



AGENDA DESIGN ADVISORY PANEL MEETING

November 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. PRESENTATIONS:

a. Development Permit Application No. DP001316 - 345 Prideaux Street & 390 Milton Street

3 - 17

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

Application to be presented by Rad Homayoun, Architect.

Purpose: The proposed multi-family development is for one 3-storey building containing 10 dwelling units. Variances are requested to (1) increase the minimum front yard setback for the first storey from 3m to 4m; (2) reduce the minimum front yard setback for the second and third storeys from 4.0m to 3.0m; (3) reduce the minimum required landscape buffer from 1.8m to 0.9m and reduce the minimum landscape treatment level from 1 to 0; (4) reduce the drive aisle width from 5.5m to 3.66m; and (5) reduce the aisle width for parking space 9& 10 from 6.7 m to 3.66m

b. Development Permit Application No. DP001320 - 307, 311 & 315 Holly Avenue

18 - 38

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

Application to be presented by Matthew Cheng, Architect.

Purpose: The proposed development is a 47-unit multi-family development within a four storey building form. Variances is requested to (1) reduce the front yard setback (along Holly Avenue) from 6.0m to 5.7m; and (2) increase the maximum height of a principal building.

4. OTHER BUSINESS:

5. ADJOURNMENT:

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001316 – 345 PRIDEAUX STREET & 390 MILTON STREET

Applicant/Architect: APLIN & MARTIN CONSULTANTS LTD.

Owner: CHANPREET LALLI, AARON & STEVEN SENGHERA

Landscape Architect: MACDONALD GRAY CONSULTANTS

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Old City Mixed Use (DT8) Old City Low Density (Fourplex) Residential (R14)
<i>Location</i>	The subject property is located on the east side of Prideaux Street near the intersection of Prideaux Street and Franklyn Street
<i>Total Area</i>	1,052m ² (combined)
<i>City Plan (OCP)</i>	Future Land Use Designation: Old City Neighbourhood Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines Old City Multiple Family Residential Design Guidelines

The subject properties include a rectangular shaped lot fronting Prideaux Street and a panhandle lot with frontage on Milton Street. The development primarily is proposed to occur on the DT8 zoned property (345 Prideaux) with some of the parking area on the panhandle lot, which currently contains a single residential dwelling, accessory building, several trees and slopes slightly downward to the southwest. The surrounding neighbourhood is a mix of established residential and commercial uses with single residential dwellings to the south and west; multi-family residential developments to the north and east; and a rail line to the southeast.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a three-storey, 10-unit multi-family residential apartment building comprising of 4 two-bedroom dwelling units and 6 one-bedroom dwelling units. The proposed total gross floor area is 689m² and the proposed total Floor Area Ratio (FAR) is 0.85. The proposed site coverage is 22% (below the maximum permitted lot coverage of 40%). The proposed maximum height of the building is 10.5m.

Site Design

The proposed building is rectangular shaped with a main entrance on the north side of the building, adjacent to the driveway. Vehicle access is from Prideaux Street with underbuilding and surface parking provided at the rear comprising 10 spaces (5 standard, 4 small, and 1 accessible) – in excess of the required 7 parking spaces. Bicycle parking consists of a short-term bicycle parking space beside the entry. 5 long-term bicycle spaces are required. Three-stream waste management containers are located in a refuse enclosure underneath the building surrounded by chainlink fencing.

Staff Comments:

- Consider reducing the excess parking to incorporate a common amenity space onsite (or a rooftop deck to take advantage of views toward the harbour).
- Consider incorporating an urban plaza in place of a landscape buffer fronting Prideaux Street.
- Consider provision of long-term bicycle parking in a secure, convenient and well-lit location.

Building Design

The building is modern in design with a flat roof. The exterior finishes of the buildings are comprised of a mix of materials including aluminum panels and stucco, and metal railings for balconies.

Staff Comments:

- Consider supplementing the proposed stucco with other materials to add interest.
- Incorporate an entrance fronting onto the street (or emphasize front entries for the lower units).
- Consider incorporating elements in accordance with the Old City neighborhood character (ie. pitched roof, projections and recesses such as bay windows and porches, wood detailing).
- Ensure screening of rooftop equipment.

Landscape Design

The proposed development includes removing several existing trees and replanting various deciduous trees. A 1.8m high wood fence is proposed at the rear of the property (and internally) with existing fencing retained on both side yards. A 1.06m tall wood privacy screen is proposed along the frontage, separating the two ground floor units. Concrete is used to define the pedestrian walkways from the driveway, and concrete pavers are used to define the building entrance and private patios on the ground level.

Staff Comments:

- Consider the retention of existing trees where possible and additional opportunities for planting such as landscaping along the driveway, window boxes and planters on balconies.
- Consider incorporating more native species and replacing invasive species.
- Consider a more ornamental fence (less than one meter in height) keeping with traditional character (ie. picket fence, decorative wood and/or lattice) and replacing chainlink fencing under the building with an alternative material in keeping with the character of the Old City neighbourhood.
- Provide adequate lighting in scale with the residential use along the driveway, pathways and parking (ensuring no spillage onto adjacent properties, specifically underbuilding parking).

PROPOSED VARIANCES

Minimum Landscape Buffer & Minimum Landscape Treatment Level

The required minimum landscape buffer width is 1.8m. The applicant is proposing a 0.9m landscape buffer width along the front yard, a requested variance of 0.9m. Additionally, the Minimum Landscape Treatment Level along the front yard would be reduced from Minimum Landscape Treatment Level 1 to 0.

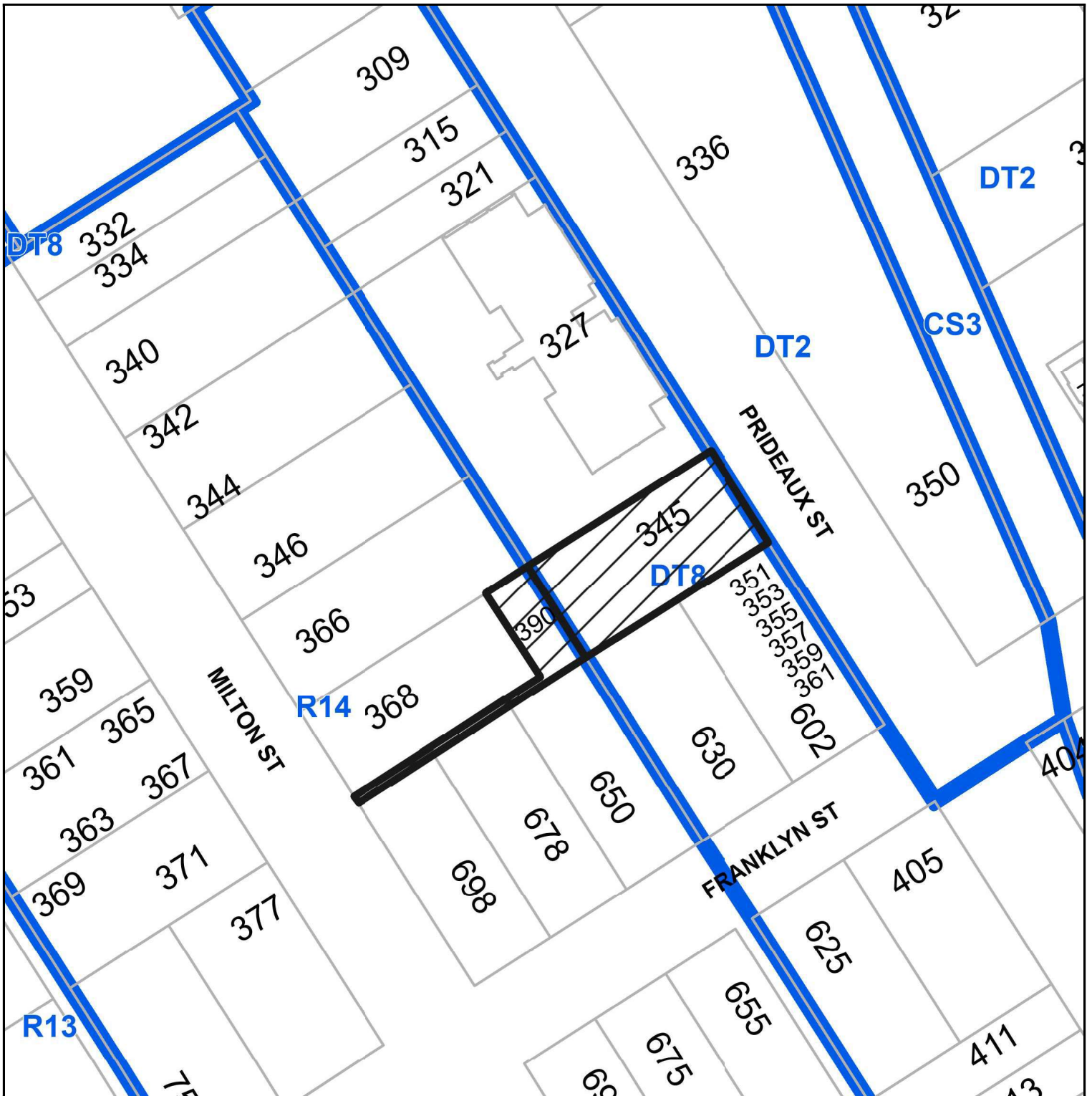
Driveway Width


The required minimum driveway width for a double lane driveway is 5.5m where fire access is not required. The applicant is proposing a driveway width for a double lane driveway of 3.66m, a requested variance of 1.84m.

Parking Space Aisle Width

The required aisle width for standard vehicle parking space is 6.7m. The applicant is proposing a drive aisle width of 3.66m for parking spaces 9 and 10, a requested variance of 3.04m.

SUBJECT PROPERTY MAP



 390 Milton / 345 Prideaux

Design Intent

345 Prideaux Street, Nanaimo

Development Plan for a multi-family residential project that consists of 10 residential units. A mixture of 2 and 1 bedroom units has been used in the programming phase of this project in order to address the changing needs of the future residents. The development proposes a 3-storey building with enhanced surrounding landscaping and on-site parking for residents and visitors. Prominent edges and corners of the site and building have been designed with the intention of having a strong street presence, while blending in with the overall characteristics of the neighborhood.



DEVELOPMENT PERMIT APPLICATION

345 Prideaux St, Nanaimo, BC V9R 2N4

AUGUST 2nd 2023 (ORIGINAL DP SUBMISSION)

SHEET LIST			
ARCHITECTURAL		CIVIL	
A00	COVER	C1	COVER
A1.1	PROJECT CONTEXT	C2	GENERAL NOTES
A1.2	SITE CONTEXT PLAN & STATISTICS	C3	KEY PLAN
A1.3	SITE PLAN	C4	GRADING PLAN
A2.1	LEVEL 2 & 3 PLANS	C5	SERVICING PLAN
R0.2	ROOF PLAN	C6	STORM WATER MANAGEMENT PLAN
A3.1	ELEVATIONS AND MATERIAL BOARD	C7	SANITARY CATCHMENT PLAN
A3.2	RENDERINGS		
		LANDSCAPE	
		L1	LANDSCAPE PLAN
		L2	PLANT SCHEDULE

REV	DATE	DESCRIPTION	DR	RV
1	8/10/2023	READY FOR DEVELOPMENT PERIOD	PS	HR
2	NOV 01/23	ISSUED FOR UPDATED OP	PS	HR

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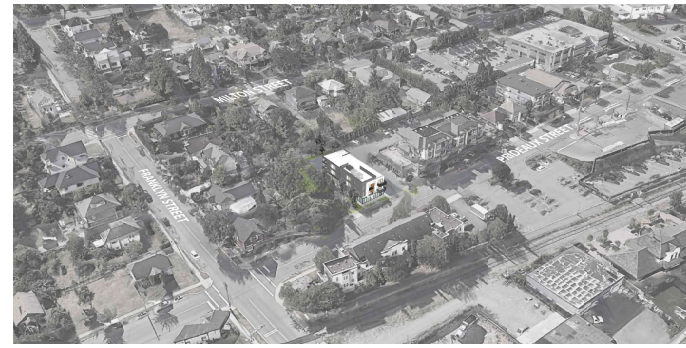
PROJECT:

MULTI-FAMILY
DEVELOPMENT

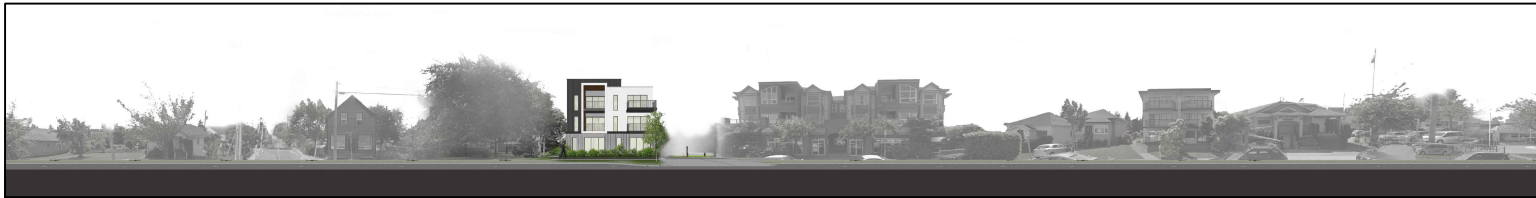
MILTON STREET, PRIDEAUX ST.,
NANAIMO, BC

COVER
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DP1316
2023-NOV-01

SCALE 1/8" = 1'-0"	REVISION 1
DRAWING NO. A0.0	PROJECT NO. 22-8023A



2 NEIGHBOURHOOD



3
A1.1



4 STREET VIEWS (EXISTING)
A1.1

8

PROJECT STATISTICS

PROPERTY INFORMATION

CIVIC ADDRESS: 345 Prideaux St, Nanaimo, BC V9R 2N4

ZONING

Existing Zone = DT8
Proposed Zone = Same as above

SETBACKS

Required Building Setbacks
Front Yard minimum (1st floor) = 3 m
Front Yard minimum (2nd and 3rd floor) = 4 m
Front Yard maximum (all floors) = 6 m
Rear Yard = 3 m
Side Yard = 3 m
Required Landscape Setbacks
Side Yard Setback = 1.8 m

DENSITY

Maximum Allowable Height = 10.5 m
Proposed Maximum Height = 10.5 m
Maximum Allowable Site Coverage = 50%
Proposed Site Coverage = 22%
Maximum Allowable FAR = 0.85
Proposed FAR = 0.85

PARKING

Vehicle Parking Requirements:
1 bedroom (area 5) = 0.50
2 bedroom (area 5) = 0.90
Visitor Parking = 1 per 22 required parking spaces (counted towards the total requirement)
Accessible Parking = 1 stall (counted towards the total requirement)

Vehicle Parking Requirement Calculation:
Short term:
6 one bedroom units @ 0.50 = 3
4 two bedroom units @ 0.90 = 3.6
Visitor and accessible parking included in the above
TOTAL REQUIRED = 6.6 stalls
TOTAL ROUNDED = 7 (rounding per clause 2.4 of Nanaimo Parking Bylaw)
TOTAL PROVIDED = 10 stalls

Vehicle Parking Stall Types:
Accessible stall = 1
Standard stall = 5
Small car = 4 (max. allowable 40% of total parking count)

Bicycle Parking Requirement Calculation:
Short term:
10 dwelling units @ 0.1 = 1
TOTAL (rounded) = 1 stall
Long term:
10 dwelling units @ 0.5 = 5
TOTAL (rounded) = 5 stalls

STATISTICS

Site Area = 808.54 sqm
Main Floor Footprint = 182 sqm (1962 sqft)
Site Coverage = 22% (Max. allowed 50%)
Parking Provided = 10 stalls

Residential Unit Mix:
One bedroom = 6
Two bedroom = 4
TOTAL NUMBER OF UNITS = 10

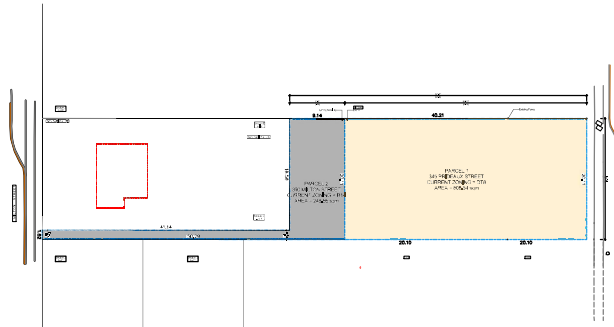
GROSS FLOOR AREA CALCULATION

Main Floor:
+ Whole footprint (measured to the interior face of walls) = 1962 sqft
+ Lobby = 380 sqft
+ Service room (max. reduction allowed is 100 sqft or 9.29 sqm) = 100 sqft
+ Storage room (max. reduction allowed is 100 sqft or 9.29 sqm) = 100 sqft
Main Floor G.F.A. = 1382 sqft

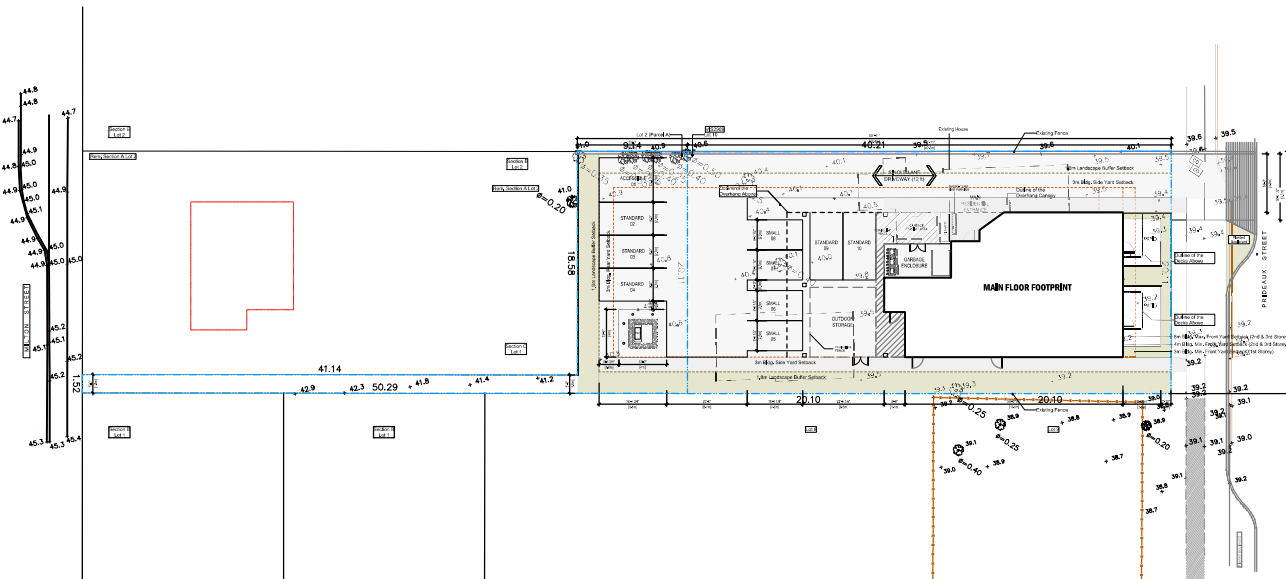
Second Floor:
+ Whole floor (excluding decks) = 3293 sqft
+ Stair and elevator shaft = 277 sqft
Second Floor G.F.A. = 3016 sqft

Third Floor:
+ Whole floor (excluding decks) = 3293 sqft
+ Stair and elevator shaft = 277 sqft
Third Floor G.F.A. = 3016 sqft

TOTAL G.F.A. = 7414 sqft (688.78 sqm)
SITE AREA = 8703 sqft (808.54 sqm)
F.A.R. = 0.85



2 EXISTING ZONING PLAN
SCALE: 1/8" = 1'-0"
TRUE NORTH PROJECT NORTH



1 SITE CONTEXT PLAN
SCALE: 1/8" = 1'-0"
TRUE NORTH PROJECT NORTH

2 NOV 01 23 ISSUED FOR UPDATES PS HR

1 AUGUST 2023 ISSUED FOR DEVELOPMENT PS HR

REV DATE DESCRIPTION DR RV

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PROJECT: MULTI-FAMILY DEVELOPMENT

12010N STREET, PRIDEAUX ST, NANAIMO, BC

PROJECT TITLE:

CONTEXT PLAN + STATISTICS

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DP1516

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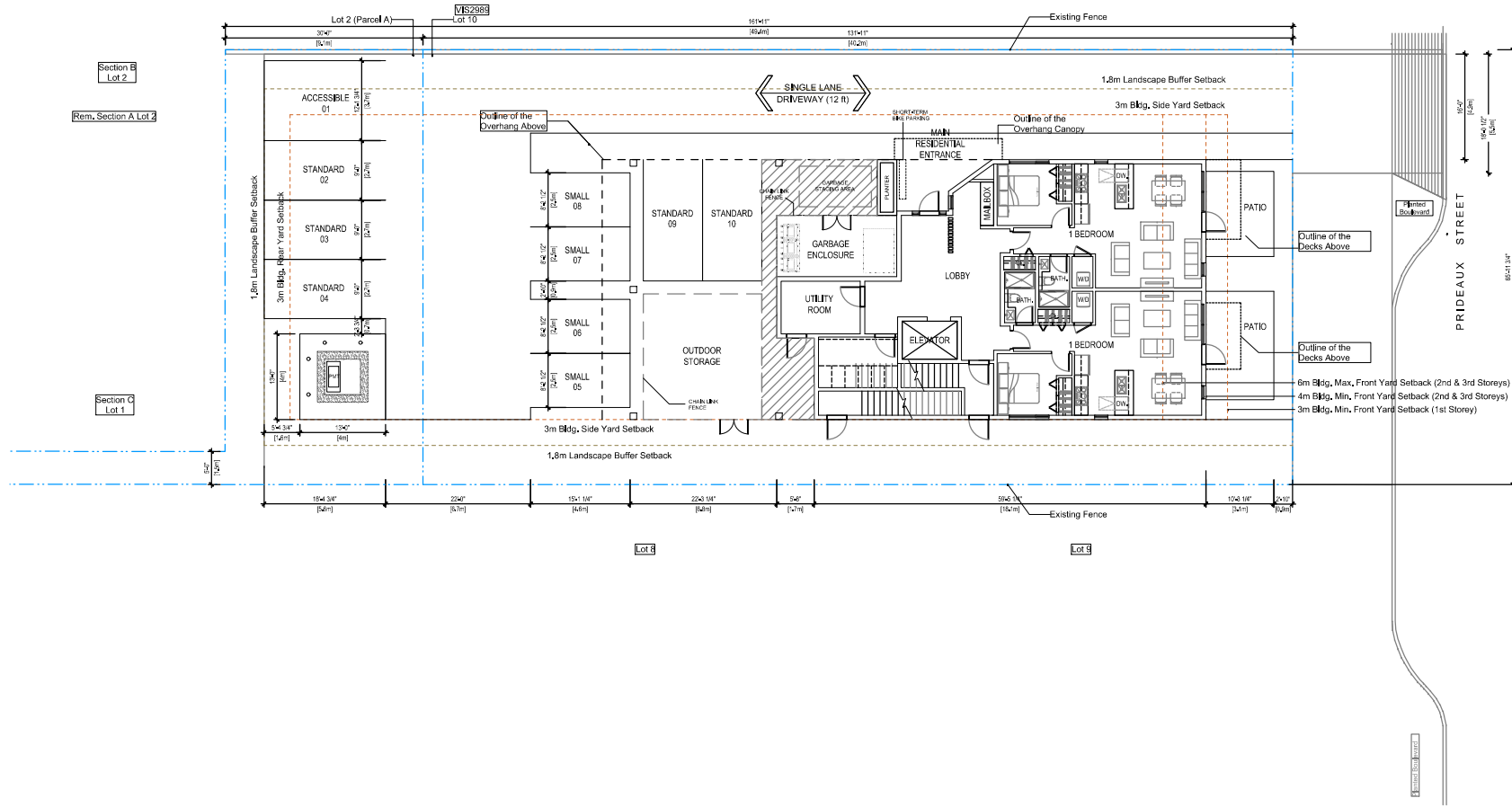
PROJECT NO.

22-8023A

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

DATE: 22-8023A

A1.2



3	NOV 01.33	ISSUED FOR UPDATES BY	PS	HR
1	AUG 00.21	ISSUED FOR DEVELOPMENT PERMIT	PS	HR
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PROJECT: MULTI-FAMILY DEVELOPMENT

110 TON STREET, PRIDEAUX ST.,
VANCOUVER, BC

SITE / GROUND FLOOR PLAN

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2023-NOV-01

SCALE: 1/8" = 1'-0"
DRAWING NO. A1.3
PROJECT NO. 22-8023A



1
A1.3
SCALE: 1/8" = 1'-0"

SITE / GROUND FLOOR PLAN



3 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

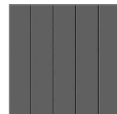


2 SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

MATERIALS



1 FLUTED/ALUMINUM PANEL



2 STANDING SEAM-CHARCOAL



3 STUCCO-LIGHT/DARK



2	NOV 01/23	ISSUED FOR UPDATES	DP	HR
1	AUG 04/22	MOVED FOR DEVELOPMENT	PS	HR
REV	DATE	DESCRIPTION	DR	RV

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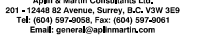
PROJECT: MULTI-FAMILY DEVELOPMENT

1101 TON STREET, PRIDEMAN ST.,
NANAIMO, BC

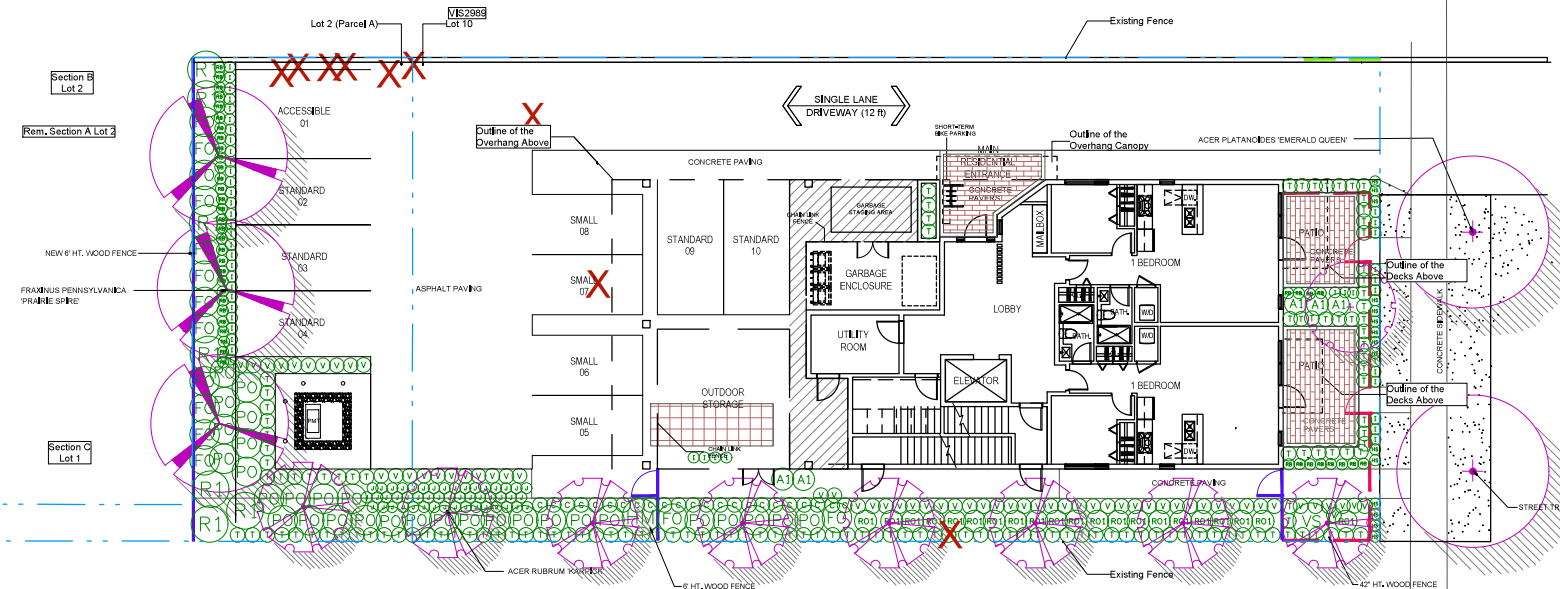
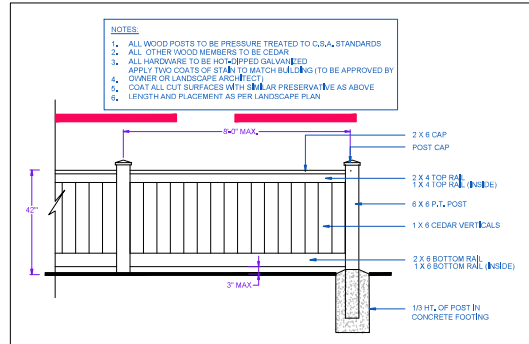
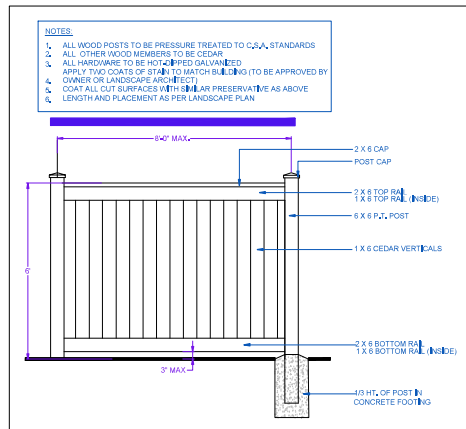
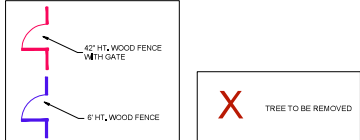
ELEVATIONS

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2023-NOV-01

SCALE: 1/8" = 1'-0"	1
DRAWING NO. A3.1	PROJECT NO. 22-8023A

[illegible]

PLANT SCHEDULE				PMG PROJECT NUMBER: 23-087
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREES	1	ACER PALMATUM 'NOMINUS' RED SENTINEL	COLUMNAR RED JAPANESE MAPLE	2.0M HT. B&B
	2	ACER PLATANOIDES 'EMERALD QUEEN'	EMERALD QUEEN NORWAY MAPLE	60M CAL; 2M STD. B&B
	3	ACER RUBRUM 'KARLECK'	COLUMNAR KARPICK MAPLE	60M CAL; 2M STD. B&B
SHRUBS	1	FRAXINUS PENNSYLVANICA 'PRAIRIE SPIRE'	PRAIRIE SPIRE ASH	60M CAL; 1.5M STD. B&B
	4	AZALEA JAPONICA 'HINO CRIMSON'	AZALEA SINGLE DEEP CRIMSON	#2 POT, 25CM
	14	FOTHERGILLA MAJOR 'MOUNT ABERY'	MOUNT ABERY FOTHERGILLA	#2 POT, 40CM
PERENNIALS	1	HYDRANGEA PANDOLATA 'TIME BOMB'	TIME BOMB HYDRANGEA	#3 POT, 90CM
	30	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#2 POT, 30CM
	7	RHOODODENDRON 'BOW BELLS'	RHOODODENDRON PINK	#3 POT, 30CM
GRASSES	22	ROSA 'HILL AND YERDY'	HILL AND YERDY ROSE	#2 POT, 40CM
	127	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR	1.2M HT. B&B
	1	VIBURNUM P.T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	#7 POT, 80CM
SEDGES	23	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	15	HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
	41	IMPERATA CYLINDRICA 'RED BARON'	BLOOD GRASS	#1 POT
PERENNIALS	48	JUNCUS EFFRUSUS	COMMON RUSH	#1 POT
	48	BERBIS SEMPERVIRENS 'SNOWFLAKE'	SNOWFLAKE EVERGREEN CANDYTUFF	15CM POT
	57	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT, 30CM



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pmg
LANDSCAPE
ARCHITECTS

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Burnaby, British Columbia V5C 6G9
p. 604-294-0111 f. 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	23/07/23	BE CORNER WALKWAY	BA
2	23/07/23	NEW SITE PLAN	MM
3	23/07/23	NEW SITE PLAN	MM
4	23/07/23	NEW SITE PLAN	MM
5	23/07/23	ADDITIONAL TREE REMOVED	MM
6	23/07/23	CHG INFO ADDED TO ISSUE	MM
7	23/07/23	NEW SITE PLAN	MM

CLIENT:

PROJECT:

MIXED USE BUILDING
MILTON & PRIDEAUX STREETS
NANAIMO, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

DATE: 23 JUN 01 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: MM
DESIGN: MM
CHECKED: BA

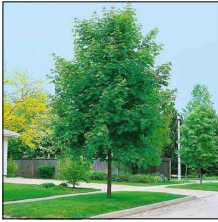
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DP1316
2023-NOV-01
OF 2

23087-7.2P PMG PROJECT NUMBER: 23-087

TREES



ACER PALMATUM 'TWOMBLY'S RED SENTINEL'



ACER PLATANOIDES 'EMERALD QUEEN'



ACER RUBRUM 'KARPICK'



FRAXINUS PENNSYLVANICA 'PRAIRIE SPIRE'

SHRUBS



AZALEA JAPONICA 'HINO CRIMSON'



FOTHERGILLA MAJOR 'MOUNT AIRY'



HYDRANGEA PANICULATA 'LIMELIGHT'



PRUNUS LAUROCERASUS 'OTTO LUYKEN'



RHODODENDRON 'BOW BELLS'



ROSA MEIDLAND 'FERDY'



THUJA OCCIDENTALIS 'SMARAGD'

GRASSES



CAREX OSHIMENSIS 'EVERGOLD'



IMPERATA CYLINDRICA 'RED BARON'



JUNCUS EFFUSUS



HELICTOTRICHON SEMPERVIRENS

GROUND COVERS



BERIS SEMPERVIRENS 'SNOWFLAKE'



VACCINIUM VITIS-IDAEA

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Burnaby, British Columbia V5C 6G9
p. 604.294-0011 • f. 604.294-0022

SEAL:

1	23-05-103	BE CORNER WALKWAY	BA
2	23-05-116	NEW SITE PLAN	MM
3	23-05-123	NEW SITE PLAN	MM
4	23-05-123	ADDITIONAL TREE REMOVED	MM
5	23-05-123	CHG. INFO ADDED TO ISSUE	MM
6	23-05-123	NEW SITE PLAN COMMENTS	MM

NO., DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

MIXED USE BUILDING

**MILTON & PRIDEAUX STREETS
NANAIMO, B.C.**

DRAWING TITLE:

**PLANT
IMAGES**

DATE: 23 JUN 01 DRAWING NUMBER:

SCALE:

DRAWN: MM

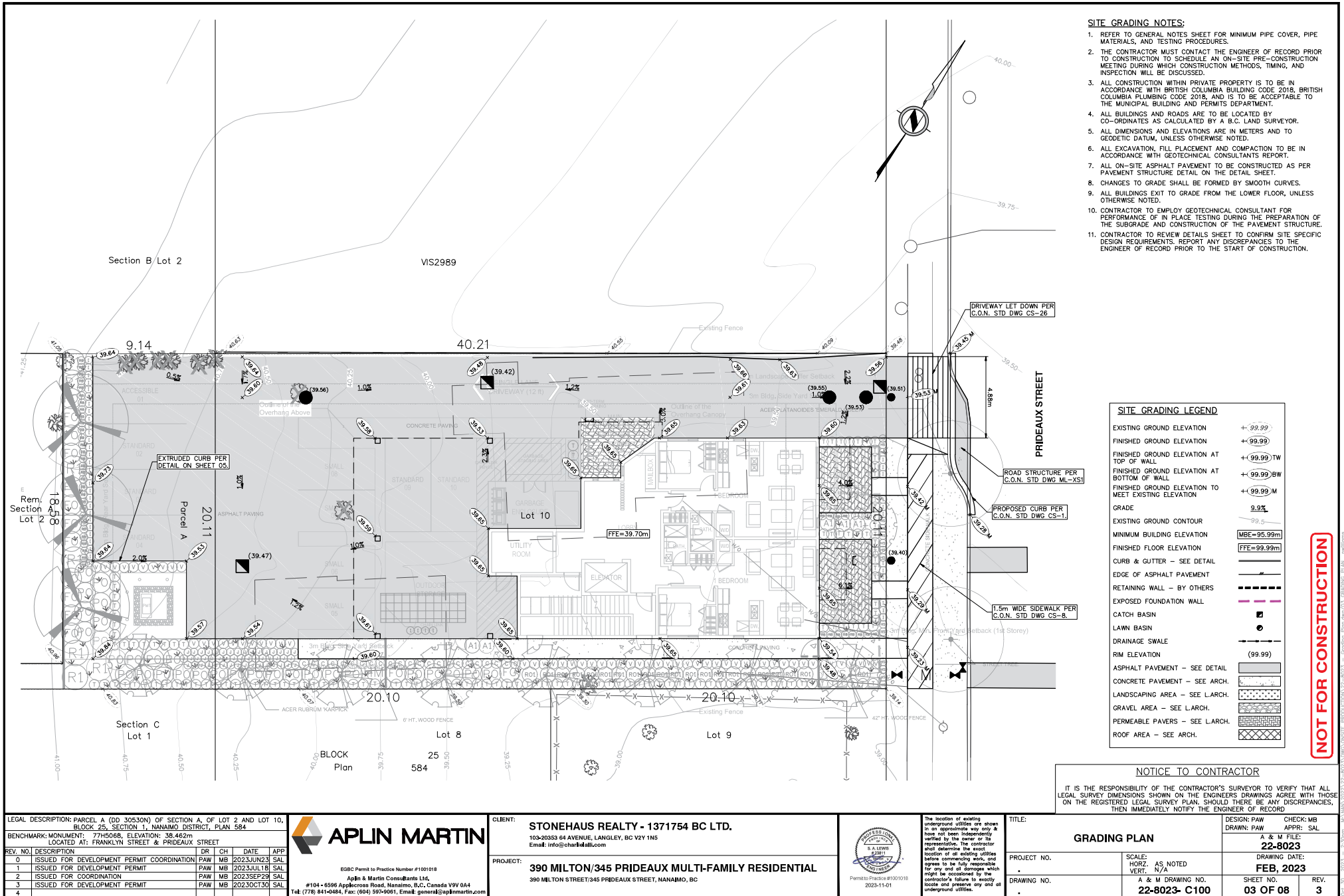
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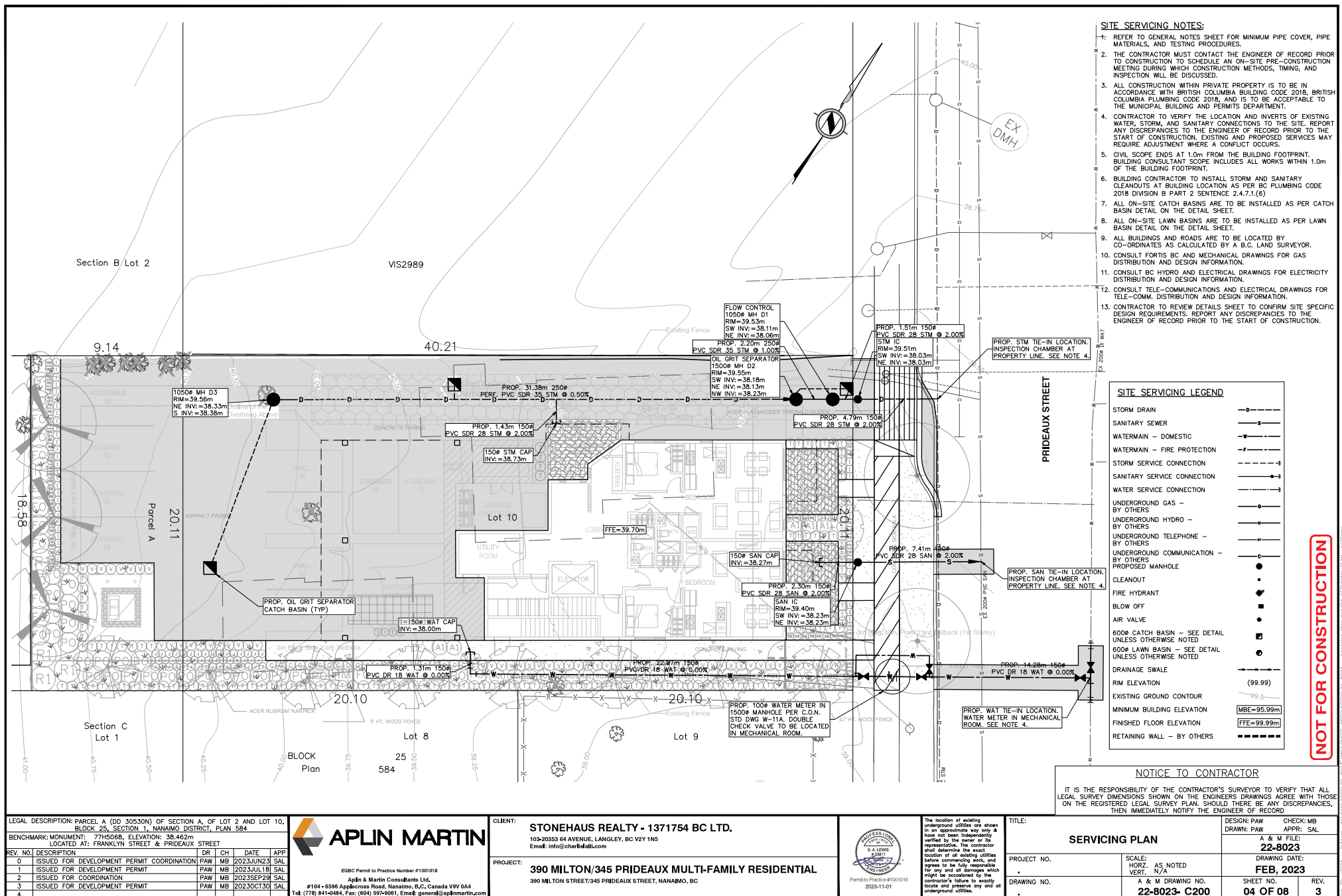
CHKD: BA

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OF 2

PMG PROJECT NUMBER: 23-087

23-087-7.2P





STORM FLOW ANALYSIS - CALCULATION SHEET													
Municipal Project:		proj #		Project Title:		Project Location:		Consultants:		Engineer of Record:		RETURN PERIOD:	
		345 Prudeaux Street		345 Prudeaux Street		Nanaimo, BC		Aplin & Martin Consultants Ltd.		Scott Lewis, P.Eng		5 Years	
		Nanaimo, BC		EGBC Permit to Practice: 1001018		2023-11-01		APLIN MARTIN		Professional Engineer		DATE: 13-Jul-25	
		Manning's Formula		V = (1.49/n) x R ^{2/3} x S ^{1/2}		Q = V x A		n (typ) = 0.013		Check By: SAL		SHEET: 1 of 1	
Rational Formula: Q = C x I x A x 2.78													
		SEAL/ENGINEER'S STAMP											
FROM MH	TO MH	Area #	Area A	Ruoff Coeff. C	AxC	Accum. (AxC)	Time of Conc. Tc	Rainfall Intensity I	Design Flow Qd	Diameter of Pipe D	Length of Pipe L	Design Slope S	Installed Slope
			(Ha)		(Ha)	(Ha)	(min)	(mm/hr)	(L/s)	(mm)	(m)	(%)	(%)
ONSITE													
D3	D2	A	0.10	0.82	0.08	0.08	0.00	43.07	9.82	250	31.40	0.50	42.0
D2	D1	A	0.00	0.82	0.00	0.00	0.00	41.84	9.54	250	2.20	1.00	59.5
D1	Main	A	0.00	0.82	0.00	0.00	0.00	41.78	9.52	150	6.30	2.00	215
													122
													0.09

5 YEAR RATIONAL METHOD																
STORM FLOW ANALYSIS - CALCULATION SHEET																
Municipal Project:		proj #		Project Title:		Project Location:		Consultants:		Engineer of Record:		RETURN PERIOD: 100 Years				
		345 Prudeaux Street		345 Prudeaux Street		Nanaimo, BC		Aplin & Martin Consultants Ltd.		Scott Lewis, P.Eng		Manning's Formula $V = (1.49/n) \times R^{2/3} \times S^{1/2}$ Design by: PAW Check By: SAL SHEET: 1 of 1 $n (typ) = 0.013$				
		Nanaimo, BC		EGBC Permit to Practice: 1001018		APLIN MARTIN ENGINEERING CONSULTANTS LTD. 2023-11-01		SEAL/ENGINEER'S STAMP								
Rational Formula: $Q = C \times I \times A \times 2.78$																
FROM MH	TO MH	Area #	Area A	Runoff Coeff. C	AxC	Accum. (AxC)	Time of Conc. Tc	Rainfall Intensity I	Design Flow Qd	Diameter of Pipe D	Length of Pipe L	Design Slope S	Installed Slope	Flow Capacity Qcap	Velocity V	Time of Flow
			(Ha)		(Ha)	(Ha)	(min)	(mm/hr)	(L/s)	(mm)	(m)	(%)	(%)	(L/s)	(m/s)	(min)
ONSITE																
D3	D2	A	0.10	0.82	0.08	0.08	0.00	128.78	29.36	250	31.40	0.50	42.0	0.86	0.61	
D2	D1	A	0.00	0.82	0.00	0.00	0.00	124.06	28.19	250	2.20	1.00	59.5	1.21	0.03	
D1	Main	A	0.00	0.82	0.00	0.00	0.00	123.86	28.24	150	6.30	2.00	215	1.22	0.09	

100 YEAR RATIONAL METHOD

STORMWATER DETENTION CALCULATION					
2 YEAR RELEASE RATE FLOWS					
Time Tc	Ruoff Coeff. C	Area A	Intensity I	Flow Q	Flow Q
Q ₁₅	min	%	Ha	mm	m ³ /s
Q ₃₀	10	0.30	0.11	28.2	0.002
Q ₆₀	10	0.82	0.11	28.2	0.007
Storage Volume Required (Modified Rational Method)					
Storage = T _c (Q ₁₅ - Q ₃₀) + 0.5 x T _c x Q ₆₀ (1/Q ₁₅ - 1/Q ₃₀)					
T _c = Time to concentration (seconds)					
Q ₁₅ = Peak flow for storm at T = T _c (m ³ /s)					
T ₁₅ = Time of storm duration (seconds)					
Q ₃₀ = Peak flow for storm at T = T ₁₅ (m ³ /s)					
Q ₆₀ = Maximum allowable release rate (m ³ /s)					
Storage Required = 3.21 m ³					
Rainfall Duration Td	Rainfall Intensity Ia	Release Rate Q ₁₅	Peak Flow Q ₃₀	Peak Flow Q ₆₀	Storage
min	mm/hr	m ³ /s	m ³ /s	m ³ /s	m ³
15	23.6	0.002	0.007	0.006	2.91
20	20.8	0.002	0.007	0.005	3.10
25	18.8	0.002	0.007	0.005	3.19
30	17.4	0.002	0.007	0.004	3.21
35	16.2	0.002	0.007	0.004	3.17
40	15.3	0.002	0.007	0.004	3.09
45	14.5	0.002	0.007	0.003	2.97

2 YEAR DETENTION REQUIREMENTS

STORMWATER DETENTION CALCULATION					
5 YEAR RELEASE RATE FLOWS					
Time Tc	Ruoff Coeff. C	Area A	Intensity I	Flow Q	Flow Q
Q ₁₅	min	%	Ha	mm	m ³ /s
Q ₃₀	10	0.30	0.11	43.1	0.004
Q ₆₀	10	0.82	0.11	43.1	0.010
Storage Volume Required (Modified Rational Method)					
Storage = T _c (Q ₁₅ - Q ₃₀) + 0.5 x T _c x Q ₆₀ (1/Q ₁₅ - 1/Q ₃₀)					
T _c = Time to concentration (seconds)					
Q ₁₅ = Peak flow for storm at T = T _c (m ³ /s)					
T ₁₅ = Time of storm duration (seconds)					
Q ₃₀ = Peak flow for storm at T = T ₁₅ (m ³ /s)					
Q ₆₀ = Maximum allowable release rate (m ³ /s)					
Storage Required = 4.45 m ³					
Rainfall Duration Td	Rainfall Intensity Ia	Release Rate Q ₁₅	Peak Flow Q ₃₀	Peak Flow Q ₆₀	Storage
min	mm/hr	m ³ /s	m ³ /s	m ³ /s	m ³
5	60.5	0.004	0.010	0.014	3.09
10	43.1	0.004	0.010	0.010	3.92
15	35.3	0.004	0.010	0.008	4.30
20	30.7	0.004	0.010	0.007	4.45
25	27.5	0.004	0.010	0.007	4.44
30	25.1	0.004	0.010	0.006	4.33
35	23.3	0.004	0.010	0.006	4.14

5 YEAR DETENTION REQUIREMENTS

RUNOFF COEFFICIENT CALCULATION					
Pre-Development Conditions					
	Area m ²	Area %	Ruoff Coeff.	Weighte Average Coeff.	
Site Area	1054.40	100%			
Softscape	1054.40	100%	0.30	0.30	
Proposed Conditions					
	Area m ²	Area %	Ruoff Coeff.	Weighte Average Coeff.	
Site Area	1054.40	100%			
Softscape	196.60	19%	0.50		
Roof	354.40	34%	0.90		
Pavers	32.10	3%	0.85		
Hardscape	471.50	45%	0.90		0.82

RUNOFF COEFFICIENT CALCULATION

DETENTION STORAGE CALCULATION				
PIPE STORAGE				
Location	Length (m)	Diameter (mm)	Area (m ²)	Volume (m ³)
D3 to D2	31.40	0.250	0.049	1.54
D2 to D1	2.20	0.250	0.049	0.11
MANHOLE STORAGE				
Location	Depth (m)	Diameter (mm)	Area (m ²)	Volume (m ³)
D3	0.45	1.05	0.87	0.39
D2	0.75	1.50	1.77	1.33
D1	0.80	1.50	1.77	1.41
SUMMARY				
Total Volume Detained (m ³)	4.78			
Target Volume To Be Detained (m ³)	4.45			
Design Check (Y > Z)	OK			

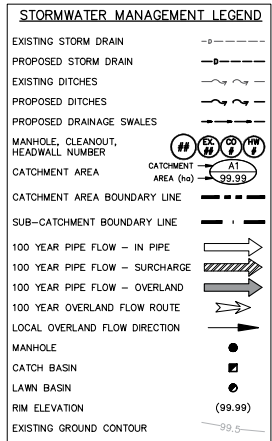
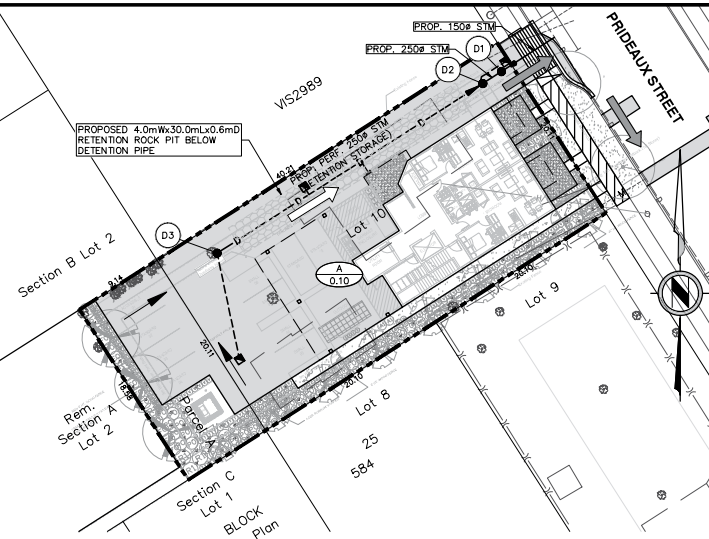
DETENTION PROVIDED

STORMWATER RETENTION CALCULATION	
Target Retention Volume	
Total Site Area, A	1054 m ²
Rainfall Depth, B"	31 mm
Target Retention Volume (A x B)	32.7 m ³
*Rainfall depth from the latest edition of City of Nanaimo Manual of Engineering Standards and Specifications	
Soil Storage Volume	
Total Landscaped Area, C	167 m ²
Installed Topsoil Depth, D	150 mm
Soil Water Storage Capacity, E"	200 mm/m
Volume Retained in Soil (C x D x E)	5.0 m ³
**BC Ministry of Agriculture: Soil Water Storage Capacity and Available Soil Moisture	
Permeable Area Storage Volume	
Permeable Pavers Area, F	40 m ²
Permeable Paver Depth, G	105 mm
Permeable Pavers Porosity, H	30%
Base Aggregate Depth, I	200 mm
Sub-base Aggregate Depth, J	300 mm
Aggregate Porosity, K	30%
Drain Rock Depth, L	200 mm
Drain Rock Porosity, M	30%
Volume Retained in Permeable Area	7.7 m ³
Rock Pit Storage Volume	
Rock Pit Area, T	120 m ²
Rock Pit Depth, U	600.0 mm
Drain Rock Porosity, V	30%
Volume Retained in Rock Pit (T x U x V)	21.6 m ³
Summary	
Total Retained Volume, W	34.3 m ³
Target Retention Volume, Z	32.7 m ³
Design Check (Y > Z)	OK

RETENTION PROVIDED

STORMWATER MANAGEMENT NOTES:

- REFER TO GENERAL NOTES SHEET FOR MINIMUM PIPE COVER, PIPE MATERIALS, AND TESTING PROCEDURES.
- THE CONTRACTOR MUST CONTACT THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING DURING WHICH CONSTRUCTION METHODS, TIMING, AND INSPECTION WILL BE DISCUSSED.
- ALL CONSTRUCTION WITHIN PRIVATE PROPERTY IS TO BE IN ACCORDANCE WITH BRITISH COLUMBIA BUILDING CODE 2018, BRITISH COLUMBIA PLUMBING CODE 2018, AND IS TO BE ACCEPTABLE TO THE MUNICIPAL BUILDING AND PERMITS DEPARTMENT.
- CONTRACTOR TO VERIFY THE LOCATION AND INVERTS OF EXISTING WATER, STORM, AND SANITARY CONNECTIONS TO THE SITE. REPORT TO THE ENGINEER OF RECORD ANY DISCREPANCIES PRIOR TO START OF CONSTRUCTION.
- ALL BUILDINGS AND ROADS ARE TO BE LOCATED BY CO-ORDINATES AS CALCULATED BY A B.C. LAND SURVEYOR.
- CONTRACTOR TO REVIEW DETAILS SHEET TO CONFIRM SITE SPECIFIC DESIGN REQUIREMENTS. REPORT ANY DISCREPANCIES TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION.



NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

LEGAL DESCRIPTION: PARCEL A (DD 305.30N) OF SECTION A, OF LOT 2 AND LOT 10, BLOCK 25, SECTION 1, NANAIMO DISTRICT, PLAN 584					
BENCHMARK: MONUMENT: 77H5068, ELEVATION: 38.462m					
LOCATED AT: FRANKLIN STREET & PRIDEAUX STREET					
REV. NO.	DESCRIPTION	DR	CH	DATE	APP
0	ISSUED FOR DEVELOPMENT PERMIT COORDINATION	PAW	MB	2023JUN23	SAL
1	ISSUED FOR DEVELOPMENT PERMIT	PAW	MB	2023JUL18	SAL
2	ISSUED FOR COORDINATION	PAW	MB	2023SEP29	SAL
3	ISSUED FOR DEVELOPMENT PERMIT	PAW	MB	2023OCT13	SAL
4					

APLIN MARTIN
ENGINEERING ARCHITECTURE PLANNING SURVEYING
EGBC Permit to Practice Number #1001018
Aplin & Martin Consultants Ltd.
390 MILTON/345 PRIDEAUX STREET, NANAIMO, BC, CANADA V9V 0A4
Tel: (778) 841-0484, Fax: (604) 591-9061, Email: general@aplinmartin.com

STONEHAUS REALTY - 1371754 BC LTD.
103-20353 64 AVENUE, LANGLEY, BC V2Y 1N5
Email: info@charlidall.com

PROJECT:
390 MILTON/345 PRIDEAUX MULTI-FAMILY RESIDENTIAL
390 MILTON STREET/345 PRIDEAUX STREET, NANAIMO, BC

APLIN MARTIN
Professional Engineer
S. LEWIS
EGBC
Permit to Practice #1001018
2023-11-01

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001320 – 307, 311 & 315 HOLLY AVENUE

Applicant/Architect: MATTHEW CHENG ARCHITECT INC.

Owner: KENMORE DEVELOPERS LTD.

Landscape Architect: 4 SITE LANDSCAPE ARCHITECTURE AND SITE PLANNING

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Medium Density Residential (R8)
<i>Location</i>	The subject property is located on the west side of Holly Avenue at the corner of Holly Avenue and Rosehill Street
<i>Total Area</i>	2,025m ² (combined)
<i>City Plan (OCP)</i>	Future Land Use Designation: Neighbourhood Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject properties (to be consolidated) are located in the Townsite Neighbourhood. The lots are rectangular shaped and slope downward 4m from the northwest to the southeast and contain three dwelling units and several trees, which will be removed to facilitate the proposed development. Established single-family dwellings, multi-family and commercial developments, and parkland (Caledonia Park), characterize the surrounding area.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a four-storey, 47-unit multi-family residential apartment building (including 6 adaptable units). The proposed total gross floor area is 3,037m² and the proposed total Floor Area Ratio (FAR) is 1.5 (1.25 + 0.25) as all the required parking is provided underground. The proposed height of the building is approximately 14.69m (to be confirmed through comprehensive review), which requires a variance.

The proposed unit composition is as follows:

Unit Type	No. of Units	Floor Area
Studio	3	41m ²
1-Bedroom	32	48m ² – 54m ²
2-Bedroom	9	63m ² – 76m ²
3-Bedroom	3	88m ²
<i>Total:</i>	47	

Site Design

The proposed building is rectangular shaped and oriented north to south with a main entrance on the east elevation, adjacent to Holly Avenue. Vehicle access is from Rosehill Street via a ramp to the underground parking levels along the west side of the site. Vehicle parking includes 2 levels of underground parking with 69 spaces (including 8 accessible spaces) - in excess of the required 64 parking spaces. Long-term bicycle storage (31 spaces) will be located within two secure rooms in the underground parking garage and a short-term bicycle rack (5 spaces) is located at the entrance

to the building off Holly Avenue. Three-stream waste management containers are located in a room in the underground parking garage.

Staff Comments:

- Pedestrian circulation, plazas, and open space/common amenity areas provided in accordance with the General Development Permit Area Design Guidelines.
- Consider weather protection for short-term bicycle rack.

Building Design

The building is modern in design with a flat roof. The exterior finishes of the buildings include a mix of Hardie board and plank panel, brick veneer on the first two floors and windows with black frames. The window fenestration on the portions of the building facing adjacent dwelling have been reduced to minimize overlook.

Staff Comments:

- A rooftop deck is provided in accordance with the General Development Permit Area Design Guidelines.
- Consider stepping back rooftop deck from adjacent residential lots to the south.
- Consider additional opportunities for stepping the massing of the building to reduce overlook and shadowing on adjacent dwellings.
- Consider ways to further emphasize the Holly Avenue entrance through materials or a portico feature.
- Consider weather protection for uppermost balconies.

Landscape Design

The proposed development includes clearing all existing trees and vegetation and planting various deciduous trees. A conifer hedge is proposed along the south lot line. Common amenities include a rooftop deck with synthetic turf, river rock, trees and seating areas with an outdoor kitchen; a corner plaza; and children's playground with bench seating. Lighting (bollard, wall and step) is provided along the perimeter of the building and along the street.

Staff Comments:

- Consider adding landscaping or screening (ie. larger trees, columnar trees, hedges, fencing) between parking ramp and play area to buffer the adjacent residential use.
- Consider cascading or concealing vegetation for retaining walls visible to the street.
- Consider replacing the river rock border with landscaping along the perimeter of the building and on the rooftop deck.

Proposed Variances

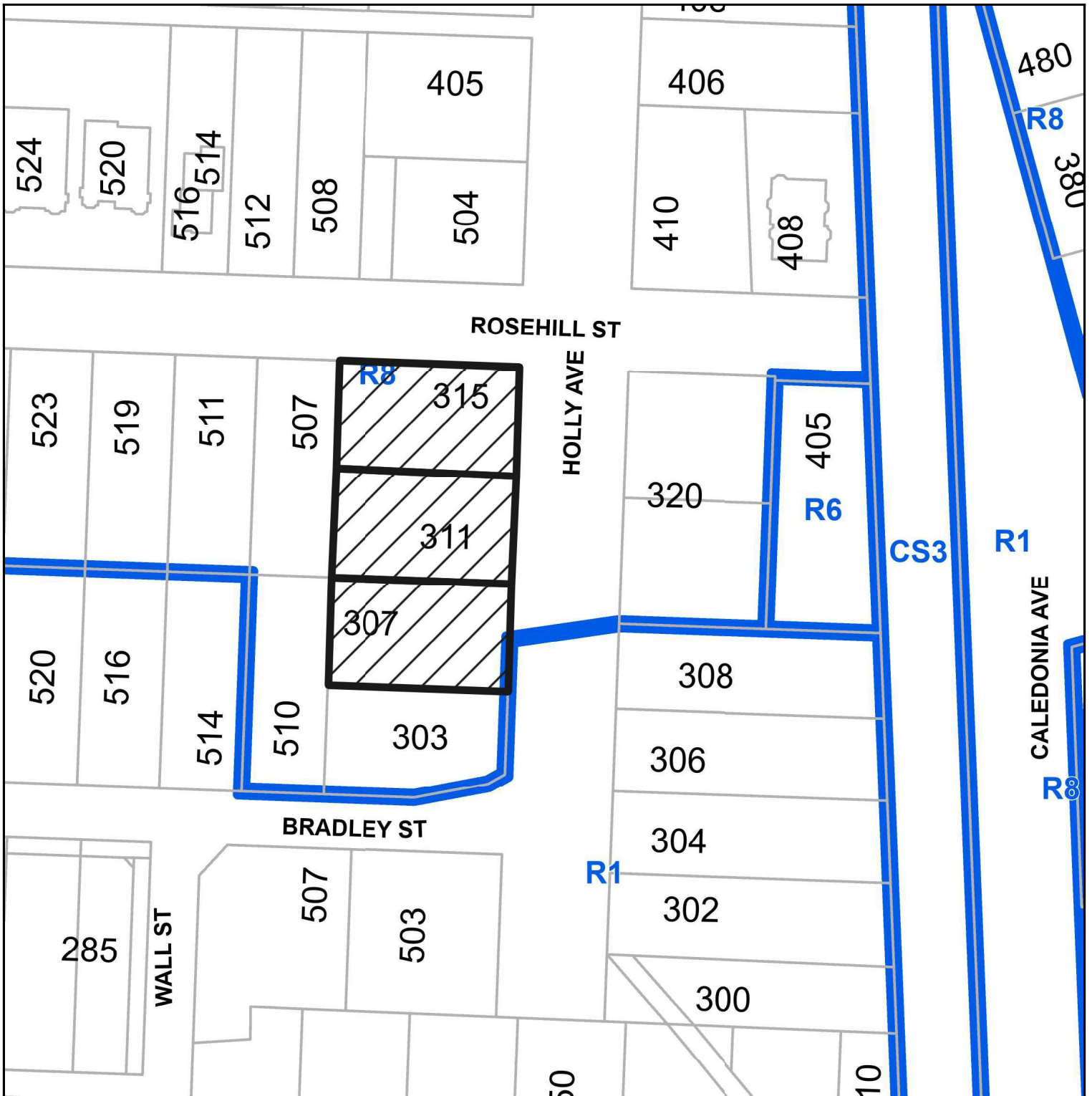
Minimum Front Yard Setback

The minimum required front yard setback in the R8 zone is 6m. The applicant is proposing a minimum front yard setback of 5.7m, a requested variance of 0.3m.

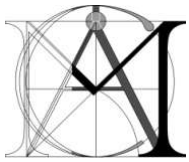
Maximum Building Height

The maximum height of a principle building in the R8 zone is 14m. The applicant is proposing height of approximately 14.7m, a requested variance of 0.7m.

SUBJECT PROPERTY MAP



307, 311 & 315 Holly Avenue



MATTHEW CHENG ARCHITECT INC.

Unit 202 670 Evans Avenue, Vancouver, B.C., V6A 2K9

tel: 604.731.3012

email: matthew@mcai.ca

www.mcai.ca

September 9, 2023

PROJECT ADDRESS: 307, 311, 315 HOLLY STREET

PROJECT BRIEF

APPLICABLE POLICY AND BYLAW

The project site falls under the R8 of the City of Nanaimo Zoning By-law No.4500, with base FAR of 1.25 FAR Bonus for UG Parking is 0.25 for a total of 1.50 FAR

Governing zoning by-laws, policies, and guidelines used include:

- R8 Multiple Family Residential District 2021
- General Development Permit Area Design Guidelines
- BCBC 2018
- Nanaimo- Parking By-Law 7266
- PART-7-Residential-Zones

The integration of these policies and guidelines is paramount to ensure high quality and sustainable development is achieved. As well as enhance the surrounding neighborhood by responding appropriately to the existing architectural character, scale of its surrounding buildings, and the consideration of the future densification of this area.

DESIGN RATIONALE

PROJECT DESCRIPTION

The proposed multi-family residential development aims to support the growth of the community as outlined in the city's urban planning policies.

This 4-storey building, designated as strata only apartment will house:

47 strata dwelling units, 5% of the units are to be provided with adaptability measures in place.

A good mix of studio units, and 1, 2, and 3-bedroom units are provided for a more dynamic mix of users.

The 2-Level basement houses the parking spaces for cars and bicycle requirements, bulk storage spaces, as well as other utility and service rooms.

Outdoor amenities will be provided with BBQ area, children's play areas, and outdoor seating areas for entertainment, recreation, and relaxation of end-users.

R E C E I V E D
DP1320
2023-OCT-06
Current Planning

CONTEXT

The development is located at 307, 311, 315 Holly Avenue, Nanaimo, BC.

The site is bounded by Rosehill Street on the North;

Holly Avenue on the East which will be the longer side of the property; There are single-detached residences on the West and South of the property.

The lot sits on a sloping site towards the South, thus splitting the building floor levels is proposed to reduce building height at the lower lot elevation.

The required setback on the West is 10.50m, providing ample space separation between the West of the building to the adjacent single detach home.

The required setback on the South is 3.00m. To provide good transition from single detached home to the proposed 4-storey building, the proposed setback is 3.6m with 4th floor further stepping back by 1.5 m.

The East setback is required to be 5.70m with 2.50m SRW for sidewalk providing wider boulevard along Holly Avenue.

North PL setback is 4.00m is required for flanking street Rosehill Street.

The combined lot size is approximately 2,026.49 sm (21,813.00 sf).

Currently, the immediate area is mainly residential with multi-residential and single-detached homes. Some commercial, recreational and institutional facilities are within the 300m radius of the site. Public transit and some commercial buildings along Terminal Ave N, is within walking distance from the property. Thus, in support of the future densification of this neighborhood, the proposed building will provide the necessary catalyst for further development of this area.

FORM AND CHARACTER

The set of guidelines in line with surrounding urban design scale and fabric, setbacks and building height were applied as the baseline of architectural design formation.

The façade follows the trendy west coast style, that uses earth colors of grays, browns, and white.

For the exterior finishes, a good mix of brick veneers primarily on the first two floor levels, James Hardie boards and planks in various shades of gray and tan-orange color as accent color. Hardie reveal trims will be used with trims matching the adjacent siding color.

These materials are relatively long lasting and has minimal maintenance.

The building mass is a simple rectangular 4-storey building with longer side facing Rosser Avenue. The floors are split-level to upper and lower floor levels due to the sloping site. The main entrance is located where the split of the level is proposed.

R E C E I V E D
DP1320
2023-OCT-06
Current Planning

The simple rectangular mass' heaviness is punctured with large windows allowing more natural lighting and provide openness, thus reducing perceived heaviness of the building volume. Residents will have good outside views that respects privacy of neighboring properties and adjacent dwelling units.

To achieve a townhouse expression on the first 2 stories, delineation of the unit exterior façade are achieved by the introducing vertical dark gray column and parapet. It is countered by tan-range color column and parapet on the opposite side. Additional articulation such as the vertical slats on the portal, create point of interest that also serve as semi-screening. Gray Hardie planks provide further articulation by providing texture and visual contrasts against lighter gray color

The interior layout is straight forward.

A single corridor that runs north and south serves as the main circulation. Each floor level is served by an elevator for accessibility.

Large balconies provide more open spaces for individual units and take advantage of the good views and vantage points of the city and East side. These balconies along with the roof canopies also limit heat gain during summer days and protection to building envelope door openings.

On the west side, trellises will be installed on the wide opening of the driveway ramp and climbing plants will be planted to cover the concrete structure. This also provides further privacy between the proposed building and the adjacent property to the west.

LANDSCAPE CONCEPT

The building is setback from Holly Avenue allowing for boulevard and opportunities for more trees in combination with other shrubs and smaller plants appropriate for the area and the volume of soil available. Plant boxes may be added where needed to provide more soil volume for planting larger species of plants.

Stepped landscaping will be used specially for units facing Holly Avenue, to reduce scale and keep the building grounded.

Trellises on the west side will be planted with climbing/vining plants to reduce concrete façade and provide privacy screening between to and from the neighboring properties.

Roof deck amenity will house various activities, including seating spaces, and BBQ. Childrens playground will be accommodated on the South West of the property.

To provide more public spaces, a corner plaza is proposed on the corner of Rosehill Street and Holly Avenue (NE of the property) seating areas and appropriate planting can be provided.

Appropriate type and number trees will be added where possible to provide more privacy screening, reduce perceived building height.

VEHICULAR ACCESS, PEDESTRIAN CIRCULATION AND ACCESSIBILITY

The main entrance to the building is facing arterial road Holly Avenue.

Access to the 2-level basement parking will be at flanking road, Rosehill Street.

Pathways around the whole property is provided to allow pedestrian access for ground floor units.

Accessibility is carefully considered by providing the exterior and interior building some sloped floors of maximum 5% and elevator access to different floor levels. Entrance lobby located at sidewalk grade to minimize the use of steps and providing internal ramps to access the main floor. Handicapped parking space are situated near elevator on underground parking for easy access.

Basement parking and Bicycle storage are located on the basement levels.

The property is only walking distance to Terminal Avenue that has major public transit routes, making the place accessible for no-car owners.

SUSTAINABILITY

Green spaces and pedestrian oriented hardscape will be applied to reduce urban heat island effect.

The main flat roofs are to be provided with high albedo roofing materials and the addition of balconies, canopies, ledges and other horizontal elements minimize the unwanted solar gains during summer.

Water saving plumbing fixtures and water efficient landscape planters will be carefully chosen.

SAFETY

The project's access and circulation plan are in line with the general principles of the City's CPTED guidelines. The building configuration provides natural surveillance from the pedestrian traffic and allow for natural surveillance from the neighboring building. Parking entry and exit are clearly visible from the street.

The parkade will be well-illuminated by lights to provide more visibility. Vehicular access points will be clearly demarcated to limit any point of conflict between vehicle drivers and pedestrians.

Residential entries are clearly defined. The lobbies are enclosed with safety vision glass to increase visibility and security, not to mention the additional layer of safety from entry vestibules. The residential townhouse units are elevated and gated.

Landscape design elements which include pavement treatments, landscaping and signage will be used to clearly identify private and common areas.

Incorporation of anti-graffiti coatings on walls wherever possible will be an additional measure.

Outdoor lighting for safety and security purposes are strategically positioned in the landscaping plan.



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305, 311, 315 HOLLY AVENUE, NANAIMO,
BC

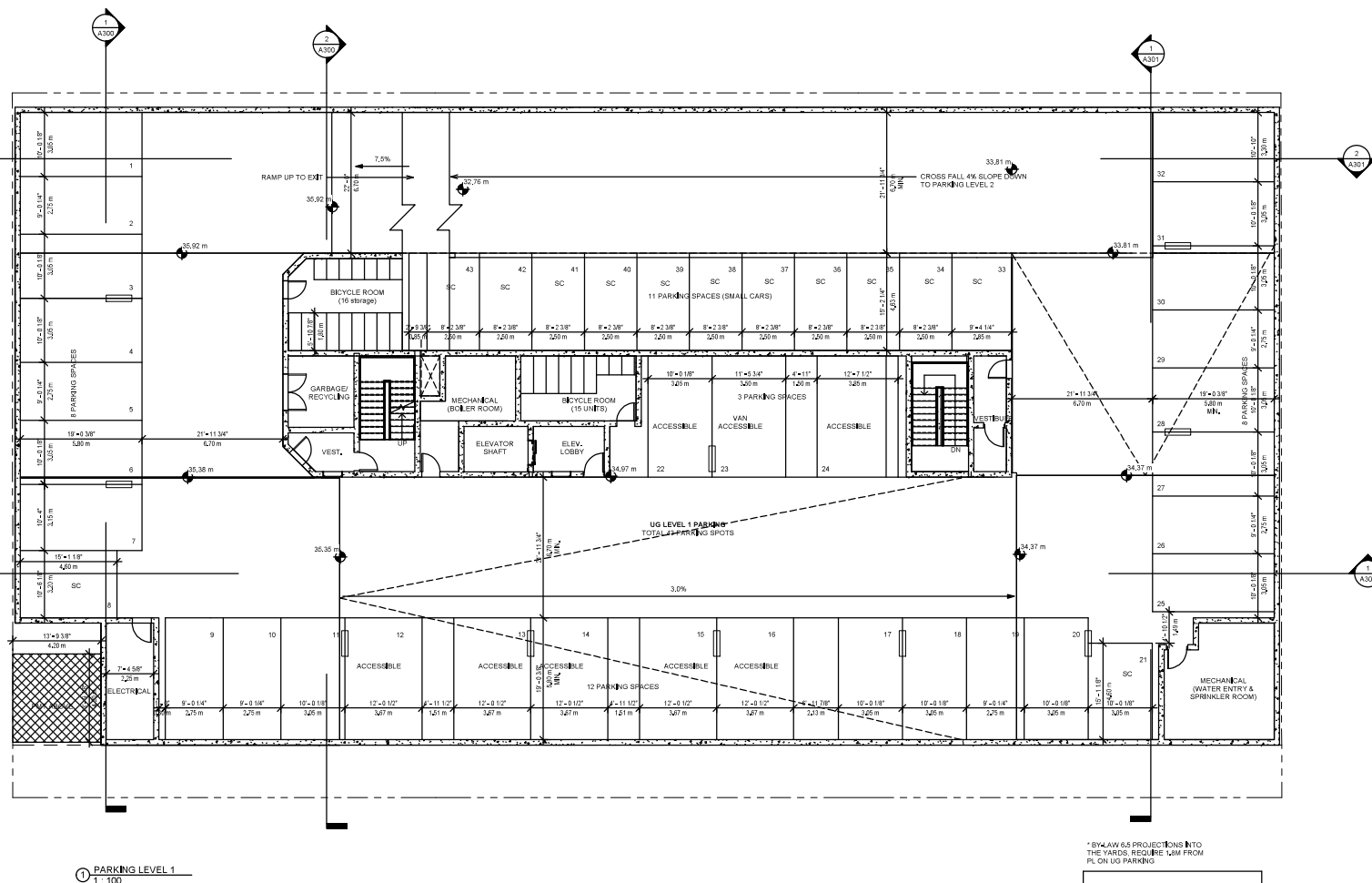
PARKING LEVEL 1

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A103

Scale 1 : 100

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DP1320
2023-OCT-06



* BY-LAW 6.5 PROJECTIONS INTO THE YARDS, REQUIRE 1.8M FROM PL ON UG PARKING

LEVEL 1 PARKING:

13 SMALL CAR PARKING
8 ACCESSIBLE PARKING (1 VAN ACCESS)
22 STANDARD VEHICLE PARKING SPACES
43 TOTAL PARKING SPACES



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[illegible]

305, 311, 315 HOLLY AVENUE, NANAIMO,
BC

PARKING LEVEL 2

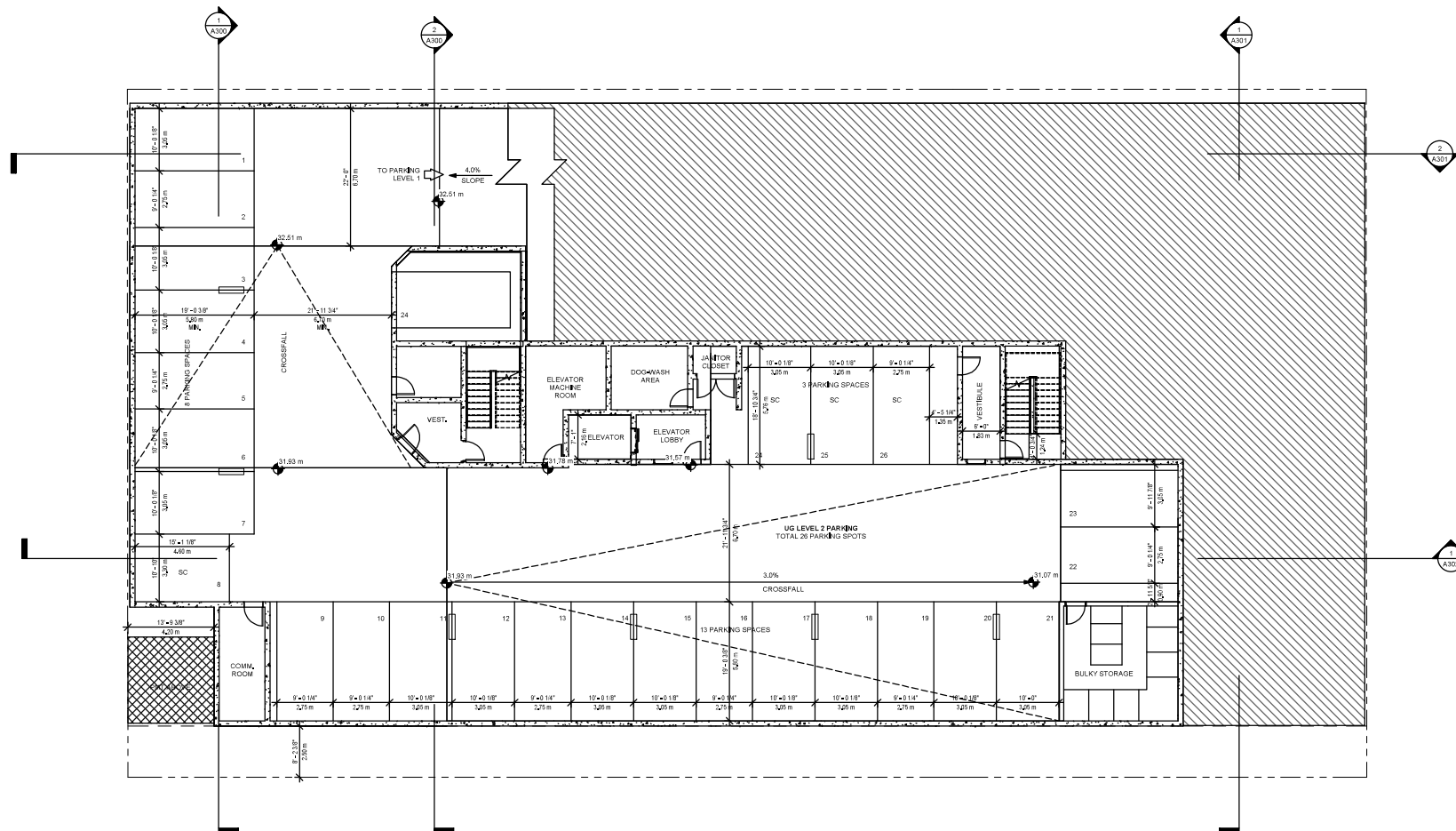
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A104

Scale 1 : 100

RECEIVED
DP1320
2023-OCT-06

Scale 1 : 100



① PARKING LEVEL 2
1 : 100

PARKING LEVEL 2:

4 SMALL CAR PARKING SPACES
22 STANDARD VEHICLE PARKING SPACES
26 TOTAL NUMBER OF PARKING SPACES



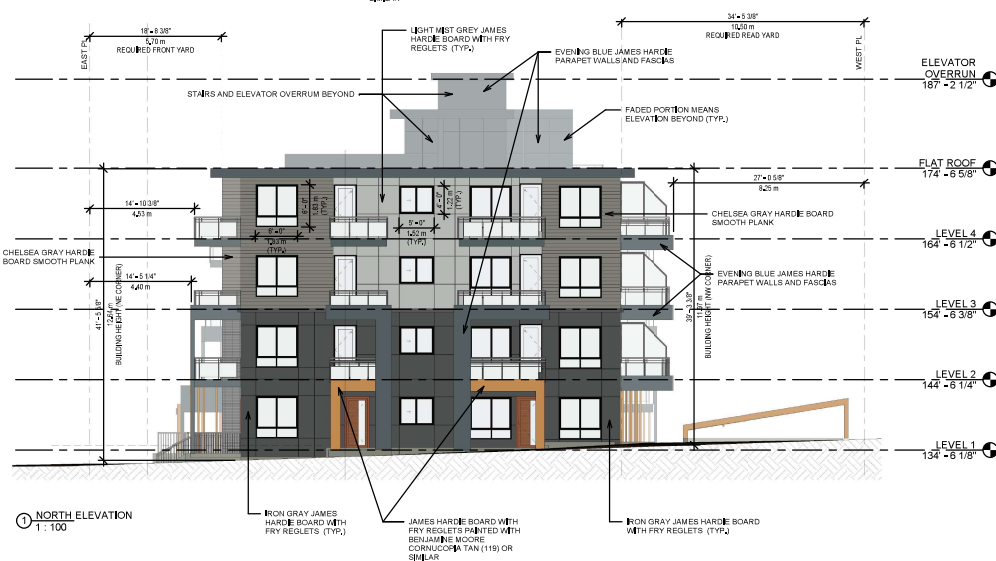
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PROPOSED 5-STOREY APARTMENT WITH
2-LEVEL BASEMENT PARKING

NORTH & EAST
ELEVATIONS

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

Scale 1 : 100





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[illegible]

PROPOSED 5-STOREY APARTMENT WITH
2-LEVEL BASEMENT PARKING

305, 311, 315 HOLLY AVENUE, NANAIMO,
BC

SOUTH & WEST
ELEVATIONS

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Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A201

Scale 1 : 100



2023-12-30





UNIT 202 - 670 EVANS AVENUE
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[illegible]

PROPOSED 5-STOREY APARTMENT WITH
2-LEVEL BASEMENT PARKING

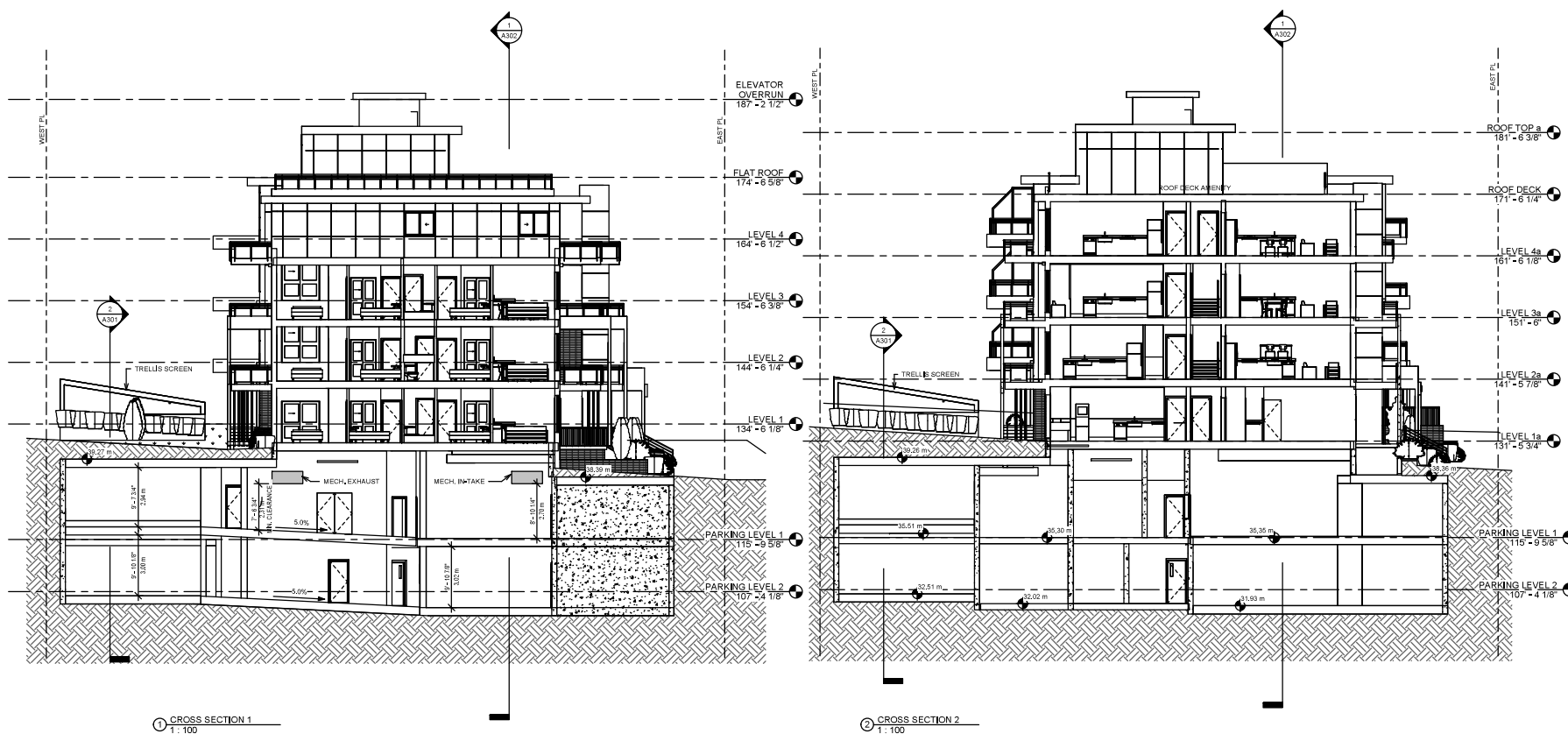
305, 311, 315 HOLLY AVENUE, NANAIMO,
BC

SECTIONS 1 & 2

Project number	Project Number
Date	Issue Date
Drawn by	Author
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A300

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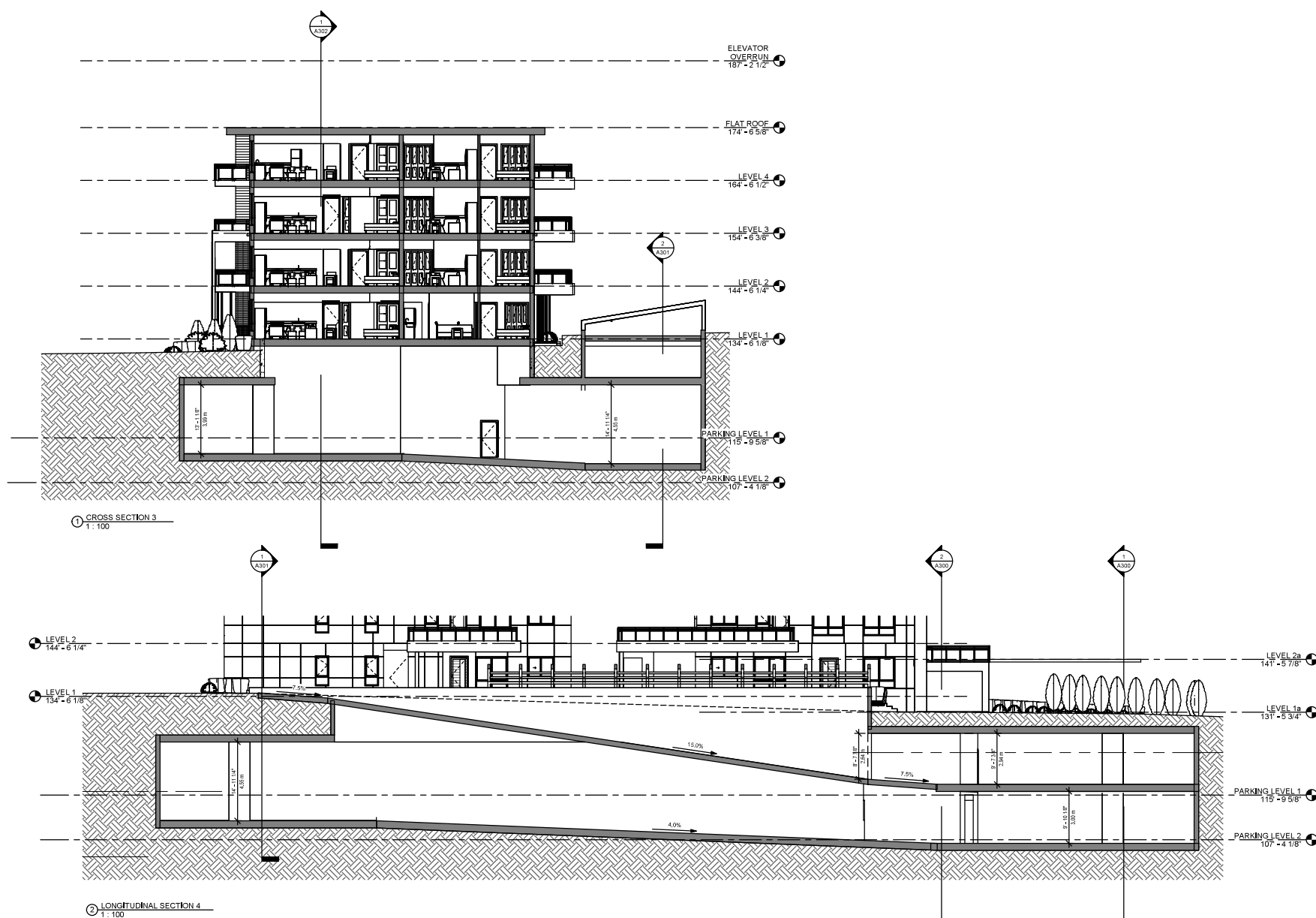
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SECTIONS 3 & 4

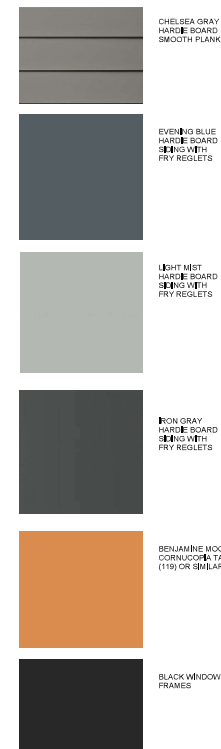
Project number	Project Number
Date	Issue Date
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A301

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[illegible]

PROPOSED 5-STOREY APARTMENT WITH
2-LEVEL BASEMENT PARKING

305, 311, 315 HOLLY AVENUE, NANAIMO,
BC

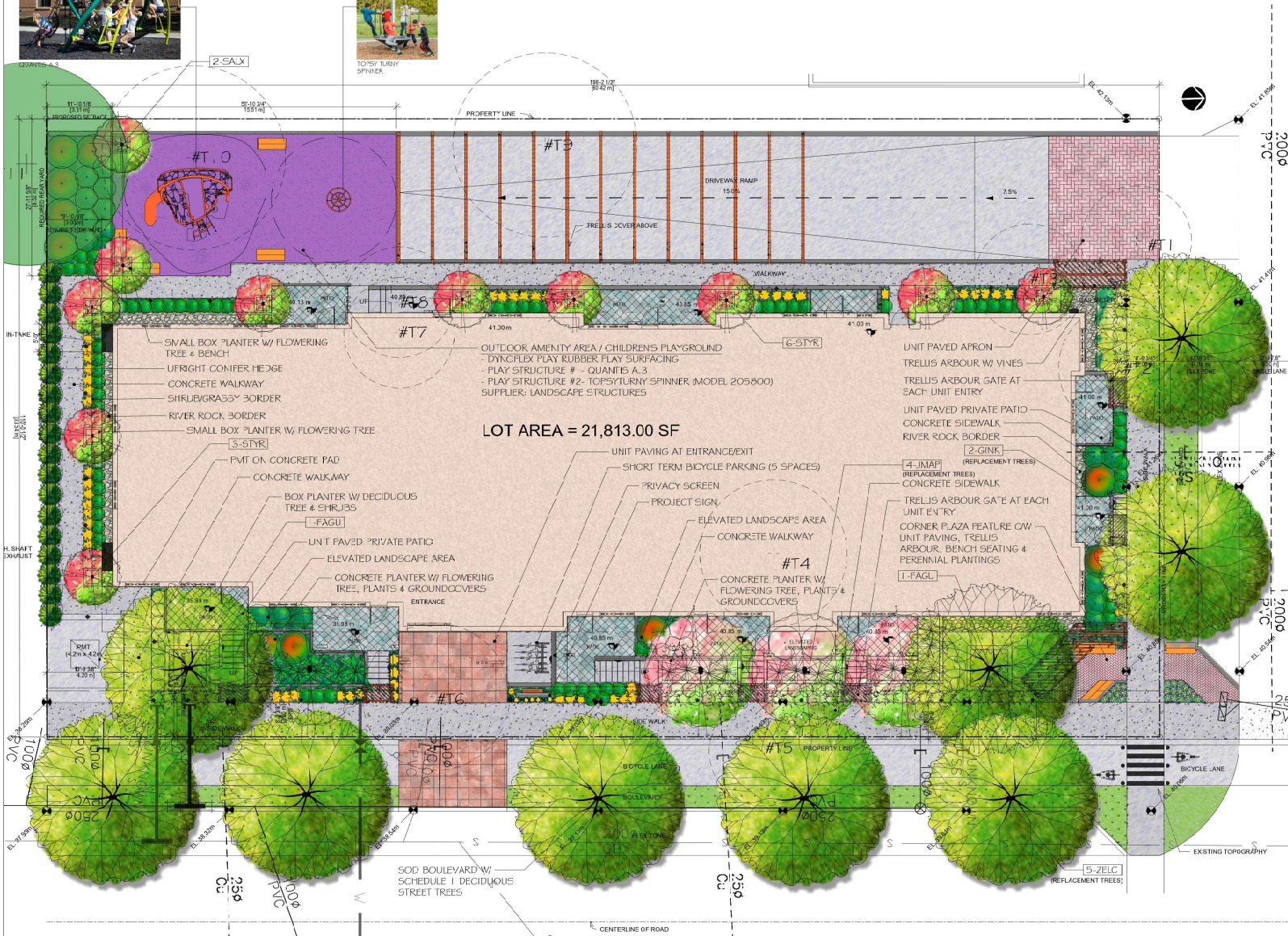
BUILDING MASSING

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Caltrans Planning

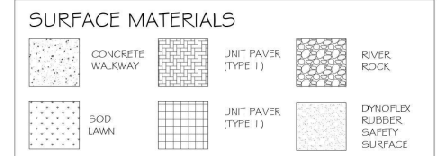
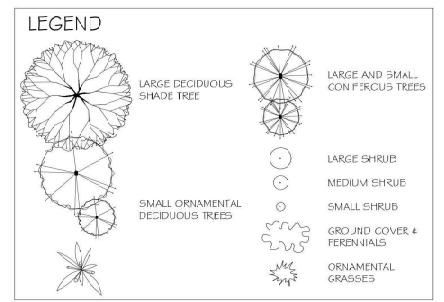
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A108

See

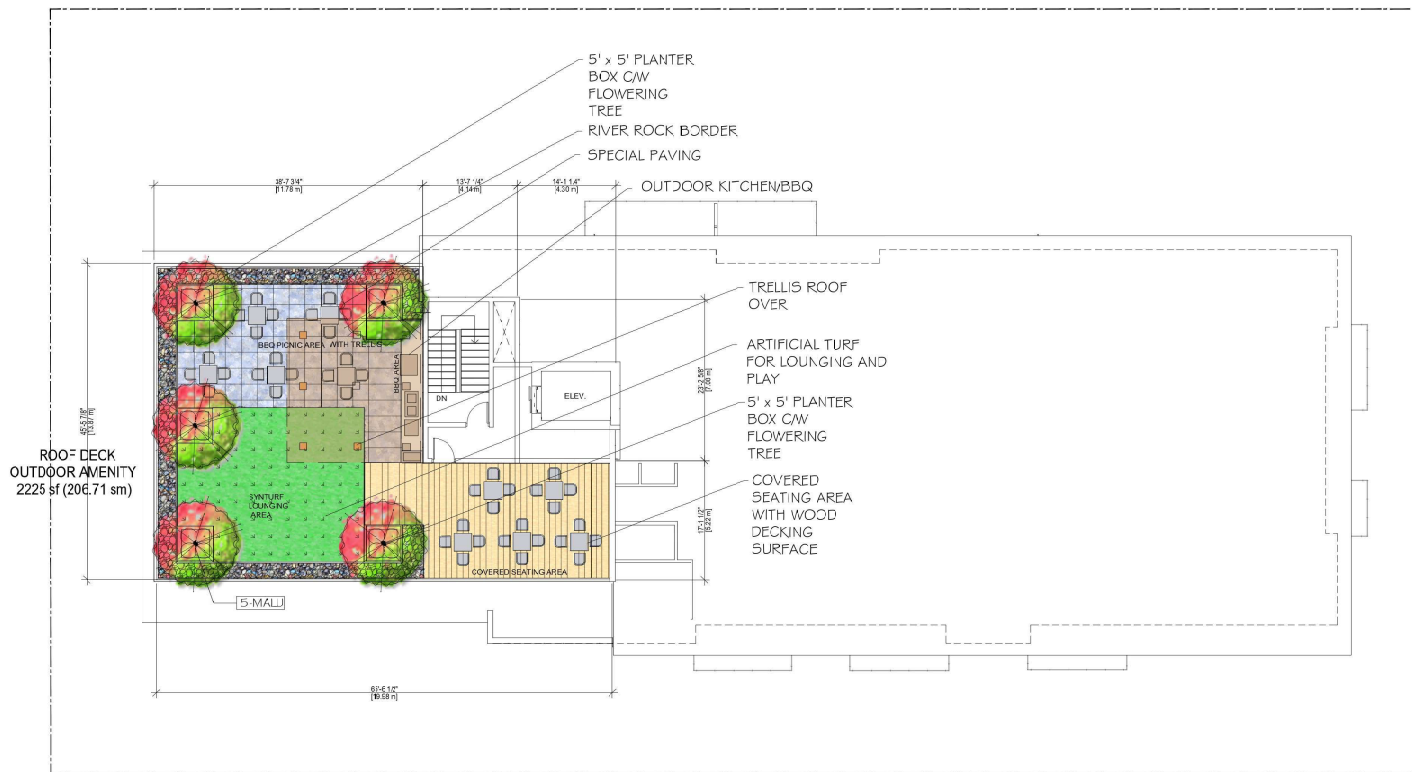


SUGGESTED PLANT LIST			
Key	Common Name	Latin Name	Size
Trees			
GRK	Mountain Tree	Pinus murrayana	7m Cal
PAGU	Cokecure Golden Birch	Populus alba var. 'Daisy Gold'	6m Cal
JMAP	Japanese Maple	Acer palmatum var. 'Bloodgood'	5m Cal
ZEK	Japanese Zelkova	Zelkova serrata	5m Cal
STPK	Japanese Spindle	Stem japonica	5m Cal
SALX	Hakuro Nishiki Weeping Tree	Sauz nishiki	#15 Pot
Large Shrubs			
PIER	Lily of the Valley Shrub	Persea japonica var. 'Forest Rose'	#7 Pot
STAR	Star Magnolia	Magnolia stellata var. 'Royal Star'	#7 Pot
ULC	Ulm	Ulmus alata var. 'Santana Double Blue'	#7 Pot
THUJ	Upright Cedar	Thuja occidentalis var. '5m upright'	2.5m
DEVA	Redbarked Elm	Quercus alba var. 'Fire Wagon'	#7 Pot
MOCC	Mockingbird	Mockingbird	#7 Pot
Medium Shrubs			
ALST	Dear Burning Bush	Syringa alba var. 'Compass'	#5 Pot
VACC	Evergreen Huckleberry	Vaccinium cuneatum var. 'Thunderhead'	#2 Pot
AMPA	Redbarked Elm	Quercus alba var. 'Upright'	#2 Pot
ARE	Glossy Abies	Abies concolor var. 'Silver Green'	#2 Pot
DUED	David Yellow	Ulmus davidsonii	#2 Pot
MOCC	Mockingbird	Mockingbird	#2 Pot
MOCC	Mockingbird	Mockingbird	#2 Pot
MOCC	Mockingbird	Mockingbird	#2 Pot
Small Shrubs			
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
Ground Covers			
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
Grasses			
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
Perennials			
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
Vines			
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot
DMV	Dear Lily of the Valley Shrub	Persea japonica var. 'Garden Star'	#2 Pot

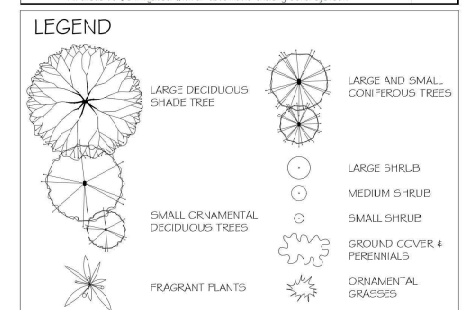


REPLACEMENT TREE PLAN	
TOTAL REPLACEMENT TREES REQUIRED	24
REPLACEMENT TREES PROPOSED	11
REPLACEMENT TREES FOR CASH IN LIEU	13

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Suggested Plant List				
	Key	Common Name	Latin Name	Size
Small Trees	MALLU	Crabapple Tree	Malus var. 'Spring Snow'	5-6m Cal.
Large Shrubs	ABC	Glossy Abelia	Abelia x grandiflora	#2 Pot
Small Shrubs	DWFL	Dwarf Pines	Pinus japonica var. 'Dobrotas'	#1 Pot
Small Shrubs	NAM	Heavenly Bamboo	Nandina domestica var. 'Plum Passion'	#5 Pot
Ground Covers	COTO	Trailing Cottonaster	Cottonaster dammeri	#5P4 Pot
Perennials	ALUS	Rock Cress	Aj. brevis dentosida var. 'Blue Carpet'	#5P5 Pot
Grasses	CANX	Vineyard Sedge	Carex nemoralis var. 'Vineyard'	#1 Pot



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ARCH. STAMP

305, 311, 315 HOLLY AVENUE
NANAIMO, BC

CLIENT

Kenmore Developers

REV.	DATE	NUMBER	DESCRIPTION
08-25-23	1	1	PRELIM. LANDSCAPE CONCEPT PLAN
09-11-23	2	2	ISSUED FOR DEVELOPER REVIEW

DATE	SEPTEMBER 11, 2023
SCALE	1:100
DRAWN BY	BF/RF

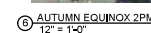
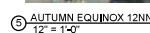
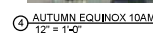
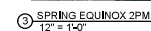
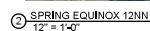
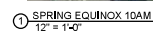
LANDSCAPE CONCEPT PLAN
(ROOM)

L1A



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PROPOSED 5-STOREY APARTMENT WITH
2-LEVEL BASEMENT PARKING

305, 311, 315 HOLLY AVENUE, NANAIMO,
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SHADOW STUDY

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A003

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1:200

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2023-OCT-06

ISSUES		
No.	DATE	ISSUED FOR
A	2023.06.10	COORDINATION
B	2023.09.21	DEVELOPMENT PERMIT
C	2023.10.04	DEVELOPMENT PERMIT

CLIENT

ISSUED FOR
DEVELOPMENT PERMIT

307, 311 & 315 HOLLY AVENUE

NANAIMO, BC
KENMORE DEVELOPERS



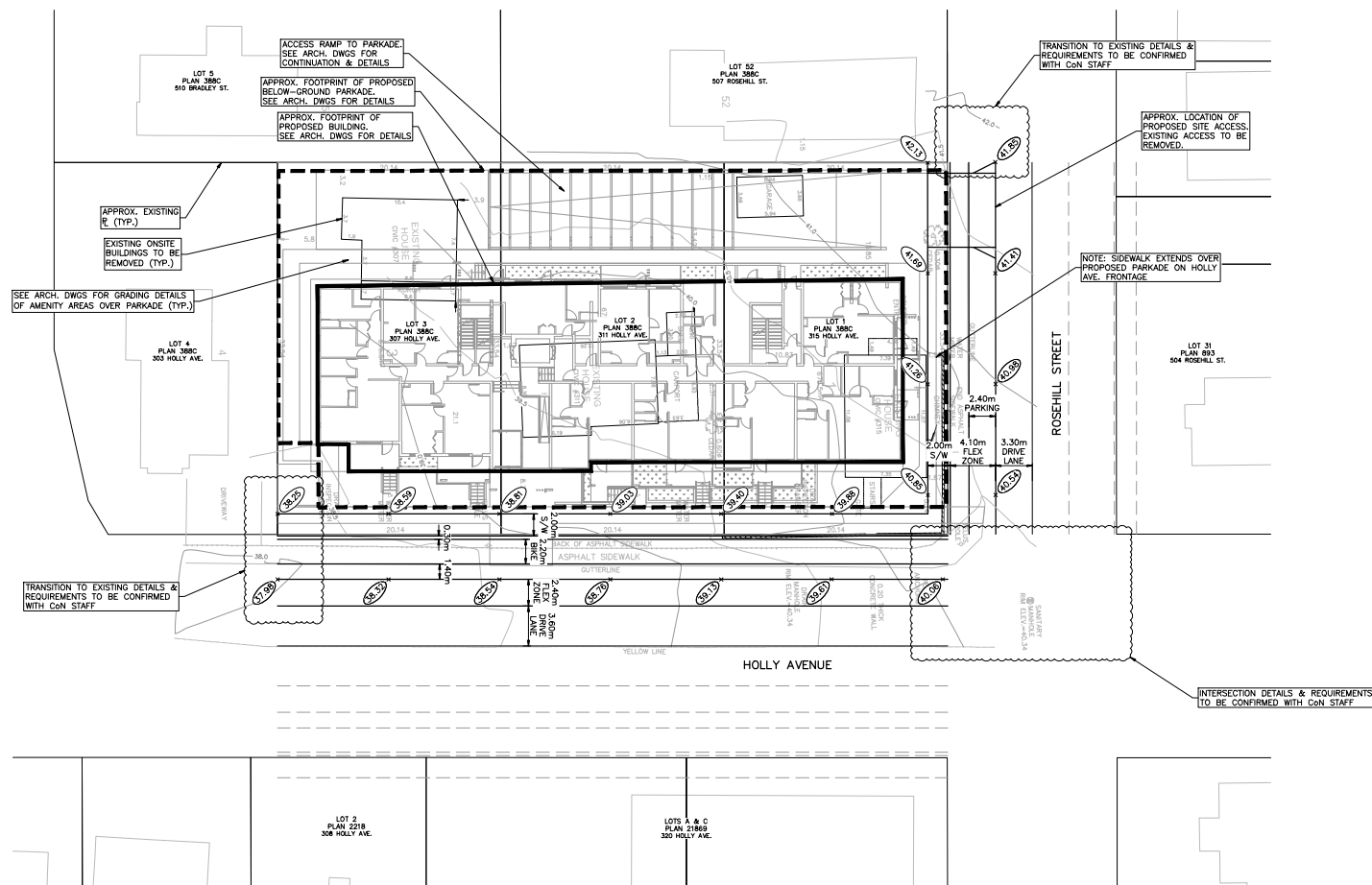
3701 Shenton Rd, Nanaimo, BC V9T 2H1
Tel: 250-751-8558 Fax: 250-751-8559

Email: moll@heroldengineering.com

SITE SERVICING PLAN

DESIGNED SMJ	ENGINEER'S SEAL 
DESIGN REVIEW PGR	
DRAFTED SMJ	
DRAFTING REVIEW PGR	
PROJECT No. 5890--002	CLIENT DRAWING No.
SCALE Ht: 1:200 Vs: N/A	PERMIT No.
HEL DRAWING No. SK-1	REVISIONS 1 OF 2 C

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ISSUES		
No.	DATE	ISSUED FOR
A	2023.08.10	COORDINATION
B	2023.09.21	DEVELOPMENT PERMIT
C	2023.10.04	DEVELOPMENT PERMIT

ISSUED FOR
DEVELOPMENT PERMIT

307, 311 & 315 HOLLY AVENUE

NANAIMO, BC
KENMORE DEVELOPERS

HEROLD ENGINEERING
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Tel: 250-751-8558 Fax: 250-751-8559
Email: mth@heroldengineering.com

SITE GRADING PLAN &
SURFACE WORKS

DESIGNED SMJ	ENGINEER'S SEAL
DESIGN REVIEW PGR	
DRAFTED SMJ	
DRAFTING REVIEW PGR	
PROJECT No. 5890-002	CLIENT DRAWING No. 2023-10-06
SCALE 1:1200 N 1/4" = 1'	PERMIT No.
HEL DRAWING No. SK-2	REVISION 2 OF 2 C

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