



AGENDA
DESIGN ADVISORY PANEL MEETING

September 10, 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 live streamed and video recorded for the public.]

2. ADOPTION OF AGENDA:

3. ADOPTION OF MINUTES:

4. PRESENTATIONS:

a. Development Permit Application No. DP1198 - 361 Albert Street

2 - 28

To be introduced by Lisa Brinkman, Planner, Current Planning Section

A development permit application was submitted by Douglas R. Johnson Architect Ltd., on behalf of Gagan Sharma for the development of a five-storey multi-family residential building (23 units) to be located at 361 Albert Street. The subject property is legally described as Lot 1, Section 1, Nanaimo District, Plan EPP93852.

b. Development Permit Application No. DP1199 - 140 Tenth Street

29 - 42

To be introduced by Lainy Nowak, Planner, Current Planning Section

A development permit application was submitted by Mount Benson Enterprises Ltd., for the development of a storage facility to be located at 140 Tenth Street. The development includes warehouse, storage and office space. The subject property is legally described as Lot A, Section 1, Nanaimo District, Plan 26974 except that Part included in Plan 30770.

5. ADJOURNMENT:

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001198 – 361 ALBERT STREET

Applicant / Architect: DOUGLAS JOHNSON

Owners: GAGAN DEEP SHARMA

Landscape Architect: PMG LANDSCAPE ARCHITECTS

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	DT9 Old City Central
<i>Location</i>	The subject property is located in the downtown area on the east end of Albert Street between Cavan Street and Robarts Street.
<i>Total Area</i>	0.1ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Neighbourhood Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development; and Development Permit Area No. 8 – Old City Neighbourhood
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Nanaimo's Old City Multiple Family Residential Design Guidelines

The subject property is a vacant, sloping site in the old city neighbourhood. The site has a 14m grade change from the northwest corner of the site to the southeast corner. The property is surrounded by a mix of commercial and office uses located on Albert Street, as well as multi-family uses located on Hecate Street.

PROPOSED DEVELOPMENT

The applicant is proposing a 23 unit residential building with underground parking. The subject property is zoned DT9 which permits an FAR of 1.1 when parking spaces are provided underground, and an FAR of 1.1 is proposed for the development.

<i>Unit Type</i>	<i>Number of Units</i>	<i>Units Sizes</i>
Work/live studio	1	36m ²
One bedroom	21	37m ² – 50m ²
Two bedroom	1	69m ²
<i>Total</i>	23 units	

Site Design

The building will front onto Albert Street with the underground parking level built into the slope of the land, such that retaining walls are needed at the south side and rear property lines. The driveway access to the underground parking is at the centre of the front lot line, and the pedestrian access, from the sidewalk to the building entry, is on the north side of the front lot line. An outdoor amenity area, 500m² in size, is proposed on the top of the parking structure at the rear of the property.

Staff Comments:

- Provide information regarding the height and materials of the retaining walls in both the front and rear yards.
- Provide one electric vehicle parking space and one visitor parking space in the parking garage.

Building Design

The building is proposed to be five storeys in height facing Albert Street, and will be four storeys at the rear of the parcel. The properties and buildings located behind 361 Albert Street are at a significantly higher elevation, reducing the impact of the proposed building height at the rear. The main level contains the building entrance, lobby, one work/live studio unit, indoor bike storage, refuse/recycling room and parking spaces. The upper four storeys contain the residential units with covered balconies. The outdoor amenity area is accessed from the second storey of the building. The building is a contemporary design, with flat a roof and balconies for each unit. The building entry is accented by a glass canopy with steel supports.

Staff Comments:

- Add more interest to both side elevations of the building, as these will be visible from several locations in the downtown.
- A goal in the 'Old City Neighbourhood Plan' and the 'Old City Multiple Family Residential Design Guidelines' is to preserve view corridors. To support the height variance request provide a view analysis to demonstrate the impact to the Albert Street view corridor.
- Consider revisions to the front elevation of the building, such that the garage entry appears recessed in relation to the lobby area and work/live unit. The improved design for the front elevation should create a more animated relationship to the street.
- Consider the use of contrasting colours on the vertical balcony fin walls to add interest.
- Ensure rooftop equipment is screened from view.

Landscape Design

The amenity area at the rear of the parcel will contain plantings, as well as garden plots, an outdoor kitchen, a play area for children, and open lawn. Douglas fir are proposed at the rear of the amenity area. The front yard area will be landscaped with trees and shrubs.

Staff Comments:

- Provide more information about the pedestrian route connecting the public sidewalk to the building entry (i.e. cross section to show grade change). Consider a bench and other landscape features to create interest.
- Replace the patio fencing for the first storey work/live studio unit with plantings that allow for a sense of privacy while also creating a better relationship with the street.
- An outdoor rack for two bicycles will be required.
- Provide information regarding any fencing that may be needed on the property.

PROPOSED VARIANCE

Building Height

The maximum allowable building height is 11.2m, and the proposed building height is 14m, a proposed variance of 2.8m.

DOUGLAS R. JOHNSON ARCHITECT LTD.

#374-901 W.3rd St. North Vancouver BC V7P 3P9
(604) 998-3381 FAX. (604) 998-2217

May 19 2020

361 Albert Street – Design Rationale.

361 Albert Street is a 5 storey residential building with 23 residential units. The 1056 sm site has a 14m grade change from the north west corner of the site to the south east corner. The parking structure is intergrated into the site so that the east façade is a 4 storey presentation. The construction of the underground parking structure requires retaining walls to be constructed on the south and east property lines.

The proposal density is for a 1.1 FAR. This is comprised of .85 for DT-9 zone and .25 for 100% provision of parking underground.

A large outdoor amenity area is located on the top of the parking structure. Programing and planting of the space is provided on the landscape drawings.

The building has 22 1 bedroom units and a single 2 bedroom unit. All units have large balconies, decks or private patio areas. The units are aligned off a double loaded corridor and face either Albert street or the east property line.

Under parking requirements for Area 5, 12 parking stalls are required while 21 stalls are provided.

The design is a modern contemporary building using low maintence high quality materials such as Hardi panel/siding and large window units. Frameless glass guards are used on the Albert street units and a glass canopy/structural steel support detail highlights the main entry.

Site Design

General

- Site parking is all provided in underground parking structure.

Multiple Family

- Slopes in parking structures are not more than 5%

2. Pedestrian Circulation

General

- This is a small site with a defined entry to the main entrance.

3. Bicycle Facilities

- Secure bicycle storage is provide in the parkade with easy access to the main entrance lobby.

4. Open Space and Site Design

- The building faces the street and presents extensive glazing and private balconies on the street façade.
- Large outdoor amenity area is provided at rear of building
- Landscape design is provided by Landscape architect
- The site does have significant grades changes and retaining walls will be required at the rear of the site.
- A ground floor residential unit facing the street has a secure landscaped private yard and direct access to the street.

Setbacks and Buffers

General

- Frontyard setback is in keeping with the rhythm of street and follows the setback suggested by planning.
- The private yard of the ground floor residential unit facing Albert street is defined by a low 1.2 M fence.
- The building is not visually blocked by either fencing or landscaping allowing view penetration.

Safety and Security

General

- Fences are limited to small front yard of ground floor unit. Fence design is visually porous.
- Main entrance is well defined and will be well lit for both visitors and residents.
- Main entry is accessible and elevator provides accessible access through the building.
- Parking structure will be well lit and painted white.

Building Design

- The site has a surface parking lot on one side and a commercial building on the other side.
- The proposed massing is complementary to the existing building.
- Every suite in the residential building has large balcony or patio areas. The outdoor amenity area at the rear of the building is large and is a combination of programmed outdoor uses.
- The main entrance is well articulated and prominent on the street facing façade.

Height

- The site to the north currently has no structures on it and is a redevelopment candidate. To the south is a 2 storey building. Building grades rise from west to east and north to the south. The building integrates into the site with a 1 level grade change occurring across the building. The street façade is 5 storeys and the East Façade is 4 storeys. The grade change to the east is significant and views from adjacent sites should not be significantly impaired.

Facades

- Building is using durable high quality materials.
- Detailing is contemporary and adds to overall composition that should age well.
- The building façade has a rhythm of projecting elements for visual interest.
- Windows are large and expansive complimenting the overall composition.
- The building entry faces the street and is detailed with Deep blue structural steel and glass to emphasis its prominence on the façade.

Siting

- The building follows DT-9 zoning and has zero lot line on the north and south property lines. The lots are small and we anticipate over time to have zero lot line structures on either side. A substantial outdoor amenity area is provided on the rear of the building.
- The significant grade change to the east means that current and future buildings to the east will not have views impacted in a significant way.

Yours truly,

Douglas Johnson

Doug Johnson
Architect AIBC

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May 19 2020

361 Albert Street – Variance Rationale.

361 Albert Street is proposing a 5 storey residential building façade facing on Albert street with a building height of 14M. DT-9 zoning allows for 11M so a variance of 3M is requested.

The site has a significant grade change of approximately 14 M from east to west. The building is proposing to integrate the parking structure into the grade and have a 1 level grade change occur across the building. This means the east façade is a 4 storey presentation.

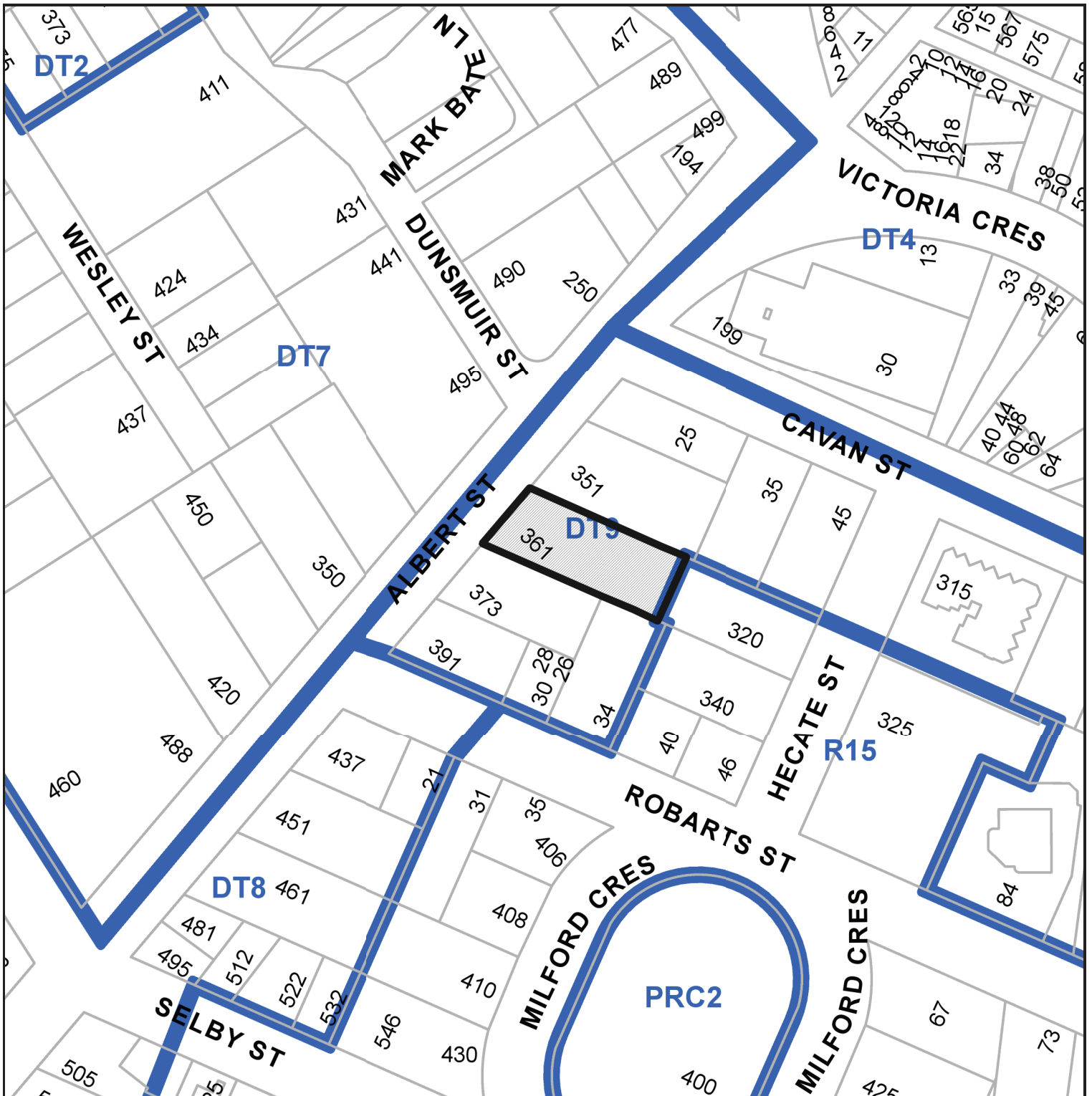
The additional building height is required to provide the density prescribed under the current zoning and will not significantly impact views of adjacent sites.

Yours truly,

Douglas Johnson

Douglas Johnson
Architect AIBC

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001198



Subject Property

CIVIC: 361 ALBERT STREET

LEGAL: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN EPP93852

361 ALBERT STREET, NANAIMO

DATA SHEET

361 Albert St. APARTMENT		21.01/20 00:00			
PROJECT NAME :		361 Albert St. APARTMENT			
		NANAIMO, BRITISH COLUMBIA			
LEGAL DESCRIPTION					
GROSS SITE AREA		11365.00 Sft OR	1055.84	Sq mts OR	0.26 Acres
DEDICATION AREA		Sft OR		Sq mts OR	Acres
NET SITE AREA		11365 Sft OR	1055.84	Sq mts OR	0.26 Acres
TOTAL FLOR AREA BUILDING		NO.OF.UNITS			
MAIN FLOOR AREA EXCLUDING (LOBBY)					
+9.2 SQ.M N (BIKE STORAGE + GARAGE AREA)		1	1251.00 Sft	116.22 SqM	
SECOND FLOOR AREA		6	3140.00 Sft	291.72 SqM	
THIRD FLOOR AREA		6	3120.00 Sft	289.86 SqM	
FOURTH FLOOR AREA		6	3120.00 Sft	289.86 SqM	
FIFTH FLOOR AREA		4	2427.00 Sft	225.48 SqM	
TOTAL AREA FOR FSR (EXCLUDING PARKADE)		23	13058 Sft	1213.13 SqM	
FLOOR AREA RATIO:					
F.A.R. = NET AREA / NET SITE AREA					
	13058.00	/	11365	1.1	FSR
UNIT TYPES & AREAS					
TYPE	UNIT TYPE	AREAS(SFT)	AREAS(SqM)	NO OF UNITS IN FLOORS	
				MAIN	2ND
				3RD	4TH
				5TH	TOTAL
					ALL FLOORS
TYPE-A1	1 BED	397.51	36.93	1	397.51
TYPE-A	1 BED	485.98	45.15		1
TYPE-B	1 BED	498.79	46.34	1	1
TYPE-C	1 BED	463.00	44.87	1	1
TYPE-D	1 BED	488.08	45.34	1	1
TYPE-E	1 BED	405.90	37.71	1	1
TYPE-F	1 BED	525.58	48.83	1	1
TYPE-G	2 BED	749.58	69.64		1
TYPE-H	1 BED	533.39	49.55		1
TYPE-J	1 BED	520.23	48.33		1
TYPE-K	1 BED	624.07	57.98		1
TOTAL AREA				1	6
				6	6
				6	4
					23
					11486.77
		TOTAL 1 BED			22
		TOTAL 2 BED			1
REQUIRED INDOOR AMENITY		736 Sft	68.38 SqM		
REQUIRED OUTDOOR AMENITY		736 Sft	68.38 SqM		
PROVIDED INDOOR AMENITY		Sft	SqM		
PROVIDED OUTDOOR AMENITY		4518 Sft	419.74 SqM		
REQUIRED PARKING FOR BLDG					
0.5 STALLS FOR EACH 1-BED UNIT (C 9'x22 UNITS)				11	
0.9 STALLS FOR EACH 2-BED UNIT (C 9'x1 UNIT)				0.9	
TOTAL PARKING STALLS REQUIRED				11.9 STALLS	
TOTAL PARKING PROVIDED(INCLUD NG HANDICAP STALL)				21 STALLS	



SCALE: 1/8" = 1'-0"	PROJECT NO: — — —
DATE: 21 JAN 2020	
DRAWN:	SHEET:
REVISIONS:	DB-2 11



1 COLORED NORTH ELEVATION
N.T.S



2 COLORED SOUTH ELEVATION
N.T.S

MATERIAL LEGEND :

MATERIAL	COLOR	
FA1 FASCIA	SW 6258-BLACK	
FA2 FASCIA	SW 1004-SNOWBOUND	
GR1 GUARD/RAILING	SILVER	
TRFA TRIM / FLASHING	SILVER	
C1 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6258-BLACK	
C2 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 1041-PROFISE	
GP HARDI PANEL	SW 6258-BLACK	
GARAGE DOOR	SILVER	
DOORS WINDOWS	BLACK	

NOTE: SW- SHERWIN WILLIAMS

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MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	5 JAN 2020	ISSUED FOR APPLICATION

PROJECT:
361 Albert St. APARTMENT
361 ALBERT STREET, NANAIMO,
BRITISH COLUMBIA
SHEET DESCRIPTION
COLORED ELEVATIONS

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
4374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217

SCALE: As indicated	PROJECT NO:
DATE: 21 JAN 2020	
DRAWN:	SHEET:
REVISIONS: 2	DP-5.21

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COURTESY PLANNING



1 COLORED EAST ELEVATION
N.T.S



2 COLORED WEST ELEVATION
N.T.S

MATERIAL LEGEND :

MATERIAL	COLOR	
FA1 FASCIA	SW 6258-BLACK	
FA2 FASCIA	SW 1004-SNOUBOUND	
GR GUARD/RAILING	SILVER	
TRFA TRIM / FLASHING	SILVER	
C1 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6258-BLACK	
C2 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 1041-PROPHESE	
HP HARDI PANEL	SW 6258-BLACK	
GARAGE DOOR	SILVER	
DOORS WINDOWS	BLACK	

NOTE: SW- SHERWIN WILLIAMS

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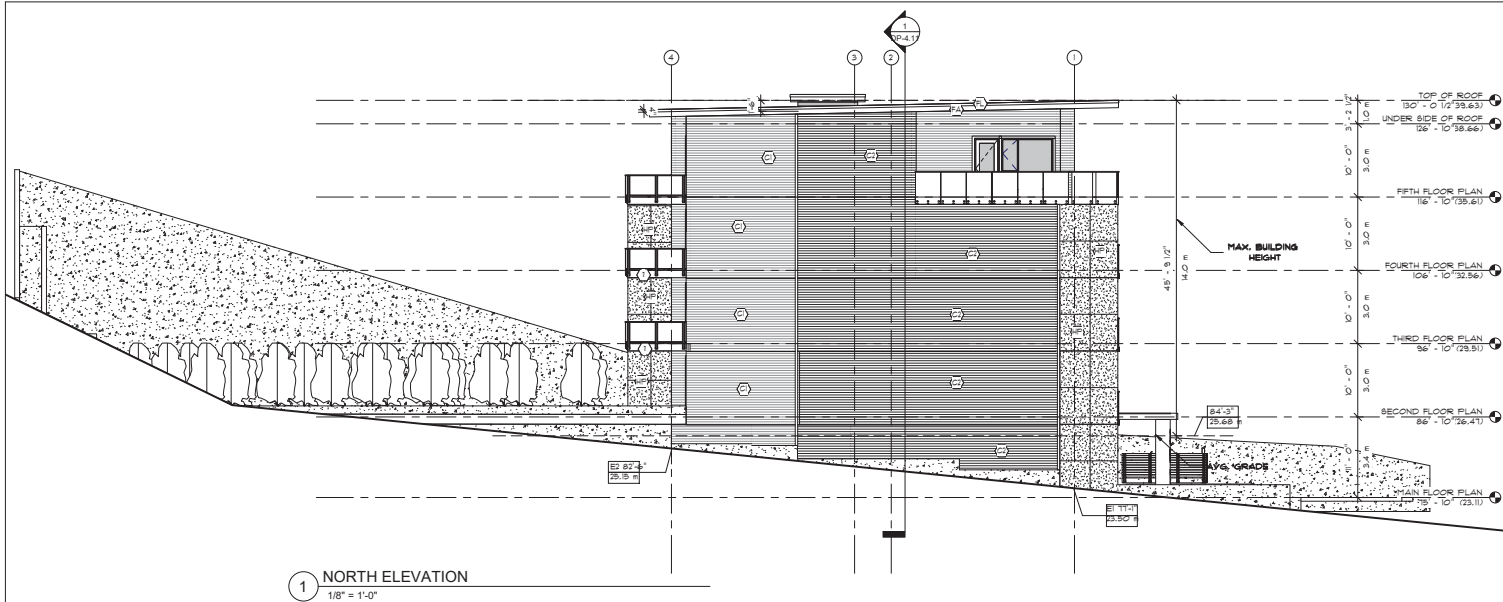
MARK	DATE	DESCRIPTION	ISSUED FOR PRELIMINARY DESIGN	ISSUED FOR APPLICATION
1	2 JAN 2020			
2	5 JAN 2020			

PROJECT:
361 Albert St. APARTMENT
361 Albert STREET, NANAIMO,
BRITISH COLUMBIA
SHEET DESCRIPTION
COLORED ELEVATIONS

OWNER
DOUGLAS R. JOHNSON ARCHITECT LTD.
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PH: (604) 998-3381
FAX: (604) 998-0217

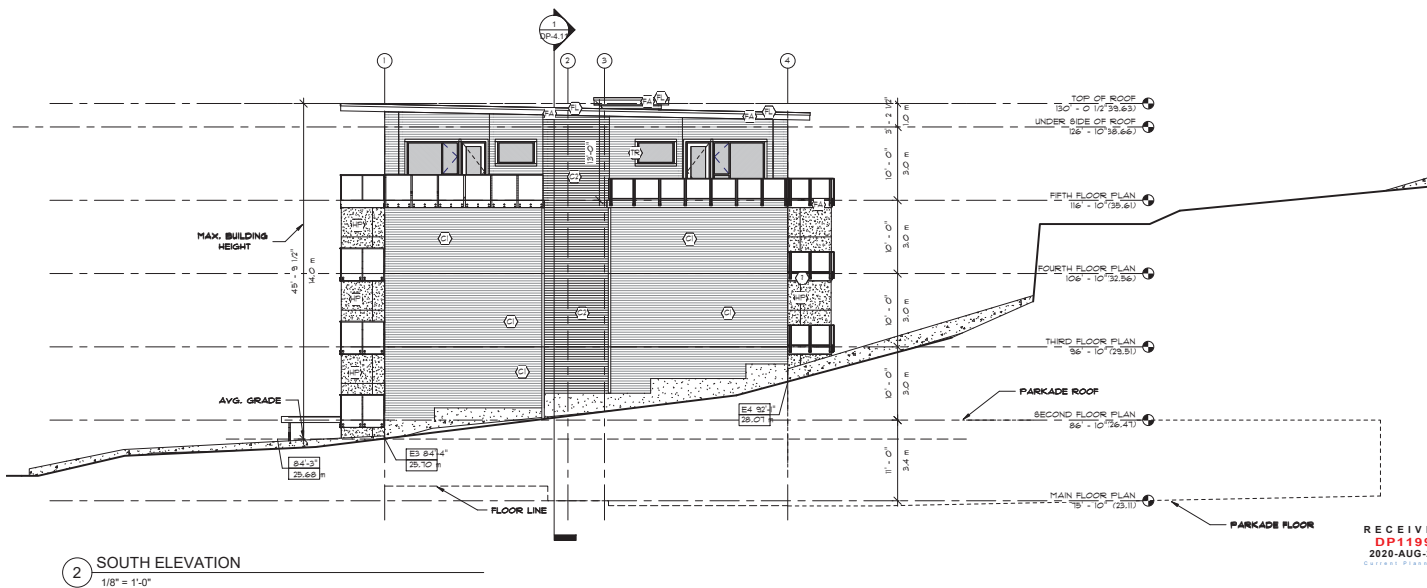
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DATE: 21 JAN 2020	
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REVISIONS: 2	DP-A-5.22

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2020-AUG-26
CITY OF NANAIMO



AVERAGE EXISTING GRADE
 $\frac{E1(23.50M)+E2(25.15M)+E3(25.70M)+E4(28.07M)}{4} = 25.60 \text{ M}$

MAX BUILDING HEIGHT
 $25.60 \text{ M} + 14 \text{ M} = 39.60 \text{ M}$



MATERIAL LEGEND :

MATERIAL	COLOR	
FA1 FASCIA	SW 6258-BLACK	
FA2 FASCIA	SW 1004-SNOWBOUND	
GR GUARD/RAILING	SILVER	
TR/FA TRIM / FLASHING	SILVER	
C1 HARDI SIDING - HORIZONTAL 4\" EXPOSED	SW 6258-BLACK	
C2 HARDI SIDING - HORIZONTAL 4\" EXPOSED	SW 1041-PROPISE	
SP HARDI PANEL	SW 6258-BLACK	
GARAGE DOOR	SILVER	
DOORS WINDOWS	BLACK	

NOTE: SW- SHERWIN WILLIAMS

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MARK	DATE	DESCRIPTION
1	21 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	21 JAN 2020	ISSUED FOR CONSTRUCTION

PROJECT:
 361 Albert St. APARTMENT
 361 ALBERT STREET, NANAIMO,
 BRITISH COLUMBIA
 SHEET DESCRIPTION: BUILDING ELEVATIONS

OWNER:
 DOUGLAS R. JOHNSON ARCHITECT LTD.
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 PH: (604) 998-3381
 FAX: (604) 998-0217

SCALE:
 As indicated

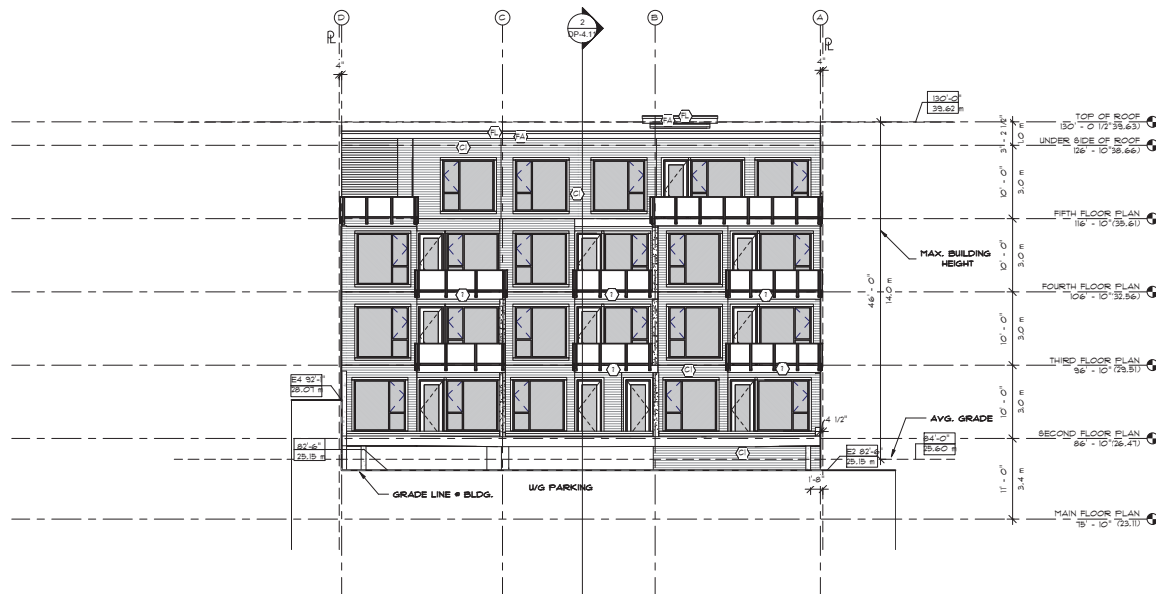
DATE:
 21 JAN 2020

DRAWN:
 DP-5.11

REVISIONS:
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PROJECT NO:
 DP-5.11

SHEET:
 DP-5.11

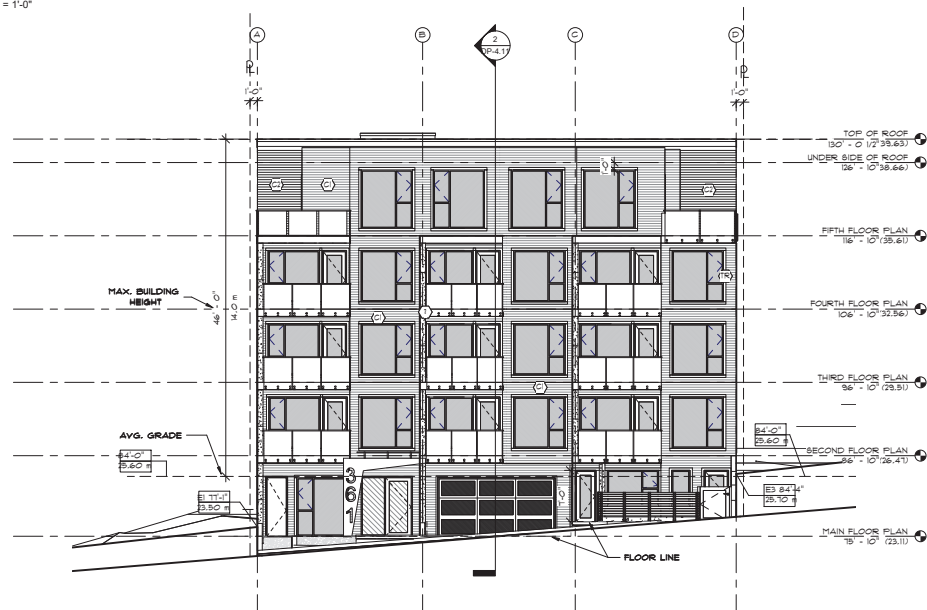


1 EAST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND :

MATERIAL	COLOR	
FA1 FASCIA	SW 6258-BLACK	
FA2 FASCIA	SW 1004-SNOWBOUND	
GR GUARD/RAILING	SILVER	
TR/FA TRIM / FLASHING	SILVER	
C1 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 6258-BLACK	
C2 HARDI SIDING - HORIZONTAL 4" EXPOSED	SW 1041-FROST	
SP HARDI PANEL	SW 6258-BLACK	
GARAGE DOOR	SILVER	
DOORS WINDOWS	BLACK	

NOTE: SW- SHERWIN WILLIAMS



2 WEST ELEVATION
1/8" = 1'-0"

AVERAGE EXISTING GRADE

$$\frac{E1(23.50M)+E2(25.15M)+E3(25.70M)+E4(28.07M)}{4} = 25.60 \text{ M}$$

MAX BUILDING HEIGHT

$$25.60 \text{ M} + 14 \text{ M} = 39.60 \text{ M}$$

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MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	5 JAN 2020	ISSUED FOR CONSTRUCTION

PROJECT:
361 Albert St. APARTMENT
361 ALBERT STREET, NANAIMO,
BRITISH COLUMBIA
SHEET DESCRIPTION
BUILDING ELEVATIONS

OWNER

DOUGLAS R. JOHNSON
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PH (604) 998-3381
FAX (604) 998-0217

SCALE: As indicated	PROJECT NO: ---
DATE: 21 JAN 2020	SHEET: ---
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[illegible]

PROJECT:	361 Albert St. APARTMENT
OWNER:	361 Albert STREET, NANAIMO, BRITISH COLUMBIA
SHEET DESCRIPTION	STREET SCAPE VIEW

**DOUGLAS R.
JOHNSON
ARCHITECT LTD.**
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NORTH VANCOUVER, BC V7P 3P9
PH. (604) 998-3381
FAX. (604) 998-0217

SCALE: 1/8" = 1'-0"	PROJECT NO: — — —
DATE: 21 JAN 2020	
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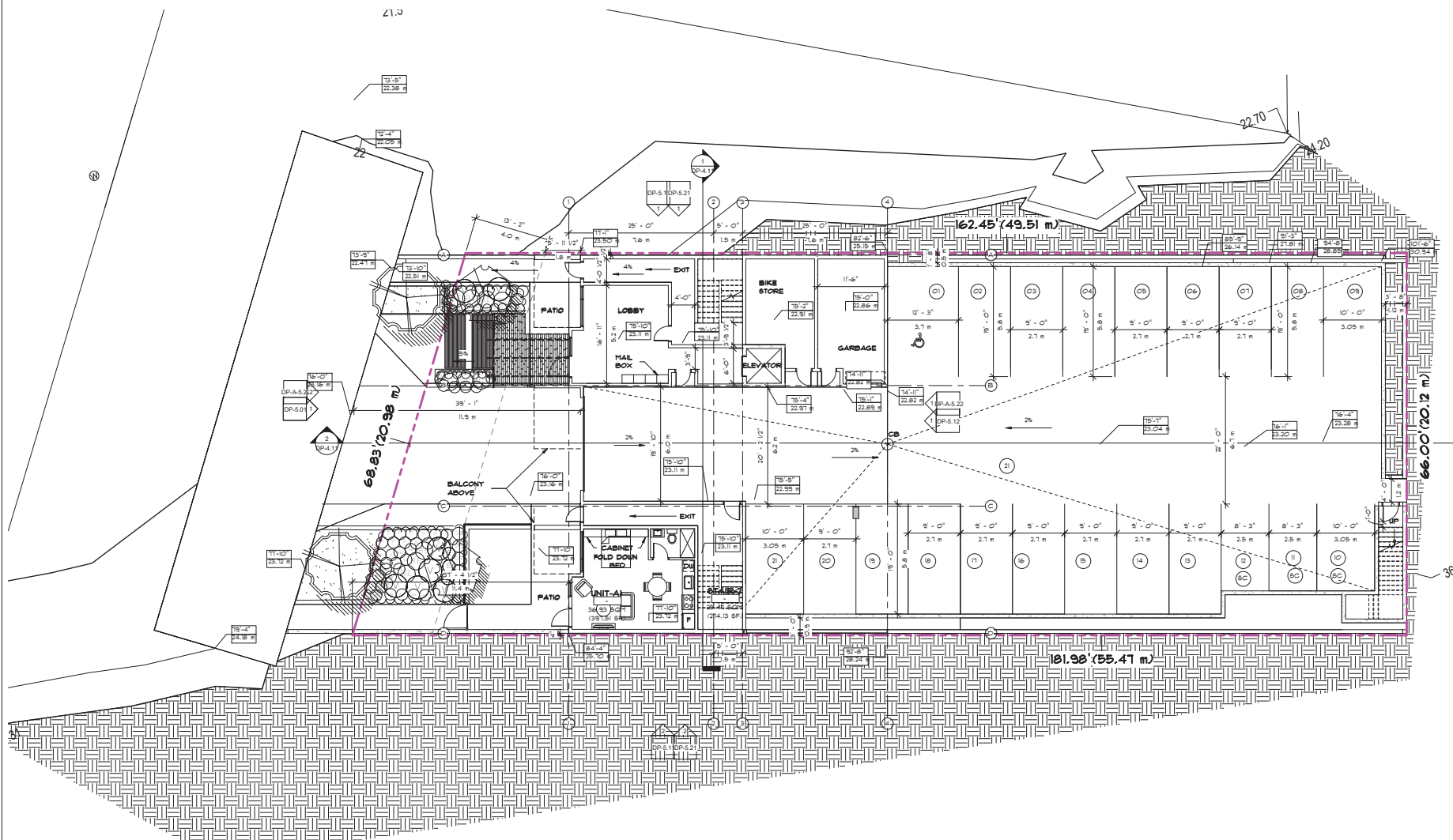
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CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE INFORMED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING.

PROJECT:	361 Albert St. APARTMENT 361 Albert STREET, NANAIMO, BRITISH COLUMBIA
OWNER	SHEET DESCRIPTION MATERIAL BOARD

**DOUGLAS R.
JOHNSON**
ARCHITECT LTD.
#374-901 WEST 3RD.ST.
NORTH VANCOUVER, BC V7P 3P9
PH.(604)998-3381
FAX.(604)998-0217

SCALE: 1/4" = 1'-0"	PROJECT NO: — — —
DATE: 21 JAN 2020	
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Current Planning



1 MAIN FLOOR PLAN
1/8" = 1'-0"



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MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	5 JAN 2020	ISSUED FOR CP APPLICATION

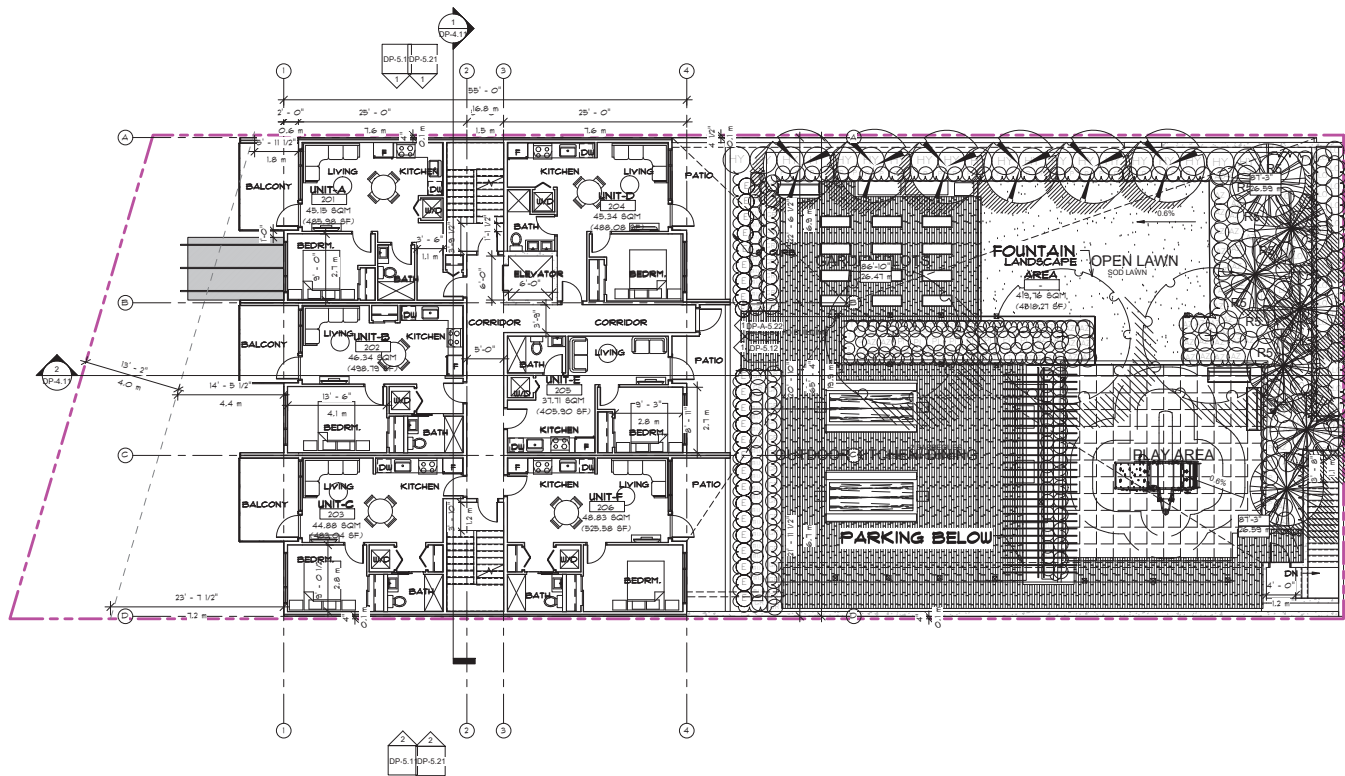
PROJECT: **361 Albert St. APARTMENT**
361 ALBERT STREET, NANAIMO, BRITISH COLUMBIA
SHEET DESCRIPTION: **MAIN FLOOR PLAN**

OWNER: _____

DOUGLAS R. JOHNSON ARCHITECT LTD.
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FAX: (604) 998-0217

SCALE:	PROJECT NO:
1/8" = 1'-0"	_____
DATE:	SHEET:
21 JAN 2020	DP-3.11
DRAWN:	REVISIONS:
_____	2

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2020-AUG-26



1 SECOND FLOOR PLAN
1/8" = 1'-0"



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MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	15 JAN 2020	ISSUED FOR CP APPLICATION

PROJECT:
361 Albert St. APARTMENT
361 ALBERT STREET, NANAIMO,
BRITISH COLUMBIA
SHEET DESCRIPTION
SECOND FLOOR PLAN

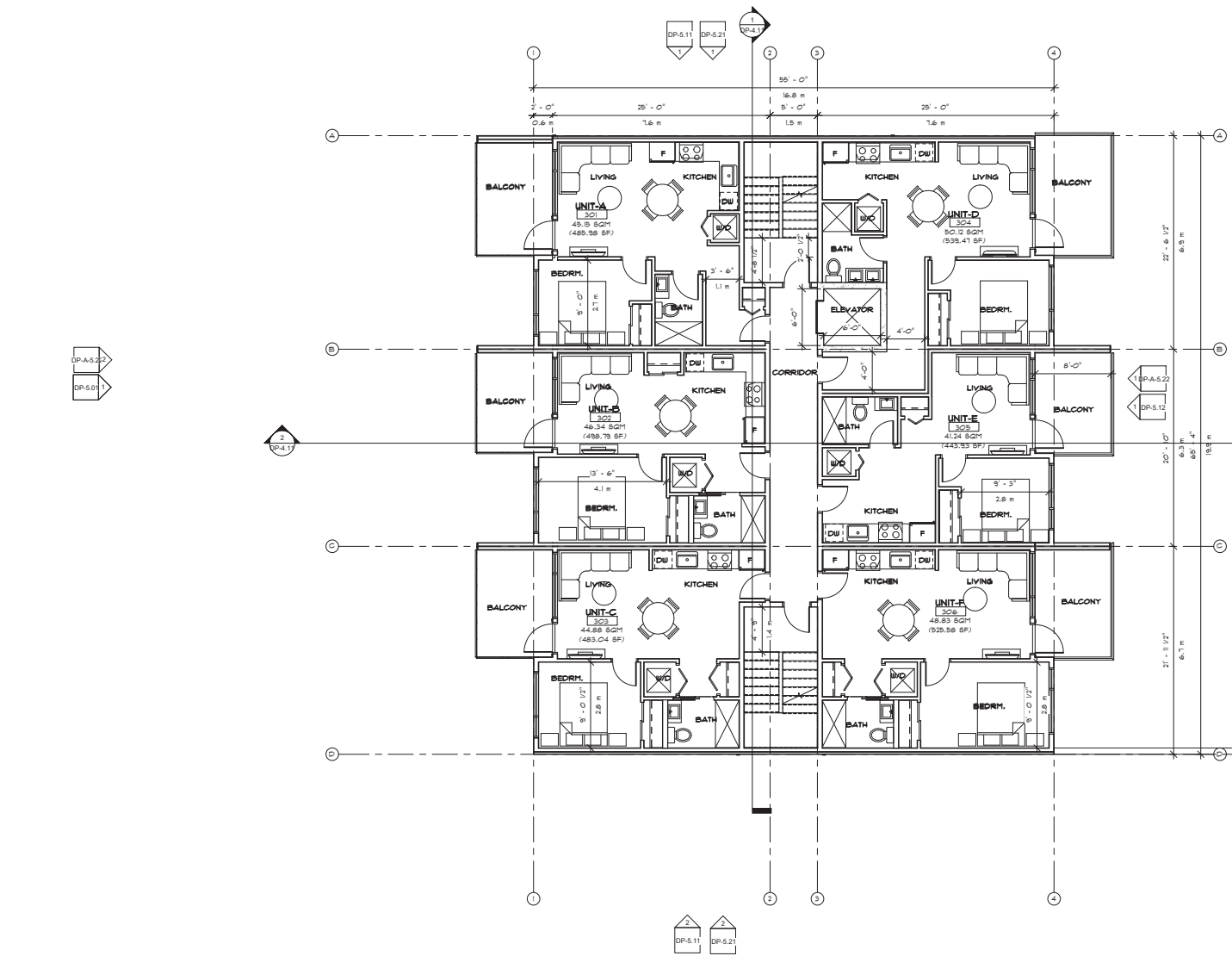
OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217

SCALE: 1/8" = 1'-0"	PROJECT NO: _____
DATE: 21 JAN 2020	SHEET: _____
DRAWN: _____	REVISIONS: 2

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DP-3.21



1 THIRD FLOOR PLAN
3/16" = 1'-0"



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MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	5 JAN 2020	ISSUED FOR APPLICATION

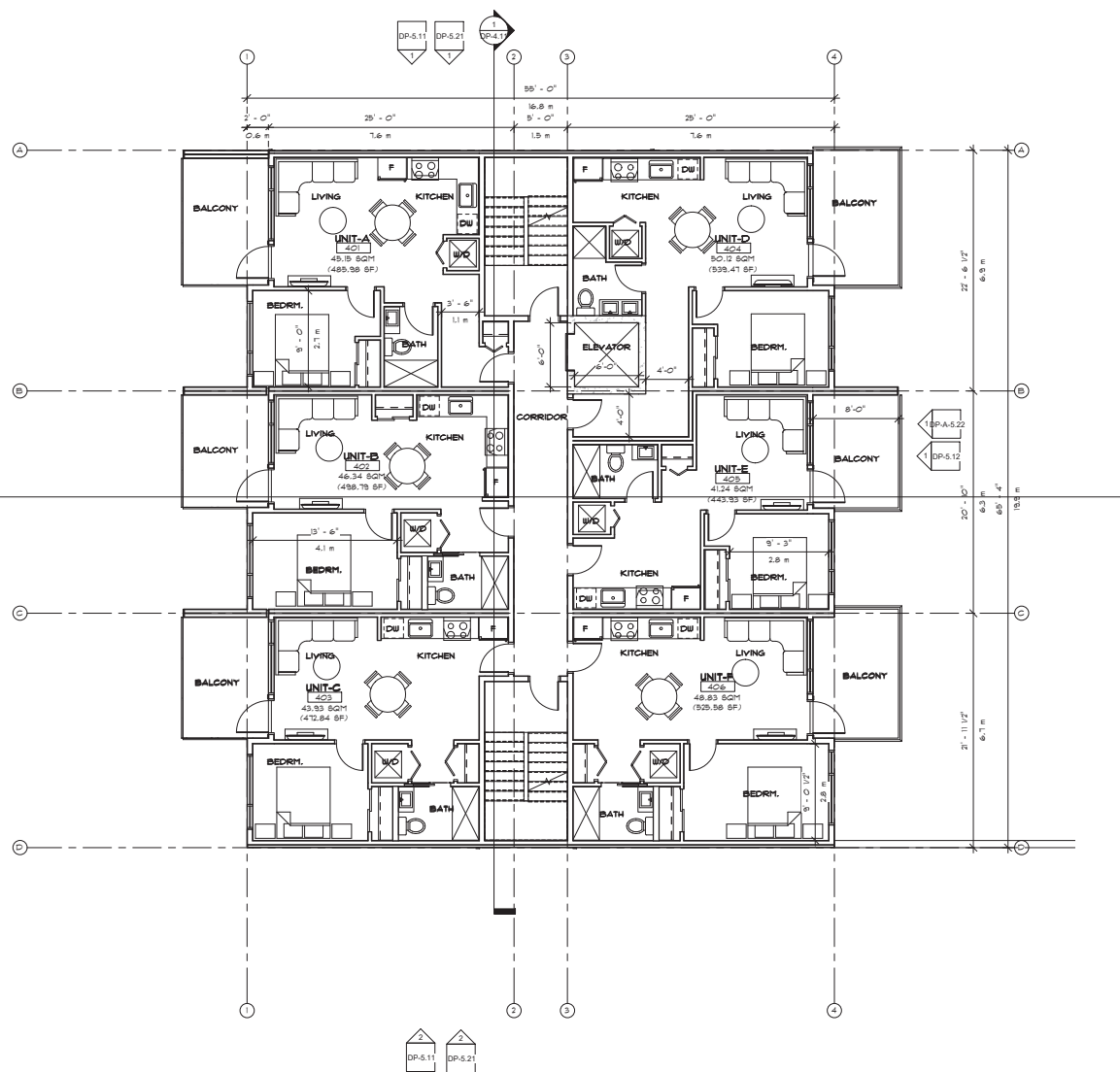
PROJECT:
361 Albert St. APARTMENT
361 ALBERT STREET, NANAIMO,
BRITISH COLUMBIA
SHEET DESCRIPTION
THIRD FLOOR PLAN

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
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FAX: (604) 998-0217

SCALE: 3/16" = 1'-0"	PROJECT NO: ---
DATE: 21 JAN 2020	SHEET: ---
DRAWN: ---	REVISIONS: 2
---	DP-3.31

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1 FOURTH FLOOR PLAN
3/16" = 1'-0"



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MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	5 JAN 2020	ISSUED FOR CP APPLICATION

PROJECT:
361 Albert St. APARTMENT
361 ALBERT STREET, NANAIMO,
BRITISH COLUMBIA
SHEET DESCRIPTION
FOURTH FLOOR PLAN

OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
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PH: (604) 998-3381
FAX: (604) 998-0217

SCALE: 3/16" = 1'-0"	PROJECT NO: ---
DATE: 21 JAN 2020	SHEET: ---
DRAWN: ---	REVISIONS: 2
---	DP-3.41

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TN

[illegible]

PROJECT: **361 Albert St. APARTMENT**
361 Albert STREET, NANAIMO,
BRITISH COLUMBIA
SHEET DESCRIPTION: **FIFTH FLOOR PLAN**

**DOUGLAS R.
JOHNSON
ARCHITECT LTD.**
#374-901 WEST 3RD.ST.
NORTH VANCOUVER, BC V7P 3P9
PH.(604)998-3381
FAX.(604)998-0217

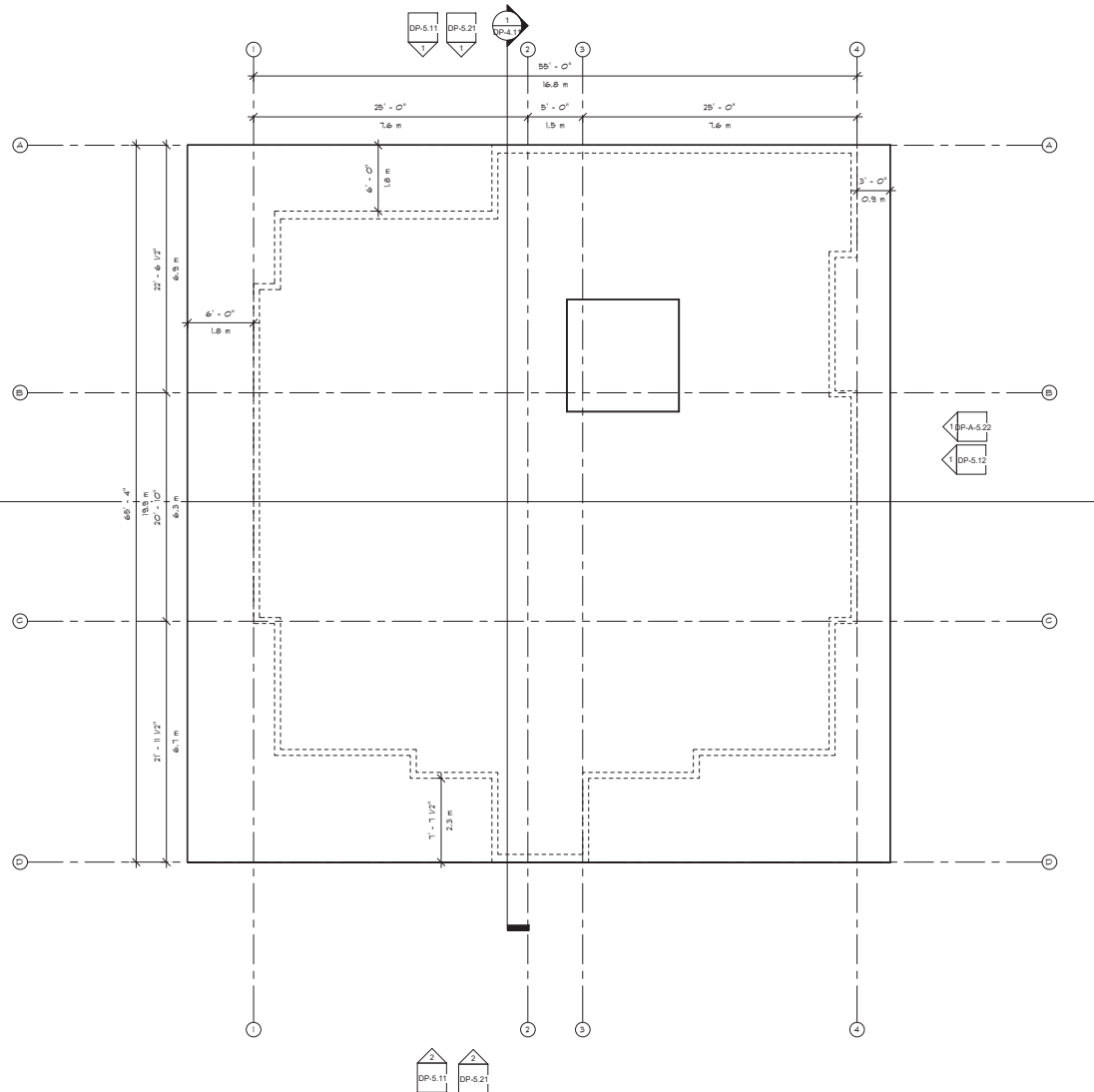
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2020-AUG-26
Current Planning

SCALE: 3/16" = 1'-0"	PROJECT NO: — — —
DATE: 21 JAN 2020	
DRAWN:	SHEET: DP-3.51
REVISIONS: 	

1 ROOF PLAN

3/16" = 1'-0"

TN



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MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	21 JAN 2020	ISSUED FOR APPLICATION

PROJECT:
361 Albert St. APARTMENT
361 ALBERT STREET, NANAIMO,
BRITISH COLUMBIA
SHEET DESCRIPTION
ROOF PLAN

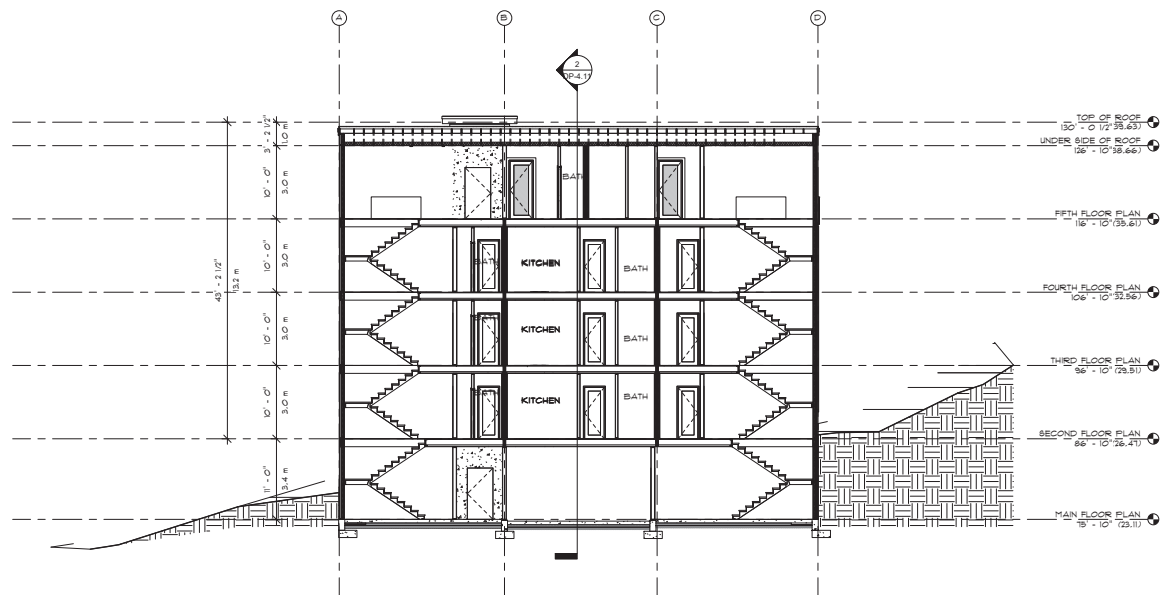
OWNER

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NORTH VANCOUVER, BC V7P 3P9
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FAX: (604) 998-0217

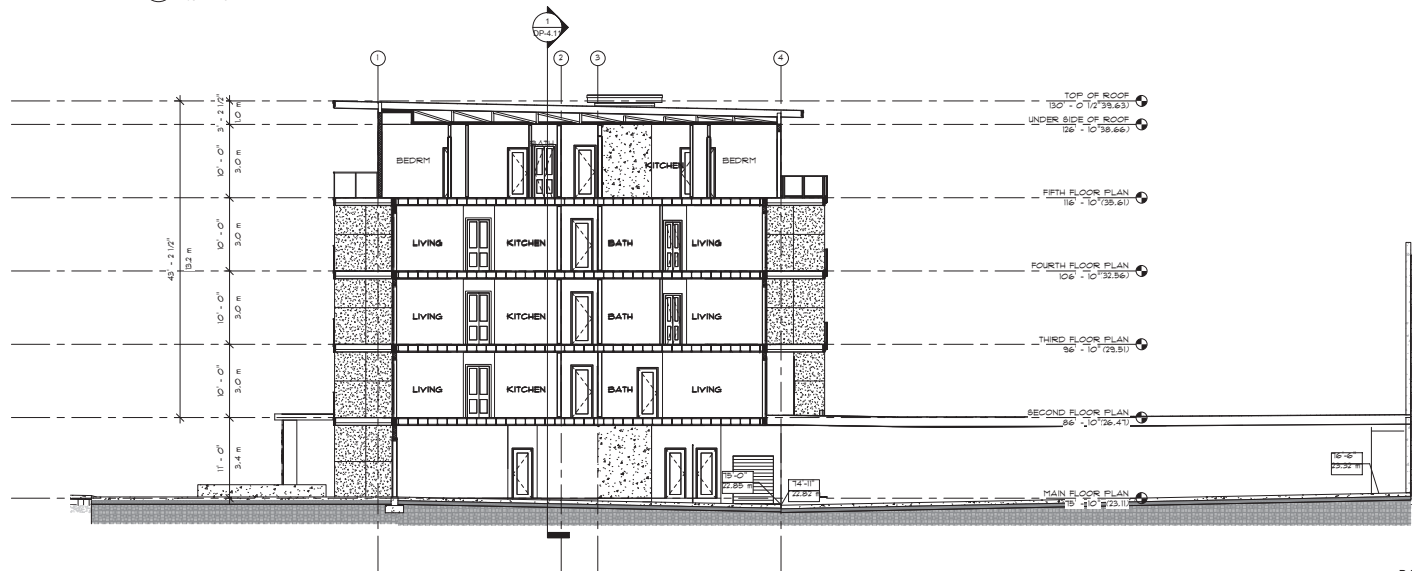
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DATE: 21 JAN 2020	SHEET: ---
DRAWN: ---	REVISIONS: 2

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DP-3.61



1 Section 1
1/8" = 1'-0"



2 Section 2
1/8" = 1'-0"

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MARK	DATE	DESCRIPTION
1	2 JAN 2020	ISSUED FOR PRELIMINARY DESIGN
2	21 JAN 2020	ISSUED FOR APPLICATION

PROJECT:
361 Albert St. APARTMENT
361 ALBERT STREET, NANAIMO,
BRITISH COLUMBIA
SHEET DESCRIPTION
BUILDING SECTION

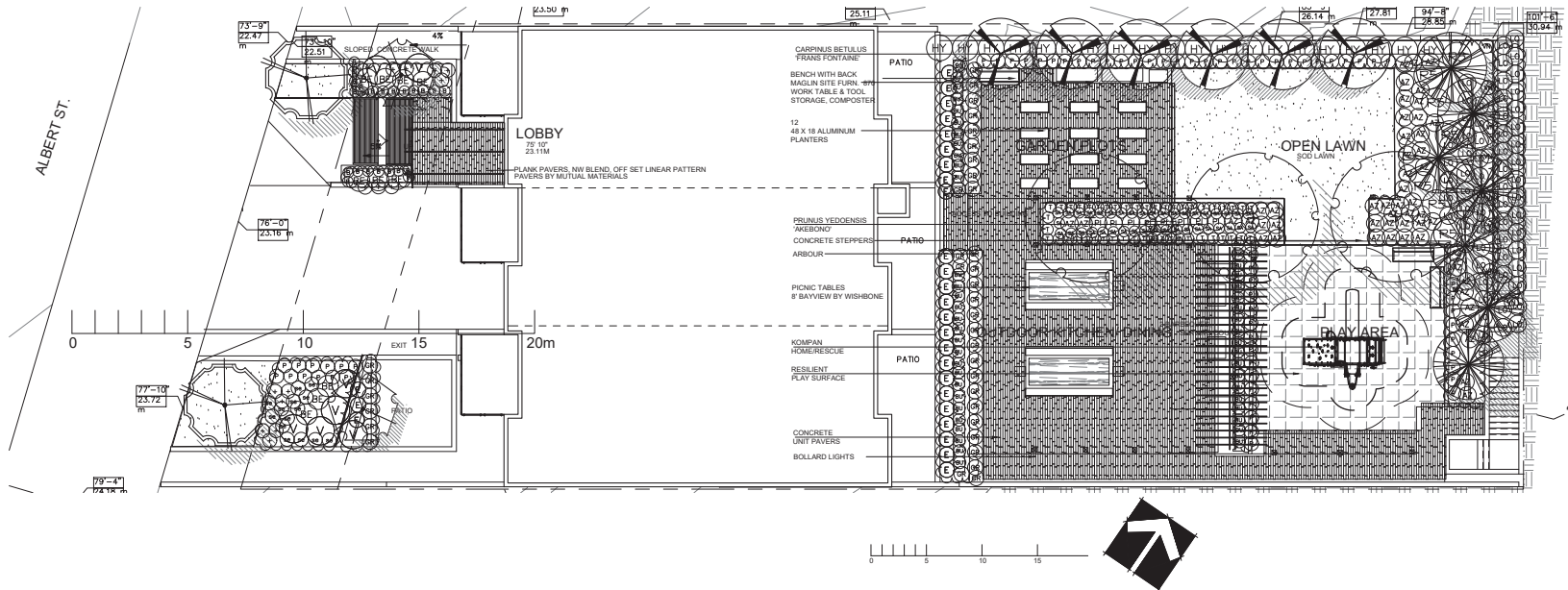
OWNER

DOUGLAS R. JOHNSON ARCHITECT LTD.
4374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9
PH: (604) 998-3381
FAX: (604) 998-0217

SCALE: 1/8" = 1'-0"	PROJECT NO: ---
DATE: 21 JAN 2020	SHEET: ---
DRAWN: ---	REVISED: ---
REVISIONS: 2	DP-4.11

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DP1199
2020-AUG-26
CUTLER PRACTICE

SEAL:



NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PLANT SCHEDULE Trees

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
		TREE		
1	2	ACER RUBRUM 'KARPIK'	COLUMNAR KARPIK MAPLE	6CM CAL; 2M STD; B&B
2	2	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	5CM CAL; 1M STD.
3	6	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEAM	5CM CAL; B&B
4	3	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	6CM CAL; B&B
5	7	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	3M HT; B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

Shrubs & Groundcovers

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	52	AZALEA JAPONICA 'MARTHA HITCHCOCK'	AZALEA; SPREADING WHITE	#2 POT; 25CM
2	10	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE PURPLE FOLIAGE BARBERRY	#3 POT; 40CM
3	22	BUXUS SEMPERVIRENS 'SUFRUTICOSA'	DWARF BOXWOOD	#2 POT; 25CM
4	48	BUXUS SEMPERVIRENS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3 POT; PRUNE TO HEDGE
5	20	HYDRANGEA PANICULATA 'LIME LIGHT'	LIME LIGHT HYDRANGEA; LIMEGREEN-PINK	#3 POT; 80CM
6	8	PIERIS JAPONICA 'VALLEY FIRE'	PIERIS	#3 POT; 50CM
7	7	RHODODENDRON 'SNOW LADY'	RHODODENDRON; WHITE	#3 POT; 50CM
8	46	THYMUS VULGARIS	CULINARY THYME	9CM POT
9	7	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#3 POT; 60CM
10	35	HAKONECHLOA MACRA 'AUROLEA'	VARIEGATED JAPANESE FOREST GRASS	#1 POT
11	67	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
12	63	LONICERA PILEATA	PRIVET HONEYSUCKLE	#1 POT; 25CM
13	16	ARTEMESIA X 'POWIS CASTLE'	POWIS CASTLE ARTEMISIA	15CM POT
14	27	EUPHORBIA CYPARISSIAS 'FEN'S FUBY'	FENS RUBY SPURGE	15CM POT
15	39	SALVIA OFFICINALIS 'PURPUREA'	PURPLE LEAFED SAGE	11 CM POT
16	14	SEDUM TELEPHIUM 'HERBSTFREUDE'	AUTUMN JOY STONECROP	9CM POT

NOTE:

- All soft landscape areas to be irrigated with efficient automatic underground design-build irrigation system. Irrigation design and installation to I.I.A.B.C. Standards, latest edition.

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2020-MAY-22
Current Planning

PROJECT:

**4-STORY APARTMENT
BUILDING**

**361 ALBERT STREET
NANAIMO**

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 20 APR 27 DRAWING NUMBER:

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

DRAWN: JR

DESIGN:

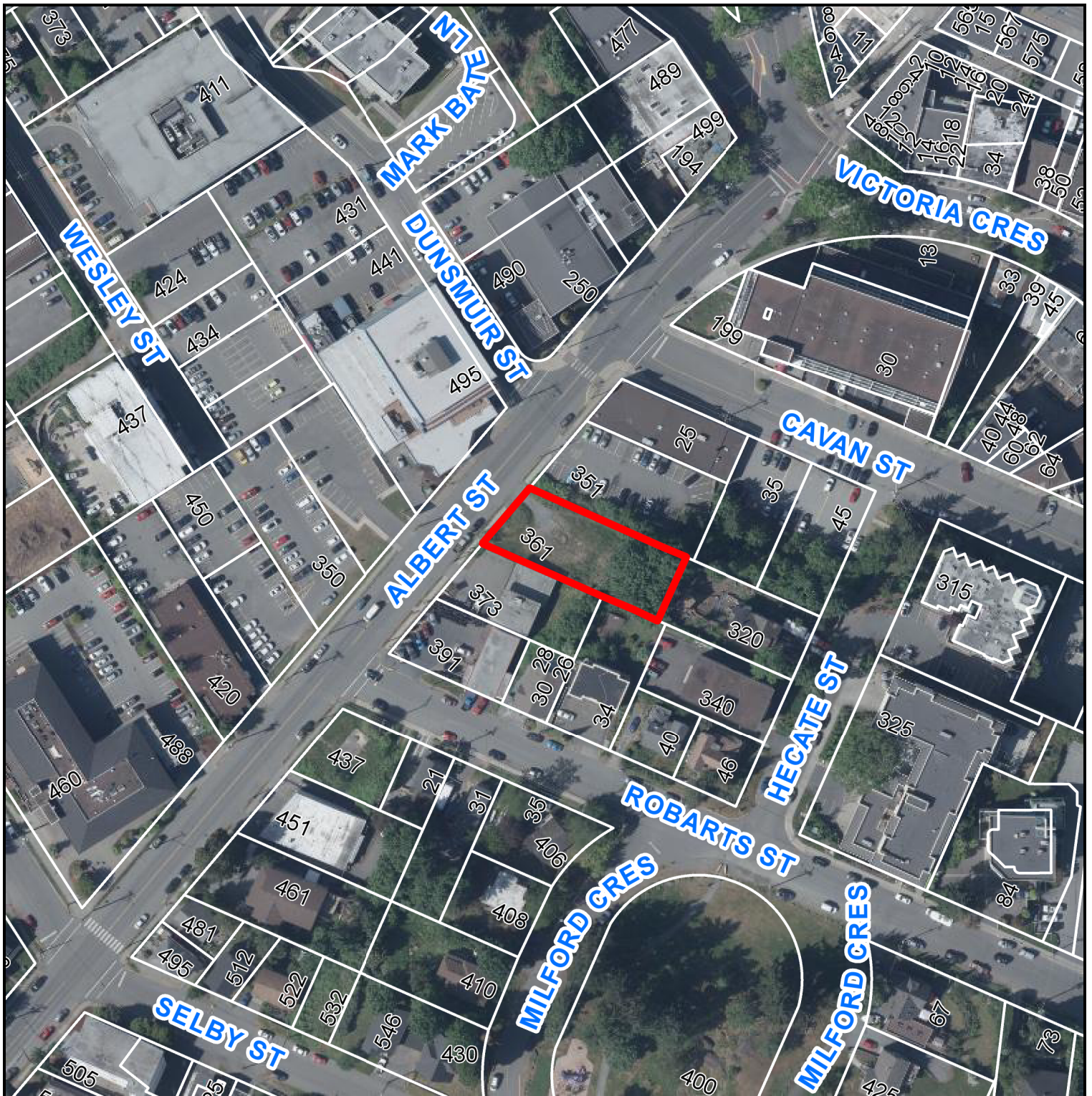
CHKD: PC

PMG PROJECT NUMBER: 20052

20052-1.DWG

OF 1

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001198



361 ALBERT STREET

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001199 – 140 TENTH STREET

Applicant / Owner: MOUNT BENSON ENTERPRISES LTD

Engineer: HEROLD ENGINEERING

Landscape Architect: JPH CONSULTANTS INC

SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	I2 – Light Industrial
<i>Location</i>	The subject property is located in an industrial area north of the South Gate shopping centre at the intersection of Tenth Street and the Island Highway.
<i>Total Area</i>	6.43ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Light Industrial Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development
<i>Chase River Neighbourhood Plan</i>	Schedule A – Future Land Use and Mobility - Service Industrial Enterprise Area
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is a hooked parcel with two portions, located on either side of Tenth Street. The applicant is proposing to develop a portion of the site on the south side of Tenth Street. The lot is slightly sloped with a 5m grade change from the northeast corner of the site to the south side.

Wexford Creek runs along the southern border of the subject property. There is an existing ROW for transmission lines across the front portion of the property and the Island Corridor railway runs along the western property line. The property is surrounded by a mix of industrial, commercial and residential uses.

PROPOSED DEVELOPMENT

The applicant is proposing an industrial development with 6,929m² of mini-storage, a stand-alone office building, and 963m² for warehouse units. The subject property is zoned I2 which permits a lot coverage of 40%. The proposed development (plus existing buildings to be retained) covers 11% of the entire lot, with approximately 2,000m² of existing floor space on the northern portion of the hooked parcel.

Site Design

The site is designed to create two separate zones, one for the secured mini-storage business with a stand-alone office building on the west side of the property, and another zone for the warehouse units on the east side of the property. The site will have two entrances, one located at the northwest corner, and one at the southeast corner.

The stand-alone office building is located at the northern entrance to the site, with a parking area between the building and the mini-storage units. There are four storage buildings proposed with parallel parking stalls in front of each.

The warehouse zone has six proposed units with parking located at the front and loading spaces at the rear. The proposed development includes 49 marked and 36 unmarked parking stalls for a total of 85 stalls. Pedestrian walkways are provided around the proposed office building and in front of the warehouse units.

The refuse enclosure is located near the entrance to the storage area, at the northern part of the site.

Staff Comments:

- Look at ways to reduce the excess surface parking as the parking stall count exceeds the minimum required by the Parking Bylaw.
- Revise the plans to identify the accessible parking spaces.

Building Design

The main entrance of the office building faces Tenth Street, providing a street presence. The office building is designed with low slope roofs and large overhangs with a timber-framed canopy. The proposed exterior materials are board and batten Hardie siding. Glazing is offered on the north and west elevations.

The proposed storage buildings are designed as pre-engineered structures with vertical corrugated metal siding. Each storage unit has an overhead door, and there is little to no glazing on each building. Most of the storage units will be accessed from outside, with units accessed internally in Building 1, and at the northern tip on Buildings 2, 3, and 4.

The warehouse units are wood framed with an alternating mix of horizontal Hardie siding and board and batten Hardie. Each pedestrian entrance is covered with a timber-framed canopy facing Tenth Street, providing further street presence. Glazing is also provided on this elevation, while overhead bay doors will be provided at the rear on the west elevation. Limited glazing is provided on the north and south elevations of the warehouse building.

Staff Comments:

- Consider ways to improve wayfinding within the site (i.e. use landmarks or signs to provide orientation cues and create an individual identity for each building).
- Add articulation and further glazing to the east and south elevations of the office building.
- Provide details for any rooftop equipment and screening.
- Explore ways to further articulate all buildings and add visual interest on the site.
- Consider taller overhead doors on each storage unit to reduce the blank wall space above.
- Consider adding an amenity space for onsite tenants and employees.

Landscape Design

The proposed landscape plan has a mix of new plantings and existing mature trees. A landscaped area is proposed along the northern drive aisle near the office building with existing mature trees to be maintained along Tenth Street. Planting areas are proposed to be located around the office building and pedestrian pathways connect the building to the parking areas. Short-term bicycle parking is provided beside the office building.

Low-lying plantings are proposed under the transmission lines, within the existing right-of-way. Street trees will continue along the curve of Tenth Street. A triangular planting area is proposed within the lawn space between the warehouse units and the office building. Trees and low plantings are also proposed in front of each warehouse unit, which will break up surface parking. Another landscaped area is located on the north elevation of the warehouse building to provide some screening from Tenth Street.

There is a proposed storm water bioswale at the south side of the property, above Wexford Creek. Native restoration planting is proposed within the 15m riparian area setback. There is no landscaped area, other than the existing condition, proposed along the west property line adjacent to the railway corridor.

A black steel picket fence with a gate is proposed to be located along Tenth Street. The storage area is proposed to be enclosed with a chain link fence.

Staff Comments:

- Provide details regarding the refuse receptacle and screening.
- Provide details regarding the proposed fences and gates.
- Consider ways to add landscaping around the storage buildings to break up the hard surface.

PROPOSED VARIANCE

Minimum Landscape Treatment Level

Part 17 of the City of Nanaimo Zoning Bylaw requires that properties within the I2 zone meet a Minimum Landscape Treatment Level 2 within the side yard with a minimum landscape buffer width of 1.8m. The proposed landscape plan does not meet this requirement along the eastern property line, adjacent to the railway corridor. Therefore, a variance from 1.8m to 0m is required.

May 21, 2020

City of Nanaimo
455 Wallace Street,
Nanaimo BC, V9R 5J6

Attn: Caleb Horn, Planner

**Re: Development Permit for Proposed Mini Storage and Warehouse Units at 140
Tenth Street, Nanaimo BC**

Project Site Description

The proposed Development is for 6,929m² of mini-storage, with a stand-alone office building and 963 m² of warehouse units, located at 140 10th Street.

Zoning

The property is zoned I-2 Light Industrial and the proposed development conforms to the zoning. The building is proposed at 8.32m tall and is within all required height and property setbacks. This includes the 7.5m front property line setback and the 6.0m side and rear yard setback.

Proposed Building, Form and Character

The proposed building has been designed as pre-engineered structures for the mini-storage buildings with a wood framed office and wood framed warehouse units.

The site has been designed to create two separate zones, one for the secured mini-storage business with a stand-alone office building and another zone for the warehouse units.

The office portion of the building has been designed with low slope roofs with large overhangs with a timber framed canopy.

The proposed colours are white with charcoal trim for the metal storage and warehouse units and light and dark beige for the office and warehouse units, with blue doors.

Landscaping

Please refer the L1 of the Landscape drawings.

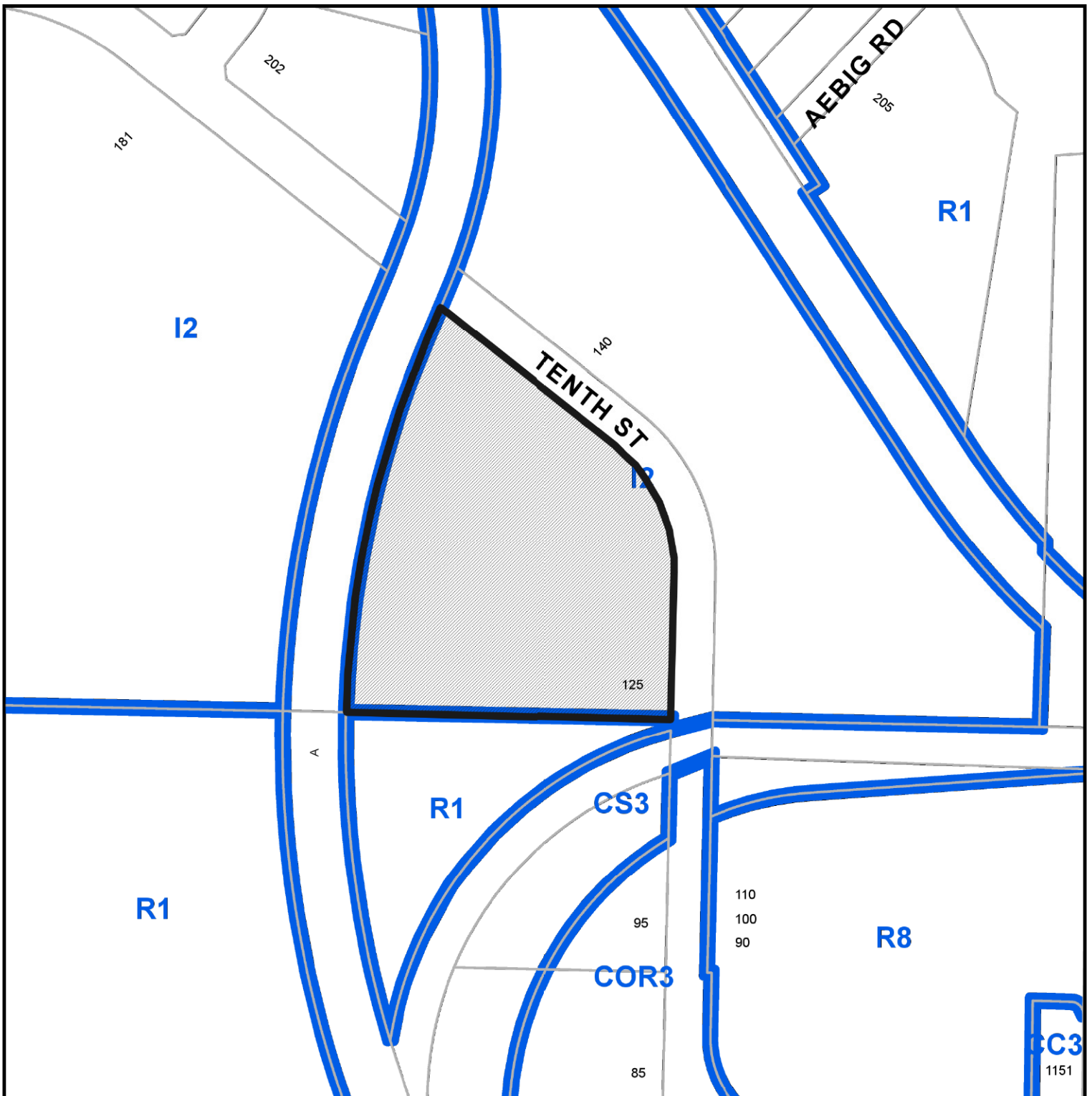
Yours truly,

HEROLD ENGINEERING LIMITED

Derek Matthews AScT.

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2020-MAY-21
Current Planning

LOCATION PLAN



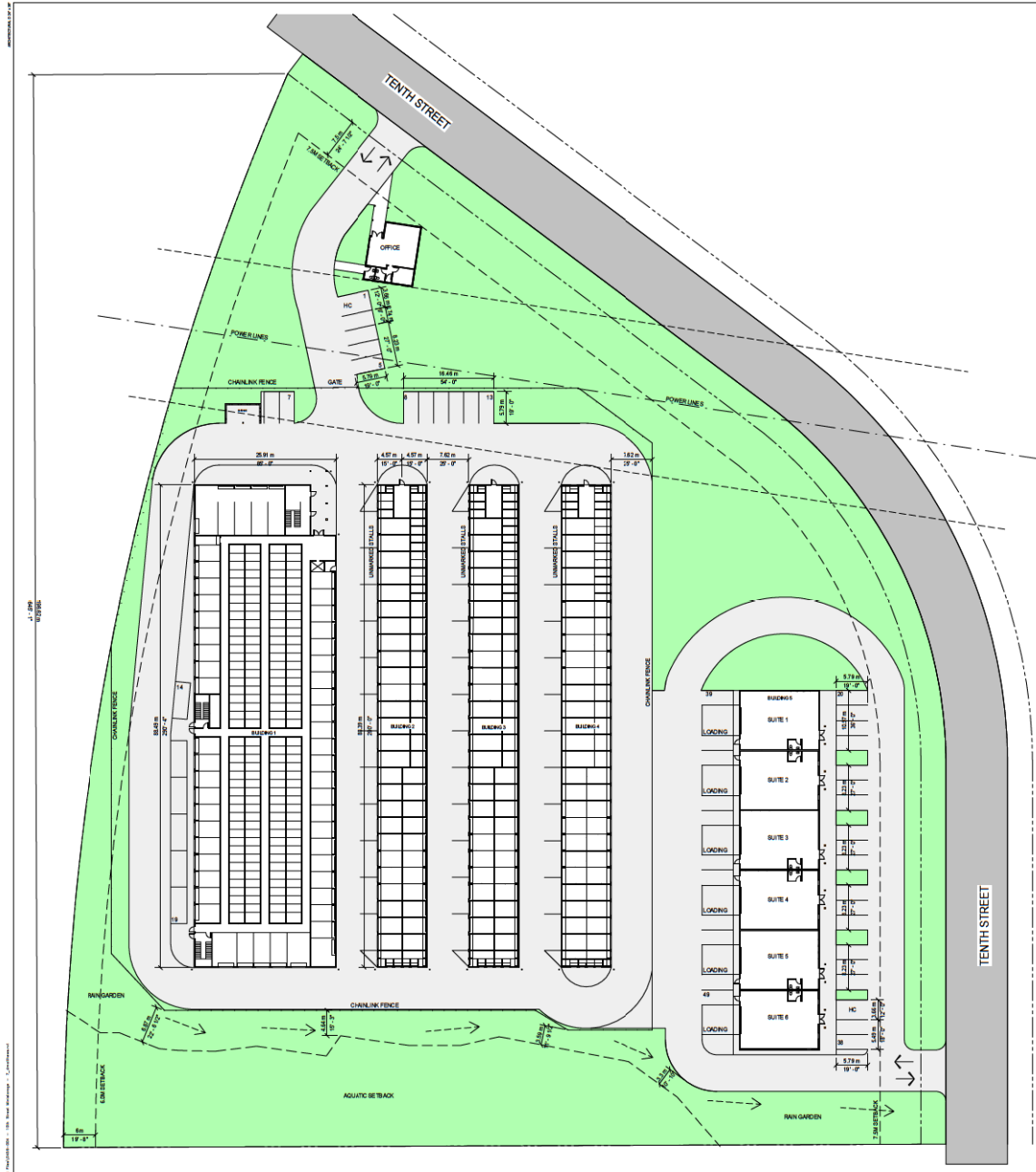
DEVELOPMENT PERMIT NO. DP001199



Subject Property

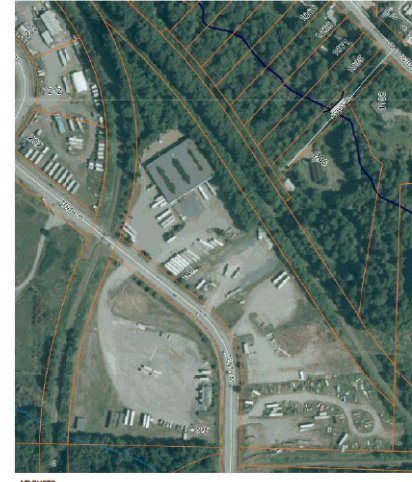
CIVIC: 125 TENTH STREET

LEGAL: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 26974 EXCEPT THAT
PART INCLUDED IN PLAN 30770



PROJECT DATA	
LEGAL ADDRESS:	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 28674 EXCEPT THAT PART INCLUDED IN PLAN 30770
CIVIC ADDRESS:	140 TENTH STREET, NANAIMO, BC (125 10TH STREET)
ZONING:	I2
AREAS:	STORAGE: 74,388 SQFT (6,828 AD) WAREHOUSE: 10,388 SQFT (962 AD) TOTAL: 84,776 SQFT (7,790 AD)
COVERAGE:	Max. 40% Coverage Allowed, 487.3M ² Subplot = 300m ² existing / 18,304 m ² site = 17% Coverage Proposed
MAX. HEIGHT:	Max. 2m (28'4") Proposed 8.3m (27'-3")
SETBACKS:	Front 7.5M, Side 6.0M (20' Rear 4.5M)
PARKING:	2.5M per 200sqm = 7.85M ² / 200 = 39.25 Spaces

ISSUES		
No.	DATE	ISSUED FOR
1	2020 05 27	DEVELOPMENT PERMIT
2	2020 07 22	DEVELOPMENT PERMIT REVISION
		</



PROPOSED MINI STORAGE AND WAREHOUSE UNITS

140 TENTH STREET NANAIMO BC (125 - 10TH STREET)
LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 28674 EXCEPT THAT PART INCLUDED IN PLAN 30770

MOUNT BENSON ENTERPRISES LTD. - NORMAN BLATTGERSTE

HEROLD ENGINEERING
3701 Sheraton Rd. Nanaimo, BC V8T 2H1
T: 250 751 8556 F: 250 751 8556
E: info@heroldengineering.com

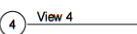
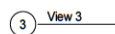
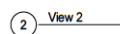
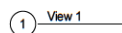
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SITE PLAN

DESIGNED DDM	
DESIGN REVIEW	
DRAFTED DDM	
DRAFTING REVIEW	
PROJECT No. 0459-004	CLIENT DRAWING No.
SCALE 1/32" = 1'-0"	PERMIT No.
REL. DRAWING No. A101	OF

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DP1199
2020-SEP-01
CITY OF NANAIMO

DESTROY ALL DRAWINGS SHOWN PREVIOUS REVISION



PROPOSED MINI STORAGE AND WAREHOUSE UNITS

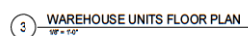
160 TENTH STREET NANAIMO BC V1S 1G7
LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 2824 EXCEPT THAT PART INCLUDED IN PLAN 30770
MOUNT BENSON ENTERPRISES LTD. - NORMAN BLATTGENSTE

1:2000 1/8" = 1'-0" 1/4" = 3'-0" 1/2" = 6'-0" 3/4" = 9'-0" 1" = 12'-0" 1 1/4" = 15'-0" 1 1/2" = 18'-0" 1 3/4" = 21'-0" 2" = 24'-0" 2 1/4" = 27'-0" 2 1/2" = 30'-0" 2 3/4" = 33'-0" 3" = 36'-0" 3 1/4" = 39'-0" 3 1/2" = 42'-0" 3 3/4" = 45'-0" 4" = 48'-0" 4 1/4" = 51'-0" 4 1/2" = 54'-0" 4 3/4" = 57'-0" 5" = 60'-0" 5 1/4" = 63'-0" 5 1/2" = 66'-0" 5 3/4" = 69'-0" 6" = 72'-0" 6 1/4" = 75'-0" 6 1/2" = 78'-0" 6 3/4" = 81'-0" 7" = 84'-0" 7 1/4" = 87'-0" 7 1/2" = 90'-0" 7 3/4" = 93'-0" 8" = 96'-0" 8 1/4" = 99'-0" 8 1/2" = 102'-0" 8 3/4" = 105'-0" 9" = 108'-0" 9 1/4" = 111'-0" 9 1/2" = 114'-0" 9 3/4" = 117'-0" 10" = 120'-0" 10 1/4" = 123'-0" 10 1/2" = 126'-0" 10 3/4" = 129'-0" 11" = 132'-0" 11 1/4" = 135'-0" 11 1/2" = 138'-0" 11 3/4" = 141'-0" 12" = 144'-0" 12 1/4" = 147'-0" 12 1/2" = 150'-0" 12 3/4" = 153'-0" 13" = 156'-0" 13 1/4" = 159'-0" 13 1/2" = 162'-0" 13 3/4" = 165'-0" 14" = 168'-0" 14 1/4" = 171'-0" 14 1/2" = 174'-0" 14 3/4" = 177'-0" 15" = 180'-0" 15 1/4" = 183'-0" 15 1/2" = 186'-0" 15 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1/4" = 2019'-0" 168 1/2" = 2022'-0" 168 3/4" = 2025'-0" 169" = 2028'-0" 169 1/4" = 2031'-0" 169 1/2" = 2034'-0" 169 3/4" = 2037'-0" 170" = 2040'-0" 170 1/4" = 2043'-0" 170 1/2" = 2046'-0" 170 3/4" = 2049'-0" 171" = 2052'-0" 171 1/4" = 2055'-0" 171 1/2" = 2058'-0" 171 3/4" = 2061'-0" 172" = 2064'-0" 172 1/4" = 2067'-0" 172 1/2" = 2070'-0" 172 3/4" = 2073'-0" 173" = 2076'-0" 173 1/4" = 2079'-0" 173 1/2" = 2082'-0" 173 3/4" = 2085'-0" 174" = 2088'-0" 174 1/4" = 2091'-0" 174 1/2" = 2094'-0" 174 3/4" = 2097'-0" 175" = 2100'-0" 175 1/4" = 2103'-0" 175 1/2" = 2106'-0" 175 3/4" = 2109'-0" 176" = 2112'-0" 176 1/4" = 2115'-0" 176 1/2" = 2118'-0" 176 3/4" = 2121'-0" 177" = 2124'-0" 177 1/4" = 2127'-0" 177 1/2" = 2130'-0" 177 3/4" = 2133'-0" 178" = 2136'-0" 178 1/4" = 2139'-0" 178 1/2" = 2142'-0" 178 3/4" = 2145'-0" 179" = 2148'-0" 179 1/4" = 2151'-0" 179 1/2" = 2154'-0" 179 3/4" = 2157'-0" 180" = 2160'-0" 180 1/4" = 2163'-0" 180 1/2" = 2166'-0" 180 3/4" = 2169'-0" 181" = 2172'-0" 181 1/4" = 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PROPOSED MINI STORAGE AND WAREHOUSE UNITS

140 TENTH STREET NANAIMO BC V1Z-10TH STREET
LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 28974 EXCEPT THAT PART INCLUDED IN PLAN 30770
MOUNT BENSON ENTERPRISES LTD. - NORMAN BLATTGERSTE



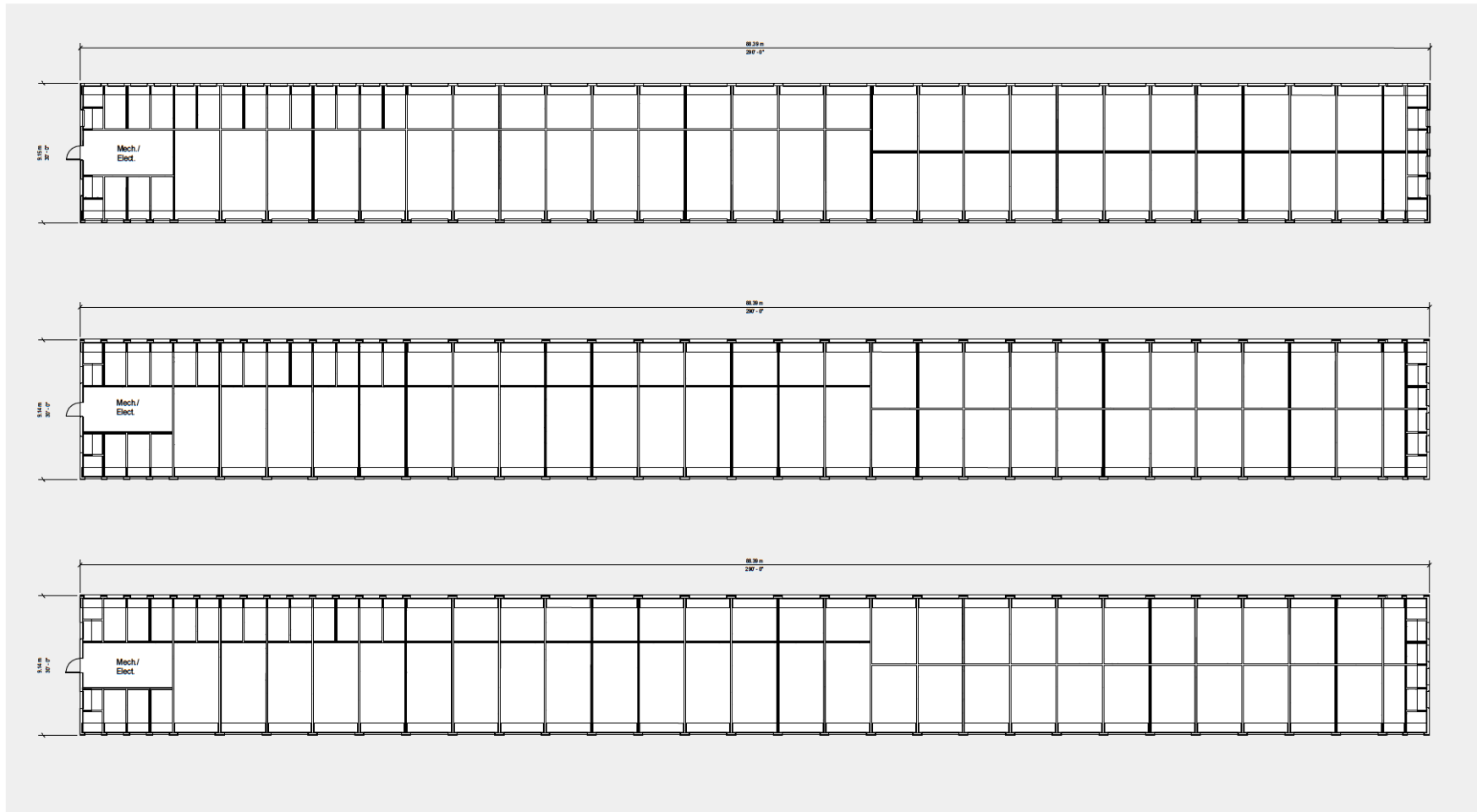
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Current Planning

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ENGINEERING
3701 Sherton Rd. Nanaimo, BC V9T 2H1
T: 250 751 8558 F: 250 751 8559
E: mail@heroldengineering.com

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FLOOR PLANS 1

DESIGNED DDM	SEAL
DESIGN REVIEW	
DRAFTED DDM	
DRAFTING REVIEW	
PROJECT No. 0459-004	CLIENT DRAWING No.
SCALE As indicated	PERMIT No.
HELD DRAWING NO. A201	



1 STORAGE BUILDING FLOOR PLANS
382' x 1'-0"

ISSUES		
No.	DATE	ISSUED FOR
1	2020-05-27	DEVELOPMENT PERMIT
2	2020-07-22	DEVELOPMENT PERMIT REVISION

SUB CONSULTANT

PROPOSED MINI STORAGE AND WAREHOUSE UNITS

140 TENTH STREET NANAIMO BC V10-1074 STREET
LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 28814 EXCEPT THAT PART INCLUDED IN PLAN 30770
MOUNT BENSON ENTERPRISES LTD. - NORMAN BLATTGERSTE

HEROLD ENGINEERING
3701 Sheraton Rd. Nanaimo, BC V8T 2H1
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FLOOR PLANS 2

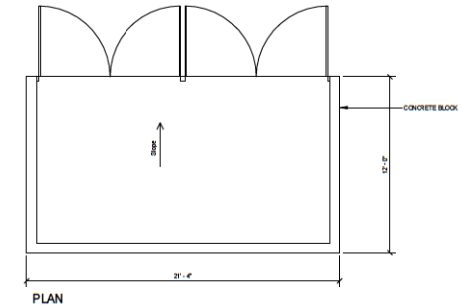
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DESIGN REVIEW	
DRAFTED DDM	
DRAFTING REVIEW	
PROJECT No. 0459-004	CLIENT DRAWING No.
SCALE 3/32" = 1'-0"	PERMIT No.
SHEET DRAWING No. A202	OF

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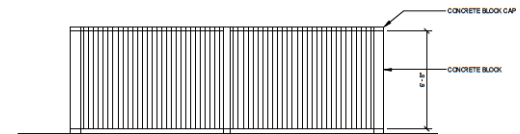
DESTROY ALL DRAWINGS SHOWN IN PREVIOUS REVISION



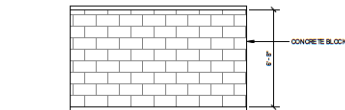
1 Site Section
1/8" = 1'-0"



PLAN



FRONT ELEVATION



SIDE ELEVATION

3 Garbage Enclosure
3/8" = 1'-0"

ISSUES		
No.	DATE	ISSUED FOR
1	2020-05-27	DEVELOPMENT PERMIT
2	2020-07-22	DEVELOPMENT PERMIT REVISION

SUB CONSULTANT

PROPOSED MINI STORAGE AND WAREHOUSE UNITS

140 TENTH STREET, NANAIMO BC V1Z 1G5 - 10TH STREET
LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 28874 EXCEPT THAT PART INCLUDED IN PLAN 30770
MOUNT BENSON ENTERPRISES LTD. - NORMAN BLATTGERSTE



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SECTIONS

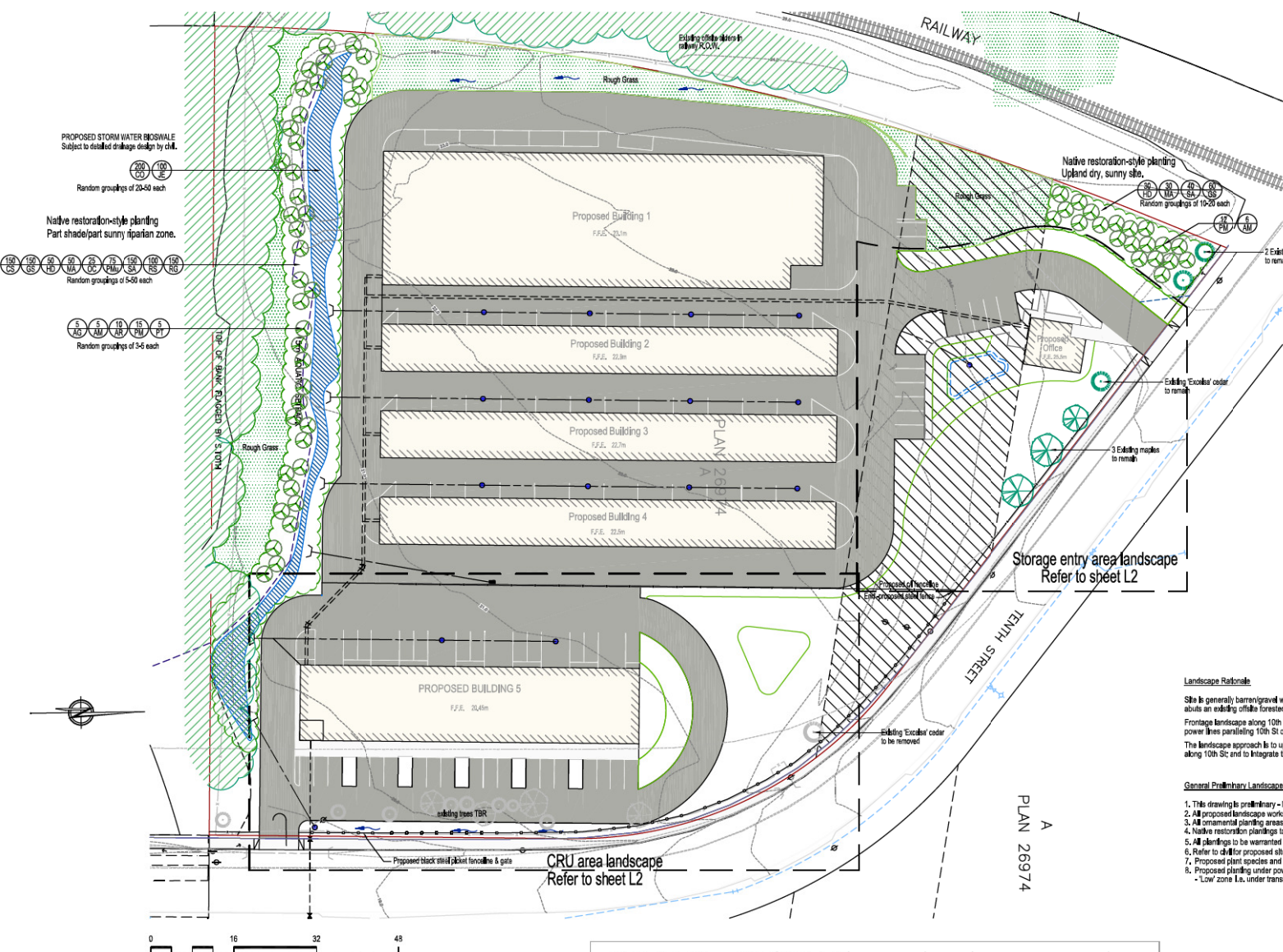
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DESIGN REVIEW	
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DRAFTING REVIEW	

PROJECT No. 0459-004	CLIENT DRAWING No.
SCALE As indicated	PERMIT No.

REL DRAWING No.
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Native Restoration Plant List - Refer to L2 for ornamental (front of site) plant list					
Sym. No.	Botanical Name	Common Name	Size	Spacing	
TREES					
AG 5	Abies grandis	grand fir	#1	3m O.C.	
AM 11	Acer microphyllum	big-leaf maple	#2	3m O.C.	
AR 10	Alnus rubra	red alder	#2	3m O.C.	
PM 27	Pseudotsuga menziesii	Douglas fir	#1	3m O.C.	
PT 5	Populus trichocarpa	black cottonwood	#2	3m O.C.	
SHRUBS					
GS 210	Gaultheria shallon	salal	#1 pot	.61m O.C.	
HD 80	Holodiscus discolor	oceanspray	#2 pot	1.2m O.C.	
MA 80	Mehonia aquifolium	Oregon grape	#2 pot	1m O.C.	
OC 25	Oenothera caerulea	Indian plum	#2 pot	1.2 O.C.	
PMu 75	Polystichum munitum	sword fern	#1 pot	1.2m O.C.	
RG 150	Rosa gymnocarpa	boldship rose	#1 pot	1.2m O.C.	
RS 100	Rubus spectabilis	salmonberry	#1 pot	1m O.C.	
SA 190	Symphoricarpos albus	snowberry	#1 pot	1.2m O.C.	
WETLAND					
CO 200	Carex ohrnuta	slough sedge	#1 pot	1m O.C.	
JE 100	Juncus effusus	Common rush	#1 pot	1m O.C.	

Landscape Rationale

Site is generally barren/gravel with randomly planted/tended trees near roadway frontage. The southern property line abuts an existing offsite forested watercourse and is the lower part of the site - the logical location for storm water management. Frontage landscape along 10th Street is constrained by an oblique transmission line corridor crossing the north-central site; power lines paralleling 10th St on the subject site side of the road - including both the overhead lines and power poles. The landscape approach is to upgrade the frontage to contemporary light industrial/commercial standards per newer developments to the south along 10th St and to integrate the 'back' (south and western) verge areas into the adjacent, predominantly native plant communities.

General Preliminary Landscape Notes

1. This drawing is preliminary - NOT FOR CONSTRUCTION.
2. All proposed landscape works to be in accordance with BCSLA/BNTA Landscape Standard, latest edition.
3. All ornamental planting areas and 'trees' to be integrated (sheet L2).
4. Native restoration plantings to be fully-planted with temporary irrigation for 1 subsequent growing season (only).
5. All plantings to be warranted and maintained for 1 year from substantial performance of the landscape work.
6. Refer to all for proposed site grading - including all storm water management and conveyance design.
7. Proposed plant species and cultivated varieties, and sizes, subject to availability @ construction.
8. Proposed planting under power-transmission lines subject to "Planting Near Power Lines", Jan 2019 - Low zone i.e. under transmission lines

Revisions		
Date	Details	Init.
04/05/20	DPA	JPH
27/04/20	Client/team review.	JPH

125 Tenth Street General Landscape Arrangement

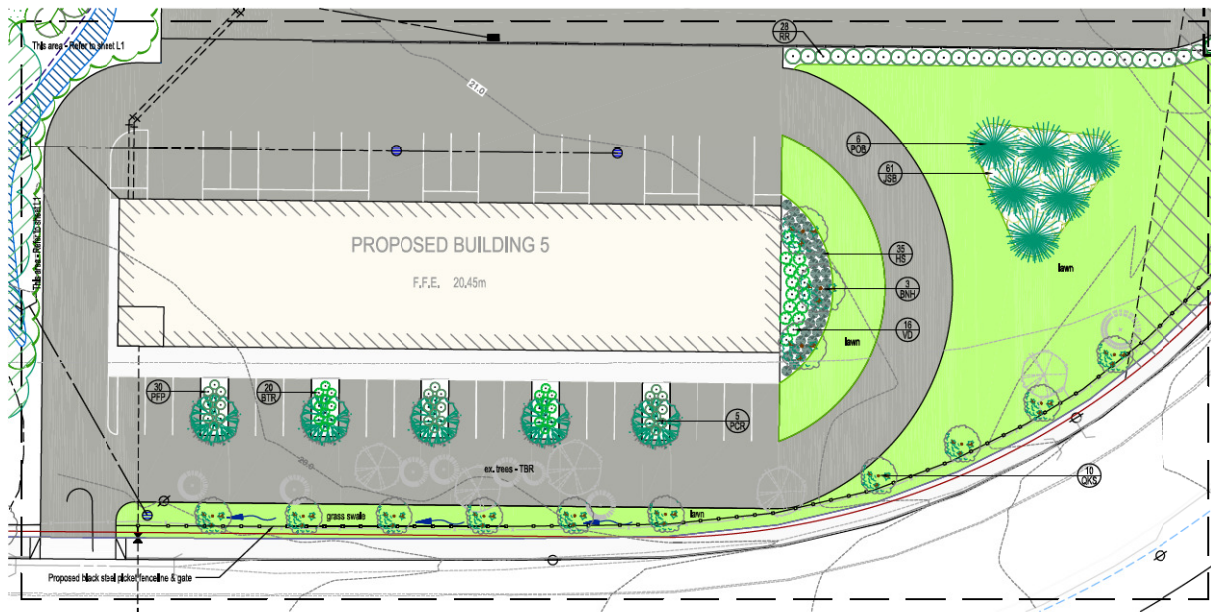


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Project: 20 - Tenth St
Date: 27/04/20
Drawn: JPH Checked: DM
Scale: 1:400
Sheet: L1 of 2

'Ornamental' Plant List - Refer to L1 for native area plant list

Sym.	No.	Botanical Name	Common Name	Size	Spacing
TREES					
AA	10	Amelanchier x grandiflora 'Autumn Brilliance'	AB serviceberry	2.5m ht	6m O.C.
BNH	3	Betulus nigra 'Heritage'	Heritage river birch	2.5m ht	6m O.C.
OW	1	Chamaecyparis obtusa 'Well's Special'	WS falsecypress	#20	
POB	6	Picea omorika 'Bruns'	Bruns Serbian spruce	#20	5m O.C.
PPV	1	Pinus flexilis 'Vanderwolf's Pyramid'	VP white pine	#20	
PCR	6	Pyrus calleryana 'Redspire'	Redspire Callery pear	4cm cal.	
QKS	10	Quercus x waresi 'Kindred Spirit'	KS oak	6cm cal.	9m O.C.
SHRUBS					
BTR	28	Berberis thunbergii 'Ruby Carousel'	RC barberry	#2 pot	914 O.C.
CTV	22	Ceanothus thyrsiflorus 'Victoria'	California lilac	#3 pot	1.5m O.C.
JSB	61	Juniperus squamata 'Blue Carpet'	BC juniper	#2 pot	1.2m O.C.
NDG	7	Nandina domestica 'Gulfstream'	Gulfstream nandina	#2 pot	1.2m O.C.
PPF	40	Potentilla fruticosa 'Pink Beauty'	PS singlecoil	#2 pot	914 O.C.
RR	58	Rosa rugosa 'Rubra'	red rugose rose	#3 pot	1.5m O.C.
SBG	40	Spiraea x bumalda 'Goldflame'	Goldflame spiraea	#2 pot	1.2m O.C.
VD	65	Viburnum davidii	David's viburnum	#2 pot	1.2m O.C.
GRASSES & SEDGES					
CD	60	Carex diopacea	Autumn sedge	#1 pot	1m O.C.
FOE	39	Festuca glauca 'Elijah Blue'	Elijah blue fescue	#1 pot	1m O.C.
HS	44	Helictotrichon sempervirens	blue oat grass	#1 pot	1m O.C.



CRU LANDSCAPE DETAIL 1:250

DRAFT - NOT FOR CONSTRUCTION

125 Tenth Street Ornamental Landscape Areas



WAREHOUSE ENTRANCE - LANDSCAPE DETAIL 1:250



Revisions		
Date	Details	Int.
04/05/20	DPA	JPH
27/04/20	Client/team review	JPH

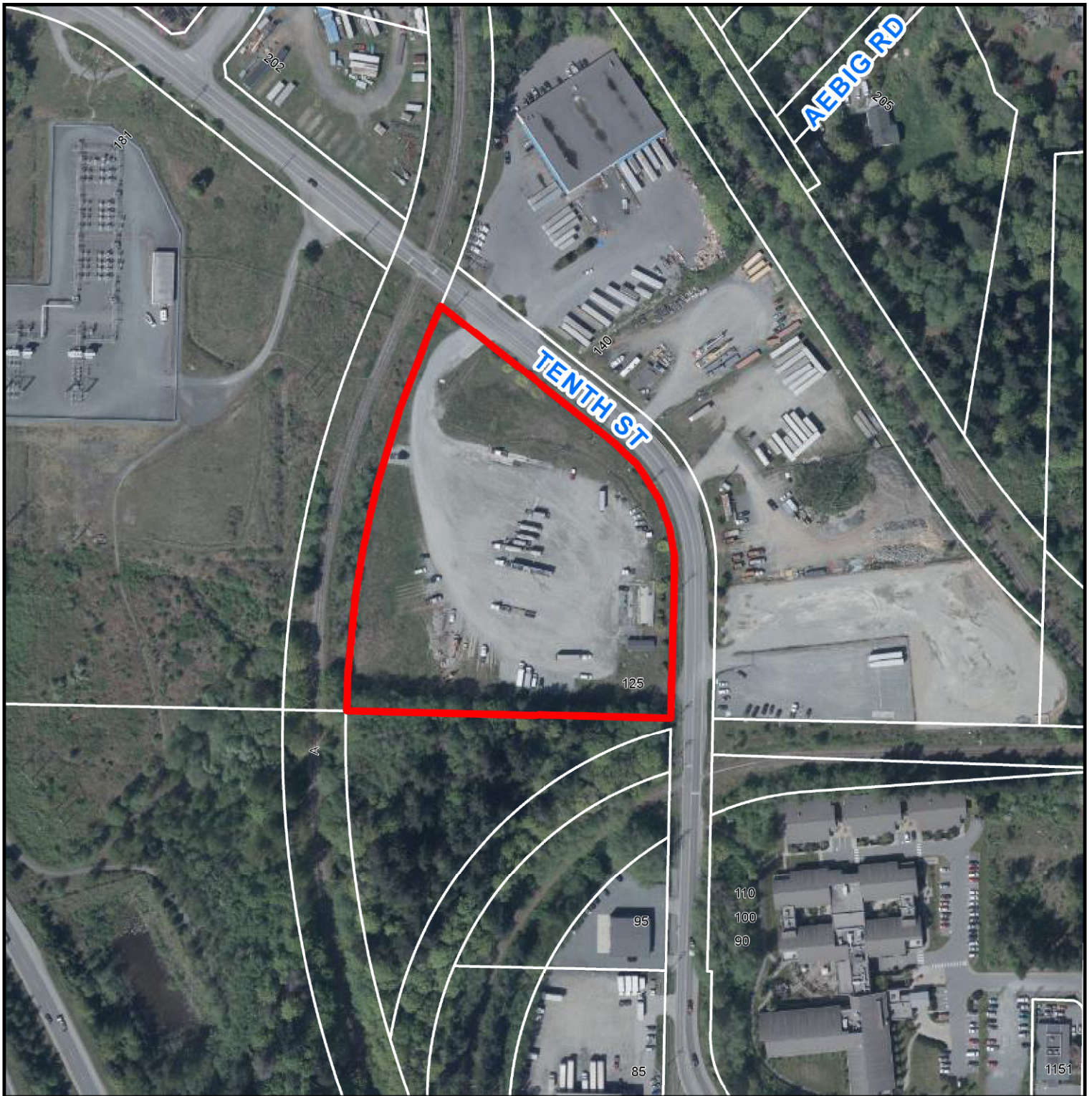


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Project: 20 - Tenth St
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AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001199

 125 TENTH STREET