



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

June 25, 2020, 5:00 PM  
Board Room, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

Pages

**1. CALL THE MEETING TO ORDER:**

[Note: This meeting will be video recorded for the public.]

**2. ADOPTION OF AGENDA:**

**3. ADOPTION OF MINUTES:**

**a. Minutes**

2 - 3

Minutes of Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2020-JUN-11.

**4. PRESENTATIONS:**

**a. Development Permit Application No. DP001187 - 550 Brechin Road**

4 - 25

A development permit application was submitted by 1228590 BC Ltd., for the development of a four-storey, multi-family residential building (87 market share rental units), with underground parking. The subject property is legally described as Lot 12, Section 1, Nanaimo District, Plan 12987.

**b. Development Permit Application No. DP001190 - 1300 Junction Avenue**

26 - 46

A development permit application was submitted by 1228581 BC Ltd., for the development of a group of three, four-storey, multi-family residential buildings (213 market share rental units), with underground parking. The subject property is described as Section 27, Range 17 of Section 7, Nanaimo District, Plan 1332, except part in Plan 3212 RW and VIP84370.

**5. OTHER BUSINESS:**

**6. ADJOURNMENT:**

**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
BOARD ROOM, SERVICE AND RESOURCE CENTRE  
411 DUNSMUIR STREET, NANAIMO, BC  
MONDAY, 2020-JUN-11, AT 5:00 P.M.

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PRESENT:   Members:   Charles Kierulf, Chair  
                              Tony James (joined electronically)  
                              Steve Johnston (joined electronically)  
                              Kevin Krastel (joined electronically)  
                              Marie Leduc (joined electronically)  
                              Gur Minhas (joined electronically)  
                              Kate Stefiuk (joined electronically)

                  Absent:   Gur Minhas  
                              Councillor Tyler Brown

                  Staff:    L. Rowett, Manager, Current Planning Section  
                              C. Horn, Planner, 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 5:05 p.m.

2.   ADOPTION OF AGENDA:

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

3.   ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Regular Meeting of the Design Advisory Panel Meeting, held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2020-MAY-28 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4.   PRESENTATIONS:

(a)   Development Permit Application No. DP1184 – 558 Medea Way

Caleb Horn, Planner, Current Planning Section introduced the project.

Presentations:

1.   Jerry Ellins, Architect of Ellins Architect Inc., accompanied by Bodil Ellins, presented the project. The presentation addressed site and neighbourhood



context, building siting, architectural details, exterior materials, site lighting, vehicle parking, carports with green roof feature, and bike storage.

- The proposed two-building, six-unit townhouse development is intended to fit the affordable housing market.
- Proposed variances include yard setbacks, lot coverage, landscape buffer and parking.

2. Corinne Matheson, Landscape Designer of Mystic Wood Landscape Architecture, presented the Landscape Plan and spoke regarding site layout, proposed native plant palette, rooftop gardens (carports), lower level patio area screening and the internal courtyard area.

Panel discussions took place regarding:

- Tree species chosen for the site; and proposed indigenous plantings
- Lane direction, parking area and security from the lane
- The courtyard area size, layout and its intended use
- The current street parking condition along Medea Way
- Possible addition of detailing to the centre roof of both buildings

It was moved and seconded that Development Permit Application No. DP1184 be accepted as presented with support for the proposed variances. The following recommendation was provided:

- Consider providing further detailing on gable ends and/or window trims, as recommended by the Old City Design Guidelines, per Staff's comment.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:02 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001187 – 550 BRECHIN ROAD

**Applicant:** WESTURBAN DEVELOPMENTS LTD.

**Architect:** THUJA ARCHITECTURE & DESIGN

**Landscape Architect:** LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS

**Owner:** 1228590 BC LTD.

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### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	R8 – Medium Density Residential
<i>Location</i>	The subject property is located on the north side of Brechin Road, adjacent to Beach Drive and the BC Ferries Departure Bay Terminal.
<i>Total Area</i>	0.52ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood Map 3 – Development Permit Area DPA No. 5 – Steep Slope Development; and 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; Newcastle + Brechin Neighbourhood Plan Urban Design Framework and Guidelines; and Steep Slope Development Permit Area Guidelines

The subject property is a forested and steeply-sloped lot in the Newcastle + Brechin Neighbourhood, immediately uphill from the BC Ferries Departure Bay Terminal. The lot is bound by the exit lanes from the ferry terminal to the east, Brechin Road which is under the jurisdiction of the provincial Ministry of Transportation and Infrastructure (MOTI) to the south, and Beach Drive to the west. An existing section of the Nanaimo Waterfront Walkway crosses through the BC Ferries property adjacent to the subject property.

From 1979 until 1993, the subject property was zoned Tourist Commercial Zone which allowed for both commercial and higher density residential uses. Since 1993 the property has been zoned for medium density residential use only. Surrounding land uses, notwithstanding the ferry terminal, are primarily single residential dwellings along both Brechin Road and Beach Drive.

### PROPOSED DEVELOPMENT

The applicant is proposing to construct a 4-storey multi-family rental residential building with 87 dwelling units and under-the-building parking. The proposed building will have a gross floor area of 6,864m<sup>2</sup>, excluding the two levels of parking. The proposed unit mix is as follows:

- 3 studio units approximately 37m<sup>2</sup> in area
- 44 one-bedroom units approximately 57m<sup>2</sup> in area; and
- 40 two-bedroom units between approximately 71m<sup>2</sup> and 79m<sup>2</sup> in area.

The proposed Floor Area Ratio (FAR) is 1.32, which is below the maximum permitted FAR of 1.40 in the R8 zone where 60% of the parking is provided underground.

### Site Design

The proposed development will be sited to face Beach Drive and Brechin Road, with a 45 degree bend in the building to mimic the intersection of the two streets. The ground floor will be sunken slightly below street level, requiring a ramp and staircase from Beach Drive to the front entrance. The vehicle entrance is proposed from Beach Drive, in the northwest corner of the site. A common outdoor patio space is proposed on the rear side of the building, facing Departure Bay.

The 10m grade difference on-site will be supported by a series of retaining walls to the northeast of the proposed building, on the downhill portion of the lot, which will range in height from 3m to 4m.

#### Staff Comments:

- Provide direct pedestrian connections for ground-level units with Beach Drive where possible.
- Look at ways to increase outdoor amenity space on-site and improve pedestrian circulation around the site.
- Review opportunities to provide a pedestrian connection to the existing Waterfront Walkway adjacent to the subject property.
- Provide details for all proposed retaining walls and consider reducing wall heights to no greater than 3m where possible, as recommended by the Steep Slope Development Permit Area Guidelines (Steep Slope Guidelines).

### Building Design

The proposed building design is residential in nature with outdoor balconies or patios provided for all units. A striking 4-storey entryway with steel columns and a rising roofline will be featured prominently facing the Beach Drive and Brechin Road intersection. A number of the windows will feature window boxes that will provide visual interest on the street-facing elevations.

A mix of light and dark fibre cement siding will present a west coast wood tone. The exposed wall of the ramp between parking levels, facing southeast, will feature a perforated corten steel screen.

#### Staff Comments:

- Consider opportunities to break the long horizontal roofline and step the building down with the existing terrain.
- Address blank wall elevations with further detailing and glazing, for example on the northwest and southeast elevations.
- Look at reducing vertical massing (for example, consider lighter materials on the upper floors, a shallower roof overhang, and/or projecting a 2-storey mass for ground-level units).
- Reduce the scale of the main entry to better respect the lower density characteristics of the surrounding neighbourhood.

### Landscape Design

Robust planting is proposed throughout the site and along its perimeter. The Brechin Road and Beach Drive frontages will feature 13 red obelisk beech trees and a mix of shrubs including creeping Oregon grape and red spirea. Tall Oregon grape and a cluster of mountain pine trees will act as a buffer along the north property line adjacent to the neighbouring single residential

dwelling. Significant landscaping is proposed throughout the sloping portion of the site to the northeast, including Scots pine, pacific dogwood, oceanspray, salal, and a number of other species. A raingarden is proposed at the base of the retaining walls to provide stormwater retention. The southeast corner of the site, facing Brechin Road, will contain another significant landscaped area featuring trees, shrubs, and boulders to blend in with the natural topography.

Staff Comments:

- Demonstrate that the Minimum Landscape Treatment Level can be met along the north property line between the drive aisle and the neighbouring R1-zoned property.
- Review opportunities to retain existing trees where possible along the property line adjacent to the BC Ferries property.
- Ensure appropriate planting is provided to screen retaining walls.
- Provide details for the garbage enclosure and the required landscape buffer.

## PROPOSED VARIANCES

### Maximum Building Height

The maximum height of a building in the R8 zone is 14m. The proposed building height is 14.75m, a requested variance of 0.75m.

### Maximum Retaining Wall Height

The maximum height of a retaining wall outside of a setback area is 3m. The proposed retaining wall height is 4m, a requested variance of 1m.



Feb 18, 2020

Caleb Horn  
Planner - City of Nanaimo  
455 Wallace St.  
Nanaimo, BC, V9R 5J6

Dear Mr. Horn,

RE: 550 Brechin Road Development Permit

Please find attached the application for Development permit for a multi-family development consisting of a four storey building with 87 market rental units located in the New Castle - Brechin neighborhood. The proposed building location is at the corner of Brechin and Beach roads, overlooking the Departure Bay ferry terminal. Here, the project will create a striking feature at the marine gateway of Nanaimo; a bold building warmed with wood soffits and window boxes, embodying the style of west coast architecture. The apartment building will also feature a dramatic butterfly roof giving the building an 'airy' feeling, and V-form that's fits the curve of the existing roads. A perforated corten steel screen on the parkade will glow at night, adding visual interest to the corner at the ferry terminal, and rounding out a striking material palette.

The project location is on the edge of the residential neighborhood zone, across the ferry terminal from the higher-density marine mixed-use area, and thus, ideally placed to act as a transition between the two zones. The property is within a five minute walk from both the park-like ravines north of the terminal, as well as existing bike paths and transit lines that connect to the commercial center of the neighborhood on Vancouver Avenue. Thus, a medium-density building in this location will help provide a positive visual landmark, and increase population base likely to support local businesses.

A. Form and Character

The form and character of the development is consistent with the development permit guidelines for this area by providing a varying scale throughout the development by way of varying building massing and form typologies. The building utilizes similar high-quality materials to create a cohesive development, although the juxtaposition and variation of these materials creates visual interest and eliminates any monotony. The building has canopies at entry points, and plentiful decks and windows overlooking the

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sidewalks and open areas to engage the public realm. Building entrances are connected to sidewalks and show clear entry points to the building.

The location of the building on site allows for a generous buffer dedicated to landscaping and pedestrian pathways around and through the site, as well as outdoor amenity areas. The building placement addresses neighbouring sites, solar paths and view corridors along the site, access to the development and vehicular movement within the site.

#### B. Signage

The signage for the development will be located directly on the building facade to identify the building. Lighting will be directed to only illuminate the signage when required. All signage will be consistent with the architectural style of the development.

#### C. Siting, Landscaping and Screening

The site is subject to DPA5, steep slope guidelines. Due to the V-like shape of the lot it is not practical to design a stepped-back building. Instead the building will be built on-slab, and a series of retaining walls will be used to maintain hill contours in such a way as to prevent future erosion and control storm water flow through the site. This allows the building to follow the V-shape of the lot and the contour of existing roads. Additional benefits include the creation of a large outdoor amenity area consisting of green space and paved patio, with bench seating built into retaining walls, as well as ample underground parking for the entire building onsite.

Extensive landscaping will be undertaken. All landscape and screening has been designed by a registered Landscape Architect, and the plan incorporates appropriate plant species and locations for the area of the development, including trees at appropriate intervals. The perimeter of the apartment has a landscape buffer to provide a barrier to the private balconies at ground level and screen the foundation where applicable. The refuse service area and mechanical services are located in the underground parkade, to mitigate impacts on public view and noise pollution. The sidewalk along Brechin Road will be improved, moved back from the road with a planted buffer to separate pedestrians from traffic, in keeping with the future goals for Brechin Road in the neighborhood plan.

#### D. Lighting

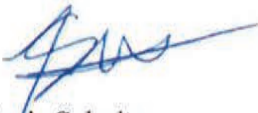
All lighting will be full cut off luminaries. The building will have soffit lighting that operates on a solar activated lens, and provides a warm glow to the underside of the roof line. Lighting will be provided at the entry canopies of the apartment by way of solar activated soffit lighting. The parking area will be lit with full cut off light standards providing security and safety at night. A perforated corten steel screen on the parkade will glow softly at night, adding visual interest to the corner at the ferry terminal.

#### E. Parking

The parking within the development consists of an underground parkade with two levels. The access ramp opens from Beach Dr., on the far side of the building from the intersection for Beach and Brechin. Short term bicycle parking is located at bike racks outside, while long term secure bicycle parking is provided within the underground parkade. Handicap and visitor stalls are provided as required. The parkade also houses the waste and recycling facilities, the electrical and mechanical room, and a dog washing room for residents.

In almost all respects, the development conforms to the zoning and development permit bylaws and will positively contribute toward the character of the neighborhood. Due to the steep slope, and civil works outlet onsite, a small variance (of 1m on total building height) will be required to fit the building in the necessary location onsite. Should you require and further information or clarification, please do not hesitate to contact me.

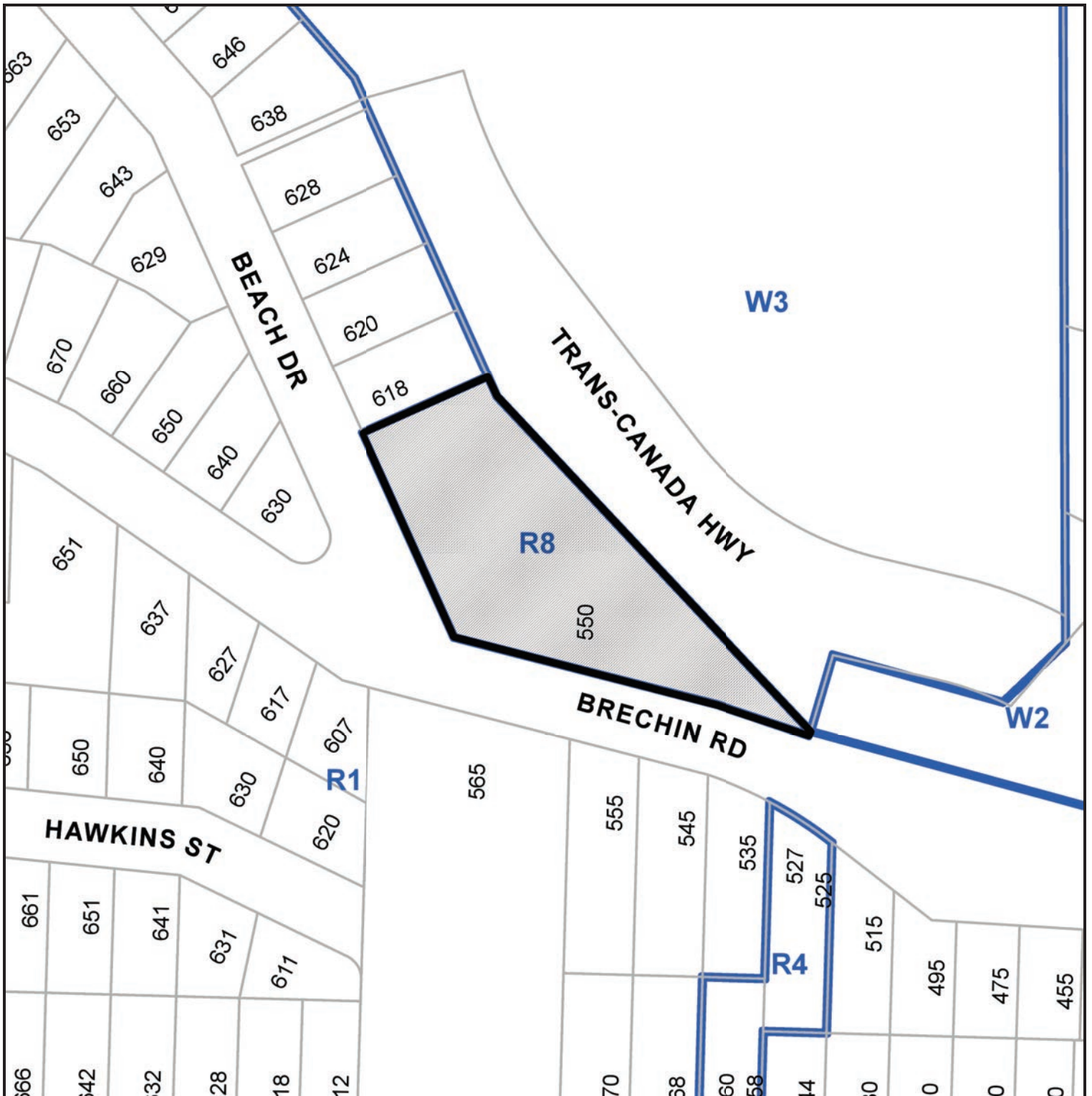
Sincerely,



Tanis Schulte  
Architect AIBC, LEED AP



# LOCATION PLAN



## DEVELOPMENT PERMIT NO. DP1187



**Subject Property**

CIVIC: 550 BRECHIN ROAD

LEGAL: LOT 12, SECTION 1, NANAIMO DISTRICT, PLAN 12987



# CONSULTANTS LIST

**OWNER / DEVELOPER**  
WESTURBAN DEVELOPMENTS LTD.  
Sean Roy, CEO  
1-1170 Shoppers Row, Campbell River BC V9W 2C8  
250.914.8485  
sroy@westurban.ca

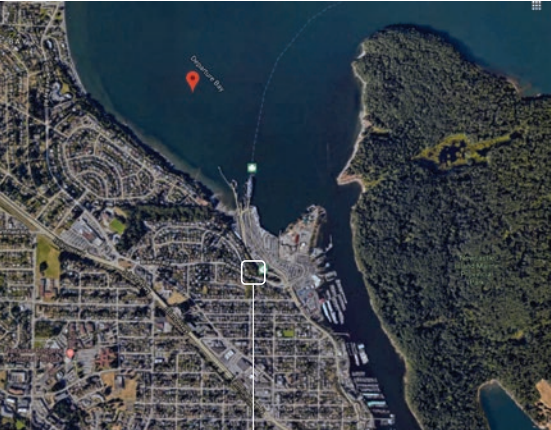
**ARCHITECT**  
THUJA ARCHITECTURE STUDIO LTD.  
Tania Schulte, Architect AIBC, LEED AP  
41289 Horizon Drive Squamish BC V8B 0Y7  
250.650.7901  
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**LANDSCAPE ARCHITECT**  
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Laurelin Svishdahl  
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250.563.6158  
laurelin.la@outlook.com

**CIVIL ENGINEER**  
CASCARA CONSULTING ENGINEERS LTD.  
Matthew Rosenthal, ASCE  
(c) 250.714.9112  
mrosenthal@cascara.ca

# DRAWING INDEX

- PR1 LOCATION PLAN & SITE PLAN
- PR2 PARKADE PLANS
- PR3 FLOOR PLANS
- PR4 UNIT PLANS
- PR5 EXTERIOR ELEVATIONS
- PR6 EXTERIOR ELEVATIONS
- PR7 SCHEMATIC SECTIONS
- PR8 MATERIALS
- PR9 RENDERINGS
- PR10 RENDERINGS



LOCATION PLAN

SITE LOCATION

## PROJECT DATA

LEGAL ADDRESS:  
LOT 12 SECTION 1 NANAIMO DISTRICT PLAN 12987

OWN ADDRESS:  
500 BRECHIN ROAD, NANAIMO BC

ZONING:  
R8 - MEDIUM DENSITY RESIDENTIAL

LOT SIZE:  
+/- 5216 SQ.M. (56,145 SQ.FT.)

BUILDING AREA:  
PROPOSED FOOTPRINT 1916 SQ.M. (20,624 SQ.FT.)

FLOOR AREAS:	
PARKADE	1815 SQ.M. (19,537 SQ.FT.)
MAIN	1416 SQ.M. (15,242 SQ.FT.)
SECOND	1440 SQ.M. (15,560 SQ.FT.)
THIRD	1440 SQ.M. (15,560 SQ.FT.)
FOURTH	1440 SQ.M. (15,560 SQ.FT.)
TOTAL (NET)	5736 SQ.M. EXCLUDING PARKADE (61,742 SQ.FT.)
COMMON (PARKADE)	78 SQ.M. (840 SQ.FT.)
COMMON (MAIN)	300 SQ.M. (3229 SQ.FT.)
COMMON (SECOND)	275 SQ.M. (2970 SQ.FT.)
COMMON (THIRD)	275 SQ.M. (2970 SQ.FT.)
COMMON (FOURTH)	275 SQ.M. (2970 SQ.FT.)
TOTAL (NET)	1129 SQ.M. EXCLUDING PARKADE (12,142 SQ.FT.)
TOTAL (GROSS)	6864 SQ.M. EXCLUDING PARKADE (73,883 SQ.FT.)

FLOOR AREA RATIO:  
ALLOWABLE: 1.25 W/ UNDERGROUND 10.25 PERCENTAGE OF PARKING = 1.40  
PROPOSED: 1.32

DENSITY:  
PROPOSED: 87 UNITS

LOT COVERAGE:  
40% ALLOWABLE  
34.5% PROPOSED (OPEN DECKS INCLUDED)

USABLE OPEN SPACE:  
REQUIRED:

BUILDING HEIGHT:  
ALLOWABLE: 14M  
PROPOSED: 15M (1M VARIANCE REQUIRED)

UNIT COUNT:	MAIN	2-4TH FLOORS	BUILDING
STUDIO BEDROOM	0	1 ("3)	3
ONE BEDROOM	11	11 ("3)	44
TWO BEDROOM	10	10 ("3)	40
TOTAL	21	22 ("3)	87

SETBACKS	6.0M ALLOWABLE / PROPOSED 6.0M
FRONT	10.0M ALLOWABLE / PROPOSED 10.0M
REAR	10.0M ALLOWABLE / PROPOSED 10.0M
SIDE (FLANKING)	4.0M ALLOWABLE / PROPOSED 4.0M
SIDE (FLANKING)	4.0M ALLOWABLE / PROPOSED 5.56M

PARKING:  
REQUIRED (AREA 2) 1.62 PER TWO BED \* 40 = 64.80  
1.26 PER ONE BED \* 44 = 55.44  
1.05 PER STUDIO BED \* 3 = 3.15  
TOTAL 123.39  
VISITOR = 1 PER 22 STALLS (INCLUDED IN TOTAL) = 5.4

PROVIDED STANDARD:	
HANDICAP STALLS	69
SMALL CAR (60%)	4
TOTAL	123

## BICYCLE PARKING

REQUIRED:  
LONG TERM 0.5 PER DWELLING UNIT 0.5\*87 = 44  
SHORT TERM 0.1 PER DWELLING UNIT 0.1\*87 = 8.7

PROVIDED LONG TERM PROVIDED UNDERGROUND AT EACH STALL  
SHORT TERM PROVIDED IN LANDSCAPE (REFER TO LANDSCAPE)

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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ISS.	DATE
ISSUED FOR REVIEW	JUL 07 2019
ISSUED FOR REVIEW	AUG 13 2019
ISSUED FOR REVIEW	OCT 29 2019
ISSUED FOR REVIEW	NOV 14 2019
ISSUED FOR COORD	NOV 21 2019
ISSUED FOR REVIEW	NOV 26 2019
ISSUED FOR REVIEW	DEC 10 2019
ISSUED FOR REVIEW	DEC 11 2019
ISSUED FOR PREAPP	DEC 18 2019
ISSUED FOR DP	MAR. 02 2020

PROJECT

DEPARTURE BAY

DRAWING

SITE PLAN

SCALE AS NOTED

DATE

SHEET

PROJECT NO. 19--

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PR1

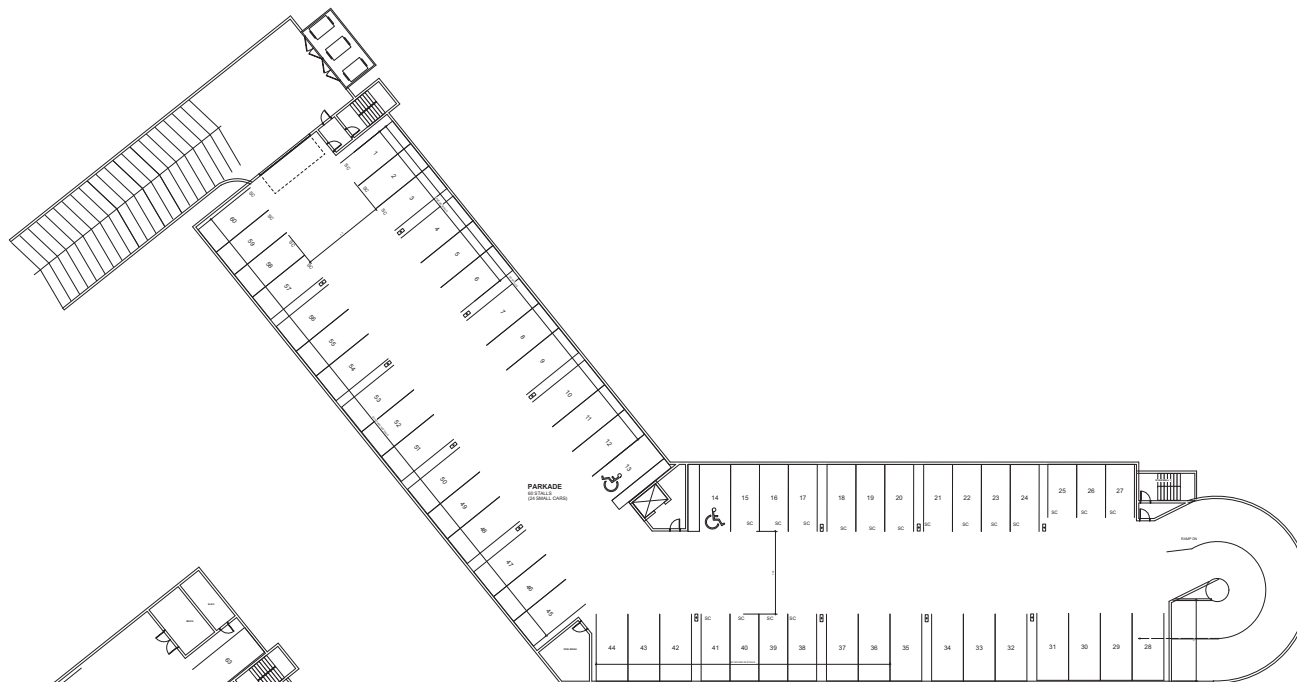


SITE PLAN

SCALE: 1:250

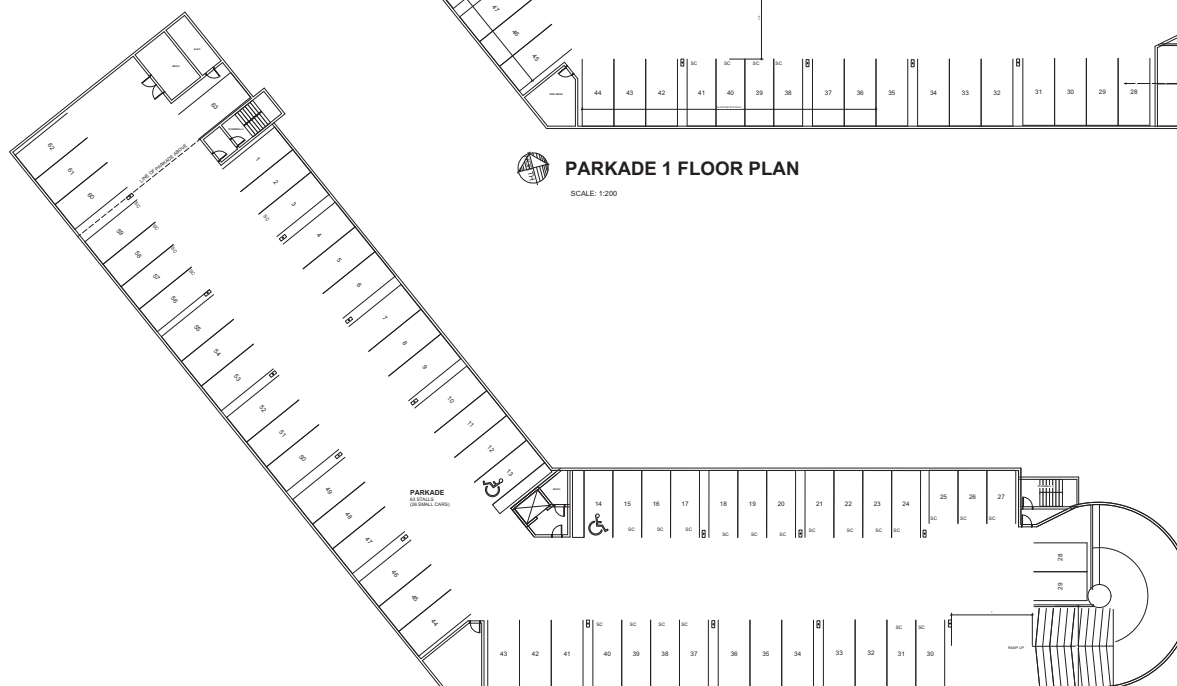
BRECHIN ROAD





**PARKADE 1 FLOOR PLAN**

SCALE: 1:200



**PARKADE 2 FLOOR PLAN**

SCALE: 1:200

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ISSUED FOR DP	MAR. 02 2020

PROJECT

DEPARTURE BAY

DESCRIPTION

P1/2 FLOOR PLANS

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- MATERIAL LEGEND**
- 1 FIBRE CEMENT LAP SIDING 7": "SHOU-SUGH-BAN"
  - 2 FIBRE CEMENT LAP SIDING 7": "CEDARTONE"
  - 3 WINDOW BOXES: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
  - 4 SBS ROOFING: "BLACK"
  - 5 VINYL WINDOWS - BLACK EXTERIOR
  - 6 HANDRAILS, FASCIAS, DOWNSPOUTS, FLASHING: "BLACK"
  - 7 SOFFITS: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
  - 8 COLUMNS: CORTEN STEEL



**THUJA**  
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ISSUED FOR DP	MAR. 02 2020

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**2020-APR-04**  
CITY OF SQUAMISH

PROJECT  
**DEPARTURE BAY**

DRAWING  
**ELEVATIONS**

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**PR5**

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#### MATERIAL LEGEND

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- 2) FIBRE CEMENT LAP SIDING 7"; "CEDARTONE"
- 3) WINDOW BOXES: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
- 4) SBS ROOFING: "BLACK"
- 5) VINYL WINDOWS - BLACK EXTERIOR
- 6) HANDRAILS, FASCIAS, DOWNSPOUTS, FLASHING: "BLACK"
- 7) SOFFITS: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
- 8) COLUMNS: CORTEN STEEL

**THUJA**  
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**2020-APR-04**  
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PROJECT  
**DEPARTURE BAY**

DRAWING  
**ELEVATIONS**

SCALE	AS NOTED	PROJECT NO.
DATE		19--
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SHEET		

**PR6**





BRECHIN ROAD VIEW



DEPARTURE BAY VIEW

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architecture + design

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T: 250.650.7901 E: info@thujaarchitecture.ca

NO.	DATE
ISSUED FOR REVIEW	JUL 07 2019
ISSUED FOR REVIEW	AUG 13 2019
ISSUED FOR REVIEW	OCT 29 2019
ISSUED FOR REVIEW	NOV 14 2019
ISSUED FOR COORD	NOV 21 2019
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ISSUED FOR REVIEW	DEC 10 2019
ISSUED FOR REVIEW	DEC 11 2019
ISSUED FOR PREAPP	DEC 18 2019
ISSUED FOR DP	MAR 02 2020

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**2020-APR-04**  
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PROJECT	
DEPARTURE BAY	
DRAWING	
RENDERINGS	
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**PR9**





**BRECHIN ROAD NIGHT VIEW**



**BRECHIN ROAD VIEW**

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C. G. G. G.

PROJECT  
**DEPARTURE BAY**

DRAWINGS

RENDERINGS

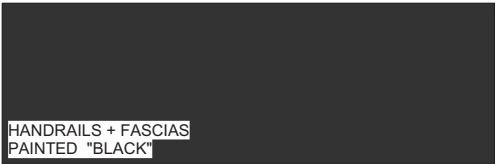
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DATE		DRAWN BY	TS/SW
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**PR10**





COLUMNS  
CORTEN STEEL



HANDRAILS + FASCIAS  
PAINTED "BLACK"



SOFFIT + SECONDARY SIDING FIBRE CEMENT "CEDARTONE"



PRIMARY SIDING FIBRE CEMENT "SHOU-SUGI-BAN"

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**DEPARTURE BAY**

DRAWING

MATERIALS

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**PR8**

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SECOND/THIRD/FOURTH FLOOR PLAN

SCALE: 1/200



MAIN FLOOR PLAN

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**2020-APR-04**  
Current Planning

PROJECT

DEPARTURE BAY

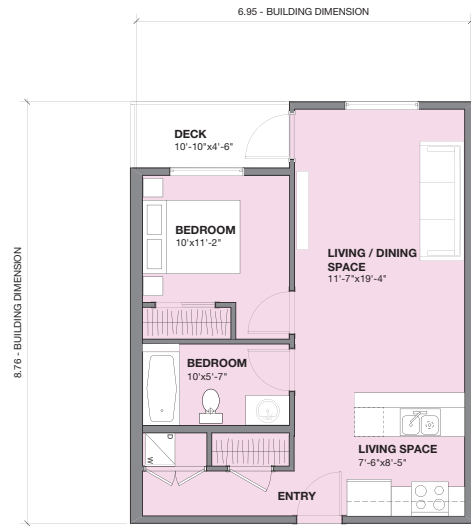
DRAWING

MAIN FLOOR PLAN

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DATE		DRAWN BY	TS/SW
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**PR3**





**ONE BEDROOM - "A"**  
610 SQ.FT.



**TWO BEDROOM - "B"**  
845 SQ.FT.



**TWO BEDROOM - "C"**  
762 SQ.FT.



**STUDIO BEDROOM - "D"**  
400 SQ.FT.

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REV	DATE
ISSUED FOR REVIEW	JUL 07 2019
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PROJECT  
**DEPARTURE BAY**

DRAWING

UNIT PLANS

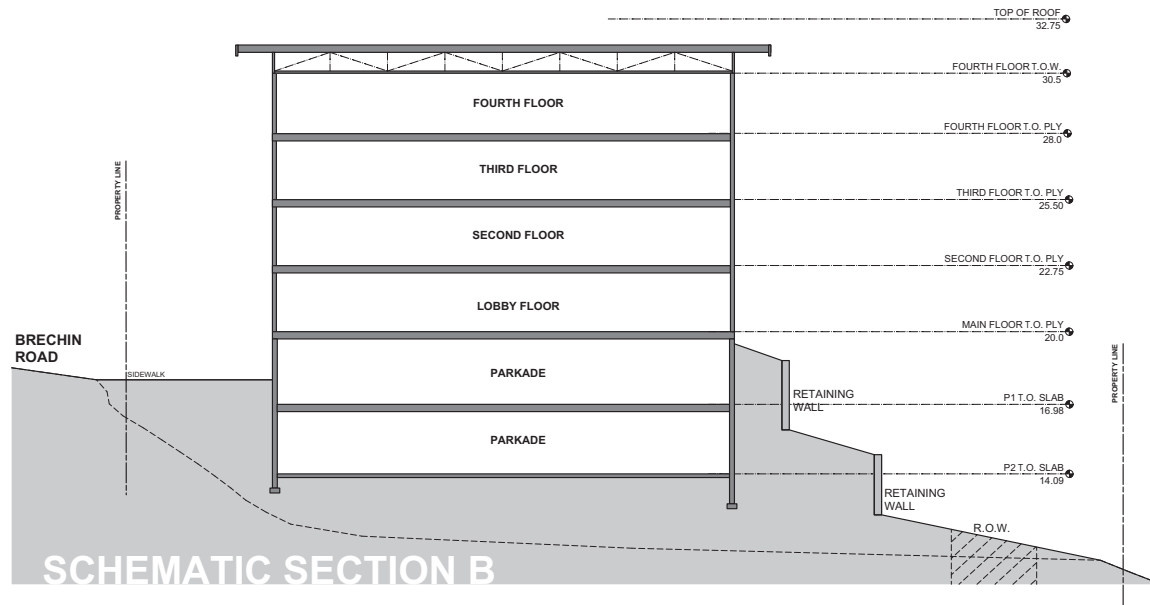
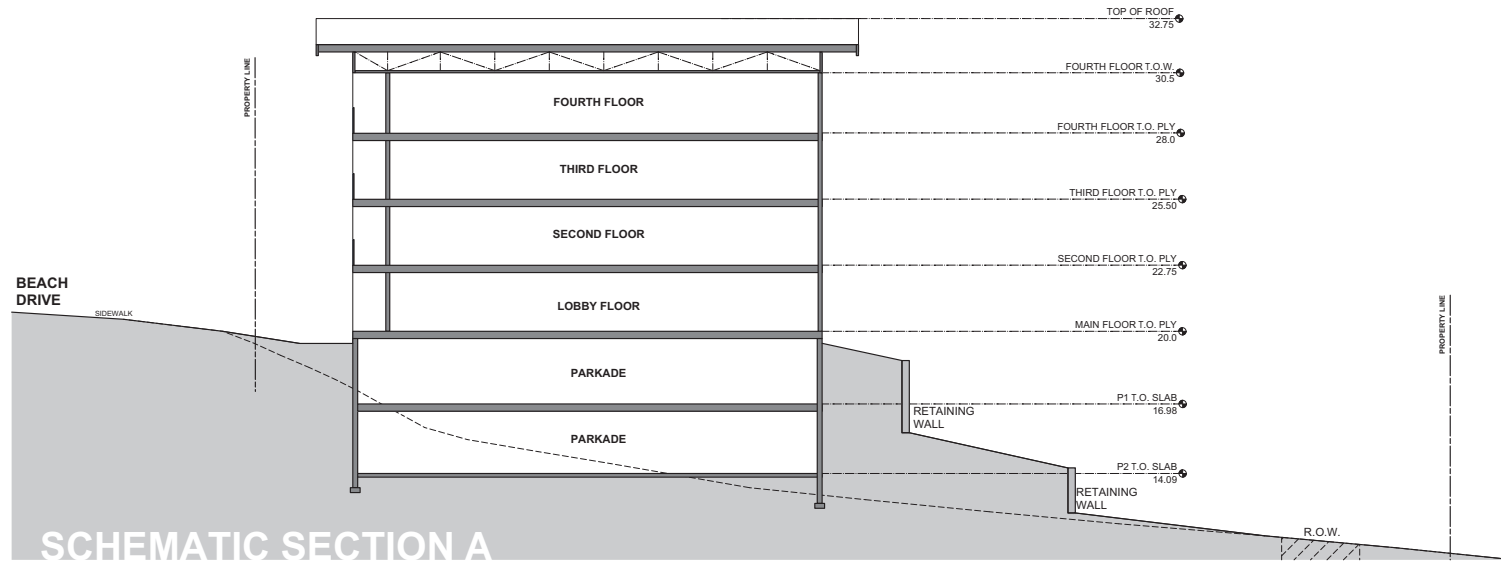
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**PR4**



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2020-APR-04  
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PROJECT  
**DEPARTURE BAY**

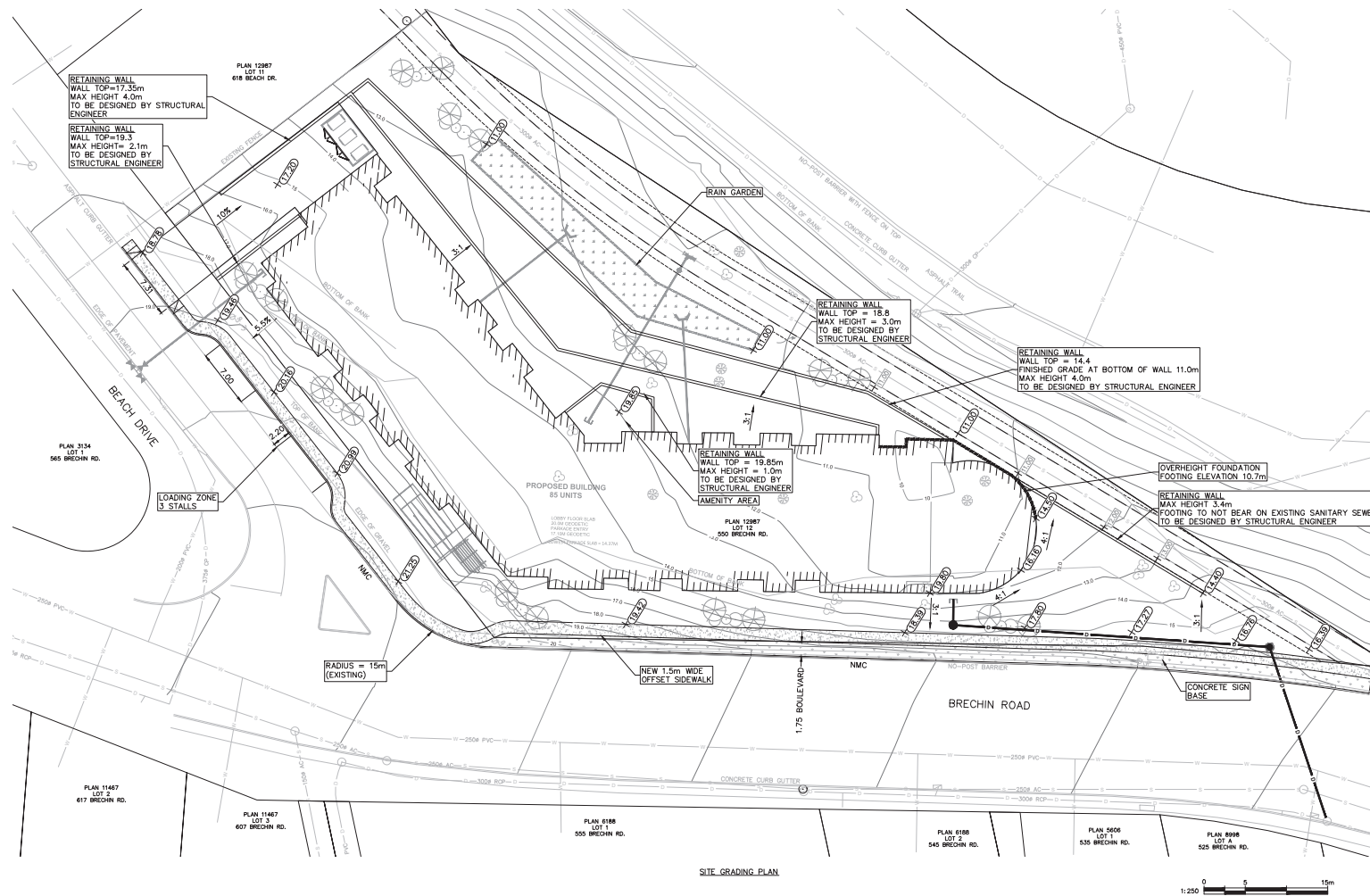
SCHEMATIC SECTIONS

SCALE	AS NOTED	PROJECT NO.	19--
DATE		DRAWN BY	TS/SW
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**PR7**







SITE GRADING PLAN

0 5 15m  
1:250

CLIENT  
WESTURBAN DEVELOPMENTS

REV.	DATE	BY	DESCRIPTION	ENG.
C	28FEB20	MMR	ISSUED FOR DEVELOPMENT PERMIT	KMD
B	28DEC19	MMR	REVISED SITE LAYOUT	KMD
A	27NOV19	MMR	ISSUED FOR COORDINATION	KMD

550 BRECHIN MULTI FAMILY

NANAIMO, BC

DRAWING TITLE:  
SITE GRADING

**CASCARA**  
CONSULTING ENGINEERS LIMITED  
#206-335 WESLEY STREET NANAIMO, BC V9R 2T5  
TEL: 250.591.7364 EMAIL: info@cascara.ca

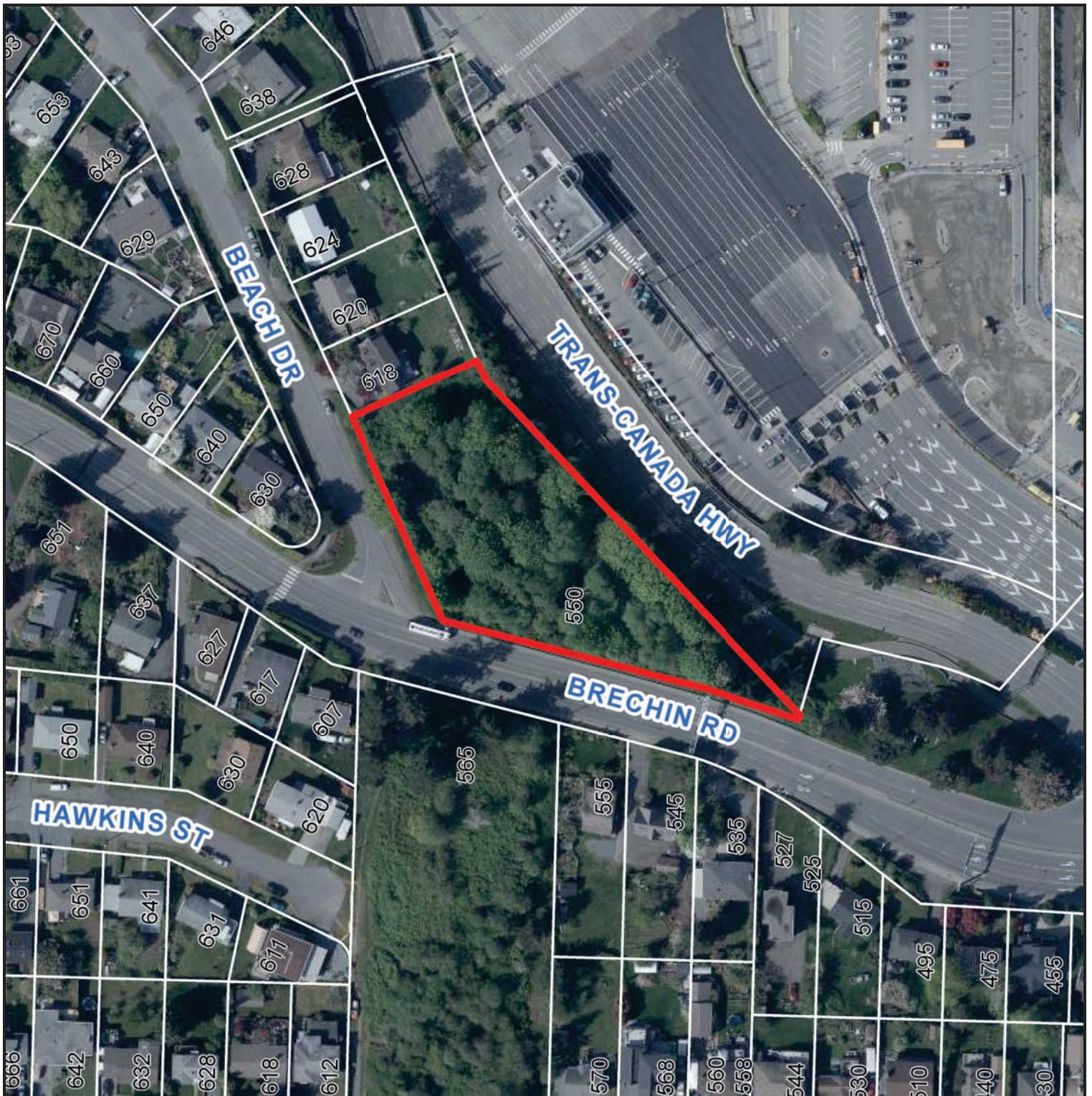
DESIGN BY: KMD	CHECKED BY:
DRAWN BY: MMR	APPROVED BY:
SCALE: HORIZ: 1:250 VERT: DATE: 27NOV19 SHEET: 2 OF 3 ENG. FILE NUMBER: PROJECT NUMBER: 1578-001 DRAWING NUMBER: SK2	REV: C

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2020-APR-04  
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# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP1187**



550 BRECHIN ROAD

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001190 – 1300 JUNCTION AVENUE

**Applicant:** WESTURBAN DEVELOPMENTS LTD.

**Architect:** THUJA ARCHITECTURE & DESIGN

**Landscape Architect:** LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS

**Owner:** 1228590 BC LTD.

---

### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	COR2 – Mixed Use Corridor
<i>Location</i>	The subject property is bound by Tenth Street to the north, Lawlor Road to the east, Eleventh Street to the south, and Junction Avenue to the west.
<i>Total Area</i>	1.52ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Corridor and City Commercial Centre 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; and Design Guide: Chase River Town Centre

The subject property occupies a large block in the Chase River Town Centre in South Nanaimo. The property was rezoned from Single Dwelling Residential (R1) to Mixed Use Corridor (COR2) in 2019. The site is generally flat, cleared of natural vegetation, and was historically used for agriculture. Wexford Creek, a fish-bearing stream, crosses the northeastern section of the property.

The property lies within the Chase River Town Centre as identified in the Chase River Neighbourhood Plan and associated Design Guide. Lawlor Road is envisioned in the Design Guide as a commercial main street. The portion of the subject property abutting Lawlor Road, however, will not be developed for commercial use and will instead be rehabilitated into a natural riparian state through a future City of Nanaimo project.

Surrounding land uses include commercial retail centres (Southgate Shopping Centre and South Parkway Plaza) across Lawlor Road to the northeast and east, Chartwell Malaspina care residence across Eleventh Street to the south, single residential dwellings across Junction Avenue to the west, and Wexford Creek Seniors' Community care residence across Tenth Street to the north.

### PROPOSED DEVELOPMENT

The applicant is proposing to construct three 4-storey multi-family rental residential buildings with a combined total of 213 dwelling units. Each building will have a gross floor area of 5,380m<sup>2</sup> and will consist of 71 dwellings units with a unit mix as follows:

- 39 one-bedroom units, approximately 57m<sup>2</sup> in area;
- 24 two-bedroom units, between approximately 66m<sup>2</sup> and 78m<sup>2</sup> in area; and
- 8 three-bedroom units, approximately 86m<sup>2</sup> in area.



The proposed Floor Area Ratio (FAR) is 1.06, which is below the maximum permitted FAR of 1.25 in the COR2 zone.

### Site Design

The proposed development will feature three buildings sited in the central and western portion of the lot. The eastern portion of the property is protected by a statutory right-of-way for future restoration of Wexford Creek.

Building A is sited in the northwest corner of the property, oriented to align with Tenth Street and with its entrance facing an interior surface parking lot. Building B is sited in the southwest corner of the property, facing Eleventh Street. Building C is oriented on a north-south axis in the interior of the lot, with its entrance facing the central parking lot. All three buildings will have additional underground parking accessed via ramps from the central parking lot. Two vehicle entrances are proposed to the site, one from Junction Avenue and one from Eleventh Street. Multiple pedestrian access points are proposed from Tenth Street, Junction Avenue, and Eleventh Street.

The interior surface parking lot will include 135 parking stalls while each of the proposed buildings will have 44 underground parking stalls. Long-term bicycle parking will be provided in each building's underground parking level. One garbage and recycling facility is proposed at the north end of the lot, adjacent to Building A's underground parking ramp.

### Staff Comments:

- Connect primary entrances for all three buildings with pedestrian walkways across the internal parking lot, with accessible parking provided in close proximity to entrances. A second building entrance for Building B may be required to face the internal parking lot.
- Provide direct pedestrian connections from ground-level units to Junction Avenue and Eleventh Street, and other elements to identify individual units, where possible.
- Avoid siting parking spaces immediately in front of the entryways of all three buildings, facing the interior parking lot. Consider providing pick-up/drop-off areas or short-term loading stalls.
- Look at providing other opportunities for direct pedestrian connections between the site and the sidewalk on Tenth Street.
- Consider providing separate garbage enclosures for each building, to reduce the distance for residents to travel.
- Provide site lighting details.
- Explore opportunities for more developed on-site common amenity spaces.

### Building Design

The three proposed buildings are similar in form and character, and reflect the Finnish Agrarian style as recommended by the Chase River Town Centre design guidelines. A rhythm of unique typologies is repeated across all building facades, through a mix of different massing styles which provides visual interest. Elements of the façade reflect the community's heritage with references to former agricultural uses.

Individual units will have open balconies, covered balconies, or ground-level patios. An entrance canopy will provide weather protection at each building's primary entrance. The ends of each building will feature prominent raised pitch roof overhangs.

A mix of exterior materials will add further visual interest along all building façades. Prominent materials include fibre cement panels, fibre cement lap siding, and corrugated metal siding. The siding colour scheme is varied on each building to help distinguish the different buildings.

Staff Comments:

- Consider options for further differentiating the three buildings, perhaps with unique entrance canopies.

Landscape Design

The proposed landscape plan includes screening around the perimeter of each building consisting primarily of English laurel. Significant planting areas are proposed along the north side of Building A, at the east ends of Buildings A and B, and to the south and northeast of Building C. Street trees are proposed along the Junction Avenue and Eleventh Street frontages, along with a seeded grass boulevard.

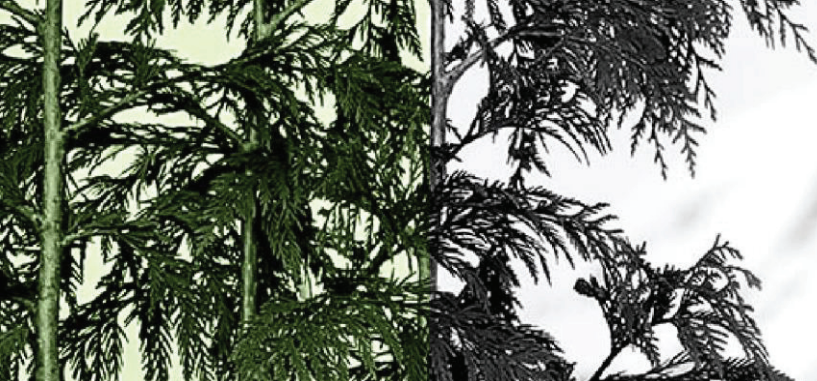
An outdoor space to the east of Building of C will feature an open lawn for resident use and a stormwater detention pond with perimeter gravel path. To the east of the outdoor area is the protected Wexford Creek right-of-way which will be rehabilitated as a riparian habitat by the City.

Staff Comments:

- Ensure that Minimum Landscape Treatment Levels along the Junction Avenue and Eleventh Street frontages are met. Incorporate a more robust planting scheme between the property lines and building face.
- Consider landscape islands to break up the parking area in front of Building C.
- Explore opportunities to further blend and integrate riparian landscaping between the Wexford Creek buffer and the stormwater detention area.
- Provide details for the garbage enclosure and the required landscape buffer.

**PROPOSED VARIANCES**

There are no proposed variances.



RECEIVED  
**DP 1190**  
2020-APR-07  
Current Planning

March 5, 2020

Caleb Horn  
Planner - City of Nanaimo  
455 Wallace St.  
Nanaimo, BC, V9R 5J6

Dear Mr. Horn,

RE: 1300 Junction Road Development Permit

Please find attached the application for Development Permit for a multi-family development consisting of a group of three four-storey buildings, providing a total of 213 market-rate rental units. The development will be located in the Chase River neighbourhood, at the corner of Junction Ave. and 10<sup>th</sup> St., adjacent to the heart of the “Town Centre” defined as 10<sup>th</sup> St. and Lawlor Rd. in the official neighbourhood plan. This project is in direct keeping with the neighbourhood plan’s goal to focus higher-density development in the “Town Centre” area.

Despite its proximity to the developed Town Centre, the proposed project is also adjacent to, though not inside of, a riparian area, and landscaping has been designed to provide a connection between the neighbourhood and the local natural features. Building B faces 11<sup>th</sup> Avenue to engage with the public realm. Behind building C will be a park-like setting with trails and benches around natural bio-swales, to promote public enjoyment of the riparian area adjacent.

The project location is within less than five minutes walking distance of a grocery store, drug store, restaurant, hardware and other useful businesses, which will facilitate reduced car dependency among residents.

A. Form and Character

The form and character of the development is consistent with the development permit guidelines for this area by providing a varying scale throughout the development by way of varying building massing and form typologies. The building utilizes similar high-quality materials to create a cohesive development, although the juxtaposition and variation of these materials creates visual interest and eliminates any monotony. The three buildings will honor the rural tradition of the Chase River neighbourhood by

reflecting a 'Finnish Agrarian' style, as requested by the city. All three buildings, although the same style, will have varying colour composition to define the buildings within the project.

The project location has been rezoned to a COR2 zoning, and will include an underground parking garage for each building to support the proposed residential density.

The building has canopies at entry points, and plentiful decks and windows overlooking the sidewalks and open areas to engage the public realm. Building entrances are connected to sidewalks and show clear entry points to the building.

The location of the building on site allows for a generous buffer dedicated to a park-like outdoor amenity area. The building placement addresses neighbouring sites, solar paths and view corridors along the site, access to the development and vehicular movement within the site.

## B. Signage

The signage for the development will be located directly on the building facade to identify the building. Lighting will be directed to only illuminate the signage when required. All signage will be consistent with the architectural style of the development.

## C. Siting, Landscaping and Screening

The site is subject to the Chase River neighbourhood plan, but is excluded from the Riparian Area Guidelines, as the development is outside of the setback boundary.

Extensive landscaping will be undertaken. All landscape and screening has been designed by a registered Landscape Architect, and the plan incorporates appropriate plant species and locations for the area of the development, including trees at appropriate intervals.

The perimeter of the apartment has a landscape buffer to provide a barrier to the private balconies at ground level and screen the foundation where applicable. The refuse service area will be screened, to mitigate impacts on public view.

## D. Lighting

All lighting will be full cut off luminaires. The building will have soffit lighting at entrances that operates on a solar activated lens, and provides a warm glow to the underside of the roof line. The parking area will be lit with full cut off light standards providing security and safety at night.

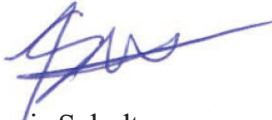
## E. Parking

The parking within the development consists of three underground parkades, as well as surface level parking. The access ramps for the underground parkades are found within the surface parking lot, reducing the number of traffic entry points to the site. (The main traffic entry point will be on Junction Avenue, with a secondary access point off 11<sup>th</sup> Street.)

Short term bicycle parking is located at bike racks outside, while long term secure bicycle parking is provided within the underground parkade. Underground parkades also house the electrical and mechanical rooms for the buildings. Handicap and visitor stalls are provided as required within the surface level lots.

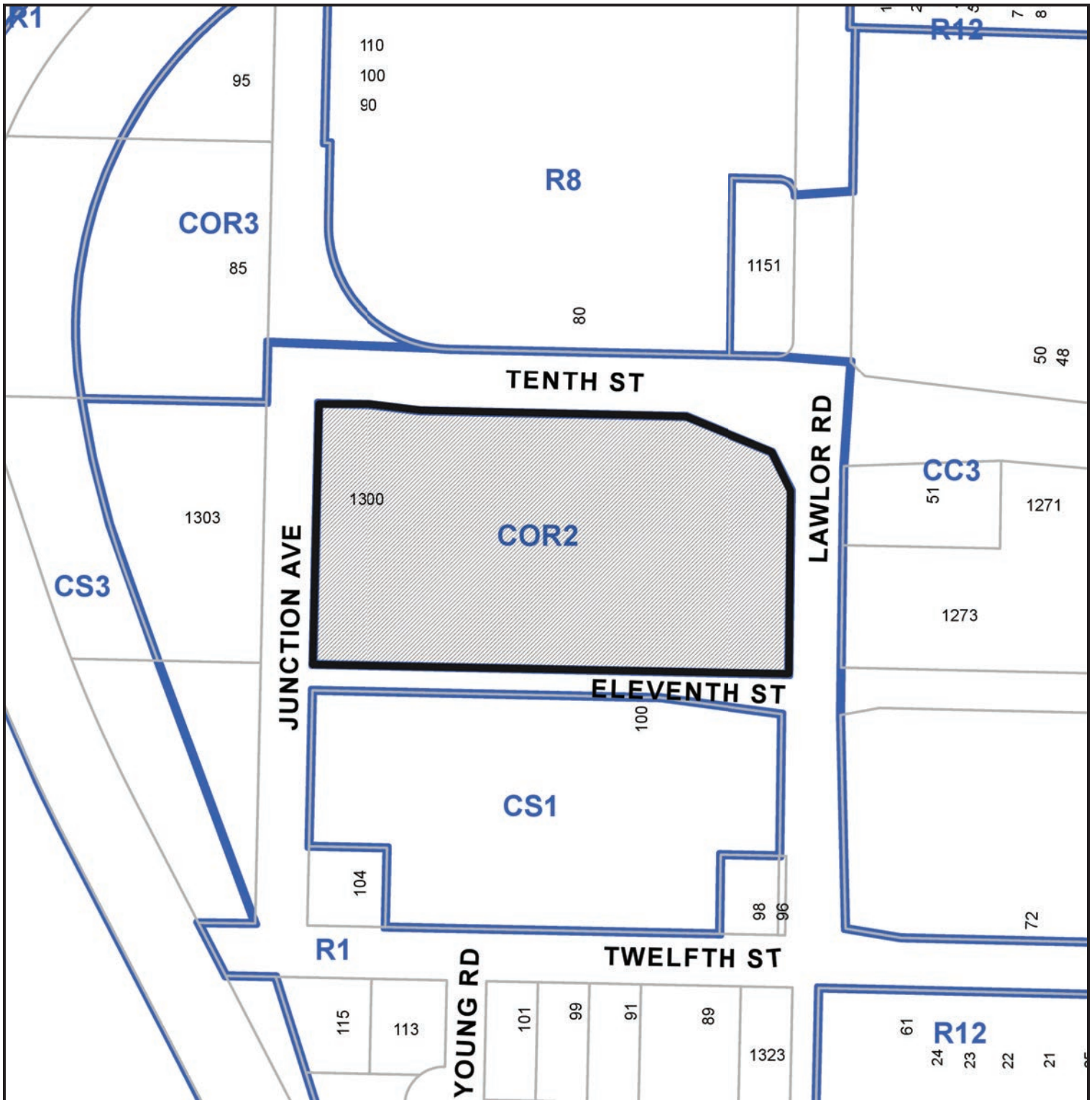
The development conforms to the zoning and development permit bylaws and will positively contribute toward the goal of densifying the “Town Centre” of Chase River. Should you require and further information or clarification, please do not hesitate to contact me.

Sincerely,



Tanis Schulte  
Architect AIBC, LEED AP

# LOCATION PLAN



## DEVELOPMENT PERMIT NO.1190



**Subject Property**

CIVIC: 1300 JUNCTION AVENUE

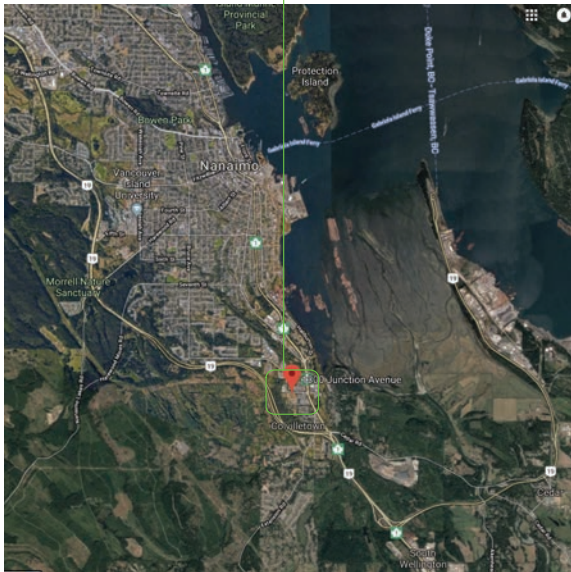
LEGAL: SECTION 27, RANGE 17 OF SECTION 7, NANAIMO DISTRICT, PLAN 1332 EXCEPT PART IN PLAN 3212 RW AND VIP84370





**LOCATION PLAN**  
N.T.S.

**SITE LOCATION**



## CONSULTANTS LIST

**OWNER / DEVELOPER**  
WESTURBAN DEVELOPMENTS LTD.  
Sean Roy, CEO  
1-1170 Shoppers Row, Campbell River BC V9W 2C8  
250.914.8485  
sroy@westurban.ca

**ARCHITECT**  
THUJA ARCHITECTURE STUDIO LTD.  
Tania Schulte, Architect AIBC, LEED AP  
41289 Horizon Drive Squamish BC V8B 0Y7  
250.650.7901  
info@thujaarchitecture.ca

**CIVIL ENGINEERING**  
HEROLD ENGINEERING LTD.  
Patrick Ryan  
3701 Shenton Road, Nanaimo BC V9T 2H1  
250.713.4490  
pryan@heroldengineering.com

**LANDSCAPE ARCHITECT**  
LAZZARINI SVISDAHL LANDSCAPE ARCHITECTS  
Laurelin Svishdahl  
203 - 1300 1st Ave, Prince George BC V2L 2Y3  
250.917.9077  
laurelin.la@outlook.com

**ENVIRONMENTAL CONSULTING**  
AQUAPARIAN ENVIRONMENTAL CONSULTING LTD.  
Sarah Bonar, R.P.Bio  
203 - 321 Wallace St, Nanaimo BC V9R 5B6  
T. 250.691.2258 C. 250.714.8446  
sbonar@aquaparian.com

## DRAWING INDEX

- PR1 LOCATION PLAN & CONTEXT IMAGES
- PR2 PROJECT DATA & SITE PLAN
- PR3 FLOOR PLANS
- PR4 UNIT PLANS
- PR5 ELEVATIONS - BUILDING A
- PR6 ELEVATIONS - BUILDING B
- PR7 ELEVATIONS - BUILDING C
- PR8 MATERIALS
- PR9 RENDERINGS

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## CONTEXT IMAGES

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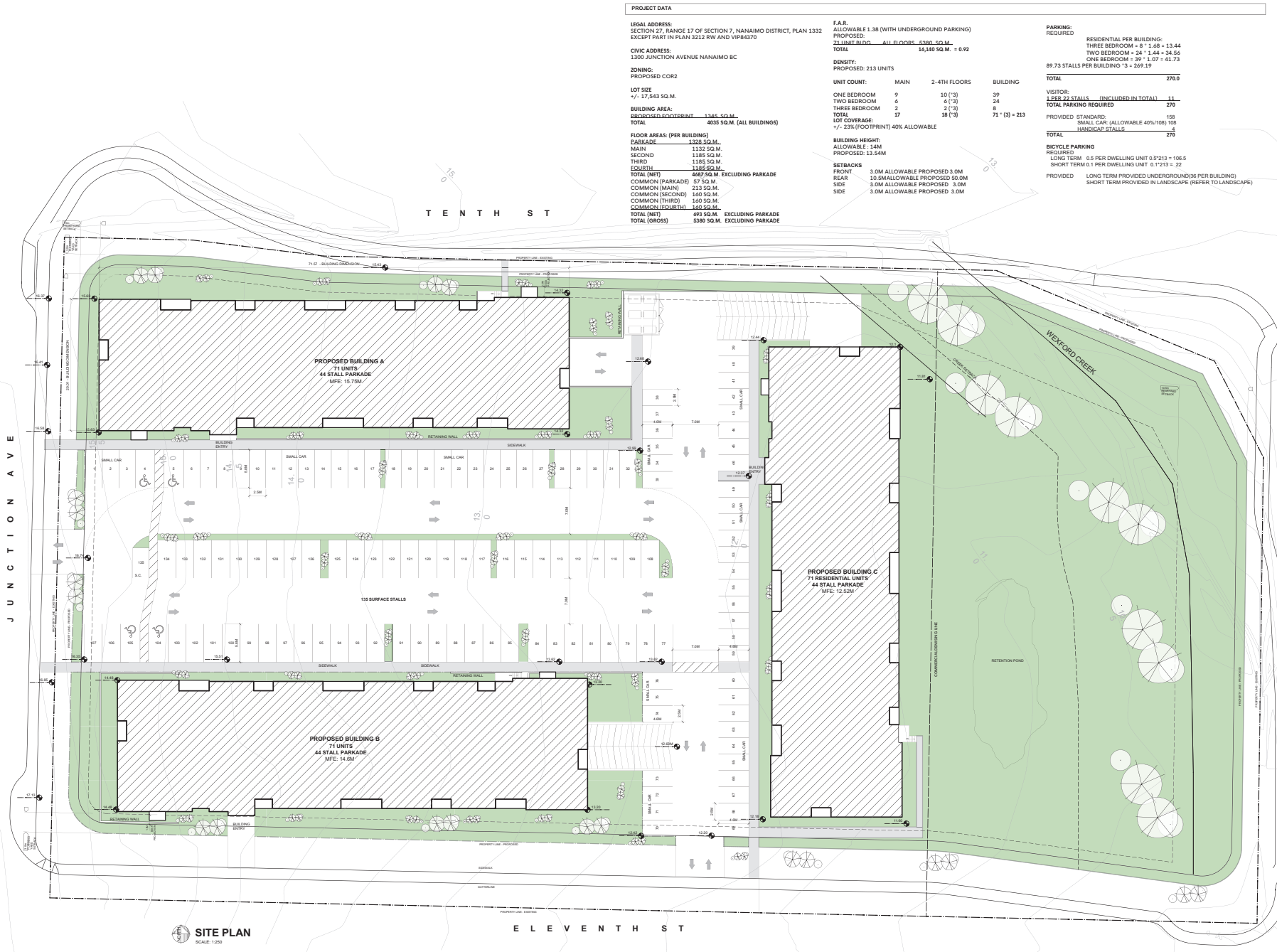
PROJECT  
**1300 JUNCTION MULTI-FAMILY**

DRAWING  
**LOCATION PLAN  
CONTEXT IMAGES**

SCALE AS NOTED PROJECT NO. 19--  
DATE DRAWN BY TS/SS

SHEET

**PR1**



<b>PROJECT DATA</b>	
<b>LEGAL ADDRESS:</b> SECTION 27, RANGE 17 OF SECTION 7, NANAIMO DISTRICT, PLAN 1332 EXCEPT PART IN PLAN 3212 RW AND VPP4370	
<b>CIVIC ADDRESS:</b> 1300 JUNCTION AVENUE NANAIMO BC	
<b>ZONING:</b> PROPOSED COR2	
<b>LOT SIZE:</b> ~17,543 SQ.M.	
<b>BUILDING AREA:</b> UNDERGROUND FOOTPRINT 1,345 SQ.M. TOTAL 4035 SQ.M. (ALL BUILDINGS)	
<b>FLOOR AREAS (PER BUILDING):</b> PARKADE 1188 SQ.M. MAIN 1132 SQ.M. SECOND 1185 SQ.M. THIRD 1185 SQ.M. FOURTH 1185 SQ.M. TOTAL (NET) 4897 SQ.M. EXCLUDING PARKADE COMMON (PARKADE) 87 SQ.M. COMMON (MAIN) 213 SQ.M. COMMON (SECOND) 160 SQ.M. COMMON (THIRD) 160 SQ.M. COMMON (FOURTH) 160 SQ.M. TOTAL (NET) 893 SQ.M. EXCLUDING PARKADE TOTAL (GROSS) 5380 SQ.M. EXCLUDING PARKADE	
<b>F.A.R. ALLOWABLE 1.38 (WITH UNDERGROUND PARKING)</b> PROPOSED: 21 UNIT BLDG ALL FLOORS 5380 SQ.M. TOTAL 16,540 SQ.M. ± 0.92	
<b>DENSITY:</b> PROPOSED: 213 UNITS	
<b>UNIT COUNT:</b>	<b>MAIN 2-4TH FLOORS BUILDING</b>
ONE BEDROOM 9	10 (13)
TWO BEDROOM 6	6 (13)
THREE BEDROOM 2	2 (13)
TOTAL 17	18 (13)
<b>LOT COVERAGE:</b> ~7.23% (FOOTPRINT) 40% ALLOWABLE	
<b>BUILDING HEIGHT:</b> ALLOWABLE: 14M PROPOSED: 13.54M	
<b>SETBACKS:</b> FRONT 3.0M ALLOWABLE PROPOSED 3.0M REAR 10.5M ALLOWABLE PROPOSED 50.0M SIDE 3.0M ALLOWABLE PROPOSED 3.0M SIDE 3.0M ALLOWABLE PROPOSED 3.0M	
<b>PARKING:</b> REQUIRED RESIDENTIAL PER BUILDING: THREE BEDROOM = 8" 1.66 = 13.44 TWO BEDROOM = 26" 1.44 = 34.56 ONE BEDROOM = 39" 1.07 = 41.73 89.73 STALLS PER BUILDING "3" = 269.19	
<b>TOTAL</b>	
270.0	
<b>VISITOR:</b> 1 PER 22 STALLS (INCLUDED IN TOTAL) 11	
<b>TOTAL PARKING REQUIRED</b>	
279	
<b>PROVIDED:</b> STANDARD: SMALL CAR (ALLOWABLE 40%/108) 108	
<b>TOTAL</b>	
279	
<b>BICYCLE PARKING</b> REQUIRED LONG TERM 0.5 PER DWELLING UNIT 0.5*213 = 106.5 SHORT TERM 0.1 PER DWELLING UNIT 0.1*213 = 21	
<b>PROVIDED</b>	
LONG TERM PROVIDED UNDERGROUND (PER BUILDING) SHORT TERM PROVIDED IN LANDSCAPE (REFER TO LANDSCAPE)	

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PROJECT  
**1300 JUNCTION MULTI-FAMILY**

DRAWING  
**PROPOSED SITE PLAN**

SCALE AS NOTED PROJECT NO. 19--  
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SHEET

**PR2**



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1300 JUNCTION MULTI-FAMILY

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PROPOSED ELEVATIONS - BUILDING A

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PR5



- MATERIAL LEGEND**
- 1 FIBRE CEMENT PANELS IN "LIGHT MIST"
  - 2 FIBRE CEMENT PANELS IN "IRON GREY"
  - 3 FIBRE CEMENT LAP SIDING "NIGHTTRIDER" TRUEGRAIN SERIES 7" EXPOSURE
  - 4 FIBRE CEMENT LAP SIDING "CEDARTONE" 7" EXPOSURE
  - 5 CORRUGATED METAL SIDING - REGENT GREY
  - 6 RAILINGS - PAINTED BLACK WITH GLASS
  - 7 FASCIA - BLACK
  - 8 SOFFIT - PERFORATED METAL BLACK
  - 9 STEEL COLUMNS - PAINTED
  - 10 ROOFING - STANDING SEAM METAL - CHARCOAL GREY



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BUILDING B  
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PR6



- MATERIAL LEGEND**
1. FIBRE CEMENT PANELS IN "LIGHT MIST"
  2. FIBRE CEMENT PANELS IN "IRON GREY"
  3. FIBRE CEMENT LAP SIDING "NIGHTTRIDER" TRUEGRAIN SERIES 7" EXPOSURE
  4. FIBRE CEMENT LAP SIDING "CEDARTONE" 7" EXPOSURE
  5. CORRUGATED METAL SIDING - REGENT GREY
  6. RAILINGS - PAINTED BLACK WITH GLASS
  7. FASCIA - BLACK
  8. SOFFIT - PERFORATED METAL BLACK
  9. STEEL COLUMNS - PAINTED
  10. ROOFING - STANDING SEAM METAL - CHARCOAL GREY



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PR7



- MATERIAL LEGEND**
1. FIBRE CEMENT PANELS IN "LIGHT MIST"
  2. FIBRE CEMENT PANELS IN "IRON GREY"
  3. FIBRE CEMENT LAP SIDING "NIGHTTRIDER" TRUEGRAIN SERIES 7" EXPOSURE
  4. FIBRE CEMENT LAP SIDING "CEDARTONE" 7" EXPOSURE
  5. CORRUGATED METAL SIDING - REGENT GREY
  6. RAILINGS - PAINTED BLACK WITH GLASS
  7. FASCIA - BLACK
  8. SOFFIT - PERFORATED METAL BLACK
  9. STEEL COLUMNS - PAINTED
  10. ROOFING - STANDING SEAM METAL - CHARCOAL GREY



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11TH AVENUE STREETVIEW

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MATERIALS	
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**PR9**

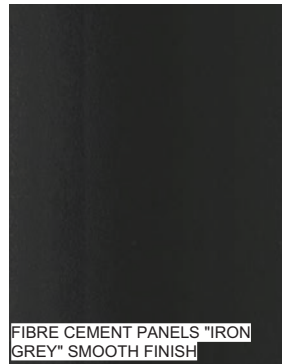


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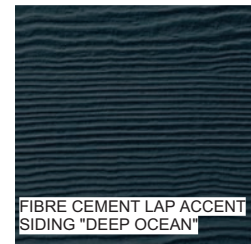
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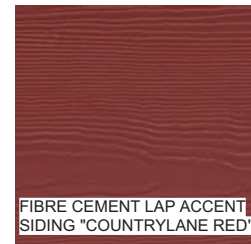
FIBRE CEMENT LAP SIDING  
"NIGHTRIDER"



FIBRE CEMENT PANELS "IRON  
GREY" SMOOTH FINISH



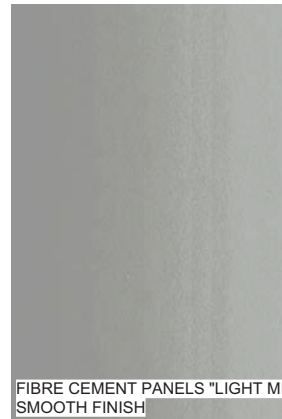
FIBRE CEMENT LAP ACCENT  
SIDING "DEEP OCEAN"



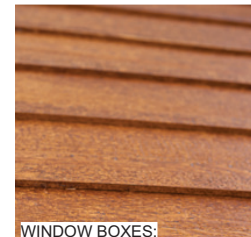
FIBRE CEMENT LAP ACCENT  
SIDING "COUNTRYLANE RED"



CORRUGATED METAL "REGENT GREY"



FIBRE CEMENT PANELS "LIGHT MIST"  
SMOOTH FINISH



WINDOW BOXES:  
FIBRE CEMENT LAP "CEDARTONE"



STANDING SEAM METAL ROOFING "CHARCOAL GREY"



HANDRAILS + FASCIAS  
PAINTED "BLACK"

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MATERIALS

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**PR8**

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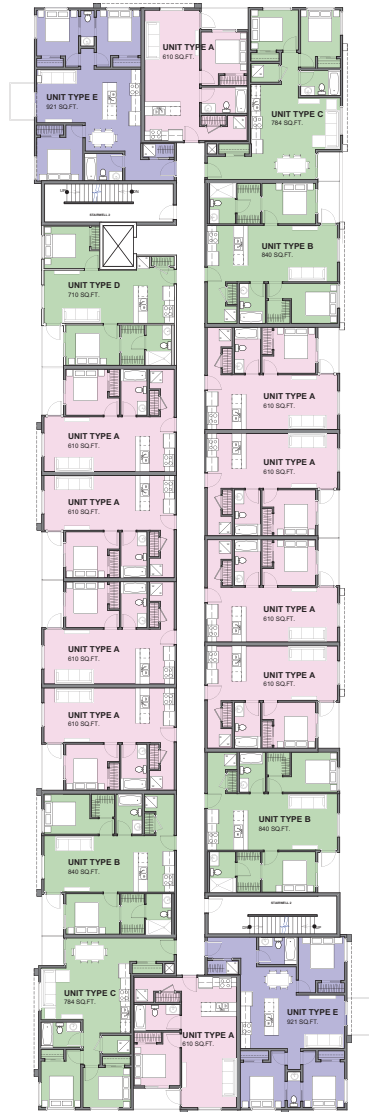
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PROPOSED FLOOR PLANS  
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**PR3**



**FLOOR PLAN - 2ND/3RD/4TH**

SCALE: 1:150

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



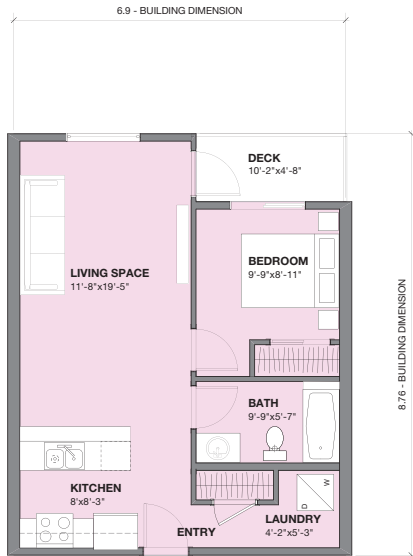
**FLOOR PLAN - MAIN**

SCALE: 1:150



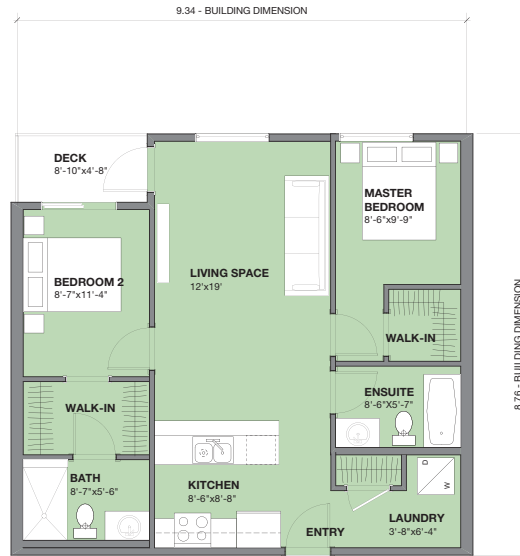
**FLOOR PLAN - PARKADE**

SCALE: 1:150



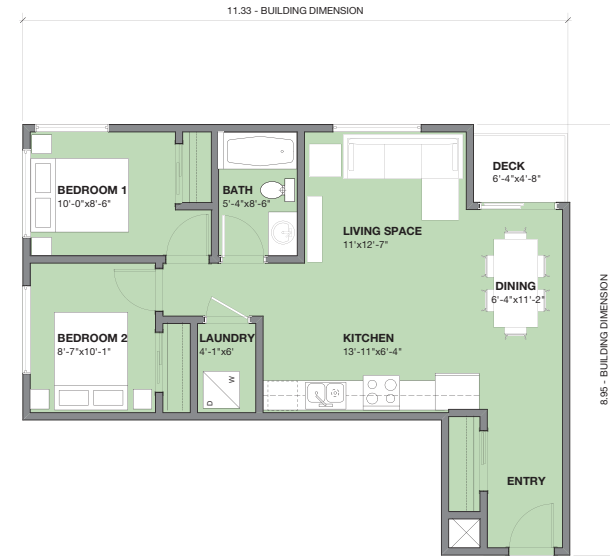
### ONE BEDROOM "A"

SCALE: 1/4"=1'-0"



### TWO BEDROOM "B"

SCALE: 1/4"=1'-0"



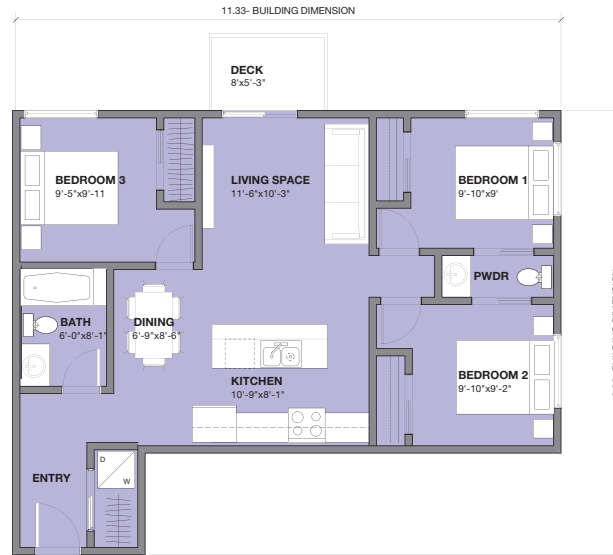
### TWO BEDROOM "C"

SCALE: 1/4"=1'-0"



### TWO BEDROOM "D"

SCALE: 1/4"=1'-0"



### THREE BEDROOM "E"

SCALE: 1/4"=1'-0"

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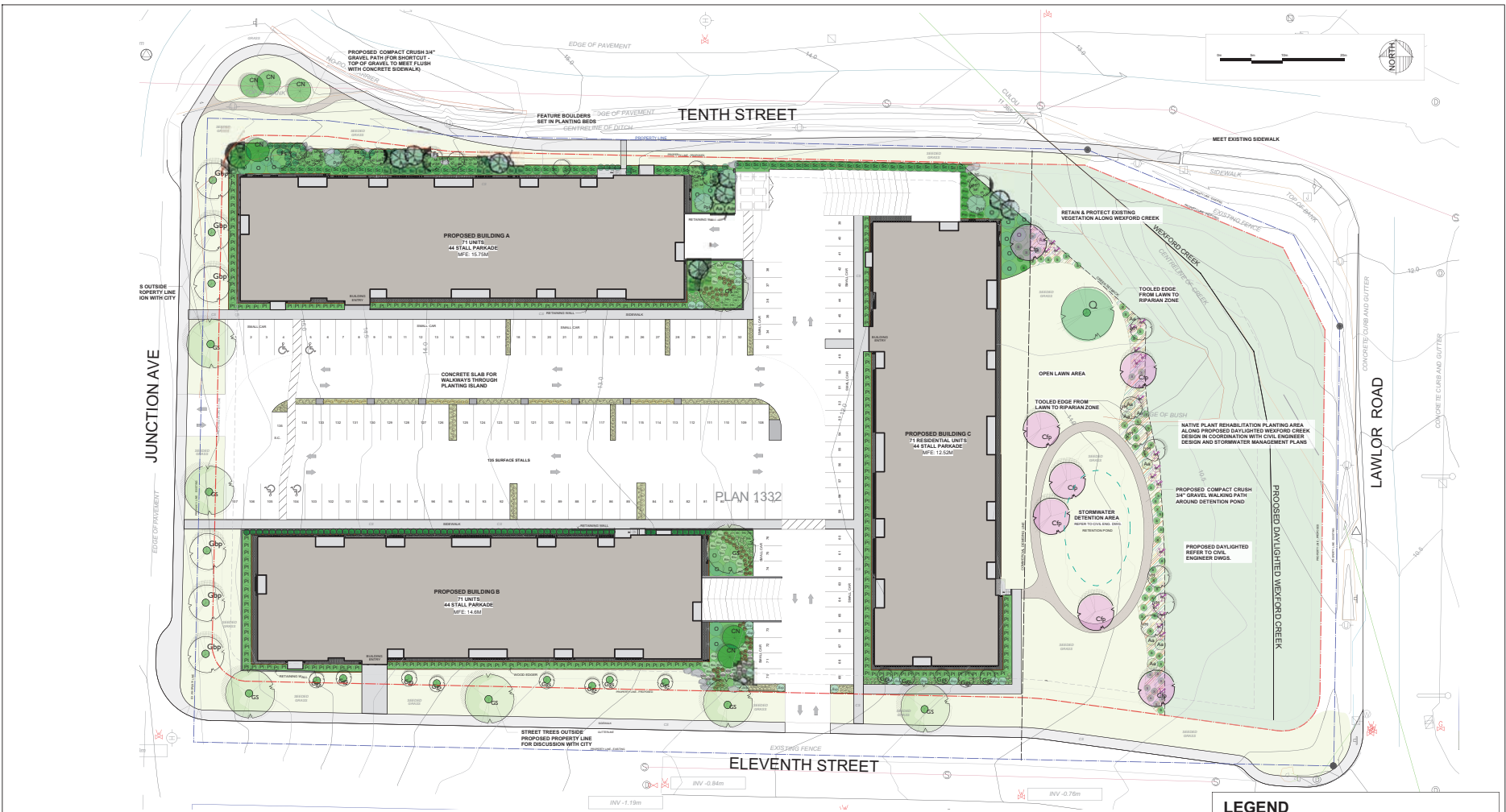
PROPOSED UNIT PLANS

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**PR4**



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
<b>Trees</b>				
VM	Acer crinitatum	Wine Maple (multi stem)	8	#2pt
CN	Chamaecyparis nootkatensis	Alaska Yellow Cedar	7	2m
CN	Cornus rutila 'Eddie's White Wonder'	Pacific Dogwood Eddie's White Wonder	7	6cm Cal.
Cp	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	7	6cm Cal.
Fr	Fagus sylvatica 'Red October'	Red October Beech	3	6cm Cal.
GS	Gleditsia triacanthos var. 'Inermis 'Surburn'	Surburn Honeylocust	8	6cm Cal.
PgH	Picea pungens 'Hopski'	Hopski Blue Spruce	11	2m
O	Quercus garryana	Garry Oak	1	6cm Cal.
Gp	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6	6cm Cal.
Gp	Ginkgo biloba 'Gold Spire'	Gold Spire Maidenhair	13	6cm Cal.
<b>Shrubs</b>				
As	Amelanchier alnifolia	Serviceberry	13	#2 pt.
Rp	Juniperus horizontalis 'Blue Prince'	Blue Prince Juniper	19	#2 pt.
S	Gaultheria shallon	Sale	99	#2pt.
O	Hedera helix	Climbing Ivy	18	#2 pt.
Lg	Malva nana	Low Creeping Grape	34	#1pt.
Pm	Pinus mugo pumilio	Dwarf Mugo Pine	12	#2pt.
Pl	Pinus laevis 'Oto Layken'	Oto Layken English Laurel	240	#2pt.
Rh	Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	24	#2 pt.
Rn	Rosa rugosa	Nootka Rose	20	#2pt.
Sj	Spiraea japonica 'Little Princess'	Little Princess Spirea	13	#2 pt.
Sc	Sarcococca confusa	Sweet Box	67	#2 pt.
Sj	Skimmia japonica	Japanese Skimmia	70	#2 pt.

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
<b>Ornamental Grasses</b>				
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	48	#1 pt.
Dc	Deschampsia cespitosa 'Bronze Goddess'	Tufted Hair Grass	272	#1 pt.
Ph	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	68	#1 pt.
<b>Ferns</b>				
Mf	Adiantum	Maidenhair Fern	36	#1pt.
pf	Polystichum munim	Sword Fern	63	#1pt.
<b>Perennials</b>				
Hh	Hemerocallis hybrid	Daylily hybrid	18	#1pt.
k	Arctostaphylos uva-ursi	Kinnikinnick	14	10 cm

ALL WORK AND MATERIALS SHALL BE TO BCSLA, CNLA STANDARDS

**LEGEND**

- Property Line
- Proposed Property Line
- Brushed Concrete Sidewalk - Refer to Civil Eng. Drawings
- Ground Floor Patio/Decks - Surface Treatment To Be Determined
- Native Planting Blended into Riparian Area Along Creek
- Planting Beds c/w 60 mm Bark Mulch on Filter Fabric or Approved Growing Medium At Specified Depths (450 mm minimum For Shrubs & 750 mm minimum For Trees)
- Planting Bed c/w 80 mm 3/4" Washed Crush Rock Groundcover on Filter Fabric or Approved Growing Medium, 450 mm Min.
- Seeded Grass for Lawn Areas c/w 150 mm Min. of Approved Growing Medium Over Prepared Subgrade.
- Decorative Cobble River Rock/Drain Rock (or Approved Alternative) on Filter Fabric c/w 2" x 4" Pressure Treated Wood Edger Where Noted On Plan
- 4" x 4" Pressure Treated Wood Edger Between Plant Bed & Lawn
- Retaining Walls - Refer to Eng. For Design & Details

Date	Revisions	By
August 20 2018	ISSUE FOR REZONING	LS
Dec. 18, 2019	FOR DISCUSSION	LS
FEB. 10, 2020	UPDATE FOR DISCUSSION	LS
MAR. 13, 2020	ISSUE FOR DP SUBMISSION	LS

**LAZZARIN SVISDAHL**  
LANDSCAPE ARCHITECTS  
203-1300 1st Avenue, Prince George B.C. V2Y 2Y3  
250-563-6158 www.lsla-landarch.com

Project  
1300 Junction Avenue  
Nanaimo, BC

Sheet Title  
Landscape Plan

Date  
August 13, 2018  
Scale  
1:300  
Drawn By  
LS  
Project No.

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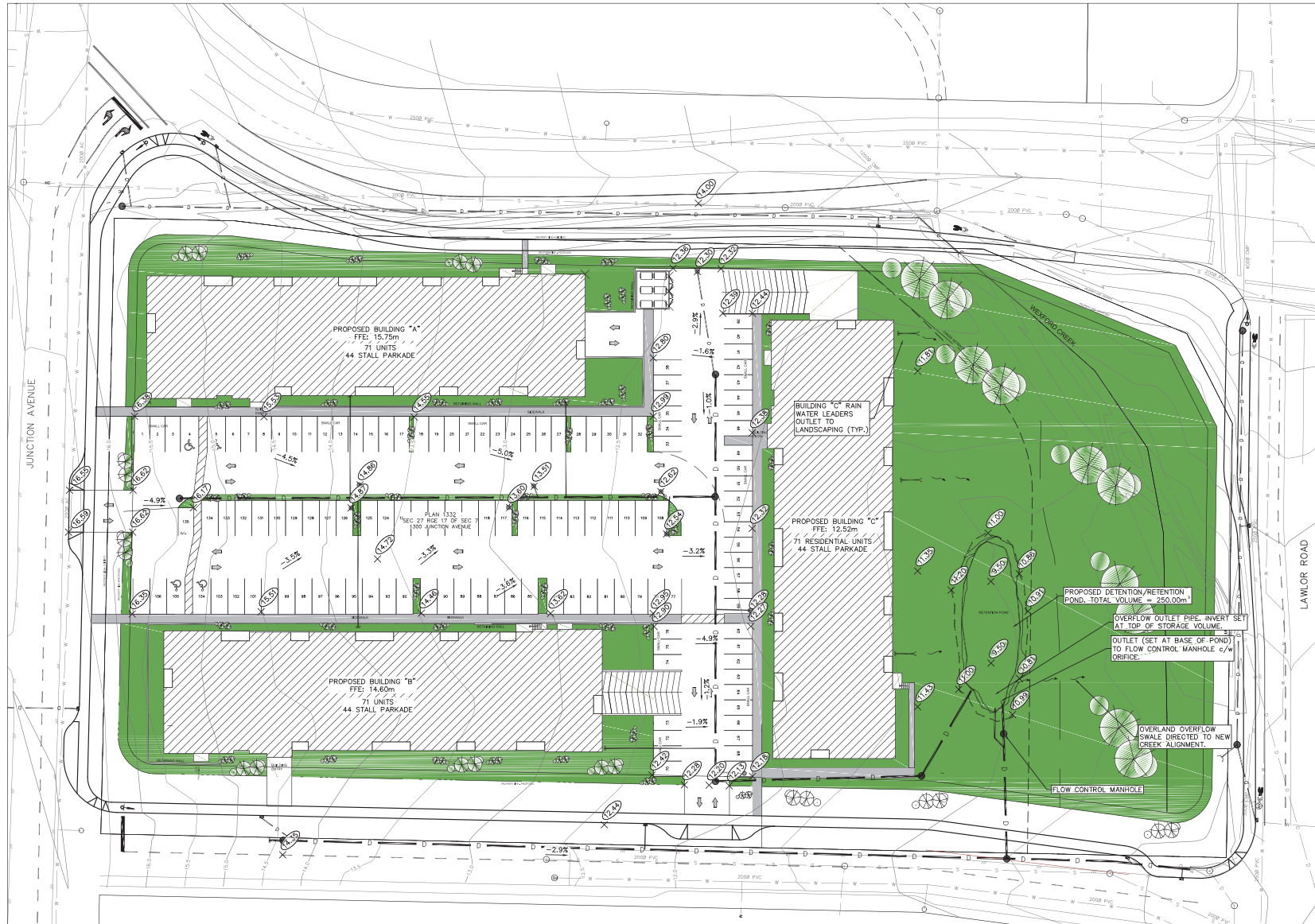
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2	2020.03.24	ISSUED FOR DEVELOPMENT PERMIT

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1300 JUNCTION AVENUE

NANAIMO, BC  
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**HEROLD ENGINEERING**  
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**SITE GRADING &  
STORM WATER  
MANAGEMENT**

DESIGNED EGAP	ENGINEER'S SEAL
DESIGN REVIEW JGR	
DRAFTED EGAP	
DRAFTING REVIEW JGR	
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DRAWING NO. <b>SK-3</b>	REVISION 3 OF 3

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION



# AERIAL PHOTO



**DEVELOPMENT PERMIT NO.1190**



1300 JUNCTION AVENUE