



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

May 25, 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. INTRODUCTION OF LATE ITEMS:**

**3. ADOPTION OF AGENDA:**

**4. 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-MAY-11 at 5:00 p.m.

**5. PRESENTATIONS:**

**a. Development Permit Application No. DP001306 - 3201 Ross Road**

5 - 22

To be introduced by Kristine Mayes, Planner, Current Planning Section.

Application to be presented by Low Hammond Rowe Architects Inc.

*Purpose: To amend DP97-23 to add a parkade to service an existing seniors congregate housing facility.*

**6. OTHER BUSINESS:**

**7. ADJOURNMENT:**



**MINUTES**  
DESIGN ADVISORY PANEL MEETING  
ELECTRONIC MEETING  
THURSDAY, 2023-MAY-11, AT 5:00 P.M.

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PRESENT:   Members:   Marie Leduc, At Large (Chair)  
                              Councillor Eastmure  
                              Angela Buick, At Large  
                              Kaein Shimuzu, At Large  
                              Kevin Krastel, At Large

                  Absent:    Jason Santeford, AIBC

                  Staff:     L. Rowett, Manager, Current Planning Section  
                              K. Mayes, 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 5:00 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-APR-27 be adopted. The motion carried unanimously.

4.    PRESENTATIONS:

(a)   Development Permit Application No. DP001291 – 13/17/21 Haliburton Street

          Introduced by Kristine Mayes, Planner, Current Planning Section.

Presentations:

1.    Matthew Hansen, presented the neighbourhood context, site characteristics, site plans, elevations, building materials, architectural features, and requested variance. Highlights included:

- Will be located near the Foot Passenger Ferry to Vancouver
- Inspiration drawn from the South End Neighbourhood Plan



- The proposed development was presented to the South End Neighbourhood Association
  - Parking is proposed to be underground with excess parking spaces above the requirements of the Parking Bylaw
  - Each unit is to have their own patio or balcony
  - Two common amenity roof deck amenity spaces are provided as well as ground floor common amenity spaces
  - A 'Paramount' sign is proposed for the entrance to aid in wayfinding
  - Crime Prevention Through Environmental Design (CPTED) is considered throughout the design
2. Alyssa Semczyszyn, spoke in regards to the landscaping including proposed plantings, architectural features, cross sections, and materials. Highlights included:
- Consideration given to the grade of the site
  - Three different fencing types
  - Amenity and green space available on the roof top decks
  - Two roof decks are provided, one above the fourth level, and another above the fifth level
3. Scott Jensen, spoke in regards to the civil engineer plans and spoke in regards to the site servicing. Highlights included:
- Consistency between the site frontage and rest of the road
  - Maximizing the amount of green space
  - Attention given to limiting runoff

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

Confirmation that the floor plans include a three-bedroom penthouse unit, and that all units will have access to the common amenity spaces.

Panel discussions took place regarding:

- Consideration of neighbouring properties with regards to variance support
- Creating a visual aspect to the amenity space
- Providing pedestrian connection to Haliburton Street
- Potential additional space for accessory commercial use, within allowable zoning requirements
- Appreciation for the color palette
- Potential to add solar aspects
- Appreciation for the proposed form and character of the building
- Use of stucco
- Establishing a solid base to the building with a different colour for the ground floor level
- Using materials to provide screening that compliment the materials used for the main building
- Whether the front signage would be lit
- Screening for parking garage ventilation
- Bicycle rack locations



MINUTES – DESIGN ADVISORY PANEL MEETING

2023-MAY-11

PAGE 3

- Accessibility of the main entrance from the street
- Elevator access from the parking level
- Outdoor amenity space located at the back of the building, and ways to enlarge
- How the design ties in with heritage buildings in the City
- Appreciation for the large patio spaces
- Proposal to gift a car to the car share program

It was moved and seconded that Development Permit Application DP001291 be accepted as presented, with support for the variances. The following recommendations were provided:

- Screen the rooftop equipment with materials that compliment the exterior design of the building;
- Consider adding bike racks to the primary building entrance on Haliburton Street;
- Consider ways to expand the public amenity space at the back of the building; and,
- Explore the possibility of accessory uses within the building in keeping with the zoning which allows for work and commercial spaces.

The motion carried unanimously.

5. OTHER BUSINESS:

It was moved and seconded that Angela Buick provide Chair coverage for the upcoming meetings of May 25<sup>th</sup>, 2023, and June 8, 2023. The motion carried unanimously.

6. ADJOURNMENT:

It was moved and seconded at 5:52 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY



## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001306 – 3201 ROSS ROAD

**Applicant/Architect:** LOW HAMMOND ROWE ARCHITECTS INC.

**Owner:** BERWICK INVESTMENTS LTD.

**Landscape Architect:** MACDONALD GRAY

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#### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Residential Corridor (COR1)
<i>Location</i>	The subject property is located on the west side of Ross Street, north of Knight Road.
<i>Total Area</i>	12,483m <sup>2</sup>
<i>City Plan</i>	Future Land Use Designation: Neighbourhood Development Permit Area (DPA) 8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject property is located in the Long Lake Neighbourhood and contains an existing seniors' congregate facility. The irregular shaped lot slopes moderately toward Long Lake. Established multi-family, single-family dwellings and commercial development characterize the surrounding area.

#### PROPOSED DEVELOPMENT

The applicant is proposing to reconfigure the existing parking area to construct a two level accessory parking structure to serve the existing 158 unit seniors' congregate facility. The proposed lot coverage is 32.6% (an increase of 0.8%), below the maximum permitted lot coverage of 60%. Area used for parking purposes is excluded from the definition of gross floor area.

This application amends a previous Development Permit (DP97-23) approved on 1998-FEB-16.

##### Site Design

The proposed accessory parking structure is rectangular shaped and oriented from south to north with a secure entrance at the south-west corner. Vehicle access is via a driveway from Ross Road at the northeast corner of the site. 47 parking spaces are required – the current parking lot contains 57 parking spaces. 90 parking spaces are proposed, an excess of 43 parking spaces, of which 31 (between the building and new parking structure) are proposed to be permeable. Of the proposed parking spaces, 53% are small car parking spaces.

##### Staff Comments:

- Incorporate marked pedestrian pathways from the parking structure pedestrian gates to the building.
- Consider provision of long-term and short-term bicycle parking spaces.

##### Building Design

The accessory parking structure is two levels with the lower level partially underground due to the slope of the subject area – as such, the upper level appears visually on grade with Ross Road. The structure is concrete with aluminum guardrails on the top level and aluminum screens to secure the parking.

##### Staff Comments:

- Consider cladding exposed concrete with materials keeping with development (ie. river rock).



### Landscape Design

The proposed development includes removing several existing trees and replacing them with six trees of varying species, including red maple, flowering cherry, and western red cedar. As proposed, the landscaping represents a net loss in comparison to the existing landscaping in the subject area. Landscaped islands and strips are proposed through the redeveloped area with a landscape buffer provided adjacent to Ross Road. A pedestrian walkway is located to the south of the parking structure, which provides egress from the building entrance to the upper parking area and bus shelter (the existing bus shelter is to be removed and replaced). Light poles are proposed throughout the surface parking areas and ceiling lights are provided within the secured lower parking level.

#### Staff Comments

- The parking spaces as configured overhangs on the centre islands.
- Consider increasing variety and height of landscaping to provide more visual screening.
- Consider retention of existing trees along Ross Road frontage where possible.
- Provide adequate lighting along pedestrian walkways from the parkade to the building and ensure no spillage into the units or adjacent properties.

### **Proposed Variances**

#### *Siting of an Accessory Building*

The required minimum front yard setback in the COR1 zone is 3.5m. The applicant is proposing a minimum front yard setback of 0.0m, a requested variance of 3.5m.

The required minimum side yard setback in the COR1 zone is 1.5m. The applicant is proposing a minimum north side yard setback of 0.0m, a requested variance of 1.5m.

#### *Minimum Landscape Buffer*

The required minimum landscape buffer width is 1.8m. The applicant is proposing a 1.45m landscape buffer width along a portion of the front lot line at the southeast corner of the parking structure to accommodate one parking space, a requested variance of 0.35m.





## Berwick on the Lake \_ Additional Parking Renovations DP

2023 April 18

Berwick on the Lake Seniors Residence was completed in 1999 which accommodates 158 residential suites with amenity and support spaces to compliment seniors living.

As the demographics of the seniors living at Berwick on the Lake are increasingly more active and independent, the number of parking spots currently provided does not meet demand. Berwick Retirement Communities is looking into options to encourage less vehicle use provides a car service for residents. But in the meantime, additional parking on site is required to meet the demands of a more active population. They have also found it challenging for guests visiting the residents to find available parking. It has been noted that on street parking along Ross Road is more than often not available with the number of multi-family buildings in the neighborhood sharing the availability. Berwick's intent is to provide residents and guests available on-site parking to help alleviate the congestion on the Ross Road Street parking system.

Currently, there are 57 existing surface parking spaces. Although the current amount parking meets the off-street parking requirements of the Bylaw, it is a minimum standard only not a maximum. The proposed development permit will add 33 parking spaces to increase the number of parking spaces to 90 in total. The increased parking will also accommodate new EV charging services for EV cars.

To achieve the additional parking spaces, we are proposing a parking structure at the northeast corner of the site. As a result of the difference in grade of approximately 3m from Ross Road to the Building Entrance, we are able to locate the parking structure below the elevation of Ross Road. The parking structure is underground on three sides and is partially exposed on the west elevation towards the parking lot. From the street elevation at Ross Road, the parking structure is completely hidden. To make the parking layout comply with municipal bylaws, we are proposing to locate the parking structure as close to the east property line as possible. As a result of this, we are requesting a variance to the front yard set back. At the southeast corner of the parkade we are proposing a setback of 0m and at the northeast corner a setback of 1.8m as indicated on the Lower Level Parkade Plan.

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**DP1306**  
**2023-APR-26**  
Current Planning



The parkade structure has minimal impact on the view from Ross Road. A new stone entrance sign and retaining wall in keeping with the form and character of the architecture of the main building will be built along the east property line. The existing bus stop will be demolished and a concrete pad provided for a new BC Transit Bus Stop. New landscaping will act as a screen to the parking area above the structure. The new parking layout will accommodate permeable pavers and landscaping strips. The area of impermeable surface will be reduced by 20% with the proposed additional parking layout.

We believe that the design strategies described above to create much needed additional parking provides a solution that does not impact the form and character of the existing development and the streetscape along Ross Road.

Sincerely,  
Low Hammond Rowe Architects Inc

A handwritten signature in dark ink, appearing to read 'J. Low', with a stylized flourish at the end.

Jackson Low, Architect AIBC, MRAIC  
Principal

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**2023-APR-26**  
Current Planning





**April 19, 2023**

The Residents and visiting families at Berwick on the Lake have been experiencing ongoing difficulty in accessing our community given the lack of available parking on site. Several factors as discussed here, when combined, highlight the importance of the need for additional parking.

Of greatest significance and concern is the social isolation that our seniors have suffered during Covid restrictions at Seniors Communities. It has taken a toll not only on their well-being but that of their family and friends who have not been able to visit and support their loved ones. While these restrictions are easing, exacerbating the ability for visitation improvements is impeded by the insufficient availability of parking. Our community receives consistent feedback from families of residents that the lack of parking on and off site is the number one reason why visitation to our seniors is curtailed.

Berwick has taken active steps towards mitigating the lack of parking spaces with the introduction of our Berwick About Town car, operating now for the past 2 years. The focus of this service has been to encourage non-active car users to give up their vehicle and rely on our car service to meet their occasional needs of driving to places in the wider community. Additionally, to further our efforts, Berwick is planning on introducing its own EV car share program to further incentivize Residents to forgo the need to bring their car to our community and take advantage of EV vehicles that we will provide for their use.

Future residents are more active and independent than in the past. Today we have residents that would like to live in a supportive setting but will only do so if they can bring their car with them as part of their residency. Seniors today are receptive to the support that Berwick provides but are steadfast in using their vehicle to remain engaged with the wider community which they have lived in for decades. Improvements to the parking infrastructure will also facilitate the readiness for the growing number of new EV vehicles that residents are driving today. It is important to note that often when a senior moves to our community they are making available a home for a new family to move in and support the vibrancy of our neighborhood. Retirement communities play a vital role in the movement of housing supply in all neighborhoods they operate in. This is the essence of a community partnership.



We ask the City of Nanaimo for their support and consideration of the variance that is being proposed to improve the parking options on site at Berwick on the Lake. Berwick has taken proactive steps and continues to do so as noted above within our operations to support these parking challenges. This, combined with new parking infrastructure will allow our seniors, families, and their support systems to further thrive by improving visitation but also accessibility to our community for seniors in the years ahead.

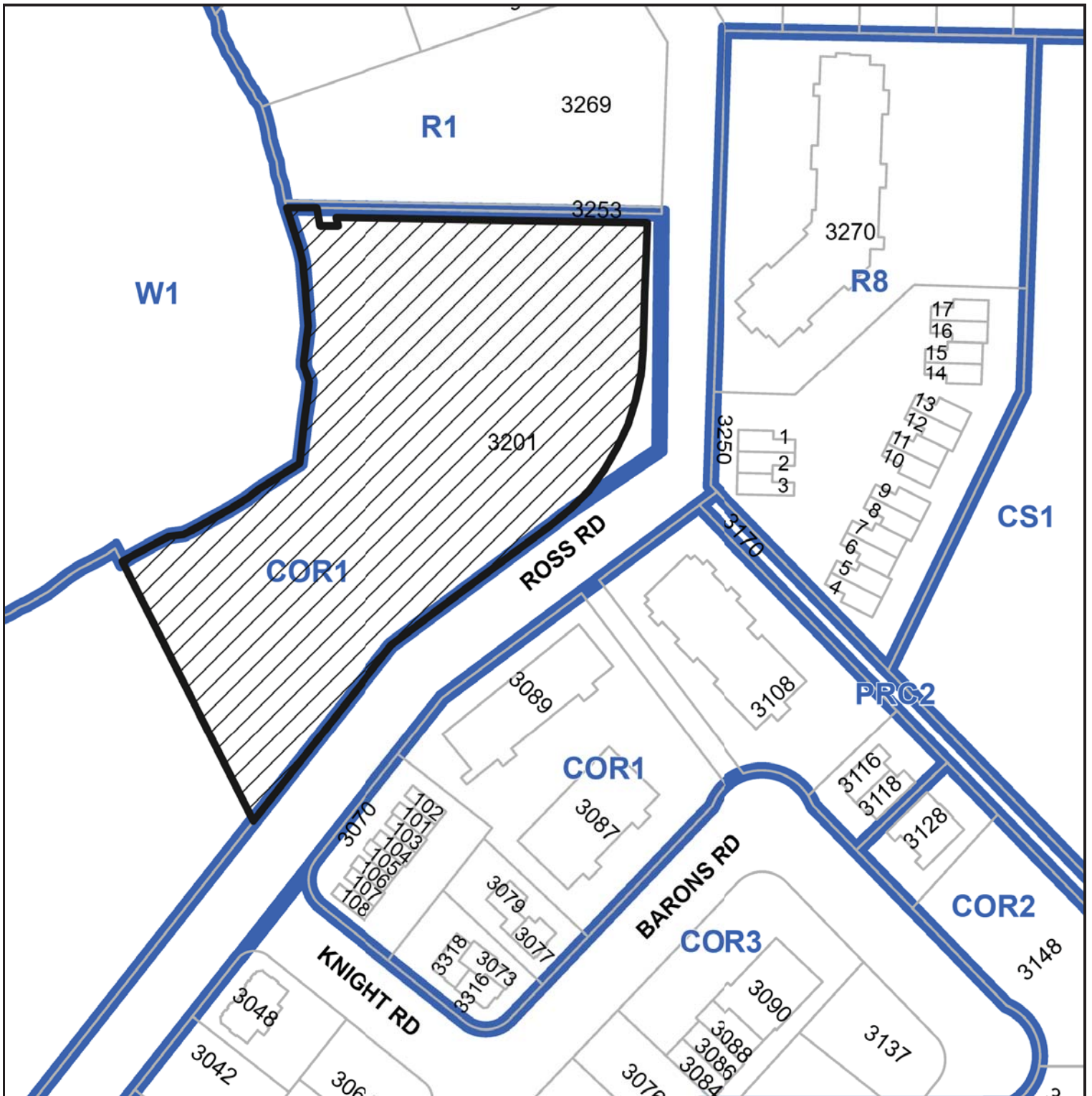
Sincerely,




Chris Denford  
President  
Berwick Retirement Communities

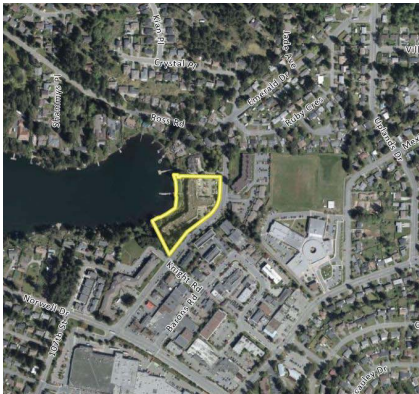


# SUBJECT PROPERTY MAP



 3201 Ross Road





PROJECT CONTEXT PLAN



PROJECT DATA		Berkwick on the Lake Additional Parking		Project No.	23-18
REVISIONS					
ISSUED:	Current	CDD-1- Residential Curbside			
LEGAL:	BAYVIEW LUTHERAN LOT & SECTION 5, MILLINGTON DISTRICT - PLAIN WILSHIRE EXCEPT PART IN PLAIN WILSHIRE				
SITE AREA:	12280 m <sup>2</sup>		122200 sq. ft.		
ZONING REQUIREMENTS:		CDD-3			
MIN. LOT SIZE:	850.5 m <sup>2</sup>				
MIN. LOT FRONTAGE:	10.0 m				
MIN. LOT DEPTH:	20.0 m				
LOT COVERAGE:	60.0 %				
DENSITY (P/ha):	1.00				
SETBACKS:	Front 3.0 m Rear 7.5 m Flanking Side 4.5 m Interior Side 1.0 m				
MAX HEIGHT:	6.5 m				
PARKING:	Geographic Code - 3/Jant				
BIKE PARKING:	Nil				
PROPOSED:		CDD-3			
LOT SIZE:	12,280 m <sup>2</sup>				
LOT FRONTAGE:	270.3 m				
LOT DEPTH:	79.2 m				
LOT COVERAGE:	31.84 % EXISTING		33.60% PROPOSED		
DENSITY (P/ha):	1.00				
SETBACKS:	Front 3.0 m Rear 7.5 m Side (South) 4.5 m Side (North) 1.0 m				
BUILDING HEIGHT:	10.0 m		Average Grade: 170.58 + 114.89 + 117.26 + 117.56(5) = 116.11 47.0 m		
PARKING:	Required 47 stalls	Existing 07 stalls	Proposed 95 stalls		
**see calculations next page					

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HAMMOND  
ROWE  
ARCHITECTS



**BERWICK**  
RETIREMENT  
COMMUNITIES

owner  
**Berwick Retirement Communities**

project  
**Berwick on the**  
3201 Ross Road, Nanaimo, BC

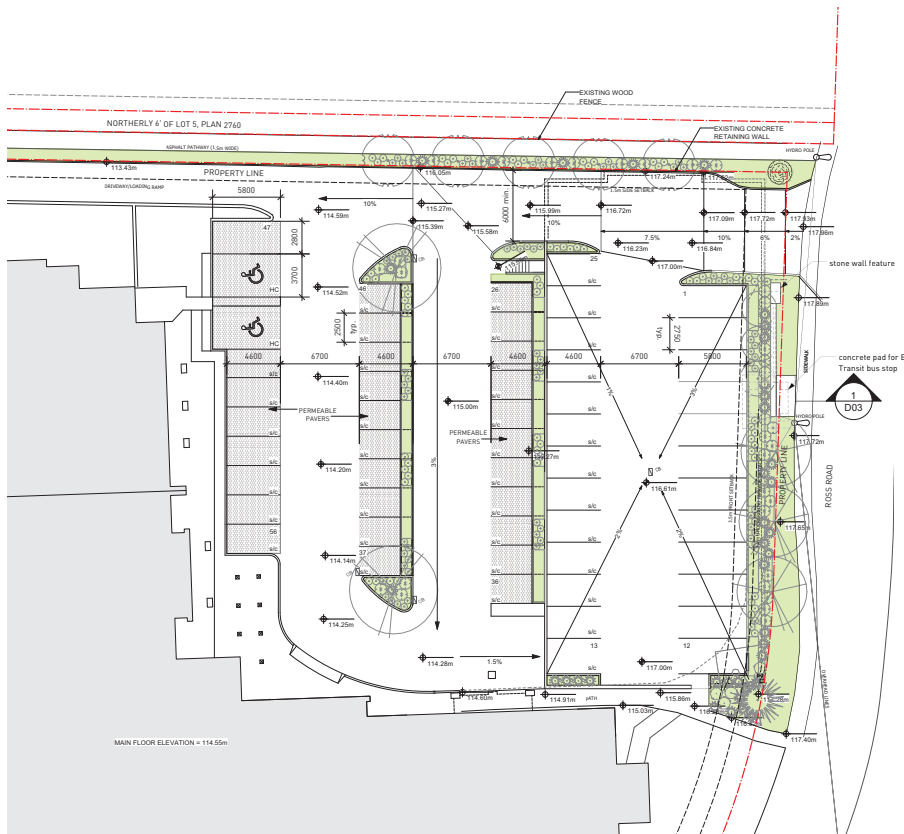
drawing title

# Overall Site Plan & Project Data

drawing number  
**D01**

date	23.04.20
project no	19.16





2 Upper Level Parkade Plan  
D02 Scale: 1:200

**PARKING CALCULATIONS:**

REQUIRED STALLS BASED ON 158 RESIDENTIAL UNITS: 48

REGULAR STALLS: 28  
ALLOWED SMALL CAR STALLS (40%): 19

**EXISTING BACK PARKING LOT:**

REGULAR: 3  
SMALL CAR: 3

**PROPOSED FRONT PARKING LOT:**

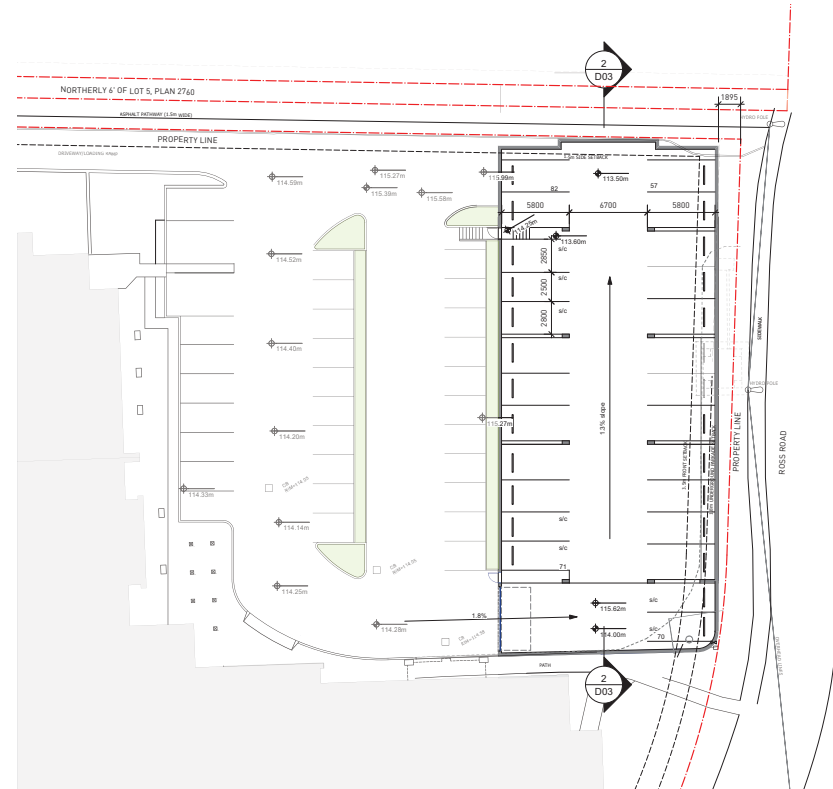
LOWER LEVEL REGULAR: 21  
LOWER LEVEL SMALL CAR: 7

UPPER LEVEL ACCESSIBLE: 2  
UPPER LEVEL REGULAR: 13  
UPPER LEVEL SMALL CAR: 41

TOTAL REGULAR STALLS: 37  
TOTAL SMALL CAR STALLS: 51  
TOTAL ACCESSIBLE STALLS: 2

TOTAL PARKING STALLS: 90

\*EXISTING PARKING STALLS: 57  
\*ADDITIONAL PARKING STALLS EXCEEDING MIN. BY-LAW REQUIREMENT: 42



1 Lower Level Parkade Plan  
D01 Scale: 1:200



owner  
Berwick Retirement Communities

project  
**Berwick on the Lake - Additional Parking Renovations**  
3201 Ross Road, Nanaimo, BC

drawing title  
**Site Plan**

Rev. Date Description

drawing number  
**D02**

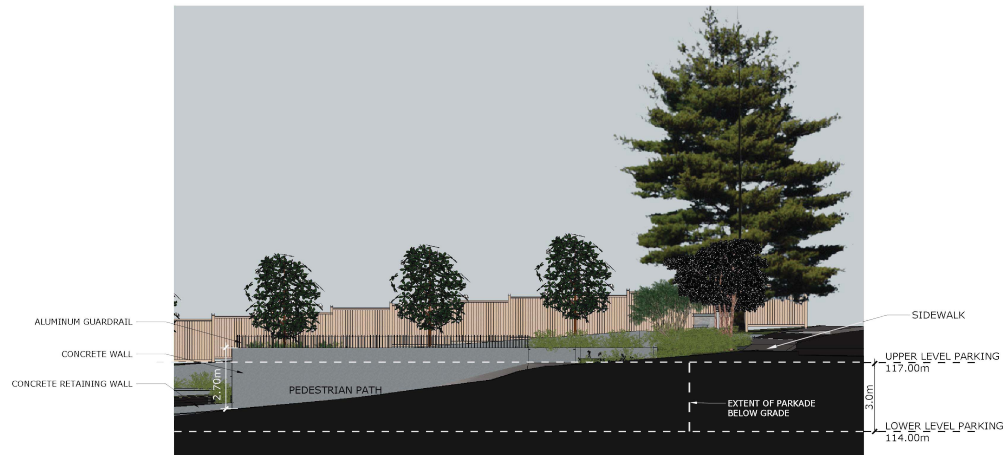
date  
23.04.20

project no  
19.16





**WEST ELEVATION**



**SOUTH ELEVATION**

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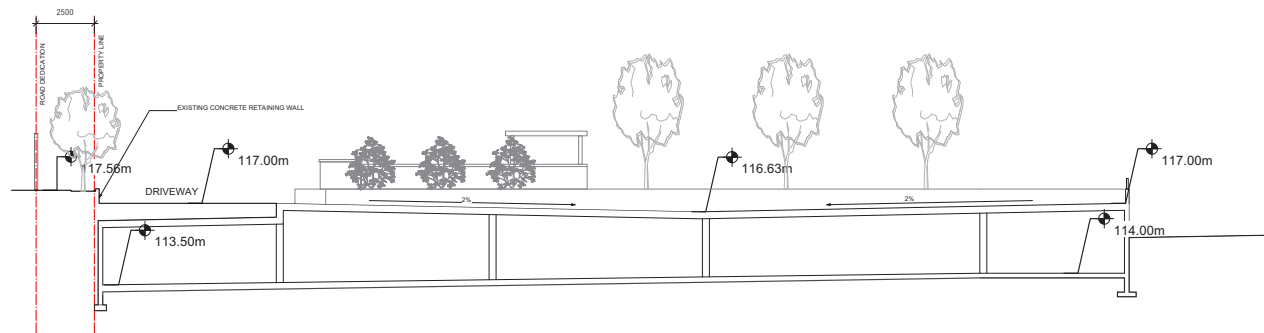
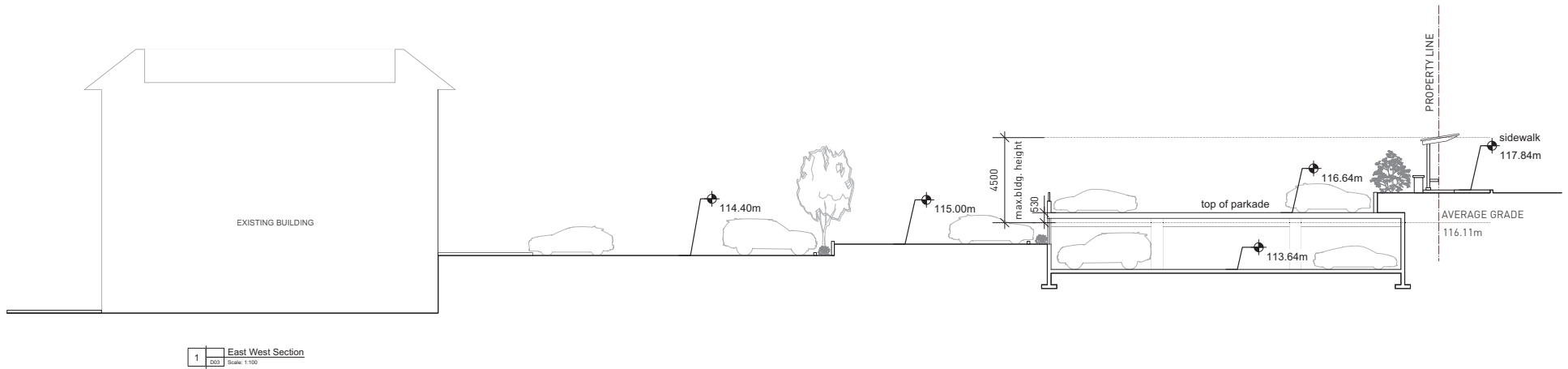
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HAMMOND  
ROWE  
ARCHITECTS



BERWICK  
RETIREMENT  
COMMUNITIES

owner Berwick Retirement Communities			project <b>Berwick on the Lake - Additional Parking Renovations</b> 3201 Ross Road, Nanaimo, BC		drawing number <b>D06</b>
drawing title <b>Elevations</b>			date 23.04.24		project no 19.16
Rev.	Date	Description			





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BERWICK  
RETIREMENT  
COMMUNITIES

owner  
Berwick Retirement Communities

project  
**Berwick on the Lake - Additional Parking Renovations**  
3201 Ross Road, Nanaimo, BC

drawing title  
**Building Sections**

Rev. Date Description

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DP-1306  
2023-APR-26  
COURTNEY PLANNING

drawing number  
**D03**

date  
23.04.20

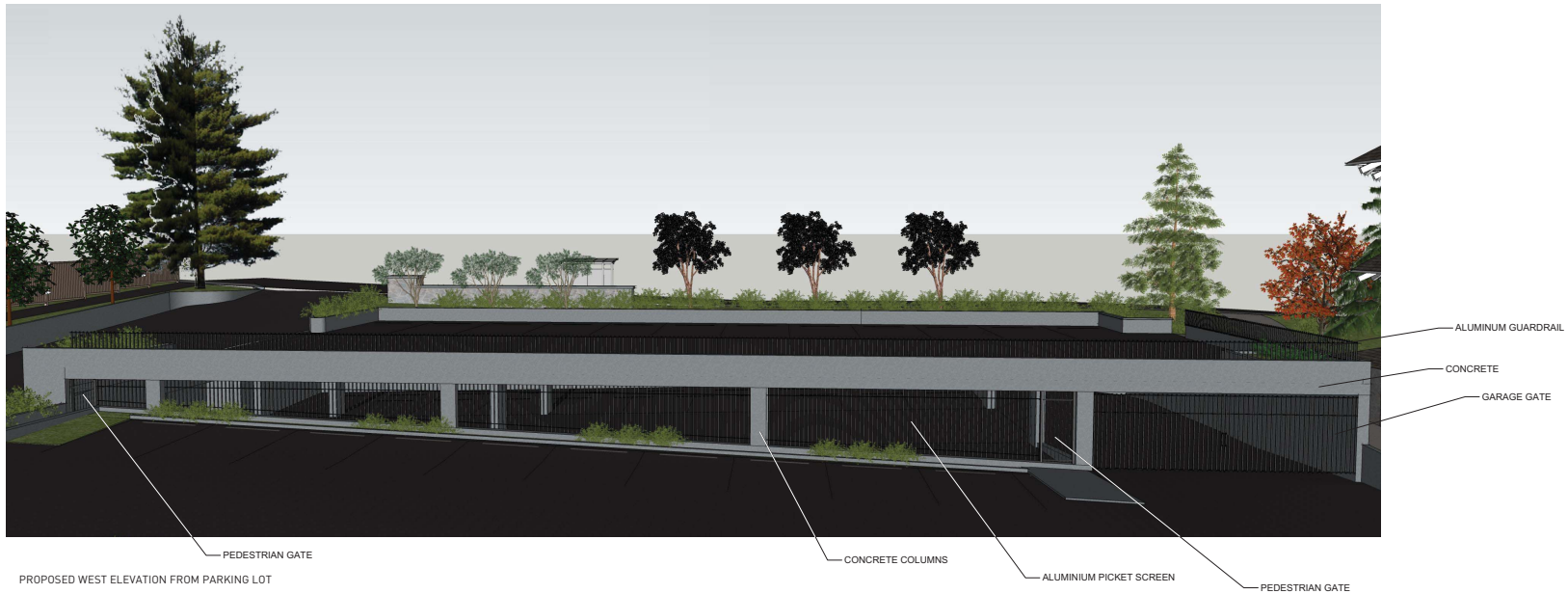
project no  
19.16





BERWICK ON THE LAKE ADDITIONAL PARKING RENOVATIONS  
DEVELOPMENT PERMIT





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2023-APR-26  
CITY OF NANAIMO



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BERWICK  
RETIREMENT  
COMMUNITIES

owner  
Berwick Retirement Communities

project  
**Berwick on the Lake - Additional Parking Renovations**  
3201 Ross Road, Nanaimo, BC

drawing title  
**3d Views**

Rev. Date Description

drawing number

**D05**

date  
23.04.24

project no  
19.16





PROPOSED VIEW AT DRIVEWAY ENTRY FROM ROSS ROAD



CURRENT VIEW AT DRIVEWAY ENTRY FROM ROSS ROAD



CURRENT VIEW AT PEDESTRIAN PATH FROM ROSS ROAD



PROPOSED VIEW AT PEDESTRIAN PATH FROM ROSS ROAD



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RETIREMENT  
COMMUNITIES

owner  
Berwick Retirement Communities

Rev. Date Description

project

**Berwick on the Lake - Additional Parking Renovations**

3201 Ross Road, Nanaimo, BC

drawing title

**3d Views**

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DP1306  
2023-APR-26

drawing number

**D04**

date 23.04.20

project no 19.16



## GENERAL NOTES

1. THE LANDSCAPING CHARACTER AREA FOR THE SITE IS: NORTH NANAIMO
2. REFER TO SITE PLAN PREPARED BY LOW HAMMOND ROWE ARCHITECTS FOR PARKING LOT STRUCTURE & LAYOUT, BUS STOP DESIGN, SITE GRADING AND OTHER ARCHITECTURAL INFORMATION.
3. REFER TO CIVIL PLANS AND REPORT PREPARED BY CASCARA CONSULTING ENGINEERS LIMITED FOR ALL SITE SERVICES, SITE DRAINAGE AND STORMWATER MANAGEMENT INFORMATION.

## PLANTING NOTES

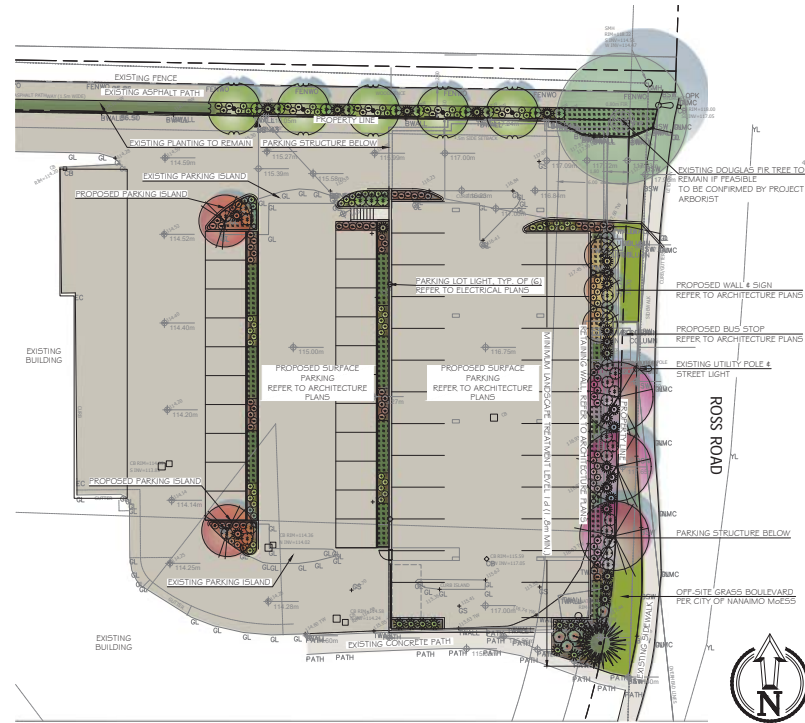
1. ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
2. GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6 GROWING MEDIUM, TABLE T-4.3.5.2. PROPERTIES FOR GROWING MEDIA:  
LEVEL 2 "GROCOMED" - 2P  
GROWING MEDIUM DEPTHS: SHRUBS - 450mm  
TREES - 600mm BELOW AND AROUND ROOTBALL
3. MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUB AND GROUND COVER PLANTING AREAS.
4. PLANT MATERIAL, QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
5. ALL TREE, SHRUB, GROUND COVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING "SMART" (EY WEATHER-BASED) IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
6. PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
7. ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
8. CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE FITS. EXCAVATED PLANT FITS SHALL HAVE POSITIVE DRAINAGE. PLANT FITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
9. NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

## IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE RETROFIT DESIGN-BUILD BY THE OWNER.
2. IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
3. ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING THE EXISTING IRRIGATION CONTROLLER.
4. IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR DRIP EQUIPMENT.
5. THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPROCKERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
6. ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 150mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SUBGRADE.
7. OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

## PLANT LEGEND

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY.	NOTES
<b>TREES</b>					
*SEE PLAN FOR SPECIFIC PLANTING LOCATIONS					
	ACER RUBRUM 'ARMSTRONG GOLD' / ARMSTRONG GOLD RED MAPLE	4cm CAL.	SEE PLAN	2	DROUGHT TOLERANT
	MAGNOLIA GRANDIFLORA 'EDITH BOGUE' / SOUTHERN MAGNOLIA	6cm CAL.	6m O.C. AVG.	5	EVERGREEN, DROUGHT TOLERANT
	PRUNUS SERRULATA 'KAWAZAN' / KAWAZAN FLOWERING CHERRY	6cm CAL.	6m O.C. AVG.	3	
	THUJA PLICATA 'EXCELSA' / EXCELSA WESTERN RED CEDAR	2.5m	SEE PLAN	1	CONIFEROUS, NATIVE CULTIVAR
<b>SHRUBS</b>					
	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE SERVICEBERRY	#1.5 STD.	3.0m O.C.	3	DROUGHT TOLERANT
	ERICA CARNEA 'KRAMERS RED' / RED HEATH	#2 POT	0.6m O.C.	76	DROUGHT TOLERANT
	ERICA CARNEA 'SCHNEIDKUPPE' / WHITE HEATH	#2 POT	0.6m O.C.	74	DROUGHT TOLERANT
	PIERIS JAPONICA 'PURITY' / PURITY PIERIS	#2 POT	1.0m O.C.	34	DROUGHT TOLERANT
	PINUS MUGO 'PLUMULOT' / DWARF MUGO PINE	#2 POT	1.0m O.C.	25	DROUGHT TOLERANT
	POLYSTICHUM MUNITUM / SWORD FERN	#2 POT	1.0m O.C.	14	NATIVE SPECIES
	RHODODENDRON SSP. / RHODODENDRON	#2 POT	1.0m O.C.	3	MIX COLOUR & BLOOM TIME
<b>GROUND COVER &amp; PERENNIALS</b>					
	ARCTOSTAPHYLOS UVA-URSIS / KINKIKINNIK	#1 POT	0.9m O.C.	37	PARKING ISLANDS
	ARCTOSTAPHYLOS UVA-URSIS / KINKIKINNIK	10cm POT	0.45m O.C.	160	ROSS ROAD FRONTAGE & UNDER EXISTING FIR TREE



**Berwick on the Lake - Additional Parking**  
**Denford Construction Management Ltd.**  
 3201 Ross Road, Nanaimo, BC

LANDSCAPE ARCHITECTURE  
 PLAN

Date: April 20, 2023

Drawn: CM

Checked: CM

Scale: 1:200 metric

Project Number: 23-0336

DRAWING NUMBER: L1 of 1

REVISION SCHEDULE

# Date NOTES

0 28/MAR/2023 DP Coordination

1 15/APR/2023 Issued for DP

2 20/APR/2023 Issued for DP

RECEIVED  
 DP1306  
 2023-APR-26  
 CASCARA CONSULTING ENGINEERS



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 landscape architecture  
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 TEL: 250.253.2222 FAX: 250.253.2223  
 www.macdonaldgray.ca



# BERWICK ON THE LAKE - ADDITIONAL PARKING RENOVATIONS

3201 ROSS ROAD, NANAIMO, BC  
ISSUED FOR DEVELOPMENT PERMIT  
APRIL 19, 2023

DRAWING LIST	
E000	COVER PAGE AND LEGENDS
E100	REVISED PARKING ELECTRICAL LAYOUTS
E200	SCHEDULES AND DETAILS

ELECTRICAL SYMBOL LEGEND	
ABBREVIATIONS	
NOTE	EQUIPMENT SHOWN DOTTED TO INDICATE ADD TO REMAIN
NR	UNLESS INDICATED OTHERWISE
RE	EXISTING DEVICE TO BE REMOVED AND RELOCATED
RE	EXISTING DEVICE IN NEW RELOCATED POSITION
LIGHTING	
—	SURFACE MOUNTED LINEAR FIXTURE
⊙	POLE MOUNTED LUMINAIRE
⊙	DUAL HEAD POLE MOUNTED LUMINAIRE
⊙	BOLLARD LUMINAIRE
⊙	OCCUPANCY SENSOR, CEILING MOUNTED
⊙	DAY LIGHT SENSOR, CEILING MOUNTED

LIGHTING COMPLIANCE DOCUMENTATION			
CODE	YES	NO	N/A
ADDRESS NO. 1.2.01.01	X		X
NE CR-2015			X
COMPLIANCE PATH			
PRE-EXISTING			
SPACE BY SPACE			
BUILDING AREA	X		
PERFORMANCE			
INDEPENDENT PROVISIONS CHECKLIST			
LIGHTING CONTROLS			
AUTOMATIC LIGHTING SHUTOFF CONTROLS ARE PROVIDED BASED ON EITHER A SCHEDULING DEVICE OR AN OCCUPANT SENSOR			
EACH ENCLOSED SPACE HAS ITS OWN CONTROL INCLUDING BI-LEVEL OR OCCUPANCY BASED WHERE REQUIRED			
CONTROLS FOR PARKING GARAGES INCLUDING BI-LEVEL, TRANSITION AND PERIMETER CONTROL AS REQUIRED			
AUTOMATIC DAYLIGHTING CONTROLS FOR PRIMARY SIDE-LIGHTED AREAS			
AUTOMATIC DAYLIGHTING CONTROLS FOR TYPICAL LIGHTING			
ADDITIONAL CONTROLS FOR DISINTEGRATED CASE, GUEST ROOM, TASK, RECREATIONAL AND COMMUNICATION LIGHTING APPLICATIONS			
EXTERIOR LIGHTING CONTROLS INCLUDING AUTOMATIC SHUTOFF AND BI-LEVEL AS REQUIRED			
EXIT SIGNS DO NOT EXCEED 100 WATT FACE			
INTERIOR LIGHTING POWER IS BELOW ALLOWABLE LFD			
EXTERIOR LIGHTING POWER IS BELOW ALLOWABLE LFD			
FUNCTIONAL TESTING TO BE PERFORMED BY FACTORY CERTIFIED TECHNICIAN			



EXISTING PARKADE  
1:250

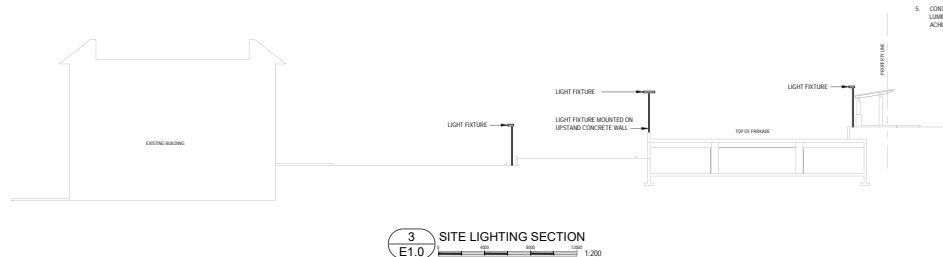
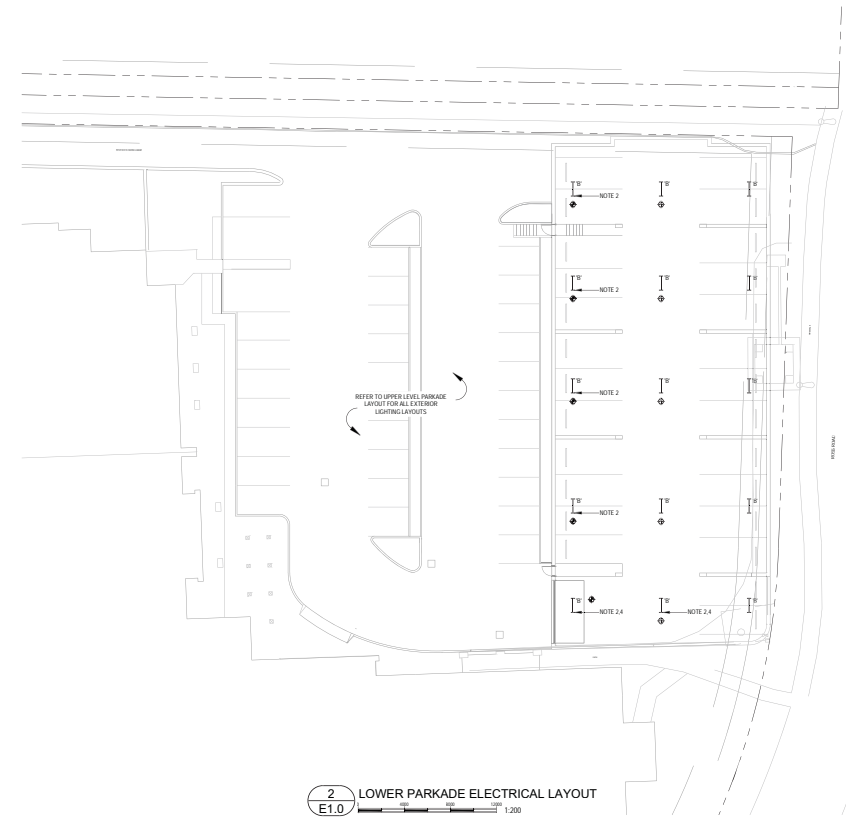
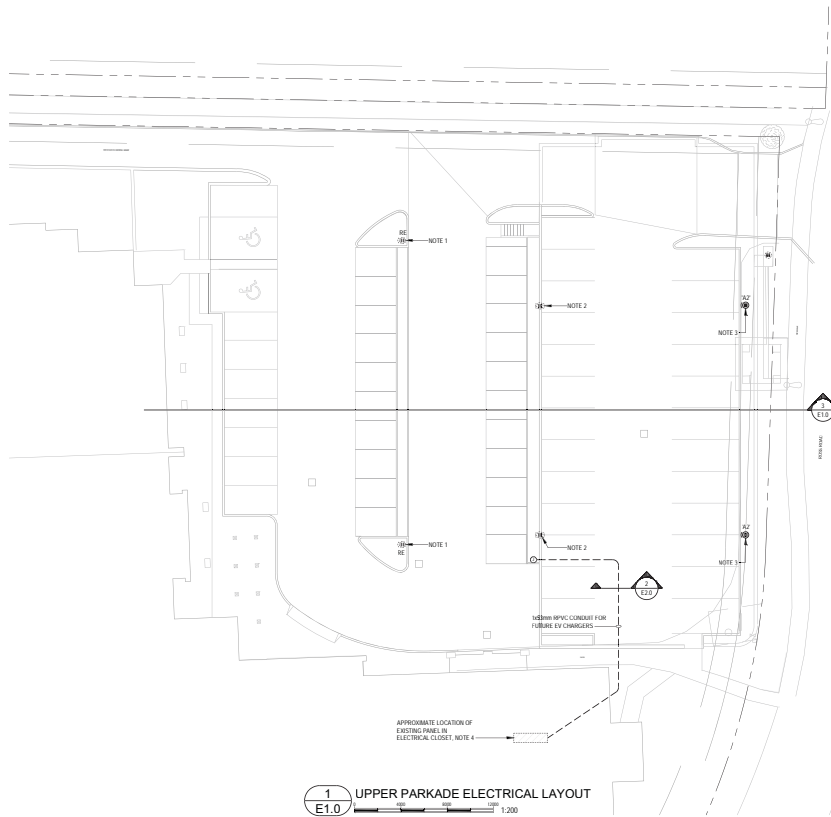


LOCATION OF WORK  
N.T.S.



owner Berwick Retirement Communities		project <b>Berwick on the Lake - Additional Parking Renovations</b> 3201 Ross Road, Nanaimo, BC		drawing number <b>E0.0</b>
Rev. 1	Date 04/19/2023	Description ISSUED FOR DEVELOPMENT PERMIT	drawing title <b>COVER PAGE AND LEGENDS</b>	date <b>April 2023</b>
			RECEIVED DP-106 2023-APR-26 CITY OF NANAIMO	project no 0123.0302





- LIGHTING CONTROL NOTES:**
1. ALL TYPE A1 AND A2 FIXTURES TO BE CONTROLLED BY ITS INTEGRAL PHOTOCELL FOR DIMMING LEVEL, AND TO BE FULLY TURNED OFF WHEN SUFFICIENT DAY LIGHT IS AVAILABLE.
  2. NOTED TYPE B FIXTURES TO BE CONTROLLED BY DAYLIGHT SENSOR AND DIM DOWN TO 50% IN RESPONSE TO DAY LIGHT.
  3. ALL TYPE B FIXTURES TO BE FULLY TURNED OFF WHEN NO ACTIVITY DETECTED FOR 20 MINUTES.
  4. FIXTURE INDICATED WITH NOTE 4 TO BE CONTROLLED BY A TIMECLOCK LOCATED IN THE ELECTRICAL ROOM AND PROGRAMMED TO THAT THE MAXIMUM OUTPUT IS LIMITED TO 50% FROM SUNSET TO SUNRISE.
  5. CONTRACTOR TO CONFIRM CONTROLS FOR RELOCATED EXISTING POLE MOUNTED LUMINAIRES AND ALLOW FOR ADDITIONAL PHOTOCELL AND PROGRAMMING TO ACHIEVE THE FUNCTION DESCRIBED IN NOTE 1.



owner Berwick Retirement Communities		project <b>Berwick on the Lake - Additional Parking Renovations</b> 3201 Ross Road, Nanaimo, BC		drawing number <b>E1.0</b>
Rev. 1	Date 04/19/2023	Description ISSUED FOR DEVELOPMENT PERMIT	drawing title <b>REVISED PARKADE ELECTRICAL LAYOUTS</b>	date April 2023
			project no 0123.0302	



# AERIAL PHOTO



3201 Ross Road