



AGENDA
DESIGN ADVISORY PANEL MEETING

October 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. INTRODUCTION OF LATE ITEMS:

a. Introduction of New Panel Members

Welcome Jill Yuzwa and Angela Buick

3. ADOPTION OF AGENDA:

4. 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-AUG-12.

5. PRESENTATIONS:

a. Development Permit Application No. DP001241 - 6330 McRobb Avenue

6 - 28

A development permit application was received from Daryoush Firouzli Architecture Inc., on behalf of Carmague Properties Inc., for Phase 2 of an existing multi-family residential development at 6330 McRobb Avenue. Phase 2 is a six-storey residential building (88 units) with underground parking. The subject property is legally described as Lot 3, District Lot 48, Wellington District, Plan VIP78452.

6. OTHER BUSINESS:

7. ADJOURNMENT:

MINUTES
DESIGN ADVISORY PANEL MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2021-AUG-12, AT 5:00 P.M.

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

Absent: Councillor Brown

Staff: L. Brinkman, 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 5:00 p.m.

2. INTRODUCTION OF LATE ITEMS:

- (a) Agenda Item 5b Development Permit Application DP1237-2345 Kenworth Road
 – Add building rendering

3. ADOPTION OF AGENDA:

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

4. PRESENTATIONS:

- (a) Development Permit Application No. DP001235 – 3401 Barrington Road

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Presentations:

1. Gus daRoza, Architect of G3 Architecture Inc., presented the project and spoke regarding, site access, the property's steep slope characteristics, building siting and configurations, floor plan features and parking.
 - Parking is available on all unit driveways
 - 71 parking stalls are provided with 4 visitor and one accessible stall
 - A retaining wall, designed by a geotechnical engineer, is proposed to be constructed below the downhill units

- Downhill units have private rear patios with access to the backyard area
 - Uphill units will have decks on the front side to address the street
 - Exterior finishes include high quality, low maintenance materials (ie. natural wood, timbers, roof brackets, and lighting)
 - Materials and colours will be alternated to allow individual identities for each unit
2. Fred Brooks, Landscape Architect of Fred Brooks Landscape Architect presented the landscape plan and spoke regarding site conditions, green spaces, retaining walls, and provided some information regarding the plant palette.
- Deciduous shade trees with maximum canopies will be used to mitigate the scale of the buildings
 - Plant material will be used to soften the retaining walls

Panel discussions took place regarding:

- Improving the articulation of the end walls for each building
- The addition of colour to provide individual identities for each unit
- Adding walkways to the unit entrances that are separate from the driveways
- Adding materials to break the dominant appearance of the drive aisle
- The decorative roof brackets on the front elevations
- Retaining wall construction, materials and treatments, and recommended use of continuous cascading plantings to soften its appearance
- The treatment used for the safety barrier at the end of Fireweed Way
- The addition of large scale shade trees to the landscape plan
- Appreciation was conveyed regarding the landscape plan and the balance of personal/private spaces, natural plantings and children's play area
- The finishing of fencing and structures in the play space
- Comments were provided regarding how site sections are beneficial to assess retaining walls; how seeing an overall landscape plan would be easier to understand; and, labelling on the landscape plan.

It was moved and seconded that Development Permit Application No. DP001235 be accepted as presented with support for the variances. The following recommendations were provided:

- Consider using consistent material and colour strategies for the side elevations;
- Consider adding variety to the driveway surface materials;
- Consider natural colours for the structures within the amenity space;
- Look at adding more trees throughout the site; and
- Ensure cascading plantings run the full length of the retaining walls.

The motion carried unanimously.

(b) Development Permit Application No. DP001237 – 2345 Kenworth Road

Introduced by Lisa Brinkman, Planner, Current Planning Section.

Presentations:

1. Daryoush Firouzli, Architect of Daryoush Firouzli Architect Inc., presented the project and spoke regarding site and neighbourhood context, building siting, architectural features, proposed exterior materials, explained the proposed variances and responded to staff comments. Mr. Firouzli also provided an overview for the proposed landscape plan
 - Exterior materials consist of Hardie panel and shingles
 - Proposed variances include front yard setback and building height
 - The proposed outdoor amenity space includes a childrens play area, and outdoor furnishings for residents
 - Both metal and board fencing with plantings are proposed around the property
2. Scott Lewis, Senior Project Manager of Aplin & Martin Consultants Ltd., Nanaimo, presented the proposed site civil works and stormwater management plan.

Panel discussions took place regarding:

- The front entranceway in relation to the building and the parking lot (conflict with parking spaces immediately in front of the entrance)
- A belly band alternative to the proposed roof overhang
- The possible addition of weather protection to the door leading to the outdoor amenity space
- Possible improvements to the proposed outdoor amenity space (ie. adding a covered area for residents, a shaded area) and additional plantings
- The building and its relationship to the surrounding commercial uses

It was moved and seconded that Development Permit Application No. DP001237 be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider adding a shade area to the amenity space near the parking and play areas;
- Consider adding weather protection over the door that accesses the amenity space from the main building;
- Consider removing some of the parking spaces near the building entrance;
- Look at adding a design element to separate the main floor materials from the upper floor materials; and
- Look at screening the garbage enclosure with landscape materials.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:05 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001241 - 6330 McROBB AVENUE

Applicant/Owner: CARMAGUE PROPERTIES INC.

Architect: DARYOUSH FIRZOULI ARCHITECTURE INC.

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Medium Density Residential (R8)
<i>Location</i>	The subject property is located on the south side of McRobb Avenue and is encircled by Sentinel Drive, a privately maintained road.
<i>Total Area</i>	9,429m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Urban Node Map 3 – Development Permit Area DPA No. 9 – Commercial, Industrial, Institutional, Multiple Family, and Mixed Commercial / Residential Development
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located in North Nanaimo within the Woodgrove Urban Node and the Dover Neighbourhood. The property currently contains Phase 1 of the Dover Ridge Apartments, a 50-unit rental residential project, on the north portion of the lot facing McRobb Avenue. The west, south, and east edges of the property are crossed by Sentinel Drive through an easement. The lot is relatively flat and contains a small existing cluster of trees.

Surrounding land uses include a 16-unit townhouse development to the west, an 89-unit townhouse development across McRobb Avenue to the north, an 89-unit 4-storey condominium building to the east (the Texada), a 108-unit 5-storey residential building under construction to the southeast, and a vacant lot to the south that is zoned and protected by covenant for high density residential in 6- to 20-storey building forms. Other nearby uses include Georgia View Village retail centre approximately 100m to the west, Costco approximately 200m to the west, and the Nanaimo North branch of the Vancouver Island Regional Library approximately 400m to the south.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a 6-storey multi-family residential building with 88 rental dwelling units and underground parking. The proposed building will be the second and final phase of the Dover Ridge Apartments development. The proposed unit composition is as follows:

Unit Type	Number of Units
Studio	18
One-Bedroom	35
Two-Bedroom	30
Three-Bedroom	5

The proposed gross floor area is 7,176m² and combined with the existing 4,310m² Phase 1 building, the total Floor Area Ratio (FAR) will equal 1.22, less than the maximum permitted FAR of 1.25 in the R8 zone.

Site Design

The building will be sited in the southwest portion of the site on the opposite side of an existing drive aisle from the Phase 1 building. An open area will be maintained to the southeast of the proposed building for an amenity space and stormwater retention area.

The existing surface parking lot on-site will be expanded with additional parking proposed underground to be accessed via a vehicle ramp from the drive aisle. All vehicle access to the site will be maintained from the existing access from Sentinal Drive on the west side of the property. In addition to the 68 parking stalls already provided on-site, proposed parking will include 22 new surface parking stalls, 6 parallel parking stalls on Sentinal Drive, and 45 parking stalls underground. Long-term bicycle storage is proposed in the underground parking level. Waste collection is proposed from the existing enclosure in the Phase 1 parking lot.

The main entrance to the building will be on the north side of the proposed building, facing the internal surface parking lot. The primary pedestrian access to the site is proposed along the internal drive aisle from the west and a secondary access is proposed from Sentinal Drive to the southeast.

Staff Comments:

- Ensure that a safe pedestrian connection is provided between the two buildings across the central drive aisle.
- Look at opportunities to provide walkways between ground-level units and the sidewalk on Sentinal Drive to the south.

Building Design

The proposed building complements and continues the contemporary design from the existing Phase 1 building. The taller building will act as a transition between the existing 4-storey buildings to the east and the future 6- and 20-storey buildings to the southwest. The proposed building is L-shaped and its massing rectangular without significant articulation. A variety of exterior materials are proposed including different coloured cement composite siding and Hardie plank siding, with an alternate wood grain plank siding to distinguish the exterior of the ground level. Visual interest will be provided on all elevations through a variety of balcony designs.

The interior of the proposed building is oriented around the lobby and elevator shaft in the centre of the building, with dwelling units in both wings of the building. A common indoor amenity room is proposed on the ground level. All units will have either a private patio or balcony.

Staff comments:

- Look at creating a more prominent primary building entrance and consider relocating the entry to face Sentinal Drive.
- Review options to break up the roofline and more closely reflect the roofline on the existing Phase 1 building.
- Consider opportunities to further articulate the massing on upper levels, for example by stepping back the top floor at the ends of the building.
- Consider rooftop equipment screening options.

Landscape Design

Three primary planting areas are proposed: around the front entry to the north of the building, along the Sentinal Drive frontage in the southwest, and in the open area to the southeast. A large arbutus tree will be retained on the south side of the lot. The planting plan includes both deciduous and coniferous trees as well as a number of small shrubs, grasses, ferns, and perennials. A yew hedge will be continued along the east property line on the edge of the surface parking lot.

Other proposed site elements include a crushed gravel path around a bioswale, seating areas, bollard lighting, a metal picket fence, and a shared outdoor patio located outside the ground-level amenity room.

Staff Comments:

- Look at providing more programming and amenity features for the shared outdoor patio.
- Review opportunities for landscaping islands in the surface parking lot.
- Consider extending the decorative metal picket fence along Sentinal Drive on the south side of the lot, and consider arbours to frame walkways connecting with the sidewalk.

PROPOSED VARIANCE

The maximum permitted building height in the R8 zone is 14.0m. The applicant is proposing a building height of 19.6m, a requested variance of 5.6m. Further evidence will be required from the applicant to demonstrate that the proposed height variance can be supported within the R8 zone.



Reference: 2750

D - ARCHITECTURE

6377 Icarus Drive, Nanaimo, BC V9V1N4
phone. 250-933-1991 | mobile. 250-751-9479

DARYOUSH FIROUZLI ARCHITECTURE INC

August 20th, 2021

Dear Ms. Lisa Brinkman, MCIP, RPP

Development Planner

Planning & design Section

Community Development

Design & Variance Rationale for 6330 MCR0BB Ave. Nanaimo BC

Phase One of this project design and building few years ago, we are proud to be part of Design team in Phase #1 and continuing with Phase #2 as it is very great location and lots of success on development of these area.

Phase #1 is the rental building and Phase #2 also will be rental building as demand is very high in area and overall, in Nanaimo we are looking to use most of Density available for us in R8 zoning bylaw, also there is High Density zoning right by this property which allowed to build Highrise building right in backyard of this project,

The Design concept will follow Phase #1 with modern and clean line and some bright color accents. The Site design set up at Phase #1 with interior parking and Building entry for phase #2 will face to Phase #1 entry which make it these two building more connected.

The difference for this phase is we are building underground parking to make sure we provide nice green space and outdoor amenity which will use for all resident for both buildings at South side of property where we do have very impressive Arbutus Tree.

Also, this building is 6 Storey high to reduce the footprint of building add more Site area for outdoor amenity as well as reduce distance to other building in area like Texada and further developments.

As parking design for overall project (both phases) we are provided few extra parking's, As result of reviewing the project with City staff we provided variety unit sizes from Bachelor units, One Bedroom, Two Bedrooms and even three bedrooms units which looks like it is very hard to find in Nanaimo for Rental.

The only Variance we are looking for is Building Height.

Building Height Variance Rationale:

These Two main reasons we think this is a good fit to this property

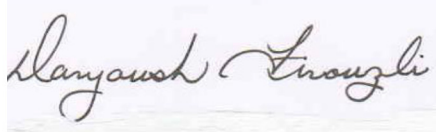
- 1- Reduce the building footprint and provide more Outdoor amenity space

- 2- There is 14 storey zoning right behind this property which we understand under consideration to develop, and 6 Storey building will be nice transition between 4 storeys building for phase #1, Texada and even 5 storey building just under construction at moment.

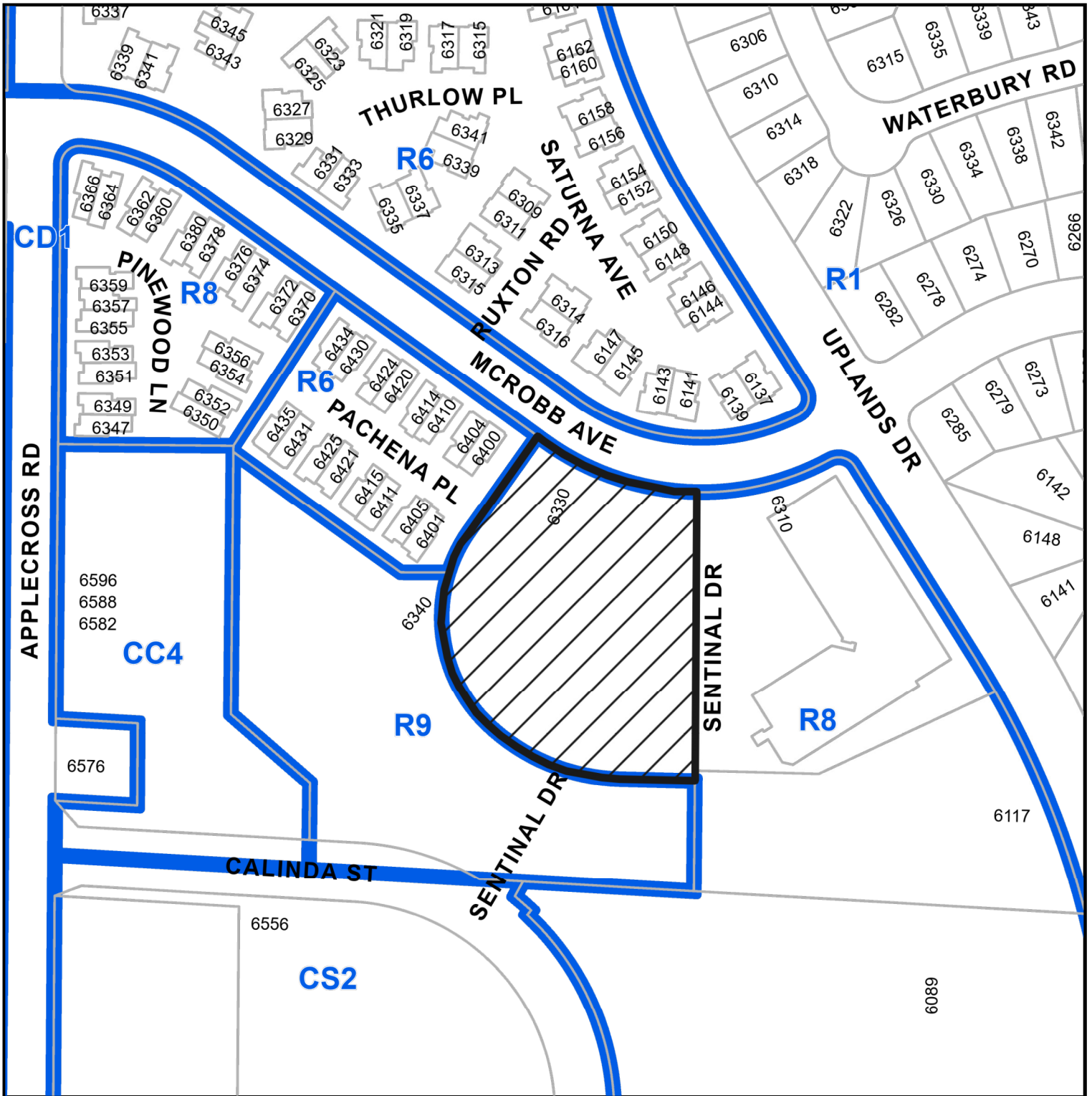
Please feel free to contact us if you require any additional information.

Daryoush Firouzli

Architect AIBC, RAIC, AIA, MArch

A handwritten signature in black ink, reading "Daryoush Firouzli", written in a cursive style.

LOCATION PLAN



DEVELOPMENT PERMIT APPLICATION NO. DP001241



Subject Property

CIVIC: 6330 MCROBB AVENUE

LEGAL: LOT 3 DISTRICT LOT 48 WELLINGTON DISTRICT PLAN VIP78452

SITE PARTICULARS

CIVIC ADDRESS: 6330 McRobb Avenue, Nanaimo, BC
 LEGAL ADDRESS: Lot 3, District Lot 48, Wellington District, Plan VIP78452
 SITE AREA: 2.33 Acres
 101,494.80 sq.ft. (9,429.18 m2)
 ZONING: R8 Medium Density Residential

PROJECT DATA

DESCRIPTION	ALLOWED / REQUIRED	PROPOSED (PHASE #2)	PROPOSED (PHASE #1)
USE	R8 Medium Density Residential	R8 Medium Density Residential	R8 Medium Density Residential
LOT AREA	19,375 sq.ft. (1,800 m2) Minimum	101,494.80 sq.ft. (9,429.18 m2)	101,494.80 sq.ft. (9,429.18 m2)
LOT COVERAGE	40% = 40,597 sq.ft. (3,771.64 m2)	25% = 25,591 sq.ft. (2,377 m2)	11% = 11,696 sq.ft. (1,086.6 m2)
BUILDING GROSS FLOOR AREA		Main Floor Plan: 12,873 sq.ft. Second Floor Plan: 12,873 sq.ft. Third Floor Plan: 12,873 sq.ft. Fourth Floor Plan: 12,873 sq.ft. Fifth Floor Plan: 12,873 sq.ft. Sixth Floor Plan: 12,873 sq.ft. Total 77,238 sq.ft.	Main Floor Plan: 11,696 sq.ft. Second Floor Plan: 11,564 sq.ft. Third Floor Plan: 11,564 sq.ft. Fourth Floor Plan: 11,564 sq.ft. Total 46,388 sq.ft.
DENSITY	1.25 = 126,867 sq.ft. (11,786 m2)	1.22 = 123,626 sq.ft. (11,485 m2) Overall	0.46 = 46,388 sq.ft. (4,309.6 m2)
SETBACKS	FRONT: 19.69' (6.0 m) Min. REAR: 34.45' (10.5 m) Min. SIDE: 9.84' (3.0 m) Min. SIDE (flanking street): 13.12' (4.0 m) Min.	FRONT: 19.69' (6.0 m) Min. SIDE: 34.45' (10.5 m) Min. REAR: 9.84' (3.0 m) Min. SIDE (flanking street): 13.12' (4.0 m) Min.	FRONT: 19.69' (6.0 m) Min. REAR: 34.45' (10.5 m) Min. SIDE: 9.84' (3.0 m) Min. SIDE (flanking st.): 13.12' (4.0 m) Min.
HEIGHT OF BUILDINGS	45.93' (14 m) Max.	64'-4" (19.60 m) Max.	44.33' (13.51 m) Max.
AMENITY AREAS			
OFF-STREET PARKING	- 1.52 Stall per 3 bedroom units x 5 =7.60 - 1.26 Stall per 2 bedroom units x 30=37.80 - 0.88 Stall per 1 bedroom units x 35= 30.80 - 0.75 Stall per Studio units x 18 =13.50 REQUIRED BY EXISTING BYLAW 89.7 STALLS Phase #2	Large stalls 61 Small stalls 10 H/C stalls 2 Total: 73 Plus additional 15 stalls in Phase #1	- 1.52 Stall per 3 bedroom units - 1.26 Stall per 2 bedroom units x 24= 30.24 - 0.88 Stall per 1 bedroom units x 23 = 20.24 - 0.75 Stall per Studio units x 3 = 2.25 REQUIRED BY EXISTING BYLAW 52.73 STALLS provided 68 stalls there is additional 15 stalls



NORTH ELEVATION (SIDE)

EAST ELEVATION (SIDE)



NORTH ENTRY ELEVATION

EXTERIOR MATERIALS & COLORS

CODE	COLOR	MATERIAL
1		8" WOOD GRAIN PLANK SIDING FROM WOODTON
2		CEMENT COMPOSITE SIDING BURGUNDY WINE: DLX1053-7
3		CEMENT COMPOSITE SIDING CHARCOAL
4		CEMENT COMPOSITE SIDING HEAVY CREAM: DLX1098-2
5		8" HARDIE PLANK SIDING GLAZED GRANITE: DLX1011-6
6		8" WOOD GRAIN PLANK SIDING FROM WOODTON
7		BLACK ALUMINUM RAILING

RECEIVED
DP1241
2021-OCT-07
CITY OF NANAIMO

NOTES

1. The drawings are prepared in accordance with the provisions of the Building Act and the Building Regulations and are not to be construed as a guarantee of the accuracy of the information contained therein. The drawings are prepared for the purpose of obtaining a building permit and are not to be used for any other purpose without the written consent of the architect.

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D-ARCHITECTURE
6377 IGARUS DRIVE, NANAIMO, BC V9V 1H4
T: 250-933-1991, E: PRODU@DARCHA.COM
DAN COURSEY PRODUCE ARCHITECTURE INC.

ARCHITECT SEAL

CONSULTANT SEAL

CONSULTANT SEAL

SCALE
—
DRAWN
CHECKED
DATE
07 OCT 21

PROJECT
6330 MCROBB AVENUE
NANAIMO, BC
PHASE #2

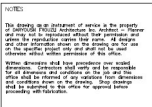
CLIENT
ROBIN KELLEY
PROJECT NO.
2750

SHEET TITLE
BUILDING ELEVATIONS
PRELIMINARY

SHEET NO.
A4.1
REVISION



<p>NOTES</p> <p>The owner shall construct all works in the project, including all site work, and shall be responsible for obtaining all necessary permits and approvals from the relevant authorities. The owner shall also be responsible for ensuring that the project is completed in accordance with the approved plans and specifications.</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	 <p>D-ARCHITECTURE 6377 IGARUS DRIVE, NANAIMO, BC V9V 1H4 T: 250-933-1991, E: PROUDL@DHAWE.CA DARYLOUSH PROUDL ARCHITECTURE INC.</p>		<p>CONSULTANT 1000</p>	<p>CONSULTANT 1001</p>	<p>SCALE — DRAWN — CHECKED — DATE 20 AUG 21</p>	<p>PROJECT 6330 MCROBB AVENUE NANAIMO, BC PHASE #2</p>	<p>CLIENT ROBIN KELLEY PROJECT NO. 2750</p>	<p>SHEET TITLE RENDERING PRELIMINARY</p>	<p>SHEET NO. A5.1 REVISION</p>
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CONSULTANT SEAL

PROJECT
6330 MCROBB AVENUE
NANAIMO, BC
PHASE #2

SHEET TITLE
RENDERING
PRELIMINARY

SHEET NO.
A5.2
REVISION

18

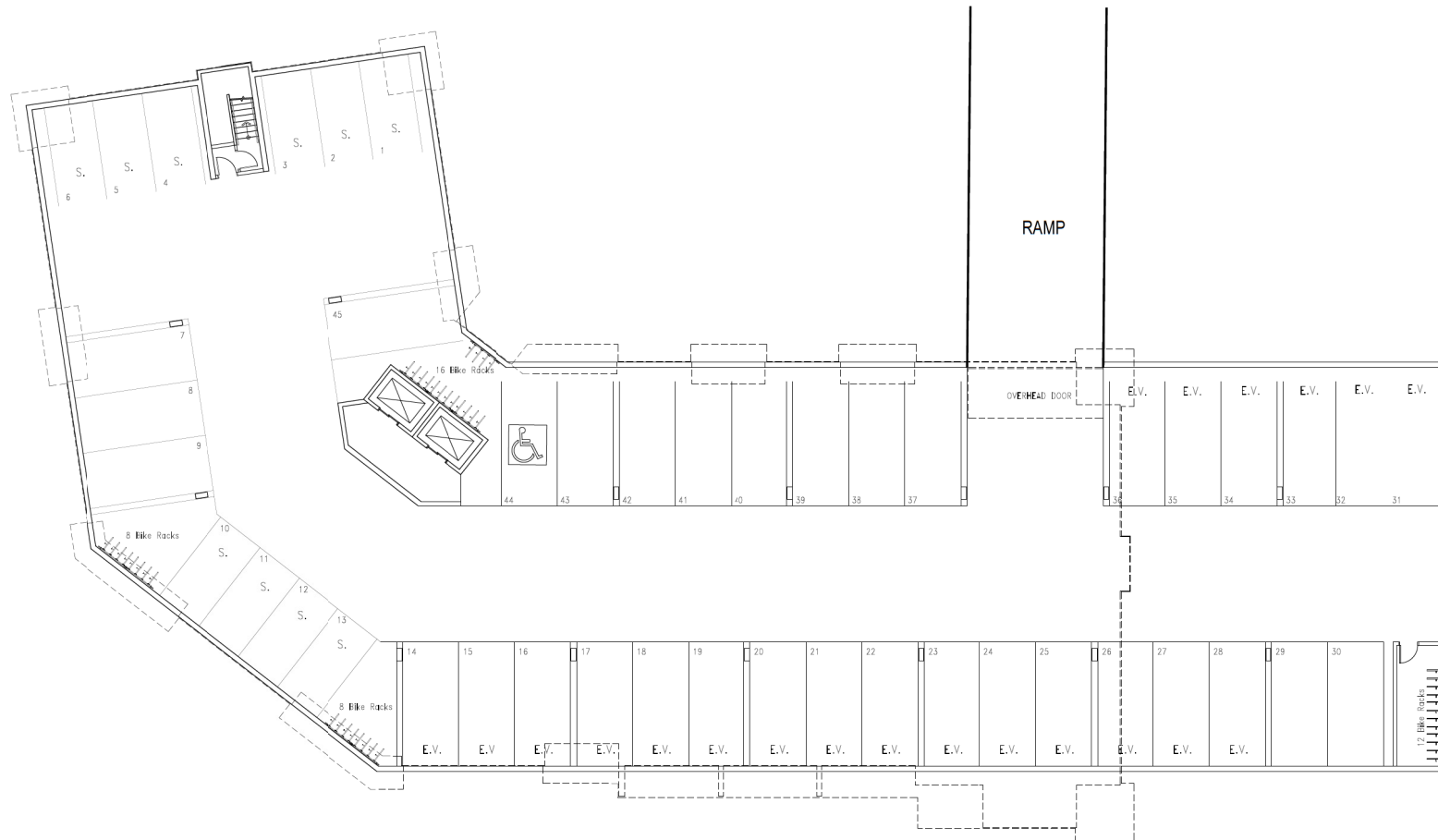




<p>NOTES</p> <p>The client has approved of review in the project.</p> <p>For all other drawings, the client has approved of review in the project.</p> <p>For all other drawings, the client has approved of review in the project.</p> <p>For all other drawings, the client has approved of review in the project.</p> <p>For all other drawings, the client has approved of review in the project.</p>	<p>D-ARCHITECTURE 6377 ISARUS DRIVE, NANAIMO, BC V9V 1H4 T: 250-933-1991, E: PROJEKTS@D-AW.COM DARYOUBH PROJEKTS ARCHITECTURE INC.</p>		<p>CONSULTANT 1000</p>	<p>CONSULTANT 1000</p>	<p>SCALE</p> <p>—</p> <p>DRAWN</p> <p>CHECKED</p> <p>DATE</p> <p>20 AUG 21</p>	<p>PROJECT</p> <p>6330 MCROEB AVENUE NANAIMO, BC</p> <p>PHASE #2</p>	<p>SUBMIT</p> <p>ROBIN KELLEY</p> <p>PROJECT NO.</p> <p>2750</p>	<p>SHEET TITLE</p> <p>RENDERING PRELIMINARY</p>	<p>SHEET NO.</p> <p>A5.4</p> <p>VERSION</p>	



<p>NOTES</p> <p>The owner shall be responsible for the design of the building and shall provide the necessary information to the architect for the design of the building.</p> <p>The architect shall be responsible for the design of the building and shall provide the necessary information to the owner for the design of the building.</p>	<p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	 <p>D-ARCHITECTURE 6377 IDARUS DRIVE, NANAIMO, BC V9V 1H4 T: 250-933-1991, E: PROJ2L@DHA.W.CA DARYOUSH FROUZI ARCHITECTURE INC.</p>	<p>ARCHITECT SEAL</p> 	<p>CONSULTANT LOGO</p>	<p>CONSULTANT SEAL</p>	<p>SCALE</p> <p>—</p> <p>DRAWN</p> <p>CHECKED</p> <p>DATE 20 AUG 21</p>	<p>PROJECT</p> <p>6330 MCROBB AVENUE NANAIMO, BC</p> <p>PHASE #2</p>	<p>CLIENT</p> <p>ROBIN KELLEY</p> <p>PROJECT NO. 2750</p>	<p>SHEET TITLE</p> <p>RENDERING PRELIMINARY</p>	<p>SHEET NO.</p> <p>A5.5</p> <p>VERSION</p>
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UNDERGROUND PARKING

RECEIVED
DP1241
 2021-AUG-23
 Current Planning

NOTES
1. The drawing is an interpretation of the property and is not to be used for any other purpose without the written consent of the architect.
2. The drawing is not to be used for any other purpose without the written consent of the architect.
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D-ARCHITECTURE
 6377 ICARUS DRIVE, NANAIMO, BC V9V 1A4
 T: 250-933-1991, E: FINOZU@DARCHA.COM
 DARTOUSH PRODUCTIONS ARCHITECTURE INC.



CONSULTANT LOG

CONSULTANT SEAL

SCALE
1" = 10'
DRAWN
CHECKED
DATE
20 AUG 21

PROJECT
6330 MCROBB AVENUE NANAIMO, BC PHASE #2

CLIENT
ROBIN KELLEY
PROJECT NO.
2750

SHEET TITLE
underground parking PRELIMINARY

SHEET NO.
A2.0
REVISION



PHASE 2 RESIDENTIAL - - - - - LANDSCAPE CONCEPT - - - - - 6330 McROBB AVENUE, NANAIMO, BC

DESIGN RATIONALE

Overall Concept:

The building at 6330 McRobb has been designed around the existing Arbutus tree on the south side of the property and has become the focal point of the project.

The planting scheme consisting of a typical woodland edge planting design will surround the building, providing a setting which works with the existing tree and the mass of the building.

This planting will consist of a tree layer, coniferous trees (species such as Serbian Spruce) medium sized deciduous trees such as flowering dogwood, a deciduous shrub layer (indigenous plants), and a low evergreen shrub/groundcover layer (indigenous plants). Plants will be selected for hardiness and wildlife (bird and insect) value.

The site is divided into three main areas:

1. The Arbutus Garden
2. The Front Entry Garden
3. The Sentinel Streetscape (the Arbutus Garden edge is part of this streetscape)

1. The Arbutus Garden

A private garden, secured by a 4'-0" high metal picket fence with:

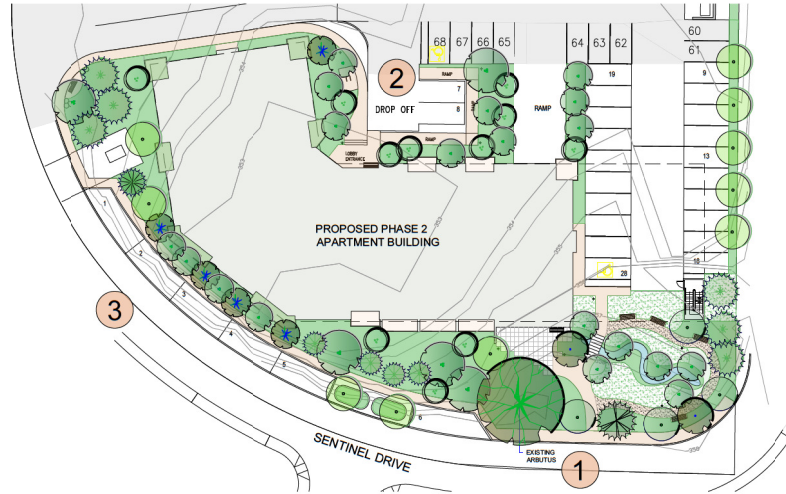
- A sunny patio outside the amenity room,
- A winding path through a quiet place of grass and trees with places to sit and read or visit with friends.
- The reinstatement of groundcovers under the arbutus,
- Creation of a bioswale which will be
 - functional, taking the rainwater from the roof and allowing infiltration into the surrounding garden
 - ornamental, it will be an organic "stream" at the centre of the garden space, running through a lawn
- A planted edge to screen the street

2. Front Entry

- small deciduous trees and groundcovers to accommodate slopes
- a bench at the front door
- bollards to mark pathways
- bike racks

3. The Sentinel Streetscape

The Sentinel buffer area will be planted with a variety of plants forming the woodland edge, see above. This will allow filtered views in and out of the site. The vegetation is designed to soften the scale of the building, shade and cool the south facing rooms from direct sunlight and provide variety and interest to both residents and passersby along the street.



LANDSCAPE KEY PLAN
Scale: N.T.S.

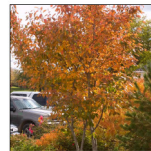
PLANTING SCHEME



conifers



medium deciduous trees



small deciduous trees



deciduous shrubs



evergreen shrubs



low evergreen shrubs

SITE ELEMENTS



Existing Arbutus tree



boulder from site



metal picket fence



benches



crushed gravel path



lighting bollards



bike racks

PLANT PALETTE

INCLUDING REPLACEMENT TREES: 56 DECIDUOUS
12 CONIFEROUS

Icon	Key	Botanical Name	Common Name	Pot Size
Deciduous Trees				
	Ap	Acer palmatum	Japanese Maple	2.5m
	AgA	Amelanchier grandiflora 'Autumn Brilliance'	Service berry	10 gall
	Ce	Cornus eddies white wonder	Eddies White Wonder Dogwood	4 cm cal
	Ok	Cornus kousa	Chinese Dogwood (multistem)	3m. ht
	Fad	Fagus sylvatica 'Dawyd Gold'	Dawyd Gold Beech	6 cm cal
	Pp	Parrotia persica 'Vanessa'	Upright Persian Ironwood	6 cm cal
	Sjap	Styrax japonica	Snowbell Tree	6 cm cal
Coniferous Trees				
	Piv	Pinus flexilis vanderwolfi	Vanderwolf Pine	2 m ht
	Pn	Pinus nigra	Austrian Pine	2 m ht
	Pob	Picea omorika bruns	Serbian Spruce	2m ht
	Ps	Pinus sylvestris	Scots Pine	2m ht
Hedging / Shrubs / Grasses / Ferns & Perennials				
Hedging				
	Tm	Taxus media Hickii	Yew	5 gall
Evergreen Shrubs				
	Ch	Chelidonium majus	Mexican Orange Blossom	#1
	Ls	Lavandula angustifolia 'Hidcot'	English Lavender	#1
	Sh	Sarcococca humilis	Sweetbox	#1
	Vd	Viburnum davidii	David's Viburnum	#1
	Vo	Vaccinium ovatum	Evergreen Huckleberry	#1
Deciduous Shrubs				
	Cs	Cornus alba sibirica	Red Twigged Dogwood	#1
	Hd	Holodiscus discolor	Ocean Spray	#1
	Rb	Ribes sanguineum	Red Flowering Currant	#1
Low Shrubs				
	Gs	Gaultheria shallon	Salt	#1
	Ma	Malva sylvestris	Tall Oregon Grape	#1
	Mn	Malva nutans	Dwarf Oregon Grape	#1
	Rb	Rosa rugosa	Rosemary	#1
Grasses				
	Hk	Hakonechloa macra	Japanese Woodland grass	#1
	Hs	Helleborus scaberrimus	Blue Owl Grass	#1
	Mm	Miscanthus sinensis yaku jima	Maiden Grass	#1
	Map	Miscanthus sinensis var purpurascens	Orange Flame Grass	#1
	Sg	Stipa gigantea	Giant Feather Grass	#1
Ferns				
	Alf	Adiantum filix-lemnia	Lady Fern	#1
	Bis	Blechnum spicant	Deer Fern	#1
	De	Dryopteris erythrosora	Autumn Fern	#1
	Poum	Polystichum munitum	Sword Fern	#1
Perennials				
	Am	Achillea millefolium	Yarrow	#1
	Sc	Solidago canadensis	Goldenrod	#1
	Ss	Symphoricarpos subspicatus	Douglas Aster	#1
Bioswale shrubs / rushes/sedges				
	Al	Agrostis foetida	Red Columbine	4" pot
	As	Anemone sylvestris	Goat's Beard	1 gall
	Co	Carex obovata	Slough Sedge	#1
	Es	Eurythmus alata compacta	Burning Bush	4" pot
	Is	Iris ensata	Japanese Iris	#1
	Mg	Myrica gale	Sweet Gale	1 gall
	Mm	Mimulus guttatus	Common Monkeyflower	1 gall
	Sid	Sidalcea hendersonii	Henderson's Checker-mallow	4" pot
	Sc	Scopus microcarpus	Small flowered Bulrush	#1

NOTES:
ALL GRADES APPROXIMATE;
TO BE CO-ORDINATED WITH
CIVIL.



REVISIONS:

Issued for DP - 2021 Jul/26

CONSULTANT:



PROJECT:

6330 McROBB
NANAIMO, BC

SITE LEGAL DESCRIPTION:

SHEET TITLE

CONCEPTUAL
LANDSCAPE
DESIGN SCHEME

SCALE: AS NOTED DATE: JUL. 2, 2021

DRAWN: DR CHECKED: VJD

PROJECT NUMBER: 6330 McROBB 2021

DRAWING NUMBER:

L0.1/ DP

MUN. DWG#:

RECEIVED
DP 1241
2021-AUG-23
CIVIL PLANNING

PHASE 2 RESIDENTIAL ----- LANDSCAPE CONCEPT ----- 6330 McROBB AVENUE, NANAIMO, BC



Existing Arbutus tree

CONCEPTUAL LANDSCAPE PLAN
Scale: 1:150



RECEIVED
DP 1241
2021-AUG-23
CITY OF NANAIMO

NOTES:
ALL GRADES APPROXIMATE:
TO BE CO-ORDINATED WITH
CIVIL.

See L0.1 for Plant Palette



REVISIONS:

Issued for DP - 2021 Jul/25

CONSULTANT:



PROJECT:

6330 McROBB
NANAIMO, BC

SITE LEGAL DESCRIPTION:

SHEET TITLE

CONCEPTUAL
LANDSCAPE
PLAN

SCALE: AS NOTED DATE: JUL. 2, 2021

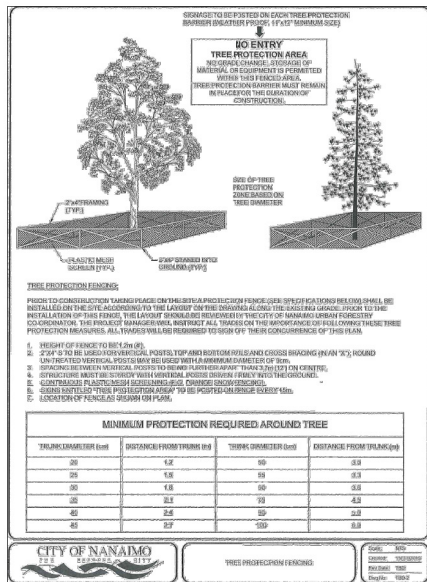
DRAWN: DR CHECKED: VJD

PROJECT NUMBER: 6330 McROBB 2021

DRAWING NUMBER:

L0.2/ DP

MUN. DWG#:



AREA OF 28 DOUGLAS FIR
& 9 SHORE PINE
10cm - 25cm

PROPOSED SITE PLAN WITH EXISTING TREES TO BE REMOVED
Scale: 1:200

LEGEND / NOTES

APPROXIMATE EDGE
OF EXISTING TREES
TO BE REMOVED

EXISTING STAND REMNANT DRY SITE:
SMALL (<10cm dbh) TO INTERMEDIATE (60cm dbh)
DOUGLAS FIR, SHORE PINE, ARBUTUS

UNDERSTORY:
SALAL - DOMINATED
WITH BRACKEN FERN
& PINE / ARBUTUS / DOUGLAS FIR
REGENERATION

TREE INVENTORY

LIST OF TREES ON SITE TO BE REMOVED
***PLEASE NOTE PLANT LIST FOR REPLACEMENT TREES

NO. OF TREES	COMMON NAME & FEATURES	CAL SIZE	REPLACEMENT TREES REQUIREMENTS -131 REQUIRED
1	ARBUTUS	13 cm CAL	2
28	DOUGLAS FIR	10 - 15 cm CAL	56
9	PINE	10- 15 cm CAL	18
7	DOUGLAS FIR	23 - 30 cm CAL	21
6	DOUGLAS FIR	32 - 44 cm CAL	24
5	DOUGLAS FIR	46 - 60 cm CAL	30

RECEIVED
DP1241
2021-AUG-23

NOTES:
ALL GRADES APPROXIMATE:
TO BE CO-ORDINATED WITH
CIVIL.

See L0.1 for Plant Palette

REVISIONS:
Issued for DP - 2021 Jul/25

CONSULTANT:
LANDSCAPE ARCHITECT
VICTORIA VANDERKAM
2021-07-25

PROJECT:
6330 McROBB
NANAIMO, BC

SITE LEGAL DESCRIPTION:

SHEET TITLE:
TREE
MANAGEMENT
PLAN

SCALE:
AS NOTED

DATE:
JUL. 2, 2021

DRAWN:
DR

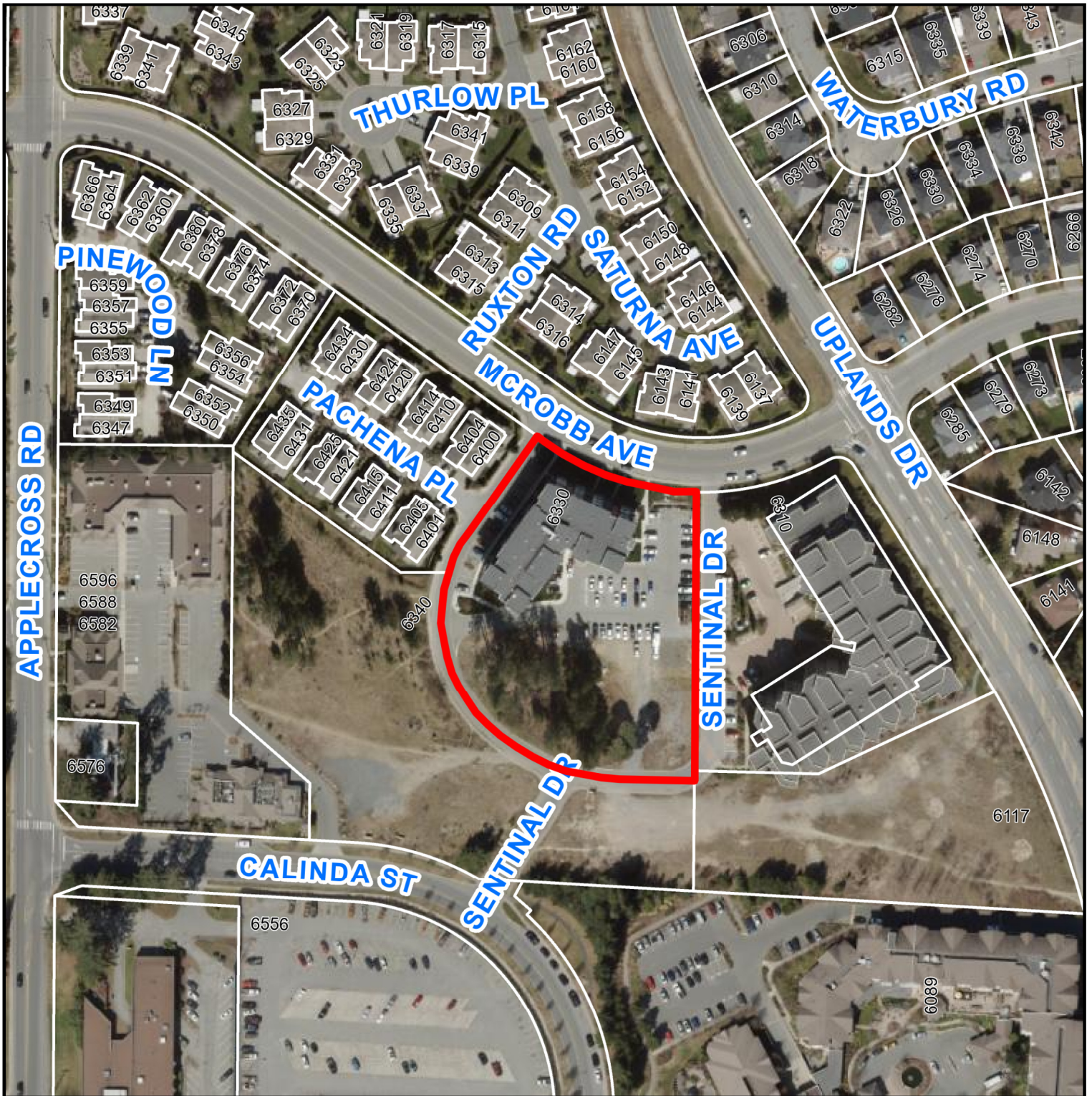
CHECKED:
VJD

PROJECT NUMBER:
6330 McRCBB 2021

DRAWING NUMBER:
L0.3/ TMP

MUN. DWG#:

AERIAL PHOTO



DEVELOPMENT PERMIT APPLICATION NO. DP001241

 6330 MCROBB AVENUE