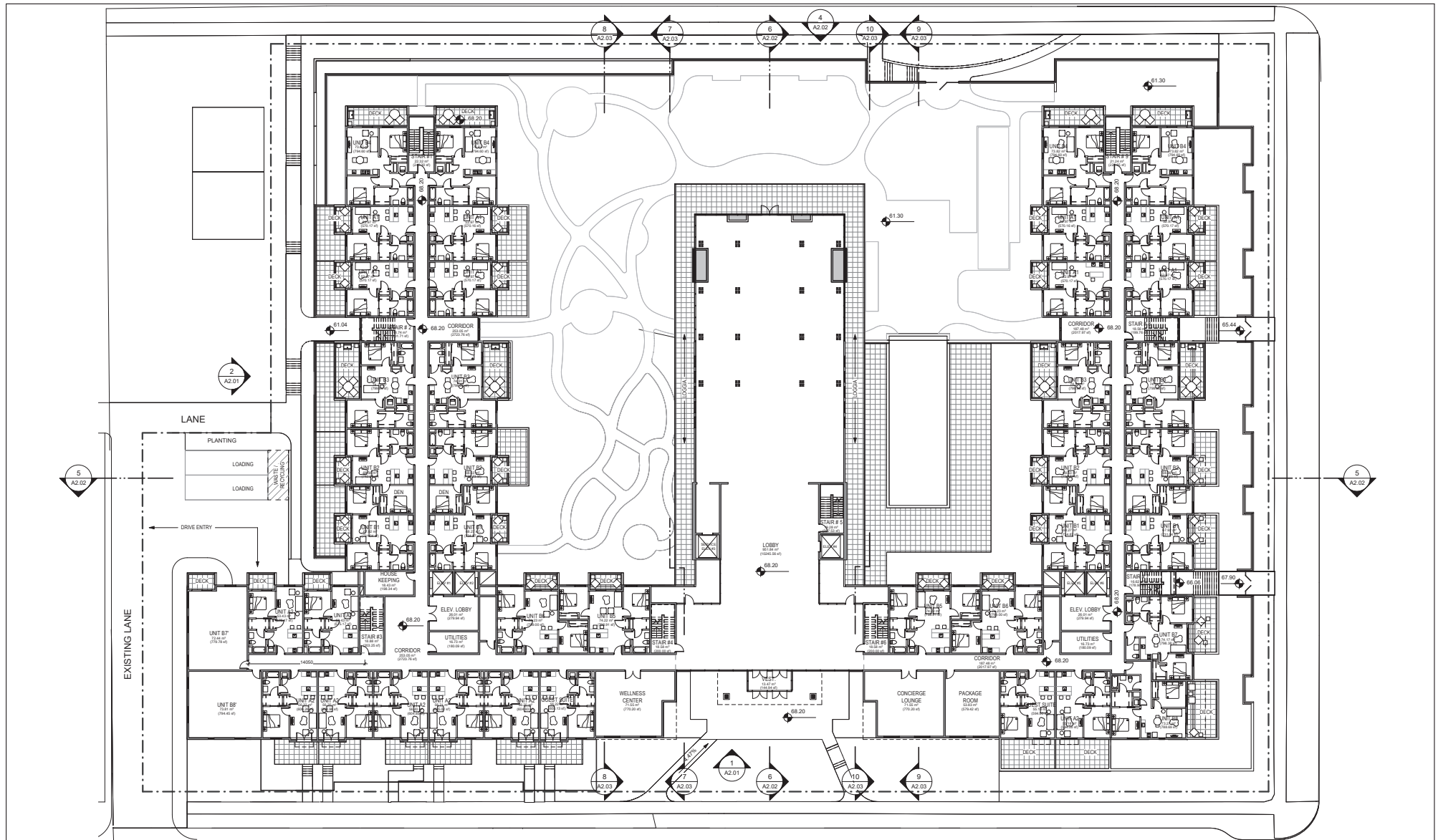








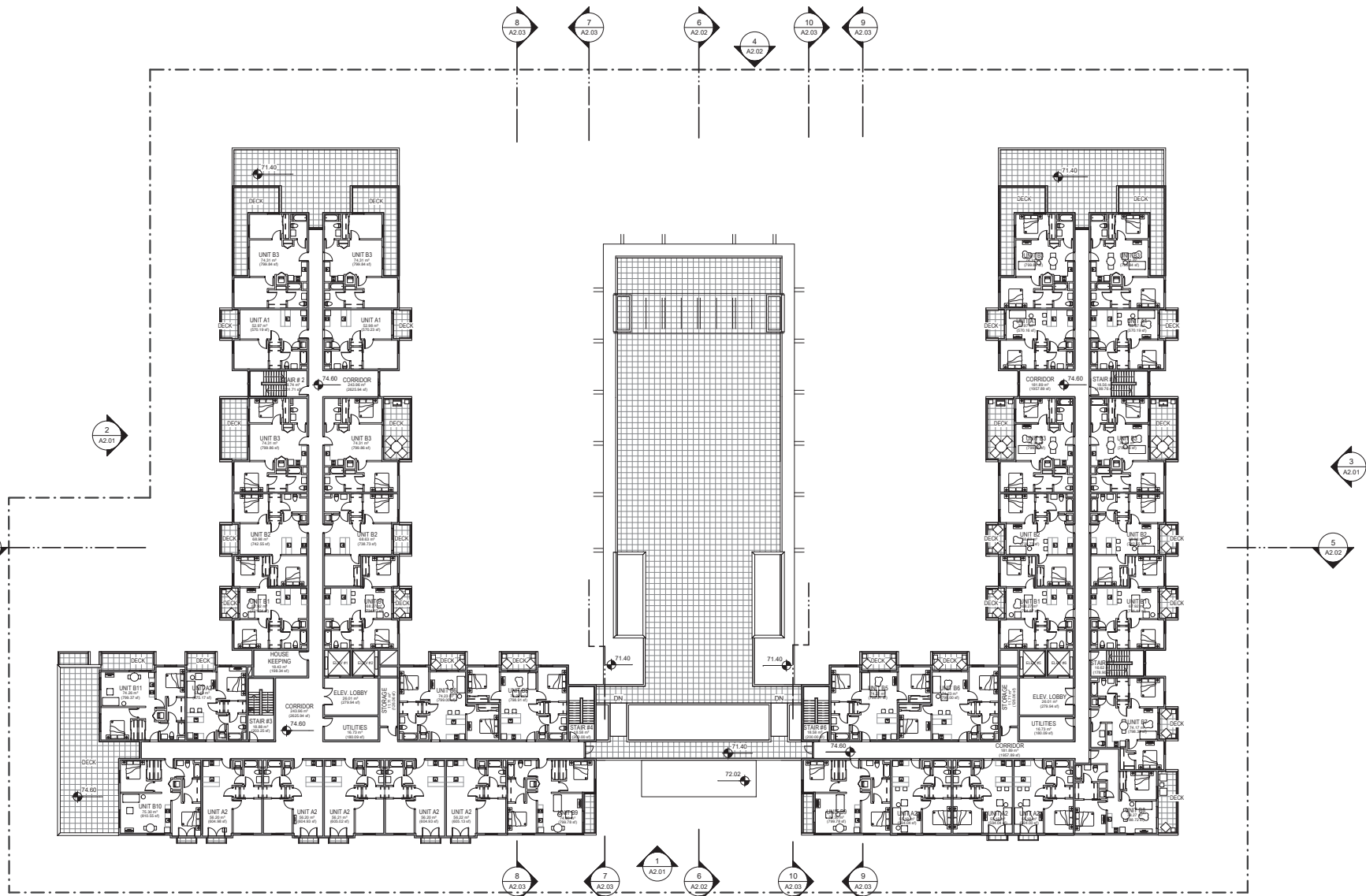




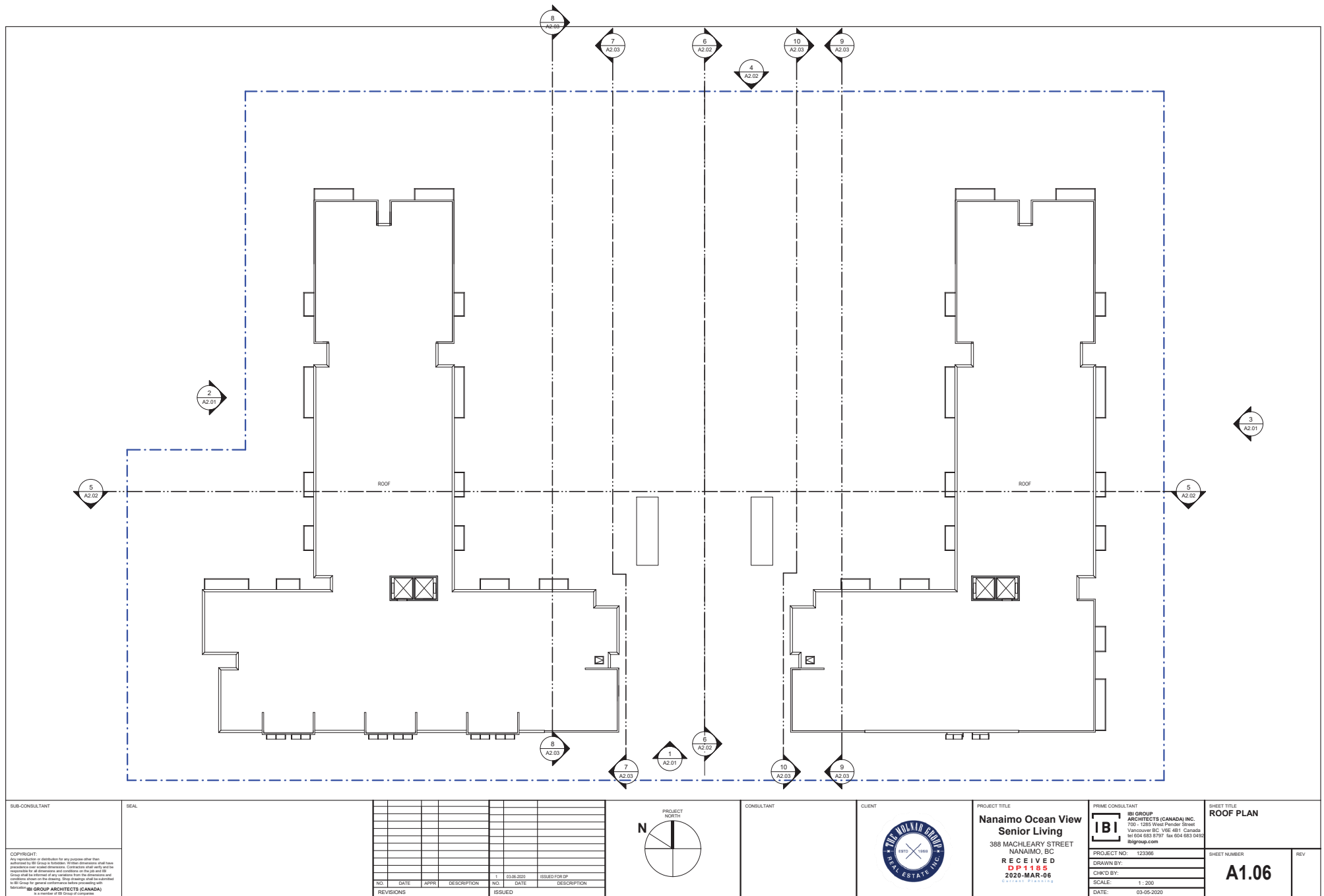
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NO	DATE	APPR	DESCRIPTION	ISSUED	DATE	DESCRIPTION															
1	03-08-2020			ISSUED FOR DP																	

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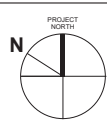


SUB-CONSULTANT		SEAL											CONSULTANT		CLIENT		PROJECT TITLE		PRIME CONSULTANT		SHEET TITLE	
																	Nanaimo Ocean View Senior Living		IBI GROUP ARCHITECTS (CANADA) INC.		LEVEL 05 FLOOR PLAN	
																	388 MACHLEARY STREET		700 - 1285 West Pender Street			
																	NANAIMO, BC		Vancouver, BC, V6E 0B1 Canada			
																	RECEIVED		tel 604 683 9797 fax 604 683 9472			
																	DP 1185		ibigroup.com			
																	2020-MAR-06					
																	CREATED					
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All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from the copyright owner.																			DRAWN BY:		REV	
																			CHKD BY:			
																			SCALE: 1:200		A1.05	
																			DATE: 03-05-2020			



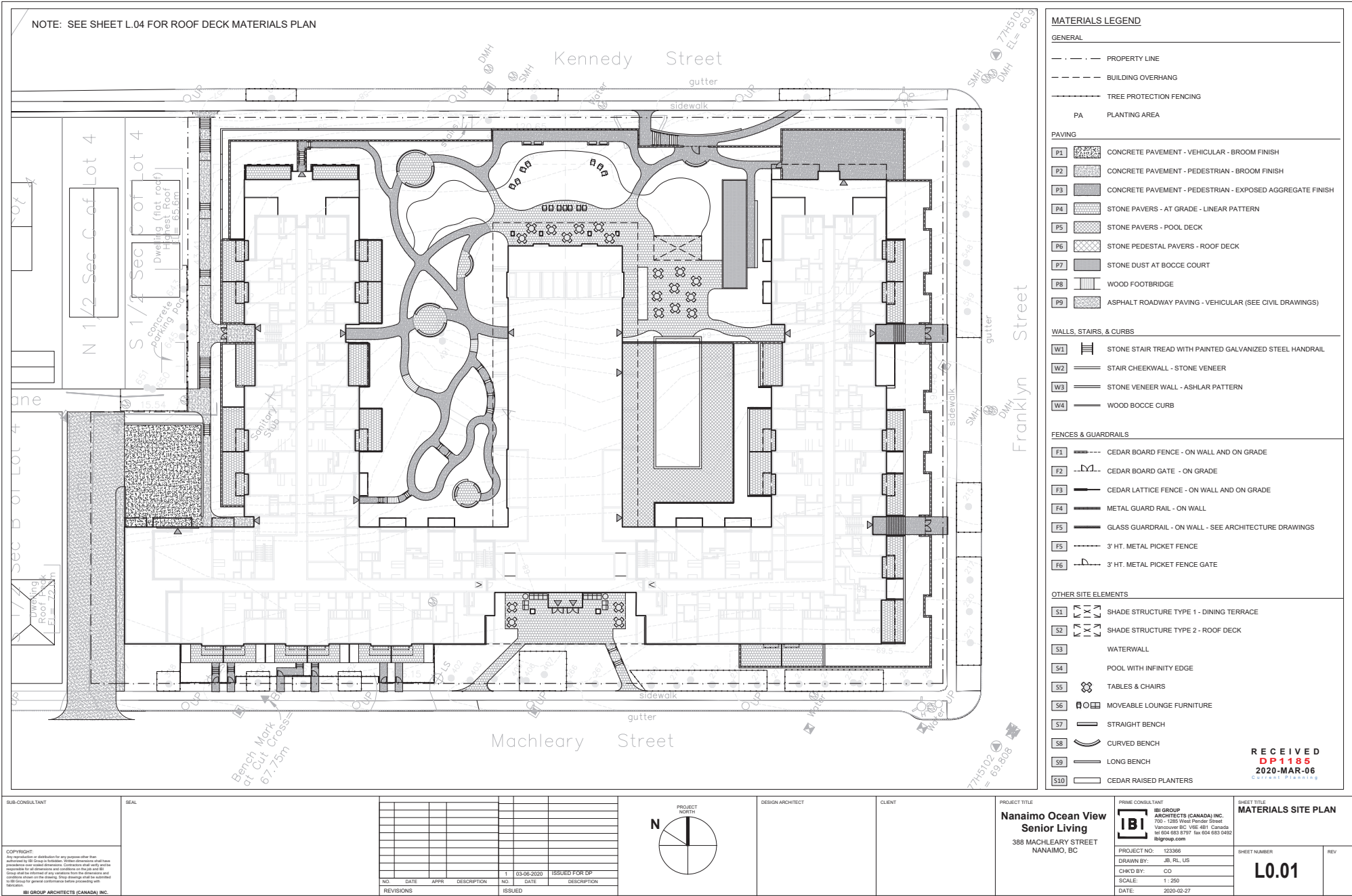
SUB-CONSULTANT	SEAL
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1	03-05-2020			1	03-05-2020	ISSUED FOR SP	
REVISIONS				ISSUED			



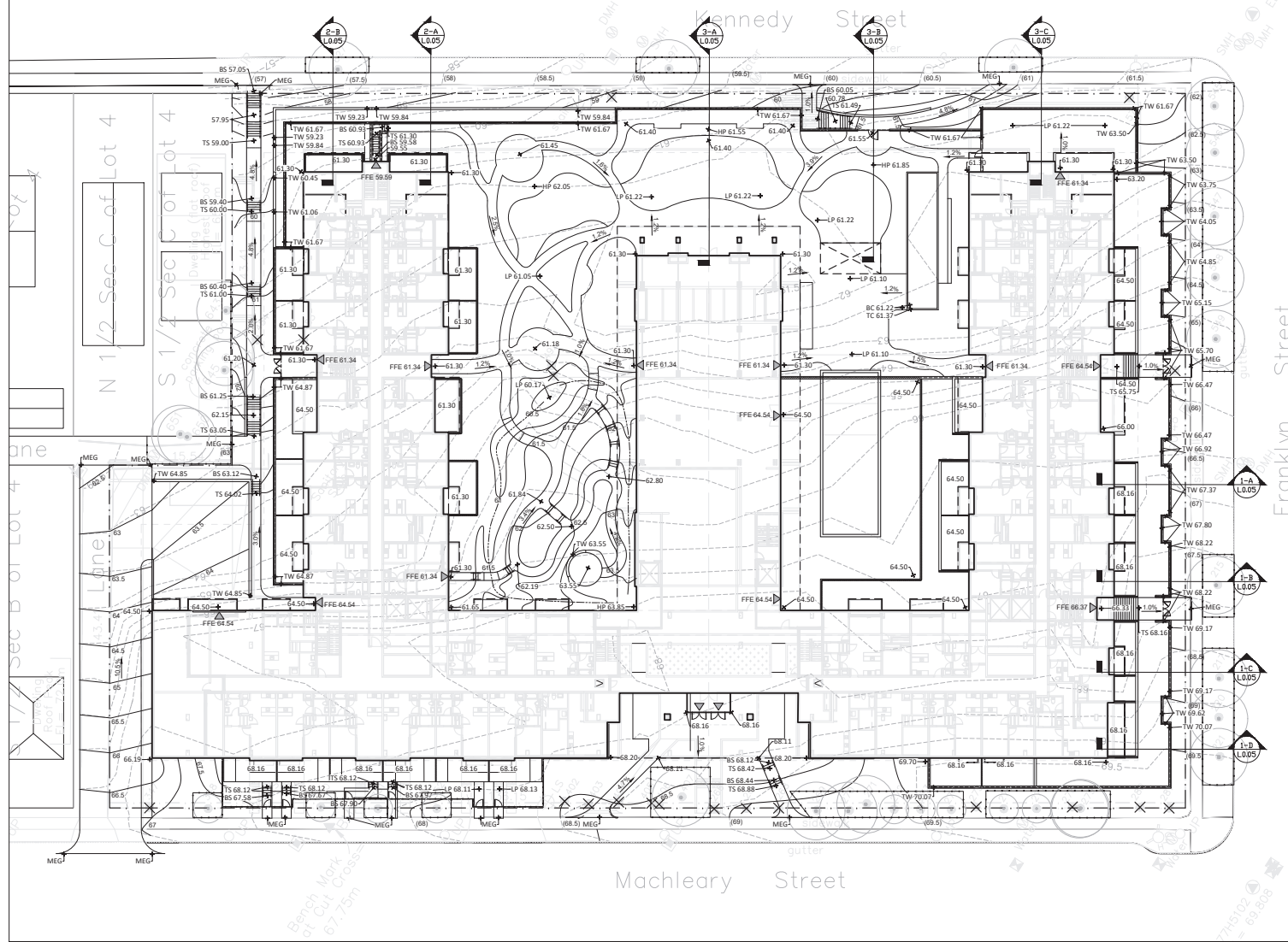
CONSULTANT	CLIENT	PROJECT TITLE	PRIME CONSULTANT	SHEET TITLE
		<b>Nanaimo Ocean View Senior Living</b>	<b>IBI GROUP ARCHITECTS (CANADA) INC.</b>	<b>ROOF PLAN</b>
		388 MACHLEARY STREET NANAIMO, BC	700 - 1285 West Pender Street Vancouver BC, V6E 4S1, Canada tel 604 683 8797 fax 604 683 0432 ibigroup.com	
		<b>RECEIVED</b> <b>DP1185</b> <b>2020-MAR-06</b>	PROJECT NO: 123366	SHEET NUMBER
			DRAWN BY:	<b>A1.06</b>
			CHKD BY:	REV
			SCALE: 1:200	
			DATE: 03-05-2020	





SUB-CONSULTANT		SEAL		PROJECT NORTH		DESIGN ARCHITECT		CLIENT		PROJECT TITLE		PRIME CONSULTANT		SHEET TITLE	
NANAIMO OCEAN VIEW SENIOR LIVING		IBI GROUP ARCHITECTS (CANADA) INC.		N		IBI GROUP ARCHITECTS (CANADA) INC.		388 MACHLEARY STREET		NANAIMO, BC		IBI GROUP ARCHITECTS (CANADA) INC.		MATERIALS SITE PLAN	
388 MACHLEARY STREET		NANAIMO, BC		PROJECT NO: 123366		DRAWN BY: JB, RL, US		SHEET NUMBER		REV		PROJECT NO: 123366		L0.01	
388 MACHLEARY STREET		NANAIMO, BC		CHECKED BY: CO		SCALE: 1:250		DATE: 2020-02-27							

NOTE: SEE SHEET L.04 FOR ROOF DECK GRADING PLAN



### GRADING LEGEND

#### GENERAL

- PROPERTY LINE / LIMIT OF WORK
- BUILDING OVERHANG
- TREE PROTECTION FENCING
- EXISTING TREE TO REMAIN
- ✕ EXISTING TREE TO BE REMOVED (20)

#### GRADING

- 61.00 → EXISTING GRADE
- 61.00 → PROPOSED GRADE
- 1.8% PROPOSED SLOPE
- 61.01 EXISTING CONTOUR
- 61.5 PROPOSED CONTOUR
- MEG MEET EXISTING GRADE
- FFE FINISH FLOOR ELEVATION
- HP HIGH POINT
- LP LOW POINT
- TC / BC TOP OF CURB / BOTTOM OF CURB
- TW / BW TOP OF WALL / BOTTOM OF WALL
- TS / BS TOP OF STAIRS / BOTTOM OF STAIRS

NOTE: SEE CIVIL DRAWINGS FOR DRAINAGE STRUCTURES

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DP 1185  
2020-MAR-06  
CITY OF NANAIMO

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IBI GROUP ARCHITECTS (CANADA) INC.

NO.	DATE	APPR.	DESCRIPTION	NO.	DATE	ISSUED	DESCRIPTION
1	03-06-2020		ISSUED FOR DP				
REVISIONS							



DESIGN ARCHITECT

CLIENT

PROJECT TITLE

**Nanaimo Ocean View  
Senior Living**  
388 MACHLEARY STREET  
NANAIMO, BC

PRIME CONSULTANT

**IBI GROUP  
ARCHITECTS (CANADA) INC.**  
700 - 1285 West Pender Street  
Vancouver BC V6E 4B1 Canada  
Tel: 604 683 8797 Fax: 604 683 0492  
ibigroup.com

SHEET TITLE  
**GRADING PLAN**

SHEET NUMBER

**L0.02**

REV

NOTE: SEE SHEET L.04 FOR ROOF DECK PLANTING PLAN

**PLANTING LEGEND**

**GENERAL**

- PROPERTY LINE / LIMIT OF WORK
- BUILDING OVERHANG
- TREE PROTECTION FENCING

**PLANTING**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- DECIDUOUS TREE
- MULTI-STEM FLOWERING TREE
- EVERGREEN TREE
- SHRUBS
- PERENNIALS AND GRASSES
- FERNS
- LAWN
- RAISED PLANTING BEDS FOR TENANT INSTALLED PLANTING
- GREEN WALL (DESIGNED FOR SOLAR ORIENTATION AND MICROCLIMATE)

**NOTE: ALL PLANTING SHALL BE IRRIGATED WITH AUTOMATED SYSTEM**

**PLANT SCHEDULE**

Qty	Symbol	Botanical Name	Common Name	Size	Spacing
33	ACE CIR	<i>Acer circinatum</i>	Vine maple	6cm cal.	
12	ACE GLA	<i>Acer glabrum</i>	Douglas maple	6cm cal.	
30	AME ALN	<i>Amelanchier alnifolia</i>	Serviceberry	6cm cal.	
9	COR NUT	<i>Cornus nuttallii</i>	Pacific flowering dogwood	6cm cal.	
19	MAL FUS	<i>Malus fusca</i>	Pacific crabapple	6cm cal.	
8	PSE MEN	<i>Pseudotsuga menziesii</i>	Douglas-fir	3.5m Ht.	
1	QUE GAR	<i>Quercus garryana</i>	Garry oak	12m cal.	
3	THU PLI	<i>Thuja plicata</i>	Western red cedar	3.5m Ht.	
<b>Shrubs</b>					
1400	arc uva	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#2 Pot	30-60cm oc
1868	gau sha	<i>Gaultheria shallon</i>	Sallal	#2 Pot	90cm oc
139	hol dis	<i>Holodiscus discolor</i>	Ooneary grass	#5 Pot	120cm oc
368	mah aqu	<i>Mahonia aquifolium</i>	Tall Oregon grape	#5 Pot	90-120cm oc
1873	mah ner	<i>Mahonia nervosa</i>	Oregon grape	#5 Pot	60-75cm oc
171	phi lew	<i>Philadelphus lewisii</i>	Lewis' mock orange	#5 Pot	180cm oc
46	rib san	<i>Ribes sanguineum</i>	Red-flowering currant	#5 Pot	150cm oc
21	ros gym	<i>Rosa gymnocarpa</i>	Baldpate rose	#5 Pot	120cm oc
13	ros nut	<i>Rosa nutkana</i>	Nootka rose	#5 Pot	150cm oc
74	sym alb	<i>Symphoricarpos albus</i>	Common snowberry	#5 Pot	90cm oc
158	vac ova	<i>Vaccinium ovatum</i>	Evergreen huckleberry	#5 Pot	90-120cm oc
<b>Perennials and Grasses</b>					
96	all ce	<i>Allium cernuum</i>	Nodding onion	#2 Pot	30cm oc
414	aq fo	<i>Aquilegia formosa</i>	Red columbine	#2 Pot	30cm oc
200	am ma	<i>Artemisia maritima</i>	Thrift	#2 Pot	25cm oc
241	ca qu	<i>Camassia quamash</i>	Camass	#2 Pot	20cm oc
88	ca ro	<i>Campanula rotundifolia</i>	Common harebell	#2 Pot	20cm oc
160	ca pa	<i>Carex panicea</i>	Meadow sedge	#2 Pot	30cm oc
262	di fo	<i>Dicentra formosa</i>	Pacific bleeding heart	#5 Pot	150cm oc
236	di ho	<i>Disporum hookeri</i>	Hooker's fairybell	#2 Pot	60cm oc
285	es ca	<i>Eschscholzia californica</i>	California poppy	#2 Pot	30cm oc
132	fe gl	<i>Festuca ovina glauca</i>	Blue fescue	#2 Pot	20cm oc
171	fr ch	<i>Fragaria chiloensis</i>	Black strawberry	#2 Pot	30cm oc
128	fr vi	<i>Fragaria virginiana</i>	Wild strawberry	#2 Pot	30cm oc
441	lu po	<i>Lupinus polypholus</i>	Large-leaved lupine	#2 Pot	20cm oc
794	pe ov	<i>Penstemon ovatus</i>	Broad-leaved penstemon	#2 Pot	20cm oc
65	si be	<i>Sisyrinchium bellum</i>	Blue-eyed grass	#2 Pot	20cm oc
395	si be	<i>Sisyrinchium californicum</i>	Golden-eyed grass	#2 Pot	15-30cm oc
110	sm ra	<i>Smilacina racemosa</i>	False Solomon's seal	#2 Pot	45-60cm oc
218	te gr	<i>Tellima grandiflora</i>	Fringepole	#2 Pot	30cm oc
884	ti tr	<i>Tiarella trifoliata var. trifoliata</i>	Foamflower	#2 Pot	30cm oc
<b>Ferns</b>					
51	ad al	<i>Adiantum aleuticum</i>	Western maidenhair fern	#2 Pot	60-75cm oc
96	at ti	<i>Athyrium filix-femina</i>	Lady fern	#2 Pot	60-75cm oc
138	bl sp	<i>Blechnum spicant</i>	Deer fern	#2 Pot	60-75cm oc
2467	po mu	<i>Polystichum munitum</i>	Sword fern	#2 Pot	60-90cm oc

## GENERAL

## PLANTING

X EXISTING TREE TO BE REMOVED

 DECIDUOUS TREE

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 PERENNIALS AND GRASSES

 FERNS
LAWN RAISE

GREEN WALL (DESIGNED FOR SOLAR ORIENTATION AND MICROCLIMATE)

### PLANT SCHEDULE

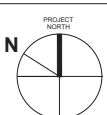
Qty	Symbol	Botanical Name	Common Name	Size	Spacing
<b>Trees</b>					
33	ACE CIR	<i>Acer circinatum</i>	Vine maple	6cm cal.	
12	ACE GLA	<i>Acer glabrum</i>	Douglas maple	6cm cal.	
30	ARE ALN	<i>Americaner alnifolia</i>	Serviceberry	6cm cal.	
9	COB RUN	<i>Cornus nuttallii</i>	Spice flowering dogwood	6cm cal.	
19	MAL FUS	<i>Malus fusca</i>	Crabapple	6cm cal.	
8	PSE MEN	<i>Pseudotsuga menziesii</i>	Douglas-fir	3.5m ht.	
8	QUS GRI	<i>Quercus garryana</i>	Garry oak	3.5m ht.	
3	THU PU	<i>Thuja plicata</i>	Western red cedar		
<b>Shrubs</b>					
1400	ar uva	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	82 Pot	30-40cm oc
1668	gua sha	<i>Gaultheria shallon</i>	Sail	82 Pot	90cm oc
1668	gua sha	<i>Ostrya virginica</i>	Black haw	82 Pot	90cm oc
1668	ma aqu	<i>Amelanchier aquifolium</i>	Tail Oregon grape	85 pot	90-120cm oc
1873	ma lue	<i>Mahonia nervosa</i>	Oregon grape	82 Pot	60-75cm oc
17	ph lew	<i>Philadelphus lewisii</i>	Lewis' mock orange	85 pot	180cm oc
15	rib san	<i>Ribes sanguineum</i>	Ribes	85 pot	150cm oc
19	ros gym	<i>Rosa gymnocarpa</i>	Baldpate rose	85 pot	120cm oc
13	ros nut	<i>Rosa nutkana</i>	Nootka rose	85 pot	150cm oc
174	sym albi	<i>Symphoricarpos albus</i>	Common snowberry	85 pot	90cm oc
18	vac ovi	<i>Vaccinium ovatum</i>	Evergreen huckleberry	85 pot	90-120cm oc
<b>Perennials and Grasses</b>					
96	ac alf	<i>Allium comosum</i>	Nodding onion	82 Pot	30cm oc
114	aq fol	<i>Aquilegia formosa</i>	Red columbine	82 Pot	30cm oc
300	ar ma	<i>Artemisia maritima</i>	Thrift	82 Pot	25cm oc
34	ca qu	<i>Ceanothus quercifolius</i>	California lilac	82 Pot	30cm oc
38	car	<i>Campylopus rotundifolia</i>	Common harebell	82 Pot	20cm oc
236	ca pa	<i>Carex pensilvanica</i>	Meadow sedge	82 Pot	30cm oc
46	fo fo	<i>Ficaria verna</i>	Pink/purple flowering heart	82 Pot	30cm oc
126	dis po	<i>Diaporum hookeri</i>	Hooker's fairybells	82 Pot	60cm oc
128	ca ca	<i>Eschscholzia californica</i>	California poppy	82 Pot	30cm oc
182	fe gi	<i>Festuca ovina</i> glauca	Blue fescue	82 Pot	25cm oc
12	fr ch	<i>Fraxinus chinensis</i>	Chinese ash	82 Pot	30cm oc
128	fr fr	<i>Fraxia virginiana</i>	White strawberry	82 Pot	30cm oc
141	lu po	<i>Lupinus polypholus</i>	Large-leaved lupine	82 Pot	20cm oc
94	pe ov	<i>Pentstemon ovatus</i>	Broad-leaved pentstemon	82 Pot	20cm oc
13	ps ch	<i>Psychotria chinensis</i>	Red-veined shrub	82 Pot	30cm oc
35	sc ch	<i>Sisyrinchium californicum</i>	Golden-eyed grass	82 Pot	15-30cm oc
110	sm ra	<i>Silene spaldingii</i>	Spalding's seal	82 Pot	45-60cm oc
128	te gr	<i>Tellima grandiflora</i>	Fringe	82 Pot	30cm oc
128	tr tr	<i>Trifolium repens</i>	Common clover	82 Pot	30cm oc
<b>Ferns</b>					
51	ad al	<i>Adiantum alatum</i>	Western male fern	82 Pot	60-75cm oc
20	pi	<i>Polythidium filix femina</i>	Lady fern	82 Pot	60-75cm oc
148	be chum	<i>Beckhamia chinensis</i>	Chinese fern	82 Pot	60-75cm oc
2447	po mu	<i>Polystichum munitum</i>	Soft fern	82 Pot	60-90cm oc

SUB-CONSULTANT

SEAL
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[illegible]

	DESIGN ARCHITECT
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CLIENT

PROJECT TITLE
---------------

**Nanaimo Ocean View  
Senior Living**  
388 MACHLEARY STREET  
NANAIMO, BC

RECEIVED  
DP 1185  
2020-MAR-06  
Current Planning

**PRIME CONSULTANT**

**IBI**

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ARCHITECTS  
700  
Van  
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PROJECT NO:	123366
DRAWN BY:	JB, RL, U
CHK'D BY:	CO
SCALE:	1 : 250
DATE:	2020-02-

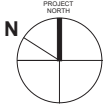
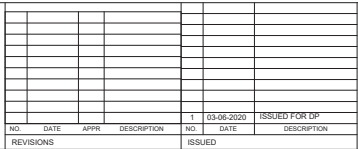
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(2:00 PM)

SPRING  
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SUMMER  
SOLSTICE

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SEAL

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1	03-05-2020			1	03-05-2020	ISSUED FOR SP	
REVISIONS				ISSUED			



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PROJECT TITLE

**Nanaimo Ocean View  
Senior Living**  
388 MACLEARY STREET  
NANAIMO, BC

**RECEIVED**  
**DP1185**  
**2020-MAR-06**  
CURRENT PLANNING

PRIME CONSULTANT

**IBI GROUP**  
**ARCHITECTS (CANADA) INC.**  
700 - 1285 West Pender Street  
Vancouver BC, V6E 4B1, Canada  
tel 604 683 8797 fax 604 683 0492  
ibi@ibi.com

PROJECT NO.: 123396

DRAWN BY:

CHECKED BY:

SCALE: 1:750

DATE: 03-05-2020

SHEET TITLE  
**SUN/SHADOW STUDY**

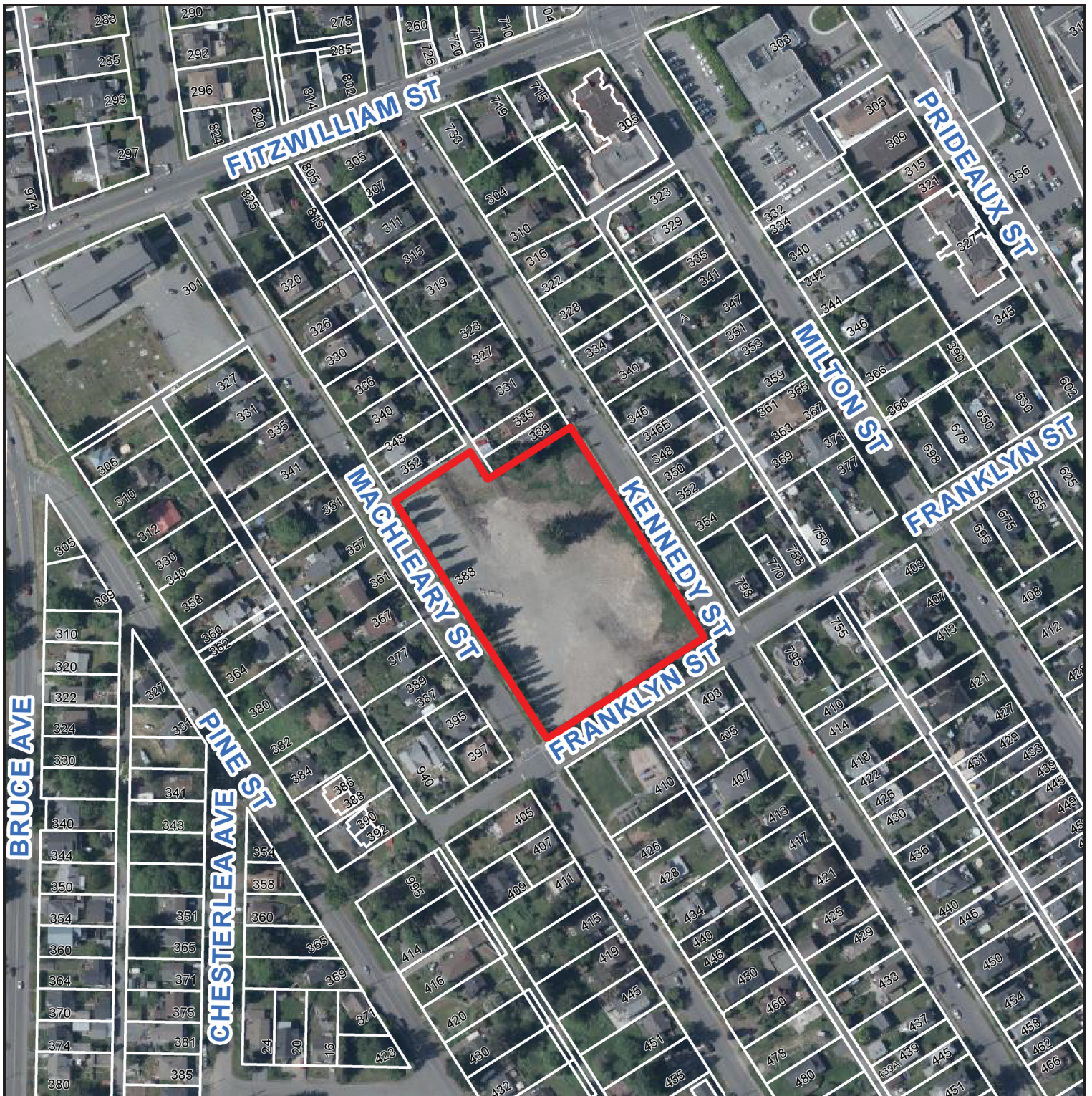
SHEET NUMBER

**A0.06**

REV



# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001185**



388 MACHLEARY STREET