



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

January 14, 2021, 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. DP1209 - 702 Nicol Street**

2 - 32

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

A development permit application was received from S2 Architecture Interior Design, on behalf of Provincial Rental Housing Corporation and BC Housing Management Commission for a supportive housing project to be located at 702 Nicol Street. This building is proposed to provide 59 residential units. The subject property is legally described as Lot A, Section 1, Nanaimo District, Plan 41876.

**5. OTHER BUSINESS:**

**6. ADJOURNMENT:**

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001209 – 702 NICOL STREET

**Applicant / Architect:** S2 ARCHITECTURE

**Owners:** BC HOUSING

**Landscape Architect:** WSP LANDSCAPE ARCHITECTURE

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#### SUBJECT PROPERTY AND SITE CONTEXT:

<i>Zoning</i>	Community Corridor (COR3)
<i>Location</i>	The subject property is located on the corner of Nicol Street and Robins Street in South Nanaimo.
<i>Total Area</i>	2,430 m <sup>2</sup>
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Corridor Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development
<i>South End Neighbourhood Plan</i>	Map 1 – Neighbourhood Land Use – Corridor Mixed Use
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines South End Neighbourhood Plan – Urban Design Framework and Guidelines

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The subject property is located in south Nanaimo on a vacant site bounded by Nicol Street, Robins Street, and a lane. The surrounding neighbourhood includes Value Lodge Hotel, single family homes and retail services.

#### PROPOSED DEVELOPMENT

The applicant is proposing a four-storey personal care facility which includes 59 supportive housing units, and an accessory community meeting space.

##### Site Design

The building is set back 4.5m from the front property line along Nicol Street, and the primary building entrances face Nicol Street. An outdoor amenity area, bike storage building, refuse enclosure, and heat treatment structure are proposed at the rear of the property. Vehicle access to the property is from Robins Street, and four parking spaces are located onsite. The lane at the rear will be improved and widened along the length of the property.

##### Staff Comments:

- BC Housing held a neighbourhood information meeting in December 2020 to obtain community input on the proposed design of the development. The applicant may present updates to the plans at the DAP meeting in response to the community input.
- Consider a demarcated pedestrian path from the proposed concrete sidewalk at the rear of the building to the Robins Street public sidewalk.

### Building Design

A four-storey modular wood frame building is proposed. The main floor of the building will contain the community meeting space, offices, staff room, kitchen, laundry, lounge, dining area for residents and three residential rooms. The upper three storeys of the building contains 56 rooms for the residents which include three accessible rooms, and seven 'bridge to housing' rooms. The objective of the 'bridge to housing' rooms is to bring people inside and to help them transition to more stable and permanent housing options.

Generous glazing is proposed for the first storey facing Nicol Street, and a canopy extends along the length of the front façade, which defines the ground floor and provides interest and weather protection for the primary building entrances. The raised entry area includes both stairs and a wheelchair ramp for access. The exterior façade materials consist of fibre cement paneling and wood like fibre cement plank. The arrangement of the white fibre cement panel on the front façade breaks the massing of the building.

#### Staff Comments:

- Consider more prominent entry features for the two main entrances facing Nicol Street. Ideas could be to locate the stairs so they extend directly from the building entrance to the Nicol Street sidewalk, a more prominent architectural element and/or colours at each of the two entrances, as well as place name and art feature at the entrances.
- To create a more residential character to the building, consider larger windows for the residential rooms on the front façade and prominent window framing.
- Consider incorporating more natural wood finishes for the exterior façade materials.
- Create more articulation and visual interest on the north and south façade walls of the building.
- Consider adding canopies for weather protection at the rear doors of the building.

### Landscape Design

The landscape design includes red alder trees, Pacific white dogwood trees, Sitka spruce trees and a variety of shrubs. A 1.8m wide landscape buffer is provided along the south and rear property lines. A cedar fence, 1.5m in height, is located around the outdoor amenity area. The amenity area contains benches, a gazebo and vegetable garden planters. A hard surface pedestrian path is located around the perimeter of the building with connections to the Nicol Street sidewalk. Exterior lighting will be placed to illuminate the entrances and the pedestrian walkways.

- Consider enhancements such as landscaping, trees, public art or places to sit in the closed portion of Robins Street to create a connection to the public realm.
- Consider replacing the Sitka spruce with another tree species more appropriate for smaller urban spaces.
- Provide a profile of the retaining wall along the rear property line, with information regarding the retaining wall materials.
- Provide landscape screening for the utility box in the front yard area along Nicol Street.
- The garbage enclosure should be screened with landscaping. Consider adding landscaping on the east side of the enclosure or where visible from the public street.
- Ensure that there is accessible access from the rear of the building to the outdoor amenity area.
- Consider additional seating opportunities for visitors and staff under the main entry canopy or in the front yard area facing Nicol Street.

## **PROPOSED VARIANCES**

### *Building Height*

The maximum allowable building height is 14m, the proposed building height is 15.57m, a proposed variance of 1.57m.

### *Minimum Landscape Treatment Level*

A landscape buffer, 1.8m in width, is required along the north side property line. The buffer width is proposed to be varied to 0m for that portion of the north side lot line adjacent to the four parking spaces.

### *Parking*

The Parking Bylaw requires 0.2 parking spaces sleeping unit for the Personal Care Facility use. Twelve parking spaces are required onsite and 4 parking spaces are provided, a proposed variance of 8 parking spaces.





## Design Rationale

Supportive Housing – 702 Nicol Street

The supportive housing project proposed at 702 Nicol Street in Nanaimo is a 59-unit multi-use development proposed in cooperation with BC Housing and the Island Crisis Care Society. It consists of one, four-storey modularly constructed wood frame building. The building will house offices and supportive housing facilities of the Island Crisis Care Society of Nanaimo as well as a community amenity space intended for the use of the surrounding neighbourhood. The design of the proposed building recognizes the character described in the *South End Neighbourhood Plan* and the *Design Guidelines for Development Permit Area 9* in which it will be built. We have sited the proposed development and designed the materials to respond to the planning principles contained in those documents.

The proposed building is sited as close to Nicol street as permitted by the required Ministry of Transportation setbacks to allow the building to become part of the lively streetscape planned for the development area. The materials, location, and landscaping are all intended to enrich the urban pedestrian environment envisioned for this area. The proposed design also strives to acknowledge the intersection with Robins Street and creates and active place here with landscaping. A simple palette of materials and architectural form is combined with a playful use of repeating elements to create texture, rhythm, and visual interest on the proposed building elevations. We used the materials proposed on our building to ensure that the height of the building is kept within a personal scale and to reduce the overall perception of the building's height. We have used a wood accent material on the top floor of the building that set backs the floor from the rest of the elevation, while increasing the interest and brightness of the overall building.

The main entrances for the two programs are identified by the features of the building and the placement of the materials while maintaining a unified character and means of access to the proposed building realizing the integration of the supportive housing program within the community and helping the residents of the shelter feel welcomed and not segregated or ignored.

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DP1209  
2020-OCT-23  
Current Planning

### PRINCIPALS

Robert Spaetgens *Architect, AAA, AIBC, SAA, MRAIC*  
David Symons *Architect, AAA, AIBC, SAA, OAA, MRAIC, Licensed California, Texas*  
Linus Murphy *Architect, AAA, AIBC, SAA, OAA, FRAIC, LEED® AP*  
Brian Corkum *Architect, AAA, AIBC, SAA, OAA, LEED® AP*  
Genevieve Giguere *Architect, AAA, AIBC, MRAIC*  
Peter Streith *Architect, AAA, AIBC, OAA, NWTAA, FRAIC*  
Robert Lange *Architect, AAA, AIBC, NWTAA, MRAIC, LEED® AP*

S2 ARCHITECTURE

### ASSOCIATE PRINCIPALS

Ken Shaman *Intern Architect, AAA*  
Jason Curtis *Architect, AAA, MRAIC, LEED® AP*  
Madeleine Schmidts *Interior Designer, NCIDQ*

### ASSOCIATES

Jason Dolha  
Jane Kratochvil  
Stephen Jabs

Steven Moll  
Chad Zyla *Architect, AAA, MRAIC*  
Michelle Rowles *Architect, AAA, MRAIC*  
Melissa Chabot *Interior Designer, NCIDQ, LEED® AP ID+C*  
Shaad Oosman *CPA, CMA*  
Natalie Weiss *Interior Designer, NCIDQ, LEED® AP*  
Pierre Ferronato

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## Parking Variance Rationale

Supportive Housing – 702 Nicol Street

The supportive housing project proposed at 702 Nicol street in Nanaimo is a 59-unit multi-use development proposed in cooperation with BC Housing and the Island Crisis Care Society. It consists of one, four-storey modularly constructed wood frame building. The calculated parking allotment for supportive housing as laid out by the Bylaw is 12 stalls. Our proposed development includes 4 on-site parking stalls due to the following justifications.

Compliance with the bylaw requirements would unreasonably constrain the proposed development of needed shelter spaces. The depth of the property combined with the required setbacks from Nicol street and the laneway significantly reduce the available area for parking on the site. To provide the outdoor amenity area required by the supportive housing program and landscaped area facing the surrounding streets we have proposed less site area dedicated to parking. Due to the existing grade difference between much of the site and the laneway it was not suitable to access the site from the lane or to arrange for parking along the lane.

As the tenants of the supportive housing program do not typically have vehicles, on-site parking is only required for support personnel. We are submitting a letter that supports this from BC Housing.

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October 23, 2020

To: City of Nanaimo

Re: Parking plan for 702 Nicol Street

The proposed supportive housing project will be operated by the Island Crisis Care Society, funded by BC Housing.

Parking statistics below are based on the Society's current use and operations at other similar facilities:

Full Time Staff: 2 Full Time Support staff

0.5 Cook

0.5 Maintenance Staff

1 Manager

Visiting staff: 1-2 variable

Visiting professionals: 1-2 variable

Visitors with vehicles: rarely

Residents: 0 (supportive housing residents will not typically have the resources to own, insure and operate vehicles.)

Total: 4-6

Please note that the onsite parking will be for staff and visiting professionals only and will be communicated to tenants during the application for tenancy process.

We believe that this is sufficient to meet the current staff needs of this site and reflects operational statistics on other Island Crisis Care Society locations with similar use.

Sincerely,

*Sean Rorison*

Sean Rorison

Development Manager

BC Housing Management Commission

## LOCATION PLAN

**DEVELOPMENT PERMIT APPLICATION NO. DP001209**

CIVIC: 702 NICOL STREET

LEGAL: LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 41876

**Subject Property**

# BC HOUSING TRANSITIONAL HOUSING


702 NICOL STREET  
NANAIMO, BC

ISSUED FOR DEVELOPMENT PERMIT  
OCTOBER 22, 2020



  
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PROJECT MANAGER

  
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CIVIL ENGINEERING

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**HORIZON NORTH**

  
**S2**  
architecture

PROJ # : 220189  
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CHECKED :

**BC HOUSING**  
**TRANSITIONAL HOUSING**  
**702 NICOL ST., NANAIMO, BC**  
**COVER PAGE**

DWG No.:  
**DP0.0**



Building Area Summary	
PROPOSED BUILDING:	
Main Floor GFA:	7021 m <sup>2</sup>
Second Floor GFA:	7825 m <sup>2</sup>
Third Floor GFA:	7825 m <sup>2</sup>
Fourth Floor GFA:	7825 m <sup>2</sup>
TOTAL:	30493 m <sup>2</sup>

Floor Area Ratio	
PERMITTED FAR: 1.25	
ALLOWED DENSITY: 0.75	
ADDITIONAL DENSITY: +0.25 (Per 1) +0.25 (Per 2)	
PROPOSED FAR: 1.25	
TOTAL BUILDINGS GFA: 30493.6 m <sup>2</sup>	
SITE AREA: 2,430 m <sup>2</sup>	

Dwelling Unit Summary	
GROSS FLOOR AREA:	
Typical unit:	32.6 m <sup>2</sup>
Barrier free unit:	32.6 m <sup>2</sup>
NUMBER OF UNITS BY TYPE AND BY FLOOR:	
PROPOSED BUILDING:	
MAIN FLOOR:	1 Future Family unit 2 Future Typical Units
SECOND FLOOR:	11 typical units 7 Bridge-In-Housing units
THIRD FLOOR:	16 typical units 3 accessible units
FOURTH FLOOR:	19 typical units
TOTAL:	59 Units

Motor Vehicle Parking Requirement	
REQUIRED:	
PROPOSED BUILDING:	
PERSONAL CARE FACILITY: 0.2 units / SLEEPING UNIT	
59 Units * 0.2 =	12 units
PROVIDED:	
4 Stalls (includes 1 Barrier Free Stall)	

Context Plan

Context Plan

PROPOSED DEVELOPMENT



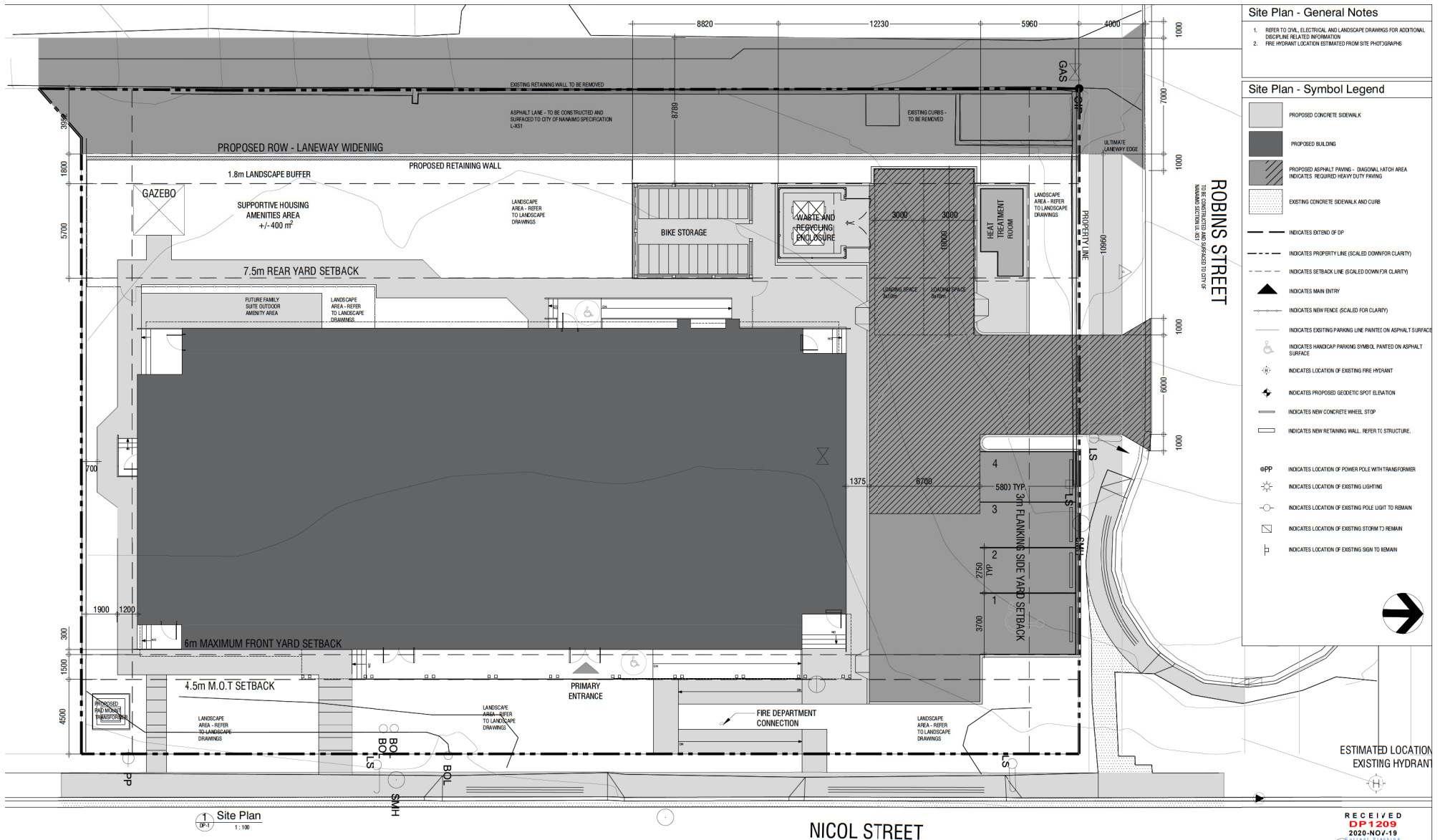
① Site Photo - View from Transcanada

② Site Photo - View from Robins Street

③ Site Photo - View from Lane

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			<h2 style="margin: 0;">BC HOUSING</h2> <hr/> <h3 style="margin: 0;">TRANSITIONAL HOUSING</h3> <p style="margin: 0;">702 NICOL ST., NANIAMO.BC</p> <p style="margin: 0;">PROJECT STATS &amp; SITE PHOTOS - 4 STOREY</p>																				



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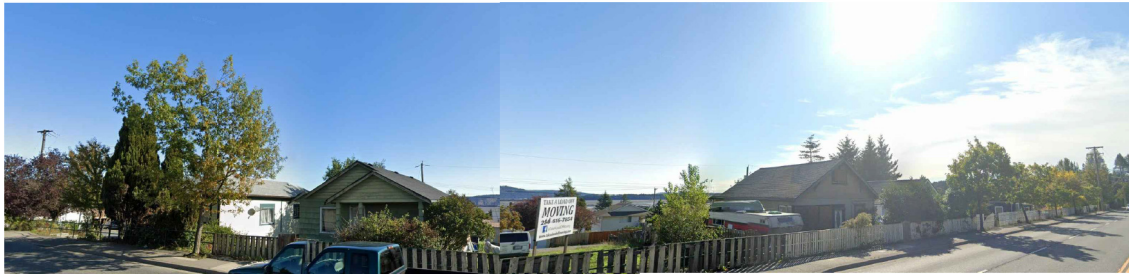
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**BC HOUSING**  
**TRANSITIONAL HOUSING**  
702 NICOL ST., NANIAMO, BC  
SITE PLAN

DWG No:

**DP1.0**





1 Neighbourhood Context - Nicol Street  
DP1.1



2 Neighbourhood Context - Robins Street  
DP1.1



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**BC HOUSING**  
**TRANSITIONAL HOUSING**  
**702 NICOL ST., NANIAMO, BC**  
Neighbourhood Context

DWG No:  
**DP1.1**



# Elevations - Code Legend

01	FIBRE CEMENT PANEL - ARCTIC WHITE	08	CANOPY - BOOTHBAY BLUE
02	FIBRE CEMENT PANEL - BOOTHBAY BLUE	09	STEEL DOORS - BOOTHBAY BLUE
03	FIBRE CEMENT PLANK SIDING - CEDARTONE	10	PVC WINDOW - BLACK
04	FLASHING - BOOTHBAY BLUE	11	METAL HANDRAIL/GUARD - BLACK
05	P.T. WOOD RAMP	12	Ø6 TIMBER COLUMNS
06	P.T. WOOD STAIRS		
07	CANOPY - ARCTIC WHITE		



1 NORTH ELEVATION  
DP3.2 / SCALE: 3/16" = 1'-0"

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DATE AS NOTED	
DATE OF	
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**BC HOUSING**  
**TRANSITIONAL HOUSING**  
**702 NICOL ST., NANIAMO, BC**  
NORTH ELEVATION

DWG No.:  
**DP3.1**

### Elevations - Code Legend

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05	P.T. WOOD RAMP	12	6x6 TIMBER COLUMNS
06	P.T. WOOD STAIRS		
07	CANOPY - ARCTIC WHITE		



1 EAST ELEVATION  
DP3.3 / SCALE: 3/16" = 1'-0"

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**BC HOUSING**  
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702 NICOL ST., NANIAMO, BC  
EAST ELEVATION

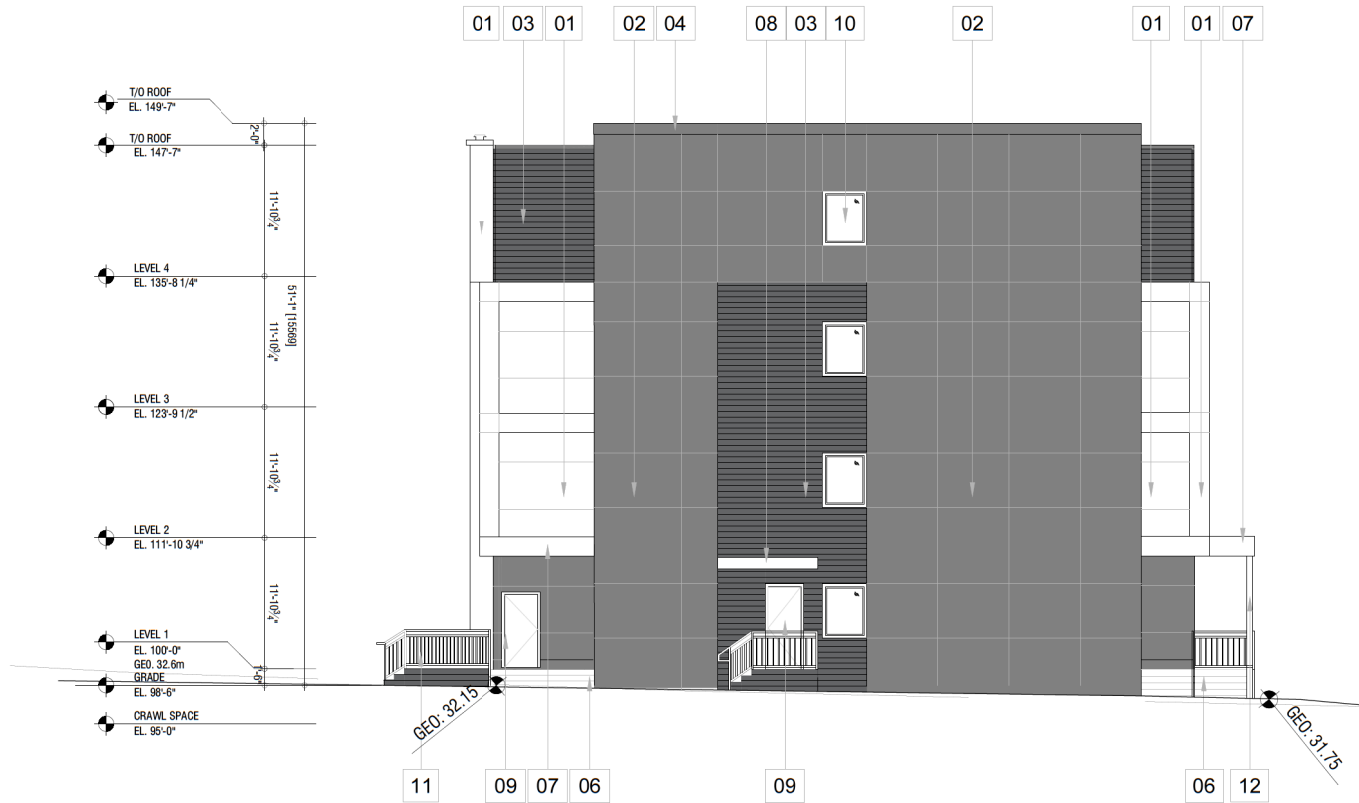
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06	P.T. WOOD STAIRS		
07	CANOPY - ARCTIC WHITE		



1 SOUTH ELEVATION  
DP3.0 / SCALE: 3/16\" = 1'-0"

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**BC HOUSING**  
**TRANSITIONAL HOUSING**  
702 NICOL ST., NANIAMO, BC  
SOUTH ELEVATION

DWG No:  
**DP3.3**

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**BC HOUSING**  
TRANSITIONAL HOUSING  
702 NICOL ST., NANIAMO, BC  
WEST ELEVATION

DWG No.:  
**DP3.2**

MATERIAL BOARD



1. Composite Metal Panel  
Dark grey



2. Composite Metal Panel  
White



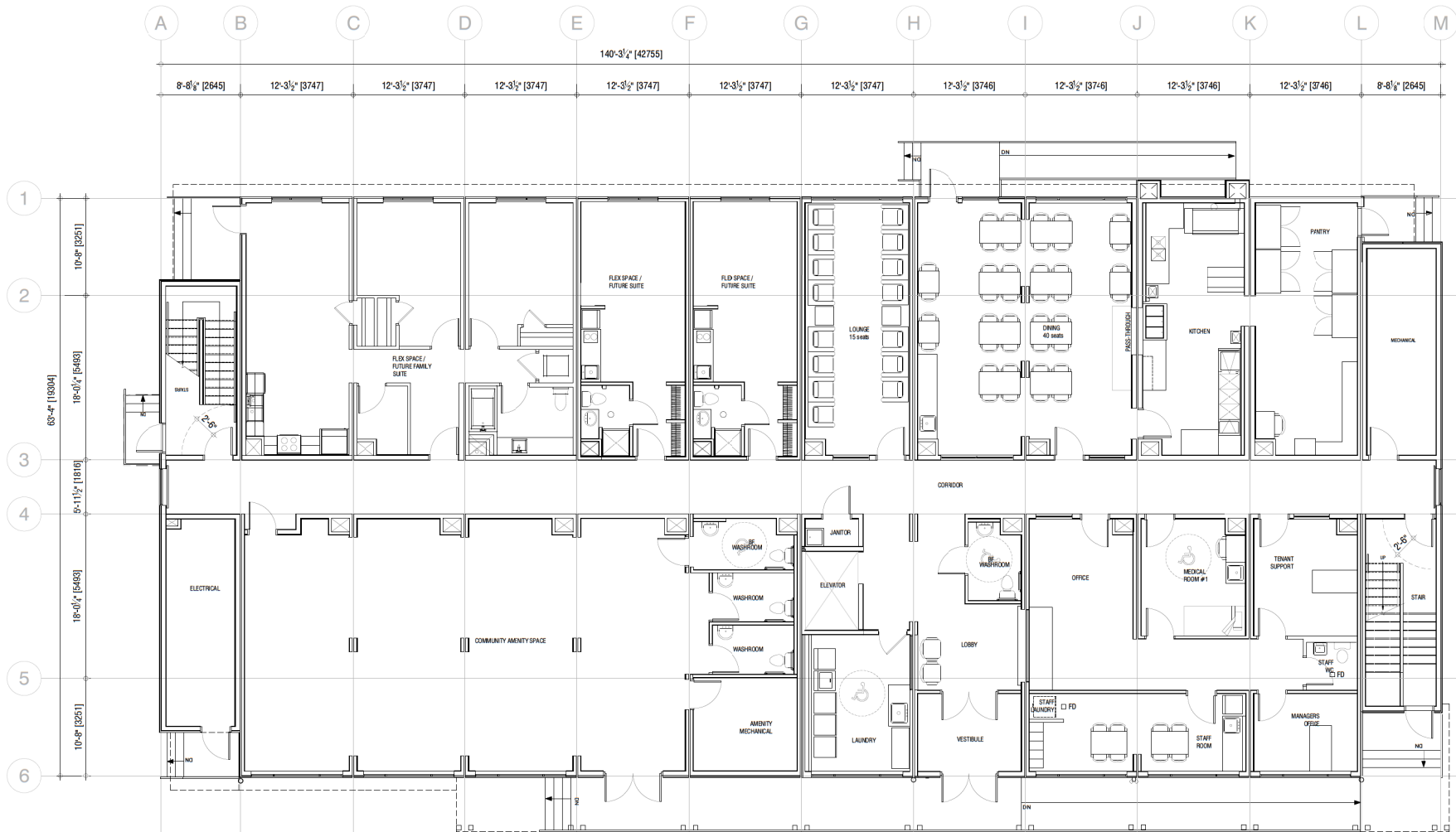
3. Composite Metal Panel  
Wood Look



702 NICOL STREET - SUPPORTIVE HOUSING

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DP1209  
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Current Planning

S2 Architecture



1 MAIN FLOOR PLAN  
DP2.0 / SCALE: 3/16" = 1'-0"



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2020-NOV-19  
OUTLINE PLANNING

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2.	20/11/18	ISSUED FOR REVISED DP			mr	
1.	20/10/23	ISSUED FOR DEVELOPMENT PERMIT			mr	CZ
No.	Y	M	D	REVISION	BY	CHKD



PROJ. # 220189  
T: #  
DATE AS NOTED  
SHEET 01  
SHEET 01

**BC HOUSING**  
**TRANSITIONAL HOUSING**  
702 NICOL ST., NANAIMO, BC  
MAIN FLOOR PLAN

DWG No:  
**DP2.0**



1 SECOND FLOOR PLAN  
DP2.1 / SCALE: 3/16" = 1'-0"



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COURTESY PLANNING

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1.	20/10/23	ISSUED FOR DEVELOPMENT PERMIT			mr	CZ
No.	Y	M	D	REVISION	BY	CHKD



PROJ #	220189
TITLE	AS NOTED
DATE	
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**BC HOUSING**  
**TRANSITIONAL HOUSING**  
702 NICOL ST., NANIAMO, BC  
SECOND FLOOR PLAN

DWG No: **DP2.1**





1 THIRD FLOOR PLANS  
DP2.2 / SCALE: 3/16" = 1'-0"



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1.	20/10/23	ISSUED FOR DEVELOPMENT PERMIT			mr
No.	Y	M	D	REVISION	BY
					CHKD

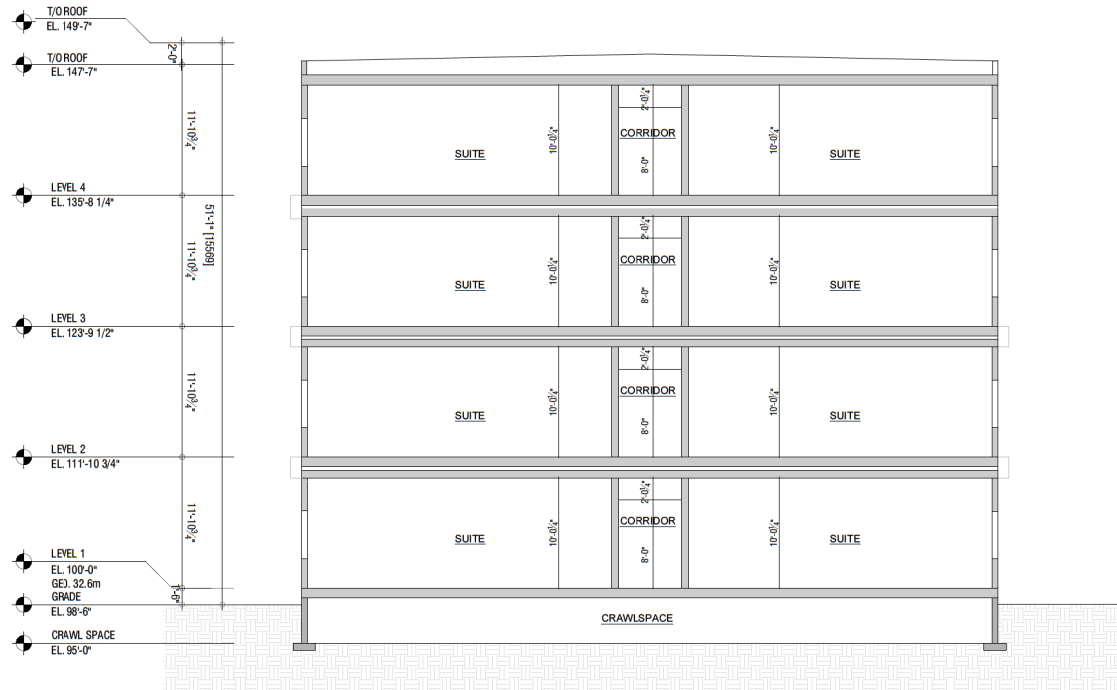


PROJ. # 220189  
T: #  
DATE AS NOTED  
DRAWN BY  
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**BC HOUSING**  
**TRANSITIONAL HOUSING**  
702 NICOL ST., NANIAMO, BC  
THIRD FLOOR PLAN

DWG No:  
**DP2.2**





1 SECTION  
DP4.0 SCALE: 3/16" = 1'-0"

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2.	20/11/18	ISSUED FOR REVISED DP			mr
1.	20/10/23	ISSUED FOR DEVELOPMENT PERMIT			mr
No.	Y	M	D	REVISION	BY
					CHKD

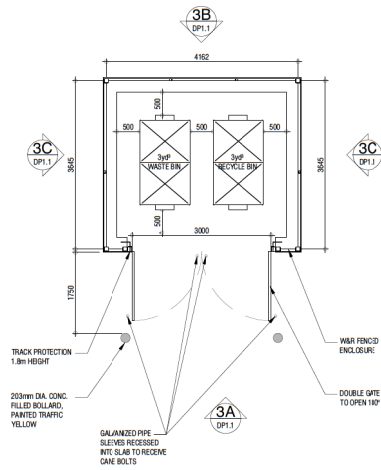
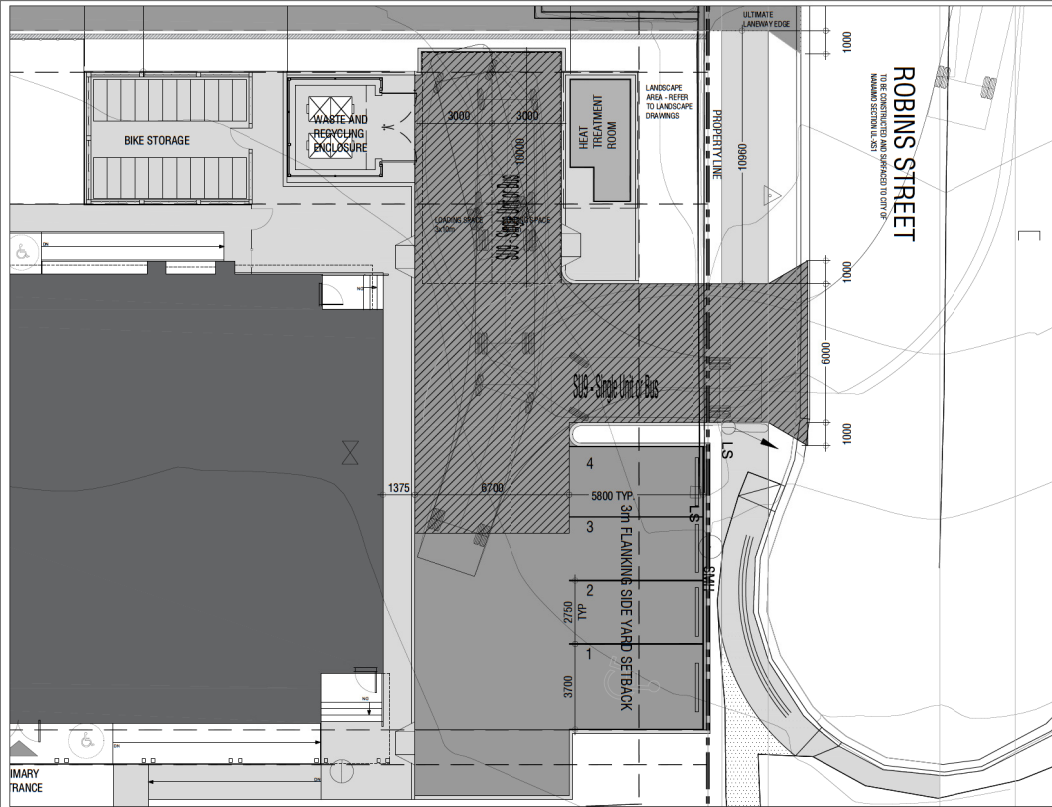


PROJ #	220189
DATE	AS NOTED
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**BC HOUSING**  
TRANSITIONAL HOUSING  
702 NICOL ST., NANIAMO, BC  
SECTION

DWG No:

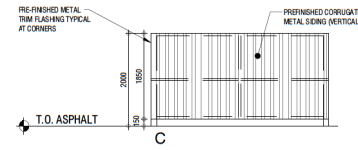
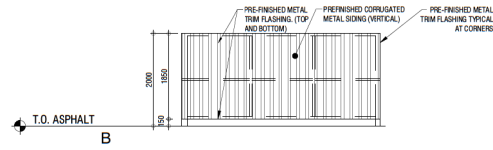
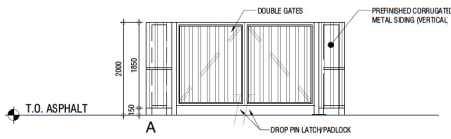
**DP4.0**



2 Garbage Enclosure Plan  
DPI.2 1:50



W&R Turning Radius  
DPI.2 1:100



3 Garbage Enclosure Elevations  
DPI.2 1:50

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No.	Y	M	D	REVISION	BY	CHKD
1	10	10	23	ISSUED FOR DEVELOPMENT PERMIT	mm	
2	11	11	18	ISSUED FOR REVISED DP	mm	



PROJ # : 220189  
TH :  
DATE AS NOTED  
DRAWN BY :  
CHECKED :

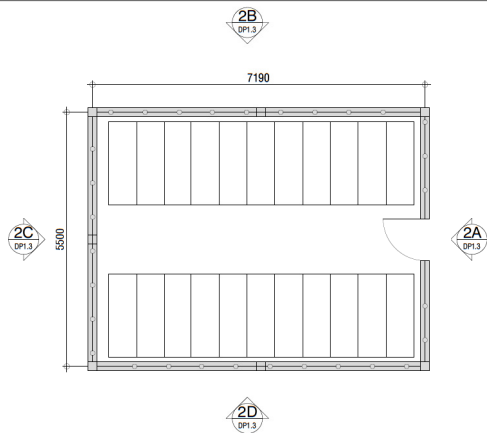
**BC HOUSING**  
TRANSITIONAL HOUSING  
702 NICOL ST., NANIAMO, BC  
W&R TURNING RADIUS & DETAILS

DWG No.:

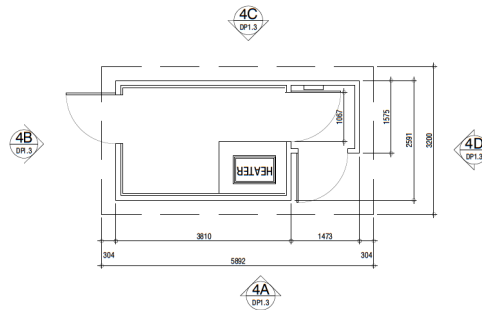
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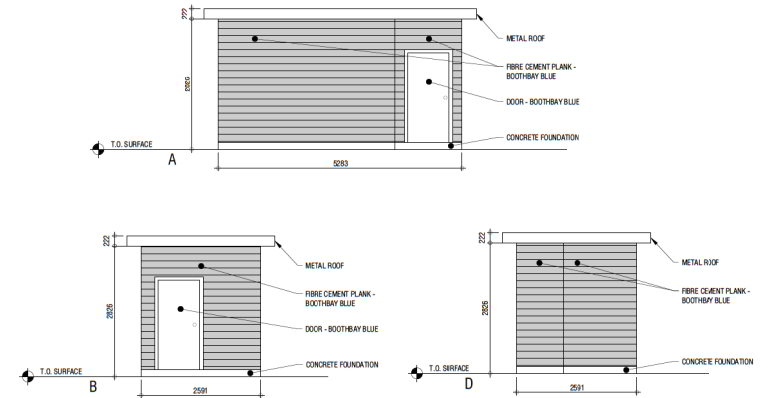




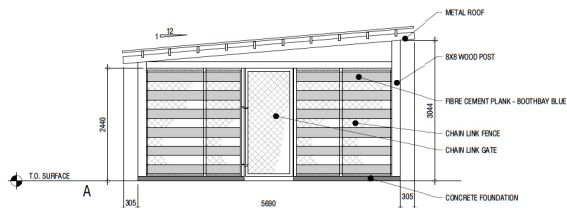
1 Bike Storage Plan  
DP1.4/ 1:50



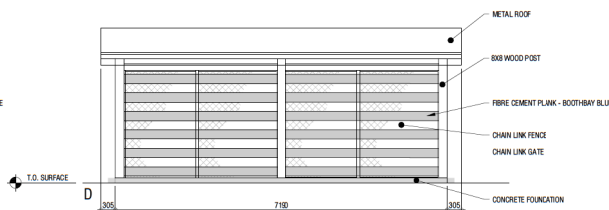
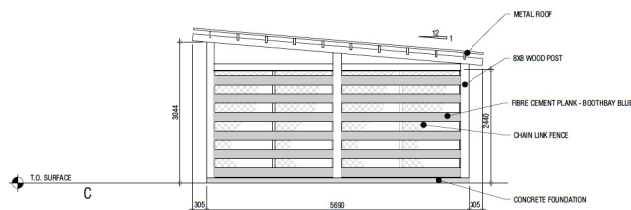
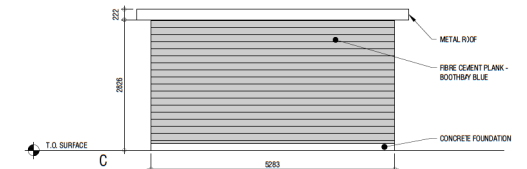
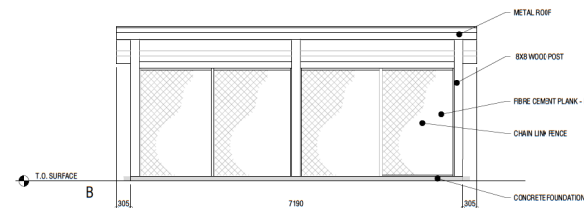
3 Heat Treatment Room Plan  
DP1.4/ 1:50



4 Heat Treatment Room Elevations  
DP1.4/ 1:50



2 Bike Storage Elevations  
DP1.4/ 1:50



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No.	Y	M	D	REVISION	BY	CHKD
2.	30/11/18			ISSUED FOR REVISED DP	mr	
1.	20/10/23			USED FOR DEVELOPMENT	mr	

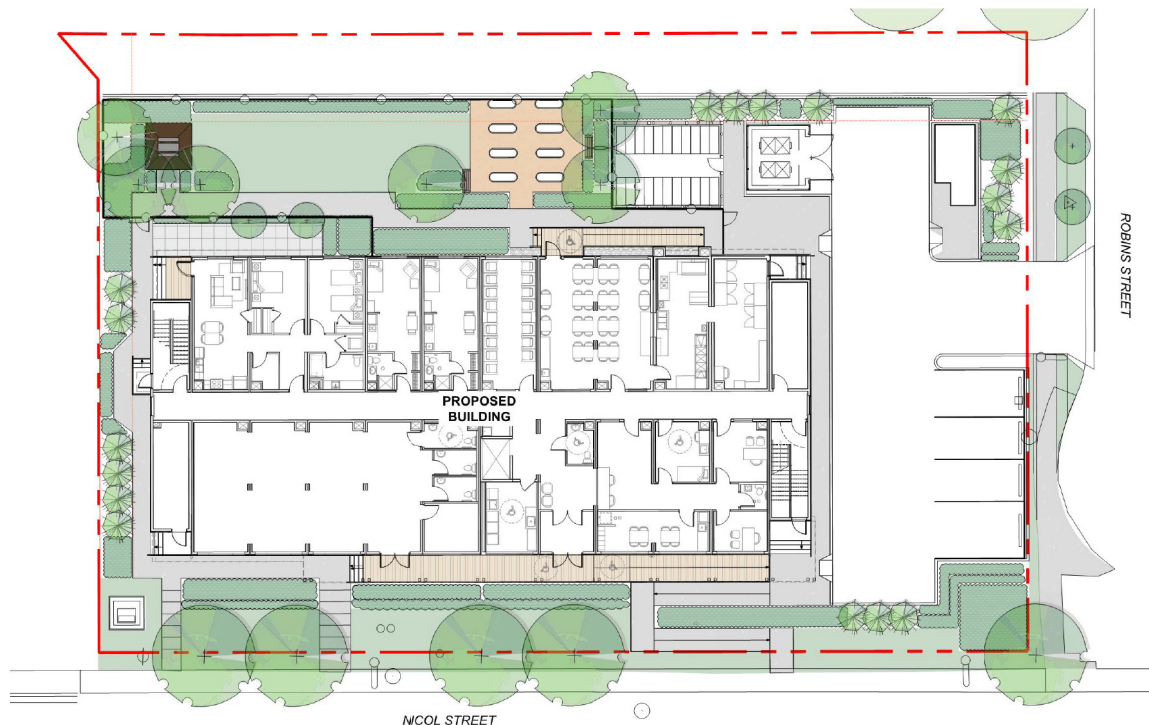


PROJ #	220189
TH	
DATE AS NOTED	
DATE OF	
REVIEW	

**BC HOUSING**  
TRANSITIONAL HOUSING  
702 NICOL ST., NANIAMO, BC  
SITE DETAILS

DWG No.:  
**DP1.4**

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DIFFERENT PLANNING



# BCH NICOL STREET

702 Nicol Street, Nanaimo, B.C.

ISSUED FOR DEVELOPMENT PERMIT

## DRAWING LIST

L-00	COVER
L-01	EXISTING CONDITIONS & TREE MANAGEMENT PLAN
L-02	LANDSCAPE PLAN
L-03	PLANTING PLAN
L-04	DETAILS
L-05	DETAILS
L-06	DETAILS

## WSP LANDSCAPE ARCHITECTURE

**Michael Holm**  
Senior Project Manager  
Email: michael.holm@wsp.com  
Phone: (604) 631-9637

**Lisa Ng**  
Landscape Designer  
Email: lisa.ng@wsp.com  
Phone: (604) 601-6836

## LANDSCAPE

### GENERAL NOTES

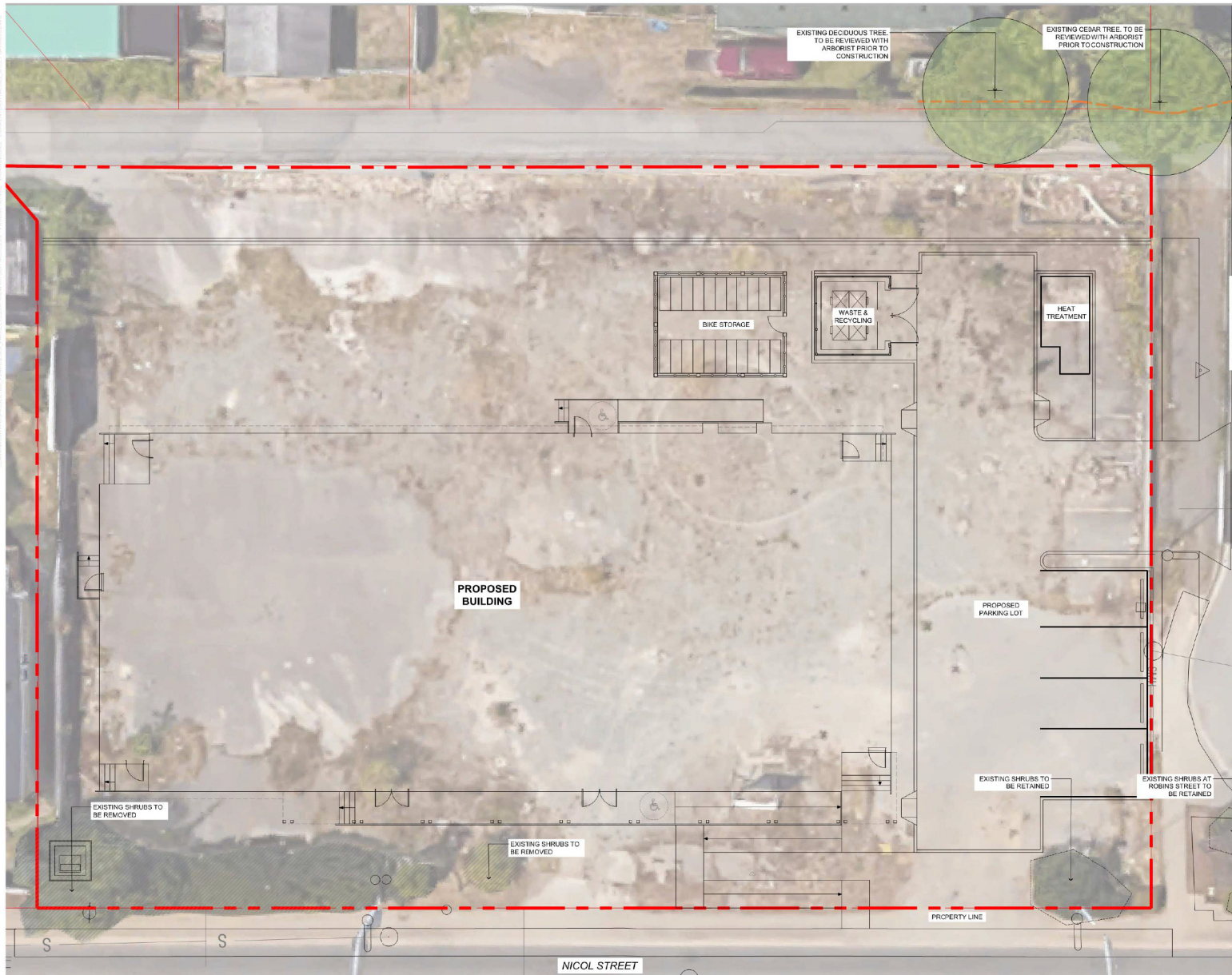
- Landscape installation to be compliant with Canadian Landscape Standards (full document applies). It is expected that Landscape Trades will have a current copy of the document (digital or hardcopy) present with them on site at all times.
- Questions (RFIs) pertaining to landscape to be immediately submitted to Contract Administrator for clarification whom will contact Landscape Architect for response.
- Submittals on landscape include but are not limited to:
  - Shop drawings on all specified furnishings including notes on colour and dimensions
  - Shop drawings on all custom site elements
  - A soil report submitted (compliant with "Level 2P" for shrub/tree plantings in accordance with the Canadian Landscape Standard)
  - A request for the Landscape Architect to pre-review trees/shrubs for the project at the nursery in advance of delivery to site. Note that the Landscape Architect requires this process for reviews to occur immediately upon award as to prevent issues with timeline. If quantities of a shrub or tree are minimal, photo submittals will be reviewed as an alternate. Note that all tree/shrub stock is to be sourced from the Pacific Northwest (BC, Washington, Oregon). The contractor will be expected to provide an exhaustive search was provided in sourcing material before alternatives of plant material are considered.
  - Bark mulch to be organic composted mulch, compliant with Canadian Landscape Standards (dark brown colour).
  - Submit "1L" sample or website information prior to purchase.
  - Unit paving and hard-surface materials to be submitted for verification on colour, size and pattern.
  - Compaction testing of base preparation (95% MPO).

- Landscape critical review meetings include (but are not limited to):
  - Tree protection fencing setup requires a review by the arborist prior to construction.
  - Project kick-off on landscape, and review of schedule and preservation of existing materials.
  - Mobilization of soils and furnishing works (requires furnishings to be reviewed after delivery to site to review for damages). Note that soils may be tested up to 2 times for verification of compliance of mix at the Contractor's cost, if material is suspected to be non-compliant. See notes above on submittals.
  - Mobilization of custom works (i.e. wooden walkway or bench). If applicable to contract, will be required for a critical review meeting of proposed layout and connections.
  - Delivery of the plant material to site (mobilization of planting works).
  - 1 additional interim planting review.
  - Substantial review of the landscape (site cleanup to be complete prior to calling for review).
  - Total performance of the landscape.
  - Mobilization of future work.
- Landscape Maintenance to be provided complete through substantial completion and until all deficiencies are amended. Maintenance to be compliant with "Level 2" (weeds no larger than 2" diameter) in accordance with Canadian Landscape Standard.
- Establishment watering to be compliant with Canadian Landscape Standards. Landscapes to be maintained at 75% moisture content availability in soils as defined in "Establishment Watering" requirements of the Canadian Landscape Standard. Ensure landscape is watered adequately to prevent detriment to plant health prior to use of irrigation system. If a water ban is in place within the city, notify Contract Administrator.
- Warranty on all landscape to be 1 year, unless noted otherwise.

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LEGEND	
	PROPERTY LINE
	DEMOLISH
	TREE PROTECTION FENCING Refer to detail.
	TREE TO BE RETAINED Provide tree protection fencing. Refer to detail.

NOTE: THERE ARE NO EXISTING TREES WITHIN PROPERTY BOUNDARIES OF THIS SITE TO BE PROTECTED.

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CITY OF NANAIMO



LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING  
1000 - 840 HOWE STREET, VANCOUVER B.C. V6Z 2M1

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PROJECT  
**BCH 702 NICOL STREET | NANAIMO, B.C.**  
CLIENT  
**BC HOUSING**  
CONSULTANT  
**WSP**



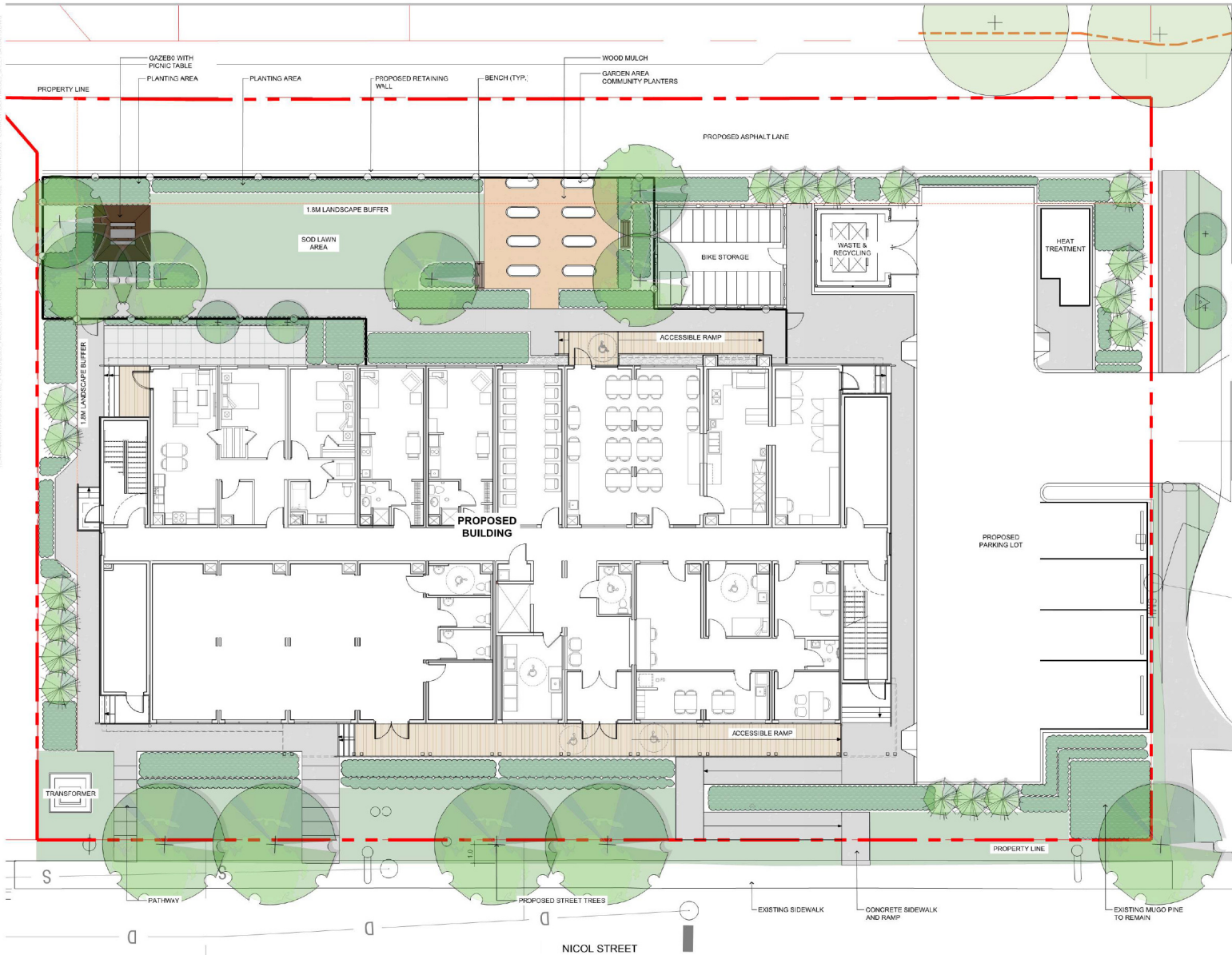
ORIGINAL SIZE 600mm x 900mm (24" x 36")	
0	200mm/8"
NO.	DATE
ISSUED FOR DEVELOPMENT PERMIT	
BY	MH



DESIGN BY  
DRAWN BY  
CHECKED BY  
PROJECT #  
SCALE

SHEET TITLE  
**EXISTING CONDITIONS & TREE MANAGEMENT PLAN**  
SHEET NO.  
1:100

L-01



SOFTSCAPE LEGEND	
	2 L-04 PROPOSED TREES Minimum 900mm depth growing medium, complete with mulch. Refer to details. Install as per Canadian Landscape Standards.
	4 & 5 L-04 SHRUB PLANTING Minimum 450mm import growing medium complete with mulch. Refer to details. Install as per Canadian Landscape Standards.
	3 L-04 LAWN Minimum 150mm import growing medium. Refer to details.
HARDSCAPE LEGEND	
	2 L-05 CONCRETE Pedestrian rated access - 100mm thick
	3 L-05 GRAVEL Refer to detail for aggregate size and thickness.
	1 L-05 UNIT PAVERS Refer to detail for aggregate size and thickness.
	4 L-05 WOOD CHIPS At 100mm depth with filter fabric.
SITE FURNISHING LEGEND	
	2 L-06 BAYVIEW PARK BENCH Type: BV-6 Size: 72"W x 28"D x 33"H Supplier: Wishbone Site Furnishings Installation: Bolt mounted, install as per manufacturer's specifications.
	1 L-06 RUTHERFORD PICNIC TABLE Type: RPT-1, wheelchair accessible Size: 72"W x 85"D x 30"H Supplier: Wishbone Site Furnishings Installation: Bolt mounted, install as per manufacturer's specifications.
	5 & 6 L-06 PROPOSED 1.8m HIGH WOOD FENCE AND GATES Provide shop drawing of fence prior to fabrication. Refer to detail.
	3 L-06 GAZEBO / GARDEN SHED Refer to detail for product specifications and sizes.
	4 L-06 COMMUNITY PLANTER Refer to detail and install in accordance with manufacturer's specifications. Provide shop drawing submitted to verify product and finish prior to purchase (typ).

NOTE REFER TO CIVIL DRAWINGS FOR ALL GRADING INFORMATION

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2020-OCT-23  
CUTRIP PLANNING



LANDSCAPE ARCHITECTURE (URBAN DESIGN / PLANNING) / ENGINEERING  
1000 - 840 HONE STREET, VANCOUVER B.C. V6C 2M4

PROJECT  
**BCH 702 NICOL STREET | NANAIMO, B.C.**  
CLIENT  
**BC HOUSING**  
CONSULTANT  
**WSP**

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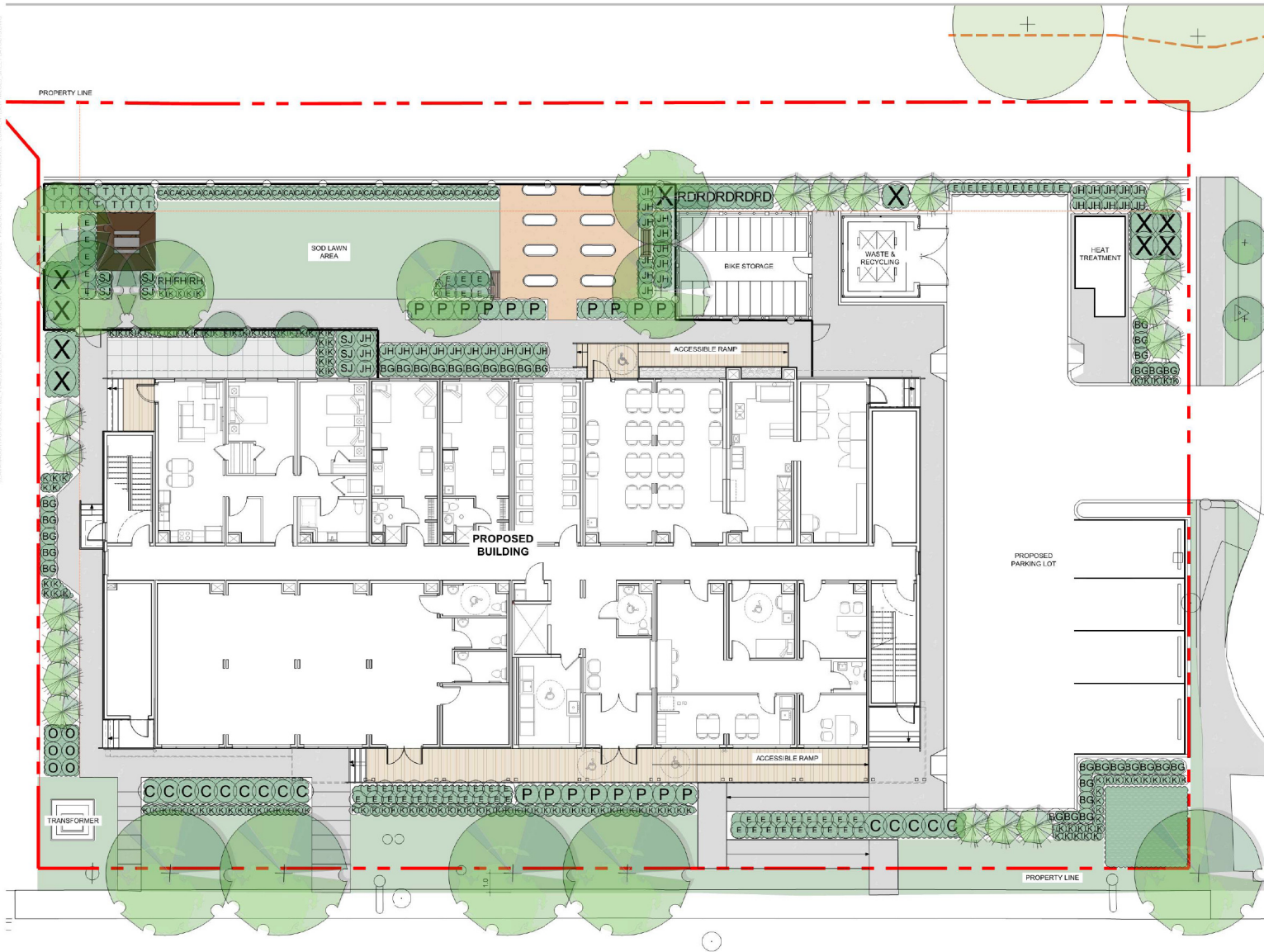
ORIGINAL SIZE 600mm x 900mm (24" x 36")			
NO.	DATE	DESCRIPTION	BY
0	2020/02/25	ISSUED FOR DEVELOPMENT PERMIT	MH



DESIGNED BY	MH	SHEET TITLE	LANDSCAPE PLAN
DRAWN BY	LN		
CHECKED BY	RP	SHEET NO.	
PROJECT #	2024-02/24-00		
SCALE	1:50		

L-02





TREE SCHEDULE				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
11		<i>Alnus rubra</i>	Red alder	B&B, 8cm cal., 1.8m standard
4		<i>Cornus nuttallii</i> 'White Wonder'	Pacific white dogwood	B&B, 8cm cal., 1.8m standard
11		<i>Picea sitchensis</i>	Sitka spruce	B&B, 8cm cal., 1.8m standard

SHRUB SCHEDULE				
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
K	134	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	#2 Fol, full
BG	33	<i>Buxus 'Green Velvet'</i>	'Green Velvet' boxwood	#2 Fol, full
CA	30	<i>Cleraris armandi</i>	Evergreen daphne	#2 Fol, full
O	6	<i>Cornus sericea</i> 'Flaviramea'	'Flaviramea' dogwood	#2 Fol, full
E	57	<i>Eurymyrus salicifolius</i>	Winged burning bush	#2 Fol, full
JH	34	<i>Juniperus horizontalis</i>	Creeping juniper	#2 Fol, full
C	14	<i>Juniperus savin</i>	Savin juniper	#2 Fol, full
P	18	<i>Potentilla fruticosa</i> 'Goldfinger'	'Goldfinger' potentilla	#2 Fol, full
RD	5	<i>Rosa 'Dusdemona'</i>	'Dusdemona' rose	#2 Fol, full
RH	3	<i>Rudbeckia hirta</i>	Black-eyed susan	#2 Fol, full
X	10	<i>Salix purpurea</i>	Arctic willow	#2 Fol, full
SJ	7	<i>Spiraea japonica</i> 'Goldmound'	'Goldmound' spirea	#2 Fol, full
T	12	<i>Taxus x media</i> 'Hilli'	'Hilli' yew	#2 Fol, full

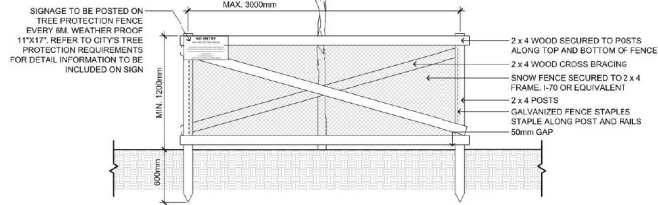
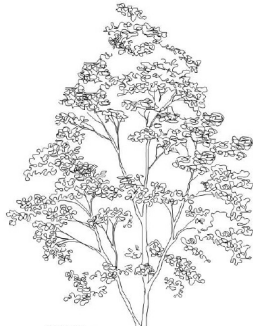
- PLANTING NOTES:**
- All work of the contractor shall meet or exceed all standards and specifications established in the latest edition of the Canadian Landscape Standard.
  - All plant material must be certified to be free of sudden oak death (*Phytophthora ramorum*), according to the Canadian Food Inspection Agency (CFIA), or C.S.L.A. standards, plant material to be made available for optional inspection by the Contract Administrator at source of supply.
  - The contractor shall provide a (1) year replacement warranty on all plant material to the owner from the date of substantial completion.
  - The quantities shown on the plan shall take precedence over the quantities shown on the plant list. The contractor shall notify the Contract Administrator of any discrepancies prior to ordering and installing plant material.
  - The contractor shall not substitute plant material or products without written consent of the Contract Administrator. The contractor shall be responsible for the removal and replacement of any unapproved substitutions.
  - Arrange plants in containers for consultant's review and approval of placement prior to installation.
  - All trees are to be planted with trunk flare at finished grade to match original nursery grade; contractor to obtain consultant's approval of final tree depth prior to placement of finished material. Trees planted at improper depth and without final approval may be subject to removal at contractor's expense.
  - Growing medium shall meet the following Canadian Landscape Standards:  
Planting beds:  
2" The contractor shall provide a soil sample and test to the contract administrator demonstrating that the growing medium meets these specifications prior to delivery to the site. The contractor will be responsible for the removal and replacement of any untested / not specification growing medium at their own expense.  
Placement - the contractor shall use the growing medium at the following minimum depths:  
Trees:  
800mm  
Planting beds:  
450mm
  - Contractor shall supply and place composted bark mulch 50mm deep. Mulch is to be bury tree trunk flare. Accommodate for mulch depth when planting trees. Sample of mulch to be provided to consultant for approval prior to placement.

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1. PROTECTION FENCE TO BE LOCATED AT CROWN DRIPLINE OR ADJACENT TO HARD SURFACE, WHICHEVER IS GREATER, OR AT A DISTANCE SPECIFIED BY THE CITY ARBORIST

TREE PROTECTION DISTANCE TABLE		
TRUNK DIAMETER	MIN. DISTANCE FROM TRUNK (METERS)	
	CM	FT
20	0.6	1.2
25	0.8	1.5
35	1.0	2.1
40	1.2	2.4
45	1.3	2.7
50	1.5	3.0
55	1.7	3.3
60	2.0	3.6
75	2.5	4.5
90	3.0	5.0
100	3.3	6.0

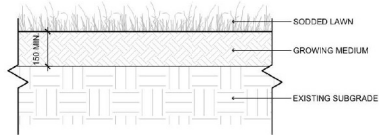


NOTES:

1. PROTECTION FENCE TO BE LOCATED AT CROWN DRIPLINE OR ADJACENT TO HARD SURFACE, WHICHEVER IS GREATER, OR AT A DISTANCE SPECIFIED BY THE CITY ARBORIST
2. MANUALLY EXCAVATE AND CUT TREE ROOTS WITHIN 1.5m OF THE TREE PROTECTION FENCING
3. MACHINERY AND STORAGE IS NOT PERMITTED WITHIN 1.5m OF TREE PROTECTION AREA
4. ENSURE CONFORMANCE OF PROTECTION FENCING AND APPROVALS COMPLY WITH CITY'S TREE PROTECTION BY-LAW

## 1 TREE PROTECTION

L-04 SCALE: 1:25



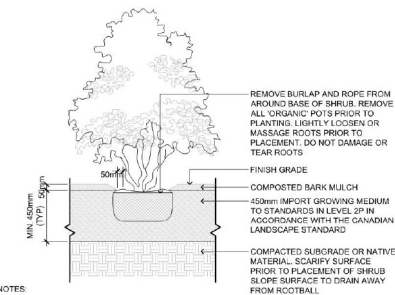
NOTE: ALL LAWN TO BE SEED IN TWO DIRECTIONS AT 90° FROM EACH OTHER

## 3 SOD

L-04 SCALE: 1:10

## 2 TREE PLANTING

L-04 SCALE: 1:25



NOTES:

1. SHRUB TO BE PLANTED LEVEL WITH FINISH GRADE
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF SHRUB
3. PLANTING PIT MUST BE FREE DRAINING
4. DISTURBED SUBGRADE, NATIVE MATERIAL, OR IMPORT FILL TO BE SUITABLY COMPACTED IN ACCORDANCE WITH CANADIAN LANDSCAPE STANDARDS TO PREVENT SETTLEMENT OF ROOTBALL
5. PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD, DISEASED, DAMAGED, OR DEFECTIVE BRANCHES IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD
6. REFER TO GEOTECHNICAL REPORT FOR COMPACTION RATES UNLESS OTHERWISE SPECIFIED

## 4 SHRUB PLANTING DETAIL

L-04 SCALE: 1:20

NOTES:

1. REFER TO TREE PLANTING NOTES FOR ADDITIONAL INFORMATION
2. ENSURE CONFORMANCE WITH CANADIAN LANDSCAPE STANDARD FOR MULCH RING DIAMETER AND MULCH FINISH/TRANSITION WITH WATERING ZONE

SET TREE PLUM. STAKE TREE WITH TWO VERTICAL 50mm x 50mm PRESSURE TREATED STAKES 1500mm LONG. PLACE 1/10 OF THE STAKE BELOW GRADE. STAKES TO BE POSITIONED PARALLEL TO STRUCTURE OR PATHS OR TO PREVAILING WIND. STAKES NOT TO PENETRATE OR DAMAGE ROOT BALL.

DO NOT CUT LEADER

CREATE A 50mm DEEP WELL IN GROWING MEDIUM FOR THE FIRST YEAR OF WATERING. ENSURE WELL IS A CLEAN-ENDED CIRCLE WITH DIA. OF 150mm

TOP OF ROOT FLARE TO BE FLUSH WITH SURROUNDING GRADE. FINISHED GRADE OF PLANTING TO BE EQUIVALENT TO NURSERY GROWN GRADE OF TREE

MIN. 1" (25mm) FLAT WEBBING, "ARBOR TIE" OR APPROVED EQUIVALENT

ARBOREOUS ROOT COLLAR OR APPROVED EQUIVALENT

PLANTING HOLE SHALL BE A MINIMUM DEPTH OF ROOTBALL. PLANTING SIDE EDGE TO BE A SHALLOW ANGLE. SCARIFY SIDES AND BOTTOM OF TREE PIT PRIOR TO PLANTING

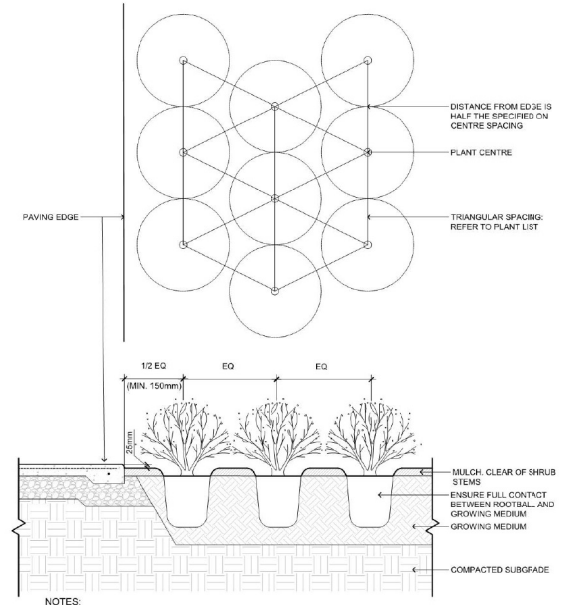
REMOVE COMPLETELY THE TOP 1/3 OF THE WIRE BASKET, BURLAP, AND ALL NYLON AND BINDING MATERIAL. CUT OFF WIRE BASKET AND BURLAP. DO NOT FOLD THEM INTO THE HOLE PRIOR TO BACKFILLING

MULCH RING. REFER TO CANADIAN LANDSCAPE STANDARDS

SOIL DEPTH MAY VARY TO ACCOMMODATE REQUIRED VOLUME WITHIN 900mm MINIMUM DEPTH

ENSURE A MIN. 300mm DEPTH OF COMPACTED SUBGRADE UNDERNEATH ROOTBALL TO PREVENT SETTLING OF TREE. COMPACTED TO 85% MPD

TREE PIT WID'TH TO MATCH DRIPLINE OF TREE



NOTES:

1. REFER TO CANADIAN LANDSCAPE STANDARD FOR COMPACTION AND PREPARATION REQUIREMENTS FOR PLANTING BEDS
2. REFER TO TYPICAL SHRUB PLANTING DETAILS FOR INFORMATION ON MULCH AND GROWING MEDIUM
3. ENSURE MATURE SHRUB FORM WILL NOT OVERHANG WALKWAY
4. COMPACTION RATE TO BE 95% MPD UNLESS OTHERWISE SPECIFIED IN GEOTECHNICAL REPORT

## 5 SHRUB SPACING DETAIL

L-04 SCALE: 1:15



LANDSCAPE ARCHITECTURE | URBAN DESIGN | PLANNING | ENGINEERING  
1001 - 1001 HORN STREET, VANCOUVER, B.C. V6Z 2M4

PROJECT: BCH 702 NICOL STREET | NANAIMO, B.C.  
CLIENT: BC HOUSING  
CONSULTANT: WSP

RECEIVED  
DP1209  
2020-OCT-23  
CLIENT PLANNING

ORIGINAL SIZE: 60.96cm x 91.44cm (24" x 36")

0 2023/02/23 ISSUED FOR DEVELOPMENT PERMIT

NO. DATE DESCRIPTION BY

SEALED



DESIGN BY: MH

CHECKED BY: UN

PROJECT # 2024 0210 00

SCALE

AS SHOWN

SHEET TITLE

SHEET NO.

DETAILS

L-04







# AERIAL PHOTO



**DEVELOPMENT PERMIT APPLICATION NO. DP001209**



702 NICOL STREET