# AGENDA
# DESIGN ADVISORY PANEL MEETING

July 9, 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: 2 - 4

### a. Minutes

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-JUN-25.

## 4. PRESENTATIONS:

### a. Development Permit Application No. DP001192 - 4851 Cedar Ridge Place 5 - 28

A development permit application, DP1192, was received from Raymond de Beeld Architect, on behalf of Cedar Ridge Holdings Ltd., for a mixed use development with 97 multi-family residential units, and a separate commercial building. Proposed variances include: building height, rear yard setback and rear yard setback. The subject property is legally described as Lot 2, District Lot 17, Wellington District, Plan VIP64055.

## 5. ADJOURNMENT:

**MINUTES**
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
MONDAY, 2020-JUN-25, AT 5:00 P.M.

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|---|---|---|
| PRESENT: | Members: | Charles Kierulf, Chair<br>Councillor Tyler Brown (joined electronically)<br>Tony James (joined electronically)<br>Steve Johnston (joined electronically)<br>Kevin Krastel (joined electronically)<br>Kate Stefiuk (joined electronically) |
| | Absent: | Marie Leduc<br>Gur Minhas |
| | Staff: | L. Rowett, Manager, Current Planning Section<br>C. Horn, Planner, Current Planning Section<br>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-JUN-11 at 5:05 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1187 – 550 Brechin Road

Introduced by Caleb Horn, Planner, Current Planning Section. Mr. Horn spoke regarding the proposed development, a four-storey, 87 unit rental building and summarized the proposed building height and retaining wall variances.

Presentations:

1. Sarah Alexander, Director of Developments of Westurban Developments Ltd., accompanied by Tanis Schulte, Architect of Thuja Architecture and Design presented the project. The presentation addressed zoning, design guidelines, site context, slope, building siting, architectural features, and materials.
   - Proposed variances include building height and retaining wall.

2. Laurelin Svisdahl, Landscape Architect of Lazzarin Svisdahl Landscape Architects, presented the Landscape Plan and spoke regarding site topography, and native plant palette.
   - The site will be entirely irrigated.

Panel discussions took place regarding:

- The significance of the site – gateway to Nanaimo, and water view from the Brechin Hill
- Building massing
- The proposed building's fit to the existing single family neighbourhood and Newcastle + Brechin Neighbourhood Plan
- The possible expansion to amenity space proposed
- Benefit to have wood columns look structural – need strengthening
- Site access and building density regarding drop off points and parking
- Retaining wall system and finishes
- The possible connection to the existing waterfront walkway
- The plant palette and possible inclusion of local indigenous species

It was moved and seconded that Development Permit Application No. DP1187 – 550 Brechin Road return to the Panel with revised plans which address the form and character in relation to the Newcastle + Brechin Neighbourhood Plan, and the following recommendations:

- Consider ways to provide increased amenity space onsite;
- Consider ways to strengthen the columns on the braces of the building; and,
- Consider the use of local indigenous species within the landscape concept plan.

The motion carried unanimously.

(b) Development Permit Application No. DP1190 – 1300 Junction Avenue

Introduced by Caleb Horn, Planner, Current Planning Section. Mr. Horn spoke regarding the proposed project, consisting of three four-storey multi-family residential building for a total of 213 rental units, design guidelines. There are no proposed variances for this project.

Presentations:

1. Sarah Alexander, Director of Developments of Westurban Developments Ltd., accompanied by Tanis Schulte, Architect of Thuja Architecture and Design presented the project. The presentation addressed site and neighbourhood context, zoning, building siting, architectural details, exterior materials, and pedestrian connectivity.
   - The proposed development includes improvements to the Eleventh Street frontage and the restoration and protection of Wexford Creek through the site.

2. Laurelin Svisdahl, Landscape Architect of Lazzarin Svisdahl Landscape Architects, presented the Landscape Plan and spoke regarding the proposed landscape plan and planting palette, planting islands in the parking lot, and created site amenities.

Panel discussions took place regarding:

- The possibility of increasing open green space areas and decreasing hard surface areas
- Pedestrian connectivity measures (ie movement from parking areas to building entrances)
- Definition of building entrances

It was moved and seconded that Development Permit Application No. DP1190 – 1300 Junction Avenue be accepted as presented. The following recommendations were provided:

- Look at ways to create more definition for building entrances and consider facing the courtyard;
- Consider parking variance to increase the amount of landscaping;
- Consider removing parking stalls in front of entrance ways; and,
- Consider the addition of trees into the parking area islands.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:55 p.m. that the meeting terminate. The motion carried unanimously.

_____
CHAIR

CERTIFIED CORRECT:

_____
CORPORATE OFFICER

# STAFF DESIGN COMMENT

## DEVELOPMENT PERMIT APPLICATION NO. DP001192 – 4851 CEDAR RIDGE PLACE

***Applicant / Architect:*** RAYMOND DE BEELD ARCHITECT INC.

***Owners:*** CEDAR RIDGE HOLDINGS LTD.

***Landscape Architect:*** VICTORIA DRAKEFORD

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**SUBJECT PROPERTY AND SITE CONTEXT:**

| | |
|---|---|
| *Zoning* | Mixed Use Corridor (COR2) |
| *Location* | The subject property is located on the corner of Rutherford Road and Cedar Ridge Place. |
| *Total Area* | 0.7ha |
| *Official Community Plan (OCP)* | Map 1 – Future Land Use Plan - Corridor<br>Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development; and<br>Development Permit Area No. 5 – Steep Slope Development (DPA5) |
| *Relevant Design Guidelines* | General Development Permit Area Design Guidelines<br>Steep Slope Development Permit Area Guidelines |

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The subject property is a sloping site that is currently vacant, and is bound by Rutherford Road, Cedar Ridge Place and a public pedestrian path to Long Lake. The surrounding neighbourhood includes North Nanaimo Town Centre to the west, the Grand Hotel to the north, Nanaimo Memory & Complex Care to the southwest, and an unconstructed multi-family development (approved in 2019) to the east at 4800 Cedar Ridge Place. Long Lake is within 60m of the subject property.

**PROPOSED DEVELOPMENT**

The applicant is proposing a building with 97 rental units, with four storeys of residential use and two levels of under-the-building parking built into the slope of the land. Also, a two-storey commercial building, with a gross floor area of 367m$^2$, is proposed to be located at the corner of Rutherford Road and Cedar Ridge Place. The subject property is zoned COR2 which permits a base FAR of 1.25 and a FAR of 1.13 is proposed.

| *Unit Type* | *Number of Units* | *Units Sizes* |
|---|---|---|
| Studio | 2 | 53m$^2$ |
| One bedroom units | 47 | 51m$^2$ – 58m$^2$ |
| Two bedroom units | 48 | 84m$^2$ |
| *Total* | 97 units | |

*<u>Site Design</u>*

The commercial building is sited to front onto Rutherford Road to create an active street frontage with an outdoor plaza area and pedestrian connections to the public sidewalk. The residential building is sited on the southwest side of the property, and is built into the slope of the land, with tiered retaining walls along the southwest property line. Surface parking is

provided on a level area adjacent to Cedar Ridge Place on the northeast side of the property, and the property is accessed by two driveways from Cedar Ridge Place. The property will be graded such that the two levels of the under-the-building parking have a separate vehicle entrance on opposite ends of the building. A pedestrian path is located on the southeast side of the property which provides access to the public path leading to Lakeview Park (adjacent to Long Lake).

Staff Comments:

- The site has been strategically designed to create an active street frontage for Rutherford Road, to maximize the use of the level area adjacent to Cedar Ridge Place, and to integrate the buildings into the steep slope of the land.

*Building Design*

The residential building is a contemporary design, and the length of building is separated by a recessed column in the centre for the elevator and common lobby areas. The upper level corner units, at the ends of the building, are recessed to further reduce the building mass, and to allow for expansive outdoor corner patios for these units. Building articulation is acheived with columns of decks set back from the building face which allows for covered, private outdoor space for the residential units. The exterior façade materials are proposed to be fiber cement panels and concrete, with cedar wood accents. A common amenity room with a generous outdoor patio is proposed in the corner unit on the fourth floor. Indoor bike and kayak storage is provided in the parking garage.

The commercial building has a shed style roof, and is also built into the slope of the land with two storeys facing Rutherford Road and one storey visible from the parking area. Access to the building is provided at both the front and rear elevation of the building. The exterior façade materials are proposed to be fiber cement panel with cedar accents.

Staff Comments:

- Consider architectural features and material treatments to improve the view of the two levels of exterior parkade walls from Rutherford Road and the public multi-use trail (Lakeview Trail), including screening to mitigate offsite illumination through the parkade openings.
- Consider utilizing the colours from the rock outcrop in the northwest corner of the property to blend the parkade walls with the natural environment.
- Consider the materials and screening of all the exposed foundation walls in the development.

*Landscape Design*

The existing large rock outcrop in the northwest corner of the property will be retained as a landscape feature. At the corner of Rutherford Road and Cedar Ridge Place, the landscape plan proposes groupings of deciduous trees, grass, and large boulders as sculptural elements. Coniferous and deciduous trees provide a buffer along Cedar Ridge Place. Along the front elevation of the residential building is a pedestrian path, benches, a bioswale, indigenous plants as well as coniferous, evergreen and deciduous plants. Tree retention and the planting of indigenous trees is proposed along the southeast property line to maintain a forested pedestrian path (private) connection to Lakeview Trail (public) and nearby Lakeview Park on Long Lake.

Staff Comments:

- Confirm the areas of tree retention along the southeast property line, around the private pedestrian path; and along the southwest property line along Lakeview Trail.
- Provide height and material information for all proposed retaining walls. Consider natural variations in the retaining walls, to create a more natural forested slope environment between the public trail and the parking parkade wall(s).
- Provide a design for the garbage and recycling structure.
- Consider moving the outdoor bike rack to the side of the commercial building.
- Provide a site lighting plan for the development.

## PROPOSED VARIANCES

*Building Height*

The maximum allowable building height is 18m, the proposed building height of the residential building is 20.5m, a proposed variance of 2.5m.

*Rear Yard Setback*

The minimum rear yard setback is 7.5m, the proposed rear yard setback for the residential building is 5.66m, a proposed variance of 1.84m.

*Front Yard Setback*

The minimum front yard setback is 3m, the proposed front yard setback for the commercial building is 1.5m, a proposed variance of 1.5m.

RAYMOND
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April 07, 2020

**4851 Cedar Ridge Place – Development Permit Design Rationale**

**Project**
97 Unit Residential rental (strata) building with underground parking and 3 Unit Commercial retail building.

**Background**
Development providing higher quality rental accommodation including additional amenities for mature adults and professionals, adjacent to Long Lake and North Nanaimo town centre. Efficient and contemporary interpretation of adjacent box styled apartments.

**Site Layout**
Building layout on site dictated by access from Cedar Ridge Place and creating an open space at the front on a steep sloped site. Front Building setback from Rutherford Road within the maximum setback at the Northern corner similar to adjacent Memory Care building to the West.

**Pedestrian Circulation**
Accessible main building entrance from Cedar Ridge Place. Entrance canopy provided to demarcate building entrance to mid point of building to allow efficient interior circulation. Main entry forecourt provided with seating for socialization and street interaction. Two other exits provided at the two ends of the building. 5 ft (1.5 m) wide sidewalks.

**Vehicle Circulation**
Due to the steep sloping site and the sloping cedar ridge street, two entrances located at both ends of the building, each goes to one of the two levels of the parkade. Parkade entries allows two way access for entry and exit. Cedar ridge frontage defined and landscaped with sidewalk and surface parking stalls for commercial retail units visitors, residential visitors, loading/ moving access, and fire truck access.

**Parking**
Provided underground and primarily out of sight except for vehicular entry and CRU/ Residential visitors surface parking. Vehicle and bicycle parking is secure via ventilated overhead door. Existing Bus service nearby on Island Highway and Rutherford Road.

**Form**
The parkade partially hidden from the streets serves as a base for the simple contemporary structure above. Generated by breaking the long residential building in half at the centre, and softening the two ends to minimize the scale of the building for pedestrians. Large balconies for outdoor living area partially covered for weather protection without limiting interior daylight penetration. Sides of

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balconies on first level level screened with landscape and planters for privacy and visual delight, with the upper balconies projecting from the face the building to maximize views toward the lake. Rutherford Road facade features vegetation and natural rock covered parkade wall and secure entrace/exit from the bike/scooter storage room. Ground oriented units provided with large patios. Fully landscaped boulevard, street trees, and landscaped planters along podium edge provide a soft edge to protruding parkade and suite privacy from street. The roof projection, fascia, and soffit treatment provides protection to the doors and windows of the units on the top floor. Stepped planters below the parkade on the South-Western side provide a smoother transition to the public walkway.

**Material & Colour**
Contemporary material and neutral colour pallet with natural cedar wood accent. The colour scheme is neutral whites and greys with the natural cedar wood soffits and inner walls of the simple box masses. Stairway glazing provides interior daylight and visual facade variety giving longitudinal views along the landings encouraging using them instead of the elevators. Balcony guardrails powder coated aluminum pickets (possibly clear tempered glass depending on budget). Fiber cement panel cladding with matching coloured metal trims.

**Exterior Lighting**
Main entrance canopy uplighting. Exits down lighting and on balconies.

**Utilities/ Garbage/ Recycling**
Building services located underground and close to City connections to reduce service length. To maximize parking and security, garbage/ recycling provided in outdoor room at East corner.

**Key Features**
Contemporary apartment and CRUs within mixed use neighbourhood. Top floor common terrace and amenity room, fitness room. Planters separating first floor units decks.

Raymond de Beeld, Architect AIBC

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April 09, 2020

**4851 Cedar Ridge Place – Development Permit Variance Rationale**

**Building Setbacks:**

- **Requirement:**
  - Front: 3.0m, Max 6.0m
  - Flanking Side: 3.0m
  - Side 1: 0.0m, Side 2: 3.0m
  - Rear: 7.5m.

- **Proposed:**
  - Front (North West CRU) 3.49m, no variance.
  - Front (North West Residential) 8.29m, no variance.
  - Front (North West Parkade) 6.67m, no variance.
  - Flanking Side (North East CRU) 6.0m, no variance.
  - Flanking Side (North East Residential and Parkade) 20.43m, no variance.
  - Side 1 (South West Residential) 9.5m, no variance.
  - Side 1 (South West Parkade) 7.5m, 3.53m to retaining wall, no variance.
  - Side 2 (North East Residential and Parkade) 32.89m, no variance.
  - Rear (South East Residential) 7.85m, no variance.
  - Rear (South East Parkade) 5.66m, a variance of 1.84m.

- **Rationale:**
  - Steep slope of site and existing grades of the street.
  - 2m offset the exposed parkade facades from the face of the residential units above.
  - larger space for landscaping features to soften the transition from Rutherford Road
  - all required residential parking secured under building
  - Bicycle, scooters and kayaks storage with direct access to the outdoors.

**Building Height:**

- **Requirement:**
  - 18m from the average natural grade if 75% parking under building

- **Proposed:**
  - 20.50m with more than 85% parking under building, a variance of 2.50m.

- **Rationale:**
  - Maximum slopes for parkade ramps to minimize building height

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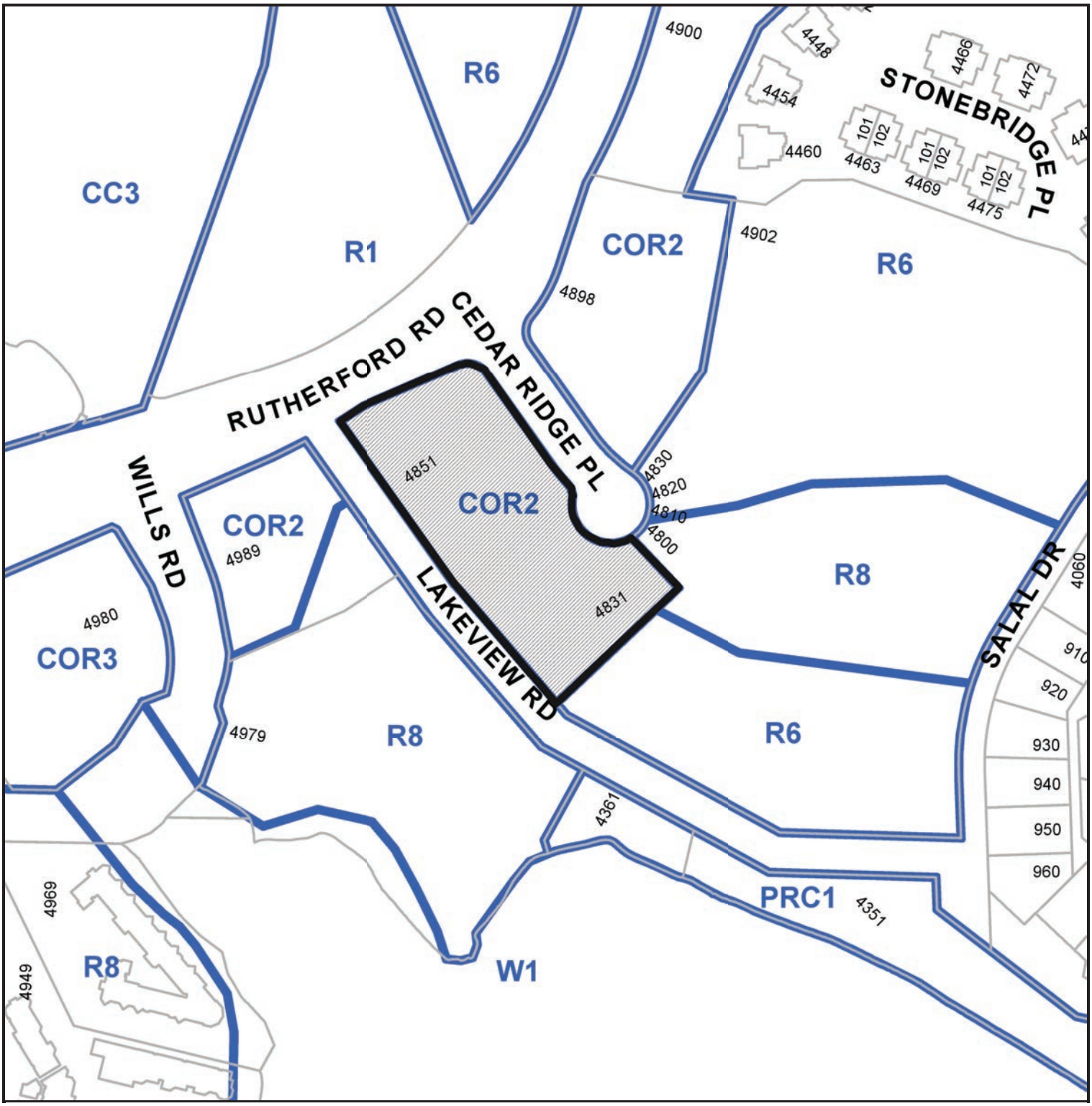
- Rutherford Road facade features vegetation and natural rock covered parkade wall.
- Softened and set back the two ends of the highest floor to minimize the scale of the building for pedestrians
- Steep slope of site and existing grades of the street.
- Minimize blasting

Raymond de Beeld, Architect AIBC

REGISTERED ARCHITECT
RAYMOND de BEELD
BRITISH COLUMBIA
April 9/20

# LOCATION PLAN




## DEVELOPMENT PERMIT NO. DP001192

Subject Property

CIVIC: 4851 CEDAR RIDGE PLACE

LEGAL: LOT 2, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN VIP64055

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Project Description:** | **Cedar Ridge Placed Mixed Use** | | | | | | | |
| Civic Address: | 4851 Cedar Ridge Place, Nanaimo, B.C. | | | | | | | |
| Legal Address: | Lot 2, District Lot 17, Wellington District, Plan VIP64055. | | | | | | | |
| Zoning: | COR 2 – Mixed Use Corridor | | | | | | | |
| Development Permit Area: | DPA9, DPA5 Steep Slope (Property >0.5 ha, more than 50% of the property is sloped 20% or greater) | | | | | | | |
| | **ft2** | **m2** | **ha** | **Comments** | | | | |
| **Property Area:** | 80,188 | 7,449.65 | 0.745 | Based on Surveyors Topographic Site Plan | | | | |
| | | | | | | | | |
| **Building Areas (GFA):** | | | | | | **ft2** | **m2** | |
| **CRU** | | | | | | | | |
| L2 | | | | | | 1,976 | 183.53 | |
| L1 | | | | | | 1,976 | 183.53 | |
| **Total (GFA)** | | | | | | **3,951** | 367.06 | |
| | | | | | | | | |
| **Residential** | **Res.** | **Units** | **Circulation** | **Parking** | **Common** | **Total** | **Total** | **Common includes:** |
| **Floor** | **ft2** | **#** | **ft2** | **ft2** | **ft2** | **ft2** | **m2** | |
| L4 | 17,569 | 24 | 2,763 | 0 | 829 | 21,161 | 1,967 | Amenity Room, Service rooms |
| L3 | 19,528 | 25 | 2,827 | 0 | 275 | 22,630 | 2,103 | Service rooms |
| L2 | 18,921 | 24 | 2,827 | 0 | 882 | 22,630 | 2,103 | Fitness Room, Service rooms |
| L1 | 18,922 | 24 | 2,815 | 0 | 718 | 22,455 | 2,087 | Mail/ Seating Area, Office, WC |
| LB1 – Parking | 0 | 0 | 1,059 | 22,586 | 4,060 | 27,704 | 2,575 | Storage Lockers |
| LB2 – Parking | 0 | 0 | 1,058 | 22,389 | 4,257 | 27,704 | 2,575 | Storage, Bikes and Watercraft |
| **Total (GFA)** | **74,940** | **97** | **13,348** | **44,975** | **11,021** | **144,284** | **13,409** | |
| **Total (GFA) (excl parking)** | | | | | | **99,309** | **9,229** | |
| | | | | | | | | |
| **% Circulation L1 to L4 Residential** | | | 12.3% | | | | | |
| **Foot Print (excluding Front Porch)** | | | | | | 27,704 | 2,575 | |
| **Total All Bldgs (GFA) (excl parking)** | | | | | | **103,260** | 9,597 | |
| | | | | | | | | |
| **Residential Units** | **Unit Area** | **Units** | **Total Area** | | | | | |
| | **ft2** | **#** | **ft2** | **m2** | | | | |
| 1 Bedroom | 630 | 43 | 27,090 | 2,516.72 | | | | |
| 1 Bedroom Corner 1 | 592 | 2 | 1,184 | 110.00 | | | | |
| 1 Bedroom Corner 2 | 554 | 1 | 554 | 51.47 | | | | |
| 1 Bedroom Middle | 612 | 2 | 1,224 | 113.71 | | | | |
| 1 Bedroom HC | 633 | 1 | 633 | 58.81 | | | | |
| 2 Bedroom + Den | 920 | 35 | 32,200 | 2,991.45 | | | | |
| 2 Bedroom + Den Corner 1 | 944 | 6 | 5,664 | 526.29 | | | | |
| 2 Bedroom + Den Corner 2 | 905 | 6 | 5,430 | 504.46 | | | | |
| 2 Bedroom HC | 920 | 1 | 920 | 85.47 | | | | |
| **Total** | | **97** | **82,885** | **5,942.16** | | | | |
| Management office | 210 | 1 | 210 | 19.51 | | | | |
| | | | | | | | | |
| **Zoning Requirements** | **Required** | **Proposed** | | | | | | |
| Lot Coverage: | 60% | 35% | | | | | | |
| Floor Area Ratio: no Tiers & no u.g. parking | 1.25 | 1.12 | | Lobby (966 sqft) excluded from FAR<br>Tier 1: 1.50 \| Tier 2: 1.75 \| + 0.25 * % of u.g. parking spaces if u.g. parking ≤ 0.8m above finish grade | | | | |
| | | | | | | | | |
| Residential | | | | | | | | |
| Bldg Front setback (North West) Max 6m | 3.0m | 6.67m | | | | | | |
| Bldg Flanking Side setback (North East) | 3.0m | 20.42m | | | | | | |
| Bldg Side 1 setback (South West) | 0.0m | 7.5m | | | | | | |
| Bldg Side 2 setback (North East) | 3.0m | 32.88m | | | | | | |
| Bldg Rear setback (South East) | 7.5m | 5.66m | | | | | | |
| Building Height (Flat & Pitched) | 18.0m | 20.50m | | 18m if 75% of req. parking under bldg ( 142 / 157 = 90% ) | | | | |
| Number of Storeys | Min. 2 | 2+4 | | | | | | |
| | | | | | | | | |
| CRU | | | | | | | | |
| Bldg Front setback (North West) Max 6m | 3.0m | 1.5m | | | | | | |
| Bldg Flanking Side setback (North East) | 3.0m | 3.0m | | | | | | |
| Bldg Side 1 setback (South West) | 0.0m | 37.84m | | | | | | |
| Bldg Side 2 setback (North East) | 3.0m | N/A | | | | | | |
| Bldg Rear setback (South East) | 7.5m | 104.93 | | | | | | |
| Building Height (Flat & Pitched) | 18.0m | 8.38m | | | | | | |
| Number of Storeys | Min. 2 | 2 | | | | | | |
| | | | | | | | | |
| **Parking – Vehicle (Area 2 -Sched. A Bylaw 7266)** | **Per Unit** | **# of Units** | **Required** | **Proposed** | | | | |
| 2 Bedroom | 1.62 | 48 | 77.8 | | | | | |
| 1 Bedroom | 1.26 | 49 | 61.7 | | | | | |
| Management office (1/22m2) | | | 1 | | | | | |
| **Total:** | | | **140.4** | **142** | | | | |
| CRU Building: offices (1/22m2) | | | **16.7** | **24** | | | | |
| | | | | | | | | |
| **Parking – Vehicle Types:** | **Required / Permitted** | **Proposed** | | | | | | |
| Standard car | | 135 | | | | | | |
| Small car (8' x15'). 33% max. | 54.8 | 26 | | | | | | |
| Accessible (12'2"X19'0"): 2/1-100 = 2 | 5 | 5 | | | | | | |
| **Total** | | **166** | | | | | | |
| EV Parking Level 2 Charging (10% of req. parking) | 15.7 | 16 | | | | | | |
| EV Parking Level 2 Rough-in (+20% of req. parking) | 31.4 | 32 | | | | | | |
| Designated Visitor (1/ 22 stalls) | 6.4 | 7 | | | | | | |
| | | | | | | | | |
| **Parking – Bike/ Scooter Types** | **Required** | **Proposed** | | | | | | |
| Bike – Long Term Spaces (0.5 per dwelling unit) | 48.5 | **50** | | | | | | |
| Bike – Short Term Spaces (0.1 per dwelling unit) | 9.7 | **10** | | | | | | |
| Bike – Long Term Spaces (0.2 per 100m2 retail) | 1 | | | | | | | |
| Bike – Short Term Spaces (0.6 per 100m2 retail) | 2 | **8** | | | | | | |
| Scooter – Secure Spaces | N/A | 6 | | | | | | |
| | | | | | | | | |
| **Notes** | | | | | | | | |
| 1) Variances in **RED** | | | | | | | | |

1 Project Data
26 June 2020

| **4851 Cedar Ridge Place - Mixed Use** | | | |
|---|---|---|---|
| **Article** | **Code Requirements** | **BCBC 2018** | **Comments** |
| | | | |
| **Building Size & Construction Relative to Occupancy** | | | |
| 3.2.1.2 | Basement Storage Garage as separate building | Exterior wall of the basement is a Fire Separation constructed of masonry or concrete having FRR ≥ 2hr;Exterior walls of any storeys located above the storage garage are recessed 1m if non combustible construction or 2m if combustible construction | Combustible Construction and sprinklered ; 2 Hr F.S |
| | Sprinklered | Yes | |
| | Fire Walls | No | |
| | No. of Storeys | 4+2 | storage garage as separate building & basement |
| 3.1.2.1. | Major Occupancies | C (Residential) and F3 (Storage Garage) | |
| 3.2.2.50 | Building Classification – Residential | C: up to 6 storeys; 2,250 m2 max. @ 4 storeys; sprinklered; combustible; 1 Hr floors & mezz | Bldg Area = 2,100m2 excluding balcony & garage |
| 3.2.2.86 | Building Classification – Storage Garage | F3: up to 2 storeys; 2400m2; sprinklered; combustible | Parking garage as a separate building; noncombustible, 2 Hr FRR walls and roof (See 3.2.1.2) |
| 3.2.2.63 | Building Classification – Offices | D: up to 2 storeys; sprinklered; non-combustible | separate office building on site |
| 3.2.2.50.(2) | Combustible or non combustible construction | Combustible | |
| 3.2.2.50.(2)(a) | Floor Assemblies | Fire Separation, and not less than 1 hour FRR | |
| 3.2.2.50.(2)(b) | Roof Assembly FRR | FRR not less than 1 hour | Parking garage 2 Hr FRR; Fire separation (see 3.2.1.2) |
| 3.2.2.50.(2)(d) | Mezzanines | FRR not less than 1 hour | N/A |
| 3.2.2.50.(2)(e) | Load bearing elements | FRR not less than required for the supporting assembly | |
| | | | |
| **Fire Separations** | | | |
| 3.1.3.1 | Major Occupancies | C:F3=1 Hr | Parking garage 2 Hr FRR; see 3.2.1.2 |
| 3.3.1.1 | Suites | 1Hr FRR | |
| 3.3.4.2 (1) | Suites Residential | 1Hr FRR | |
| 3.4.4.1 | Exits | To match floor FRR (Min. 3/4 Hr FRR) | LB1-LB2=2Hr; L1-L4=1 Hr |
| 3.6.2.1.(1) | Service Room (fuel fired) | 1Hr separated from the remainder of the building | Mech/ Elect Room |
| 3.3.5.6 | Storage Garage | 1.5 Hr FRR from other occupancies | 2 Hr Provided (See 3.2.1.2) |
| 3.3.5.7(3) & (4) | Vestibules | In a building more than 3 storeys building height and Group C, vestibule shall not be less than 1.8m long, be ventilated and have self closing doors with no hold open devices | |
| 3.3.4.3(2) | Storage Rooms (not within suites) for the use of residential tenants | Sprinklered, Separated from remainder of building; not less than 1 Hr FRR Fire Separation. | Bike Storage, Kayak Storage, and Storage Lockers. |
| 3.6.3.1 (1)(a) | Vertical Service Spaces excluding the elevators | Vertical space that doesn't extend through the roof shall be enclosed at the top having similar FRR as walls | 2 Hr FRR for 2 Hr Floors; ½ Hr FRR for 1 Hr Floor |
| 3.6.2.5 | Combust. Refuge Storage Room | Separated from remainder of building by 1 Hr FRR & be sprinklered. | N/A, separate structure |
| 3.3.1.21.(3) | Janitorial supply storage (sprinklered) | 0 Hr Fire Separation | |
| 3.5.3.1 | Elevator Shaft | 1 Hr FRR for 1 Hr Fire Separation; 2 Hr FRR for 2 Hr Fire Separation | LB1-LB2=2Hr; L1-L4=1 Hr |
| 3.5.3.3 (2) | Machine Room | Need not be separated from the elevator hoistway if the room and hoistway are separated from the rest of the building | LB1-LB2=2Hr; L1-L4=1 Hr |
| 3.1.8.12. | 20 min closures allowed | Between public corridor and suite where Fire Separation is ≤ 1 Hr FRR | OK |
| | | | |
| **Occupant Load** | | | |
| 3.1.17.1.(1)(b) | Occupant Load | 2 persons per sleeping room | 145 sleeping rooms * 2 persons = 290<br>(Average 72.5 per floor)<br>48 two bedroom units<br>47 one bedroom units<br>2 studios |
| | | | |
| **Exits/ Egress** | | | |
| 3.3.1.5(1) | Single Egress Door (sprinklered; no F1) | Occupancy ≤60, max. travel distance 25m, Max. floor area by occupancy C:150m² | OK |
| 3.3.1.5(2) | Distance between egress doors | Min 1/3 diagonal | |
| 3.3.1.3(3) | Means of Egress | At least 2 means of egress shall be provided from every roof, podium, terrace, platform or contained open space and shall conform to 3.3.1.5 (1) | 2 provided from exterior common deck |
| 3.4.2.1. | Min. number of exits | 2 | ≥2 provided |
| 3.4.2.3. | Distance between Exits (sprinklered) | Min ½ max. Diagonal; but not ≥9m if public corridor; not <9m for other floor areas. | |
| 3.4.2.4.; 3.4.2.5. | Travel distance (where more than 1 exit required) | sprinklered 45m; no F1 | |
| 3.4.3.2. | Exit Width | Doorways/ corridors/ passageways = 6.1 mm/person<br>Stairs = 8 mm/person<br><br>Minimum Passageway/ exit corridor: 1100 mm<br>Minimum Ramps: 1100 mm<br>Minimum Stair: 1100mm<br>Minimum Doorways: 800 mm | |
| 3.2.3.13 | Protection of Exit Facilities | If the plane of an exterior wall of exit forms an angle <135º, then openings in the exterior wall of the building shall be protected with either wired glass or glass blocks where the opening is within 3m horizontally and >10m below or <2m above an exterior wall | N/A |
| 3.3.1.9. | Corridor | Min width 1100mm, dead end corridor max 6m length | |
| 3.4.4.3 | Exterior passageways exceptions | Provided that <50% of the exterior side is open to outdoors and an exit stair is provided at each end of the passageway, exit need not be fire separated | N/A |
| 3.4.3.4. | Stair Headroom Clearance (exits) | Min 2050 mm (6'-9") height | |
| 3.3.1.8 | Access to Exit Headroom Clearance | Min 2050 mm (6'-9") height | |
| 3.3.5.4 (5) | Storage Garage Headroom Clearance | Min 2000 mm (6'-6 3/4") height | |
| 3.4.6.5. | Handrails both sides | >1100mm to 2200mm; intermediate handrails where >2200mm with max 1650mm between handrails. | |
| 3.4.6.19 | Floor numbering | Stair side of wall, latch side. | |
| 3.4.6.16 (2)(a) | Release hardware | Exit doors for Assembly >100 persons | No |
| 3.4.6.16 (2)(b) | Release hardware | Stair shaft @ exit level where >100 persons | Yes |
| | | | |
| **Safety Requirements Within Floor Areas** | | | |
| 3.1.4.2. | Foam plastic protection from adjacent spaces (combustible construction; other than attic/ roof space/ wall assembly) | Interior finishes to 9.29.4 to 9.29.9, sheet metal, or thermal barrier to 3.1.5.12.(2) | |
| 3.1.11.1 | Fire blocks within concealed spaces | Interconnection between vertical & horizontal, inter. Wall, ceiling & crawl spaces from ext. Walls/ attic/ roof space. | |
| 3.1.11.2 | Fire Blocks within Concealed Spaces | Every floor level; every FRR ceiling. Exceptions: if wall filled with insulation; void non combustible; air space <25mm; or flame spread <25 & fire blocked max 10m. | |
| 3.1.13.2 | Flame spread rating; Table 3.1.13.2. | Exits/ Exits thru Lobbies ≤ 25<br>Covered Vehicle Passageways ≤ 25<br>Vertical Service Spaces ≤ 25 | |
| 3.1.13.6 | Flame Spread Rating; Corridors | ≤ 75 Or Corridor Wall ≤ 150; Corridor Ceiling ≤ 25 | |
| 3.2.5.8 | Standpipe | Where > 3 storeys; >14m ceiling from grade; or table floor areas where <14m and sprinklered. | Provided due to height |
| 3.3.4.8 | Protection of Openable windows | limiters or guard required where the sill height is <1070mmor ground or Finished Floor on the outside of the window is less than 1800mm | Provided |
| 3.1.8.16 | Wired Glass and glass block | An opening in a Fire Separation having FRR ≤ 1Hr is permitted to be protected with wired glass or glass block, except as permitted by 3.1.8.18 | |
| 3.2.1.2(2)(a) | Basement garage openings in Fire Separations | Exempt from protection If the storage garage is sprinklered | Storage garage is sprinklered |

2 Code Summary
16 June 2020

**Health Requirements**

| | | | |
|---|---|---|---|
| 3.8.2.3 (2) | Universal toilet room (HC) | N/A | see A3.8.2.1 1)(b) |

**Requirements for Persons with Disabilities**

| | | | |
|---|---|---|---|
| 3.8.2.1.(1) | | | |
| 3.8.2.2. | Accessibility | Dwelling Units | Access from street to main entrance |
| 3.8.2.3 | Parking | Bylaw No. 7266 Section 7.5, Table 6: 1 – 10 spaces | No HC parking required |
| 3.8.3.2. | Width of path, ground and floor surfaces | 1500mm | Lobby/Corridor |
| 3.8.2.5 | Path of travel to Parking Areas | N/A | |
| 3.7.2.10. & 3.8.3. | Accessible washrooms | N/A | office washroom and accessible units |
| 3.8.2.10 | Signs and Indicators | N/A | |
| 3.8.2.2(6) | Entrances – Intercom | Max 1375mm User Functions | Main Entry |
| 3.8.5.3 | Access to Elevator | Yes | |
| 3.8.2.7 | Power Door Operator | | Provided |
| 3.8.2.10.3)(a)<br>3.8.3.9.3) | Tactile Warning Strips | Provide at landings at the top of flights of stairs and at intermediate landings intercepted by other paths of travel. | Provided |

**Lighting/ Emergency Power/ Fire Alarms**

| | | | |
|---|---|---|---|
| 3.2.7.3 | Emergency Lighting | Exits, public corridors, corridors used by the public, principal access routes. | |

**Spatial Separation (BCBC 2018 Table 3.2.3.1.D) L1-L4 Floors;** see also spatial sketches.

| Orientation | Wall Area (m2) | Limiting Distance (m) & L/H Ratio | Allowable Openings | Actual Openings(m2) | Type of Const. (3.2.3.7) & FRR | Cladding |
|---|---|---|---|---|---|---|
| North East (minus Unit 101) | 1,366 | 35.15; N/A | 100% | 31% | Comb; ¾ Hr FRR | Comb. |
| North East Unit 101 | 34 | 4.5; N/A | 85% | 30% | Comb; ¾ Hr FRR | Comb. |
| South East | 251 | 7.93 to P.L; N/A. | 81% | 21% | Comb; ¾ Hr FRR | Comb. |
| South West | 1,444 | 35.35 to P.L.; N/A | 100% | 33% | Comb; ¾ Hr FRR | Comb. |
| North West | 251 | 26.1; N/A | 100% | 20% | Comb; ¾ Hr FRR | Comb. |

**Spatial Separation (BCBC 2018 Table 3.2.3.1.D) LB1 & LB2 Parkade;** see also spatial sketches.

| Orientation | Wall Area (m2) | Limiting Distance & L/H Ratio | Allowable Openings | Actual Openings(m2) | Type of Const. (3.2.3.7) & FRR | Cladding |
|---|---|---|---|---|---|---|
| North East (minus Unit 101) | 343 | 35.15; N/A | 100% | 3% | Comb; ¾ Hr FRR | Comb. |
| North East under Unit 101 | 343 | 4.5; N/A | 35% | 0% | Comb; ¾ Hr FRR | Comb. |
| South East | 67 | 7.93 to P.L; N/A. | 100% | 3% | Comb; ¾ Hr FRR | Comb. |
| South West | 363 | 35.35 to P.L.; N/A | 100% | 33% | Comb; ¾ Hr FRR | Comb. |
| North West | 67 | 26.1; N/A | 100% | 14% | Comb; ¾ Hr FRR | Comb. |

3 Code Summary (continued)
16 June 2020

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A - South view from Cedar Ridge and Rutherford intersection

B - West view from end of Cedar Ridge

C - South view from beginning of Public Walkway

D - North view from middle of Public Walkway

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2020-06-26

Raymond de Beeld ARCHITECT Inc.

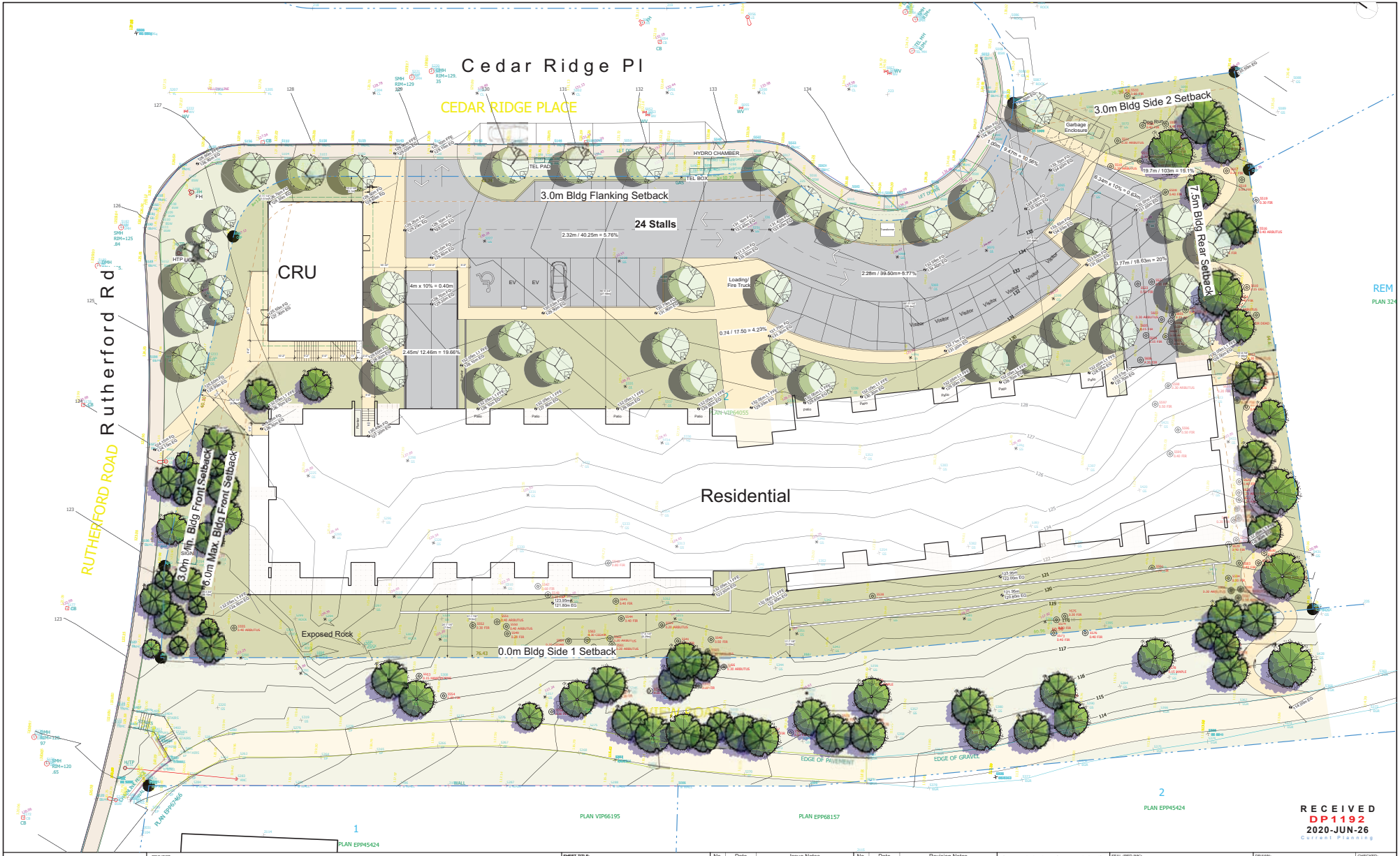
**Cedar Ridge Mixed Use**

4851 Cedar Ridge Place, Nanaimo, BC

**Context Map, Streetscape**

Rev. 01 - June 26, 2020

**A0.1**




Raymond de Beeld ARCHITECT Inc.
755 Terminal Avenue North, Nanaimo, BC V9S 4K1
250.754.2108 • info@rdbarchitect.ca • rdbarchitect.ca

PROJECT:
CLIENT:

**CEDAR RIDGE PLACE**
**RESIDENTIAL BUILDING**

4851 Cedar Ridge Place, Nanaimo, BC
Lot 2, District Lot 17, Wellington District, Plan Vip64055

SHEET TITLE:
SITE - TREE MANAGEMENT PLAN

| No. | Date | Issue Notes |
|---|---|---|
| 1 | April 9, 2019 | DP Application |
| 2 | June 26, 2020 | DP Rev 1 (Site plan & CRU Bldg) |

| No. | Date | Revision Notes |
|---|---|---|

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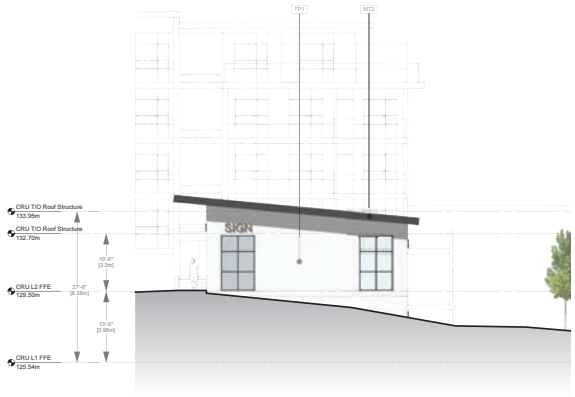
SEAL (RED INK):

DRAWN: KK, KM, SK, RB
CHECKED: RdB
JOB No: 1918
SHEET No.: A1.1
SCALE: As Noted
DATE: June 26, 2020
CAD FILE: 1918 CRP CD - Site 01.vwx

1 North Eastern Elevation (Part 1)
Scale: 3/32" = 1'-0"




3 CRU North Eastern Elevation
Scale: 3/32" = 1'-0"

2 North Eastern Elevation (Part 2)
Scale: 3/32" = 1'-0"

**MATERIAL LEGEND:**

FP1 Fiber Cement Panel (White)
FP2 Fiber Cement Panel (Grey)

CN1 Concrete
CN2 Dark Grey Stained Concrete

MT1 Metal Flashing (White, 12")
MT2 Metal Flashing (Grey, 12")

WD1 T&G Cedar Wall and Soffit

AL1 Aluminum Grille Doors - Grey Powder Coated

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**Cedar Ridge Mixed Use**

4851 Cedar Ridge Place, Nanaimo, BC

**Elevations 1**

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**A6.1**

4 North Western Elevation
Scale: 3/32" = 1'-0"

**MATERIAL LEGEND:**

FP1 Fiber Cement Panel (White)
FP2 Fiber Cement Panel (Grey)

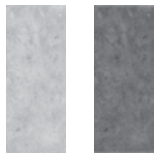
CN1 Concrete
CN2 Dark Grey Stained Concrete

MT1 Metal Flashing (White, 12")
MT2 Metal Flashing (Grey, 12")

WD1 T&G Cedar Wall and Soffit

AL1 Aluminum Grille Doors - Grey Powder Coated

FP1 Fiber Cement Panel (White) FP2 Fiber Cement Panel (Grey) WD1 T&G Cedar Wall and Soffit



CN1 Concrete CN2 Dark Grey Concrete

5 South Eastern Elevation
Scale: 3/32" = 1'-0"

6 CRU South Eastern Elevation
Scale: 3/32" = 1'-0"

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**Cedar Ridge Mixed Use**

4851 Cedar Ridge Place, Nanaimo, BC

**Elevations 2**

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**A6.2**

7 South Western Elevation (Part 1)
Scale: 3/32" = 1'-0"

**MATERIAL LEGEND:**

FP1 Fiber Cement Panel (White)
FP2 Fiber Cement Panel (Grey)

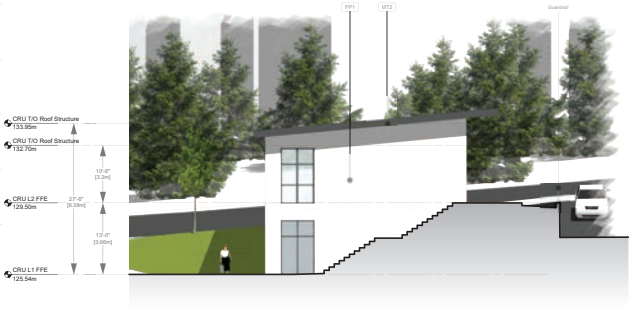
CN1 Concrete
CN2 Dark Grey Stained Concrete

MT1 Metal Flashing (White, 12")
MT2 Metal Flashing (Grey, 12")

WD1 T&G Cedar Wall and Soffit

AL1 Aluminum Grille Doors - Grey Powder Coated

8 South Western Elevation (Part 2)
Scale: 3/32" = 1'-0"




9 CRU South Western Elevation
Scale: 3/32" = 1'-0"

RdB Raymond de Beeld ARCHITECT Inc.

**Cedar Ridge Mixed Use**

4851 Cedar Ridge Place, Nanaimo, BC

**Elevations 3**

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**A6.3**

1 View from up on Rutherford

2 East Bird's Eye

3 South Bird's Eye

4 West Bird's Eye

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**Cedar Ridge Mixed Use**

4851 Cedar Ridge Place, Nanaimo, BC

**Perspectives 1**

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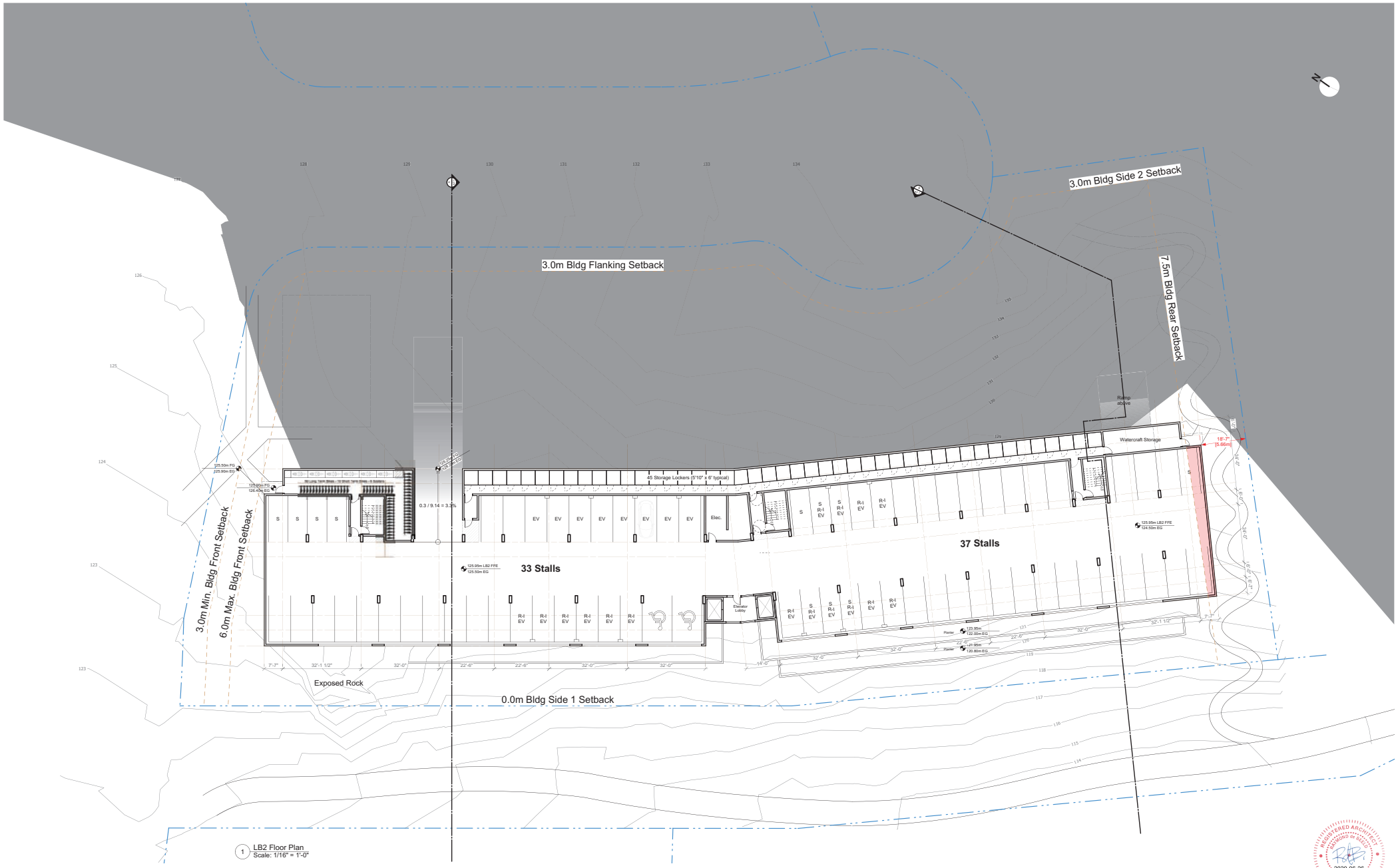
**A0.3**

1 Pedestrian view from Rutherford Road

2 Entrance Canopy

3 CRU Building access from Rutherford

4 CRU Building access from Cedar Ridge




1 LB2 Floor Plan
Scale: 1/16" = 1'-0"

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**Cedar Ridge Mixed Use**

4851 Cedar Ridge Place, Nanaimo, BC

**LB2 Floor Plan**

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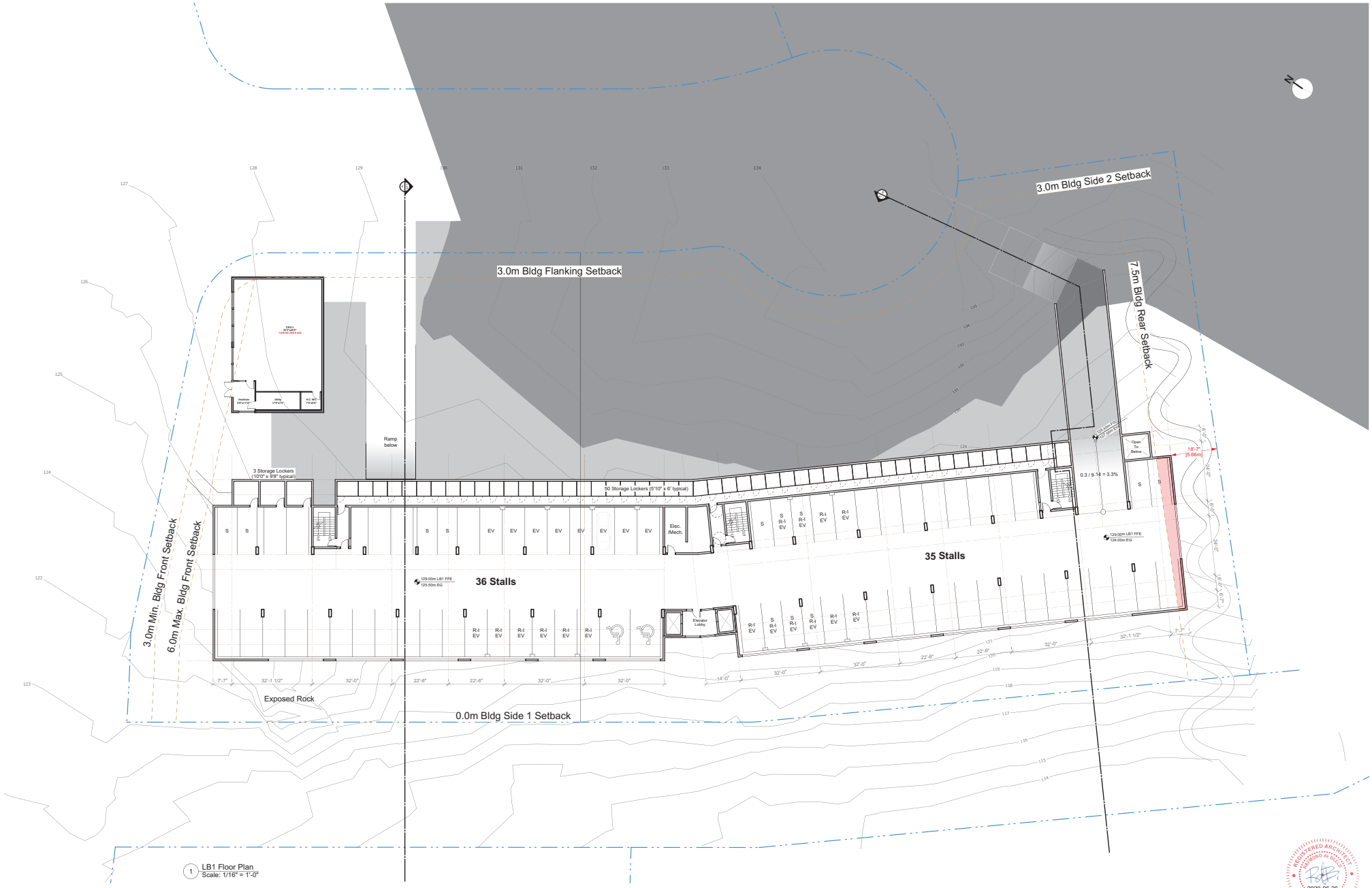
**A1.1**




1 LB1 Floor Plan
Scale: 1/16" = 1'-0"

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**Cedar Ridge Mixed Use**

4851 Cedar Ridge Place, Nanaimo, BC

**LB1 Floor Plan**

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**A1.2**

3.0m Bldg Side 2 Setback
Garbage Enclosure
Dog Run
HYDRO CHAMBER
TEL PAD
TEL BOX
3.0m Bldg Flanking Setback
24 Stalls
2.32m / 40.25m = 5.76%
1.00m / 9.47m = 10.56%
19.7m / 103m = 19.1%
7.00m x 10% = 0.70m
7.5m Bldg Rear Setback
2.28m / 39.50m= 5.77%
3.70m / 18.50m = 20%
Loading Fire Truck
EV
EV
Visitor
Plaza
4m x 10% = 0.40m
2.45m/ 12.46m = 19.66%
0.74 / 17.50 = 4.23%
3.0m Min. Bldg Front Setback
6.0m Max. Bldg Front Setback
Exposed Rock
0.0m Bldg Side 1 Setback
Retaining wall
Planter
Living
Bed 1
Bed 2
Kitchen
Dining
Entry
Storage
Laundry
Bath
Elev
Stair
Mech
Lobby
Corridor
Storage
Bike Storage
Recycling
Garbage
Janitor
Mech
Elev
Stair

1 L4 Floor Plan
Scale: 1/16" = 1'-0"

2 L3 Floor Plan
Scale: 1/16" = 1'-0"

4 L2 Floor Plan
Scale: 1/16" = 1'-0"

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**Cedar Ridge Mixed Use**

4851 Cedar Ridge Place, Nanaimo, BC

**L2-L4 Floor Plan**

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**A1.4**

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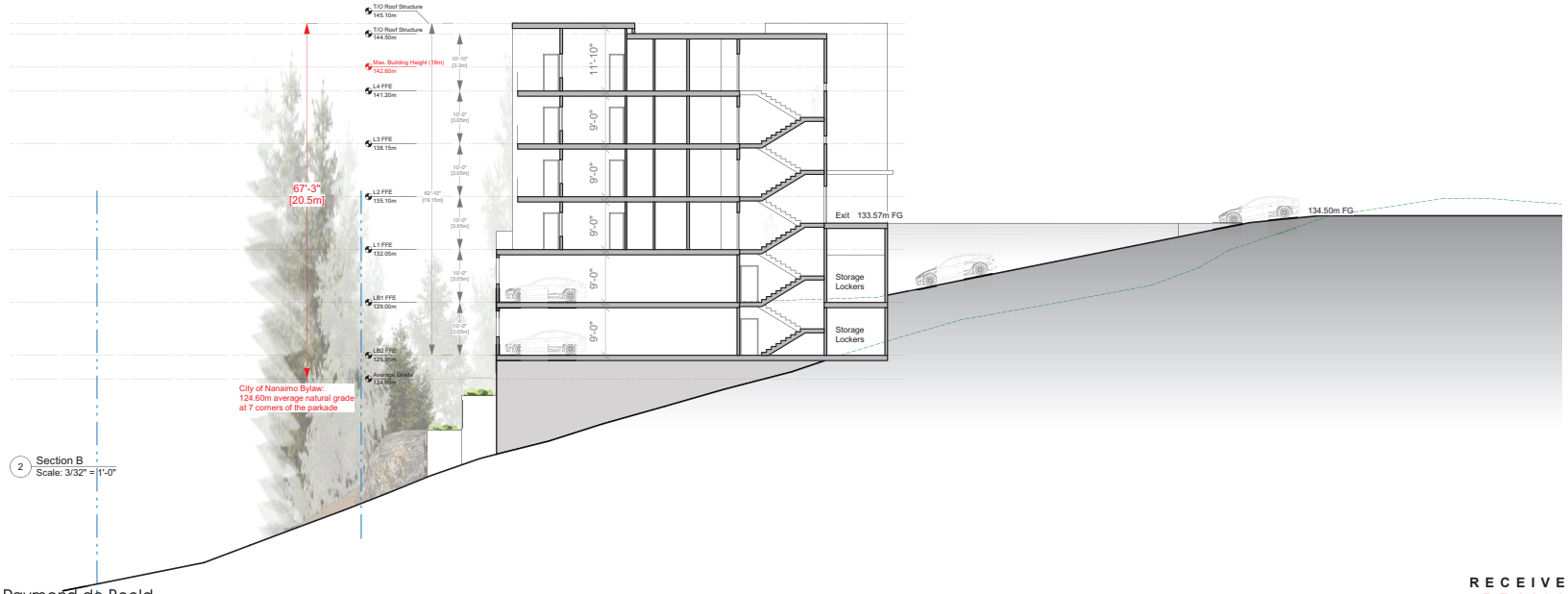
1 Section A
Scale: 3/32" = 1'-0"




2 Section B
Scale: 3/32" = 1'-0"

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**Cedar Ridge Mixed Use**

4851 Cedar Ridge Place, Nanaimo, BC

**Sections**

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**A7.1**

# CEDAR RIDGE MIXED USE - - - - - - - - - - *LANDSCAPE CONCEPT* - - - - - - - - - 4851 CEDAR RIDGE PLACE, NANAIMO, BC

**ZONE 1a**
**RUTHERFORD ROAD lower**

- Large boulders
- Dense plantings of coniferous trees
- Indigenous shrubs and groundcovers
- Vines on building to green the walls

**ZONE 1b**
**RUTHERFORD ROAD upper**

- Groves of deciduous trees and grass
- Large boulders to provide seating / sculptural elements
- Transition to plaza on corner- invitation into site

**ZONE 2**
**CEDAR RIDGE PLACE STREETSCAPE**

- Groups of coniferous and deciduous trees in grass

**ZONE 3**
**NORTH GARDENS**

- Boulders
- Indigenous plants screen private spaces
- Coniferous and evergreen and deciduous plants
- Bioswale
- Benches, paths, seating boulders

**ZONE 4**
**EAST BUFFER**

- Dog run
- Switchback trail to Lake
- Indigenous trees and groundcovers

**ZONE 5**
**SOUTH BUFFER**

- Bioswales filter water to existing rocky gullies
- Indigenous planting where terrain allows
- Climbing and cascading plants green the walls

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LANDSCAPE PLAN
Scale: 1:200

NOTES:
For grading information, see Civil drawings.

REVISIONS:
#1 - 28.05.20 - CAD file

CONSULTANT:

PROJECT:
4851
CEDAR RIDGE PL
NANAIMO, BC

SITE LEGAL DESCRIPTION:
Lot 1, District Lot 17, Wellington District, Plan 32491, Except Part in Plans 37954, VIP62511 and VIP 64055
PID No. 000-153-087

SHEET TITLE:
CONCEPTUAL LANDSCAPE PLAN

| SCALE: AS NOTED | DATE: APR. 6, 2020 |
|---|---|
| DRAWN: DR | CHECKED: VJD |

PROJECT NUMBER: 4851 CEDAR RIDGE PL 2020
DRAWING NUMBER: L0.1 - DP

# CEDAR RIDGE MIXED USE - - - - - - - - - - *DESIGN ELEMENTS*- - - - - - - - - 4851 CEDAR RIDGE PLACE, NANAIMO, BC

## Design rationale

The landscape design is inspired by the undisturbed portion of the site.

This existing, comparatively undisturbed landscape consists of second growth east coast Douglas fir growing with arbutus on rocky terrain. The knolls are covered with moss and licorice fern with Nootka rose, snowberry, ocean spray and Oregon grape growing in the small gullies where water finds its way in between the exposed rock outcrops.

The intent of the landscape scheme is to mimic this natural vegetation as much as possible. On the south side the bioswales will collect the roof water and spill it over onto the rocky bluff where new indigenous plantings will benefit from the moisture as well as the existing trees and shrubs to the south of the property.

On the north side the plantings are designed to be nestled into large boulders (retained from the site), providing privacy to the lower floor outdoor living space. These woodland gardens will incorporate bioswales to filter and slow down the runoff from the parking areas.

The two streetscapes reflect this character of a rocky, evergreen landscape. Approaching the building from the South west, the large walls will be reduced in scale by greening with vines. Boulders walls clustered at the base of the building will be planted with dense planting of conifers. This not only screens the walls but replicates the existing evergreen landscape. An urban plaza opens ups the corner of Rutherford and Cedar Ridge Place, with clusters of deciduous trees set in grass and boulders, allowing views into the commercial building. Cedar Ridge Place streetscape will have clusters of evergreen and deciduous trees in grass.

The forest to the east will be replanted, with a dog run on the more level area at the top of the slope. A switchback path will lead down to the existing lake trail.

Douglas Fir - Arbutus - Ocean Spray - on south facing slopes

Entrance & urban plaza

## Plant Palette

The plants in this scheme will be selected from the following list. Not all plants will necessarily be used and Others may be selected depending on availability at the time of planting.

| Botanical Name | Common Name | Pot Size | Remarks |
|---|---|---|---|
| **Evergreen Trees** | | | |
| Abies grandis | Grand Fir | | sizes vary with terrain** |
| Arbutus menziesii | Arbutus | 2 gall | |
| Pinus contorta contorta | Shore Pine | 1.5m ht | |
| Pinus flexilus vanderwolf | Vanderwolf Pine | 1.5m ht | |
| Pseudotsuga menziesii | Douglas Fir | | sizes vary with terrain** |
| Taxus brevifolia | Western Yew | 5 gall | |
| **Deciduous Trees** | | | |
| Acer circinatum | Vine Maple | 10 gall | |
| Acer macrophyllum | Big-leaf Maple | 10 gall | |
| Acer palmatum | Japanese maple | 2.5m ht | |
| Cornus eddies White Wonder | Eddies White Wonder Dogwood | 6 cm cal | |
| Prunus emarginata | Bitter Cherry | 5 gall | |
| Styrax japonica | Snowbell Tree | 6 cm cal | |
| **Evergreen Shrubs** | | | |
| Gaultheria shallon | Salal | 1 gall | |
| Mahonia aquifolium | Tall Oregon Grape | 1 gall | |
| Mahonia nervosa | Dull Oregon Grape | 1 gall | |
| Vaccinium ovatum | Evergreen Huckleberry | 1 gall | |
| **Deciduous Shrubs** | | | |
| Cornus sericea | Red Osier Dogwood | 1 gall | |
| Holodiscus discolor | Ocean Spray | 1 gall | |
| Oemleria cerasiformis | Indian Plum | 1 gall | |
| Ribes sanguineum | Red Flowering Currant | 1 gall | |
| *Rosa nutkana* | *Nootka Rose* | *1 gall* | |
| Symphoricarpos albus | Snowberry | 1 gall | |
| Vaccinium parvifolium | Red Huckleberry | 1 gall | |
| **Ground Cover** | | | |
| Arctostaphylos uva-ursi | Kinnikinnick | 4" pot | |
| **Vines** | | | |
| Lonicera ciliosa | Western Trumpet Honeysuckle | 1 gall | |
| Lonicera hispidula | Hairy Honeysuckle | 1 gall | |
| Parthenocissus quinquefolia | Virginia Creeper | 1 gall | |
| Parthenocissus tricuspidata | Boston Ivy | 1 gall | |
| **Ferns** | | | |
| Blechnum spicant | Deer Fern | 1 gall | |
| Dryopteris expansa | Spiny Wood Fern | 1 gall | |
| Polypodium glycyrrhiza | Licorice Fern | 1 gall | |
| Polystichum munitum | Sword Fern | 1 gall | |
| **Bioswale Plants** | | | |
| Aquilegia formosa | Red columbine | 4" pot | |
| Aruncus sylvester | Goat's Beard | 1 gall | |
| Carex obnupta | Slough Sedge | plugs | |
| Carex rostrata | Beaked Sedge | plugs | |
| Iris missouriensis | Western Blue Flag Iris | 1 gall | |
| *Juncus effusus* | *Common Rush* | *plugs* | |
| Myrica gale | Sweet Gale | 1 gall | |
| Scirpus microcarpus | Small-flowered Bulrush | plugs | |
| Sidalcea hendersonii | Henderson's Checker-mallow | 4" pot | |
| **Perennials** | | | |
| Achyls triphylla | Vanilla Leaf | 4" pot | |
| Armeria maritima | Thrift | 4" pot | |
| Aster douglasii | Douglas' Aster | 4" pot | |
| Dicentra formosa | Bleeding Heart | 4" pot | |
| Dodecatheon hendersonii | Broad-leaved Shooting Star | 4" pot | |
| Erigeron speciosus | Showy Fleabane | 4" pot | |

** The size of conifers will vary with terrain. Where there are soil pockets 2-5-gallon trees will be planted. In the very rocky 1 gallon trees will be planted.

Rock outcrops

North gardens

Mossy knolls
with Nootka rose & Licorice fern

RECEIVED
DP1192
2020-JUN-26
Current Planning

Green walls

Bioswales

DESIGN ELEMENTS

NOTES:
For grading information, see Civil drawings.

REVISIONS:
#1 - 28.05.20 - CAD file

CONSULTANT:

PROJECT:
4851
CEDAR RIDGE PL
NANAIMO, BC

SITE LEGAL DESCRIPTION:
Lot 1, District Lot 17,
Wellington District, Plan 32491,
Except Part in Plans 37954,
VIP62511 and VIP 64055
PID No. 000-153-087

SHEET TITLE:
DESIGN
ELEMENTS

SCALE: AS NOTED
DATE: APR. 6, 2020
DRAWN: DR
CHECKED: VJD
PROJECT NUMBER: 4851 CEDAR RIDGE PL 2020
DRAWING NUMBER: L0.2- DP

# AERIAL PHOTO

## DEVELOPMENT PERMIT NO. DP001192

4851 CEDAR RIDGE PLACE