



AGENDA
DESIGN ADVISORY PANEL MEETING

June 17, 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:

a. Minutes

2 - 5

Minutes of the Design Advisory Panel Meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday 2021-MAY-27.

4. PRESENTATION:

a. Development Permit Application No. DP001231 - 5730 Turner Road

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

A development permit application was received from Raymond deBeeld Architecture on behalf of Insight Holdings Ltd., for a mixed-use development (49 residential units and 2 commercial buildings) to be located at 5730 Turner Road. The subject property is legally described as Lot 10, District Lots 20 and 30, Wellington District, Plan VIP65104.

5. ADJOURNMENT:

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2021-MAY-27, AT 5:00 P.M.

PRESENT: Members: Charles Kierulf, AIBC, Chair (joined electronically)
 Tony James, AIBC (joined electronically)
 Kevin Krastel, At Large (joined electronically)
 Marie Leduc, At Large (joined electronically)
 Kate Stefiuk, BCSLA (joined electronically)

 Absent: Gur Minhas, At Large
 Councillor Brown

 Staff: L. Rowett, Manager, Current Planning Section
 L. Stevenson, Planner, Current Planning Section
 L. Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:03 p.m.

2. ADOPTION OF AGENDA:

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

3. PRESENTATIONS:

(a) Development Permit Application No. DP001225 – 111 Haliburton Street

Introduced by Lainy Stevenson, Planner, Current Planning Section

Presentations:

1. Joyce Reid Troost, Architect, of Joyce Reid Troost Architecture presented the project. Ms. Troost spoke regarding site and neighbourhood context, site constraints and provided an overview of the proposed architectural design and features. Kenneth Riddell and Douglas Riddell, Owners of Sun Porch Homes Ltd. were also in attendance.
 - The building is set back from the street with parking in the front
 - Entrances to the units are from the front and both sides of the building with access provided from the parking courtyard area
 - Wayfinding cues from the parking courtyard area include exterior building material changes to assist in identifying the entrances of each unit

- Exterior materials include a mix of textures and colours in vinyl, Hardie and board and batten siding which create a patchwork effect
 - Proposed variances include retaining wall height and a reduced rear yard setback
2. Brad Forth, Landscape Architect of 4 Site Landscape Architecture presented the landscape plan and spoke regarding
- The front yard includes a raised planter in a triangular island, a Japanese maple, and a large deciduous street tree near the street
 - The landscape plan is being kept modern and simple down the side yards with rows of small plantings in the back and front yards
 - The backyard landscaping will include hedging and astro turf in private amenity areas
 - Horizontal wood fencing is stepped with the site slope along north side
3. Panel discussions took place regarding the following:
- Concerns were raised regarding fitting so much on this small site, and the building set back from the street, with no allowance for street parking
 - The possibility of choosing a roof form from within the neighbourhood rather than introducing a new one
 - The possibility of using alternate plantings (ground covers) rather than using astro turf in the rear yard and adding more trees
 - Consideration for unique wayfinding methods for the lower units
 - The possibility of siting the building closer to the street, and elevating it to provide underground parking
 - The location of bike storage
 - The proposed rear yard setback variance and its possible affect on neighbouring properties
 - The possibility of wrapping the balcony storage units in the same siding as the face of the building they are touching to be more integrated into the elevation
 - Compliments were provided regarding the creative approach for the challenging site, the successful courtyard approach and the attempt to increase the density on this small lot

It was moved and seconded that Development Permit Application No. DP001225 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider substituting the proposed astro-turf in the private amenity areas with plant material;
- Consider additional trees along the east property line and between the parking stalls; and
- Consider additional wayfinding cues for the identification of unit entries.

The motion carried unanimously.

(b) Development Permit Application No. DP001226 – 421 Prideaux Street

Introduced by Lainy Stevenson, Planner, Current Planning Section

Presentations:

1. Joyce Reid Troost, Architect of Joyce Reid Troost Architecture presented the project. Ms. Troost spoke regarding site and neighbourhood context and provided an overview of the architectural plans and features. Kenneth Riddell and Douglas Riddell, Owners of Sun Porch Homes Ltd. were also in attendance.
 - A large front porch is proposed for the main entrance
 - Small balconies are located on the south elevation
 - Access to the garbage/recycling bins is provided at the rear of the building
 - Parking is located in the rear yard
 - A pedestrian walkway provides a connection between the front and back yards
2. Corrine Matheson, Landscape Designer of Mystic Woods Landscape Design presented the landscape plan and spoke regarding existing site conditions, retention of existing trees, the planting plan, and hardscape features.
 - Most replacement trees are columnar ornamental pear
 - Bike parking will be off the street within the landscaping at the front of the property
 - Stepping stones are proposed for access and/or maintenance
 - A picket fence will be installed along the front property line
3. Panel discussions took place regarding the following:
 - It was suggested the exterior siding material have a more wood-like finish
 - Ways to add interest to the larger gable ends
 - The possible addition of a significant tree in the front of the site and a wider canopied tree in the parking area for shade
 - The possibility of finding room to integrate an accessible unit into the building design
 - The use of a shed roof in front of the building
 - The possibility of programming the large lobby as a common amenity space (living room) for the building
 - Possible BC Building Code issues related to: the distance between 2 interior doors in the corridor; and the requirement to provide access to the front of the building
 - Compliments were provided regarding the architectural design and fit of the proposed building into the neighbourhood and the re-creation of this type of housing

- Clarification, as requested, was provided to Douglas Riddell regarding the use of siding with a wood-like finish

It was moved and seconded that Development Permit Application No. DP001226 be accepted as presented with support for the proposed variances. The following recommendations were provided:

- Consider alternate building materials with a more wood-like finish and appearance for the horizontal siding;
- Consider adding detail and visual elements to the larger gable ends; and
- Consider additional trees in the front and rear areas on the site, including a significant tree.

The motion carried unanimously.

4. ADJOURNMENT:

It was moved and seconded at 6:37 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

Development Permit Application No:
DP001231

Application Detail

MIXED-USE DEVELOPMENT (3 BUILDINGS)

- **1 FIVE-STOREY RESIDENTIAL BUILDING**
- **49 RESIDENTIAL UNITS; and,**
- **2 COMMERCIAL BUILDINGS**
- **1 THREE-STOREY COMMERCIAL BUILDING**
- **1 CAFÉ BUILDING**

Civic Address:

5730 TURNER ROAD

Applicant:

RAYMOND DE BEELD ARCHITECTURE

Owner:

INSIGHT HOLDINGS LTD.

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001231– 5730 TURNER ROAD

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

Owners: **INSIGHT HOLDINGS LTD.**

Landscape Architect: **KINSHIP DESIGN ART ECOLOGY**

SUBJECT PROPERTY AND SITE CONTEXT:

Zoning	COR3 – Community Corridor
Location	The subject property is located in North Nanaimo with one corner of the triangular shaped lot at the intersection of Uplands Drive and Turner Road, and another corner of the lot at the Turner Road/Linley Valley Drive roundabout.
Total Area	7,355m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plan - Corridor Map 3 – Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Area Design Guidelines

The subject property is a vacant, triangular shaped parcel with two road frontages. Commercial uses, including Longwood Station, are located at the intersection to the south and west of the subject property. The adjacent property to the northwest, at 5050 Uplands Drive is a mixed use commercial and multi-family development. A new multi-family development is proposed to the east at 6030 Linley Valley Drive.

PROPOSED DEVELOPMENT

The applicant is proposing a five storey multi-family building with 49 rental units (24 two bedroom units and 25 one bedroom units), a three storey commercial building, and a separate café building with a vaulted ceiling. A floor area ratio of 0.88 is proposed, which complies with the density permitted in the COR3 zone for mixed-use developments.

Site Design

The café building and commercial building are sited on the west side of the property such that they face the existing commercial uses at the Uplands and Turner Road intersection. The residential building is L-shaped, and is sited on the southeast portion of the property with strong street presence on both frontages. The site will be accessed by an existing driveway at the north end of the property. A grove of trees in the northern corner of the property will be maintained and enhanced along the Molecey Creek riparian corridor. Surface parking is provided along the western side property line, and under-the-building parking is located under the residential and commercial building.

Staff Comments:

- The surface parking areas and parking garage entrance are screened from the street as is recommended in the design guidelines.
- Consider a raised pedestrian crossing in front of the parking garage entrance, and to the residential garbage enclosure.

Building Design

The residential building is five storeys in height with a traditional pitched roofline, and is sited on the lowest part of the site which allows for the under-the-building parking garage. The massing is divided into columns consisting of balconies and changes in exterior materials, including horizontal wood-like siding, vertical grey siding, white fibre cement panel and timber details. Architectural concrete is proposed for the exposed portions of the underground parking garage, and glass railings are proposed for the balconies. The primary building entrance is adjacent to the parking garage entrance on the north elevation, with additional connections from the ground floor units to the Turner Road public sidewalk. Bike storage and electric vehicle (EV) parking are provided in the parking garage. Several rooftop patios are provided on different storeys of the building.

The commercial building is three storeys in height with a pitched roofline. The primary entrance to the building is on the west end, and entrances to the building are located from the Turner Road public sidewalk. The south elevation, facing Turner Road, contains generous glazing, white signage panels, and balconies on the third storey which offer articulation to the building facade. The north elevation is stepped, with a different façade material accenting each step.

The café building is single storey with two sections of vaulted sloped roofline at the ends, and a peaked roofline at the centre to reflect the roofline of the other two buildings. The exterior materials are also wood-like siding and white fiber cement panel. South facing outdoor patios will be located at the front of the café building.

Staff Comments:

- To better relate to the two storey residences on the adjacent property to the north, consider ways to reduce the perceived height and further articulate the north end of the residential building.
- For the commercial building consider the following:
 - adding more detail and transparency to the west elevation;
 - incorporating a corner feature for the primary entrance area, to better relate the entrance towards Turner Road; and
 - ways to activate the ground floor and entrances on the south elevation of the commercial building to better relate to Turner Road.
- Consider adding more transparency to the west elevation of the café building.

Landscape Design

The landscaped area along the property frontage, between the buildings and Turner Road, will contain a bioswale, several retained trees, and layered plantings. A public pedestrian path, with attractive stone wall features, is provided through the site and connects the public sidewalks,

the building entrances and the surface parking areas. A plaza area is provided between the commercial building and the residential building, which will contain shade trees, benches and a pedestrian connection from the public sidewalk to the surface parking area. At the northern end of the residential building are stepped retaining walls which will be planted with trees and shrubs to screen the foundation wall of the parking garage. Along the northwest property line is a 1.8m wide landscape buffer which includes four existing cedar trees, black chain link fence and a garbage enclosure with a green roof. The café garbage/recycling area is adjacent to the café building and is screened with a cedar board fence.

Staff Comments:

- To allow café garbage bins to be rolled to the loading space without causing damage, consider a more durable material for the enclosure gate.
- Provide a cross section to show the proposed retaining walls between the residential building and Turner Road.
- Provide a site lighting plan and show proposed lighting for the entrances, pedestrian paths, plaza area and parking areas.
- Look at opportunities to reduce the parking and increase tree retention in the northern corner of the site to buffer the development from the adjacent lower density residential development.

PROPOSED VARIANCES

Building Height

A variance is proposed to the maximum permitted building height of the multi-family residential building from 14m to 18.96m, a proposed variance of 4.96m.

A variance is proposed to the maximum permitted building height of the commercial building from 14m to 16.3m, a proposed variance of 2.3m.

Minimum Landscape Treatment Level

The Zoning Bylaw requires a minimum landscape buffer width of 1.8 m along the side property line, and the landscape buffer width is proposed to be varied to 1.37m adjacent to the surface parking spaces, and to 0m adjacent to the café building and four parking spaces near the café building.

Setback for Garbage and Recycling Containers

The Zoning Bylaw requires a minimum setback of 3m from any lot line for garbage and recycling enclosures, and the proposed setback for the residential garbage and recycling enclosure is 1.8m, a proposed variance of 1.2m.

May 28, 2021

5730 Turner Road – Development Permit Design Rationale

Project

Mixed-use project development includes 3 buildings (49 Unit 5 story Residential, 3 stories CRU, and 1 double height storey cafe building) with underground shared parkade structure located underneath the residential and CRU buildings. The site includes surface parking on the northwest side of the lot.

Background

Development to provide high-quality rental accommodation, corporate business spaces, and a cafe with patios adjacent at the corner intersection of Turner Road and Uplands Drive.

Site Layout

The building's settings are dictated by the irregular-shaped lot, the statutory right of way, and the site's sloped nature. The proposed building's location utilizes the south portion of the lot while dedicating the north portion of the lot for tree preservation while maintaining the riparian buffer (7.5m) at the far north corner of the parcel. The residential building is located at the southeast corner of Turner Road (at the roundabout). The CRU building is located 9m to the west of the residential building, retaining views and creating a courtyard space buffer between the residential and the CRU building, connecting the street front of the Turner Road into the development. The cafe building is located on a dominant location at the west corner of the lot on Uplands Drive, having patios facing southeast, sharing a common plaza with the CRU building. The statutory right of way is shared between the proposed development and the neighbouring site to the west, it provides access to the surface parking, garbage enclosure and to the parkade.

Pedestrian Circulation

The whole development is linked via a pedestrian walkway crossing the site from the southwest (common corner plaza) to Turner Road at the northeast edge of the lot. The proposed walkway aims to encourage accessible use, connecting recreational amenities and building main entrances. As a result, most pedestrian-accessible areas are designed to allow handicap accessibility.

Vehicle Circulation

The project employs the statutory right of way as the main driveway entrance into the development to the rear surface parking from Turner Road at the northeast edge. The development proposes fire department access to the buildings from the site parameter along Turner Road from the south.

Parking

A total of 124 parking stalls were provided for the development, 73 surface parking stalls located at the rear yard of the lot and 51 underground parking provided in the parkade shared between residential and CRU use. Single entrance/exit provided to the parkade, located close to the residential entrance from the northwest end of the residential building.

Form

The proposed complex consists of 3 buildings. The residential massing is located at the southeast corner of the lot at the roundabout, separated from the CRU building to its west by a spacious courtyard designed as a garden space serving residents while maintaining both buildings' views. Although the residential building is the highest building on the lot, it sits on the lowest part of the site to maintain the buildings' hierarchy towards Uplands Drive. Common roof decks/patios on both end-side of the residential building provide magnificent views, especially the northeast rooftop patio, which is situated to offer northern views to the ocean. The patios are also designed to be used as traditional socializing spaces and stepping the building back from the adjacent CRU building as a response to its height. Meanwhile, the Cafe building (the lowest in height) is located at the intersection of Turner Road and Upland Drive, far southwest of the lot. It is integrated with a patio-plaza shared with the CRU building that serves as a public realm and the primary pinpoint into the site. It offers a refuge for pedestrians, residents and workers to enjoy. Furthermore, the idea of having a wider separation between the proposed buildings is an attempt to leave as much as an open area as possible for landscaping and common spaces.

The primary buildings form's main statement is inspired by traditional architecture framed into a contemporary design context and requirements. This is mainly elaborated by elevating height levels, projection and recessing facade elements such as balconies, and incorporating large and imposing pitched roofs and gables facing different directions while defining each building's primary/secondary entry points.

Material & Colour

The facade colour scheme incorporates soft natural colour. Low-maintenance wood sidings are applied with neutral vertical grey siding expressing the building's base and edges, harmonizing it with the parkade's concrete wall finish. The facade is interspersed with the white panel to add distinctness to areas where the highlight/exposure seems required.

Exterior Lighting

The design suggests up-light for the main entrance canopies and down-light for exits, patios and balconies. For the exterior, bollard lighting is proposed along the exterior pathway, and within common spaces and courtyards, recessed wall lighting is suggested in public plazas and around the seating areas.

Key Features

Traditional/new classic high-end apartment, CRU and cafe buildings within the mixed-use neighbourhood. Shared terrace and decks. Common public spaces. Accessible friendly.

Raymond de Beeld, Architect AIBC



May 28, 2021

5730 Turner Road – Development Permit Variance Rationale

Garbage and Landscape Setbacks:

- **Requirement:**
 - Garbage Setback: 3.0m
 - Landscape Buffer: 1.8m
- **Provided:**
 - Garbage enclosure at northwest of the Cafe Building = 0m.
 - Garbage enclosure at northeast along statutory right of way = 1.8m.
 - Landscape Buffer at north edge of the lot = varies 0.0m to 1.8m.
- **Variance:**
 - Garbage enclosure at northwest of the Cafe Building = 3m.
 - Garbage enclosure at northeast along statutory right of way = 1.2m.
 - Landscape Buffer at north edge of the lot = varies 1.8m to 0.0m.
- **Rationale:**
 - All garbage enclosures are located away from adjacent neighbouring buildings and properly screened with landscape wall and roof.
 - Garbage enclosure at northeast is located along the statutory right of way on the same path of neighbouring garbage enclosure; this allows a convenient garbage pick up and easy access to the users, especially for the residential occupants.
 - The garbage enclosure at the northwest of the cafe building located at the back yard of the building. It is hidden from the rest of the development with direct connection to the servicing rooms of the building.
 - The narrowed landscape buffer is necessary to provide an adequate path for handicap accessible pedestrian walkway crossing the site.

Building Height:

- **Requirement:**
 - 14m from the average finished grade.
 - 18m, if 75% parking is underneath a building.
- **Provided:**
 - 18.96m (5 storeys + parkade) Residential building.
 - 16.30m (3 storeys + parkade) CRU building.
 - 6.82m (1 double-height storey) Cafe Building.

- **Variance:**
 - Residential building = 4.96m.
 - CRU building = 2.30m.
- **Rationale:**
 - The city allows up to a maximum of 18m of building height which can reduce the height variance to 0.96m (and only be required for residential building) if a shared parking method is used. While it is not possible to dedicate 80% of the parking unassigned and keeping the parking in the parkade assigned.
 - The proposed building's heights are measured to the top of the pitched roof's ridge, which primarily serves to form the character of the development. The proposed design of the buildings is an attempt to offer a more traditional presence at the Turner Road rather than a contemporary/ flat roof architecture.
 - The development proposes 3 separate buildings; although the site is sloping up toward Uplands Drive, it was crucial from the design point of view to deliver the hierarchy in height to follow the site's natural grade and avoid a significant amount of cut and fill.
 - The development is proposing 0.88 of density and 29.6% of site coverage, which allows more pedestrian/ public integrated spaces than building coverage.
 - The proposal does not disturb or limit the views from any neighbouring development, and vice versa since most of the development's buildings are sitting adjacent to Turner road. Besides, it leaves a significant buffer between the proposed buildings and the neighbouring developments.

Raymond de Beeld, Architect AIBC

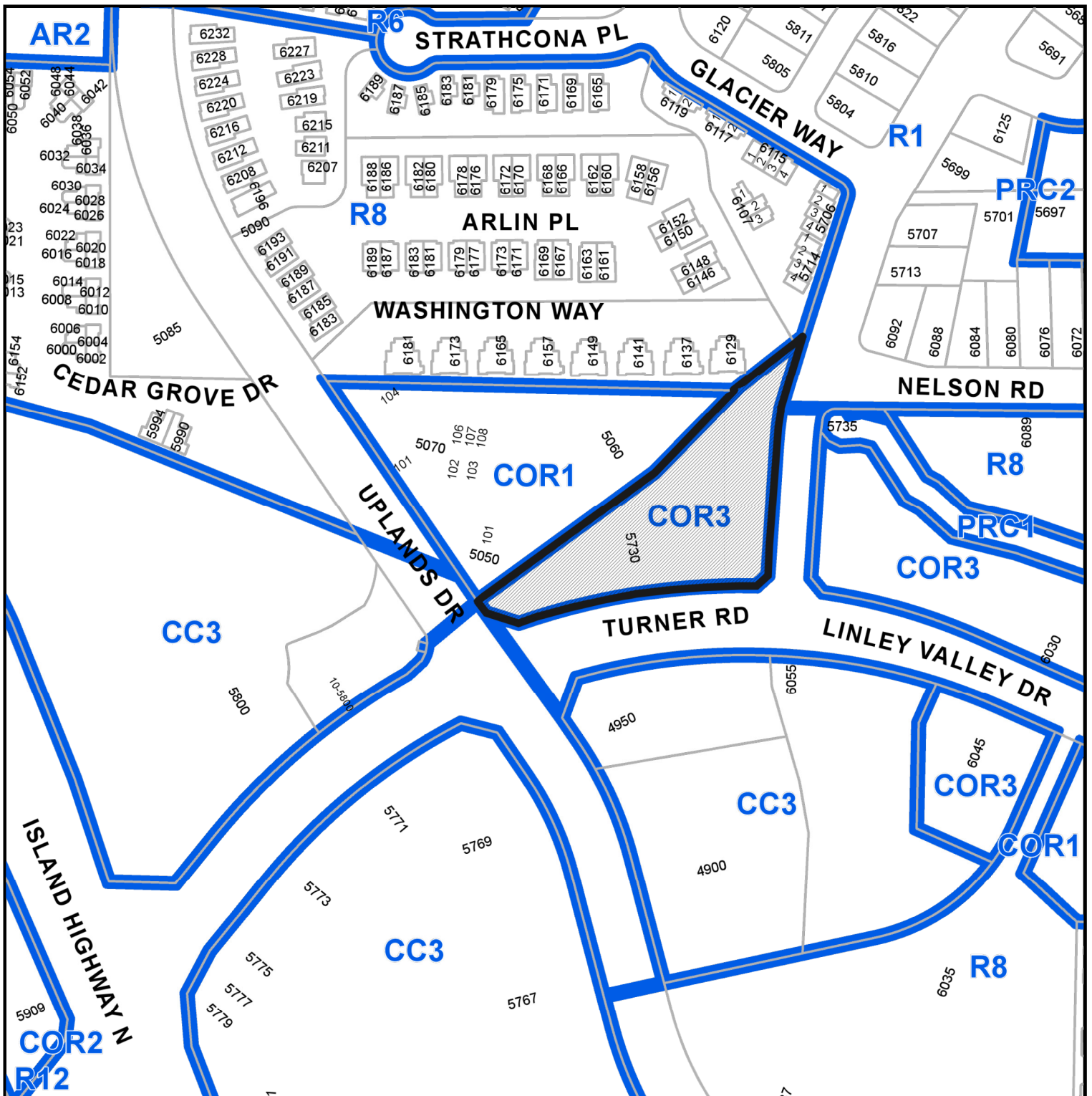


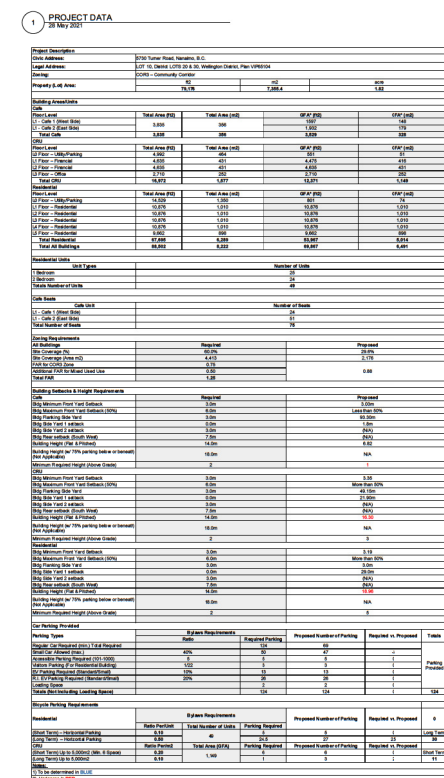
CONTEXT MAP



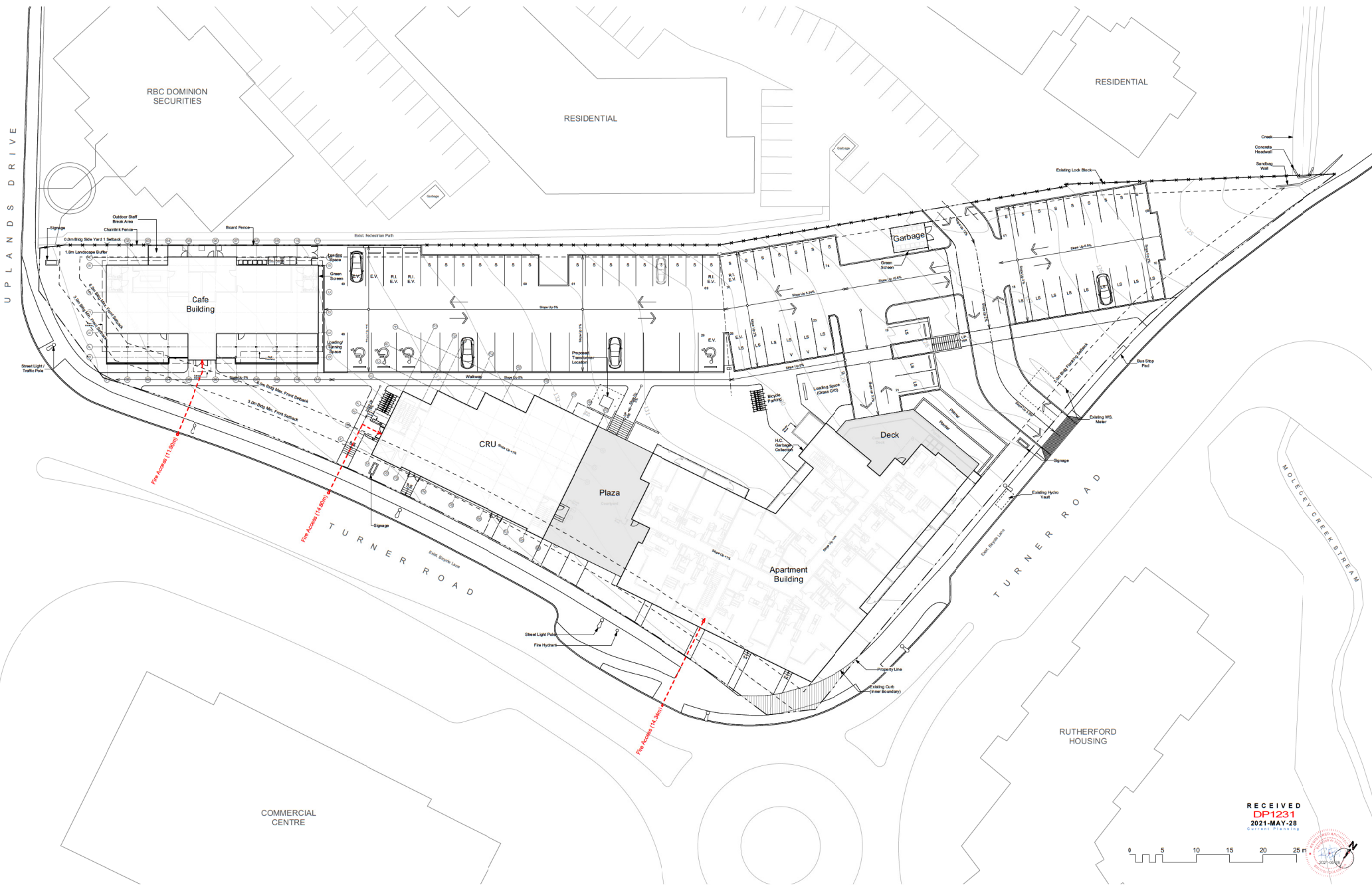
5730 TURNER ROAD

LOCATION PLAN





Project Description						
Civic Address:	5730 Turner Road, Nanaimo, B.C.					
Legal Address:	LOT 10, District LOTS 20 & 30, Wellington District, Plan VIP65104					
Zoning:	COR3 – Community Corridor					
Property (Lot) Area:	ft2	m2	acre			
	79,176	7,355.4	1.82			
Building Areas/Units						
Cafe						
Floor Level	Total Area (ft2)	Total Area (m2)	GFA* (ft2)	GFA* (m2)		
L1 - Cafe 1 (West Side)	3,835	356	1597	148		
L1 - Cafe 2 (East Side)			1,932	179		
Total Cafe	3,835	356	3,529	328		
CRU						
Floor Level	Total Area (ft2)	Total Area (m2)	GFA* (ft2)	GFA* (m2)		
L0 Floor – Utility/Parking	4,992	464	551	51		
L1 Floor – Financial	4,635	431	4,475	416		
L2 Floor – Financial	4,635	431	4,635	431		
L3 Floor – Office	2,710	252	2,710	252		
Total CRU	16,972	1,577	12,371	1,149		
Residential						
Floor Level	Total Area (ft2)	Total Area (m2)	GFA* (ft2)	GFA* (m2)		
L0 Floor – Utility/Parking	14,529	1,350	801	74		
L1 Floor – Residential	10,876	1,010	10,876	1,010		
L2 Floor – Residential	10,876	1,010	10,876	1,010		
L3 Floor – Residential	10,876	1,010	10,876	1,010		
L4 Floor – Residential	10,876	1,010	10,876	1,010		
L5 Floor – Residential	9,662	898	9,662	898		
Total Residential	67,695	6,289	53,967	5,014		
Total All Buildings	88,502	8,222	69,867	6,491		
Residential Units						
Unit Types	Number of Units					
1 Bedroom	25					
2 Bedroom	24					
Totals Number of Units	49					
Cafe Seats						
Cafe Unit	Number of Seats					
L1 - Cafe 1 (West Side)	24					
L1 - Cafe 2 (East Side)	51					
Total Number of Seats	75					
Zoning Requirements						
All Buildings	Required	Proposed				
Site Coverage (%)	60.0%	29.6%				
Site Coverage (Area m2)	4,413	2,176				
FAR for COR3 Zone	0.75					
Additional FAR for Mixed Used Use	0.50	0.88				
Total FAR	1.25					
Building Setbacks & Height Requirements						
Cafe	Required	Proposed				
Bldg Minimum Front Yard Setback	3.0m	3.03m				
Bldg Maximum Front Yard Setback (50%)	6.0m	Less than 50%				
Bldg Flanking Side Yard	3.0m	93.30m				
Bldg Side Yard 1 setback	0.0m	1.8m				
Bldg Side Yard 2 setback	3.0m	(N/A)				
Bldg Rear setback (South West)	7.5m	(N/A)				
Building Height (Flat & Pitched)	14.0m	6.82				
Building Height (w/ 75% parking below or beneath) (Not Applicable)	18.0m	N/A				
Minimum Required Height (Above Grade)	2	1				
CRU						
Bldg Minimum Front Yard Setback	3.0m	3.35				
Bldg Maximum Front Yard Setback (50%)	6.0m	More than 50%				
Bldg Flanking Side Yard	3.0m	49.15m				
Bldg Side Yard 1 setback	0.0m	21.90m				
Bldg Side Yard 2 setback	3.0m	(N/A)				
Bldg Rear setback (South West)	7.5m	(N/A)				
Building Height (Flat & Pitched)	14.0m	16.30				
Building Height (w/ 75% parking below or beneath) (Not Applicable)	18.0m	N/A				
Minimum Required Height (Above Grade)	2	3				
Residential						
Bldg Minimum Front Yard Setback	3.0m	3.19				
Bldg Maximum Front Yard Setback (50%)	6.0m	More than 50%				
Bldg Flanking Side Yard	3.0m	3.0m				
Bldg Side Yard 1 setback	0.0m	29.0m				
Bldg Side Yard 2 setback	3.0m	(N/A)				
Bldg Rear setback (South West)	7.5m	(N/A)				
Building Height (Flat & Pitched)	14.0m	13.96				
Building Height (w/ 75% parking below or beneath) (Not Applicable)	18.0m	N/A				
Minimum Required Height (Above Grade)	2	5				
Car Parking Provided						
Parking Types	Bylaws Requirements		Proposed Number of Parking	Required vs. Proposed	Totals	
	Ratio	Required Parking				
Regular Car Required (min.) Total Required		124	69		Parking Provided	
Small Car Allowed (max.)	40%	50	47	-3		
Accessible Parking Required (101-1000)	5	5	5	0		
Visitors Parking (For Residential Building)	1/22	3	3	0		
EV Parking Required (Standard/Small)	10%	13	13	0		
R.I. EV Parking Required (Standard/Small)	20%	26	26	0		
Loading Space		2	2	0		
Totals (Not including Loading Space)		124	124	0	124	
Bicycle Parking Requirements						
Residential	Bylaws Requirements			Proposed Number of Parking	Required vs. Proposed	0
	Ratio Per/Unit	Total Number of Units	Parking Required			
(Short Term) – Horizontal Parking	0.10	49	5	5	0	Long Term
(Long Term) – Horizontal Parking	0.50		24.5	27	2.5	30
CRU						
	Ratio Per/m2	Total Area (GFA)	Parking Required	Proposed Number of Parking	Required vs. Proposed	
(Short Term) Up to 5,000m2 (Min. 6 Space)	0.20	1,149	6	6	0	Short Term
(Long Term) Up to 5,000m2	0.10		1	3	2	11
Notes:						
1) To be determined in BLUE						
2) Variances in RED						





Looking at the intersection of Turner Road with Upland Drive at Far west corner



Looking from the roundabout at east toward Upland Drive intersection at the west



Looking along Turner Road (east edge) to north toward the roundabout



Looking from Uplands Drive intersection toward east



Looking at the roundabout at Turner Road and Linley Valley Drive intersection



Molecey Creek at the top north corner



Looking along Turner Road (south edge) toward roundabout at the east



Looking from the Roundabout to north along Turner Road East



Pedestrian dirt path crossing the site



1 CONSULTANTS LIST

Owner:
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Tel: 250-753-8093
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2 DRAWING LIST

Drawing No.	Description	
A0.0	Cover Sheet, Consultants	A1.3
A0.1	Context, Project Data	A1.4
A0.2	Streetscape	A1.5
A0.3	Perspectives 01	A1.6
A0.4	Perspectives 02	A1.7
A0.5	Perspectives 03	A1.8
A0.6	Perspectives 04	A6.1
A1.1	Site Layout - Building & Tree Plan	A6.2
A1.2	Site Layout - Fire Access	A6.3
		A1.3
		A1.4
		A1.5
		A1.6
		A1.7
		A1.8
		A6.1
		A6.2
		A6.3

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1 NE ELEVATION
Scale: N.T.S.



2 NORTH ELEVATION
Scale: N.T.S.



3 APARTMENT BUILDING N ELEVATION
Scale: N.T.S.



4 APARTMENT BUILDING PLAZA
Scale: N.T.S.

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1 APARTMENT BUILDING PLAZA
Scale: N.T.S.



2 WEST ELEVATION
Scale: N.T.S.



3 OFFICE BUILDING WEST ELEVATION
Scale: N.T.S.



4 CAFE BUILDING SW ELEVATION
Scale: N.T.S.

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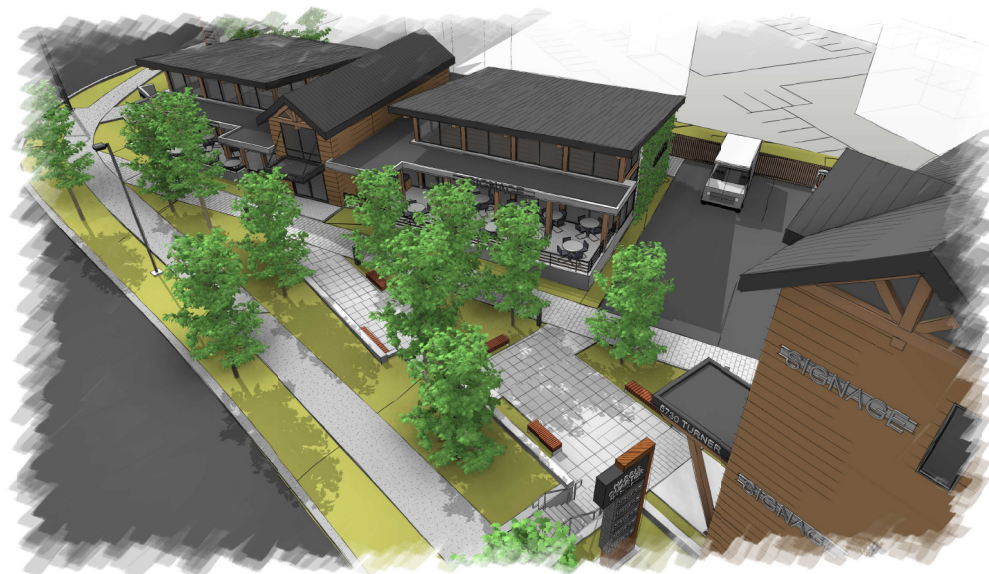




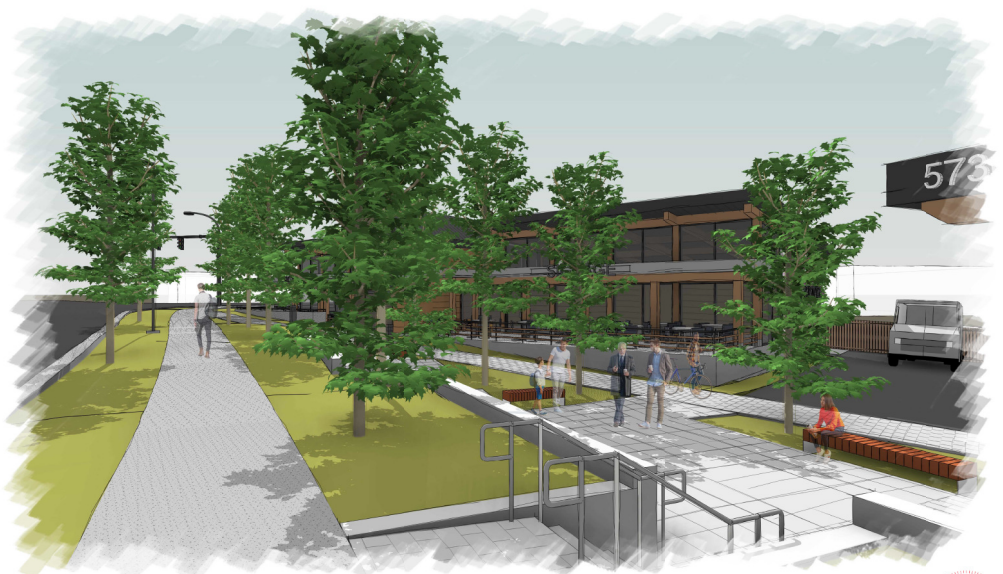
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2 CAFE BUILDING PLAZA W
Scale: N.T.S.



3 CAFE BUILDING PLAZA S
Scale: N.T.S.



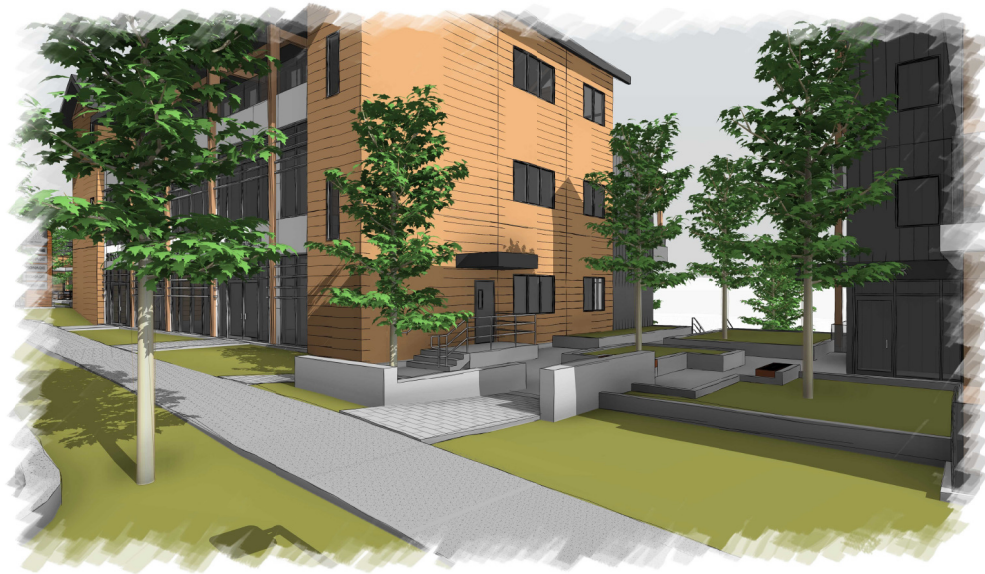
4 PATIO VIEW
Scale: N.T.S.



1 OFFICE BUILDING SOUTH STREET
Scale: N.T.S.



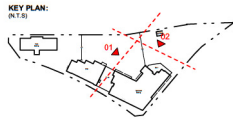
2 COMMON PLAZA SW
Scale: N.T.S.



3 COMMON PLAZA SE
Scale: N.T.S.



4 STREET SE ELEVATION
Scale: N.T.S.



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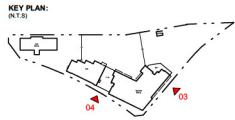
- FP1 Fiber Cement Panel (White)
- WD1 Fiber Cement Lap Siding (Wooden Grain Texture & Colour)
- WD2 Fiber Cement Vertical Siding (Iron Grey Matt Finish)
- WD3 Timber Wood Frame/Column/Beam
- CN1 Exposed Architectural Concrete
- RF1 Roofing Shingles (Cloud Grey)
- G1 Clear Glazing (Tinted Grey)
- GR1 Side Mounted Aluminum & Glass Guardrail
- VW1 Vinyl Windows & Door Frame (Dark Grey)
- MT1 Prefinished Metal Faccia (Charcoal)
- MT2 Prefinished Metal Faccia (White)
- SC1 Privacy Metal Screen (Charcoal)



1 Elevation - 01
Scale: 3/32" = 1'-0"



2 Elevation - 02
Scale: 3/32" = 1'-0"



MATERIAL LEGEND:

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- WD1 Fiber Cement Lap Siding (Wooden Grain Texture & Colour)
- WD2 Fiber Cement Vertical Siding (Iron Grey Matt Finish)
- WD3 Timber Wood Frame/Column/Beam
- CN1 Exposed Architectural Concrete
- RF1 Roofing Shingles (Cloud Grey)
- G1 Clear Glazing (Tinted Grey)
- GR1 Side Mounted Aluminum & Glass Guardrail
- VW1 Vinyl Windows & Door Frame (Dark Grey)
- MT1 Prefinished Metal Fascia (Charcoal)
- MT2 Prefinished Metal Fascia (White)
- SC1 Privacy Metal Screens (Charcoal)



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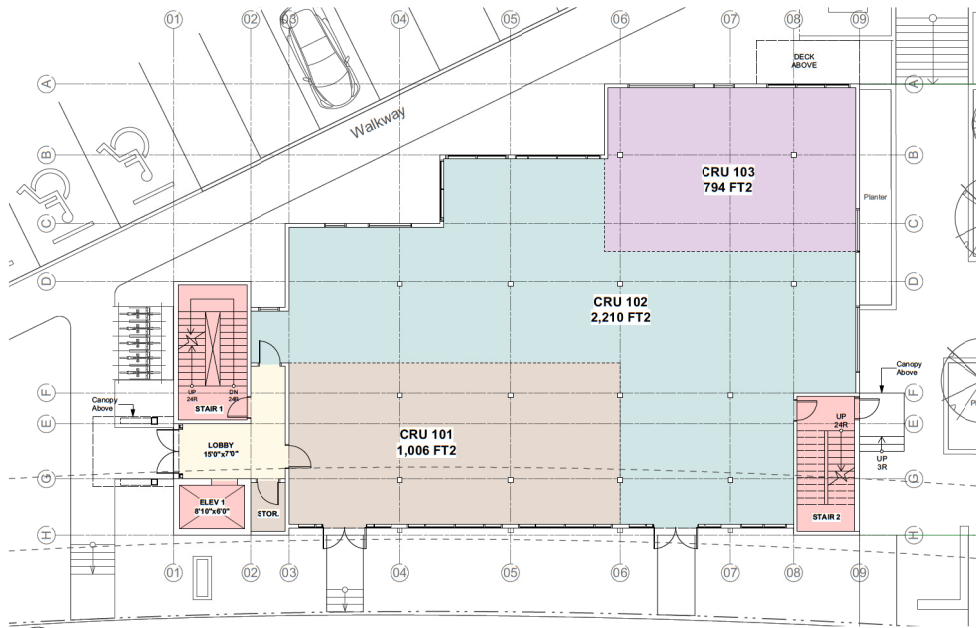


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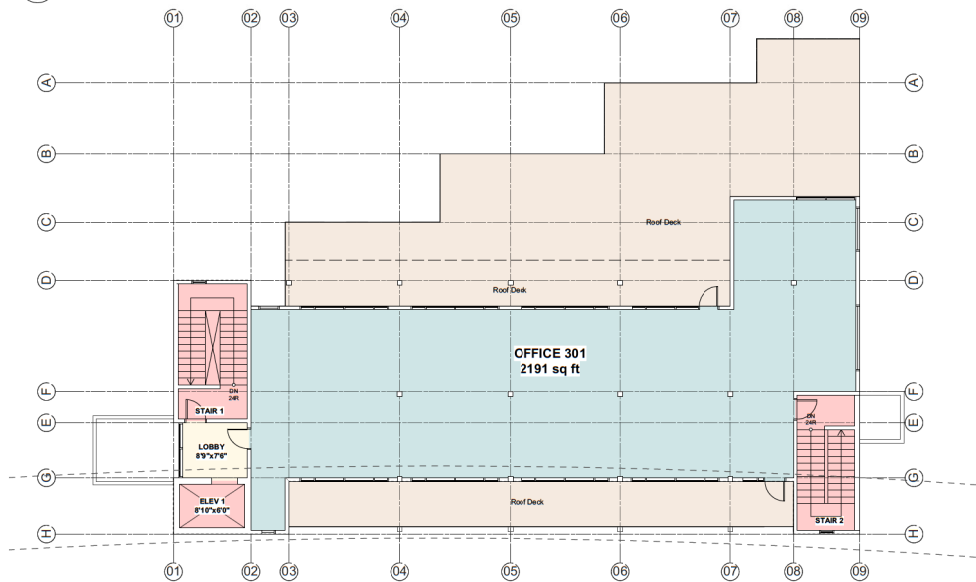




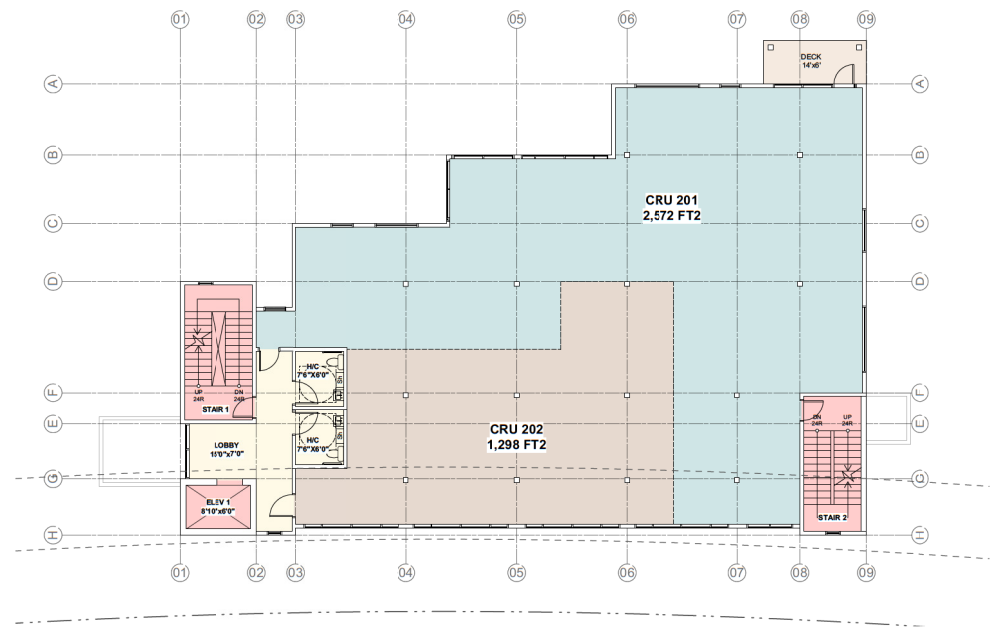




1 CRU - L1 Layout
Scale: 1/8" = 1'-0"



3 CRU - L3 Layout
Scale: 1/8" = 1'-0"

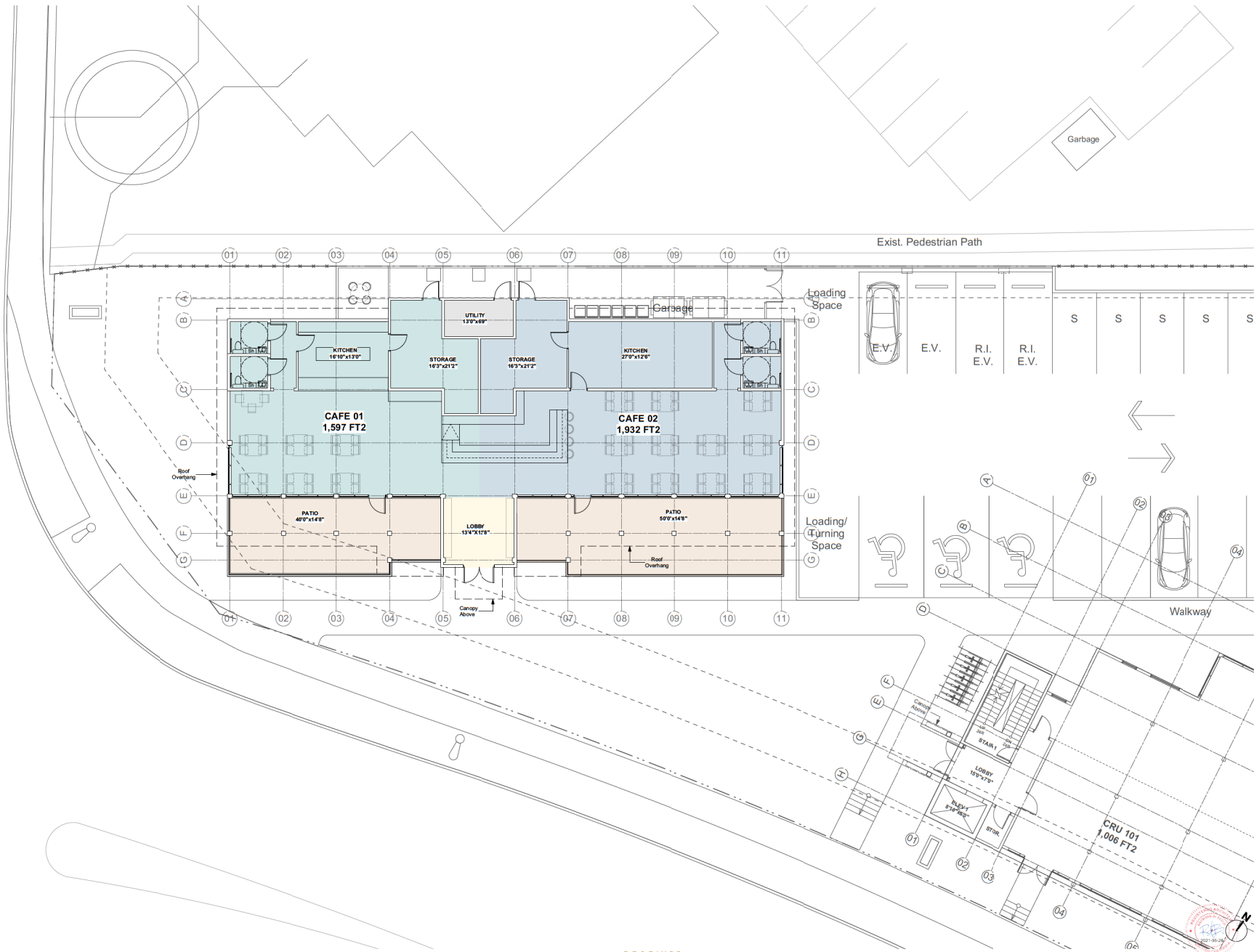


2 CRU - L2 Layout
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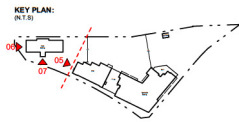
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U P L A N D S D R I



1 Restaurant - L1 Layout
Scale: 1/8" = 1'-0"

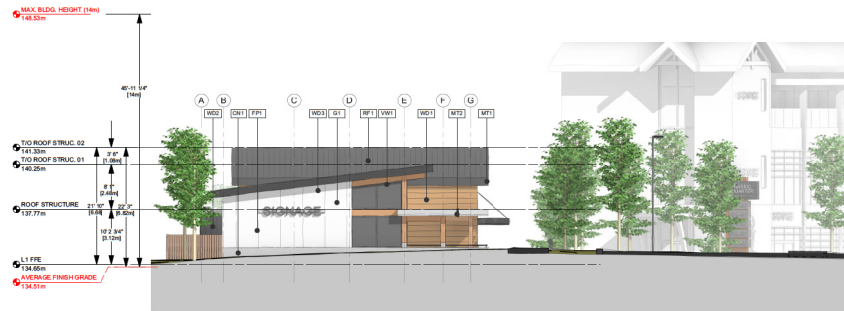


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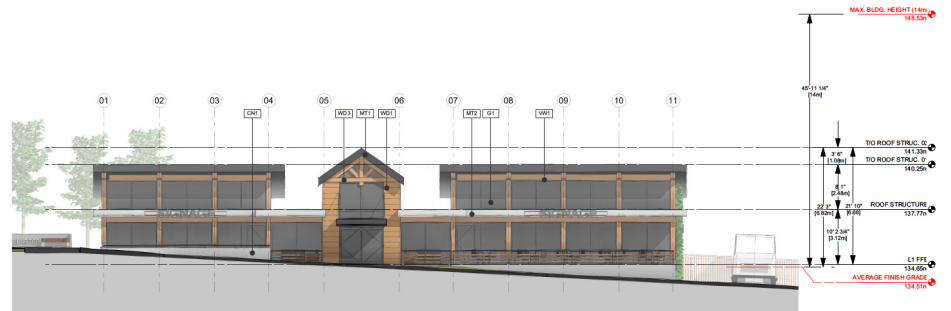
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- WD1 Fiber Cement Lap Siding (Wooden Grain Texture & Colour)
- WD2 Fiber Cement Vertical Siding (Iron Grey Matt Finish)
- WD3 Timber Wood Frame/Column/Beam
- CN1 Exposed Architectural Concrete
- RF1 Roofing Shingles (Cloud Grey)
- G1 Clear Glazing (Tinted Grey)
- GR1 Side Mounted Aluminum & Glass Guardrail
- VW1 Vinyl Windows & Door Frame (Dark Grey)
- MT1 Prefinished Metal Fascia (Charcoal)
- MT2 Prefinished Metal Fascia (White)
- SC1 Privacy Metal Screen (Charcoal)



1 Elevation - 05
Scale: 3/32" = 1'-0"



2 Elevation - 06
Scale: 3/32" = 1'-0"



3 Elevation - 07
Scale: 3/32" = 1'-0"

TURNER ROAD MIXED-USE

5730 TURNER ROAD
Nanaimo, BC

Landscape Architectural Drawings Issued for Development Permit

LANDSCAPE SHEETS

L0.00	Cover
L1.01	Design Rationale
L1.02	Landscape Plan
L1.03	Landscape Plan Rooftop Patios
L1.04	Landscape Sections
L1.05	Landscape Plants + Materials
L2.01	Tree Management Plan
L2.02	Tree Management Details

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DESIGN PRECEDENTS

PLANTINGS



01 Streetscape edge, layered plantings (trees, shrubs, perennials) with landscape wall



02 Plantings integrated with paving



03 Evergreen indigenous groundcovers form base for plantings & landscape design



04 Lush planted swale with pedestrian bridge crossings

HARDSCAPE



05 Stone landscape feature walls for retaining & sitting



06 Large concrete unit pavers as pathway



07 Large rectangular unit paver for featured landscape spaces



08 Medium rectangular unit paver for walkway

BENCHES + SITE FURNITURE



09 Platform bench



10 Large timber benches



11 Platform bench



12 Benches with planting & paving

LIGHTING + LANDSCAPE FEATURES



13 Bollard lighting along walkway and within Commons & Courtyard spaces



14 Recessed wall lighting



15 Green screen walls



16 Rainwater feature in courtyard

DESIGN RATIONALE

CONTEXT

Harris Quarters, at 5730 Turner Road, is situated in a transitional landscape. In the urban context, the site lies between a vibrant City Commercial Centre to the west that includes Longwood Station, and quieter residential neighbourhoods to the north and east. The design responds to this pattern with a mix of public patios and open spaces at the western, more commercial portion of the site, transitioning to a more private courtyard and garden setting that provides a backyard to the rental apartments. A walkway oriented on the long axis of the parcel unifies spaces across the site.

Ecologically, an exposed high point near the intersection of Turner Road and Uplands Drive is reminiscent of the dry rocky outcroppings with arbutus that are characteristic of the rainshadow environment. A 13m elevation change from the southwest to the northeast creates a natural transition from that high point through fragments of Douglas fir – salal forest to lower lying cedar and alder dominated riparian landscapes adjacent to Molecey Creek.

Positioned on a natural height of land, this new mixed-use community will enjoy expansive views northeast through a shallow valley to the ocean, and southwest over Longwood Station to Mount Benson.

DESIGN CONCEPT
URBAN RAINSHADOW SCENARIO

The landscape design deliberately accentuates, amplifies and distorts the character and diversity of specific rainshadow ecosystems to create strong visual character and identity for the project, to delineate distinct spaces within the development, and to unify the site as a whole.

The planting palette relies on indigenous species layered with appropriate complementary ornamentals assembled together to replicate local natural systems within an urban environment.

Materials, including wood benches, stone walls and paving stones evoke the warmth, colours and textures found in the rainshadow, but are designed with clean, contemporary sophistication and creative flair.

Green infrastructure, necessary to manage rainwater on site, provides an ecological armature for the parcel. A bioswale, linking architecture, infrastructure and landscape, is designed to further emphasize the cyclical summer drought/ winter rain pattern that dictates so much of what thrives in the rainshadow.

DESIGN ELEMENTS

- 1 Commons**

The Commons offers a shared urban patio-plaza for the office building and café to spill into the public realm. As the main entry into the site, the Commons is open and energetic, but also offers a refuge for pedestrians, residents and workers to sit and enjoy a coffee or a bite to eat. Furnished with a mix of benches and platforms to accommodate all ages and allow for playful activities, the Commons is nestled into a space inspired by the high and dry arbutus-shore pine ecosystem.
- 2 Courtyard**

The Courtyard is the space created between the office and residential building, connecting the street front on Turner Road to the more private Garden space serving residents. Vegetated edges surrounding and penetrating the Courtyard allow for a creative treatment of rainwater feeding into the bioswale, and create spaces to support the emergence of a novel urban environment inspired by the Douglas fir-salal ecosystem that dominates the rainshadow.
- 3 Garden**

The Garden is a more private landscape designed to serve as a backyard for the residents of the residential apartments. The Garden provides a walking path within a shade garden and an lawn for open-ended play, picnicking and gathering with friends. It is welcoming to passers-by, but uses trees to create enclosure hinting at its semi-private nature.
- 4 Rooftops**

Rooftop patios for the office and residential buildings provide a shared private space for residents and workers. Offering expansive views out to the ocean and up to Mt. Benson, the Rooftops heighten the perception of one's position in Nanaimo. With privacy and ample exposure to sunlight, the Rooftops provide an ideal space to grow garden herbs and vegetables, and for communal eating and socializing.
- 5 Walkway**

A bold Walkway bisects the project along the southwest-northeast axis. The Walkway provides a pedestrian oriented spine that unifies the site, and creates a visual connection to the Commercial City Centre and neighbourhoods beyond the parcel. The Walkway also serves as a clear division between the parking and vehicle dominated areas and the open spaces dedicated to people.
- 6 Bioswale**

To manage rainwater on site, a bioswale captures and slows runoff from rooftops and impermeable areas. In addition to this practical function, the bioswale provides an ecological framework for the site, linking distinct spaces and novel urban ecosystems with water flowing through green infrastructure.
- 7 Restoration**

At the northeast limit of the parcel, a Restoration area provides a buffer between the development and the channelized portion of Molecey Creek. This area will be treated as an ecological infill site, with healthy trees protected to the extent possible, and dense plantings of replacement trees and understory plants inspired by the Western redcedar-foamflower site association that characterizes riparian areas in the rainshadow.

DESIGN ELEMENTS KEY PLAN



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LANDSCAPE PLAN
SCALE 1:250

- 1 COMMONS**
Prominent small public space, stone retaining walls, modern timber benches & platform benches, concrete stone unit pavers, generous plantings to buffer plaza from road, potential space for public art, recessed wall and bollard lighting
- 2 COURTYARD**
Sun, shady space, raised planters, benches, connection through to residential garden & parking, secondary entrances to building, potential stormwater feature connecting roof rainwater leaders to swale
- 3 GARDEN**
Raised shady garden, stone wall sitting & retaining wall, paved path through garden, benches, platform bench, grass lawn for informal play & gathering
- 4 ROOFTOPS**
Five common space rooftop patios, benches, communal tables, flexible garden planters, potential for food & flower gardening, views to mountains & sea, see sheet L1.03 Landscape Plan Rooftop Patios for other patio locations and design
- 5 WALKWAY**
Accessible pedestrian connection from the cafe down to the residential building main entrance, concrete unit pavers, bollard lighting, tree lined on south edge
- 6 BIOSWALE**
Part of the stormwater management strategy for site, robust mix of indigenous & ornamental, deciduous & evergreen, perennials, shrubs and trees
- 7 RESTORATION**
Rebuild the forest edge of the adjacent stream, robust mix of indigenous deciduous & evergreen, perennials, shrubs and trees

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NO.	DATE	ISSUE
1	04-13-21	DP SUBMISSION
2	05-28-21	DP REVISIONS

PROJECT
TURNER ROAD MIXED-USE
5730 Turner Road
Nanaimo, BC

LANDSCAPE PLAN

PROJECT 2008
DB KS **CB** KS
SCALE 1:250
DATE FEB 08, 2021

L1.02



DESIGN PRECEDENTS

ROOFTOP FEATURES



17 Movable planters



18 Communal table



19 Tables & chairs, concrete pavers, planters



20 Lush plantings of flowers, herbs, and food producing plants

ROOFTOP PATIOS

SCALE 1:250

- A** ROOFTOP PATIO 02
(5th floor of residential building, northern views out to the Salish Sea and Coast Mountains, planters, communal table, concrete pavers)
- B** ROOFTOP PATIO 03
(5th floor of building, sunny, southwestern views to Mt. Benson & northern views to Salish Sea and Coast Mountains, planters, benches, small table & chairs, concrete pavers)
- C** ROOFTOP PATIO 04
(2nd floor of CRU building, northern views to Salish Sea & Coast Mountains, planters, communal table, small table & chairs, benches, concrete pavers)
- D** ROOFTOP PATIO 05
(2nd floor of CRU building, sunny, southwestern views to Mt. Benson)

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CLUBHOUSE

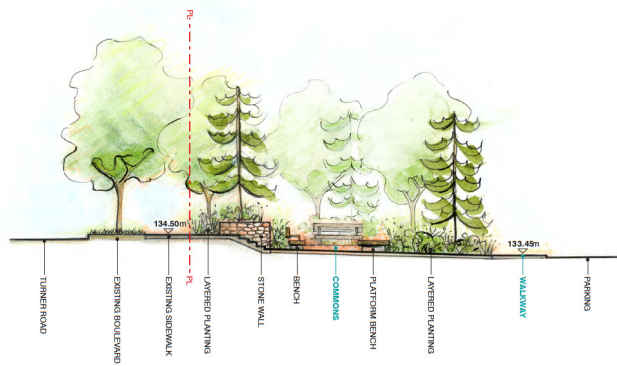
NO.	DATE	ISSUE
1	04-13-21	DP SUBMISSION
2	05-28-21	DP REVISIONS

PROJECT
TURNER ROAD MIXED-USE
5730 Turner Road
Nanaimo, BC

LANDSCAPE PLAN
ROOFTOP PATIOS

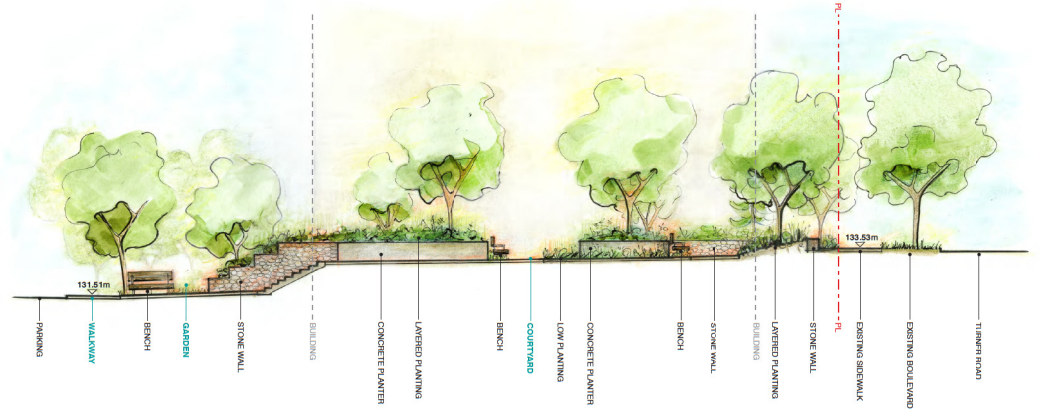
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DB KS **CB** KS
SCALE 1:250
DATE FEB 08, 2021

L1.03



A SECTION / ELEVATION

SCALE 1:100



B SECTION / ELEVATION

SCALE 1:100

SECTION KEY PLAN



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2021-MAY-28
Landscape Planning

NO.	DATE	ISSUE
1	04-13-21	DP SUBMISSION
2	05-28-21	DP REVISIONS

PROJECT
TURNER ROAD MIXED-USE
5730 Turner Road
Nanaimo, BC

LANDSCAPE SECTIONS

PROJECT 20008
DB KS **CB** KS
SCALE 1:100
DATE FEB 08, 2021

L1.04



PLANTS + MATERIALS SCALE 1:250

LANDSCAPE + MATERIALS LEGEND	
	Large Concrete Unit Paver
	Platform Bench
	Bench
	Stone Wall
	Bike Rack
	Bioswale Bridge
	Building Entrances
	Building Exits
	Paving Type 01 (Commons, Courtyard, Building Entrance)
	Paving Type 02 (Walkway)
	Paving Type 03 (Rooftop Patios)
	Grass Grid
	Pedestrian Route
	Property Line

PLANT LEGEND	
	Ac Acer circinatum
	Ag Acer griseum
	Ap Acer palmatum 'Osakazuki'
	Ar Alnus rubra
	A Amelanchier grandiflora
	Ce Cornus edulis white wonder
	Pp Parrotia persica
	Po Picea Omorika
	P Pinus contorta
	Pm Pseudotsuga menziesii
	Pc Pyrus calleryana
	Layered Plantings
	Lawn
	Greenroof
	Bioswale
	Restoration Planting

PLANT PALETTE			
Key	Qty	Botanical Name	Common Name
Deciduous Trees			
Ac	15	Acer circinatum	Vine Maple
Ag	9	Acer griseum	Paper Bark Maple
Ap	12	Acer palmatum 'Osakazuki'	Green Japanese Maple
Ar	6	Alnus rubra	Red Alder
A	10	Amelanchier grandiflora Autumn Brilliance	Saskatoon Berry
Ce	12	Cornus edulis white wonder	Eddies White Wonder
Pp	20	Parrotia persica 'Vanessa'	Persian Ironwood
Pc	14	Pyrus calleryana	Calleryana Pear
Coniferous Trees			
Po	31	Picea Omorika Bruns	Serbian Spruce
P	7	Pinus contorta var. contorta	Shore Pine
Pm	10	Pseudotsuga menziesii	Douglas Fir
Evergreen Shrubs			
Au	TBD	Arbutus unedo	Strawberry Bush
Os	TBD	Gaultheria shallon	Salt
Mh	TBD	Mahonia nervosa	Dull Oregon Grape
Mc	TBD	Moraea californica	Pacific Vix Myrtle
Rh	TBD	Rhododendron 'Gladier'	Evergreen Azalea
Vo	TBD	Vaccinium ovatum	Evergreen Huckleberry
Deciduous Shrubs			
Cs	TBD	Comus sericea	Red Twig Dogwood
Cc	TBD	Cotinus coggygria 'Royal Purple'	Purple Smoke Bush
Ra	TBD	Ribes sanguineum	Red Flowering Currant
V	TBD	Vaccinium	Blueberry
Groundcovers			
Ac	TBD	Adiantum triphyllum	Vanilla Leaf
Au	TBD	Arctostaphylos uva-ursi	Kinnikinnick
Am	TBD	Amaranthus maritima	Sea Thrift
Es	TBD	Eriogonum x venicolor	Eriogonum
Pc	TBD	Fragaria chiloensis	Coastal Strawberry
Fv	TBD	Fragaria vesca	Woodland Strawberry
Sa	TBD	Sedum rupestris 'Angelina'	Stonecrop
To	TBD	Trillium ovatum	Western Trillium
Bioswale			
Co	TBD	Carex obovata	Slough Sedge
ie	TBD	Iris ensata	Japanese Iris
Je	TBD	Juncus effusus	Common Rush
Sm	TBD	Scirpus microcarpus	Small Flowered Bulrush
Ferns, Grasses, Perennials			
OK	TBD	Calamagrostis Karl Forester	Feather Reed Grass
Dc	TBD	Deschampsia cespitosa	Tufted Hairgrass
DF	TBD	Dicentra formosa	Pacific Bleeding Heart
Dp	TBD	Dodecatheon pulchellum	Shootingstar
De	TBD	Dryopteris erythrosora	Autumn Fern
Bl	TBD	Eriophyllum lanatum	Woody Sunflower
Ln	TBD	Luzula nivea	Snowy Woodrush
My	TBD	Miscanthus yaku jima	Dwarf Maiden Grass
Pa	TBD	Panicum scoparium 'Hamel'	Dwarf Fountain Grass
Pg	TBD	Polypodium glycyrrhiza	Licorice Fern
Pm	TBD	Polydictum multiflorum	Sword Fern
Sn	TBD	Salvia nemorosa 'Caradonna'	Purple Wood Sage
S	TBD	Sedum Autumn Fire	Sedum
Tg	TBD	Tellima grandiflora	Fringepile
Tl	TBD	Trientalis latifolia	Western Starflower
Vines			
Ca	TBD	Clematis amandii 'Snowdrift'	Evergreen Clematis
Lc	TBD	Lonicera alcea	Orange Honeyuckle
Bulbs			
Ag	TBD	Allium 'Globemaster'	Ornamental Onion
Cq	TBD	Camassia quamash	Camass

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Refer to **Landscape Plants & Materials Sheet L1.05** for Plant Palette and Tree Replacement locations.

Refer to **Tree Management Details Sheet L2.02** for Tree Inventory list, Tree Replacement list, and Tree Protection Fence.

TREE MANAGEMENT PLAN LEGEND

#	#	The number key correlates to the Tree Inventory Table, indicating species and diameter at breast height (DBH). Large circles indicate surveyed trees (DBH > 0.3 m). Small circles indicate unsurveyed trees (DBH < 0.3 m).
Surveyed (DBH > 0.3 m)	Unsurveyed (DBH < 0.3 m)	
		<i>Pseudotsuga menziesii</i> (Douglas fir) (0.10 - 0.7 m DBH)
		<i>Alnus rubra</i> (Red alder) (0.10 - 0.40 m DBH) All surveyed specimens are Landmark Trees (0.3 - 0.4 DBH)
		<i>Arbutus menziesii</i> (Arbutus) (0.10 - 0.40 m DBH)
		<i>Thuja plicata</i> (Western redcedar) (0.1 - 0.7 m DBH)
		Unidentified multitemmed deciduous tree (0.15 DBH)
		Tree Protection Fencing (See sheet L2.02, detail 1)

Refer to **Landscape Plants & Materials Sheet L1.05** for Plant Palette and Tree Replacement locations.

Refer to **Tree Management Plan Sheet L2.01** for Existing Tree locations and Tree Protection Fencing location.

TREE INVENTORY

SIGNIFICANT TREES TO BE REMOVED

KEY QTY	BOTANICAL NAME	COMMON NAME	DBH	NOTES
1	(1) Pseudotsuga menziesii	Douglas Fir	1.0	Landmark
2	(1) Pseudotsuga menziesii	Douglas Fir	0.8	Landmark
3	(2) Alnus rubra	Red Alder	0.4	Landmark
4	(2) Alnus rubra	Red Alder	0.3	Landmark

TREES TO BE REMOVED

KEY QTY	BOTANICAL NAME	COMMON NAME	DBH	NOTES
5	(1) Arbutus menziesii	Arbutus	0.4	
6	(2) Arbutus menziesii	Arbutus	0.3	
7	(1) Arbutus menziesii	Arbutus	0.2	Unsurveyed
8	(9) Arbutus menziesii	Arbutus	0.15	Unsurveyed
9	(1) Pseudotsuga menziesii	Douglas Fir	0.7	
10	(8) Pseudotsuga menziesii	Douglas Fir	0.6	
11	(18) Pseudotsuga menziesii	Douglas Fir	0.5	
12	(13) Pseudotsuga menziesii	Douglas Fir	0.4	
13	(1) Pseudotsuga menziesii	Douglas Fir	0.3	
14	(14) Pseudotsuga menziesii	Douglas Fir	0.2	Unsurveyed
15	(28) Pseudotsuga menziesii	Douglas Fir	0.15	Unsurveyed
16	(7) Alnus rubra	Red Alder	0.2	Unsurveyed
17	(28) Alnus rubra	Red Alder	0.15	Unsurveyed
18	(1) Thuja plicata	Western redcedar	0.7	
19	(3) Thuja plicata	Western redcedar	0.6	
20	(4) Thuja plicata	Western redcedar	0.5	
21	(8) Thuja plicata	Western redcedar	0.4	
22	(1) Thuja plicata	Western redcedar	0.3	
23	(5) Thuja plicata	Western redcedar	0.2	Unsurveyed
24	(12) Thuja plicata	Western redcedar	0.15	Unsurveyed
25	(5) Unknown	Multi-Stemmed Deciduous	0.15	Unsurveyed

TOTAL NUMBER OF TREES TO BE REMOVED: 156

TREES TO BE RETAINED

KEY QTY	BOTANICAL NAME	COMMON NAME	DBH	NOTES
26	(1) Arbutus menziesii	Arbutus	0.3	
27	(5) Pseudotsuga menziesii	Douglas Fir	0.15-0.7	
28	(5) Alnus rubra	Red Alder	0.15-0.2	
29	(8) Thuja plicata	Western redcedar	0.15-0.3	

TREE REPLACEMENTS

TREES TO BE PLANTED ON SITE

DECIDUOUS TREES

KEY QTY	BOTANICAL NAME	COMMON NAME	MIN HT. (m)	NOTES
Ac	(15) Acer dielinatum	Vine Maple		
Ag	(9) Acer griseum	Paper Bark Maple		
Ap	(12) Acer palmatum 'Osakazuki'	Green Japanese Maple		
Ar	(6) Alnus rubra	Red Alder	1.5	All Landmark Replacement Trees
A	(16) Amelanchier grandiflora	Saskatoon Berry		
	Autumn Brilliance			
Ce	(12) Cornus edulis white wonder	Eddies White Wonder	2.0	8 Landmark Replacement Trees
Pp	(20) Parrotia persica 'Vanessa'	Persian Ironwood		
Pc	(14) Pyrus calleryana	Calleryana Pear		

CONIFEROUS TREES

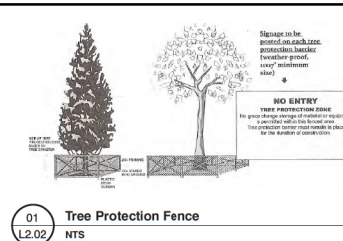
KEY QTY	BOTANICAL NAME	COMMON NAME	MIN HT. (m)	NOTES
Pn	(11) Pinus omaritica	Serbian Spruce		
P	(7) Pinus contorta var. contorta	Shore Pine		
Pm	(16) Pseudotsuga menziesii	Douglas Fir	2.0	All Landmark Replacement Trees

PROPOSED NUMBER OF REPLACEMENT TREES: 150

NOTES:

CITY OF NANAIMO BYLAW NO. 7126 (2013) REQUIRES 50% REPLACEMENT TREES FOR THE 156 TREES TO BE REMOVED. AT A SITE MEETING HELD JAN. 22, 2021, CITY STAFF STATED THAT 100 TREES PER HECTARE IS APPROPRIATE TO DETERMINE TOTAL REPLACEMENT TREES REQUIRED. AT 0.74 HECTARES, THE PROJECT REQUIRES 74 REPLACEMENT TREES. 150 REPLACEMENT TREES ARE PROPOSED.

CITY OF NANAIMO BYLAW NO. 7126 (2013) REQUIRES THAT REPLACEMENT TREES HAVE A MINIMUM HEIGHT BASED ON THE SIZE OF THE TREE REMOVED. IN ADDITION TO THE SIZES NOTED ABOVE TO REPLACE LANDMARK TREES, 62 REPLACEMENT TREES MUST HAVE A 1.5 M MINIMUM HEIGHT, AND 64 REPLACEMENT TREES MUST HAVE A 2.0 M MINIMUM HEIGHT. THE SPECIES AND LOCATIONS FOR TREES OF DIFFERING HEIGHTS WILL BE IDENTIFIED IN A DETAILED PLANTING PLAN AND DETERMINED IN COLLABORATION WITH THE CITY OF NANAIMO.



TREE PROTECTION FENCE

Prior to construction taking place on site a tree protection fence (see detail 01, sheet L2.02) shall be installed on site according to the layout as indicated on the Tree Management Plan (see sheet L2.01), the fence is to follow the existing grade.

Prior to the installation of this fence the layout should be reviewed by the City of Nanaimo Urban Forestry Coordinator.

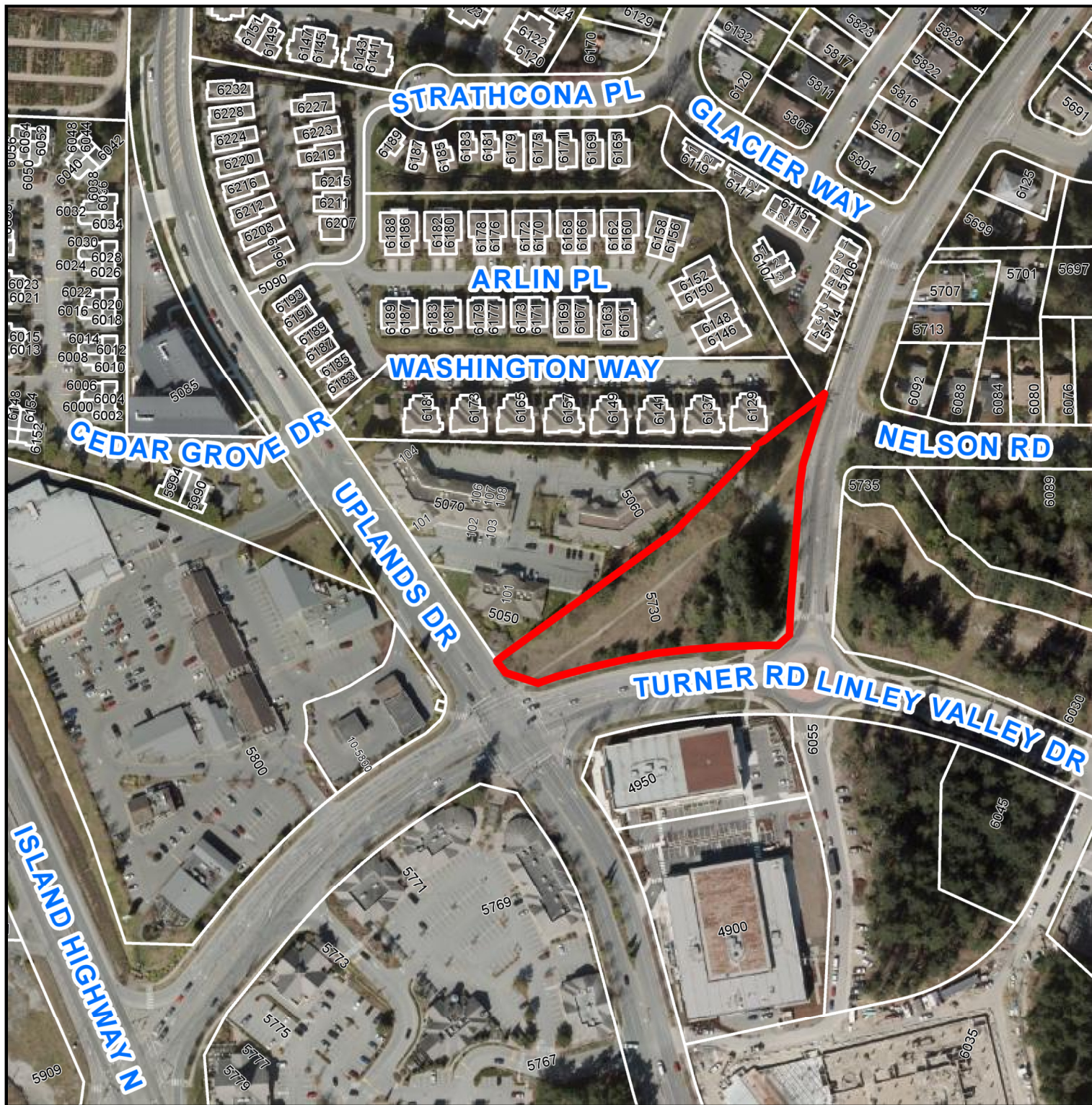
The Project Manager will instruct all trades on the importance of following these tree protection measures. All trades will be required to sign off on their concurrence of this plan.

The fence is to remain in place for the duration of construction.

NOTES:

- Height of fence to be 1.2m (4').
- 2"x 4" to be used for vertical posts, top and bottom rails and cross bracing (in 90°X°) around un-treated vertical posts may be used with a minimum diameter of 9 cm.
- Spacing between vertical posts to be no further apart than 3.7m (12') on centre.
- Structure must be sturdy with vertical posts driven firmly into ground.
- Continuous plastic mesh screening (e.g. orange snow fencing).
- Signs entitled "Tree Protection Area" to be posted on fence every 15m.
- Location of fence as shown on plan.

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001231



5730 Turner Road