CITY OF NANAIMO
THE HARBOUR CITY

AGENDA
DESIGN ADVISORY PANEL MEETING

March 23, 2023, 5:00 PM
Boardroom, 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 - 4

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-FEB-09, at 5:00 p.m.

4. PRESENTATIONS:

a. Development Permit Application No.DP001297 - 5801 Turner Road 5 - 20

To be introduced by George Fujii, Planner, Current Planning Section.

Application to be presented by Wa Architects

Purpose: To allow exterior modification of the Thrifty Foods Store.

b. Development Permit Application No.DP001260 - 6340 McRobb Ave. 21 - 74

To be introduced by Caleb Horn, Planner, Current Planning Section.

Application to be presented by McRobb Holdings Ltd.

Purpose: To allow a multi-family residential development consisting of two 6-storey buildings with a combined total of 266 dwelling units.

5. OTHER BUSINESS:

6. ADJOURNMENT:

MINUTES
DESIGN ADVISORY PANEL MEETING
ELECTRONIC MEETING
THURSDAY, 2023-MAR-09, AT 5:01P.M.

PRESENT:	Members:	Marie Leduc, At Large (Chair) Councillor Eastmure Angela Buick, At Large Kevin Krastel, At Large Kaein Shimuzu, At Large Jason Santeford, AIBC
	Absent	Tony James, AIBC
	Staff:	L. Rowett, Manager, Current Planning Section G. Fujii, Planner, Current Planning Section B. Binnersley, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Design Advisory Panel Meeting was called to order at 5:01 p.m.

2. ADOPTION OF AGENDA:

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

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the regular Design Advisory Panel Meeting held in the Boardroom, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC, on Thursday, 2023-FEB-09 be adopted. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP001254 – 1641 Bowen Street

Introduced by George Fujii, Planner, Current Planning Section.

Presentations:

1. Chris Chung, spoke in regards to the site characteristics, site plans, elevations, parking plans, and architectural features. Highlights included:

- Context of previously proposed plans compared to the revised proposal
- Relocation of the transformer from the original plans
- The change in elevation to accommodate the accessibility ramp
- Adjustments to the proposed materials

2. Eason Li, spoke in regards to the landscaping plans and details, and proposed plantings. Highlights included:

- Removal of the roof top amenity space
- Site located within close proximity of outdoor amenities spaces
- Context of previously proposed landscape plans compared to the revised proposal
- Building colours to correlate with landscaping
- Additional tree foliage to act as landscape buffers
- Building entrance is wheelchair accessible
- Privacy aspects considered within the design

Marie Leduc, Chair, opened the floor for questions to Staff.

No questions were asked

Panel discussion took place regarding:

- Ways to provide an outdoor amenity space
- Locations for the designated electrical car charging stations
- Tightness of the rear parking area
- Drive aisle width between rear parking areas
- Turning radius of the parallel parking
- Entrances to the parking garage area from the dwelling units
- Consideration of an indoor amenity space
- Appreciation given to the lighting plan
- Form and character of the roof
- Screening to add some privacy elements
- Finding ways to soften the character of the building
- Challenges revolving navigating the parking
- Possibility of an amenity space to be built above the rear parking
- Challenges with Schedule D
- Community outdoor amenity spaces available within close proximity to the proposed site
- An outdoor meeting place for neighbours
- Accessibility for the live/work space
- Wall mounted bench at the entry way
- Location of the bicycle parking

It was moved and seconded that Development Permit Application DP001254 be accepted as presented. The following recommendations were provided:

- Consider adding as many electric vehicle chargers as possible;
- Consider adding a screen on the walkways along the south wall;
- Consider ways to soften the concrete wall.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 5:45 p.m. that the meeting terminate. The motion carried unanimously.

_____
CHAIR

CERTIFIED CORRECT:

_____
RECORDING SECRETARY

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001297 – 5801 Turner Road

Applicant/Architect: Elsa Yip/WA Architects Ltd.

Owner: 0807593 BC Ltd (c/o GWL Realty Advisors Inc.)

Landscape Architect: PMG

Subject Property and Site Context:

Zoning	City Commercial Centre (CC3)
Location	5801 Turner Road (Longwood Station Shopping Centre) – southeast corner of Turner Road and Island Highway
Site Area	1.56ha
City Plan	Future Land Use Designation: Mixed Use Corridor Development Permit Area(DPA) 8: Form and Character
Relevant Design Guidelines	General Development Permit Area Design Guidelines

The subject site is located within the Longwood Station Shopping Centre. The shopping centre includes six buildings with a total floor area of approximately 5,660m^2. The Thrifty Food store is the anchor tenant of the shopping centre with a gross floor area of approximately 3,310m^2.

The design and layout of the shopping centre, including the Thrifty Foods store, was approved under DP97-06 in 1997.

The shopping centre is bound by the Island Highway to the southwest, Turner Road to the north, Uplands Drive to the east, and a forested area and a multi-family development to the south.

PROPOSED DEVELOPMENT

The current proposal is to undertake an exterior renovation to the existing Thrifty Foods building with no changes to the existing floor area and building footprint. The current building was last updated during a remodel of the pharmacy department in 2008.

Site Design

There are no changes proposed to the existing site layout including on-site parking, pedestrian access and landscaping. Existing cart corrals will be replaced with new covered corrals in their current location.

Building Design

The proposed exterior renovations are intended to bring the building up to the current brand standards of Thrifty Foods and include a mix of contemporary exterior materials and colours.

The existing centre gable at the front of the building is to be reconstructed using synthetic stucco (Exterior Insulation and Finish Systems - EIFS) clad in anodized aluminum storefront with spandrel glazing to create a glass box feature.

The existing sloped roof structures adjacent to the existing centre, and gable features over the two existing entrances are proposed to be reconstructed as flat roof structures. Exterior grade

cedar is proposed to be used as structural supports and to create an accent feature that complements the contemporary new look and the existing building character.

The Thrifty Foods sign is proposed to be relocated to the west side of the front elevation to direct customers to the store entrance. Two new Thrifty "button signs" are to be integrated under the revised roof line of the centre glass box feature to increase brand awareness and to inform customers of its services and products. A Separate sign permit application will be required for the proposed new signage.

The majority of the existing wall finishes (exposed brick, concrete and stucco and EIFS) that run the perimeter of the building is to be pressure washed and repainted to modern colours.

Staff Comments:

- Consider sloping roof forms of adjacent buildings/surrounding area to ensure more of a complementary form;
- Consider integrating the new Thrifty Food sign under the revised roofline.

Landscape Design

The built landscape largely conforms to the original development permit for the Thrifty Foods store approved in 1997 and features planted islands and a combination of deciduous and coniferous trees to break up the surface parking area in front of the Thrifty's store.

As part of the current development permit application, the applicant's landscape architect submitted a landscape inventory report noting deficiencies from what was originally approved. This inventory notes that four trees are missing and 13 others are in poor condition.

Staff Comments:

- Replace missing and poor condition trees.

WA Architects Ltd.

| PRINCIPALS

Barry Weih
ARCHITECT AIBC, AAA, SAA, LEED® AP

Neil Banich
DESIGN DIRECTOR

Joel Smith
ARCHITECT AIBC, AAA, SAA

David Echaiz-McGrath
ARCHITECT AIBC, AAA, SAA

| STUDIOS

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Vancouver, BC V6G 2Z6
604.685.3529

VIC
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Victoria, BC V9B 0J5
250.391.4933

wa-arch.ca

January 17, 2023

City of Nanaimo – City Hall
Development Services
455 Wallace Street
Nanaimo, BC V9R 5J6

Attn: Planning

PROJECT SUMMARY – THRIFTY FOODS LONGWOOD

On behalf of our client Sobeys Inc., we outline below our rationale in support of our application for the renovation of the Thrifty Foods Store located at 5801 Turner Road, Nanaimo, B.C. in the City Commercial Centre District CC3.

The proposed development consists of an exterior update to the existing Thrifty Foods building at 5801 Turner Road. The current building was last updated during a remodel of an existing pharmacy department in 2008.

Having reviewed the applicable general development permit area design guidelines, we acknowledge the typical pitched roofs of adjacent buildings and the surrounding area. However, retail has moved into a contemporary esthetic era, where the storefront establishes customer expectations and how they learn the brand. This is very important for the food store.

The proposed exterior modifications bring the building up to the current brand standards of Thrifty Foods and include a mix of high-quality contemporary exterior finishes and colours. The majority of the existing exterior wall finishes (exposed masonry brick, concrete, stucco and EIFS) that runs the perimeter of the building is to be pressure washed and re-painted with modern colours. This is to bring together the whole West Coast colour palette and to integrate the existing building with the new façade treatment. The existing center gable feature at the front elevation is to be re-constructed using Exterior Insulation and Finish Systems (EIFS) as well as clad in anodized aluminum storefront with spandrel glazing creating a glass box feature. The existing sloped roof structures adjacent to the existing center gable feature and over the two existing entrances are to be re-constructed as flat roof structure using Exterior Insulation and Finish Systems (EIFS). Exterior grade cedar will also be used as structural supports and to create an accent feature that complements the contemporary new look and the remaining existing building structure. The choice of these durable materials will ensure the building maintains it's clean appearance for years to come with little maintenance.

The new building signage are designed in accordance with the Sign Bylaw and are limited in size as not to distract from the design intent. The new Thrifty Foods sign is to be relocated to the west side of the front elevation to direct customer to the store entrance. Both the new Thrifty Button signage and the Pharmacy signage are integrated under the revised roof line of the center glass box feature to increase brand awareness and to inform the community of its services and products. Signage areas are shown on the exterior elevations for reference and sign details will be provided under separate sign permit.

All existing site conditions including on-site parking and landscaping will remain as is. Existing cart corrals will be replaced with new covered corrals in their current

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locations. The existing building entrances are currently accessible with accessible parking nearby.

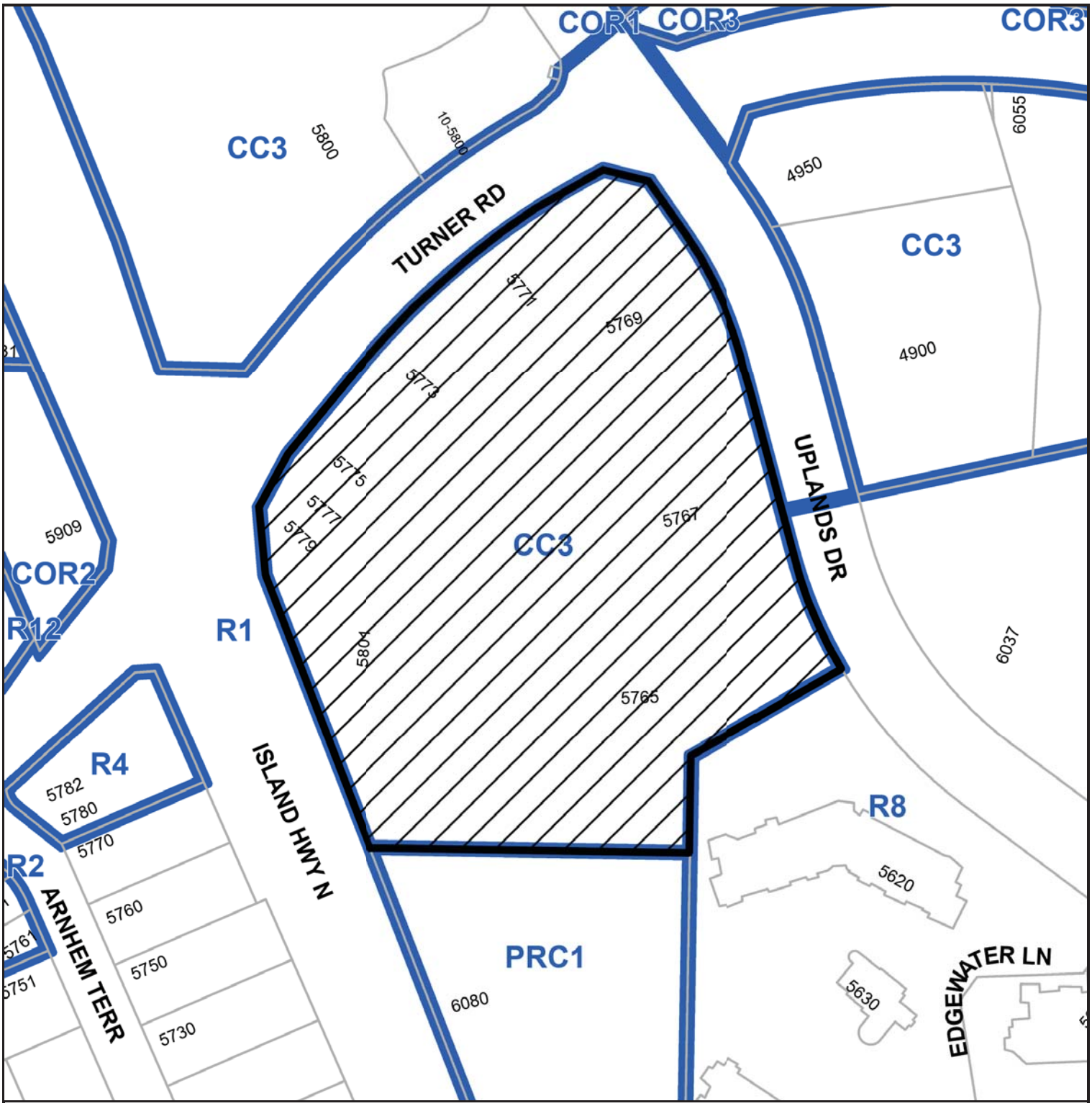
This building's exterior update has been thoughtfully designed creating a high impact presence at the current community area. We feel it will be a great addition to the rapidly growing neighborhood of City of Nanaimo.

Sincerely,

Barry Weih – Principal
Architect AIBC, AAA, SAA, LEED® AP, B.Arch., BA

REGISTERED ARCHITECT
BARRY RICHARD WEIH
BRITISH COLUMBIA
2023-01-18

SUBJECT PROPERTY MAP



N

5801 TURNER ROAD

THRIFTY FOODS

LONGWOOD - NANAIMO, B.C.
PROPOSED TENANT IMPROVEMENTS & RENOVATION

ISSUED FOR DEVELOPMENT PERMIT
JANUARY 18, 2023

CONTACT LIST:

CLIENT
SOBEYS WESTERN CANADA
1020-64 AVENUE NE
CALGARY, A.B.
TEL: 1-800-723-3939

ARCHITECT
WA ARCHITECTURE LTD.
950-1500 W GEORGIA STREET
VANCOUVER, B.C.
TEL.: 604-685-3529

LEGAL ADDRESS:

PID: 023-941-278
LOT C OF DISTRICT LOTS 14 23G AND 30 WELLINGTON DISTRICT PLAN VIP66085

CIVIC ADDRESS:

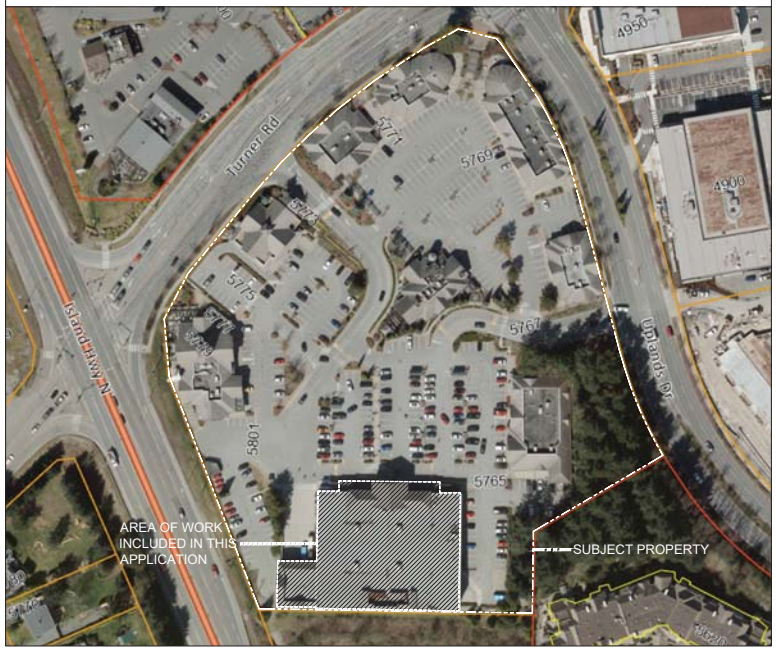
THRIFTY FOODS
LONGWOOD
5801 TURNER ROAD
NANAIMO, BC
V9T 6L8

DRAWING LIST:

ARCHITECTURAL

A000 - COVER SHEET
A100 - SITE PLAN
A301 - EXISTING & PROPOSED ELEVATIONS
A302 - EXISTING & PROPOSED ELEVATIONS
A303 - EXISTING & PROPOSED ELEVATIONS
A304 - EXISTING & PROPOSED ELEVATIONS
A400 - CONTEXT PLAN
A401 - CONTEXT PLAN
A402 - PROPOSED SECTION
A500 - MATERIALS BOARD

LOCATION PLAN:



CONTEXT IMAGES:

VIEW LOOKING SOUTH

VIEW LOOKING SOUTHEAST

VIEW LOOKING NORTHEAST

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NORTH ARROW:

OWNER/CLIENT:
CLIENT: SOBEYS
1020-64 AVENUE NE | CALGARY , AB T2E 7V8

GENERAL NOTES:

NO.	ISSUE	YMD
1	ISSUED FOR DEVELOPMENT PERMIT	23/01/18

SEAL:

REGISTERED ARCHITECT
JAMES RICHARD YEUNG
BRITISH COLUMBIA
2025-01-19

CONSULTANT:

WA ARCHITECTS

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VIC 104 - 3212 Jacklin Road Victoria, V9B 0Z5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
THRIFTY FOODS LONGWOOD RENOVATION

PROJECT ADDRESS:
5801 TURNER ROAD NANAIMO, B.C. V9T 6L8

DRAWING TITLE:
COVERSHEET

PROJECT NO: 20048 DRAWN BY: MP
SCALE: AS NOTED REVIEW BY: EY
DWG NO: **A000**

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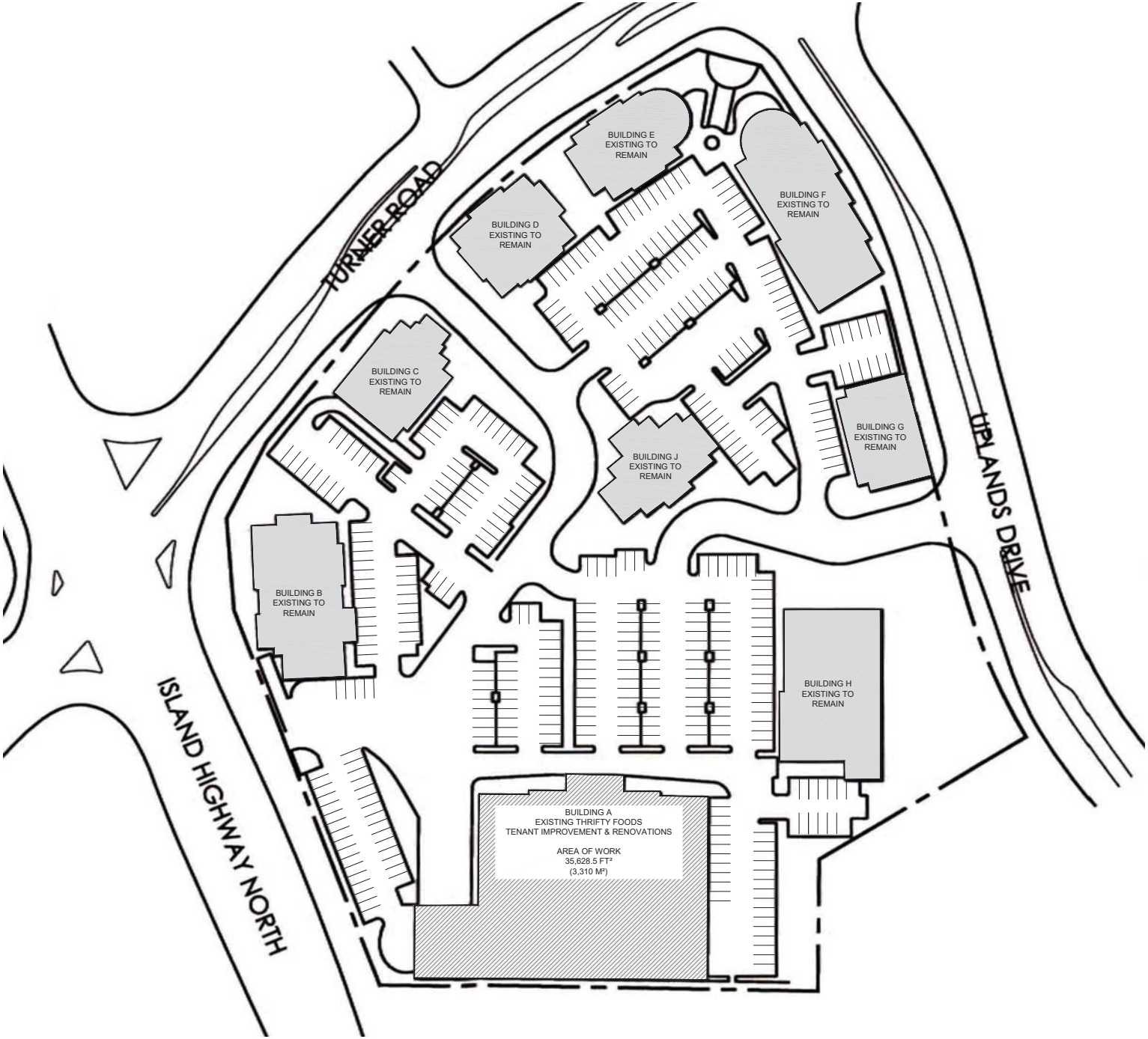

1 SITE PLAN
N.T.S.

SITE DATA

CIVIC ADDRESS: 5801 TURNER ROAD, NANAIMO, BC
LEGAL ADDRESS: LOT C OF DISTRICT LOTS 14 120 AND 30 WELLINGTON DISTRICT PLAN NPA6820
PID: 023-040-270

ZONING:	C2 CITY COMMERCIAL CENTRE	
SITE AREA :	39,412.0 M² (10,000.0 M²)	
EXISTING BUILDING AREA:	32,000.0 M² (4,000.0 M²)	
PROPOSED BUILDING AREA:	NO CHANGE	
BUILDING HEIGHT:	EXISTING (NO CHANGE)	
FSR (GROSS):	EXISTING (NO CHANGE)	
EXISTING BUILDING F.A.R.:	EXISTING (NO CHANGE)	
PARKING:	EXISTING TO REMAIN (NO CHANGE)	
OFF STREET PARKING:	EXISTING (NO CHANGE)	
OFF STREET LOADING:	EXISTING (NO CHANGE)	

NOTE

SITE INFORMATION PROVIDED BY SOBEYS INC.

WA ARCHITECTS LTD. ASSUMES NO RESPONSIBILITY FOR NOR GUARANTEE THIS INFORMATION. CONTRACTOR IS RESPONSIBLE TO VERIFY THE INFORMATION PROVIDED PRIOR TO COMMENCING WORK BY SUPPLIER. ANY DISCREPANCIES MUST BE REPORTED TO WA ARCHITECTS LTD. IMMEDIATELY.

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NORTH ARROW:

OWNER/CLIENT:
CLIENT: 1036715
1020-64 AVENUE NE | CALGARY , AB T2E 7V8

THRIFTY FOODS

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DEVELOPMENT PERMIT	23/01/18

SEAL:

REGISTERED ARCHITECT
JAMES RICHARD WA
BRITISH COLUMBIA
1-36626-23-19

CONSULTANT:

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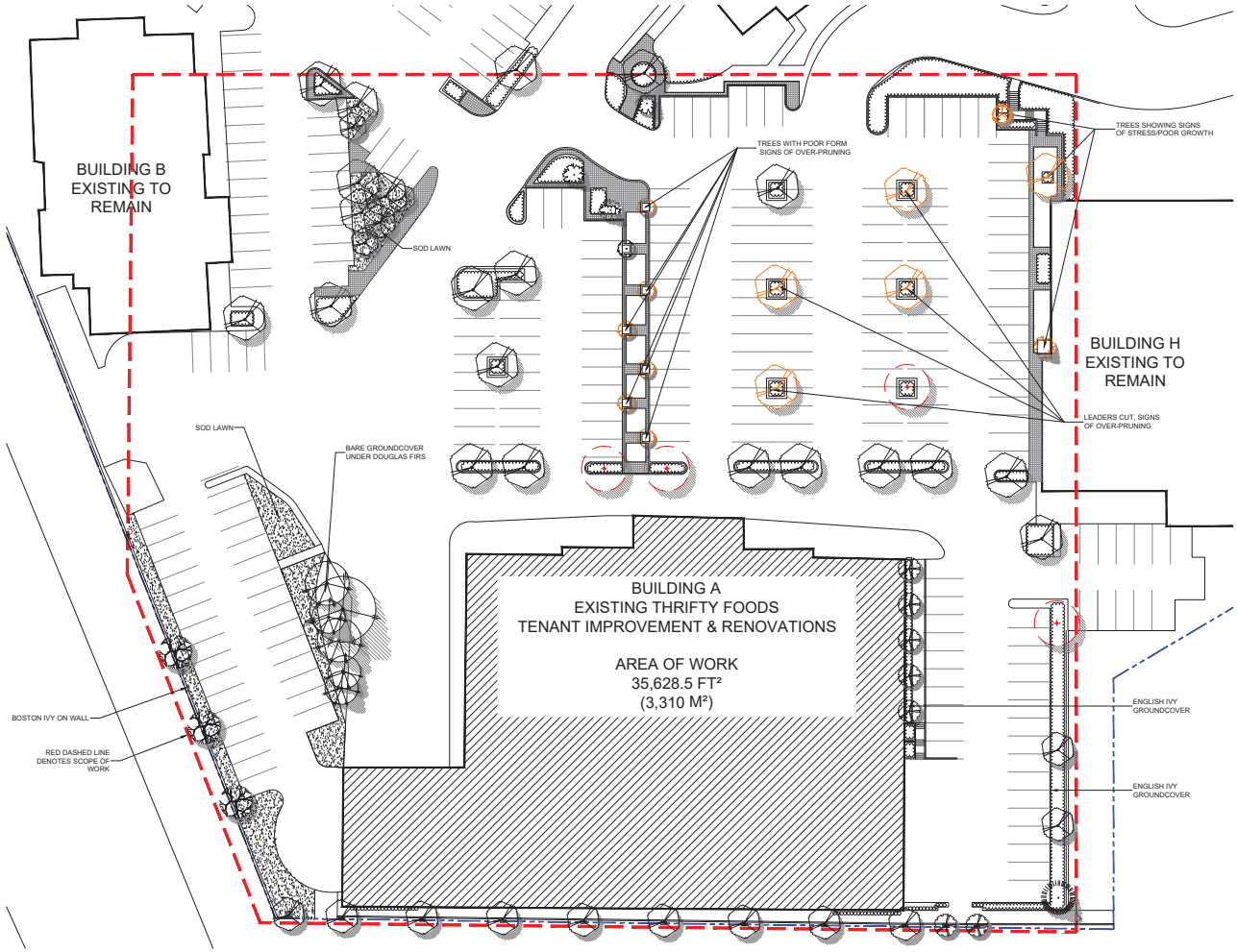
PROJECT NAME:
THRIFTY FOODS LONGWOOD RENOVATION

PROJECT ADDRESS:
5801 TURNER ROAD
NANAIMO, B.C. V9T 6L8

DRAWING TITLE:
EXISTING & PROPOSED ELEVATIONS

PROJECT NO: 20048 DRAWN BY: MP
SCALE: AS NOTED REVIEW BY: EY
DWG NO: **A100**



TREE CONDITION LEGEND

COLOUR KEY	DESCRIPTION
	MISSING TREE
	TREE IN POOR CONDITION
	TREE IN GOOD CONDITION

TREE SCHEDULE

PMG PROJECT NUMBER: 23-021

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	7	ACER CIRCINATUM	VINE MAPLE	EXISTING
	3	ACER PALMATUM ATROPURPUREUM	RED JAPANESE MAPLE	EXISTING
	41	ACER RUBRUM	RED MAPLE	EXISTING
	1	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA (EVERGREEN)	EXISTING
	4	MISSING TREE		
	4	PICEA OMORIKA	SERBIAN SPRUCE	EXISTING
	7	PRUNUS SERRULATA	FLOWERING CHERRY	EXISITNG
	6	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	EXISTING
	1	THUJA PLICATA	WESTERN RED CEDAR	EXISTING

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

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

THRIFTY FOODS IMPROVEMENTS

5801 TURNER RD
NANAIMO, BC

DRAWING TITLE:

LANDSCAPE PLAN

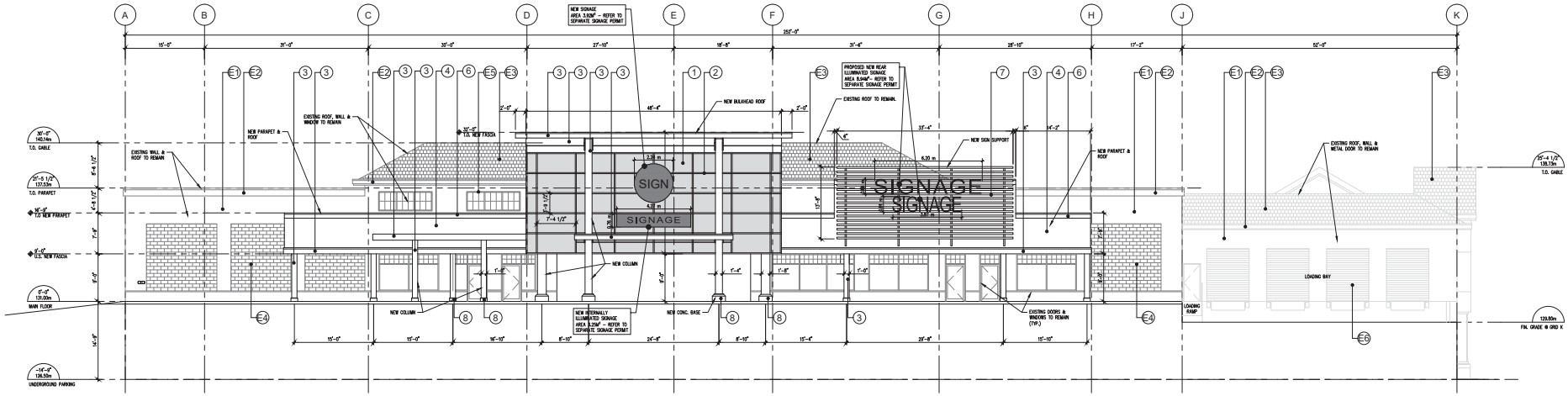
DATE: 23.FEB.06
SCALE: 1:300
DRAWN: SA
DESIGN: -
CHK'D: BA

DRAWING NUMBER: **L1** OF 1

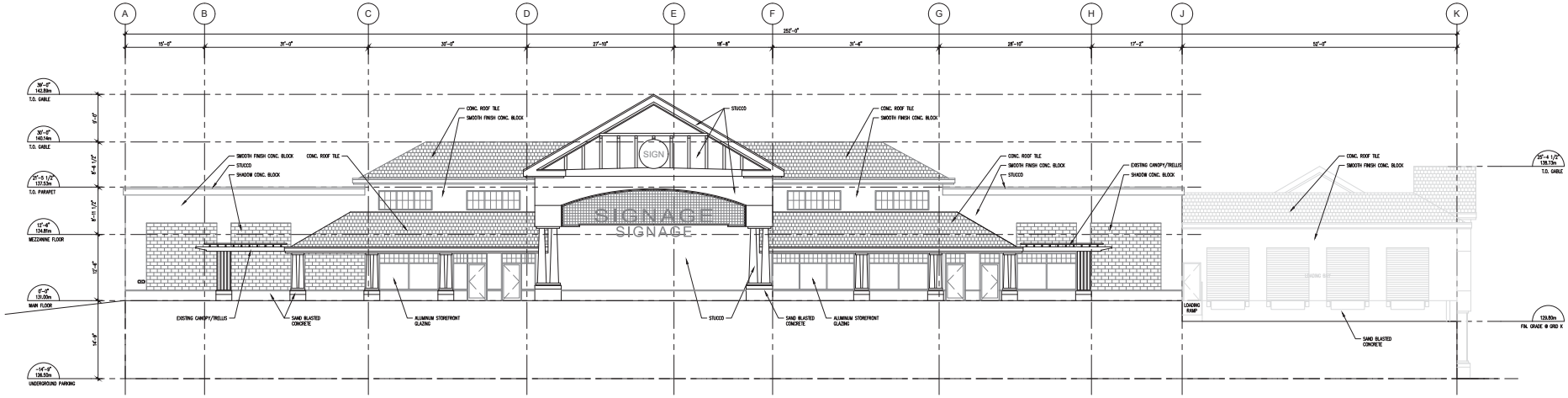
PMG PROJECT NUMBER: **23-021**

MATERIAL LEGEND

MATERIALS	COLORS	MATERIALS	COLORS
1 NEW SPANDREL GLAZING	OPACI-COAT 300 #3-0770 WARM GREY	E1 EXISTING WALL, PAINTED	P1 SHERWIN WILLIAMS 239-C2 SW 7654 'LATTICE'
2 NEW ALUMINUM MULLIONS	BLACK ANODIZED	E2 EXISTING FASCIA, PAINTED	P2 SHERWIN WILLIAMS 201-C3 SW 6991 'BLACK MAGIC'
3 NEW EXT. GRADE CEDAR, PAINTED	P4 SHERWIN WILLIAMS 287-C7 SW 7715 'SWASHBUNK'	E3 EXISTING ROOF, PAINTED	P3 SHERWIN WILLIAMS 226-C6 SW 6278 'CLOAK GRAY'
4 NEW EIFS WALL	P3 SHERWIN WILLIAMS 226-C6 SW 6278 'CLOAK GRAY'	E4 EXISTING CONC. BLOCK WALL	POWER WASH AND EXISTING FINISH TO REMAIN
5 NEW EIFS WALL	P2 SHERWIN WILLIAMS 201-C3 SW 6991 'BLACK MAGIC'	E5 EXISTING WINDOW FRAME, PAINTED	P1 SHERWIN WILLIAMS 239-C2 SW 7654 'LATTICE'
6 NEW EXT. GRADE CEDAR FASCIA, PAINTED	P2 SHERWIN WILLIAMS 201-C3 SW 6991 'BLACK MAGIC'	E6 EXISTING OVERHEAD DOOR, PAINTED	P1 SHERWIN WILLIAMS 239-C2 SW 7654 'LATTICE'
7 NEW ALUMINUM CHANNEL SIGN SUPPORT	ALCOTEX DM 1120 BLACK FINISH SMOOTH		
8 NEW CONC. BASE	SACK RUBBED FINISH		



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



2 EXISTING NORTH ELEVATION
1/8" = 1'-0"

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NORTH ARROW:

OWNER/CLIENT:
CLIENT: 100619
1020-64 AVENUE NE | CALGARY , AB T2E 7V8

THRIFTY FOODS

GENERAL NOTES:

NO.	ISSUE	Y/MD
1	ISSUED FOR DEVELOPMENT PERMIT	23/01/18

SEAL:

REGISTERED ARCHITECT JOHN RICHARD YEO BRITISH COLUMBIA

CONSULTANT:

WA ARCHITECTS

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PROJECT NAME:
THRIFTY FOODS LONGWOOD RENOVATION

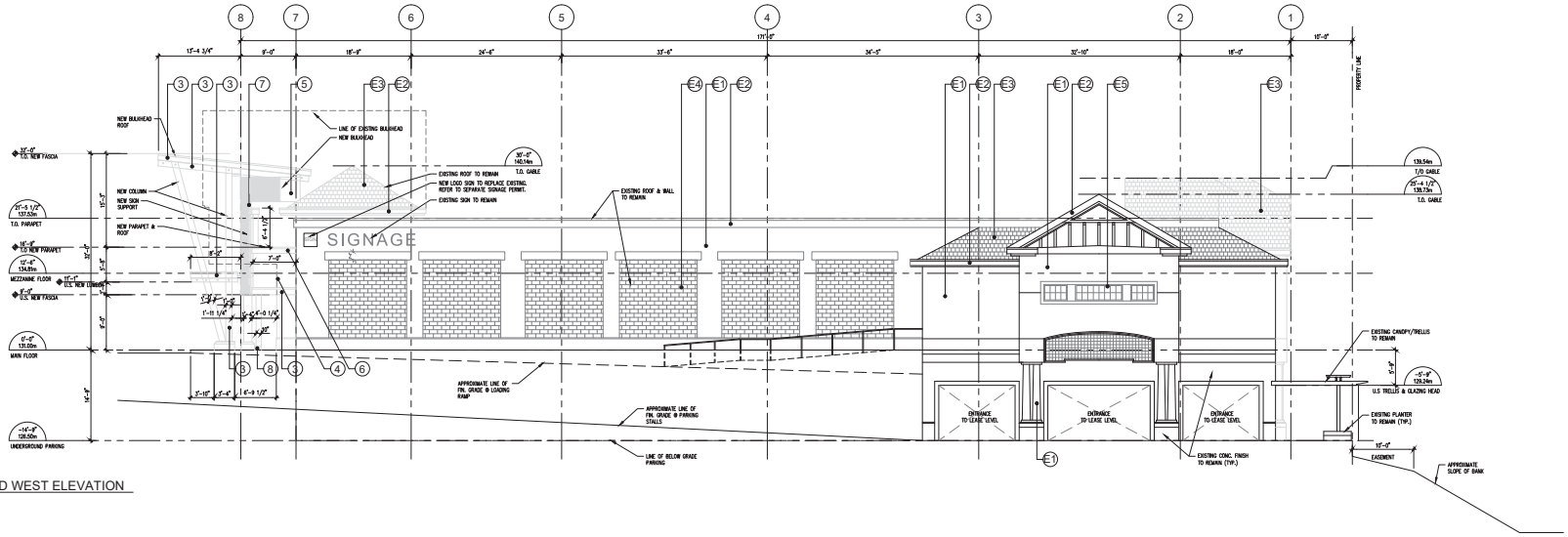
PROJECT ADDRESS:
5801 TURNER ROAD
NANAIMO, B.C. V9T 6L8

DRAWING TITLE:
EXISTING & PROPOSED ELEVATIONS

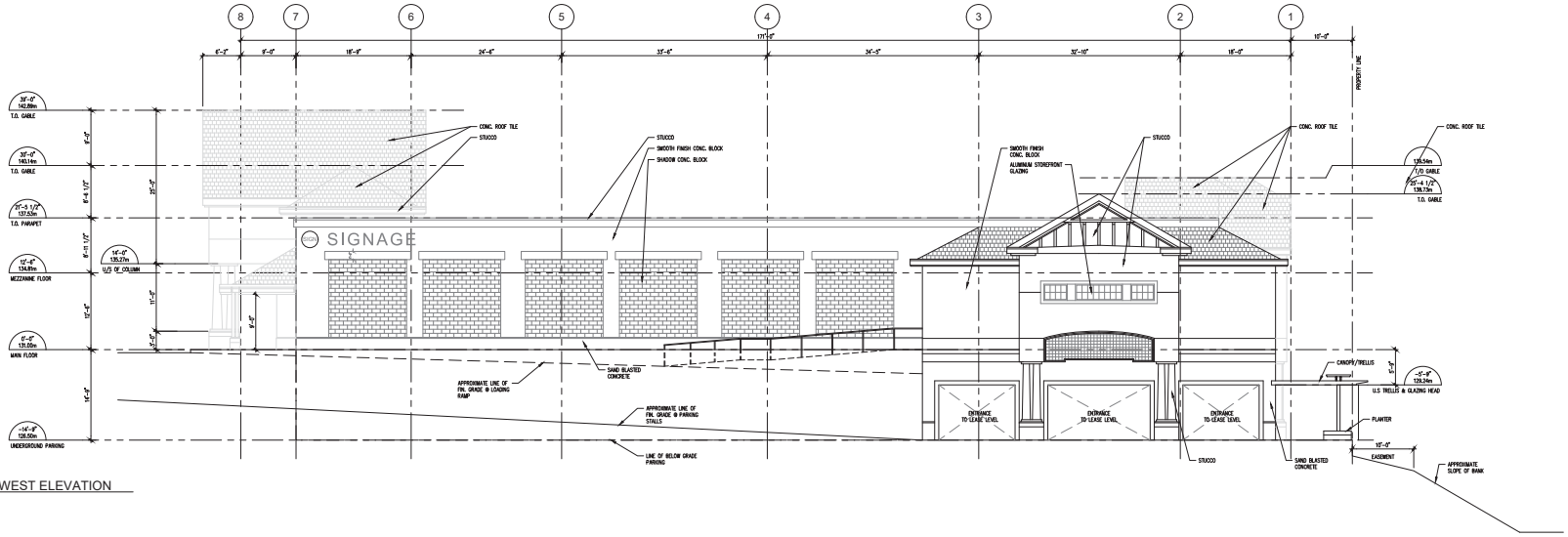
PROJECT NO: 20048 DRAWN BY: MP
SCALE: AS NOTED REVIEW BY: EY
DWG NO: **A301**

MATERIAL LEGEND

MATERIALS	COLORS	MATERIALS	COLORS
1 NEW SPANDREL GLAZING	OPACI-COAT 300 p3-0770 WARM GREY	E1 EXISTING WALL, PAINTED	P1 SHERWIN WILLIAMS 239-C2 SW 7654 "LATTICE"
2 NEW ALUMINUM MULLIONS	BLACK ANODIZED	E2 EXISTING FASCIA, PAINTED	P2 SHERWIN WILLIAMS 201-C3 SW 6991 "BLACK MAGIC"
3 NEW EXT. GRADE CEDAR, PAINTED	P4 SHERWIN WILLIAMS 287-C7 SW 7715 "BRAINSTORM"	E3 EXISTING ROOF, PAINTED	P2 SHERWIN WILLIAMS 226-C6 SW 6276 "CLOAK GRAY"
4 NEW EIFS WALL	P3 SHERWIN WILLIAMS 226-C6 SW 6276 "CLOAK GRAY"	E4 EXISTING CONC. BLOCK WALL	POWER WASH AND EXISTING FINISH TO REMAIN
5 NEW EIFS WALL	P2 SHERWIN WILLIAMS 201-C3 SW 6991 "BLACK MAGIC"	E5 EXISTING WINDOW FRAME, PAINTED	P1 SHERWIN WILLIAMS 239-C2 SW 7654 "LATTICE"
6 NEW EXT. GRADE CEDAR FASCIA, PAINTED	P2 SHERWIN WILLIAMS 201-C3 SW 6991 "BLACK MAGIC"	E6 EXISTING OVERHEAD DOOR, PAINTED	P1 SHERWIN WILLIAMS 239-C2 SW 7654 "LATTICE"
7 NEW ALUMINUM CHANNEL SIGN SUPPORT	ALCOTEX DM 1120 BLACK FINISH SMOOTH		
8 NEW CONC. BASE	SACK RUBBED FINISH		



1 PROPOSED WEST ELEVATION
3/16"=1'0"



2 EXISTING WEST ELEVATION
3/16"=1'0"

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NORTH ARROW:

OWNER/CLIENT:
CLIENT: 5008119
1020-64 AVENUE NE | CALGARY , AB T2E 7V8

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DEVELOPMENT PERMIT	23/01/18

SEAL:
REGISTERED ARCHITECT
JAMES RICHARD WA
BRITISH COLUMBIA
CA026-23-151

CONSULTANT:

WA ARCHITECTS
VAN 950 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
THRIFTY FOODS LONGWOOD RENOVATION

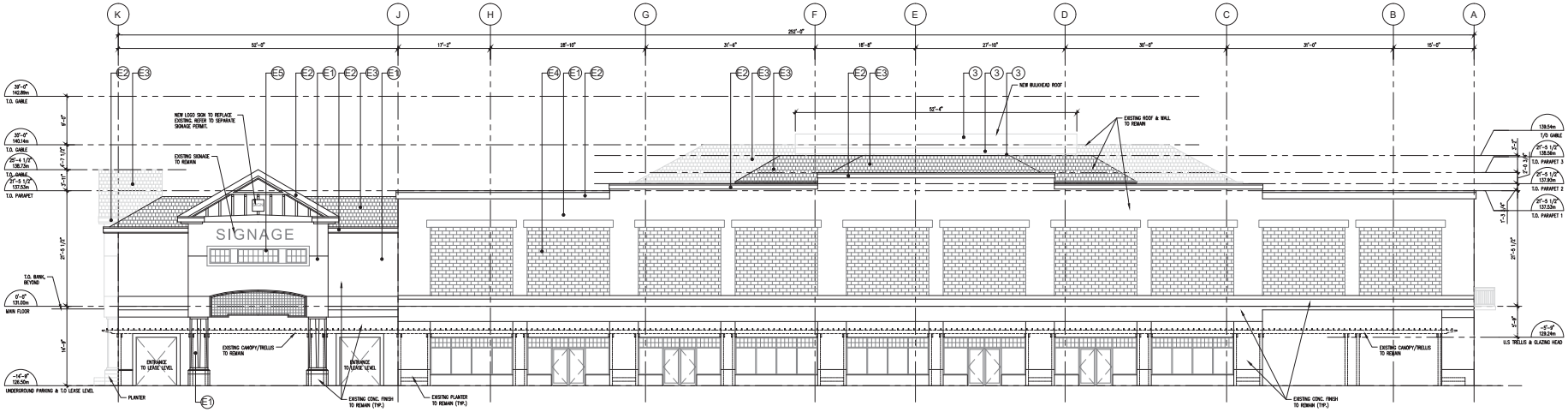
PROJECT ADDRESS:
5801 TURNER ROAD
NANAIMO, B.C. V9T 6L8

DRAWING TITLE:
EXISTING & PROPOSED ELEVATIONS

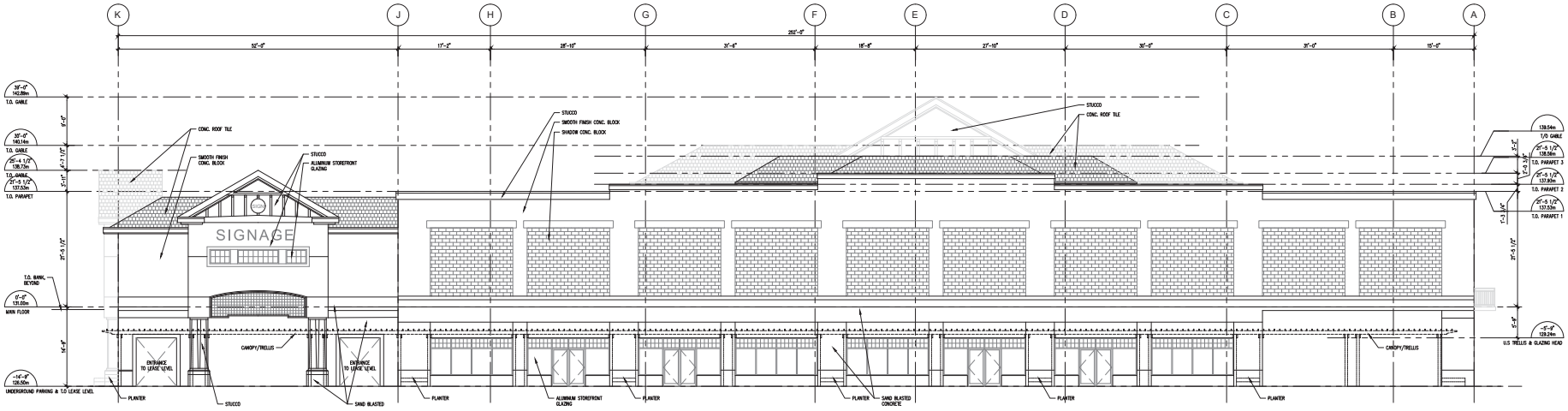
PROJECT NO: 20048 DRAWN BY: MP
SCALE: AS NOTED REVIEW BY: EY
DWG NO: **A302**

MATERIAL LEGEND

MATERIALS	COLORS	MATERIALS	COLORS
1 NEW SPANDREL GLAZING	OPACI-COAT 300 p3-0770 WARM GREY	E1 EXISTING WALL, PAINTED	P7 SHERWIN WILLIAMS 239-C2 SW 7654 "LATTICE"
2 NEW ALUMINUM MULLIONS	BLACK ANODIZED	E2 EXISTING FASCIA, PAINTED	P5 SHERWIN WILLIAMS 201-C3 SW 6991 "BLACK MAGIC"
3 NEW EXT. GRADE CEDAR, PAINTED	P4 SHERWIN WILLIAMS 287-C7 SW 7715 "BRANDYWINE"	E3 EXISTING ROOF, PAINTED	P2 SHERWIN WILLIAMS 226-C6 SW 6278 "CLOAK GRAY"
4 NEW EIFS WALL	P2 SHERWIN WILLIAMS 226-C6 SW 6278 "CLOAK GRAY"	E4 EXISTING CONC. BLOCK WALL	POWER WASH AND EXISTING FINISH TO REMAIN
5 NEW EIFS WALL	P7 SHERWIN WILLIAMS 251-C3 SW 6991 "BLACK MAGIC"	E5 EXISTING WINDOW FRAME, PAINTED	P7 SHERWIN WILLIAMS 239-C2 SW 7654 "LATTICE"
6 NEW EXT. GRADE CEDAR FASCIA, PAINTED	P5 SHERWIN WILLIAMS 251-C3 SW 6991 "BLACK MAGIC"	E6 EXISTING OVERHEAD DOOR, PAINTED	P7 SHERWIN WILLIAMS 239-C2 SW 7654 "LATTICE"
7 NEW ALUMINUM CHANNEL SIGN SUPPORT	ALCOTEX DM 1120 BLACK FINISH SMOOTH		
8 NEW CONC. BASE	SACK RUBBED FINISH		



1 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

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NORTH ARROW:

OWNER/CLIENT:
CLIENT: 9080119
1020-64 AVENUE NE | CALGARY , AB T2E 7V8

THRIFTY FOODS

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DEVELOPMENT PERMIT	23/01/18

SEAL:

REGISTERED ARCHITECT
JAMES RICHARD WA
BRITISH COLUMBIA
06CA-23-151

CONSULTANT:

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PROJECT NAME:
THRIFTY FOODS LONGWOOD RENOVATION

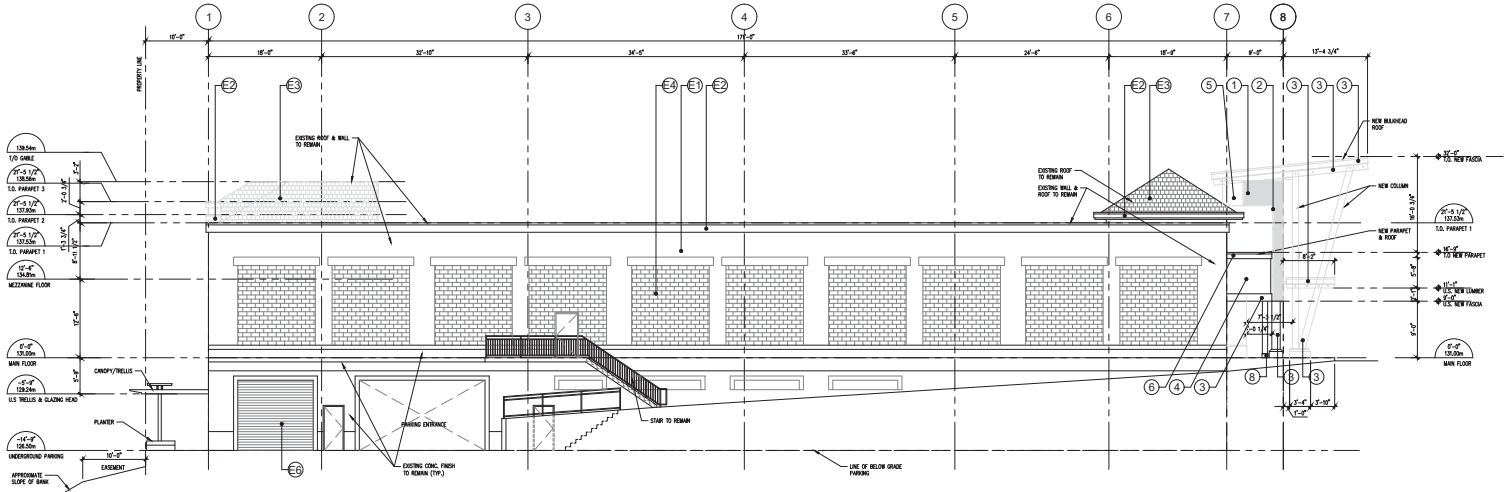
PROJECT ADDRESS:
5801 TURNER ROAD
NANAIMO, B.C. V9T 6L8

DRAWING TITLE:
EXISTING & PROPOSED ELEVATIONS

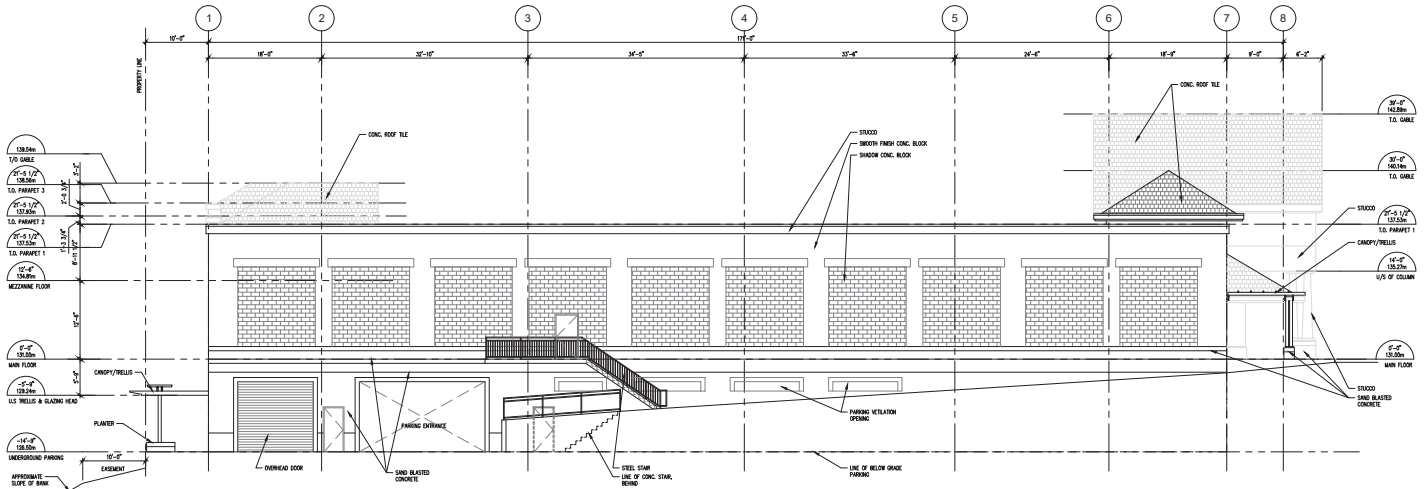
PROJECT NO: 20048 DRAWN BY: MP
SCALE: AS NOTED REVIEW BY: EY
DWG NO: **A303**

MATERIAL LEGEND

MATERIALS	COLORS	MATERIALS	COLORS
1 NEW SPANDREL GLAZING	OPACI-COAT 300 p3-0770 WARM GREY	E1 EXISTING WALL, PAINTED	P7 SHERWIN WILLIAMS 239-C2 SW 7654 "LATTICE"
2 NEW ALUMINUM MULLIONS	BLACK ANODIZED	E2 EXISTING FASCIA, PAINTED	P5 SHERWIN WILLIAMS 201-C3 SW 6991 "BLACK MAGIC"
3 NEW EXT. GRADE CEDAR, PAINTED	P4 SHERWIN WILLIAMS 287-C7 SW 7715 "GRANDFRIAR"	E3 EXISTING ROOF, PAINTED	P2 SHERWIN WILLIAMS 226-C6 SW 6278 "CLOAK GRAY"
4 NEW EIFS WALL	P2 SHERWIN WILLIAMS 226-C6 SW 6278 "CLOAK GRAY"	E4 EXISTING CONC. BLOCK WALL	POWER WASH AND EXISTING FINISH TO REMAIN
5 NEW EIFS WALL	P5 SHERWIN WILLIAMS 201-C3 SW 6991 "BLACK MAGIC"	E5 EXISTING WINDOW FRAME, PAINTED	P7 SHERWIN WILLIAMS 239-C2 SW 7654 "LATTICE"
6 NEW EXT. GRADE CEDAR FASCIA, PAINTED	P5 SHERWIN WILLIAMS 201-C3 SW 6991 "BLACK MAGIC"	E6 EXISTING OVERHEAD DOOR, PAINTED	P7 SHERWIN WILLIAMS 239-C2 SW 7654 "LATTICE"
7 NEW ALUMINUM CHANNEL SIGN SUPPORT	ALCOTEX DM 1120 BLACK FINISH SMOOTH		
8 NEW CONC. BASE	SACK RUBBED FINISH		



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



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

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NORTH ARROW:

OWNER/CLIENT:
CLIENT: 100619
1020-64 AVENUE NE | CALGARY , AB T2E 7V8

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DEVELOPMENT PERMIT	23/01/18

SEAL:

REGISTERED ARCHITECT
MARK RICHARD WA
BRITISH COLUMBIA
06CE+23-15

CONSULTANT:

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PROJECT NAME:
THRIFTY FOODS LONGWOOD RENOVATION

PROJECT ADDRESS:
5801 TURNER ROAD
NANAIMO, B.C. V9T 6L8

DRAWING TITLE:
EXISTING & PROPOSED ELEVATIONS

PROJECT NO: 20048 DRAWN BY: MP
SCALE: AS NOTED REVIEW BY: EY
DWG NO: A304

1 PERSPECTIVE - LOOKING SOUTH
N.T.S.

2 PERSPECTIVE - LOOKING SOUTH EAST
N.T.S.

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NORTH ARROW:

OWNER/CLIENT:
CLIENT: 503619
1020 64 AVENUE NE | CALGARY , AB T2E 7V8

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DEVELOPMENT PERMIT	23/01/18

SEAL:

REGISTERED ARCHITECT
JAMES RICHARD WA
BRITISH COLUMBIA
2025-03-19

CONSULTANT:

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PROJECT NAME:
THRIFTY FOODS LONGWOOD RENOVATION

PROJECT ADDRESS:
5801 TURNER ROAD
NANAIMO, B.C. V9T 6L8

DRAWING TITLE:
CONTEXT PLAN

PROJECT NO: 20048 DRAWN BY: MP
SCALE: AS NOTED REVIEW BY: EY
DWG NO: **A400**

1 PERSPECTIVE - LOOKING NORTH EAST
N.T.S.

2 PERSPECTIVE - LOOKING NORTH
N.T.S.

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2023-FEB-09
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NORTH ARROW:

OWNER/CLIENT:
CLIENT: 100819
1020-64 AVENUE NE | CALGARY , AB T2E 7V8

THRIFTY FOODS

GENERAL NOTES:

NO.	ISSUE	Y/M/D
1	ISSUED FOR DEVELOPMENT PERMIT	23/01/18

SEAL:

REGISTERED ARCHITECT
JAMES RICHARD WA
BRITISH COLUMBIA
2023-01-19

CONSULTANT:

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VIC 104 - 3212 Jacklin Road Victoria, V9B 0Z5
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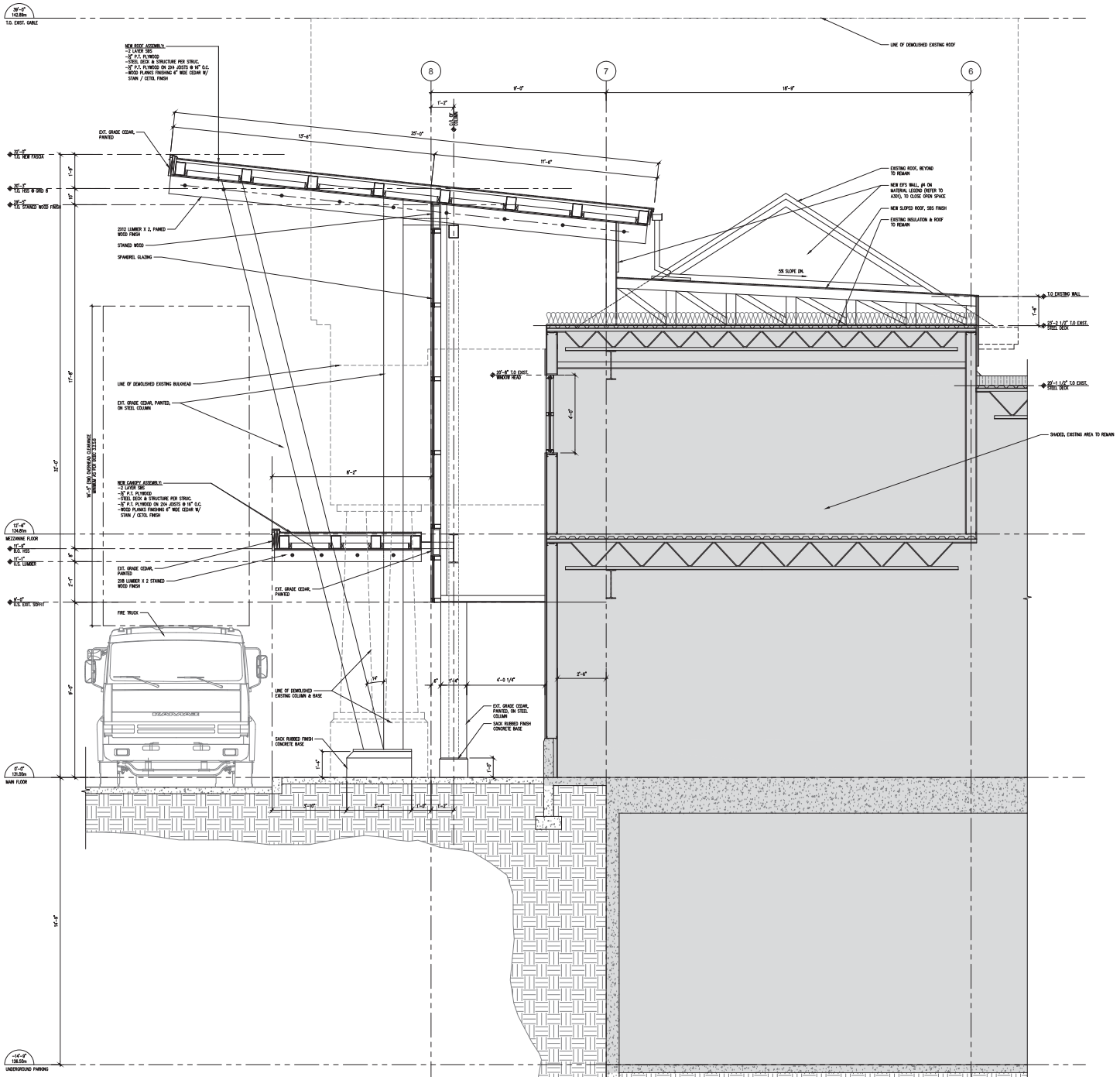
PROJECT NAME:
THRIFTY FOODS LONGWOOD RENOVATION

PROJECT ADDRESS:
5801 TURNER ROAD
NANAIMO, B.C. V9T 6L8

DRAWING TITLE:
CONTEXT PLAN

PROJECT NO: 20048 DRAWN BY: MP
SCALE: AS NOTED REVIEW BY: EY
DWG NO: **A401**



1 PROPOSED SECTION @ MAIN BULKHEAD
1/2" = 1'-0"

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2023-FEB-09
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NORTH ARROW:

OWNER/CLIENT:
CLIENT: 1008019
1020-64 AVENUE NE | CALGARY , AB T2E 7V8

THRIFTY FOODS

GENERAL NOTES:

NO.	ISSUE	Y/M/D
2	RE-ISSUED FOR DEVELOPMENT PERMIT	23/02/08
1	ISSUED FOR DEVELOPMENT PERMIT	23/01/18

SEAL:
REGISTERED ARCHITECT
MAN WAI YIP
BRITISH COLUMBIA
2022-02-10

CONSULTANT:

WA ARCHITECTS

VAN 550 - 1500 W. Georgia Street Vancouver, V6G 2Z6
VIC 104 - 3212 Jacklin Road Victoria, V9B 0J5
604.685.3529 | office@wa-arch.ca | wa-arch.ca

PROJECT NAME:
THRIFTY FOODS LONGWOOD RENOVATION

PROJECT ADDRESS:
5801 TURNER ROAD
NANAIMO, B.C. V9T 6L8

DRAWING TITLE:
PROPOSED SECTION

PROJECT NO: 20048 DRAWN BY: MP
SCALE: AS NOTED REVIEW BY: EY
DWG NO: **A402**

AERIAL PHOTO

5801 Turner Road

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001260 – 6340 McROBB AVENUE

Applicant / Owner: 6340 McROBB HOLDINGS LTD.

Architect: SALEHI ARCHITECT INC.

Landscape Architect: PMG LANDSCAPE ARCHITECTS

SUBJECT PROPERTY AND SITE CONTEXT

Zoning	High Density Residential (R9)
Location	The subject property is located on the north side of Calinda Street, east of Applecross Road, and a portion of the property is crossed by the privately maintained Sentinal Drive.
Total Area	1.28ha – *Total Lot Area* 1.04ha – *Phases 2/3 Area*
City Plan (OCP)	Future Land Use Designation: Woodgrove Secondary Urban Centre Development Permit Area: Form and Character DPA8
Relevant Design Guidelines	General Development Permit Area Design Guidelines

The subject property is located in North Nanaimo in the Woodgrove Secondary Urban Centre. The property was rezoned to allow for high density residential use in 2004 (RA112). A covenant amendment (CA11) and development permit (DP1130) for Phase 1, a six-storey 66-unit multi-family residential building on the eastern portion of the lot, were approved in 2020. A covenant registered on the property title envisions two 20-storey towers for the next phase on the property, but the applicant has applied for a concurrent covenant amendment (CA17) with DP1260 to permit the lower-height buildings as proposed.

The subject property is presently vacant and the lot has previously been cleared of most vegetation except for some stands of trees. Sentinal Drive, a privately maintained road with easements for public access, borders the northeast portion of the property and connects to McRobb Avenue. Another portion of Sentinal Drive bisects the lot to connect with Calinda Street, and separates this development from Phase 1.

The surrounding neighbourhood is a mix of medium-density residential, institutional, and commercial uses within the Woodgrove Secondary Urban Centre. Adjacent properties include a 16-unit townhouse development to the north (“Pachena Place”), a 50-unit residential building at 6330 McRobb Avenue across Sentinal Drive to north (“Dover Ridge”), a 48-unit residential development to the northeast (“The Texada”), a recently completed 108-unit residential development at 6117 Uplands Drive to the east (“Uplands Terrace”), Nanaimo Seniors Village to the southeast, ICBC across Calinda Street to the south, and Georgia View Village commercial plaza to the west. A second residential building with 88 dwelling units at 6330 McRobb Avenue to the north was approved in 2022 (DP1241). Residential building heights on neighbouring properties range from two to six storeys.

PROPOSED DEVELOPMENT

The proposed development is for Phases 2 and 3 on the site and consists of two six-storey multi-family residential buildings with a combined total of 266 dwelling units. Of these, 14 units (5%) are proposed to be adaptable units. Combined with the previously approved 66 units in Phase 1, there will be a total of 332 units. The proposed unit composition in Phases 2 and 3 is as follows:

Units	East Building	West Building	Total	Approximate Sizes
Studio	23	11	34	$33m^2$ - $44m^2$
One-Bedroom	44	81	125	$46m^2$ - $79m^2$
Two-Bedroom	37	45	82	$66m^2$ - $105m^2$
Three-Bedroom	18	7	25	$90m^2$ - $148m^2$
Total	*122*	*144*	*266*	

The proposed gross floor area of the East Building (Phase 2) is $9,308m^2$ and the proposed gross floor area of West Building (Phase 3) is $10,666m^2$, for a combined total of $19,974m^2$. Including the $8,237m^2$ of Phase 1, the total gross floor area will be $28,211m^2$ and the combined Floor Area Ratio (FAR) on the lot will be 2.21, less than the maximum base permitted FAR of 3.00 in the R9 zone.

Site Design

Both buildings are proposed in the west portion of the property and are configured in an L-shape to take advantage of the irregular lot shape. The existing drive aisle entry to Georgia View Village commercial plaza, from Calinda Street, crosses the subject project through a private easement in the southwest corner of the lot. All parking for the development is proposed in a shared two-level underground parking structure to be accessed from the existing drive aisle. A pick-up / drop-off area and fire vehicle staging area will be situated on the north side of the buildings, accessed from Sentinal Drive.

All required parking is proposed to be accommodated on-site including a total of 279 parking stalls across both levels of the underground parking structure. Of these, 15 stalls on the upper parking level will be for visitor parking, and 20 stalls will be accessible parking spaces. In addition to the vehicle parking, 270 long-term bicycle storage lockers are proposed to be distributed between both buildings.

A pedestrian network will encircle the site with walkways and sidewalks around both buildings connecting to all private ground-level patios. A walkway connection is proposed between the two buildings, adjacent to the underground parking ramp. Proposed outdoor amenity areas include an outdoor pool and patio on the west side of the West Building (Phase 3), an outdoor seating area with community garden to the northwest of the West Building, an outdoor lounge between the two buildings, and a children's play area to the north of the East Building (Phase 2)

Staff Comments:

- Look at opportunities to secure a public walkway between Sentinal Drive and Georgia View Village commercial plaza to the west where there is an existing informal trail.
- Explore opportunities for stronger pedestrian connections to the street, for example with direct walkways between ground-level units and Calinda Street / Sentinal Drive and from the walkway adjacent to the drive aisle ramp to Calinda Street.

- Consider alternate locations for the garbage staging (e.g. in the underground parking structure) and loading bay (e.g. in proximity to the front doors) on Calinda Street so that these are not fronting directly onto the public street.
- Ensure that the required short-term bicycle parking racks are included on-site.
- Provide retaining wall details where applicable.
- Consider a site lighting plan for the overall site that provides adequate on-site illumination while mitigating off-site illumination.

Building Design

The proposed buildings are contemporary in design with architectural elements expressing the residential use. The two buildings are six storeys in height with the uppermost floor set back to emphasize a five-storey façade on all elevations. Balconies are proposed along all elevations and the West Building will have a rounded corner facing Sentinal Drive. Prominent two-storey covered entries will highlight the entrances of both buildings facing the pick-up / drop-off area.

Exterior building materials will consist of cultured stone that visually grounds the buildings, in addition to different shades of cementitious panel siding. Aluminum guardrails with frosted glazing are proposed for all private balconies and patios. Indoor amenity spaces for residents will include an exercise rooms and a lounge in the West Building.

Staff Comments:

- Look at opportunities to strengthen the roofline, for example with parapet flashing or alternative cladding on the uppermost floor.
- Explore ways to define a visual break between the five-storey massing and the uppermost floor.
- Consider contrasting materials to provide visual interest on the rounded corner of the West Building, facing Sentinal Drive.
- Consider opportunities for further visual interest on the end wall of the south elevation of the West Building, facing Calinda Street.
- Consider some differentiation of material composition between the two buildings.

Landscape Design

The proposed landscaping includes substantial planting along all properties lines as well as around all private ground-level patios. A number of trees are proposed to be distributed throughout the site including maples, European hornbeam, dogwood, and goldenrain tree, amongst others. The planting plan includes a mix of ornamental and indigenous shrubs, grasses, and climbing vines. A stormwater retention/detention tank is proposed in the northwest corner of the property, outside of the footprint of the underground parking structure.

Staff Comments:

- Look at opportunities for retention of any existing significant trees on-site where there is no conflict with the underground parking structure.
- Consider reducing the area of lawn adjacent to the pick-up / drop-off area with more formalized landscaping or amenity space.
- Consider an outdoor dog run area for residents.

PROPOSED VARIANCES

No variances have been requested.

SALEHI ARCHITECT INC.

December 16,2022

Project: 6340 Mc Robb Avenue, Nanaimo, B.C. (3-phase development)

DESIGN RATIONAL

Re: Design rational for 6340 Mc Robb Avenue, Nanaimo, B.C. (Phases 2&3)

1. Introduction:

My client 6340 Mc Robb Holdings Ltd. has acquired the property located at 6340 Mc Robb Avenue in Nanaimo, B.C.to develop three 6-storey wood-frame residential buildings.

Due to the large size of the development, the project will be developed in three phases, phase 1 is a 6 story wood frame residential building located on the eastern portion of the site, which is separated from the western portion by an existing road that connects Calinda Street to Sentinel Drive to the north. Phase 1 building permit application is already submitted in 2021 and we are expecting to receive the building permit by the end of this year.
Phase 2&3 is comprised of two 6-story residential buildings on two levels of the underground parkade.

2.Site location and zoning context:

The proposed project is located on the south side of Sentinel Drive in the city of Nanaimo.
Mc Robb Avenue is located further to the north and east sides of the project.
The project has a street frontage of 330 feet (100.58 m) along Sentinel Drive and 200 feet (60.96 m) along Calinda Street.
An onsite porte-cochere as well as a fire lane is provided of Sentinel Drive for drop-off to minimize the traffic congestion on Sentinel Drive in front of the project.

Surrounding the site are a Townhouse development and Sentinel Drive to the north, a future 6-storey residential building to the east (Phase 1), Calinda Street to the south, and a shopping center to the west.
The site is relatively flat, and slopes moderately from southeast to northwest.

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The site is currently designated as R9, high-density residential (High rise) in OCP with a base FAR of 3.0
There will be an extra 0.25 FAR if all parking stalls are underground and the parkade ceiling is not more than 0.8 meters above grade.
Total FAR; 3.25

3. Site Area:

Total site area: 137,648 S.F.(12788 m2)
Phase 1: Eastern portion of the site: 26, 113 S.F. (2,426 m2)
Phase 1 proposed buildable area: 53,064 S.F.(4,929.81 m2) with 2.03 FAR

Phases 2&3: Western portion of site: 111,535 S.F.(10,362 m2)
Phase 2 proposed buildable area:100,190 S.F.(9,308 m2)
Phase 3 proposed buildable area:114,810 S.F.(10,666 m2)

Total of phases 2&3 proposed buildable area: 215,000 S.F. (19,974 m2) FAR: 1.93

The limited buildable area in phase one, and developing 6-story buildings instead of 20-story high rises in phase 2&3 have resulted in lower FAR than permitted,

Access to the entrance lobby of each building of phases 2&3 is off Sentinel Drive, Phase 2 is also connected to phase 1 via an on-site walkway to provide access to indoor and outdoor common area facilities for phase one residents.

4. Buildings main entrance and ground floor amenities:

East and west building's main entrances are from a porte-cochere of Sentinel Drive. Two-storey high entrance lobbies are inviting and very well visible from the outside. An accessible ramp provides access to the front door of the entrance lobbies.

The indoor amenities for residents are located on the first floor of the western building directly from the entrance lobby for convenient access for the residents of phases 1 and 2. and includes a lounge, kitchen, bar, exercise room, meeting room, and accessible washroom.
Outdoor amenity on the ground floor is located on the west side of the western building and is including an outdoor pool and a sitting area surrounded by landscaping.
The children's play area as well as the sitting area is located on the north side of the eastern building.

There is also pedestrian access between the east and the west buildings to the adjacent shopping center located to the west of the project.

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2022-DEC-29
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5. Vehichele parking and bicycle storage:

The vehicular access ramp to the underground parkade is off Calinda Street via an access road to the existing shopping center and is located between the two buildings.
The proposed driveway provides share access for both phases 2 & 3.
The Parkade ramp is covered with a painted aluminum trellis to reduce the exposure of the ramp.

Required parking spaces:
Studio: 0.75 parking space/unit
1 bedroom and 1bedroom+Den unit: 0.88 parking space/unit
2-bedroom unit and 2- bedroom+Den unit: 1.26 parking space/unit
3-bedroom unit: 1.52 parking space/unit
Visitor: one parking space for each 22 required parking.
H/C parking: 2 per each required 100 parking plus one for each adaptable unit.

Total required parking spaces including visitor and accessible parking spaces:279 Spaces.

The project provides 279 parking stalls on 2 levels of underground parkade as per the requirements of the City of Nanaimo.
Proposed parking stalls are including 20 accessible parking spaces, 15 visitor parking spaces, and 71 small cars.
Visitor parking is located on the P1 level, secured with an overhead security gate, and resident parking is separated from visitor parking with secondary overhead security gates.

The project provides 270 secured bicycle storage/storage lockers on P1 & P2 levels.

PMT pad is located at the northeast corner of the site and the gas chamber, garbage/recycling staging, and loading area are located on the south side of the project of Calinda Street.
The garbage and recycling room is located on the P1 level at the bottom of the parkade ramp for easy access to the garbage staging area on grade.
Electrical, communication, and mechanical rooms for each building are located on the P1 level.

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2022-DEC-29
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3.Unit type and mix:

Phase 2 (East building) is including 122 units, consisting of 23 studios, 44 one-bedroom/one-bedroom + den, 37 two bedrooms/two-bedroom + den, and 18 three bedrooms units.

Phase 3 (West building) is including 144 units, consisting of 11 studios, 81 one- bedroom/one-bedroom + den, 45. Two- bedrooms/two-bedrooms +den, and 7 three-bedroom units.

4: Orientation and massing concept:

Phases 2 &3 are divided from phase one parcel by an interior road, which connects Calinda Street located to the south of the project to Sentinel Drive to the north of the project.

The proposed project is located on the western parcel of the three-phase project, consisting of two separate residential buildings for the phase 2 &3 to break up the overall massing on the site.
The proposed buildings are 6 storey residential buildings, which are significantly lower than original 20 storery proposal buildings and are much more consistent with the existing neighborhood character.

The proposed buildings are facing a townhouse development and Sentinel Drive along the north property line. The two buildings are laid out to allow for a large open space facing Sentinel Drive for on-site Porte-cochere to minimize traffic congestion on Sentinel Drive as well as outdoor amenities such as sitting, barbeque, and children's play area.

While determining the location of the two 6-story buildings consideration has been done to minimize the impact on the neighboring developments.
The western building setback from the north property line adjacent to the existing townhouse development is 7.50 m (24.60') and the minimum distance between the two buildings is 50'.

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East and west buildings are oriented in directions to take advantage of the maximum size dimensions as well as the north water view.

Ground floor units take advantage of outdoor patios, with access to the onsite public walkways. Private landscaping and patio guardrails provide privacy for the private patios.

All typical floor units have a large balcony off their living room and the 6th-floor units take advantage of a large roof deck with a view.
Deep overhangs and the 6th-floor roof leaner projection provide protection for the balconies and roof decks.
Setback of the 6th floor at all sides of the building provides reduced scale to the façade and the building as a whole.

The exterior design features a contemporary style for this project, while façade proportions provide a residential character for these two buildings.
Cultured stone that is specified for the first floor, all around the building extends up to the upper floor at the entrance lobbies and at some locations providing a feature wall.

Architectural frames on the north elevation of the east building and the east elevation of the west building define the main entrance to these buildings.
Similar architectural frame ideas, but in different proportions, wrap-around balconies, and the finishing material and colors that wrap around the corners of the buildings on the other elevations, maintain a general design language throughout the building on all sides.

3 of the exterior finishing colors of phase 1 have been used in phases 2 & 3 for more harmony between the phases.

The exterior finishing materials that provide a significant role in the modern character of the building provide maximum durability and require minimum maintenance will include.
Echo-Ridge cultured stone..
Painted hardie panel with aluminum trim
Painted 6” exposure hardie siding
Vision and spandrel glass
Aluminum guardrail with frosted glazing.

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5.CPTED: (Crime Prevention Through Environmental Design)

The unit's large windows provide proper surveillance around the buildings. The parkade overhead security gates and the entrance doors to the building will be protected with security cameras. Visitor parking is separated from the resident's parking with another overhead security door.
Security cameras will be installed in the buildings to protect the entrance elevator lobby and amenity areas
All bicycle storage/storage lockers are located within the secured residential parking area in the underground parkade and will be protected with a security camera.
Parking exits directly discharge to the outside.

6.Green Building Design:

The project will be designed and constructed to meet Step 2 of B.C. Energy Step Code as per the City of Nanaimo requirements.
Please see the attached Step 2 Parameters Report prepared by Norman Disney & Young.
Air leakage testing will be performed by the energy modeling consultant during and after the completion of construction.
Project materials and products will be selected based on their functionality, durability, and low environmental footprint including glazing and shading that supports energy efficiency.
In order to focus on the air quality of units, products that are low in VOCs and made from natural materials will be sourced. A high-performance building envelope including insulation, glazing, and shading along with a comprehensive ventilation system providing outdoor air into the homes will be targeted to improve indoor air quality.
Sustainable features such as stormwater management measures will be provided to maintain groundwater flows and reduce drainage to the municipal system.
Hi-efficiency appliances and fixtures will be selected.

Reza Salehi
Architect AIBC MRAIC
SALEHI ARCHITECT INC.

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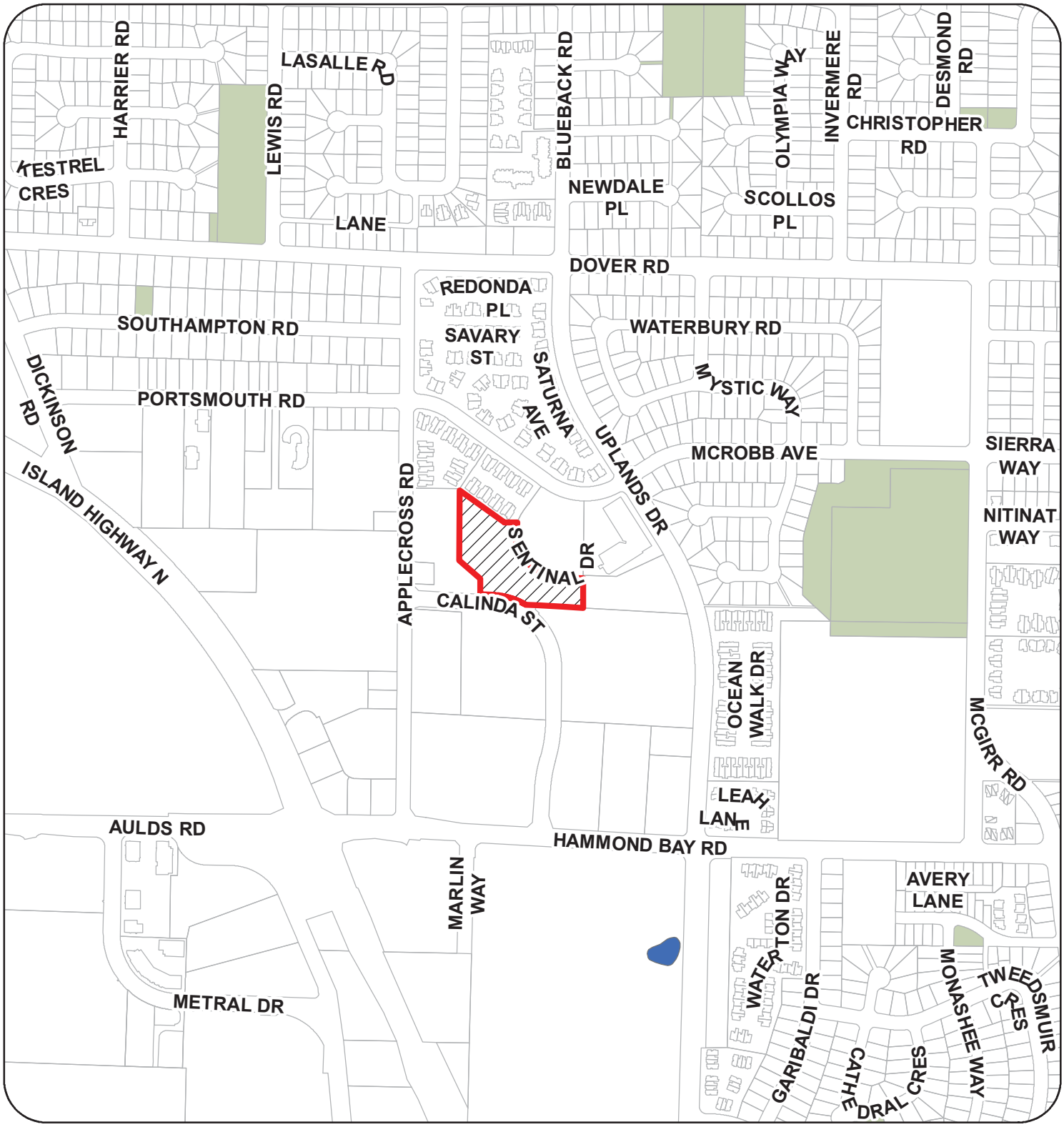
CONTEXT MAP



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6340 MCROBB AVE

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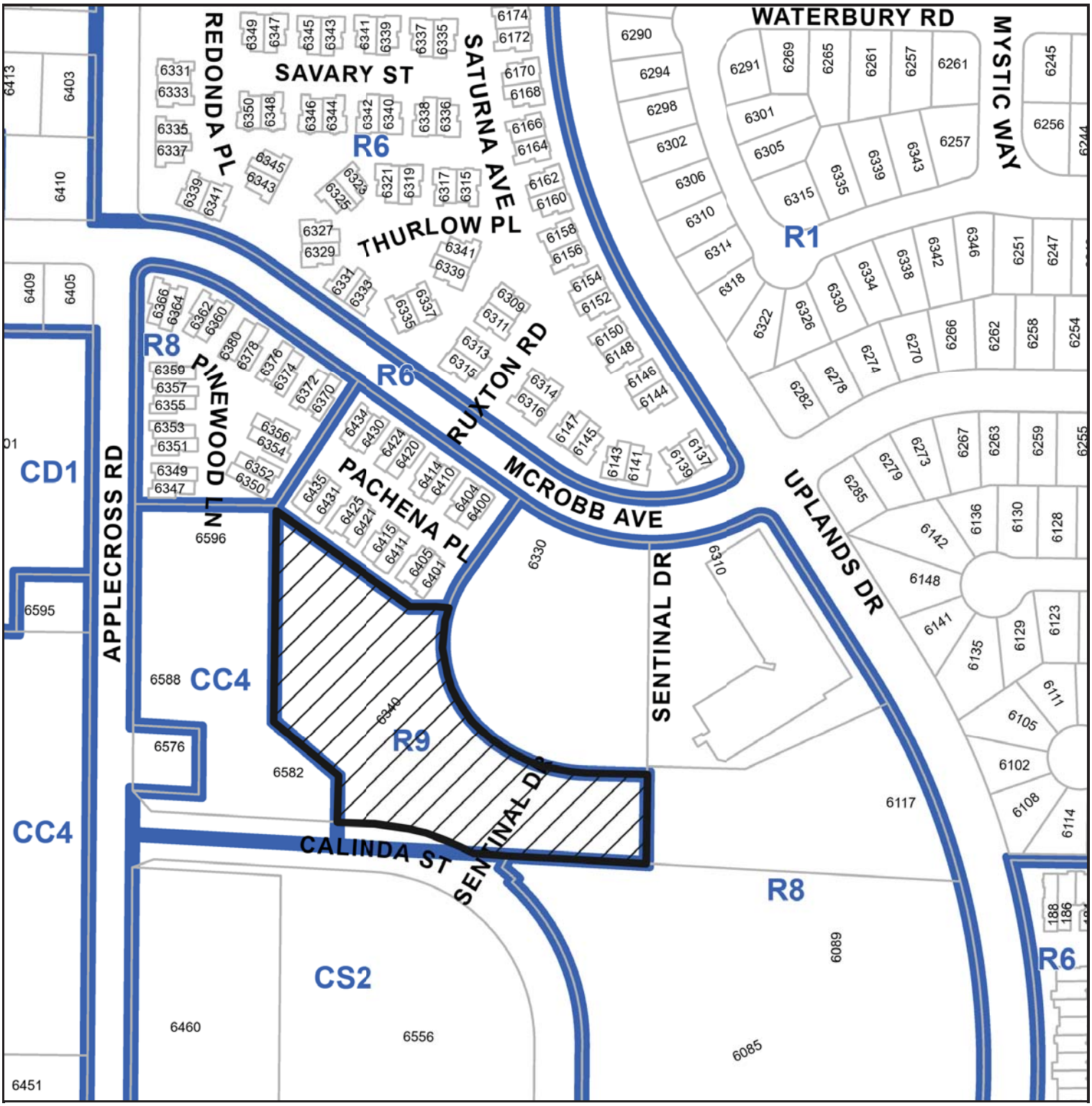
SUBJECT PROPERTY MAP



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6340 MCROBB AVENUE

SITE PLAN
PHASES 2&3

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5	ISSUED FOR DP	12-27-2022
6	ISSUED FOR A.D.P.	03-02-2023

SALEHI ARCHITECT INC.

205-930 HARBOURSIDE DR,
NORTH VANCOUVER
V7P 3S7
TEL : 778-996 7833
EMAIL : rezasalehi@shaw.ca

CLIENT :

PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASE 2&3

DRAWING TITLE :

SITE PLAN

SEAL

A-01

DATE : 12-28-2021 | DRAWN : F.N.

SCALE : 1/32"=1'-0" | CHECKED : R.S.

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DEVELOPMENT DATA:

TWO 6 STOREY RESIDENTIAL DEVELOPMENT (PHASES 2 & 3)

PROJECT ADDRESS :
6340 MCROBB AVENUE, NANAIMO, B.C.

LEGAL DESCRIPTION :
Lot 4, District Lot 48, Wellington District, Plan VIP 78452

ZONING :
R9 ,HIGH DENSITY RESIDENTIAL (HIGH RISE)

SITE AREA :
TOTAL SITE AREA OF PHASES 1, 2 &3: 137,648 SQ.FT. (12,788 M2)
PHASE 1 SITE AREA : 26,113 SQ.FT. (2,426 M2)
PHASES 2 & 3 SITE AREA :111,535 SQ.FT. (10,362 M2)

(F.A.R.) CALCULATIONS (PHASES 2 & 3)

DESCRIPTION	PERMITTED	PROPOSED
F.A.R	3.0	
ALLOWABLE BUILDABLE AREA:	382,838 S.F.	
PROPOSED BUILDABLE AREA (PHASES 2)		100,190 S.F. (9,308 M2)
PROPOSED BUILDABLE AREA (PHASES 3)		114,810 S.F. (10,666 M2)
TOTAL PROPOSED BUILDABLE AREA (PHASES 2 & 3)		215,000 S.F. (19,974 M2)

EAST BUILDING FOOT PRINT
(INCLUDING BALCONIES): 8,705 SQ.FT. (808.72 M2)
WEAST BUILDING FOOT PRINT :
(INCLUDING BALCONIES): 9,020 SQ.FT. (838 M2)

AREAS EXEMPTED FROM FAR:

-LOUNGE/PARTY ROOM 1,153 SQ.FT.
-EXERCISE ROOM 504 SQ.FT.
-MEETING ROOM 197 SQ.FT.

-TOTAL EXEMPTED AREA FROM FAR: 1,854 SQ.FT.

PARKING CALCULATION :
PHASES 2 & 3:

UNIT TYPE	NUMBER OF UNITS	PARKING REQUIRED	PROVIDED
STUDIO	34	0.75 = 25.5	
1-BED /1-BED+DEN	111	0.88 = 97.68	
1-BED (ACCESSIBLE)	14	1.00 = 14.00	
2-BED	82	1.26 = 103.32	
3-BED	25	1.52 = 38.00	
TOTAL	266	279	279

VISITOR: 1 SPACE FOR EVERY 22 REQ. PARKING 278.5 / 22 = 12,64 (INCLUDED IN TOTAL REQUIRED PARKING)
2 EXTRA H/C PARKINGS SPACES FOR EACH 100 PARKINGS: 2X2.78=5.56 (INCLUDED IN TOTAL REQUIRED PARKING)
TOTAL REQUIRED PARKING STALLS: 278.5=279 PARKING SPACES
TOTAL PROVIDED PARKING STALLS: 279 PARKING SPACES
(INCLUDING 20 H.C, 71 S.C
SMALL CAR : 71 = 25.5%

PROVIDED 270 BICYCLE STORAGES AND STORAGE LOCKERS (ONE PER UNIT).

SETBACKS:	REQUIRED	PROVIDED
FRONT YARD(SENTINEL DR.)	7.50M	7.50M
SIDE YARD (EAST)	7.50M	7.50M
SIDE YARD (WEST)	7.50M	8.20M
REAR YARD (SOUTH)	7.50M	7.90M

SITE COVERAGE BASED ON PHASES 2 & 3 SITE AREA:

EAST BUILDING FOOT PRINT (INCLUDING BALCONIES):18,746 S.F. (1,742 M2)
WEST BUILDING FOOT PRINT : 21,389 S.F.(1,987.10M2)

TOTAL FOOTPRINT OF THE EAST & WEST BUILDINGS: 40,135 S.F.(3,728.67M2)
SITE COVERAGE: 40,135/111535= 36%

PROPOSED BUILDING HEIGHT:
21.50M ABOVE AVERAGE EXISTING GRADE OF PHASES 2 & 3.

6340 MC ROBB AVE., NANAIMO, B.C. PHASE 2
EAST BUILDING UNIT MIX

	UNIT TYPE	1 ST FLOOR	2 ND FLOOR	3 RD FLOOR	4 TH FLOOR	5 TH FLOOR	6 TH FLOOR	TOTAL UNITS PER FLOOR	UNITS AREA (S.F.)	TOTAL UNITS AREA (S.F.)	
STUDIO	A	1	1	1	1	1	1	6	356	2,136	
STUDIO	A1	2	2	2	2	2	-	10	373	3,730	
STUDIO	A2	1	-	-	-	-	-	1	426	426	23 UNITS
STUDIO	A3	-	-	2	2	2	-	6	474	2,844	
1 BED RM+D	B	1	1	1	1	1	-	5	588	2,940	
1 BED RM+D	B1	1	1	1	1	1	2	7	595	4,165	
1 BED RM+D	B2	1	1	3	3	3	-	11	598	6,578	
1 BED RM+D	B3	1	1	1	1	1	1	6	600	3,600	
1 BED RM(H/C)	B4	1	1	1	1	1	-	5	602	1,204	
1 BED RM(H/C)	B5	1	1	1	1	1	-	5	605	3,025	
1 BED RM+D	B6	-	1	1	1	1	-	4	610	2,440	
1 BED RM+D	B7	-	-	-	-	-	1	1	630	630	44 UNITS
2 BED ROOM	C	1	1	1	1	1	-	5	738	3,690	
2 BED ROOM	C1	1	-	-	-	-	-	1	745	745	
2 BED ROOM	C2	-	-	-	-	-	1	1	755	755	
2 BED ROOM	C3	2	2	-	-	-	-	4	780	3,120	
2 BED ROOM	C4	1	1	1	1	1	-	5	790	3,950	
2 BED ROOM	C5	-	-	-	-	-	1	1	798	798	
2 BED ROOM	C6	-	-		-	-	2	2	830	1,660	
2 BED RM+D	C7	1	1	1	1	1	-	5	900	4,500	
2 BED ROOM	C8	-	-	-	-	-	1	1	915	915	
2 BED RM+D	C9	-	-	-	-	-	1	1	920	920	
2 BED RM+D	C10	-	-	-	-	-	1	1	922	922	
2 BED ROOM	C11	1	1	1	1	1	-	5	926	4,630	
2 BED RM+D	C12	-	1	1	1	1	-	4	938	3,752	
2 BED RM+D	C13	-	-	-	-	-	1	1	1030	1,030	37 UNITS
3 BED ROOM	D	1	1	1	1	1	-	5	1000	5,000	
3 BED ROOM	D1	-	-	-	-	-	1	1	1108	1,108	
3 BED ROOM	D2	1	1	1	1	1	-	5	1128	5,640	18 UNITS
3 BED RM+D	D3	1	1	1	1	1	1	6	1,215	7,290	
3 BED ROOM	D4	-	-	-	-	-	1	1	1,250	1,250	
TOTAL		20	20	22	22	22	16	122 UNITS		85,393	122

6340 MC ROBB AVE., NANAIMO, B.C. PHASE 3
WEST BUILDING UNIT MIX

	UNIT TYPE	1 ST FLOOR	2 ND FLOOR	3 RD FLOOR	4 TH FLOOR	5 TH FLOOR	6 TH FLOOR	TOTAL UNITS PER FLOOR	UNITS AREA (S.F.)	TOTAL UNITS AREA (S.F.)	
STUDIO	A	1	1	1	1	1	-	5	355	1,775	
STUDIO	A1	1	-	-	-	-	-	1	382	382	
STUDIO	A2	1	1	1	1	1	-	5	405	2,025	11 UNITS
1 BED ROOM	B	-	-	-	-	-	1	1	480	480	
1 BED ROOM	B1	1	-	-	-	-	-	1	527	527	
1 BED ROOM	B2	-	-	-	-	2	5	7	533	3,731	
1 BED ROOM	B3	4	4	5	5	3	-	21	575	12,075	
1 BED ROOM	B4	-	1	1	1	1	-	4	577	2,308	
1 BED ROOM	B5	2	2	4	4	4	-	16	586	9,376	
1 BED RM+D	B6	1	1	1	1	1	-	5	596	2,980	
1 BED RM(H/C)	B7	2	2	2	2	2	-	10	603	6,030	81 UNITS
1 BED RM+D	B8	1	1	1	1	1	-	5	606	3,030	
1 BED ROOM	B9	-	1	1	1	1	-	4	665	2,660	
1 BED ROOM	B10	-	-	1	1	1	-	3	682	2,728	
1 BED RM+D	B11	-	1	1	1	1	-	4	850	3,400	
2 BED ROOM	C	-	-	-	-	-	2	2	710	1,420	
2 BED ROOM	C1	-	1	1	1	1	-	4	725	2,900	
2 BED ROOM	C2	-	-	-	-	-	2	2	745	1,490	
2 BED ROOM	C3	-	-	-	-	-	2	2	760	1,520	
2 BED ROOM	C4	-	-	-	-	-	1	1	770	770	
2 BED ROOM	C5	-	-	-	-	-	1	1	777	777	
2 BED ROOM	C6	-	-	-	-	-	1	1	798	798	
2 BED ROOM	C7	-	-	-	-	-	2	2	800	1,600	
2 BED ROOM	C8	1	1	1	1	1	-	5	850	4,250	
2 BED RM+D	C9	2	2	2	2	2	-	10	868	8,680	
2 BED RM+D	C10	1	1	1	1	1	-	5	890	4,450	
2 BED RM+D	C11	1	1	-	-	-	-	2	950	1,900	
2 BED RM+D	C12	1	1	1	1	1	-	5	974	4,870	
2 BED ROOM	C13	1	1	-	-	-	-	2	1060	2,120	45 UNITS
2 BED ROOM	C14	-		-	-	-	1	1	1130	1,130	
3 BED ROOM	D	-	-	-	-	-	1	1	965	965	7 UNITS
3 BED ROOM	D1	1	1	1	1	1	-	5	1,150	5,750	
3 BED ROOM	D2	-	-	-	-	-	1	1	1,590	1,590	
TOTAL		22	24	26	26	26	20	144 UNITS		99,835	144

NOTE 1 : UNIT AREAS ARE MEASURED TO THE CENTER OF THE PARTY WALLS AND TO THE EXTERIOR OF SHEATHING OF THE EXTERIOR WALLS

NOTE 2 : PROPOSED FAR IS INCLUDING ALL COMMON AREAS AND EXCLUDING AMENITY, MECHANICAL, ELECTRICAL, ETS, ELEVATOR MACHINE AND LAUNDRY ROOMS.

NOTE 3 : FRONT,REAR AND SIDE YARD SETBACKS ARE MEASURED TO THE SHEATHING OF THE EXTERIOR WALLS AND BALCONIES ARE ENCROACHING INTO THE SET BACKS

NOTE 4 : 5% OF UNITS ARE ADAPTABLE UNITS (REFER TO FLOOR PLANS)

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2	ISSUED FOR D.P.	12-27-2022

SALEHI ARCHITECT INC.

207 - 132 15th West Street
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

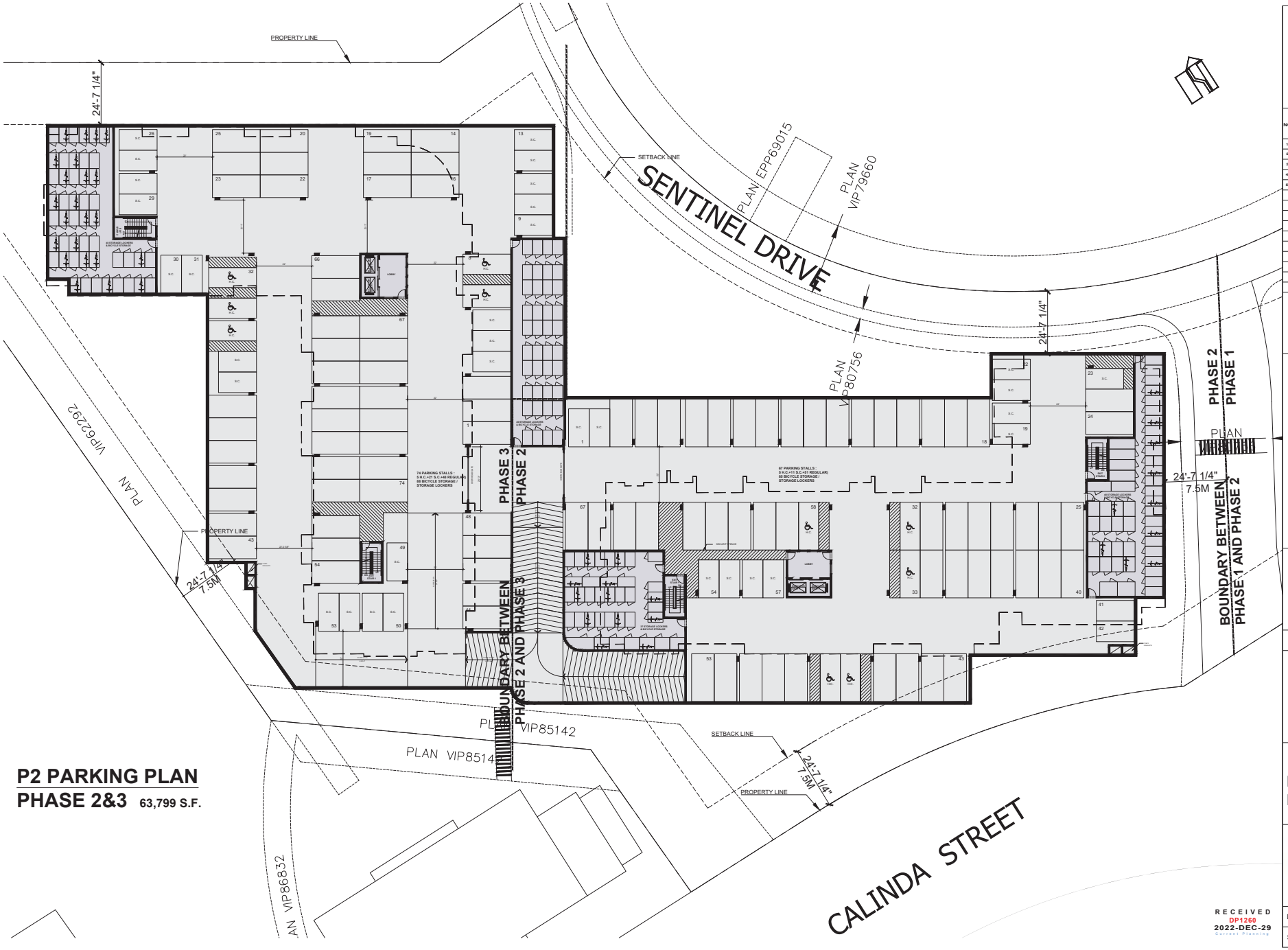
PROJECT :
6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :
PROJECT DATA
PHASE 2&3

SEAL

A-00

DATE :
DRAWN : F.N.
SCALE : N/A
CHECKED : R.S.



P2 PARKING PLAN
PHASE 2&3 63,799 S.F.

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PROJECT NO. 03-22

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

P2 PARKING PLAN
PHASE 2&3

SEAL

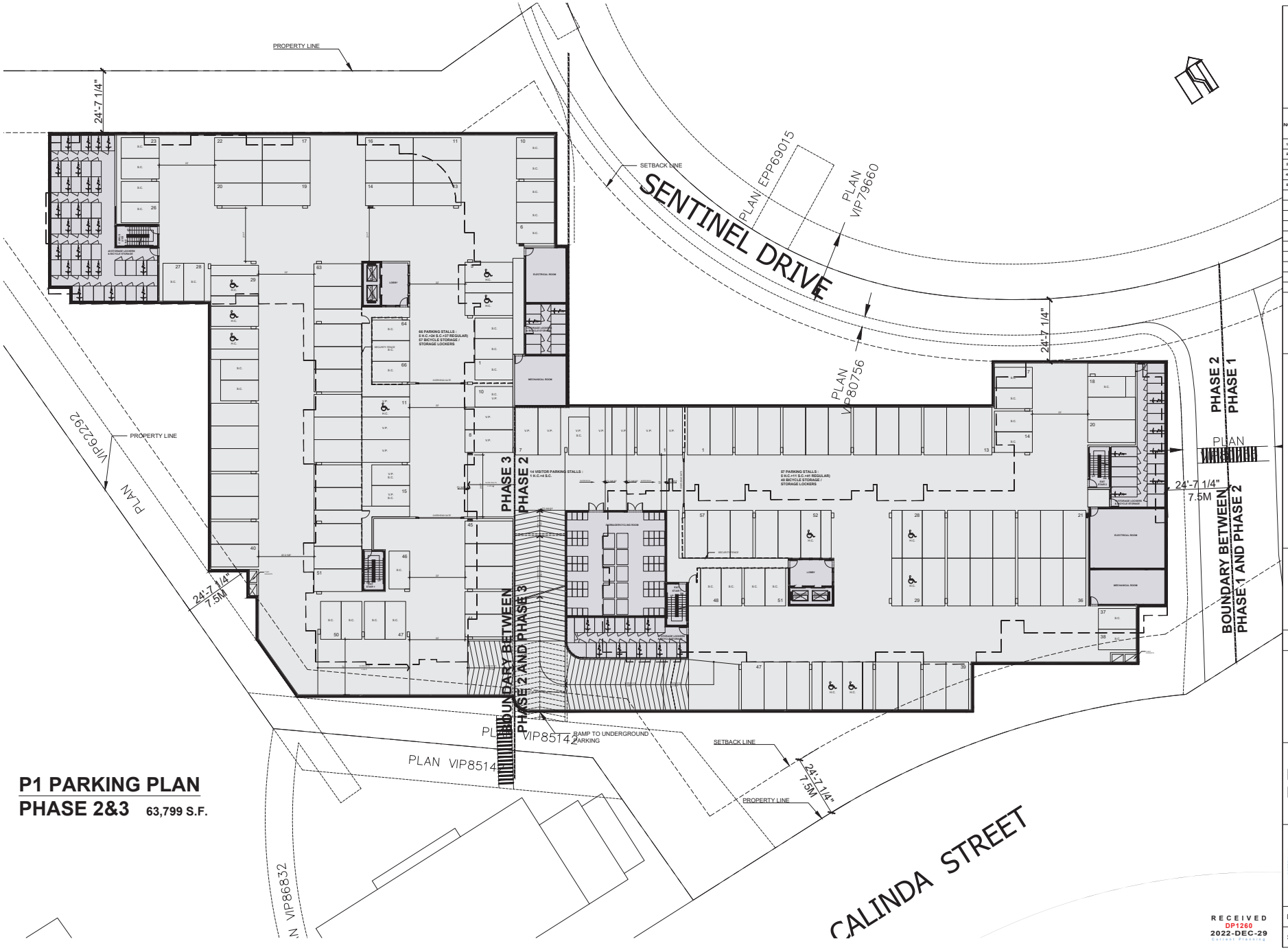
A-02

DATE :

DRAWN : F.N.

SCALE : 1/16"=1'-0"

CHECKED : R.S.



P1 PARKING PLAN

PHASE 2&3 63,799 S.F.

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PROJECT NO. 03-22

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

P1 PARKING PLAN
PHASE 2&3

SEAL

A-03

DATE :

DRAWN : F.N.

SCALE : 1/16"=1'-0"

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EAST BUILDING NORTH ELEVATION
PHASE 2

FINISH MATERIALS LIST :

1. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** GRAY SHOWER (2125-30- BENJAMIN MOORE)
2. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** WEDDING VEIL (2125-70 BENJAMIN MOORE)
3. **HORIZONTAL PAINTED HARDIE SIDING -** POLISHED MAHOGANY (SW-2837)
4. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM -** ZEPPELIN (CL316M-GENERAL PAINT)
5. **CULTURED STONE -ECHO RIDGE** (COUNTRY LEDGESTONE)
6. **RESIDENTIAL VINYL WINDOW FRAMES** BLACK WITH CLEAR GLAZING
7. **ALUMINUM GUARDRAIL WITH FROSTED GLAZING -** CHARCOAL
8. **METAL FLASHING -** TO MATCH BACKGROUND COLOUR
9. **PRE-CAST CONCRETE CAP**
10. **ALUMINUM ARBOR -** 2160-30 MAPLE SUGAR (BENJAMIN MOORE)

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CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

EAST BUILDING
NORTH ELEVATION
PHASE 2

SEAL

A-09

DATE :

DRAWN : F.N.

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

CHECKED : R.S.

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2022-DEC-29
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EAST BUILDING EAST ELEVATION
PHASE 2

FINISH MATERIALS LIST :

1. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** GRAY SHOWER (2125-30- BENJAMIN MOORE)
2. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** WEDDING VEIL (2125-70 BENJAMIN MOORE)
3. **HORIZONTAL PAINTED HARDIE SIDING -** POLISHED MAHOGANY (SW-2837)
4. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM -** ZEPPELIN (CL316M-GENERAL PAINT)
5. **CULTURED STONE -ECHO RIDGE** (COUNTRY LEDGESTONE)
6. **RESIDENTIAL VINYL WINDOW FRAMES** BLACK WITH CLEAR GLAZING
7. **ALUMINUM GUARDRAIL WITH FROSTED GLAZING -** CHARCOAL
8. **METAL FLASHING -** TO MATCH BACKGROUND COLOUR
9. **PRE-CAST CONCRETE CAP**
10. **ALUMINUM ARBOR -** 2160-30 MAPLE SUGAR (BENJAMIN MOORE)

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CONTRACTORS WILL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS ON THE JOB. THIS OFFICE WILL BE INFORMED OF ANY DISCREPANCIES AND VARIATIONS SHOWN ON DRAWING. THESE DESIGN DOCUMENTS ARE PREPARED SOLELY FOR THE USE BY THE PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS ENTERED INTO A CONTRACT AND THERE ARE NO REPRESENTATIONS OF ANY KIND MADE BY THE DESIGN PROFESSIONAL TO ANY PARTY WITH WHOM THE DESIGN PROFESSIONAL HAS NOT ENTERED INTO A CONCTRACT.

NO	DESCRIPTION	DATE
1	ISSUED FOR D.P.	12-27-2022

SALEHI ARCHITECT INC.

207 - 132 15th West Street
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

EAST BUILDING
EAST ELEVATION
PHASE 2

SEAL

A-10

DATE :

DRAWN : F.N.

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

CHECKED : R.S.

RECEIVED
DP1260
2022-DEC-29

EAST BUILDING SOUTH ELEVATION
PHASE 2

FINISH MATERIALS LIST :

1. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** GRAY SHOWER (2125-30- BENJAMIN MOORE)
2. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** WEDDING VEIL (2125-70 BENJAMIN MOORE)
3. **HORIZONTAL PAINTED HARDIE SIDING -** POLISHED MAHOGANY (SW-2837)
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NO	DESCRIPTION	DATE
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EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :
EAST BUILDING
SOUTH ELEVATION
PHASE 2

SEAL

A-11

DATE :

DRAWN : F.N.

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

CHECKED : R.S.

RECEIVED
DP1260
2022-DEC-29
Current Planning

EAST BUILDING WEST ELEVATION
PHASE 2

FINISH MATERIALS LIST :

1. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM**
   GRAY SHOWER (2125-30- BENJAMIN MOORE)
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   WEDDING VEIL (2125-70 BENJAMIN MOORE)
3. **HORIZONTAL PAINTED HARDIE SIDING -**
   POLISHED MAHOGANY (SW-2837)
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   ZEPPELIN (CL316M-GENERAL PAINT)
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   BLACK WITH CLEAR GLAZING
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   TO MATCH BACKGROUND COLOUR
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10. **ALUMINUM ARBOR -**
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CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

EAST BUILDING
WEST ELEVATION
PHASE 2

SEAL

A-12

DATE :

DRAWN : F.N.

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

CHECKED : R.S.

RECEIVED
DP1260
2022-DEC-29
Current Planning

WEST BUILDING NORTH ELEVATION
PHASE 3

FINISH MATERIALS LIST :

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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-21-2022
3	ISSUED FOR D.P.	12-27-2022

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CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

WEST BUILDING
NORTH ELEVATION
PHASE 3

SEAL

A-19

DATE :

DRAWN : F.N.

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

CHECKED : R.S.

RECEIVED
DP1260
2022-DEC-29
Current Planning

WEST BUILDING EAST ELEVATION
PHASE 3

FINISH MATERIALS LIST :

1. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** GRAY SHOWER (2125-30- BENJAMIN MOORE)
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RECEIVED
DP1260
2022-DEC-29
Development Services

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NO	DESCRIPTION	DATE
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NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

WEST BUILDING
EAST ELEVATION
PHASE 3

SEAL

A-20

DATE :

DRAWN : F.N.

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

CHECKED : R.S.

WEST BUILDING SOUTH ELEVATION
PHASE 3

FINISH MATERIALS LIST :

1. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM** GRAY SHOWER (2125-30- BENJAMIN MOORE)
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EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

WEST BUILDING
SOUTH ELEVATION
PHASE 3

SEAL

A-21

DATE :

DRAWN : F.N.

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

CHECKED : R.S.

RECEIVED
DP1260
2022-DEC-29
Current Planning

WEST BUILDING WEST ELEVATION
PHASE 3

FINISH MATERIALS LIST :

1. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM**
   GRAY SHOWER (2125-30- BENJAMIN MOORE)
2. **PAINTED HARDIE PANEL WITH REVEAL SYSTEM**
   WEDDING VEIL (2125-70 BENJAMIN MOORE)
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RECEIVED
DP1260
2022-DEC-29
Current Planning

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NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

WEST BUILDING
WEST ELEVATION
PHASE 3

SEAL

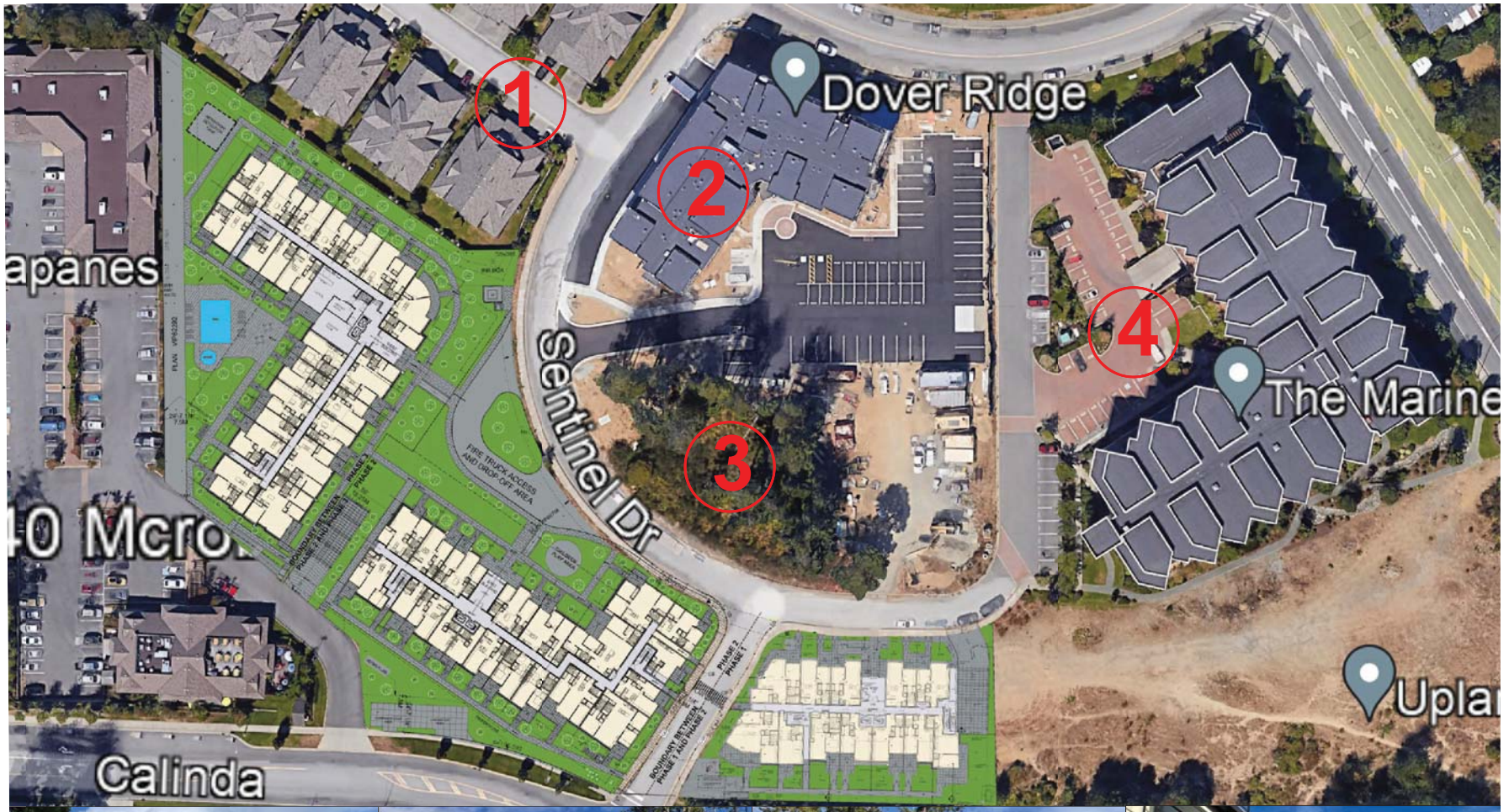
A-22

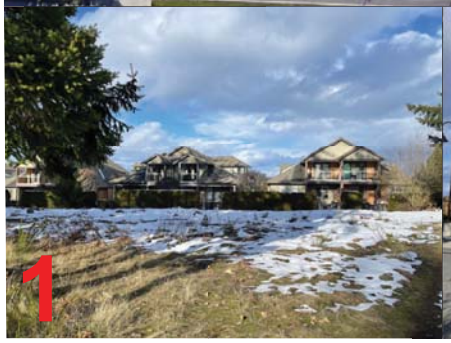
DATE :

DRAWN : F.N.

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

CHECKED : R.S.





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NO	DESCRIPTION	DATE
1	ISSUED FOR DETAILED D.P. APPLICATION	02-10-2023
2	ISSUED FOR A.D.P.	03-02-2023

SALEHI ARCHITECT INC.

205-930 HARBOURSIDE DR,
NORTH VANCOUVER
V7P 3S7
TEL : 778-996 7833
EMAIL : rezasalehi@shaw.ca

CLIENT :

PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASE 2&3

DRAWING TITLE :

CONTEXT PLAN

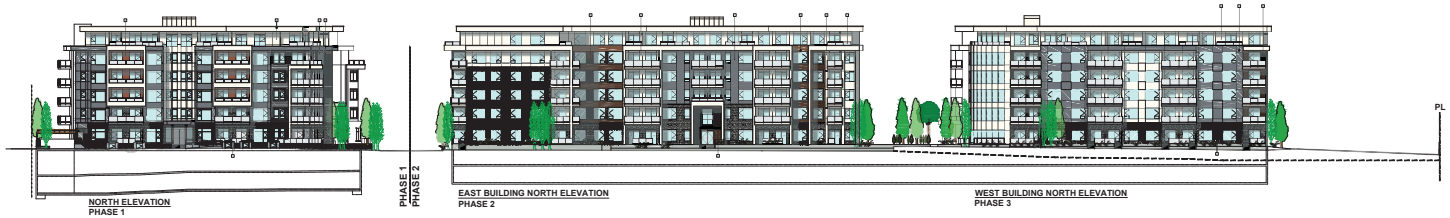
SEAL

A-0000

DATE : 12-28-2021 | DRAWN : F.N.

SCALE : N/A | CHECKED : R.S.

RECEIVED
DP1260
2023-MAR-03
Current Planning



NORTH ELEVATION
PHASE 1

EAST BUILDING NORTH ELEVATION
PHASE 2

WEST BUILDING NORTH ELEVATION
PHASE 3

PHASE 1 FINISH MATERIALS LIST :

- *1 PAINTED HARDIE PANEL WITH REVEAL SYSTEM GRAY SHOWER (2120-30- BENJAMIN MOORE)
- *2 PAINTED HARDIE PANEL WITH REVEAL SYSTEM WEDDING VEIL (2125-70 BENJAMIN MOORE)
- 3 HORIZONTAL PAINTED HARDIE SIDING - ZEPPELIN (CL316M-GENERAL PAINT)
- *4 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ZEPPELIN (CL316M-GENERAL PAINT)
- 5 PAINTED HARDIE PANEL WITH REVEAL SYSTEM DEEP SPICE (AK62E-ICI PAINT)
- 6 HORIZONTAL PAINTED HARDIE SIDING - DEEP SPICE (AK62E-ICI PAINT)
- *7 CULTURED STONE -ECHO RIDGE (COUNTRY LEDGESTONE)

PHASE 2& 3 FINISH MATERIALS LIST :

- *1 PAINTED HARDIE PANEL WITH REVEAL SYSTEM GRAY SHOWER (2120-30- BENJAMIN MOORE)
- *2 PAINTED HARDIE PANEL WITH REVEAL SYSTEM WEDDING VEIL (2125-70 BENJAMIN MOORE)
- 3 HORIZONTAL PAINTED HARDIE SIDING - POLISHED MAHOGANY (299-2007)
- *4 PAINTED HARDIE PANEL WITH REVEAL SYSTEM - ZEPPELIN (CL316M-GENERAL PAINT)
- *5 CULTURED STONE -ECHO RIDGE (COUNTRY LEDGESTONE)

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NO	DESCRIPTION	DATE
1	ISSUED FOR DETAILED D.P. APPLICATION	02-10-2023
2	ISSUED FOR A.D.P.	03-02-2023

SALEHI ARCHITECT INC.

205-930 HARBOURSIDE DR,
NORTH VANCOUVER
V7P 3S7
TEL : 778-996 7833
EMAIL : rezasalehi@shaw.ca

CLIENT :

PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASE 2&3

DRAWING TITLE :

STREET SCAPE
ELEVATIONS (NORTH)
PHASE 1,2 AND 3

SEAL

A-000

DATE :

DRAWN : F.N.

SCALE : 1/32"=1'-0"

CHECKED : R.S.

RECEIVED
DP1260
2023-MAR-03
Current Planning

NORTH EAST VIEW
PHASES 2&3

SOUTH WEST VIEW
PHASES 2&3

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NO	DESCRIPTION	DATE
1	ISSUED FOR A.D.P.	03-02-2023

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CLIENT :

PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASE 2&3

DRAWING TITLE :

NORTH EAST AND
SOUTH WEST VIEWS OF
PHASE 2 AND 3

SEAL

A-00000

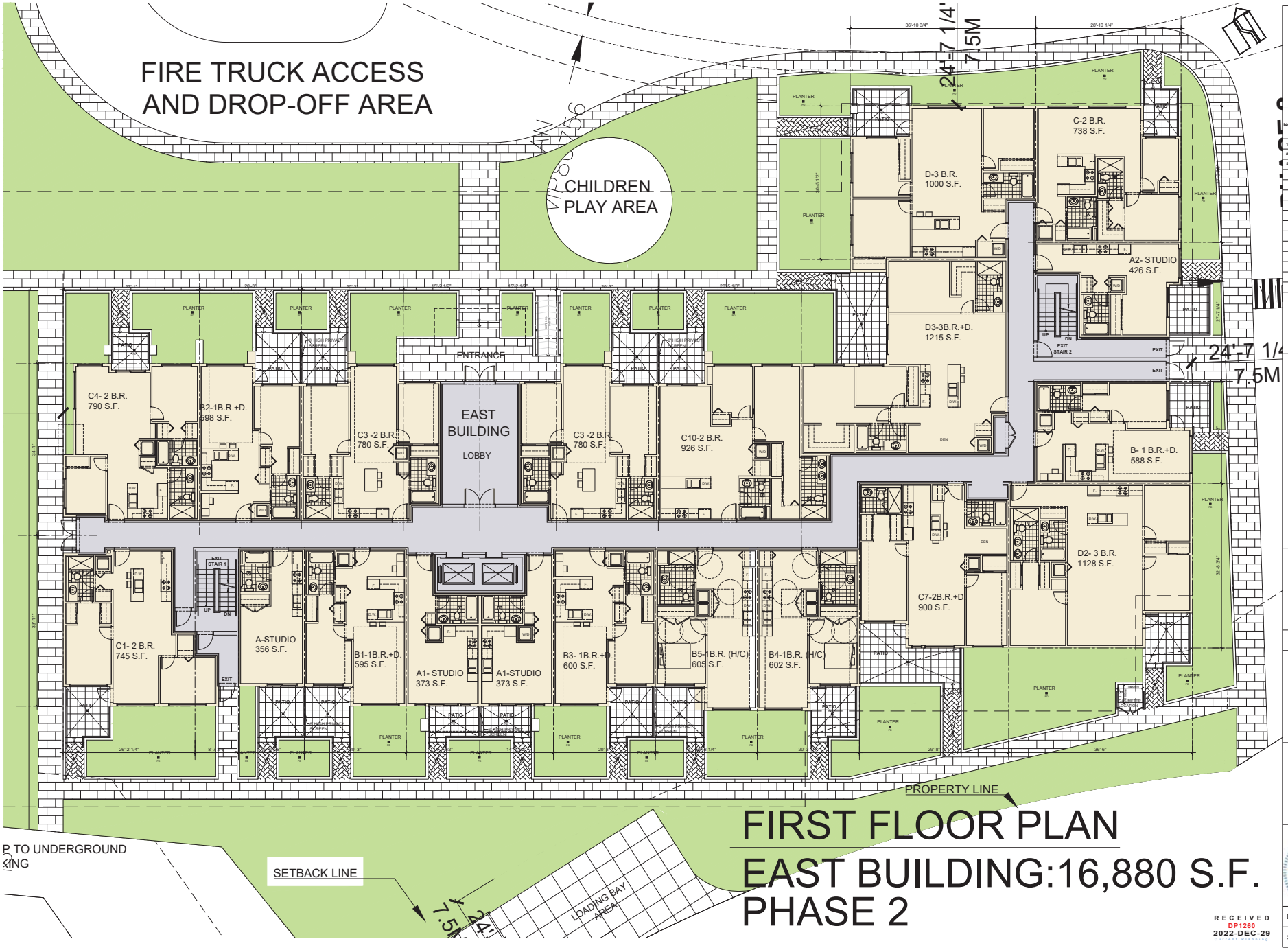
DATE :

DRAWN : F.N.

SCALE : 1/32"=1'-0"

CHECKED : R.S.

RECEIVED
DP1260
2023-MAR-03
Current Planning



FIRST FLOOR PLAN

EAST BUILDING:16,880 S.F.
PHASE 2

RECEIVED
DP1260
2022-DEC-29

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1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-21-2022
3	ISSUED FOR D.P.	12-27-2022

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207 - 132 15th West Street
NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

PHASE 2
EAST BUILDING
1ST. FLOOR PLAN

SEAL

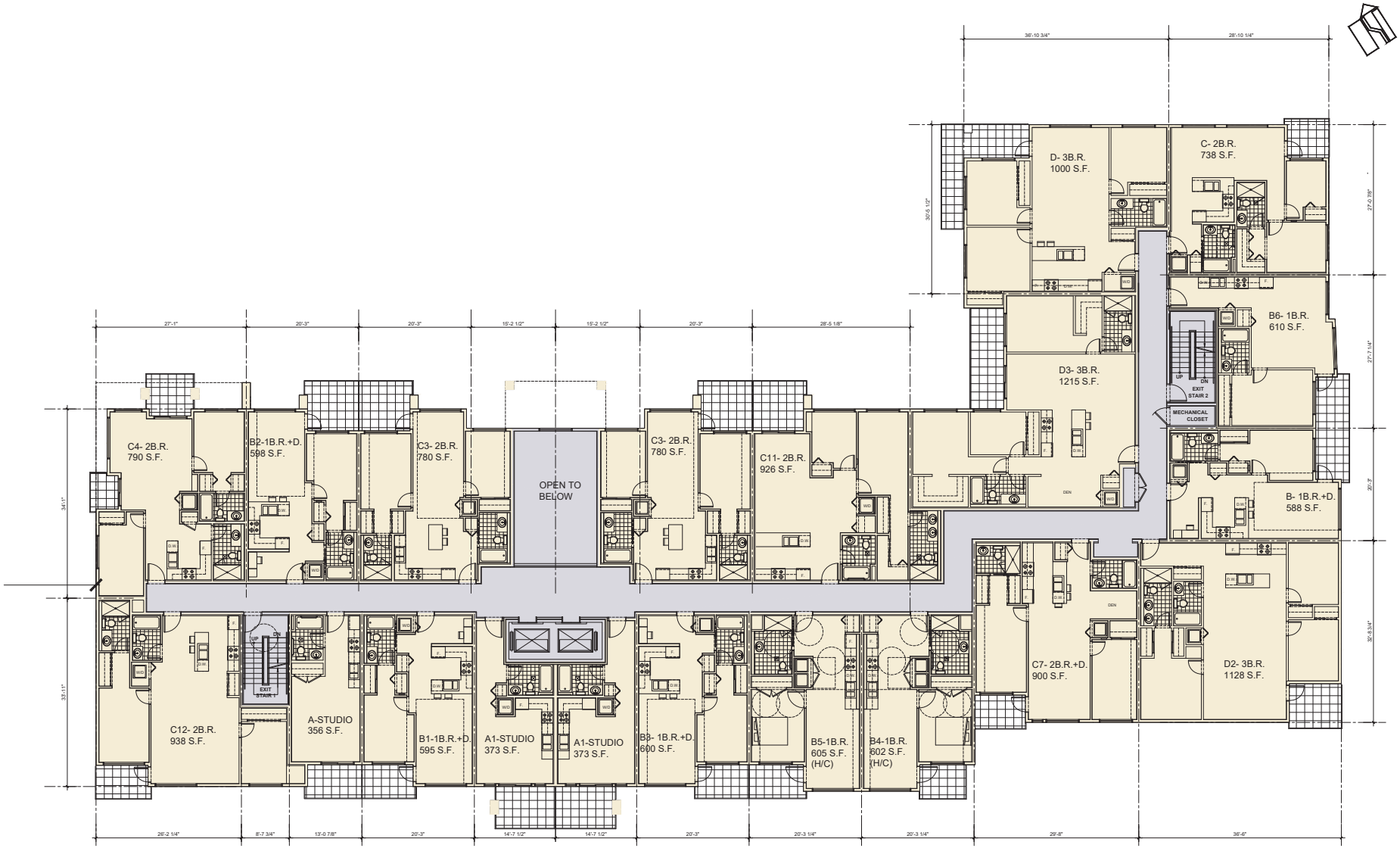
A-04

DATE :

DRAWN : F.N.

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

CHECKED : R.S.



SECOND FLOOR PLAN

EAST BUILDING:16,952 S.F.

PHASE 2

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NO	DESCRIPTION	DATE
1	FOR OWNER REVIEW	03-10-2022
2	ISSUED FOR MEETING WITH OWNER	04-21-2022
3	ISSUED FOR D.P.	12-27-2022

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PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

PHASE 2
EAST BUILDING
2ND FLOOR PLAN

SEAL

A-05

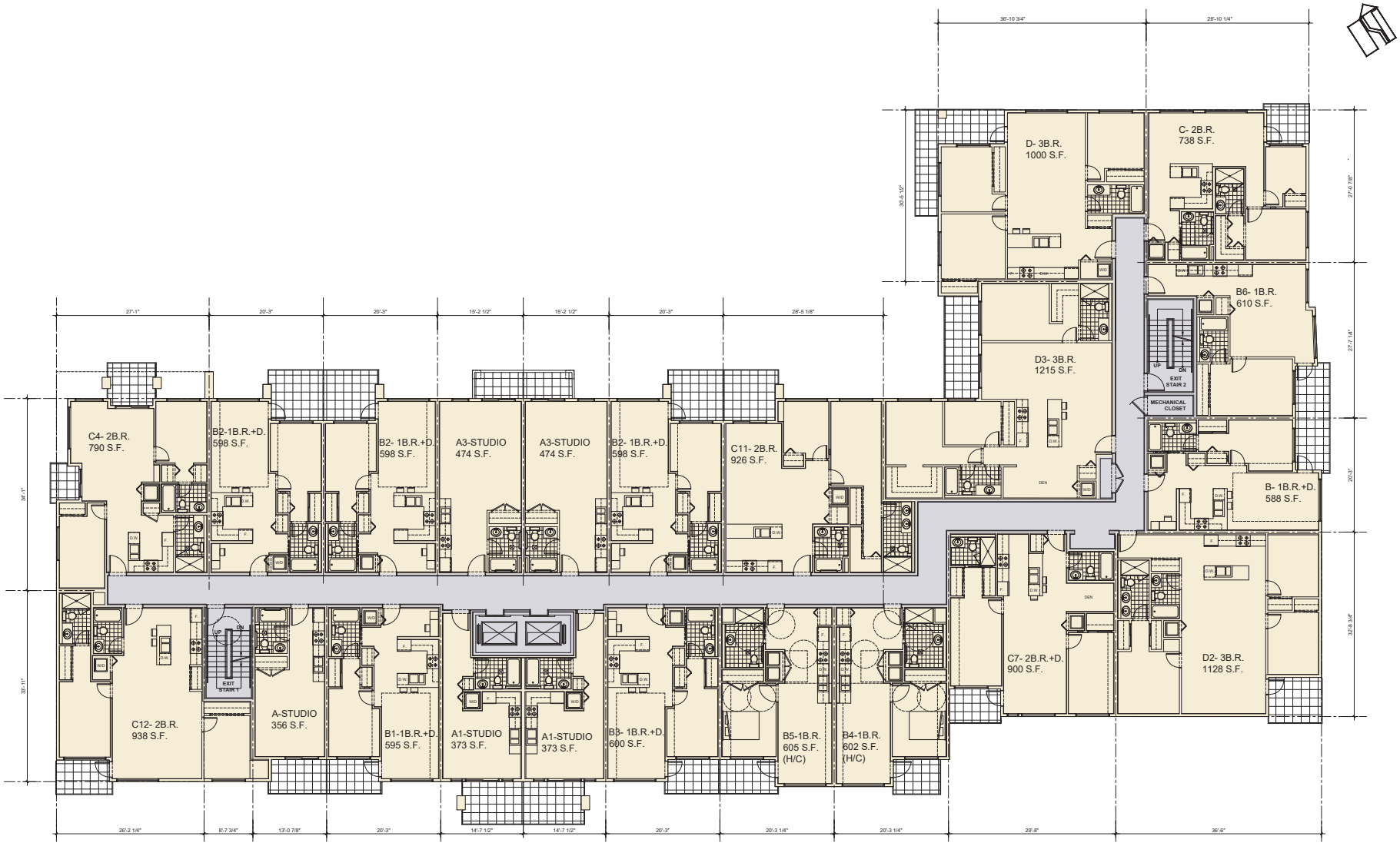
DATE :

DRAWN : F.N.

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

CHECKED : R.S.

RECEIVED
DP1260
2022-DEC-29
Current Planning



THIRD TO FIFTH FLOOR PLANS

EAST BUILDING:17,064 S.F.

PHASE 2

RECEIVED
DP1260
2022-DEC-29
Current Planning

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CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

PHASE 2
EAST BUILDING
3RD TO FIFTH FLOOR
PLANS

SEAL

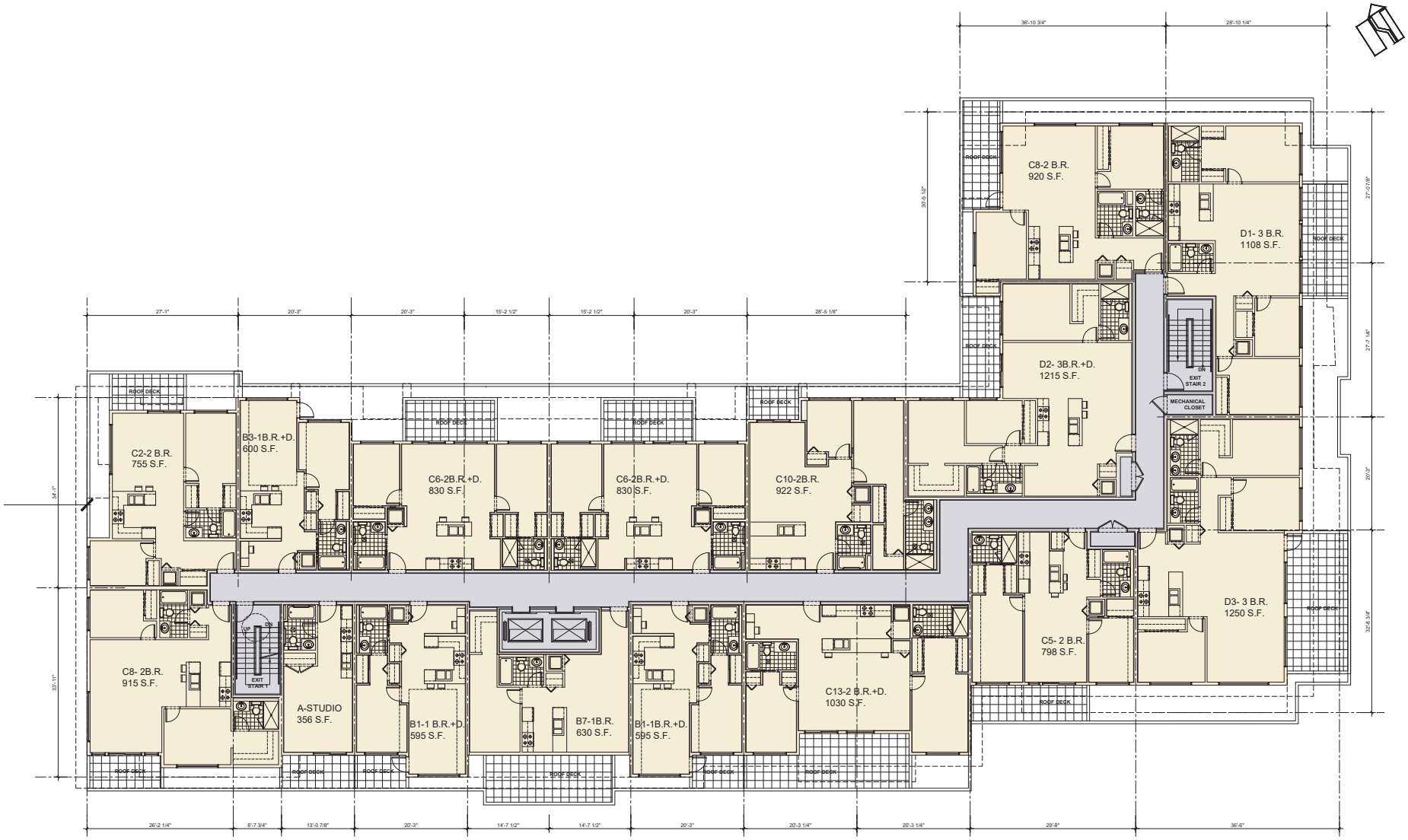
A-06

DATE :

DRAWN : F.N.

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

CHECKED : R.S.



SIXTH FLOOR PLAN

EAST BUILDING:15,166 S.F.

PHASE 2

RECEIVED
DP1260
2022-DEC-29
Current Planning

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CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :
PHASE 2
EAST BUILDING
6TH FLOOR PLAN
PHASE 2

SEAL

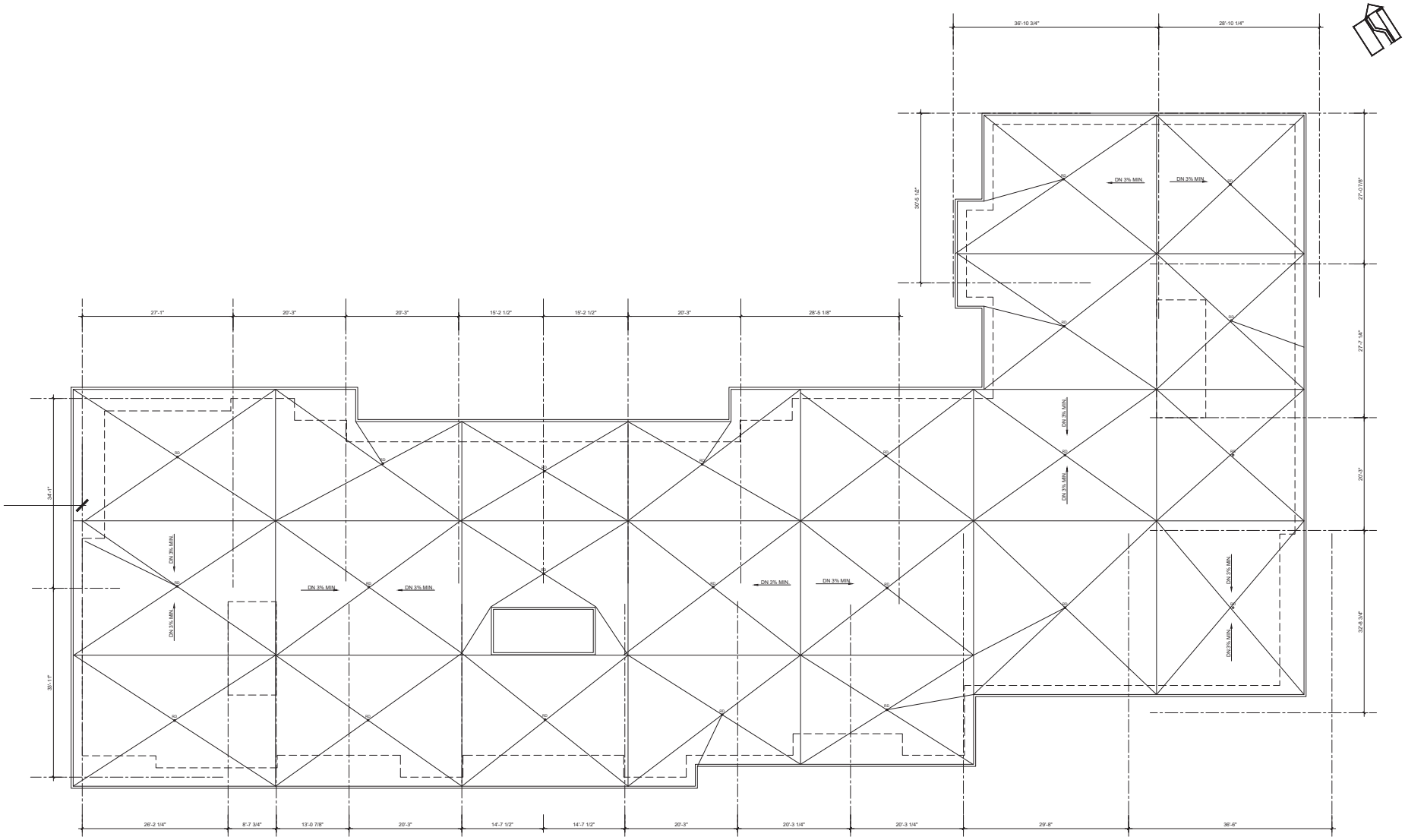
A-07

DATE :

DRAWN : F.N.

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

CHECKED : R.S.



ROOF PLAN

EAST BUILDING

PHASE 2

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SALEHI ARCHITECT INC.

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NORTH VANCOUVER
TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :
PHASE 2
EAST BUILDING
ROOF PLAN
PHASE 2

SEAL

A-08

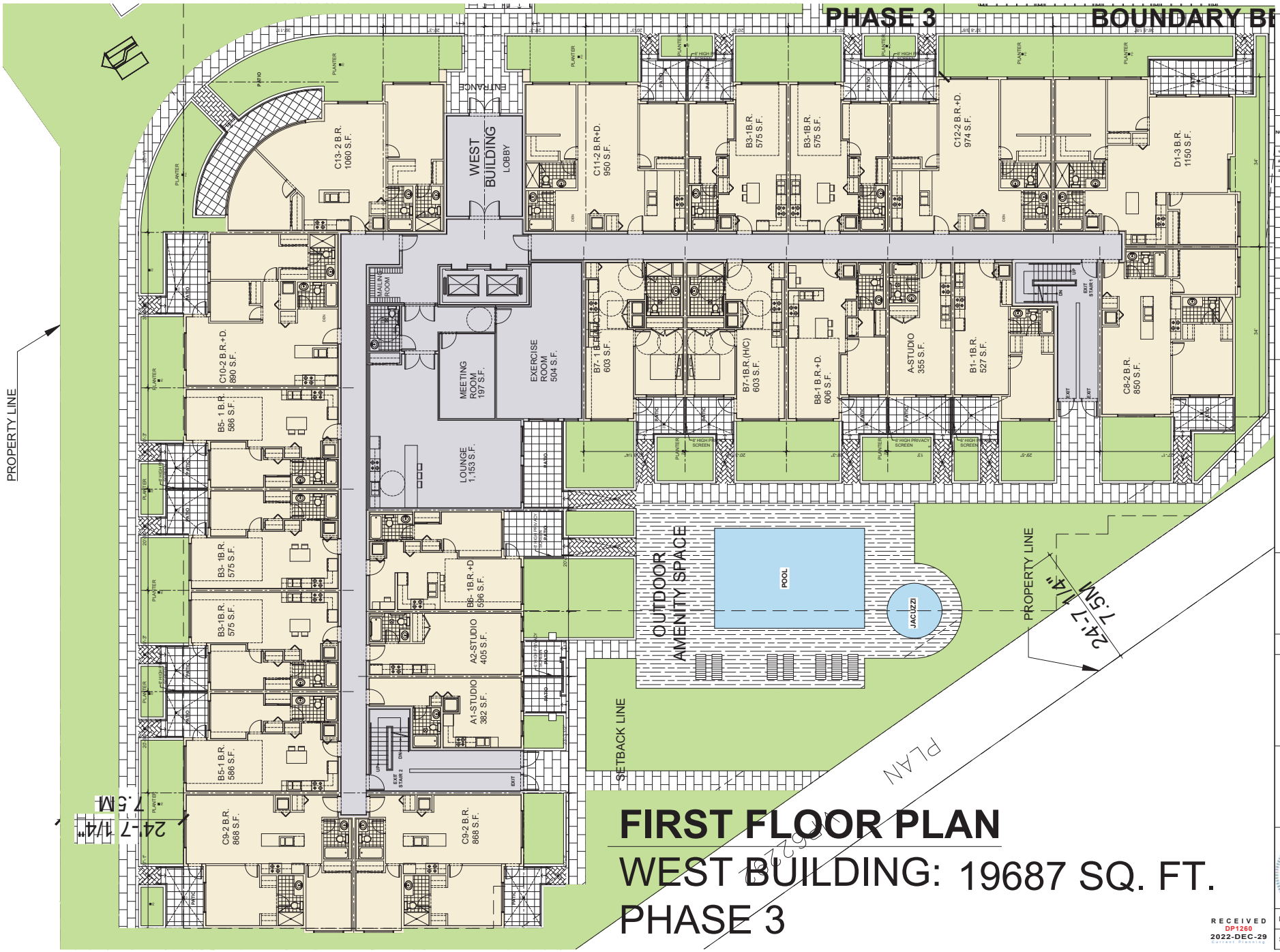
DATE :

DRAWN : F.N.

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

CHECKED : R.S.

RECEIVED
DP1260
2022-DEC-29
Current Planning



FIRST FLOOR PLAN

WEST BUILDING: 19687 SQ. FT.

PHASE 3

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CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

PHASE 3
WEST BUILDING
1ST. FLOOR PLAN

SEAL

A-13

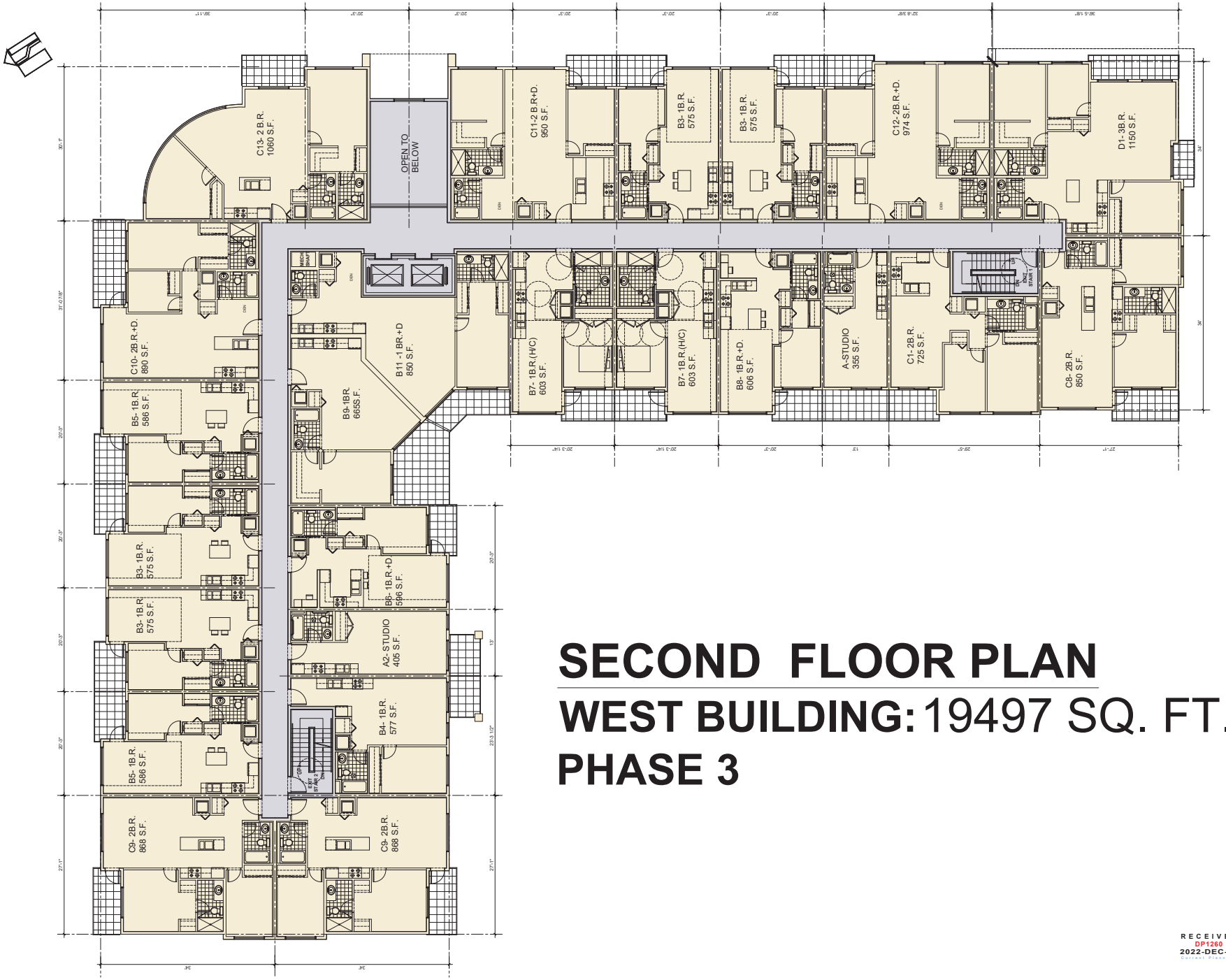
DATE :

DRAWN : F.N.

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

CHECKED : R.S.

RECEIVED
DP1260
2022-DEC-29



SECOND FLOOR PLAN

WEST BUILDING: 19497 SQ. FT.

PHASE 3

RECEIVED
DP1260
2022-DEC-29

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CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

PHASE 3
WEST BUILDING
2ND FLOOR PLAN

SEAL

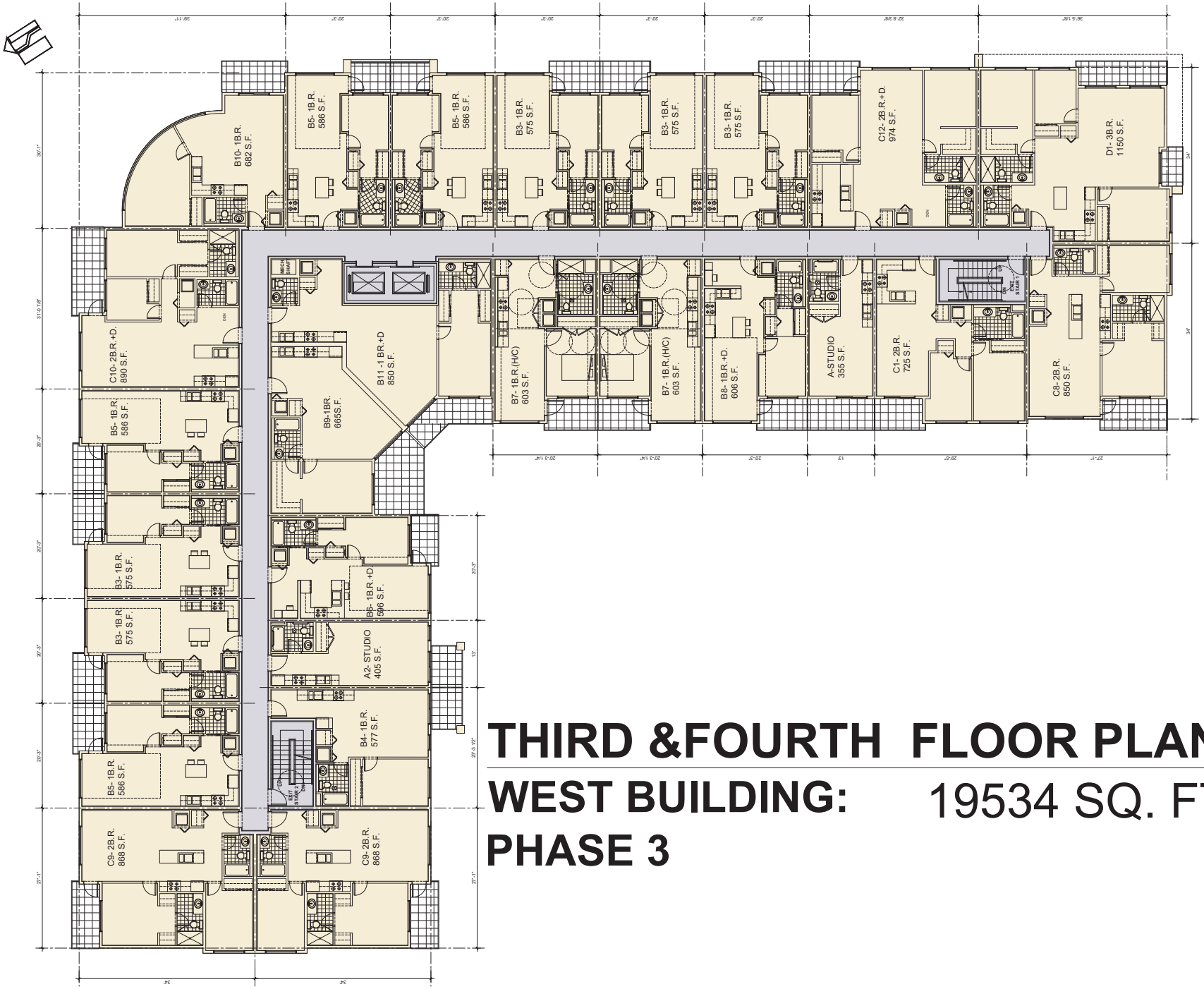
A-14

DATE :

DRAWN : F.N.

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

CHECKED : R.S.



THIRD &FOURTH FLOOR PLANS

WEST BUILDING: 19534 SQ. FT.

PHASE 3

RECEIVED
DP1260
2022-DEC-29
CITY OF SURREY

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TEL : 778-996 7833
EMAIL : rsalehi@salehiarchitect.ca

CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

PHASE 3
WEST BUILDING
3RD&4TH FLOOR PLANS

SEAL

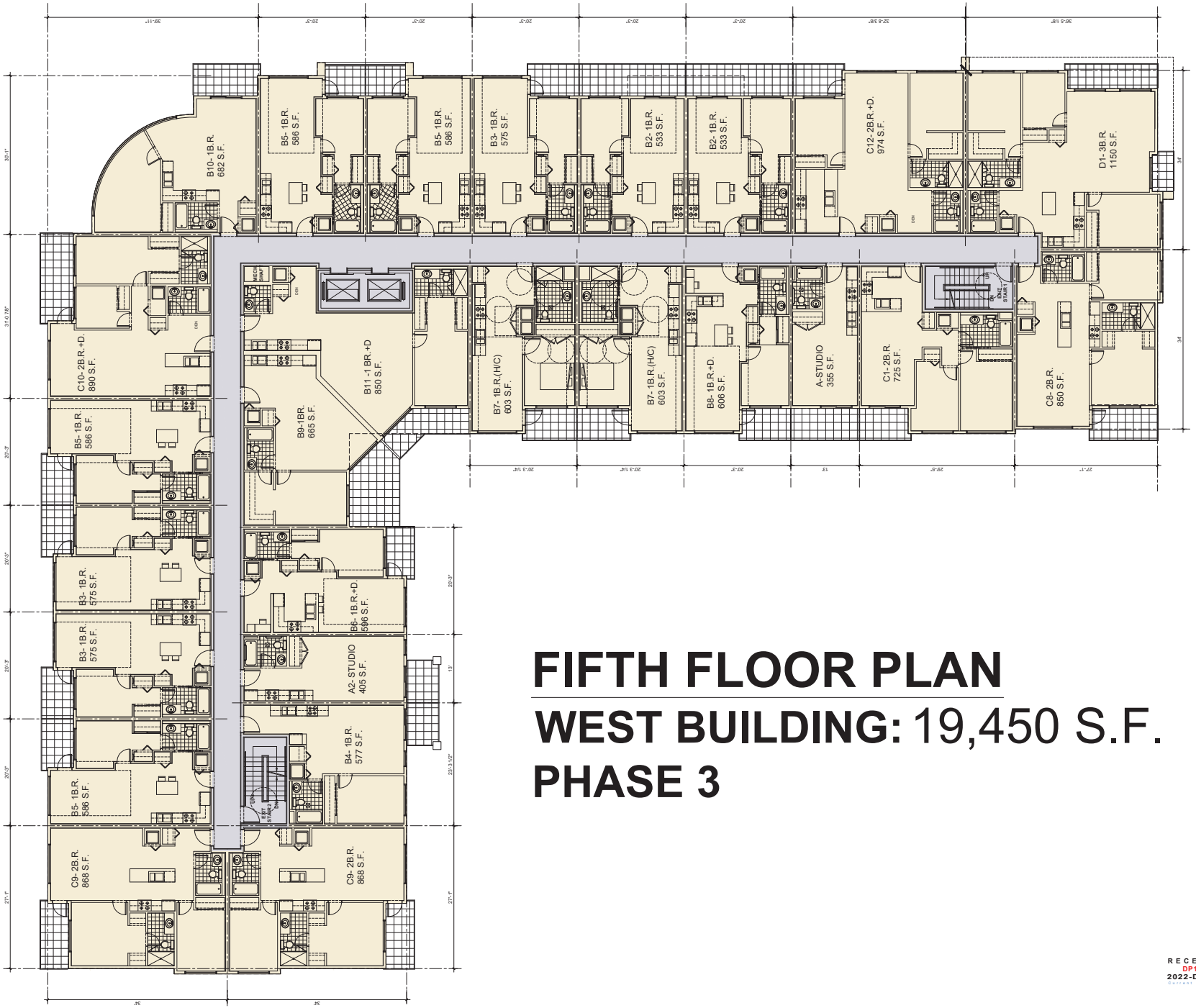
A-15

DATE :

DRAWN : F.N.

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

CHECKED : R.S.



FIFTH FLOOR PLAN

WEST BUILDING: 19,450 S.F.

PHASE 3

RECEIVED
DP1260
2022-DEC-29
Current Planning

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CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

PHASE 3
WEST BUILDING
5TH FLOOR PLAN

SEAL

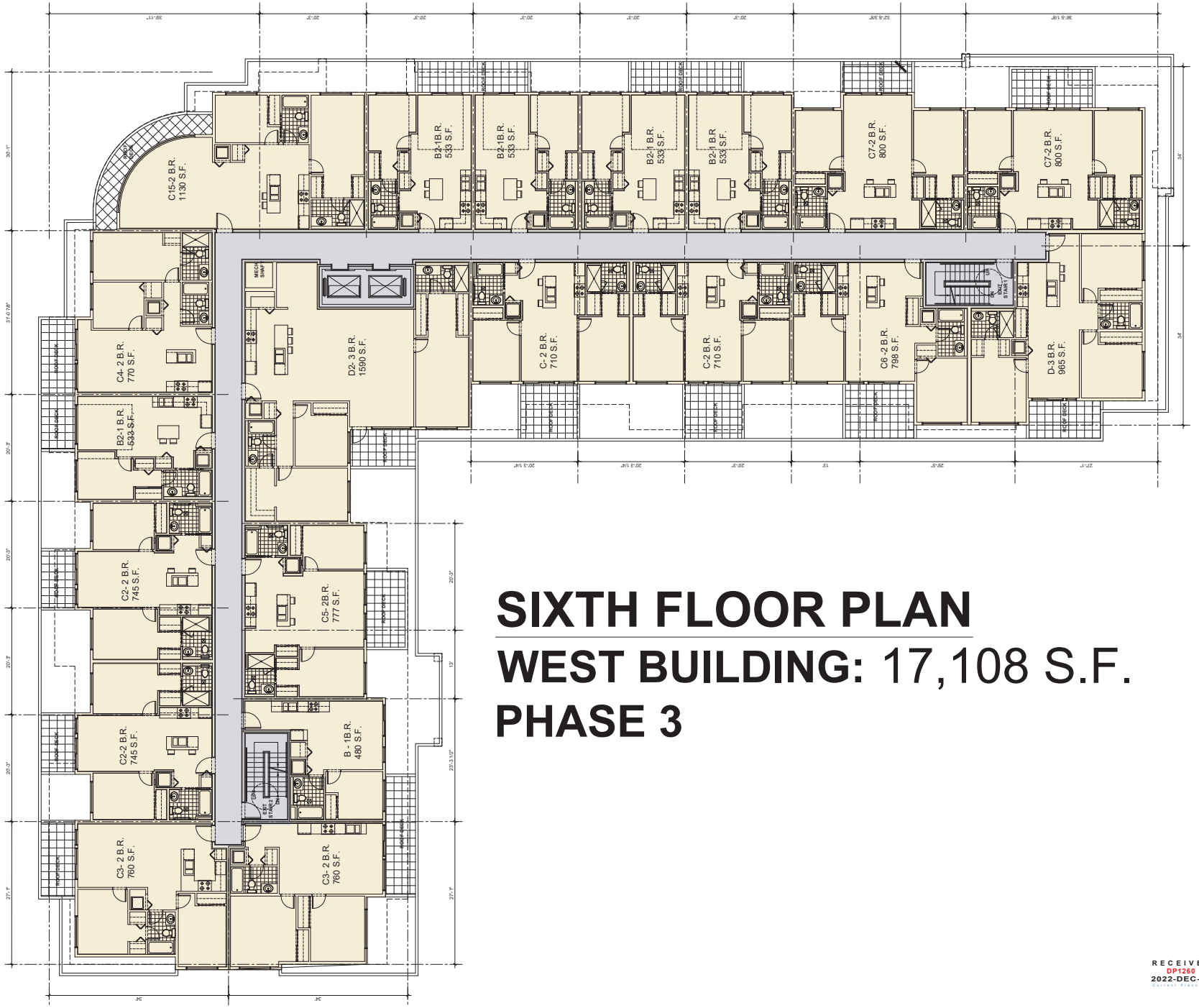
A-16

DATE :

DRAWN : F.N.

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

CHECKED : R.S.



SIXTH FLOOR PLAN

WEST BUILDING: 17,108 S.F.

PHASE 3

RECEIVED
DP1260
2022-DEC-29
Delivery Services

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PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

PHASE 3
WEST BUILDING
6TH FLOOR PLAN

SEAL

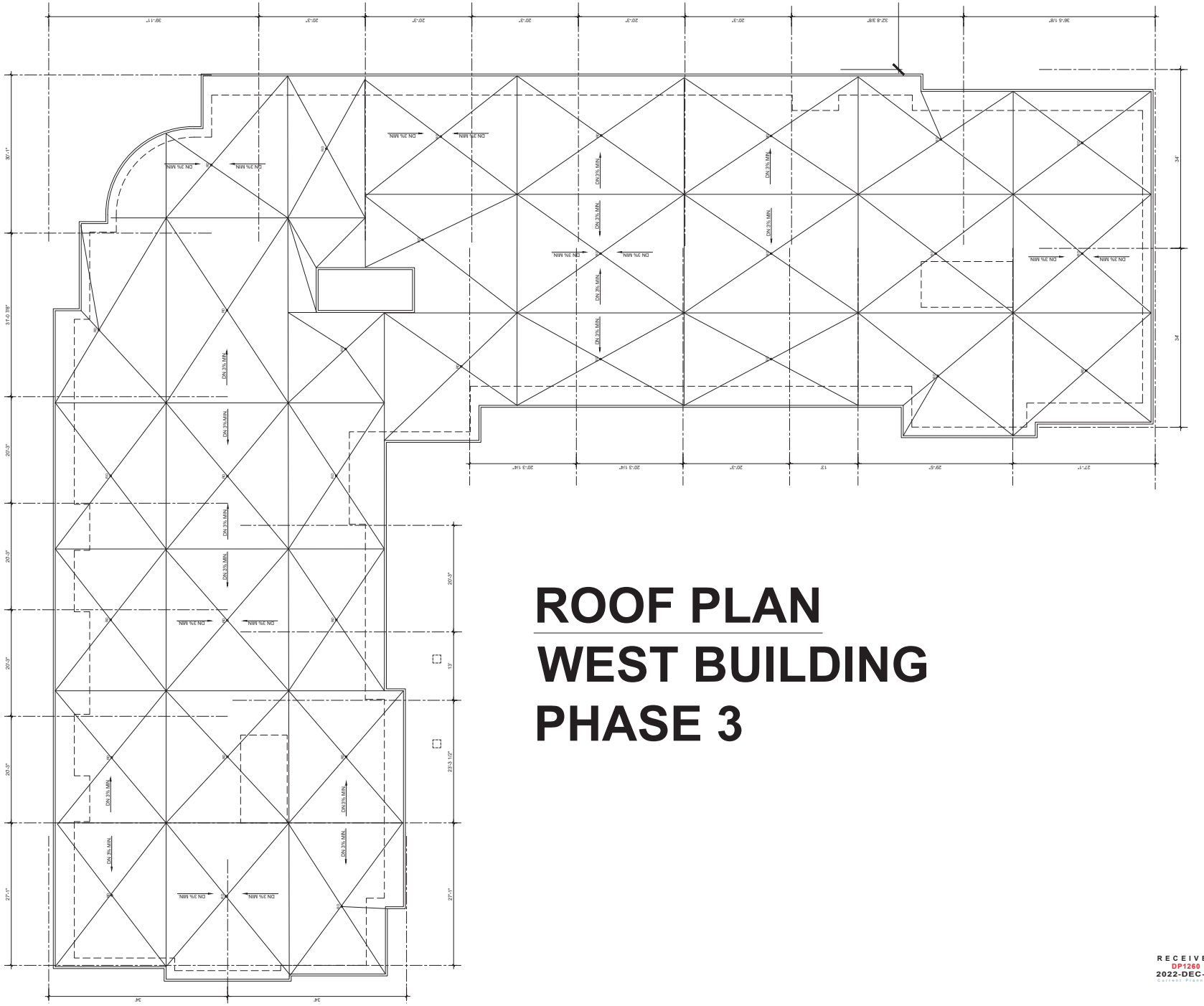
A-17

DATE :

DRAWN : F.N.

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

CHECKED : R.S.



ROOF PLAN
WEST BUILDING
PHASE 3

RECEIVED
DP1260
2022-DEC-29
Current Planning

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CLIENT :

PROJECT NO. 03-18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASES 2 & 3

DRAWING TITLE :

PHASE 3
WEST BUILDING
ROOF PLAN

SEAL

REGISTERED ARCHITECT
BRITISH COLUMBIA

A-18

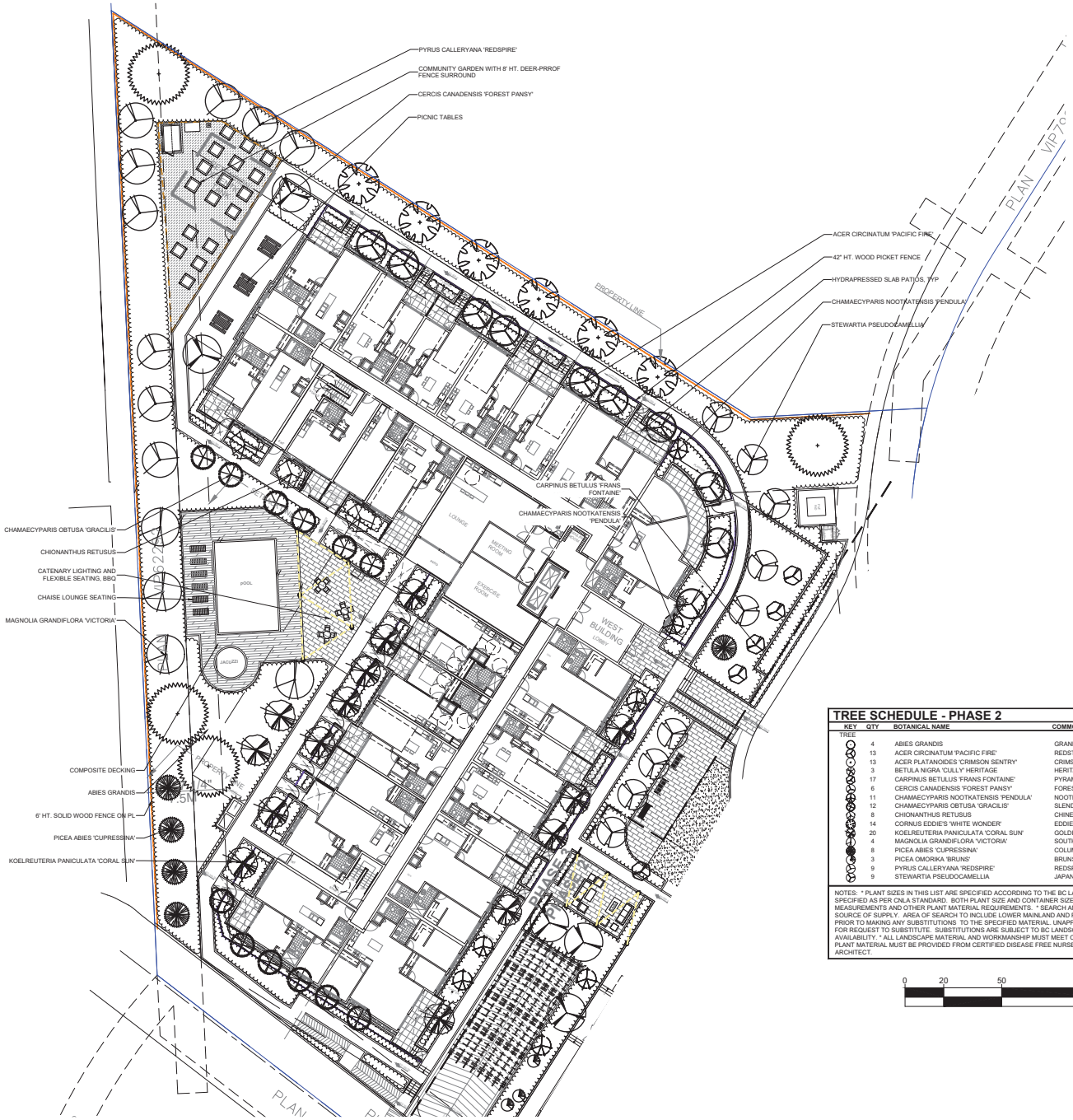
DATE :

DRAWN : F.N.

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

CHECKED : R.S.

PLAN VIP76659
PLAN VIP76659
LOT 3
PLAN VIP78452
SENTINEL DRIVE
PLAN EPP69015
FIRE TRUCK ACCESS AND DROP-OFF AREA
PLAN VIP86832
PLAN VIP85142
PLAN VIP85142
PLAN VIP85142



TREE SCHEDULE - PHASE 2

PMG PROJECT NUMBER: 18-209

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE				
	4	ABIES GRANDIS	GRAND FIR	2.5M HT; B&B
	13	ACER CIRCINATUM 'PACIFIC FIRE'	REDSTEM VINE MAPLE	2.5M HT; B&B; 3 STEM CLUMP
	13	ACER PLATANOIDES 'CRIMSON SENTRY'	CRIMSON SENTRY MAPLE	6CM CAL; 2M STD; B&B
	3	BETULA NIGRA 'CULLY' HERITAGE	HERITAGE RIVER BIRCH	6CM CAL; B&B
	17	CARPINUS BETULUS 'FRANS FONTAINE'	PYRAMIDAL EUROPEAN HORNBEAM	6CM CAL; 1.9M STD; B&B
	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5CM CAL; MIN. 1.2 M STD. B&B
	11	CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	NOOTKA CYPRESS	3M HT; B&B
	12	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	2.5M HT; B&B
	8	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	5CM CAL. B&B
	14	CORNUS EDDIE'S 'WHITE WONDER'	EDDIES WHITE WONDER DOGWOOD	5CM CAL; STD FORM; B&B
	20	KOELREUTERIA PANICULATA 'CORAL SUN'	GOLDENRAIN TREE	6CM CAL; B&B
	4	MAGNOLIA GRANDIFLORA 'VICTORIA'	SOUTHERN MAGNOLIA (EVERGREEN)	2.5M HT; B&B
	8	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	2.5M HT; B&B
	3	PICEA OMORIKA 'BRUNS'	BRUNS SERBIAN SPRUCE	1.5M HT; B&B
	9	PYRUS CALLERYANA 'REDSPIRE'	REDSPIRE ORNAMENTAL PEAR	6CM CAL; 1.5M STD; B&B
	9	STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA	6CM CAL 1.5M STD;B&B

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

0 20 50 100 200ft

18209-14.ZIP

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
3	23.MAR.03	NEW ARCH PLAN	SA
2	22.DEC.20	NEW ARCH PLAN / SPLIT PHASES 2+3	SA
1	21.DEC.14	ISSUED FOR DP	RJ

CLIENT:

PROJECT:

MINT CONDOMINIUM DEVELOPMENT
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:

PHASE 2 NORTH LANDSCAPE PLAN

DATE: 18.NOV.07
SCALE: 1/16" = 1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: PCM

DRAWING NUMBER: **L1** OF 10

PMG PROJECT NUMBER: **18-209**

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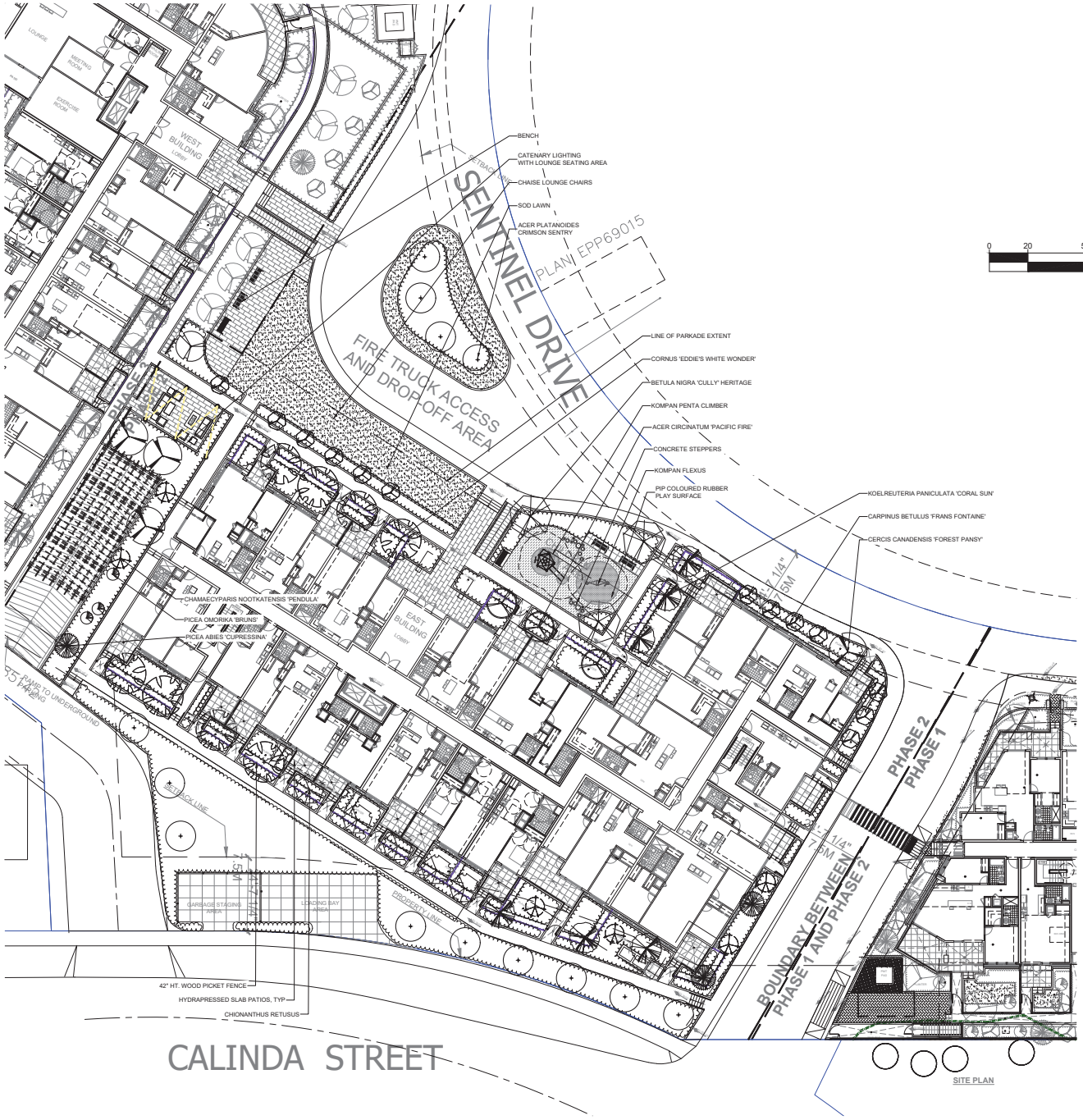
Current Planning



0 20 50 100 200ft

FURNISHINGS

KOMPAN FLEXUS

KOMPAN PENTA CLIMBER

MAGLIN FORO TABLES AND CHAIRS

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p: 604 294-0011 ; f: 604 294-0022

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2	22.DEC.20	NEW ARCH PLAN / SPLIT PHASES 2+3	SA
1	21.DEC.14	ISSUED FOR DP	RJ

CLIENT:

PROJECT:

MINT CONDOMINIUM DEVELOPMENT
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:

PHASE 2 SOUTH LANDSCAPE PLAN

DATE:	18.NOV.07	DRAWING NUMBER:
SCALE:	1/16" = 1'-0"	**L2**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	PCM	**OF 10**

18209-14.ZIP

PMG PROJECT NUMBER: **18-209**

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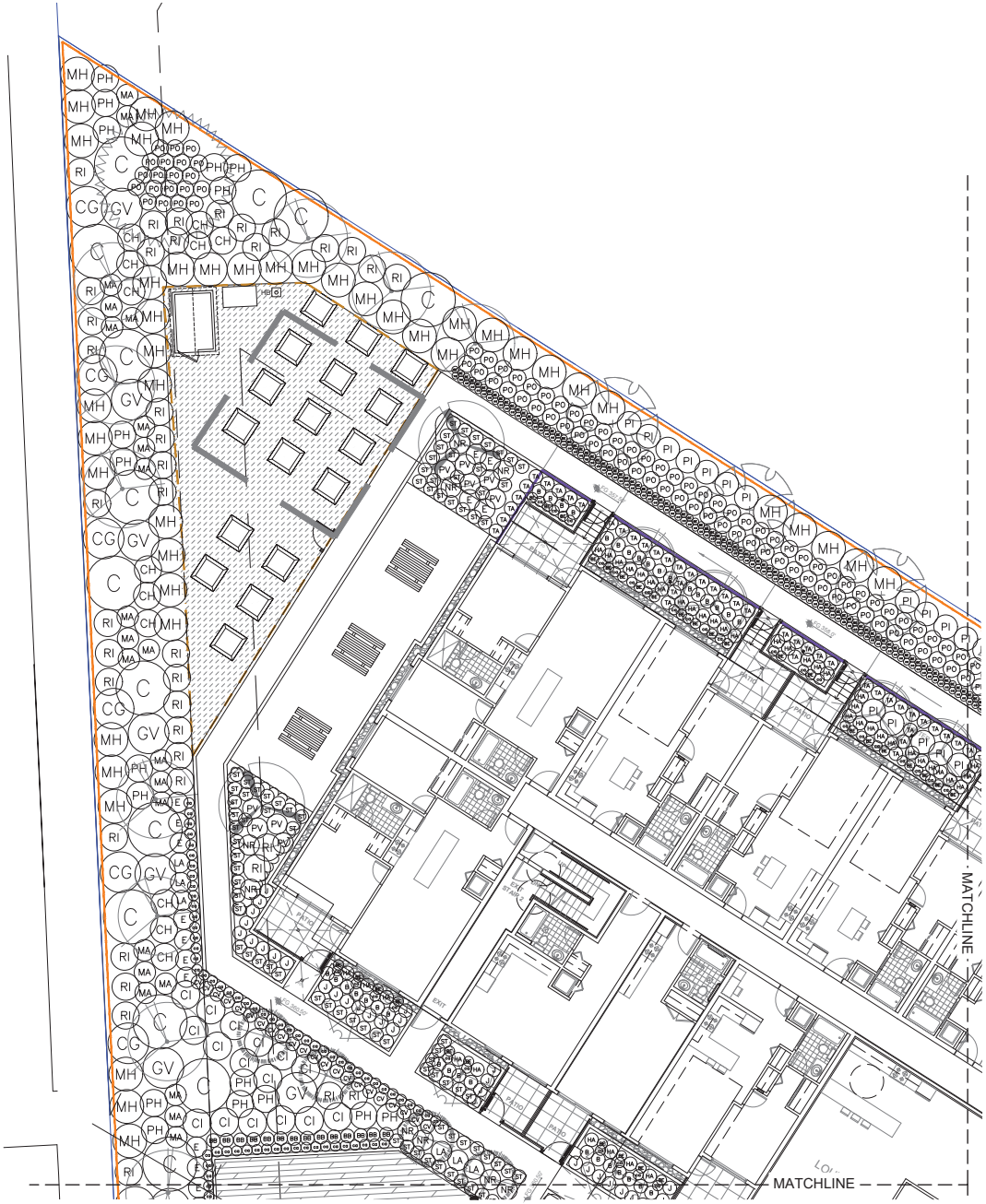

PLANT SCHEDULE - PHASE 2

PMG PROJECT NUMBER: 18-209

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
AU	10	AUCUBA JAPONICA 'SERRATIFOLIA'	SAWTOOTHED JAPANESE AUCUBA	#3 POT; 50CM
BB	125	BERBERIS MICROPHYLLA 'NANA'	DWARF BOXLEAF BARBERRY	#2 POT; 30CM
B	298	BUXUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT;25CM
C	24	CEANOTHUS 'VICTORIA'	CALIFORNIA LILAC	#3 POT; 50CM
DM	54	CHOISYA TERNATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT; 50CM
CI	82	CISTUS x HYBRIDUS	ROCK ROSE	#3 POT; 40CM
CG	12	COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE BUSH	#3 POT; 80CM
EU	14	EUONYMUS ALATA 'COMPACTUS'	COMPACT WINGED BURNING BUSH	#3 POT; 30CM
GN	25	GREVILLEA VICTORIAE	ROYAL GREVILLEA	#2 POT; 40CM
J	265	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKY ROCKET JUNIPER	1.5M B&B
MA	127	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	#3 POT; 50CM
N	331	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	#2 POT; 40CM
NA	13	NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO; DWARF	#2 POT; 40CM
PN	53	PHYSOCARPUS OPULIFOLIUS 'DIABOLO'	PURPLE NINEBARK	#3 POT; 50CM
P	161	PIERIS JAPONICA 'FOREST FLAME'	PIERIS; WHITE BLOOMS	#3 POT; 50CM
RM	14	RHODODENDRON 'P.J.M.'	RHODODENDRON; LIGHT PURPLE; E. MAY	#3 POT; 50CM
R	150	RIBES SANGUINEUM	RED FLOWERING CURRANT	#3 POT; 80CM
SM	52	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT; 25CM
SK	68	SKIMMIA JAPONICA (90% MALE)	JAPANESE SKIMMIA	#3 POT; 45CM
Y	313	TAXUS X MEDIA 'HILLII'	HILLI YEW	1.2M B&B
VM	33	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#3 POT; 60CM
GRASS				
SP	165	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	#1 POT
SE	724	CAREX OSHIMENSIS 'EVEREST'	EVEREST FROSTED SEDGE	#1 POT
HM	94	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN HAIR GRASS	#1 POT
PM	411	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	#1 POT
ST	725	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
VINE				
H	5	HYDRANGEA PETIOLARIS	CLIMBING HYDRANGEA	#3 POT; 50CM; STAKED
PERENNIAL				
BE	336	BERGENIA 'BRESSINGHAM WHITE'	HEARTLEAF BERGENIA	15CM POT
E	44	EUPHORBIA CHARACIAS SSP. WULFENII	CHARACIAS SPURGE	#1 POT
HA	212	HELLEBORUS x HYBRIDUS	LENTEN ROSE	15CM POT
I	7	IBERIS SEMPERVIRENS	EVERGREEN CANDYTUFT	9 CM POT
LA	59	LAVANDULA X INTERMEDIA 'PHENOMENAL'	FRENCH LAVENDER;	#1 POT
NE	47	NEPETA RACEMOSA 'WALKER'S LOW'	BLUE CATMINT	15CM POT
PE	24	PEROVSKIA ATRIPLICIFOLIA 'ROCKETMAN'	RUSSIAN SAGE	#1 POT
RS	77	RUDBECKIA FULGIDA VAR SULLIVANTII `GOLDSTURM'	RUDBECKIA; YELLOW	15CM POT
SK	278	SEDUM 'AUTUMN JOY'	AUTUMN JOY STONECROP	15 CM POT
GC				
CV	146	CALLUNA VULGARIS 'FIREFLY'	SCOTS HEATHER; PINK, GOLD FOLIAGE	#1 POT
GS	4	GAULTHERIA SHALLON	SALAL	#1 POT; 20CM
PM	242	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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

0 10 20 50ft

18209-14.ZIP

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3	23.MAR.03	NEW ARCH PLAN	SA
2	22.DEC.20	NEW ARCH PLAN / SPLIT PHASES 2+3	SA
1	21.DEC.14	ISSUED FOR DP	RJ

CLIENT:

PROJECT:

MINT CONDOMINIUM DEVELOPMENT
6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:

PHASE 2 SHRUB PLAN

DATE: 18.NOV.07
SCALE: 1/8"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHKD: PCM

DRAWING NUMBER: **L3** OF 10

PMG PROJECT NUMBER: **18-209**

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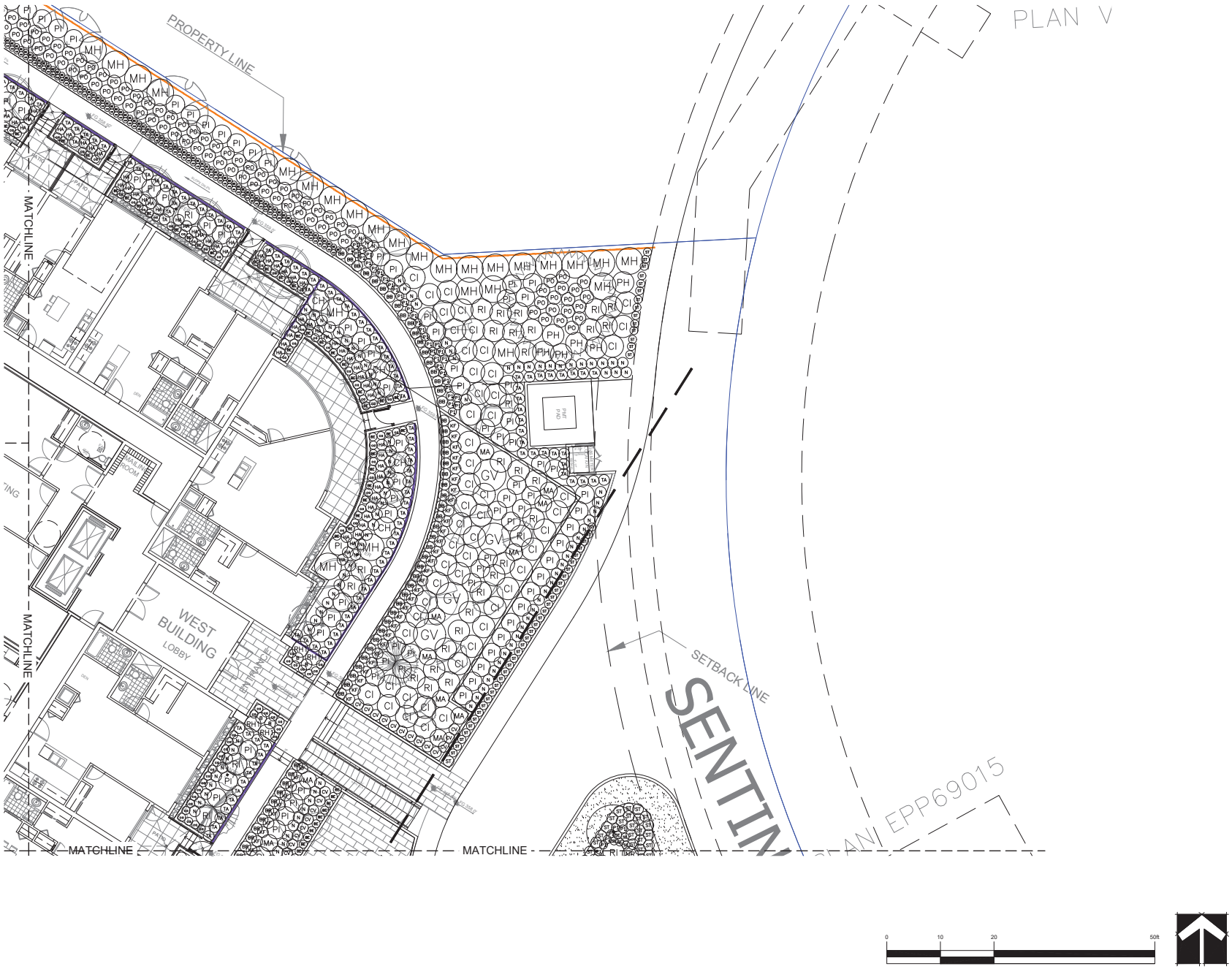
2023-MAR-03
Current Planning



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PROJECT:

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6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:

PHASE 2
SHRUB PLAN

DATE:	18.NOV.07	DRAWING NUMBER:
SCALE:	1/8"=1'-0"	**L4**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	PCM	**OF 10**

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PMG PROJECT NUMBER: **18-209**

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CLIENT:

PROJECT:

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Nanaimo, BC

DRAWING TITLE:

PHASE 2
SHRUB PLAN

DATE:	18.NOV.07	DRAWING NUMBER:
SCALE:	1/8"=1'-0"	**L5**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	PCM	**OF 10**

PMG PROJECT NUMBER: **18-209**

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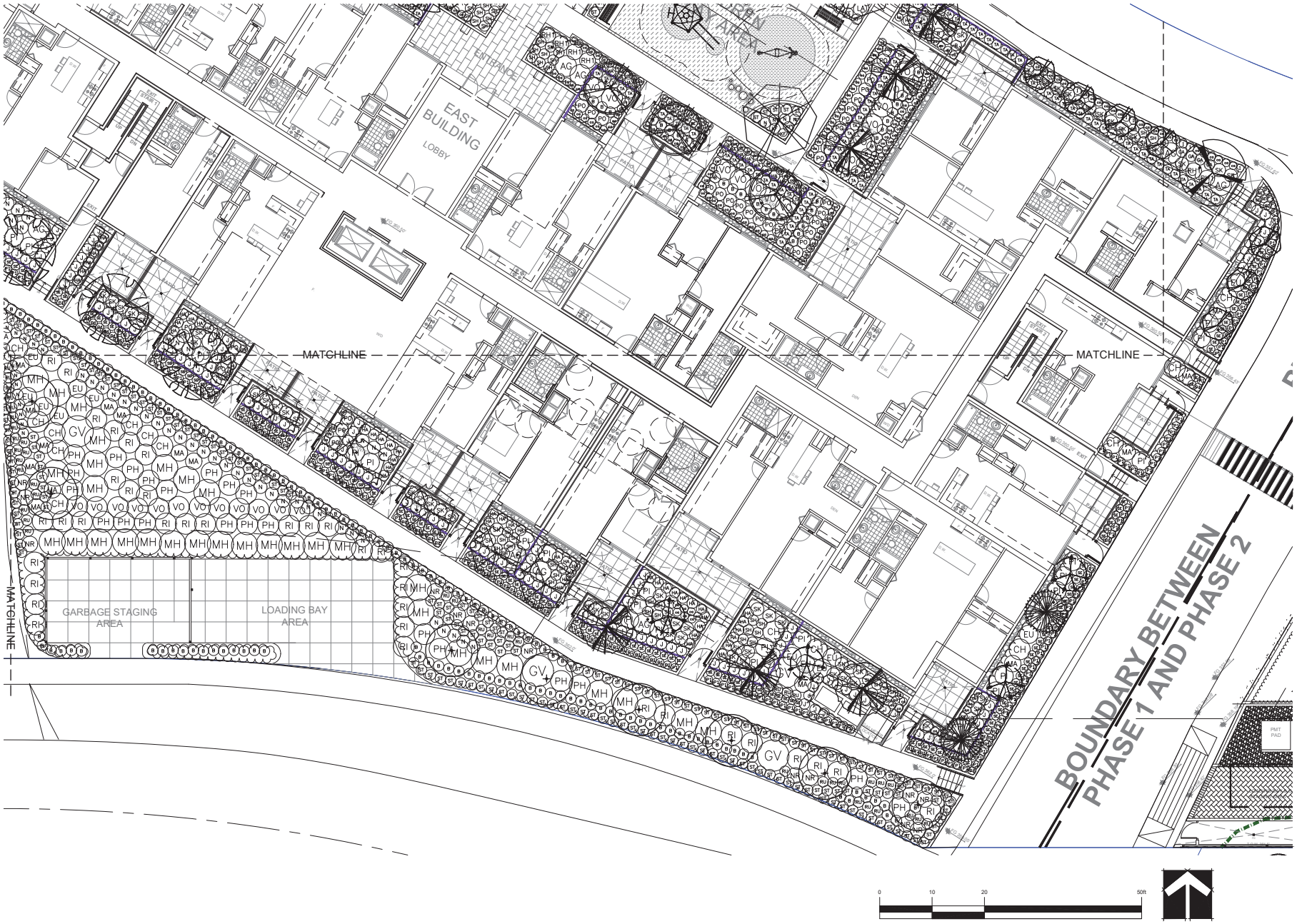
2023-MAR-03
Current Planning



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Nanaimo, BC

DRAWING TITLE:

PHASE 2 SHRUB PLAN

DATE:	18.NOV.07	DRAWING NUMBER:
SCALE:	1/8"=1'-0"	**L6**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	PCM	**OF 10**

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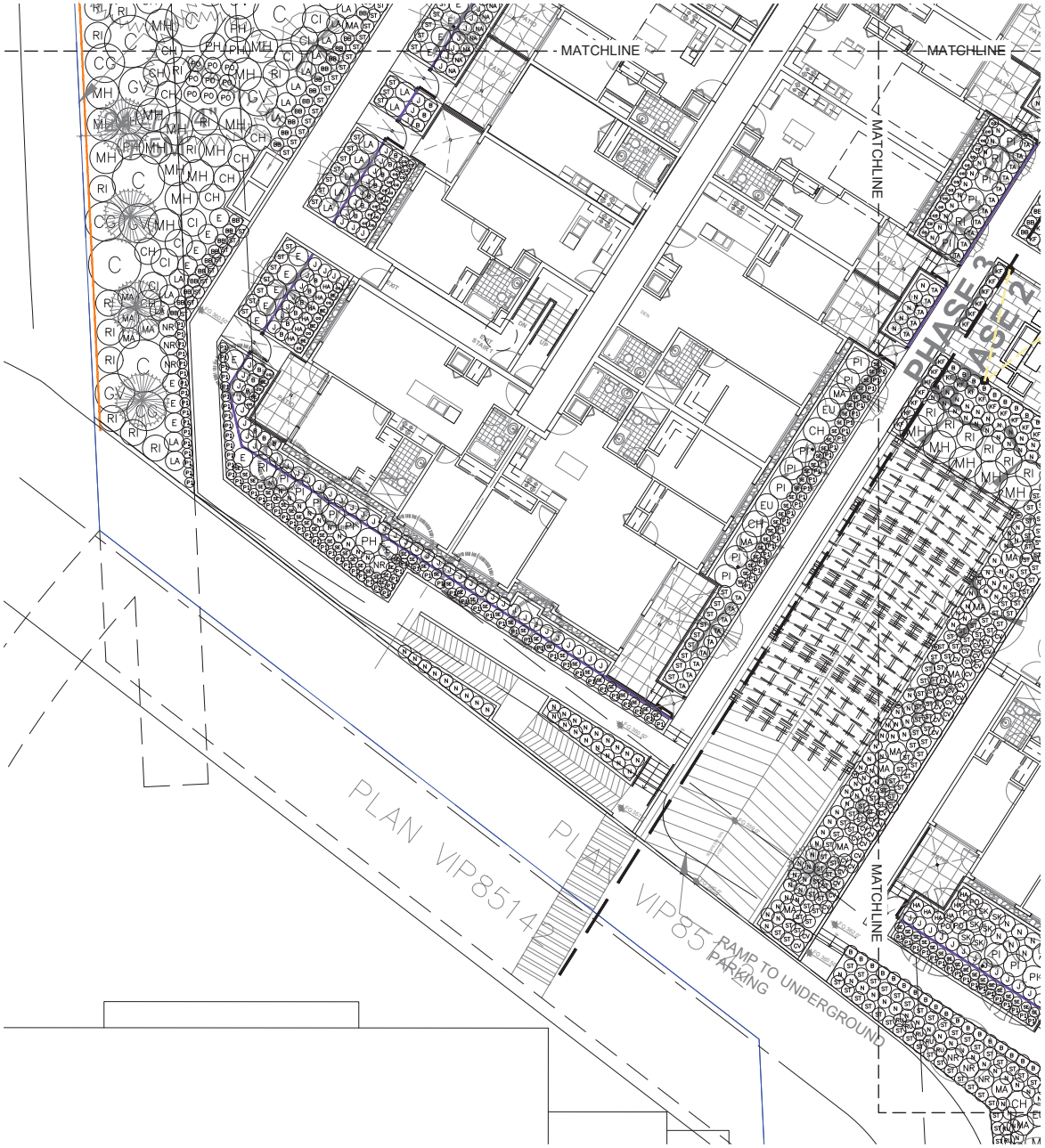

0 10 20 50ft

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Nanaimo, BC

DRAWING TITLE:

PHASE 2 SHRUB PLAN

DATE: 18.NOV.07
SCALE: 1/8"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: PCM

DRAWING NUMBER: **L7** OF 10

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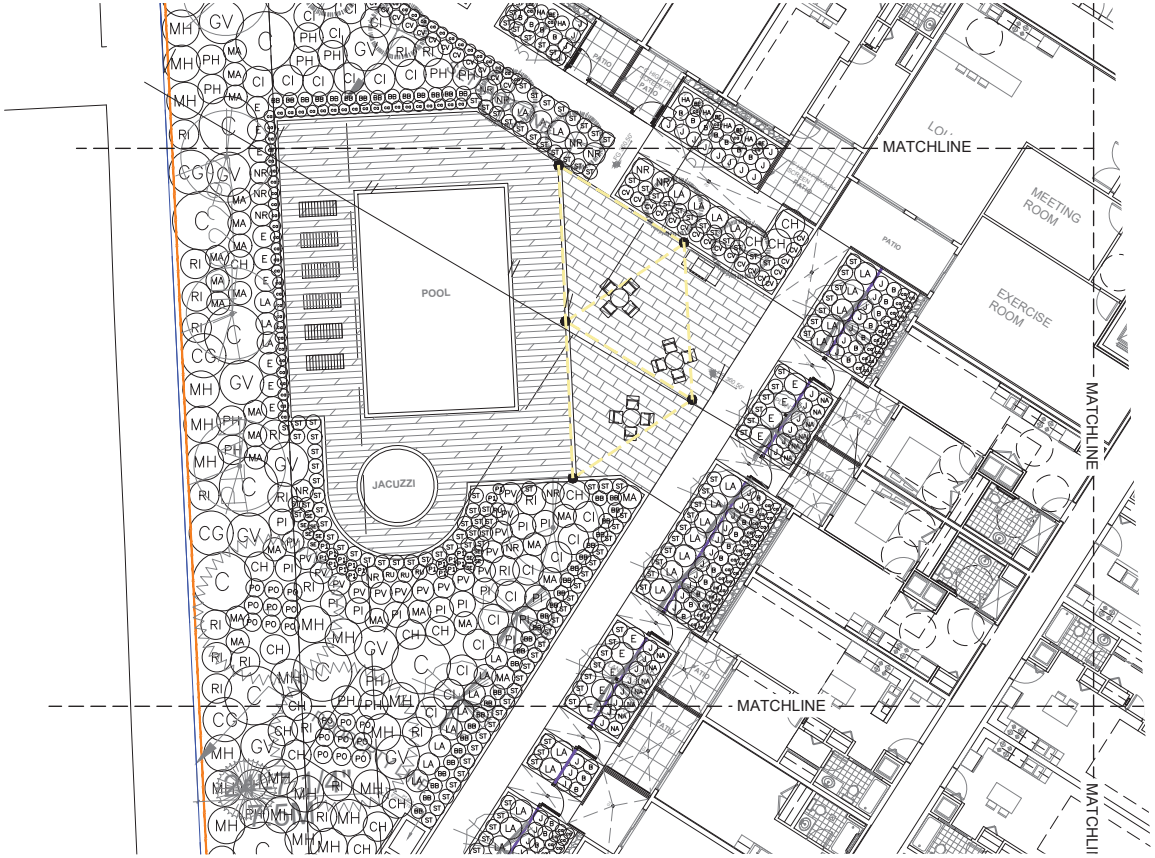

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6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:

PHASE 2
SHRUB PLAN

DATE: 18.NOV.07
SCALE: 1/8"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: PCM

DRAWING NUMBER: **L8** OF 10

PMG PROJECT NUMBER: **18-209**

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0 10 20 50ft

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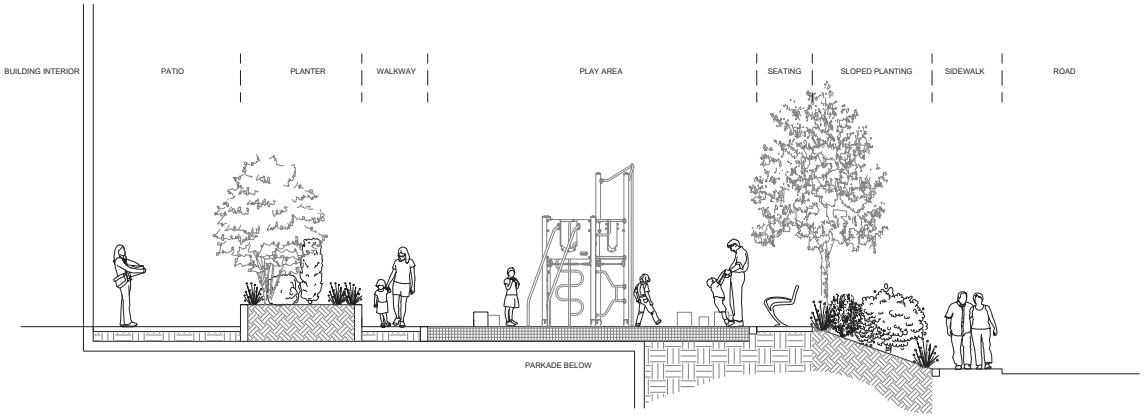
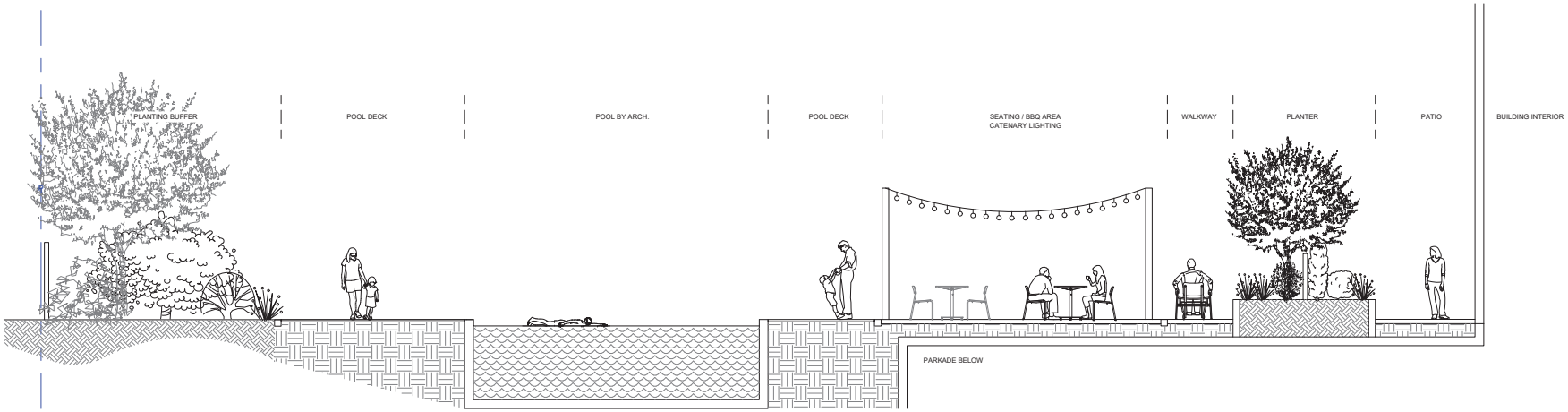
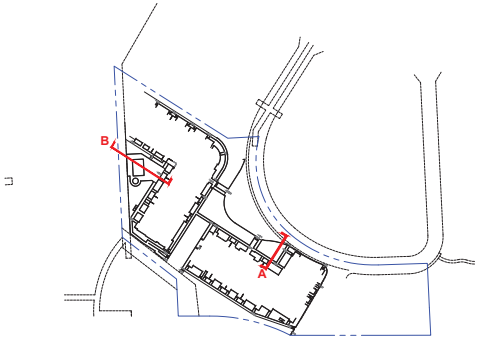


A SECTION THROUGH PLAY AMENITY
SCALE: 1/4"=1'-0"



B SECTION THROUGH POOL AMENITY
SCALE: 1/4"=1'-0"



KEY PLAN

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6340 McRobb Avenue
Nanaimo, BC

DRAWING TITLE:

PHASE 2 SECTION

DATE:	18.NOV.07	DRAWING NUMBER:
SCALE:	AS SHOWN	**L9**
DRAWN:	RJ	
DESIGN:	RJ	
CHK'D:	PCM	**OF 10**

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PMG PROJECT NUMBER: **18-209**

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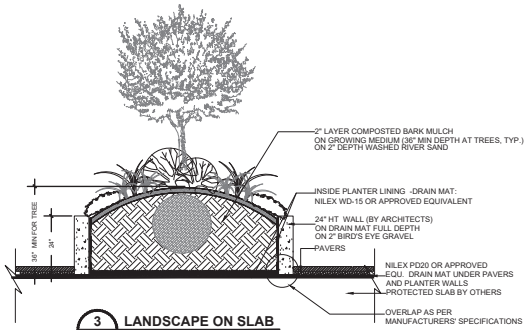
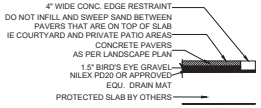


3 LANDSCAPE ON SLAB

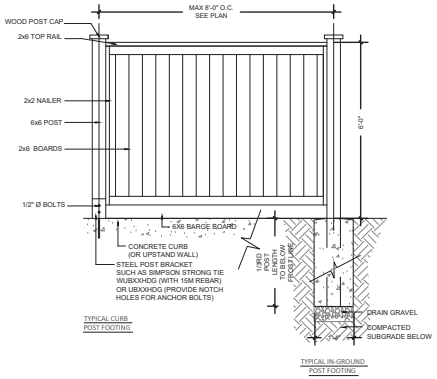
SCALE: 1/2"=1'-0"



NOTES:
1. PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
2. PAVERS NOT TO BE CUT MORE THAN HALF SIZE
3. ALL PAVERS TO BE DIAMOND CUT
4. ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
5. ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COURSE

4 PAVERS ON SLAB

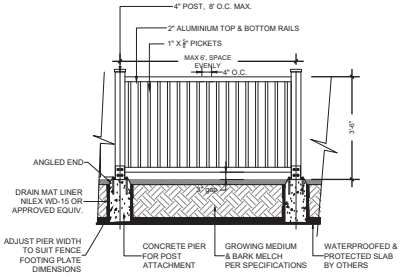
SCALE: 1/2" = 1'-0"



GENERAL WOOD FENCE NOTES:
1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR. #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED UNLESS NOTED OTHERWISE.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURER'S SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL. CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3-6".

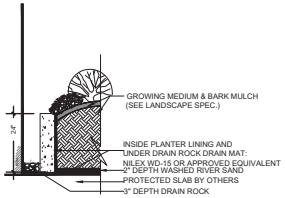
5 6'- 0" HEIGHT SOLID WOOD FENCE

SCALE: 1/2"=1'-0"



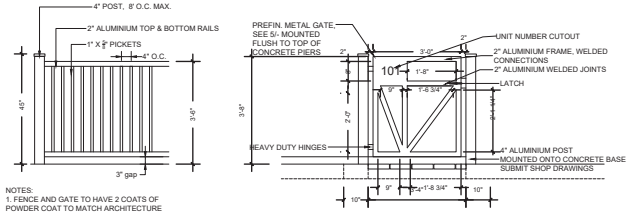
6 ALUMINUM PICKET FENCE IN RAISED BED

SCALE: 1/2"=1'-0"



7 DRAIN STRIP ON SLAB

SCALE: 1/2" = 1'-0"



NOTES:
1. FENCE AND GATE TO HAVE 2 COATS OF POWDER COAT TO MATCH ARCHITECTURE

8 ALUMINUM PICKET FENCE & GATE

SCALE: 1/2"=1'-0"

FURNISHINGS

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CLIENT:

PROJECT:

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Nanaimo, BC

DRAWING TITLE:

PHASE 2 DETAILS

DATE: 18.NOV.07
SCALE: AS SHOWN
DRAWN: RJ
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DRAWING NUMBER: **L10** OF 10

18209-14.ZIP

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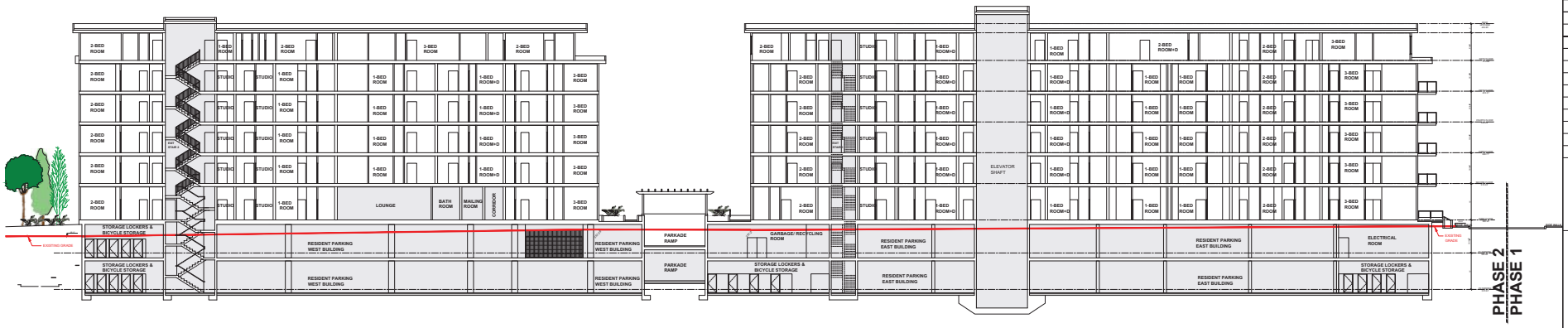
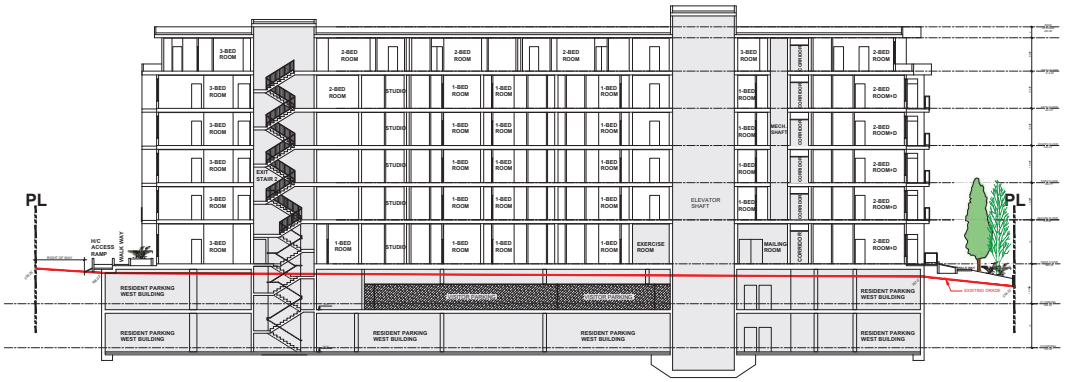


SECTION A-A



SECTION B-B

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NO	DESCRIPTION	DATE
1	ISSUED FOR A.D.P.	03-02-2023

SALEHI ARCHITECT INC.

205-930 HARBOURSIDE DR,
NORTH VANCOUVER
V7P 3S7
TEL. : 778-996 7833
EMAIL : rezasalehi@shaw.ca

CLIENT :

PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASE 2&3

DRAWING TITLE :

PHASES 2&3
EAST&WEST BUILDING
SITE SECTIONS(A-A&B-B)

SEAL

A-00

DATE : 12-28-2021 | DRAWN : F.N.

SCALE : 1/8"=1'-0" | CHECKED : R.S.

RECEIVED
DP1260
2023-MAR-03
Current Planning

MARCH, 22 - 10 AM

MARCH, 22 - 12 PM

MARCH, 22 - 14 PM

MARCH, 22 - 18 PM

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CLIENT :

PROJECT NO. 03 - 18

PROJECT :

6340 Mc Robb Ave.
RESIDENTIAL APARTMENT
PHASE 2&3

DRAWING TITLE :

SHADOW ANALYSIS
MARCH,22
10 AM-12, 14 & 18 PM

SEAL

A-23

DATE :

DRAWN : F.N.

SCALE : N/A

CHECKED : R.S.

RECEIVED
DP1260
2023-MAR-03
Current Planning

JUNE, 22 - 10 AM

JUNE, 22 - 12 PM

JUNE, 22 - 14 PM

JUNE, 22 - 18 PM

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PROJECT NO. 03 - 18

PROJECT :

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PHASE 2&3

DRAWING TITLE :

SHADOW ANALYSIS
JUNE,22
10 AM- 12,14 &18 PM

SEAL

A-24

DATE :

DRAWN : F.N.

SCALE : N/A

CHECKED : R.S.

RECEIVED
DP1260
2023-MAR-03
Current Planning

SEPTEMBER, 22 - 10 AM

SEPTEMBER, 22 - 12 PM

SEPTEMBER, 22 - 14 PM

SEPTEMBER, 22 - 18 PM

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PHASE 2&3

DRAWING TITLE :

SHADOW ANALYSIS
SEPTEMBER,22
10AM- 12,14&18 PM

SEAL

A-25

DATE :

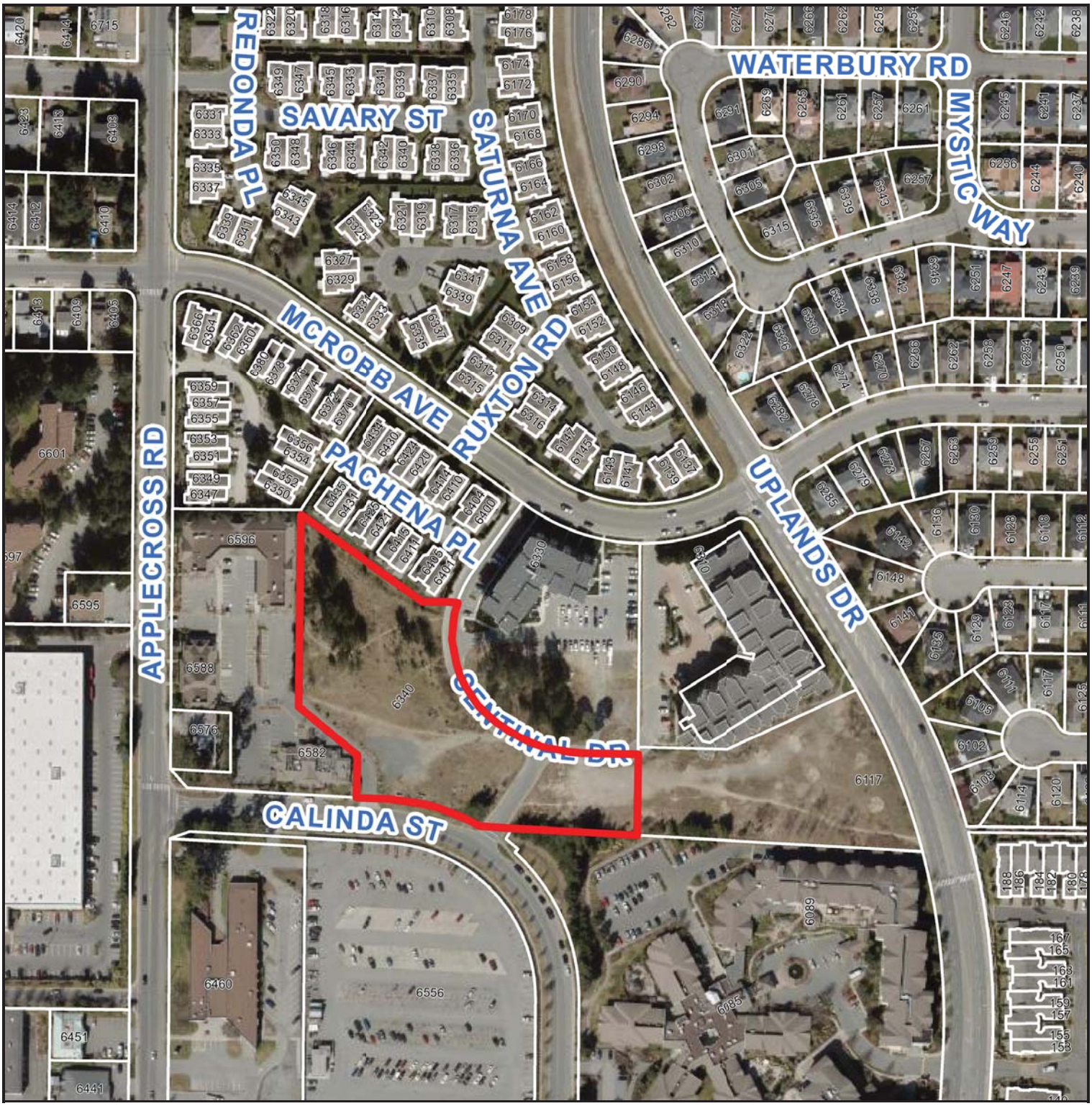
DRAWN : F.N.

SCALE : N/A

CHECKED : R.S.

RECEIVED
DP1260
2023-MAR-03
Current Planning

AERIAL PHOTO



N

6340 MCROBB AVENUE