AGENDA

DESIGN ADVISORY PANEL MEETING

September 26, 2024, 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:

5. PRESENTATIONS:

   a. Development Permit Application No. DP001350 - 77 Chapel Street — 2 - 40

      To be introduced by Payton Carter, Planner, Current Planning

      Purpose: The proposed development is a 162-unit multi-family development.

6. OTHER BUSINESS:

7. ADJOURNMENT:

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT APPLICATION NO. DP001350
77 CHAPEL STREET

Applicant: PRIMEX INVESTMENTS LTD.

Architect: DHK ARCHITECTS INC.

Landscape Architect: MDI LANDSCAPE ARCHITECTS

SUBJECT PROPERTY AND SITE CONTEXT

Zoning	Chapel Front (DT5)
Location	The subject property is bounded by Skinner Street to the west and Chapel Street to the east.
Total Area	4,270m^2
City Plan	Future Land Use Designation – Primary Urban Centre Development Permit Area DPA 8 – Form and Character
Relevant Design Guidelines	General Development Permit Area Design Guidelines Downtown Urban Design Plan and Guidelines

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The subject property is located at a prominent site in Downtown Nanaimo, located at the intersection of Skinner Street and Chapel Street. The property is irregularly shaped and currently contains a parkade structure. Two previous development permits, DP1117 and DP1256, were previously approved in 2019 and 2023. The design has since changed, and the owner is proceeding with the development. The site slopes downhill significantly from northeast to southwest.

The surrounding neighbourhood contains a variety of uses including mixed-use and multi-family developments, the Nanaimo Law Courts, and a range of commercial uses, including restaurants, retail businesses, and offices within walking distance. Both Maffeo Sutton Park and the Nanaimo Waterfront Walkway are located to the north.

PROPOSED DEVELOPMENT

The applicant has proposed to construct a six-storey multi-family residential development with 156 apartment units and six townhouse units, with a combined total of 162 units, intended to include both rental and market housing.

The proposed unit composition is as follows:

Unit Type	Unit Count
2-Bedroom	29
1-Bedroom	105
Studio	28

The proposed gross floor area is 10,770m^2 and the total Floor Area Ratio (FAR) is 2.63, below the maximum permitted FAR of 4.25 in the site-specific DT5 zone.

Site Design

The proposed six-storey building overlooks both Chapel Street and Skinner Street with a pedestrian entrance on Chapel Street. The two-storey townhouses face Skinner Street. Both buildings will be sited parallel to adjacent street frontages and the underground parking structure will be shared between the buildings. The residential building along Chapel Street is setback to facilitate pedestrian circulation around the entirety of the site. Two public outdoor spaces are proposed at either end of the site, taking accessibility and the sloping site into consideration. These areas are enhanced with urban plaza features including formal landscaping, decorative pavers, a variety of outdoor seating options, and lighting. Tiered rain-gardens are proposed along Skinner Street to accommodate stormwater runoff and a turf dog-run is proposed along Chapel Street, adjacent to the public plaza. Features including the frontage of residential units, amenity spaces, designated car-share parking, and public plazas activate the street and nearby public spaces.

Vehicle access is proposed from Skinner Street to the underground parking. The "Off-Street Parking Regulations Bylaw 2018 No. 7266" (the "Parking Bylaw") requires 91 parking spaces, three of which must be accessible. Additionally, 81 long-term and 16 short-term bicycle spaces are required. The proposed development exceeds the vehicle and bicycle parking requirements.

Staff Comments:

- A pedestrian network is provided, including public gathering spaces, in accordance with the General Development Permit Area Design Guidelines.
- Consider the addition of shelters for proposed short-term bicycle parking areas.

Building Design

The proposed apartment building, townhouse building, and a two-storey underground parkade are interconnected. The parkade is secured by an overhead entry gate, which is recessed from the sidewalk to avoid pedestrian-vehicle conflicts. The townhouse units have direct pedestrian access to Skinner Street with privacy screening. Materials used for the townhouses complement those of the residential building and include wood-look metal and fiber cement siding in various shades used through the building façades. The apartment building entrance along Chapel Street is prominent and complemented by generous glazing, large entry doors, weather protection, and areas of recess for visual interest. Additional features include wood-look metal fins, articulated rooflines, and projecting balconies with vinyl decking, tempered glass panels, and weather protection. The ground floor incorporates live/work units, amenity space and an office unit, enhancing the street presence of the development. A rooftop amenity is provided, complete with ample outdoor seating, planters, and an outdoor kitchen. The building form is consistent with neighbouring developments and offers continued street presence along Chapel Street and Skinner Street.

Staff Comments:

- Explore way to further incorporate a landmark design component into the north elevation of building in accordance with the Downtown Urban Design Plan and Guidelines as this corner will be highly visible from many vantage points throughout downtown.
- The building design relates to public streets with setbacks to facilitate pedestrian areas and the design is well-integrated into the context of the streetscape, in accordance with the applicable design guidelines.

- Consider the addition of green roofs or decorative rooftop treatment on townhouses to enhance views from overlooking units and ensure adequate screening of rooftop equipment.

Landscape Design

The proposed landscaping includes both hardscaping and softscape elements. Hardscaping includes pedestrian walkways with various types of pavers, sitting walls, and landscape boulders. A variety of outdoor seating types are proposed throughout the site adjacent to softscape areas, which include a variety of flowering perennials, hedges, and trees to reintroduce vegetation to the site. The northern plaza will include a large flowering focal tree (Galaxy Magnolia) among Garry Oaks and Milky Way Kousa Dogwoods.

Staff Comments:

- Ensure the public plaza areas and pedestrian network are well-lit.
- Retaining walls should receive high-quality finishing and/or be concealed by cascading vegetation.

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17. July. 2024

Design Rationale

77 Chapel Street has been established to fit within the DT5 Chapel Front land use designation as defined by the City of Nanaimo Zoning Bylaw 4500. The DT5 zone provides for higher density residential developments and some compatible office, retail, cultural, recreational, service and institutional uses.

Emphasis is placed on achieving development that is compatible with neighbouring context with respect to streetscape character, open spaces, view retention, sunlight access and privacy, as outlined in the Downtown Reference Plan.

Description of Site and Surrounding Area:

77 Chapel Street is situated at the heart of the Downtown Core. The architecture in the Downtown Core is eclectic in nature but contains significant historical streetscapes, notable for their concentrations of early commercial buildings distinctive in scale and proportion and their largely unbroken street faces and pedestrian scale.

There have been several newer developments constructed within immediate context of the site. 91 Chapel Street, a six storey residential development is located directly south of the property. On the east side of Chapel Street, a significant renovation to St Paul's Anglican Church has recently been completed. Both these buildings introduce a fresh and compelling architectural addition to the streetscape. Further north along Chapel Street is the location of the Nanaimo Law courts, with its associated surface parking areas. A recently developed five storey residential development is located towards the north end of Chapel Street where Chapel and Skinner intersect. Except for a few smaller buildings at the north end, the west side of Skinner Street is generally undeveloped consisting of a rock outcrop and surface parking. The remaining area around the site consists of surface parking and a small single storey office building.

The site is situated between Chapel Street and Skinner Street. These two streets meet on the North end of the property. Chapel Street forms the eastern boundary and Skinner street forms the western boundary. The recently completed development at 91 Chapel Street forms the southern boundary.

The site also slopes up from south to north. The grade change along Chapel Street is approximately 5.3 m (17.4 ft). Skinner Street has a similar grade differential of 7.2 m (23.7') but is generally about 5 m lower than Chapel Street.

This site is currently being used for parking. There is a 2 1/2 level parking structure for 190 cars with an additional 46 surface parking stalls along Skinner Street and at the north end. The parking structure was originally designed to support a building that was never constructed. Consequently, it appears unfinished and generally constitutes a pedestrian unfriendly edge in this prominent and highly visible location.

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Project Description

Our proposal is to construct a high quality residential development that will support the objectives of the official community plan. The existing parkade structure will be demolished. The proposed building will complete the West side of Chapel Street promoting a safe and pedestrian focused streetscape. Residential frontage, primary entrance lobby, amenity spaces and public plaza spaces are specifically located along Chapel Street to animate the street edge. Being located between Chapel Street and Skinner Street, provides an opportunity to contribute positively to both streetscapes. Continuing along from the 91 Chapel building residential street edge created on Skinner Street, we have added Town house type residential units adjacent to the public access route. These units have direct access from the street while being interconnected to the principal Building above.

Six-Storey Residential Building on Chapel Street:

- The residential building on the Chapel Street side features a contemporary design that complements the existing urban fabric.
- It includes a mix of residential units and work/live units, promoting a dynamic and diverse community environment.
- The ground floor incorporates live/work units, amenity space and an office unit near the lobby, enhancing the street-level activity and contributing to a lively streetscape.
- the ground-floor units (L1) of the building feature elevated ceilings and a mezzanine level, particularly where the south side of the property experiences the most significant grade change. This design ensures both architectural coherence and optimal functional efficiency.

Six Townhouse Building on Skinner Street:

- The townhouse building on the Skinner Street side respects the scale and character of the existing neighbourhood.
- These townhouses provide a transition from the larger residential building to the smaller-scale townhouse context, promoting a cohesive urban environment.

The Residential Building will include 156 residential units, consisting of studios, 1-bedroom, and 2-bedroom units. The Townhouse Building will offer 6 two-story units located along Skinner Street The residential buildings sit on top of a new parking structure which is accessed from Skinner Street, taking advantage of the grade difference and traffic flow patterns around the site. The townhouse units have direct access to the parkade and all amenities offered in the residential building

There are two prominent public park and plaza areas situated on the property. One plaza is positioned at the northern corner, while the other is located along 91 Chapel Street on the southern side of the property. Both spaces create a warm atmosphere for residents and visitors, encouraging community interaction and engagement. The public plaza spaces create accessible pathways between Skinner and Chapel Streets, promoting a walkable and interconnected urban environment.

Sidewalk and Streetscapes

The Chapel Streetscape is defined by:

- 1.5m buffer adjacent to the road for street trees, signs, poles, parking meters, parking, etc.
- 3.0m for pedestrian travel. This potion of the sidewalk follows the natural grade of Chapel Street as it rises from South to North.
- The offset from the 3.0m sidewalk to the building face is articulated with a level sidewalk adjacent to the street orientated residential units and access to the Principle entrances.
- Public access to the plaza space has been considered and strategically located to take advantage of the street slope and with accessibility in mind.
- Large residential decks above the main floor of the buildings act as a canopy over the pedestrian frontage of live/work units.
- Along Chapel Street, a cast in place planting area addresses the elevation change between the sidewalk and level sidewalk fronting the buildings. The planter serves as a directional edge to the sidewalk, leading pedestrians onto the level sidewalk.
- The principle entrance to the building is centrally located and defined by articulated architectural features and material selections.

The Skinner Streetscape is defined by:

- On Skinner Street, the Street Section noted in the Urban Design Guidlines Part E-Core / Terminal is referenced.
- 3.0m sidewalk for pedestrian travel. This potion of the sidewalk follows the natural grade of Skinner Street as it falls from South to North.
- 2.0m sidewalk setback. Within this setback the sidewalk is articulated with gardens and steps to negotiate the change in elevation between the 3.0m sidewalk and the six Townhouse entries along Skinner Street.
- Vehicles will enter and leave the parkade via an overhead entry gate. The parkade gate is recessed from the sidewalk allowing a vehicle to stop behind the pedestrian sidewalk before pulling out into traffic. The garbage and recycling room has also been recessed back from the sidewalk.

- The portion of Skinner Street north of Benson Street has a significant grade change as it rises to the north. A significant landscape / storm water collection system is proposed to flank the sidewalk along this portion of the site.

Building Massing & Form.

Beyond the articulation of the public street level, other significant forms define the Chapel & Skinner Street elevations.

The Residential Building draws inspiration from the strong architectural lines and features of 91 Chapel Street to the south. An interpretation of the shroud feature carries across the facade, creating a consistent street appearance. Material applications vary, including wood-look horizontal cladding, wood-look metal fins, and a combination of light and dark fibre cement coloured panels. The oblique alignment of the facade to Chapel Street offers a significant opportunity to create a public space that serves as a park-like destination and provides a substantial landscape buffer for the residential units from the street. The landscape design strengthens and defines the connection of the primary entry to the street, while exterior material finishes and colour selections complement the architectural articulation that defines this signature building. The North Elevation of The Residential Building fronts the public park space, which will offer additional public green space. The architectural massing and form of this end of the building have been crafted to respectfully acknowledge the scale of the adjacent green space.

Collectively, the Residential and Townhouse buildings respond to numerous site conditions. The building mass is robust and prominent on the North end of the property, defining strong edge conditions for the park spaces and celebrating its placement upon the escarpment. Where the buildings interface with the existing built fabric, architectural scale and form respond respectfully, with the ambition of crafting a desirable downtown neighbourhood that includes a safe, pleasant streetscape and memorable public space.

Goals and objectives of OCP

The City of Nanaimo sets clear goals and objectives for future development. These goals and objectives are referenced here to align the ambition of this application to Nanaimo’s planning vision.

Goal One: Manage urban growth by focusing urban development within a defined Urban Containment Boundary (UCB).

77 Chapel Street is located in the downtown area - no extensions to existing services are required for this project.

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Goal Two: Build a more sustainable community by creating urban nodes and corridors that support higher densities and a wider range of amenities and services than found in the surrounding residential neighbourhoods.

77 Chapel Street is located in the downtown neighbourhood. The additional residential density will support existing businesses and will provide opportunities for new enterprises that will enrich the downtown experience.

Goal Three: Encourage social enrichment whereby Nanaimo is considered a socially sustainable community that nurtures a caring, healthy, inclusive and safe environment, and which empowers all of its citizens to realize their aspirations.

The variety of rental and market housing should appeal to a broad demographic and promote the evolution of an inclusive and diverse neighbourhood.

Goal Four: Promote a thriving economy through efforts to grow and diversify the local economy from the current tax base, affording opportunities for residents and businesses, while staying within the capacity of the natural environment.

The development will add 154 additional residential units to the Chapel Front area. This will promote a new population of local residents utilizing the existing commercial, retail, social and cultural amenities offered in the immediate downtown surrounding.

Goal Five: Protect and enhance our environment by looking after Nanaimo's natural diversity of terrestrial, freshwater and marine ecosystems in the course of land use and development.
The park-like landscaping at the apex of the site will add to Nanaimo's natural diversity. The project is designed around and extensive day lit courtyard and an open plaza. The courtyard landscape design reintroduces tall trees and planting to the site. External walkways reduce the area of conditioned interior space. Exterior decks provide deep overhangs in front of windows.

Goal Six: Improve mobility and servicing efficiency by creating greater accessibility and more opportunity for safe and convenient movement around the city by transit, cycle and on foot.
77 Chapel Street is centrally located, enhancing walking and cycling activities, and encouraging the use of public transit.
Both Skinner Street and Chapel Street sidewalks and pedestrian areas will be designed to fit with the urban design strategies outlined in the Planning Guidelines.

Goal Seven: Work towards a sustainable Nanaimo which is the critical goal for moving from "planning to action". Nanaimo strives to meet the vision of the Plan to build upon the strengths of the city and work to improve those areas where changes in economic, social, environmental conditions would create a stronger, more effective, sustainable city.

77 Chapel Street will be constructed to stringent code requirements as adopted by the City of nanaimo and be designed to reduce energy consumption, and improve building comfort.

Downtown Development Guidelines

The proposed development at 77 Chapel Street is located within the Chapel Front area as defined in the City of Nanaimo Downtown Urban Design Plan and Guidelines. The proposal conforms to the urban design principles and objectives laid out in these documents, providing a setting for community activity, supporting a unique sense of place for the downtown by maintaining a cohesive street wall and allowing pedestrian access and interaction with well-considered lighting, seating, weather protection, and landscaping features. This project complements and completes existing building infill and responds appropriately to the existing context on many levels.

Chapel Front - Urban Design Strategies

The recommended 3m front setback and build-to line for 75% of frontage allows pedestrian activities and street trees along Chapel Street. This project recognizes the the 3m setback along the Chapel street frontage for the Building adjacent 91 Chapel street. The North portion of the project breaks away from this defined street wall to accommodate an open and public plaza adjacent to the residential building. Both the south public plaza and north park space offer public green space. Underground parking has been provides as recommended.

Chapel Front - Urban Design Considerations

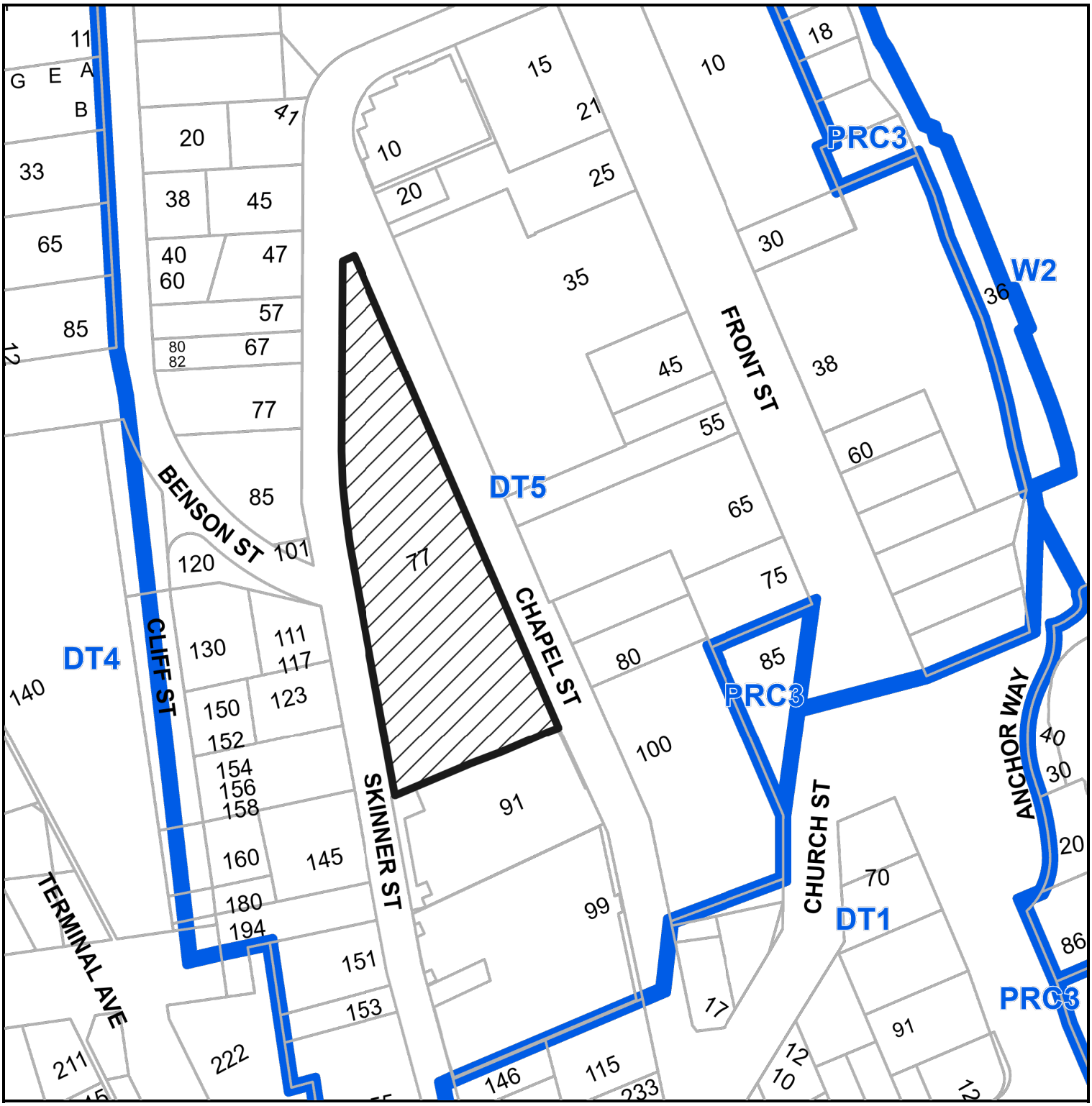
This development will add to the densification of the emerging neighbourhood with 162 residences. Six 2-storey townhouses and a landscaped boulevard are provided at street level along Skinner Street. The townhouses are set above street level with a small display garden. These townhouses continue the residential frontage established at the adjacent 91 Chapel Street development.

Where possible, street trees will be located along Chapel and Skinner Streets in between On-street parking. The existing pedestrian sidewalk along Chapel Street is extended with a 3m setback to the building and the public realm is defined by a continuous building street wall opening up to public park and plaza greenways. Drawing

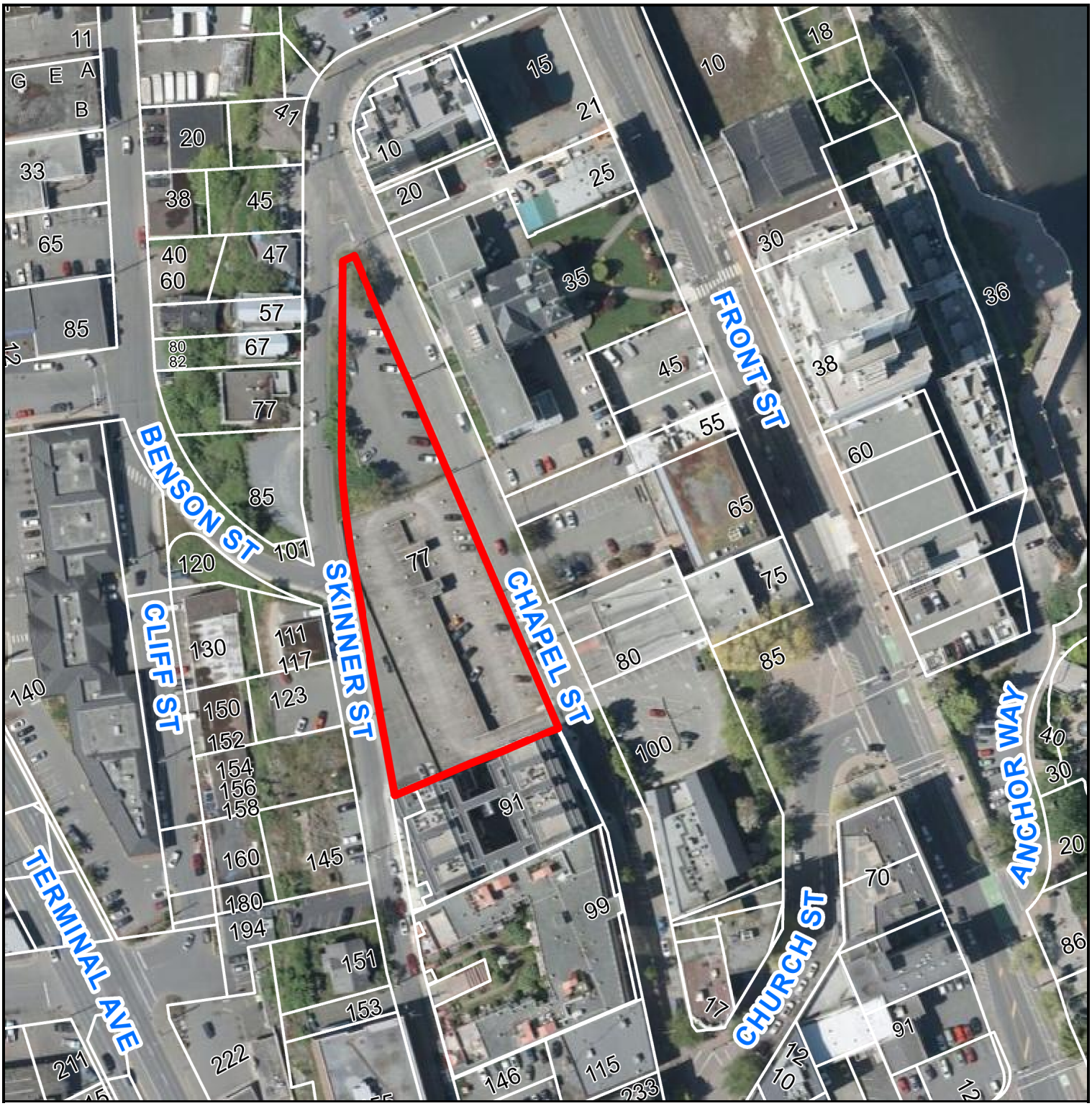
inspiration from the escarpment along the west side of Skinner street, where the parkade façade on Skinner Street is exposed a cascading landscape terrace feature is proposed to conceal the parking structure and create a dynamic edge along the sidewalk. The feature is intended to collect, retain and release storm water over time. This feature will change with the seasonal weather patterns an offer a natural understory for the residential building above

We look forward to working with the City of Nanaimo to realize the successful completion of this significant and exciting project.

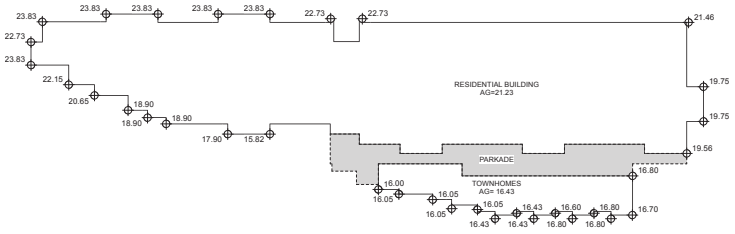
SUBJECT PROPERTY MAP

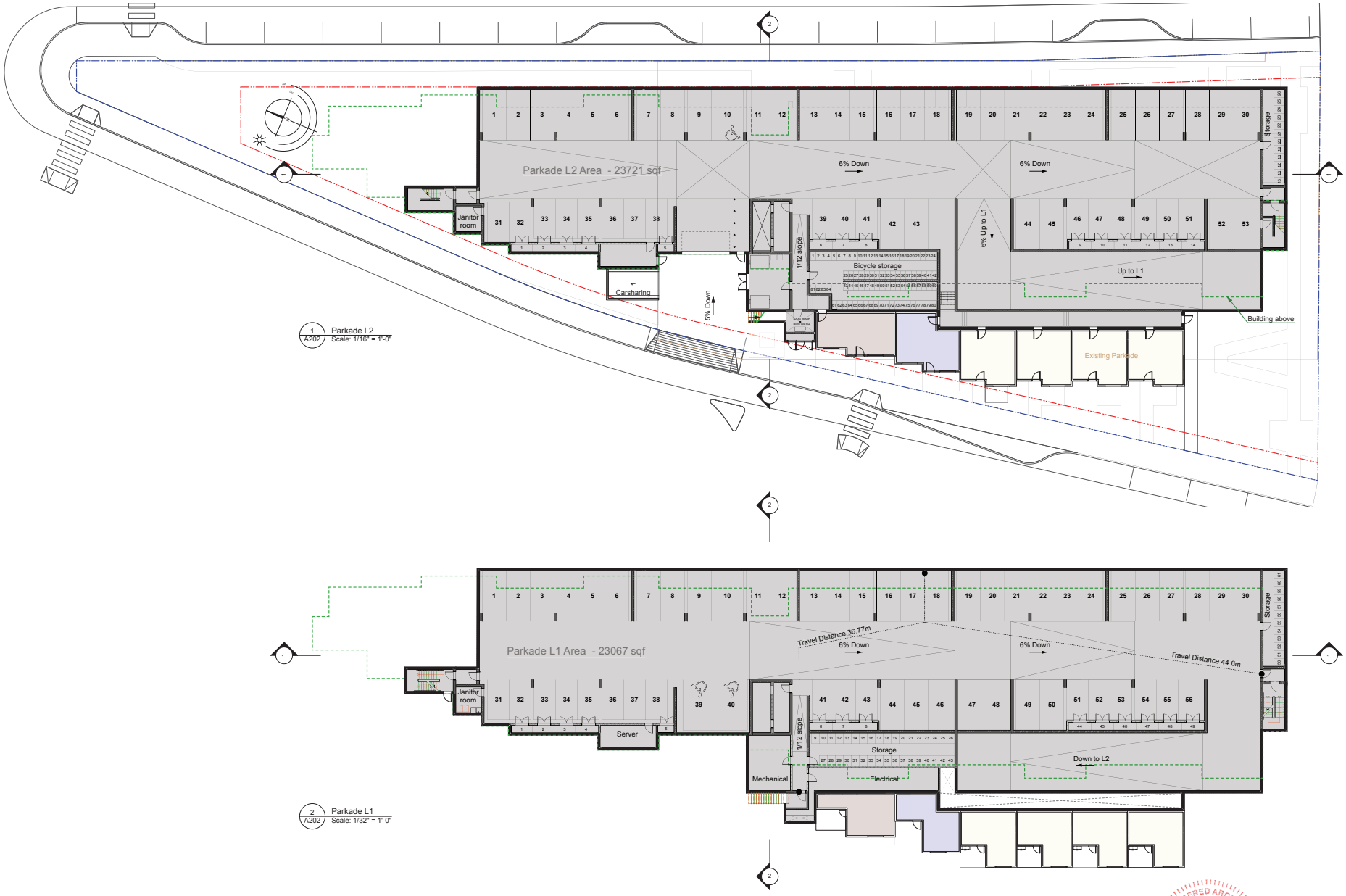


AERIAL PHOTO



1 A101 Site Plan
Scale: 1/16" = 1'-0"





0 8'-0" 20'-0" 40'-0"
1/16" = 1'0"

77 Chapel Street
Nanaimo, BC
23Jul24

RECEIVED
DP1350
2024-JUL-25

Floor Plans. Parkade A202

REGISTERED ARCHITECT GLENN HILL BRITISH COLUMBIA
2024-07-23

dHKarchitects

PROJECT DESCRIPTION

CIVIC ADDRESS:
77 CHAPEL STREET, NANAIMO, BC.

LEGAL DESCRIPTION:
LOT A, SECTION 1, NANAIMO DISTRICT, PLAN 86703

ZONE: DT5 CHAPEL

PROJECT SUMMARY

SITE AREA: 45 273 s.f. (4 206 m²)
MAX FAR: 4.25
MAX SITE COVERAGE: 100%

TOTAL GFA: 115 934 s.f. (10 770.6 m²)
BUILDING AREA: 26 445 s.f. (2 456.8 m²)
PROPOSED FAR: 2.63
PROPOSED SITE COVERAGE: 58.4%

Number of units:
1 BRM: 105
2 BRM: 29
STUDIO: 28

Total number of units - 162

SETBACKS

FRONT (Chapel St.):	3.0 m
REAR (Skinner St):	2.0 m
SIDE (South):	0.1 m
SIDE (North):	18.8 m

Underground Parking structure:

FRONT (Chapel St.):	1.8 m
REAR (Skinner St):	0 m
SIDE (South):	0 m
SIDE (North):	0 m

HEIGHT

MAX. HT.: 257.6 ft (78.5 m)

RESIDENTIAL BUILDING:

TOTAL GFA: 111 429.4 s.f. (10352.1m²)
BUILDING AREA: 21 175.8 sq ft (1 967.3 m²)

Number of units:

Studio - 28 units

Total 1Brm - 99 units including:
1Brm - 55 units
1Brm + Den - 39 units
1Brm Live/Work - 5 units

Total 2Brm - 29 units including:
2Brm - 24 units
2Brm + Den - 5 units

Total: 156 units

Avg. Grade: 21.25 m
Proposed Ht.: 22.92m

FFL:

L1 - 22.73m
L2 - 25.85m
L3 - 28.97m
L4 - 32.09m
L5 - 35.21m
L6 - 38.33m

TOWNHOMES

TOTAL GFA: 4 505 s.f. (418.5m²)
BUILDING AREA: 2 657.6 sq ft (246.9 m²)

Number of units:
1Brm - 6 units
Total: 6 units

Avg. Grade: 16.43 m
Proposed Ht.: 7.188m

RESIDENTIAL PARKING :

94 stalls required
109 stalls provided (+1 carsharing stall)

Required:
Downtown Area 5:
1BDM 105x0.5 = 52.5
2BDM 29x0.9 = 26.1
Studio 28x0.45 = 12.6
Accessible parking - 3 stalls
TOTAL (required) 94 STALLS
including:
Visitor parking - 4 stalls
Electric vechicle 25% - 23stalls

Bicycle parking:
Short term - 16 (162units x 0.1space)
Long term - 81 (162units x 0.5space)

BUILDING CODE SUMMARY

REFERENCED DOCUMENT: BRITISH COLUMBIA BUILDING CODE 2024 - DIVISION B - PART 3

MAJOR OCCUPANCY CLASSIFICATION:	• GROUP C, UP TO 6 STOREYS, SPRINKLERED (3.2.2.50) ON BASEMENT (3.2.1.2.)
BUILDING AREA [Footprint]:	• 23833.5 sq ft (2 214.2 m²) Residential Building: North side to the firewall - 8 047.1 sq ft (747.6m²) South side to the firewall - 13 128.7 sq ft (1 219.7 m²) Total - 21 175.8 sq ft (1 967.3 m²): Townhomes: 2 657.6 sq ft (246.9 m²)
NUMBER OF STREETS FACING:	• Residential Building - 2 Streets Townhomes - 1 Street
CONSTRUCTION REQUIREMENTS: RESIDENTIAL	• GROUP C, UP TO 6 STOREYS, SPRINKLERED, 3.2.2.50 • MAXIMUM BUILDING AREA 1,500 SM • BUILDING HEIGHT MAXIMUM 6 STOREYS • COMBUSTIBLE OR NON-COMBUSTIBLE CONSTRUCTION WITH NOT LESS THAN 1 HOUR FIRE RESISTANCE RATING FOR FLOOR ASSEMBLIES • FIRE RESISTANCE RATING FOR LOADBEARING WALLS AND COLUMNS NOT LESS THAN REQUIRED FOR THE SUPPORTED ASSEMBLY (1 HOUR) • PROVIDE FIRE BLOCKS IN HORIZONTAL CONCEALED SPACES, AS PER 3.1.11.5 FOR COMPARTMENTALIZATION OF SPRINKLERED ATTIC SPACE AS PER ARTICLE 3.1.11.5.(3)(b).
CONSTRUCTION REQUIREMENTS: UNDERGROUND PARKADE	• BASEMENT, STORAGE GARAGE CONSIDERED AS A SEPARATE BUILDING FROM BUILDINGS ABOVE. (3.2.1.2.) • STORAGE GARAGE CONSIDERED AS F3 OCCUPANCY. • 2 HOUR RATED FIRE SEPARATION REQUIRED BETWEEN STORAGE GARAGE AND OTHER OCCUPANCIES (3.2.1.2.)
CONSTRUCTION REQUIREMENTS: SERVICE ROOMS	• FIRE SEPARATION FOR ELEVATOR HOISTWAY TO BE 1 HR @ FLOORS, REF. 3.5.3.1 (EQUAL TO RATING FOR FLOOR ASSEMBLY ABOVE) • RATINGS OF ALL VERTICAL SERVICE SPACES TO BE AS PER REF. 3.6.3.1.(1) • VERTICAL MECHANICAL SERVICE SPACES TO BE 45 MIN @ REMAINING FLOORS, REF. 3.6.3.1.(1) • ELECTRICAL ROOM & CLOSETS TO HAVE A MINIMUM F.R.R. OF 1 HOUR, REF. 3.6.2.1. (5)&(6) • STORAGE ROOM & CLOSETS TO HAVE A MINIMUM F.R.R. OF 1 HOUR, REF. 3.3.4.3.(2)
SAFETY WITHIN FLOOR AREAS	• RESIDENTIAL SUITES FIRE RESISTANCE RATINGS 1 HOUR, REF. 3.3.4.2.(1). • RESIDENTIAL CORRIDOR RATING 1 HOUR, REF. 3.3.4.2.(1) • ELEVATOR SHAFTS - 1 HOUR RATED SEPARATION REQUIRED AT LEVELS 1-6, REF. 3.5.3.1 • EXIT STAIRS – 1 HOUR RATED SEPARATION REQUIRED AT LEVELS 1-6, REF. 3.4.4.1.(1) • STORAGE ROOM & CLOSETS TO HAVE A MINIMUM F.R.R. OF 1 HOUR, REF. 3.3.4.3.(2) • CORRIDOR WIDTH MINIMUM 1100mm ref: 3.3.1.9.(1) • CORRIDOR MAXIMUM DEAD-END LENGTH 6m. REF. 3.3.1.9.(5) • MAXIMUM TRAVEL DISTANCE NOT MORE THAN 45m, REF. 3.4.2.5.(1)(c) and 3.4.2.4.(2) • EMERGENCY POWER SUPPLY FOR EMERGENCY LIGHTING AND ALARM SYSTEM- 24 HR SUPERVISORY POWER, 30 MINUTES UNDER FULL LOAD
EXITS	• TWO EXITS REQUIRED FROM ALL FLOOR LEVELS, MINIMUM 9m SEPARATION BETWEEN EXITS WITH PUBLIC CORRIDOR. REF. 3.4.2.3. • MAXIMUM TRAVEL DISTANCE NOT MORE THAN 45m, REF. 3.4.2.5.(1)(c) and 3.4.2.4.(2)
FIRE DEPARTMENT ACCESS & EMERGENCY SYSTEMS	• ACCESS ROUTE NOT MORE THAN 15m FROM PRINCIPAL ENTRANCE • FIRE DEPARTMENT CONNECTION FOR EACH BUILDING, MAXIMUM 45m FROM HYDRANTS, REFER TO PLANS FOR LOCATIONS
REQUIREMENTS FOR PERSONS WITH DISABILITIES	• BUILDINGS REQUIRED TO BE ACCESSIBLE IN ACCORDANCE WITH 3.8.2.(1)(B) APARTMENT BUILDINGS AND CONDOMINIUMS • ACCESSIBILITY REQUIREMENTS OF 3.8.2.3 INCLUDE THE FOLLOWING: - ACCESS FROM STREET TO AT LEAST ONE MAIN ENTRANCE - VERTICAL ACCESS TO ALL STOREYS *- AUTOMATIC DOOR OPENER REQUIRED AT PRINCIPAL ENTRANCE* • ACCESSIBLE PATH OF TRAVEL SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 1500mm, REF. 3.8.3.2.(1). THE WIDTH OF AN ACCESSIBLE PATH OF TRAVEL THAT IS MORE THAN 30m LONG SHALL BE INCREASED TO NOT LESS THAN 1800mm WIDE FOR A LENGTH OF 1800mm AT INTERVALS NOT EXCEEDING 30m, 3.8.3.2.(4).

1 / A301 Chapel Street Elevation
Scale: 3/32" = 1'-0"

MATERIAL PALETTE

1. FIBRE CEMENT PANEL SIDING, "WHITE / TBD" COLOUR
2. FIBRE CEMENT PANEL SIDING, "BLACK / TBD" COLOUR
3. FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'CHARCOAL' GREY
4. FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'LIGHT' GREY
5. WOOD-LOOK METAL SIDING IN "TBD" COLOUR
6. WOOD-LOOK METAL FINS IN "TBD" COLOUR
7. LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
8. FIBRE-CEMENT PANEL FASCIA, SMOOTH TEXTURE, IN 'CHARCOAL', WITH ALUMINUM CAP FLASHING IN CHARCOAL GREY
9. SOFFIT: WOOD-LOOK METAL SOFFIT IN "TBD" COLOUR
10. CAST-IN-PLACE CONCRETE WALL AND COLUMNS, SACK FINISHED, PAINT SEALED
11. CAST-IN-PLACE CONCRETE WALL, HORISONTAL CEDAR LINER FINISHED, PAINT SEALED
12. INSULATED CONCRETE PANEL, 'DARK' GREY TONES
13. ALUMINIUM STORE FRONT GLAZING, IN 'CHARCOAL' GREY
14. ALUMINIUM STORE FRONT WINDOWS IN 'CHARCOAL' GREY
15. ALUMINIUM STORE FRONT DOORS, IN 'CHARCOAL' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
16. VINYL WINDOWS, IN 'CHARCOAL' GREY
17. VINYL SLIDING GLASS DOORS, IN 'CHARCOAL' GREY
18. VINYL SWING GLASS DOOR, IN 'CHARCOAL' GREY
19. VINYL SWING DOOR, IN 'CHARCOAL' GREY, WITH TRANSOM GLAZING ABOVE (ENTRY @ WALKWAY, TBC)
20. STEEL DOOR, IN 'CHARCOAL' GREY
21. GUARDRAIL HEIGHT PARAPET WALLS, WITH (1) FIBRE CEMENT PANEL SIDING, IN "'WHITE / TBD" COLOUR
22. GUARDRAIL HEIGHT PARAPET WALLS, WITH (2) FIBRE CEMENT PANEL SIDING, IN "'BLACK / TBD" COLOUR
23. ALUMINIUM RAILING AND GUARDRAILS, IN 'CHARCOAL GREY' FINISH, WITH FROSTED TEMPERED GLASS PANELS
24. PRIVACY SCREEN: WOOD-LOOK METAL FINS
25. BALCONIES WITH VINYL DECKING, IN LIGHT GREY
26. GARAGE O/H DOOR, OPEN PICKET STYLE, IN 'BLACK'
27. STEEL COLUMN, IN "CHARCOL GREY"
28. STEEL DOOR, IN "LIGHT GREY"
29. RIVER ROCK DECORATIVE STONE

1 / A302 Skinner Street Elevation
Scale: 3/32" = 1'-0"

MATERIAL PALETTE

1. FIBRE CEMENT PANEL SIDING, "WHITE / TBD" COLOUR
2. FIBRE CEMENT PANEL SIDING, "BLACK / TBD" COLOUR
3. FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'CHARCOAL' GREY
4. FIBRE CEMENT PANEL SIDING, SMOOTH TEXTURE, IN 'LIGHT' GREY
5. WOOD-LOOK METAL SIDING IN "TBD" COLOUR
6. WOOD-LOOK METAL FINS IN "TBD" COLOUR
7. LOW SLOPE MEMBRANE ROOF, IN DARK GREY TONES
8. FIBRE-CEMENT PANEL FASCIA, SMOOTH TEXTURE, IN 'CHARCOAL', WITH ALUMINUM CAP FLASHING IN CHARCOAL GREY
9. SOFFIT: WOOD-LOOK METAL SOFFIT IN "TBD" COLOUR
10. CAST-IN-PLACE CONCRETE WALL AND COLUMNS, SACK FINISHED, PAINT SEALED
11. CAST-IN-PLACE CONCRETE WALL, HORISONTAL CEDAR LINER FINISHED, PAINT SEALED
12. INSULATED CONCRETE PANEL, 'DARK' GREY TONES
13. ALUMINIUM STORE FRONT GLAZING, IN 'CHARCOAL' GREY
14. ALUMINIUM STORE FRONT WINDOWS IN 'CHARCOAL' GREY
15. ALUMINIUM STORE FRONT DOORS, IN 'CHARCOAL' GREY, WITH CLEAR TEMPERED GLASS INFILL PANELS
16. VINYL WINDOWS, IN 'CHARCOAL' GREY
17. VINYL SLIDING GLASS DOORS, IN 'CHARCOAL' GREY
18. VINYL SWING GLASS DOOR, IN 'CHARCOAL' GREY
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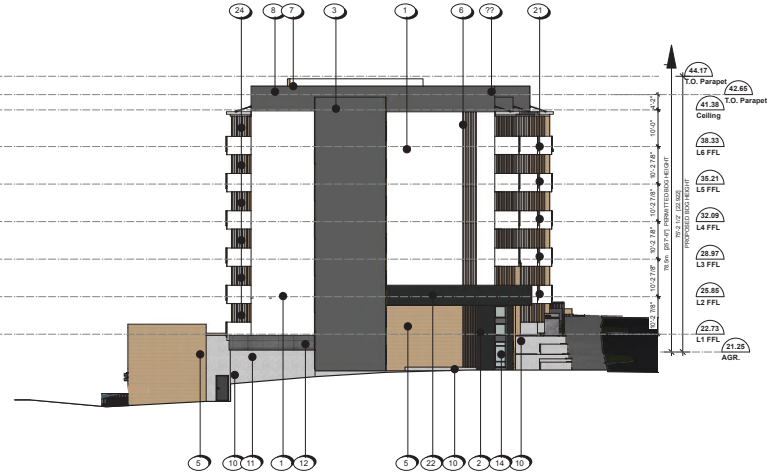
1 / A303 North Elevation
Scale: 3/32" = 1'-0"



2 / A303 South Elevation
Scale: 3/32" = 1'-0"

MATERIAL PALETTE

1. FIBRE CEMENT PANEL SIDING, "WHITE / TBD" COLOUR
2. FIBRE CEMENT PANEL SIDING, "BLACK / TBD" COLOUR
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28. STEEL DOOR, IN "LIGHT GREY"
29. RIVER ROCK DECORATIVE STONE

1 / A901 Looking North West at Chapel Street

1 A902 Looking South East at Skinner Street

Nanaimo, BC
23JuL24

77 Chapel Street

RECEIVED
DP1350
2024-JUL-25

3d views A902

REGISTERED ARCHITECT
GLENN HILL
2024-07-23

dHKarchitects

1 A903 Looking North East at Skinner Street

Nanaimo, BC
23JuL24

77 Chapel Street

RECEIVED
DP1350
2024-JUL-25

3d views A903

REGISTERED ARCHITECT GLENN HILL BRITISH COLUMBIA 2024-07-23

dHKa architects

1 A905 Live / Work Units on Chapel Street

2 A905 Main Entrance on Chapel Street

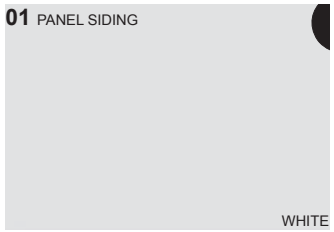
3 A905 Public Plaza (South side of the property)

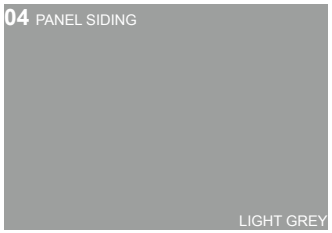
4 A905 Public Plaza (North side of the property)

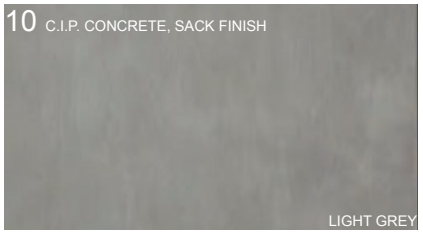
Looking East at Wentworth & Terminal Avenue.

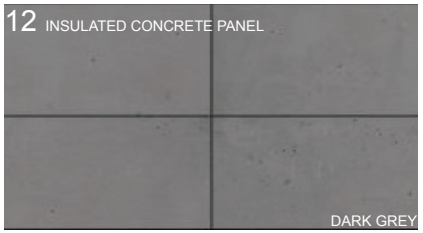
Looking North East at Terminal Avenue from Wallace St.

Looking South East along Terminal at Comox Road.









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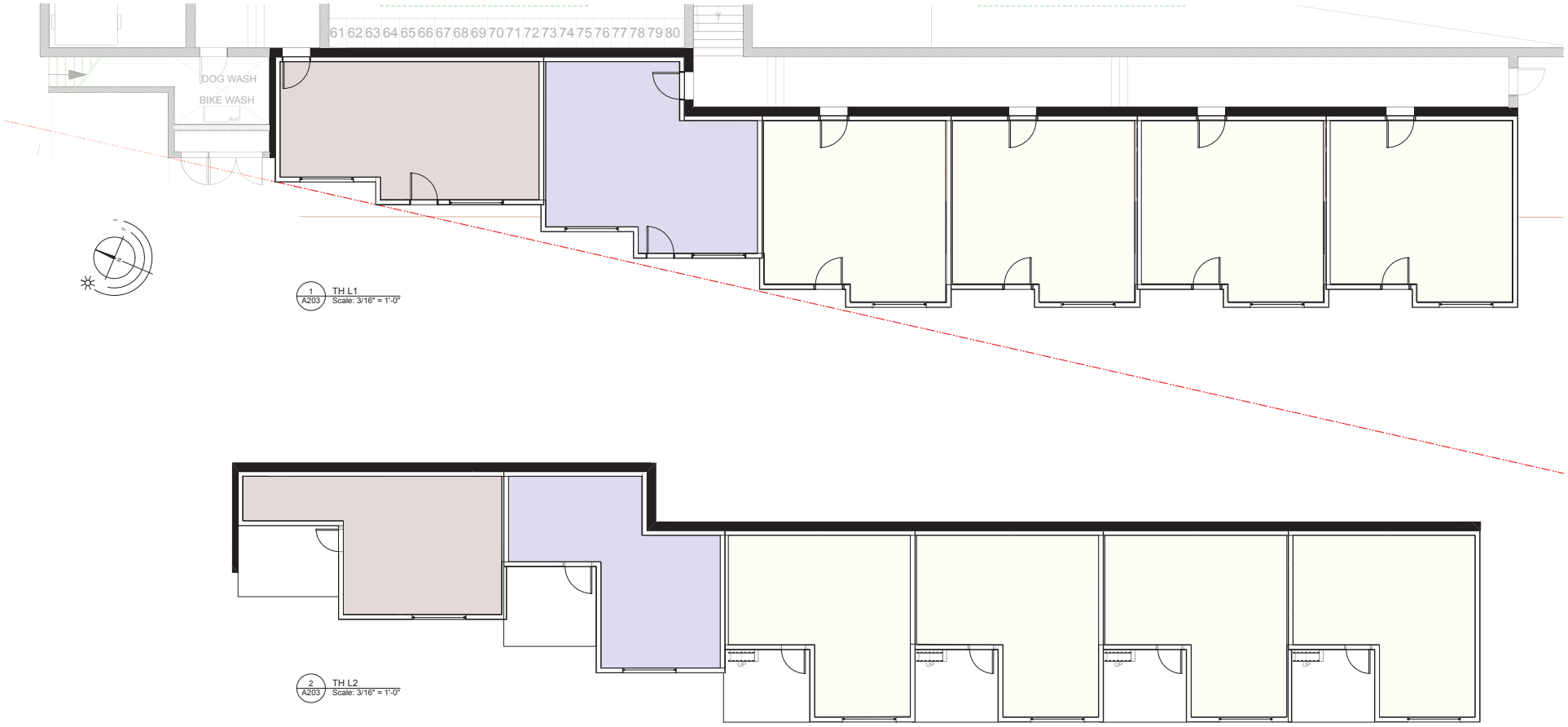
3 / A201 L6 Amenity Space
Scale: 1/16" = 1'-0"

1 / A201 Floor Plan Typical
Scale: 1/16" = 1'-0"

2 / A201 L1 Floor Plan
Scale: 1/16" = 1'-0"

0 5'-0" 20'-0" 40'-0"
1/16" = 1'0"

REGISTERED ARCHITECT GLENN HILL BRITISH COLUMBIA 2024-07-23



TH Type 1 - 745sqf - 1 unit

TH Type 2 - 743sqf - 1 unit

TH Type 3 - 727sqf - 4 units

TH GFA Total - 4 505sqf (to inner side of exterior walls)

Primex Investments Ltd.

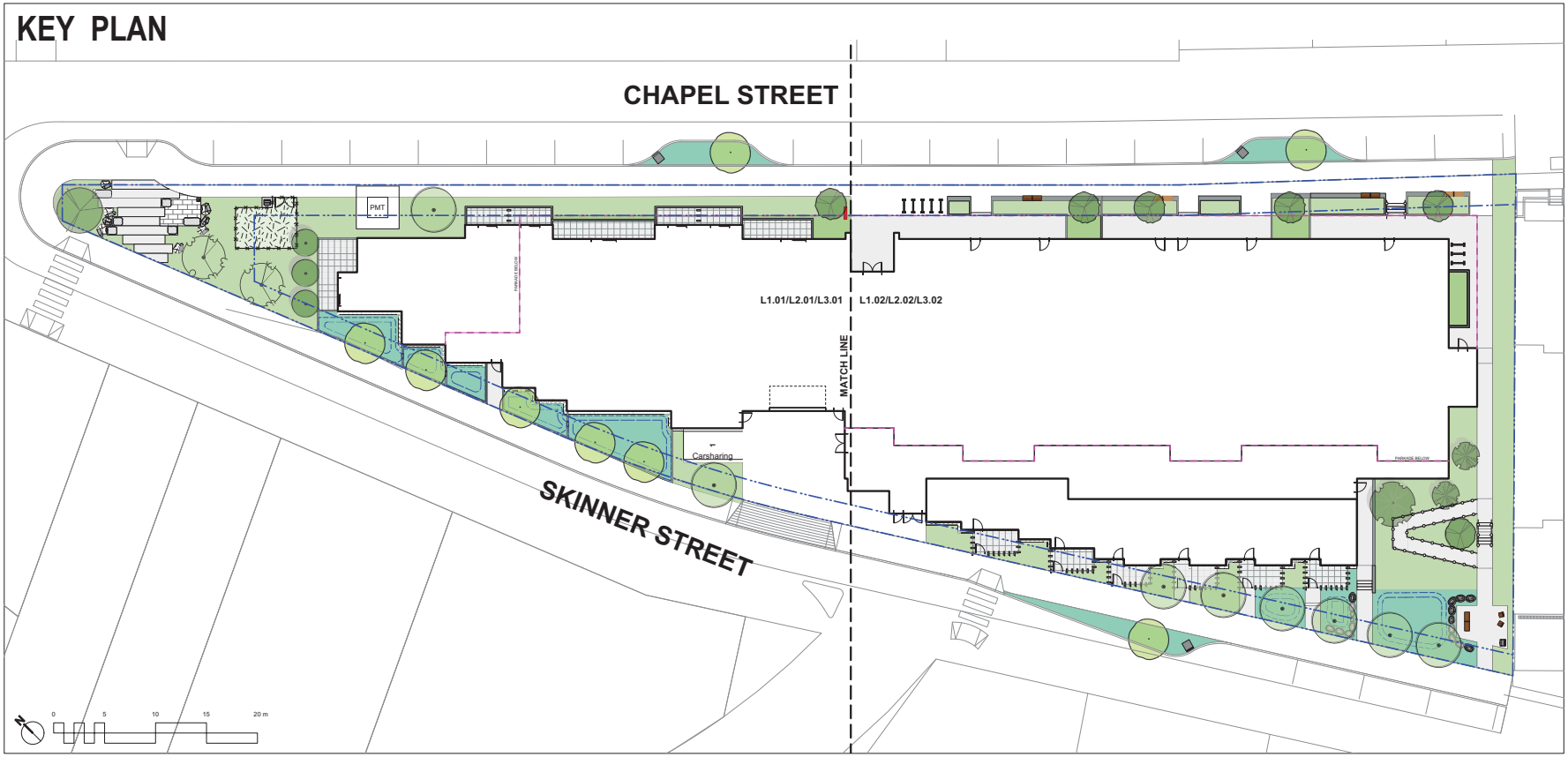
77 Chapel Street

Nanaimo, British Columbia

Landscape Sheets

Sheet No.	Sheet Title
L0.00	Cover
L0.01	General Information Sheet
L0.03	Stormwater Management
L1.01	Landscape Materials
L1.02	Landscape Materials
L1.03	Landscape Materials - Roof
L2.01	Landscape Grading & Drainage
L2.02	Landscape Grading & Drainage
L2.03	Landscape Elevations
L3.01	Planting
L3.02	Planting
L3.03	Planting - Roof

KEY PLAN



NOTFORCONSTRUCTION

No.	Issued For	Issue Date
1	DP Submission	2024-07-22

MDI Landscape Architects

3388A Tennyson Ave, Victoria, BC V8Z 3P6 Phone: 250-412-2851 Fax: 250-412-2852

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER Scott Murdoch 341

2024-07-22

client

Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project

77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title

Cover

RECEIVED
DP1350
2024-JUL-25

project no.	124.09
scale	1: 200 @ 24"x36"
drawn by	MDI
checked by	SM

sheet no.

L0.00

GENERAL NOTES

1. Work performed shall comply with the following: a) These General Notes, and Construction Documents and Specifications; b) Canadian Landscape Standards, Current Edition (CLS-CE); and c) All applicable local, provincial, and federal codes, ordinances, and regulations.
2. Contractor shall be responsible for verifying all existing site conditions including location of all property lines, existing structures, utilities, and buried infrastructure. Verify all field conditions prior to commencing work.
3. Contractor is responsible for determining means and methods for construction. These drawings may indicate a limit of proposed improvements or limit of work for the delineation of expected extents of disturbance. Should limits of disturbance exceed boundaries defined in drawings, contractor shall contact Landscape Architect for resolution.
4. Contractor is responsible for repairing all work disturbed by construction outside of limit lines defined on drawings or through their means and methods to a condition better than or equal to the existing conditions prior to commencement of construction at no additional cost to the owner.
5. Contractor is responsible for maintaining a complete up-to-date set of drawings and specifications at the construction site and ensuring the documents are readily available for review by the Landscape Architect and governing agency.
6. Contractor is responsible for coordination of all designs, drawings, specifications and other documents or publications upon which construction is based. Any discrepencies with the drawings and/or specifications and site conditions shall be brought to the attention of the Landscape Architect, prior to proceeding with construction.
7. The drawings and specifications are complementary to one another and implied to correspond with one another. Any discrepencies should be brought to the attention of the Landscape Architect for resolution immediately.
8. General Contractor and/or sub-contractors are responsible for all costs related to production and submission to consultant of all landscape as-built information including irrigation.

SITE GRADING AND DRAINAGE NOTES

1. All elevations are in meters.
2. Refer to Architectural plans, sections and elevations for top of slab elevations. Slab elevations indicated on Landscape drawings are for reference only. Report any discrepancies to consultant for review and response.
3. All road, public walkway and vehicular drive aisles and parking area elevations indicated on the Landscape drawings are for reference only. Refer to Civil Engineering drawings. Report any discrepancies to consultant for review and response.
4. Confirm all existing grades prior to contruction. Report any discrepancies to consultant for review and response.
5. Unless otherwise noted provide a minimum slope of 2% on all hard and soft Landscape areas to ensure positive drainage away from buildings, to rain gardens, or to drainage devices.
6. All landscape areas shall not exceed a maximum slope of 3:1 in all instances.
7. Upon discovery, contractor to refrain from blasting rock to meet landscape subgrades. Contractor to contact Landscape Architect on how to proceed in each instance.

IRRIGATION NOTES

1. Contractor to provide irrigation system for all planters to current IIABC Standards and Contract Specifications.
2. All specified work to meet the project specifications, and all standards or specifications established in the lastest edition of the Canadian Landscape Standard and IIABC standards.
3. Design/build drawings for detailed irrigation plan to be submitted to Contract Administrator in PDF and .dwg formats at least two weeks prior to commencement of irrigation installation
4. Utilities - Contractor to verify location of all on-site utilities, prior to construction. Restoration of damaged utilities shall be made at the contractor's expense, to the satisfaction of the owner's representatives.
5. Refer to electrical drawings for electrical service.
6. Controller and backflow prevention device to be located in Mechanical Room, unless otherwise noted. Refer to Mechanical drawings for size and location of irrigation service.
7. Contractor to verify pressure and flow prior to installation of irrigation and notify owner's representative in writing if such data adversely affects the operation of the system.
8. Sleeves shall be installed at the necessary depths, prior to pavement construction. Sleeving shall extend 300 mm from edge of paving into planting area, and shall have ends marked above grade unless otherwise shown.
9. Contractor to field fit irrigation system around existing trees, to limit disturbance to root systems.
10. At various milestones during construction, inspection and testing of components will be required to ensure that the performance of irrigation system meets standards and specifications. Contractor to provide equipment and personnel necessary for performance of inspections and tests. Conduct all inspections and tests in the presence of the contract administrator. Keep work uncovered and accessible until successful completeition of inspection or test.
11. Over spray onto hardscape areas to be minimized. Use drip irrigation within small planting areas to avoid overspray.
12. Trees within shrub or rain garden areas to be irrigated with spray heads.
13. Trees in Plaza in hard pavement (soil cells below) to recieve temporary irrigation system around root collar and permanent drip irrigation system

GROWING MEDIUM NOTES

1. Refer to Landscape Specifications for growing medium properties by soil type.
2. Advise Contract Administrator of sources of growing medium to be utilized 14 days in advance of starting work.
3. Growing medium properties and handling shall meet CLS-CE (see Section 6 CLS-CE).
4. Contractor is responsible for soil analysis and amendment requirements to supply suitable growing medium, as specified by testing agency. Soil analysis and amendment costs shall be included in the price for the work.
5. Submit to the Landscape Architect a copy of the soil analysis report from Pacific Soil Analysis Inc. 5-11720 Voyageur Way, Richmond, BC, V6X 3G9. p. 604- 273-8226. The analysis shall be of tests done on the proposed growing medium from stratified samples taken from the supply source. Costs of the initial and all subsequent tests to ensure compliance with the specifications shall be borne by the Contractor.
6. Contract Administrator will collect sample of growing medium in place and determine acceptance of material, depth of growing medium and finish grading. Approval of growing medium material subject to soil testing and analysis. Planting is not to occur until finished grades have been approved by Contract Administrator.

SITE LAYOUT NOTES

1. Provide layout of all work for approval by Contract Administrator prior to proceeding with work. Requests for site review as required 48 hours in advance of performing any work, unless otherwise noted on this sheet.
2. Layout and verify dimensions prior to construction. Bring discrepancies to the attention of the Contract Administrator.
3. Written dimensions take precedence over scale. Do not scale drawings.
4. All plan dimensions in metres and all detail dimensions in millimetres, unless otherwise noted.
5. Where dimensions are called as 'equal' or 'eq', space referenced items equally, measured to centre line.

GENERAL PLANTING NOTES

1. Plant quantities on Plans shall take precedence over plant list quantities.
2. Provide layout of all work for approval by Contract Administrator prior to proceeding with work.
3. Plant material, installation and maintenance to conform to the current edition of the Canadian Landscape Standard.
4. Plant quantities and species may change between issuance of DP and Construction due to plant availability and design changes. Substitutions to be approved by Landscape Architect.

ON-SLAB TREE PLANTING NOTES

1. For on-slab landscape, a root barrier will be installed to protect exposed water proof membranes. A dimple board (drain mat) will be installed over the root barrier.
2. Parkade walls and foundation walls will be protected with a dimple board (drain mat) to convey water to the perimeter drain and protect wall from roots.
3. A root barrier will be installed between the tree roots and perimeter drain, to minimize tree root interference with the drain, where the follow conditions exist in on-grade planting areas: a)where trees less than 8m tall are located closer than 2m from a parkade or foundation wall; b) where trees more than 8m tall are located closer than 3m from a parkade or foundation wall; and c) where perimeter drains are less than 2m deep.

BOULEVARD PLANTING NOTES

1. Boulevard trees have been placed to avoid existing and proposed infrastructure. Trees planted within 1m of an existing underground municipal service will have a root barrier installed between the root ball and the existing infrastructure.
2. Boulevard trees will be place a minimum of 1.5m from an above ground municipal service such as fire hydrant, streetlight or driveway.
3. Boulevard tree species have been picked from the municipality's list of recommended boulevard trees or have been selected due their site-adapted qualities. Final selection of boulevard trees to be determined through consultation with municipal parks staff.
4. Irrigation to be installed as per Municipal Specifications, for all boulevard planting areas (unless otherwise indicated).
5. Design/build drawings for boulevard irrigation to be submitted to Contract Administrator in PDF and .dwg formats, at least two weeks prior to commencement of irrigation installation and will be reviewed by municipal staff.
6. Refer to Civil drawings for location of boulevard irrigation point of connection. Separate water meter and timer/controller, to be provided at point of connection. Timer/controller for boulevard areas must be readily accessible to municipal staff.
7. Boulevard irrigation to be inspected as per municipal specification by municipal staff. Boulevard tree irrigation system will be maintained and operated by municipality, after it is inspected and approved by municipal staff.

PAVING NOTES

1. Final concrete control joint layout to be confirmed by Landscape Architect prior to installation. Control joints to logically align with edges, corners, and intersections of Landscape and Architectural elements and/or as indicated on plan. Contractor to obtain layout approval by Landscape Architect prior to installation. Contractor to pour concrete pavement in alternating panels as required to achieve control joint design and to prevent cracking.
2. Cast in place concrete areas that are subject to vechicular loading shall be structurally reinforced for applicable vehicular loading requirements. See Structural Engineering drawings.

WARRANTY AND MAINTENANCE NOTES

1. Contractor is responsible for Maintenance from installation to Acceptance of the work by the Contract Administrator.
2. Refer to Landscape Specifications for Maintenance Period (1 year) following Acceptance.
3. Landscape installation to carry a 1-year warranty from date of acceptance. This warranty is based on adequate maintenance by the Owner after Acceptance, as determined by the Landscape Architect. The Contractor will not be responsible for plant loss or damage to other products by causes out of the Contractor's control, such as vandalism, "acts of God", "excessive wear and tear", or abuse.
4. Contractor is responsible for plant damage, failure and death due to poor delivery, storage and handling, and all other installation related aspects up until the End of Warranty period.
5. Plant material, installation and maintenance to conform with the current edition of the Canadian Landscape Standards, and the Contract Specifications

LIST OF ABBREVIATIONS

APPROX	APPROXIMATE
ARCH	ARCHITECT
AVG	AVERAGE
B&B	BALLED AND BURLAPPED
BC	BOTTOM OF CURB
BLDG	BUILDING
BM	BENCHMARK
BC	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL
CAL	CALIPER
CB	CATCH BASIN
CF	CUBIC FEET
CIP	CAST IN PLACE
CL	CENTER LINE
CLR	CLEARANCE
CM	CENTIMETER
CO	CLEAN OUT
CONT	CONTINUOUS
CU M	CUBIC METRE
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DTL	DETAIL
DWG	DRAWING
E	EAST
EA	EACH
EL	ELEVATION
ENG	ENGINEER
EQ	EQUAL
EST	ESTIMATE
E.W.	EACH WAY
EXIST	EXISTING
EXP	EXPANSION, EXPOSED
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FT	FOOT (FEET)
FTG	FOOTING
GA	GAUGE
GEN	GENERAL
GR	GRADE ELEVATION
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INSIDE DIAMETER
INV	INVERT ELEVATION
IN	INCH(ES)
INCL	INCLUDE(D)
JT	JOINT
LF	LINEAR FEET
LP	LOW POINT
M	METRE
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MM	MILLIMETRE
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	POLYURETHANE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PT	POINT, POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
QTY	QUANTITY
R	RADIUS
REF	REFERENCE
REINF	REINFORCE(D)
REQ'D	REQUIRE(D)
REV	REVISION
ROW	RIGHT OF WAY
S	SOUTH
SAN	SANITARY
SD	STORM DRAIN
SF	SQUARE FOOT (FEET)
SHT	SHEET
SIM	SIMILAR
SPECS	SPECIFICATIONS
SQ M	SQUARE METRE
ST	STORM SEWER
STA	STATION
STD	STANDARD
SYM	SYMMETRICAL
T&B	TOP AND BOTTOM
TC	TOP OF CURB
TF	TOP OF FOOTING
TH	THICK
TOPO	TOPOGRAPHY
TR	TOP OF RAMP
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL
VAR	VARIES
VOL	VOLUME
W	WITH
WO	WITHOUT
WT	WEIGHT
WL	WATER LEVEL
WWF	WELDED WIRE FRAME
YD	YARD
@	AT

LINE TYPE LEGEND

- Property line
- Building Footprint
- Extent of Roof / Canopy, above
- Extent of Parkade, below
- Right of Way
- Rain garden - TOP OF POOL
- Rain garden - BOTTOM OF POOL
- Proposed Contour Line, 0.5m interval
- Existing Contour Line, 0.5m interval
- Extent of Existing Treeline
- SPEA
- RAR Setback

UNDERGROUND UTILITIES

(Shown for reference only - refer to Civil Engineer's drawings).

EXISTING		PROPOSED
	Storm Drain	
	Sewer	
	Water	
	Electrical	
	Gas	
	Hydro Tel	

EXISTING TREE LEGEND

(Refer to Arborist Report and Tree Management Plan for full details and management strategies).

- Existing Tree to be retained
- Tree Tag Number
- Tree Canopy Spread
- Critical Root Zone
- Existing Tree to be removed
- Tree Tag Number

GRADING LEGEND

17.70	Proposed Landscape Grade TOW Top of Wall, BW Bottom of Wall, TOC Top of Curb, BC Bottom of Curb, TP Top of Pool, BP Bottom of Pool, TS Top of Stairs, BS Bottom of Stairs, HP High Point, LP Low Point
17.70 EX	Existing Grade
16.90 Arch	Architectural grade, for reference only
17.70	Civil Grade, for reference only

LANDSCAPE INFRASTRUCTURE LEGEND

	Perforated Underdrain
	Sched 40 PVC
C/O	Clean Out
LA	Rain Garden Overflow Drain
AD	Area Drain
	Top of Wall Notch Rain Garden Overflow
	Curb Inlet

MATERIALS LEGEND

	Municipal Sidewalk *(for reference only)*
	Asphalt Paving - Road / Drive Aisle / Parking *(for reference only)*
HARDSCAPE SURFACES	
	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Unit Paver - Type 1
	Unit Paver - Type 2
	Boardwalk
STEPS, RAMPS, CURBS, WALLS	
	Retaining Wall - Concrete
	Seat Wall - Concrete
	Weir - Concrete
	Landscape Boulder
	Rock Retention
	Stairs with Handrail To meet BCBC requirements
	Ramp with Handrail To meet BCBC requirements
FENCING & RAILS	
	Handrail To meet BCBC Requirements
	Privacy Screen
	Fence - Chain Link (Dog Run) 1200mm height
	Gate 1200mm height
SITE FURNISHINGS	
	Bike Rack
	Bench - Backless with Armrest
	Chair
	Waste Receptacle
	Ash Receptable
	Stone Seating
	Planter - Metal
SOFTSCAPE	
	Planting Area -Tree & Shrub -On Grade -450mm Depth -Shrub Growing Medium.
	Planting Area -Tree & Shrub -On Slab -Depth Varies, See Plan -Type 1P growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
	Planting Area -Rain Garden -On Grade -450mm Depth -Rain Garden Growing Medium.
	Synthetic Turf (Dog Run)
	Gravel Maintenance Edge -150 mm Depth, 300 mm Width -Max gravel size 25mm (1").

ALL DRAWINGS TO BE READ IN ASSOCIATION WITH CONTRACT SPECIFICATIONS.

No.	Issued For	Issue Date
1	DP Submission	2024-07-22

MDI Landscape Architects
3388A Tennyson Ave, Victoria, BC V8Z 3P6
Phone: 250-412-2891
Fax: 250-412-2892

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
Scott Murdoch
341
2024-07-22

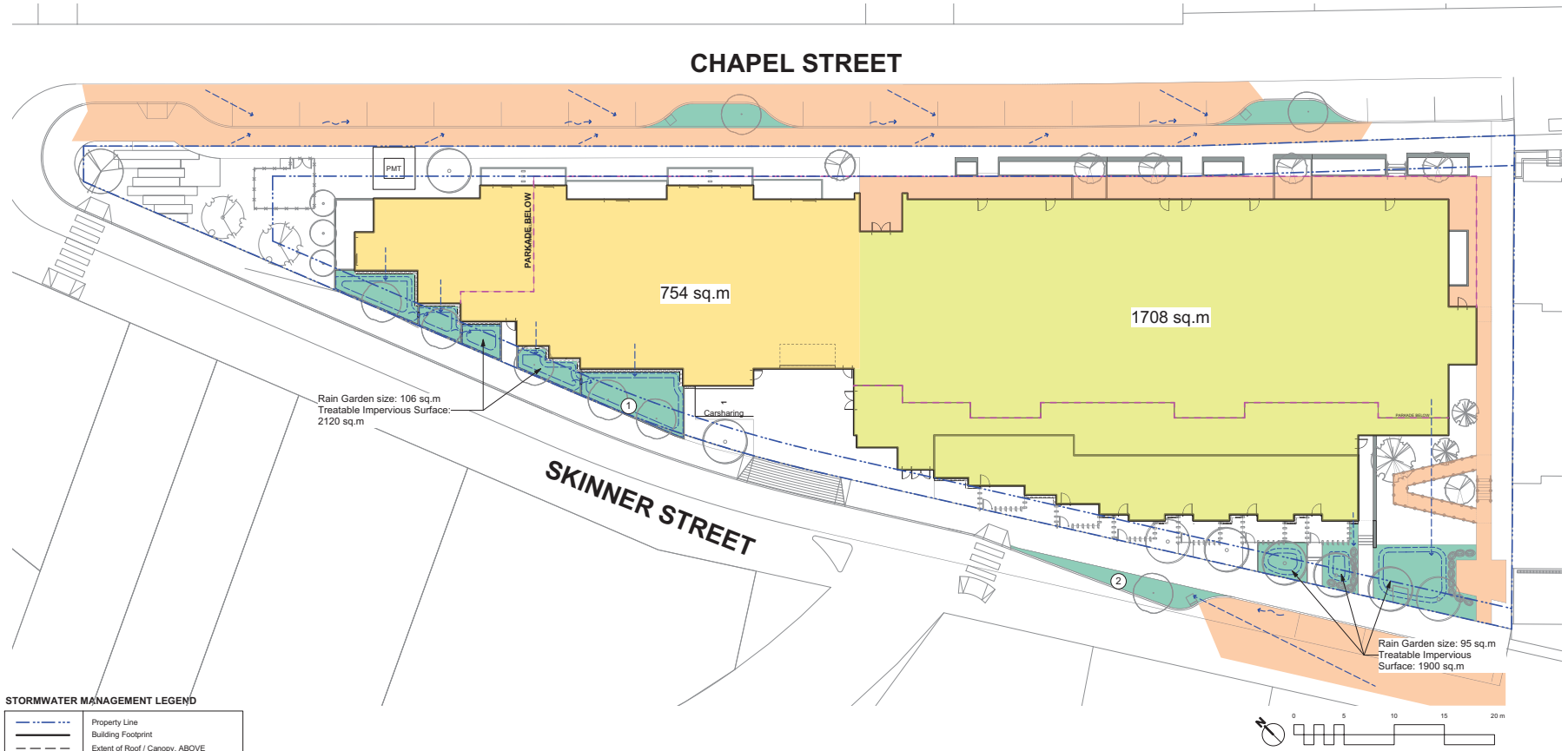
client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
General Information Sheet

RECEIVED
DP1350
2024-JUL-25
CITY OF NANAIMO

project no.	124.09
scale	NTS @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	**L0.01**



STORMWATER MANAGEMENT LEGEND

	Property Line
	Building Footprint
	Extent of Roof / Canopy, ABOVE
	Extent of Parkade, BELOW
	Rain Garden Top of Pool (TP)
	Rain Garden Bottom of Pool (BP)
17.70 / 17.70	Existing Grade / Proposed Landscape Grade
	Direction of Flow
	Rain Garden Area
	Roof Catchment Areas
	Impermeable Surface Area

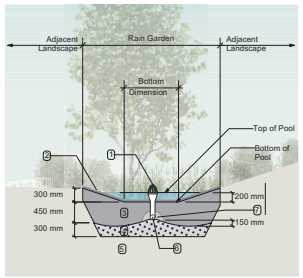
RAIN WATER MANAGEMENT NOTES

Water collected from road areas, building roofs, flow to the rain gardens located throughout the site.

Rain gardens are integrated building landscapes and landscape bulges within streetscape areas and are designed to capture, slow flows, and treat runoff from roadways.

Rain gardens will be designed with underdrains and a high-capacity overflow drain that will be connected to the onsite piped drainage system.

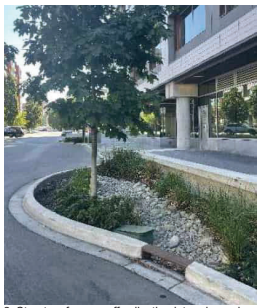
The rain gardens are sized such that the bottom of the rain garden is 5% of the impervious area.



RAIN GARDEN MATERIALS
1. Overflow drain, 200 mm domed grate + adapter
2. Composted mulch, 50 -70 mm depth
3. Bio-retention growing medium, 450 mm depth
4. Scarified/tilled subgrade, 300 mm depth
5. Existing subgrade/native material
6. 100 mm diameter (min) perforated pipe
7. 25 mm diameter drain rock, 100 mm depth

1 Typical Rain Garden
Scale: 1:50


1. Terraced rain gardens along building.


2. Street surface runoff collection into rain garden.

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REGISTERED MEMBER
Scott Murdoch
341
2024-07-22

client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
Stormwater Management

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sheet no.
L0.03

1. Feature Tree With RGBW Uplight

2. Public Plaza with Incorperated Seating

3. Turf Dog Run

MATERIALS LEGEND

	Municipal Sidewalk *(for reference only)*
	Asphalt Paving - Road / Drive Aisle / Parking *(for reference only)*

HARDSCAPE SURFACES

	Concrete Paving Cast in place, light broom finish. Sawcut control joints.
	Unit Paver - Type 1
	Unit Paver - Type 2
	Boardwalk

STEPS, RAMPS, CURBS, WALLS

	Retaining Wall - Concrete
	Seat Wall - Concrete
	Weir - Concrete
	Landscape Boulder
	Rock Retention
	Stairs with Handrail To meet BCBC requirements
	Ramp with Handrail To meet BCBC requirements

FENCING & RAILS

	Handrail To meet BCBC Requirements
	Privacy Screen
	Fence - Chain Link (Dog Run) 1200mm height
	Gate 1200mm height

SITE FURNISHINGS

	Bike Rack
	Bench - Backless with Armrest
	Chair
	Waste Receptacle
	Ash Receptable
	Stone Seating
	Planter - Metal

SOFTSCAPE

	Planting Area -Tree & Shrub -On Grade -450mm Depth -Shrub Growing Medium.
	Planting Area -Tree & Shrub -On Slab -Depth Varies, See Plan -Type 1P growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
	Planting Area -Rain Garden -On Grade -450mm Depth -Rain Garden Growing Medium.
	Synthetic Turf (Dog Run)
	Gravel Maintenance Edge -150 mm Depth, 300 mm Width -Max gravel size 25mm (1").

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341
2024-07-22

client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
Landscape Materials

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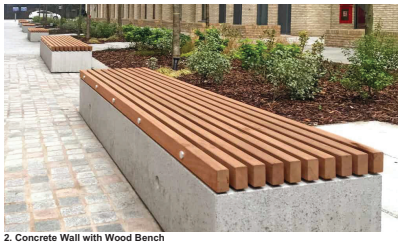
sheet no.	**L1.01**

1. Accessible Ramp



2. Concrete Wall with Wood Bench

3. Seating Along Walkway

MATERIALS LEGEND

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	Asphalt Paving - Road / Drive Aisle / Parking *(for reference only)*
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	Boardwalk
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	Bench - Backless with Armrest
	Chair
	Waste Receptacle
	Ash Receptable
	Stone Seating
	Planter - Metal
SOFTSCAPE	
	Planting Area -Tree & Shrub -On Grade -450mm Depth -Shrub Growing Medium.
	Planting Area -Tree & Shrub -On Slab -Depth Varies, See Plan -Type 1P growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
	Planting Area -Rain Garden -On Grade -450mm Depth -Rain Garden Growing Medium.
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2024-07-22

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77 Chapel Street
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Landscape Materials

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NANAIMO PLANNING

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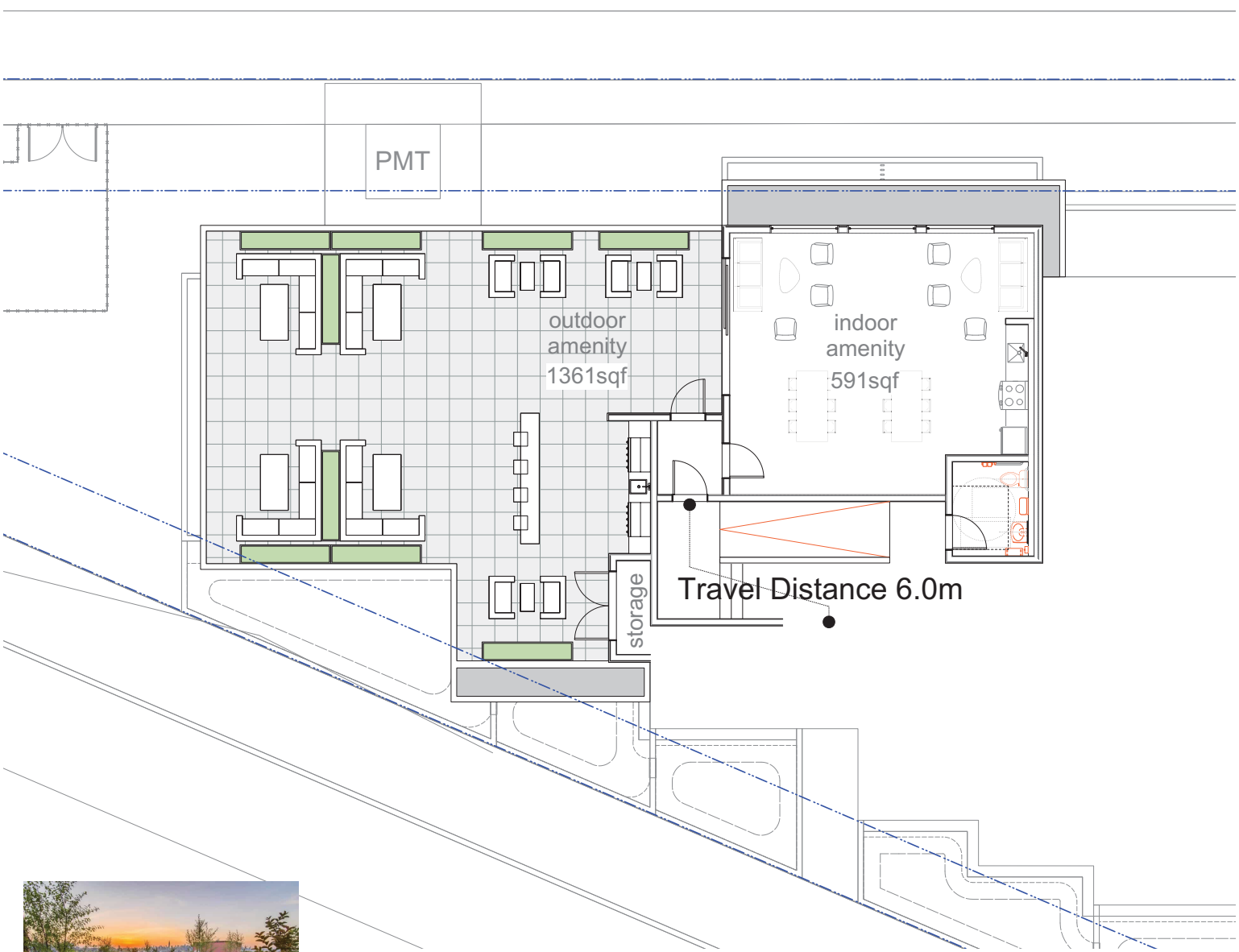

Rooftop Amenity Space with Standalone Planters

MATERIALS LEGEND

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	Asphalt Paving - Road / Drive Aisle / Parking *(for reference only)*
HARDSCAPE SURFACES	
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	Unit Paver - Type 1
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	Boardwalk
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	Stone Seating
	Planter - Metal
SOFTSCAPE	
	Planting Area -Tree & Shrub -On Grade -450mm Depth -Shrub Growing Medium.
	Planting Area -Tree & Shrub -On Slab -Depth Varies, See Plan -Type 1P growing medium. *Confirm maximum depth allowable as per Structural Drawings.*
	Planting Area -Rain Garden -On Grade -450mm Depth -Rain Garden Growing Medium.
	Synthetic Turf (Dog Run)
	Gravel Maintenance Edge -150 mm Depth, 300 mm Width -Max gravel size 25mm (1").

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341
2024-07-22

client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
Landscape Materials - Roof

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CITY OF NANAIMO

project no.	124.09
scale	1: 50 @ 24"x36"
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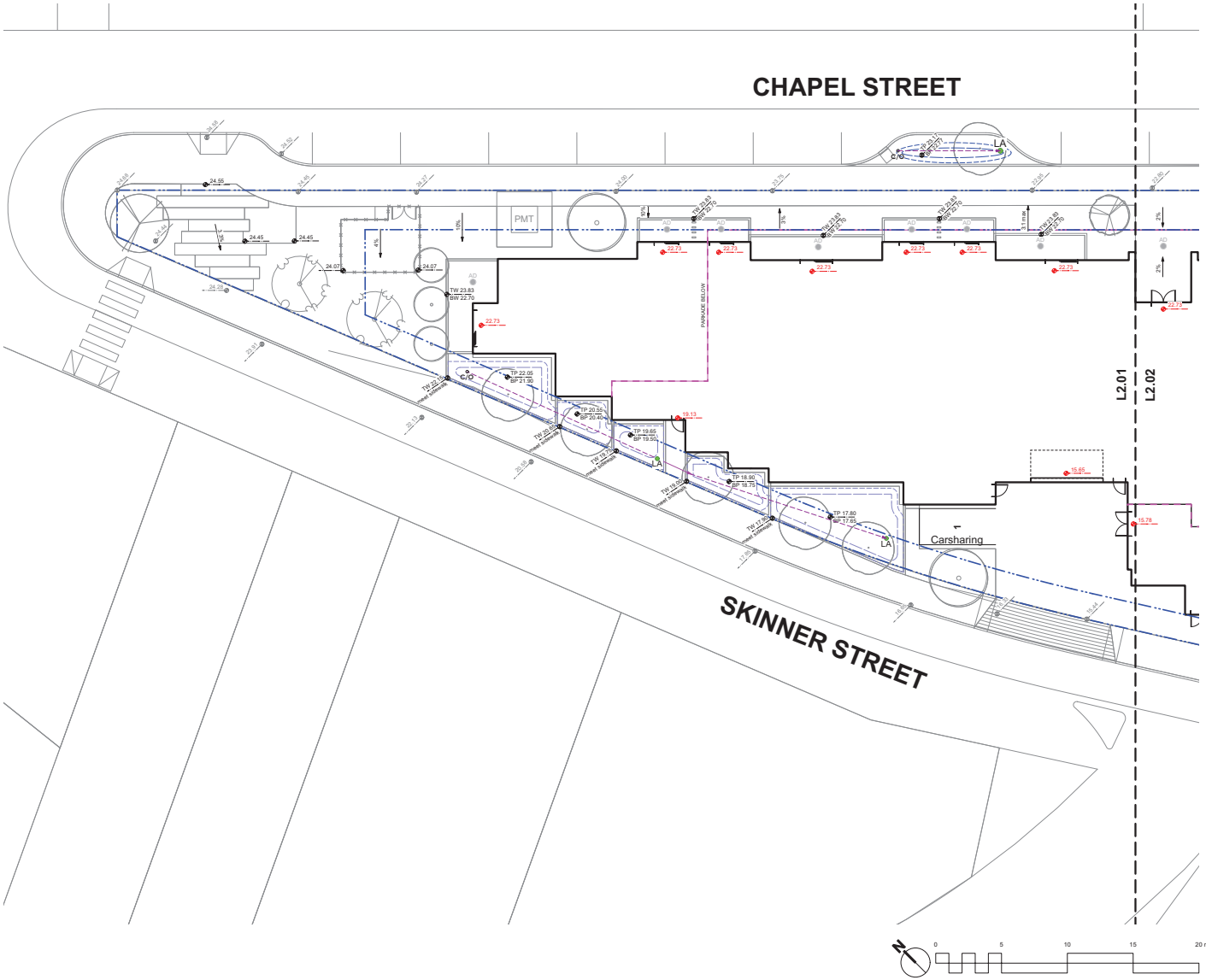

GRADING LEGEND

17.70	Proposed Landscape Grade TOW Top of Wall BP Bottom of Pool BW Bottom of Wall TS Top of Stairs TOC Top of Curb BS Bottom of Stairs BC Bottom of Curb HP High Point TP Top of Pool LP Low Point
17.70 EX	Existing Grade
16.90 Arch	Architectural grade, for reference only
17.70	Civil Grade, for reference only

LANDSCAPE INFRASTRUCTURE LEGEND

	Perforated Underdrain
	Sched 40 PVC
C/O	Clean Out
LA	Rain Garden Overflow Drain
AD	Area Drain
	Top of Wall Notch Rain Garden Overflow
	Curb Inlet

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77 Chapel Street
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sheet title
Landscape Grading & Drainage

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project no.	124.09
scale	1: 150 @ 24"x36"
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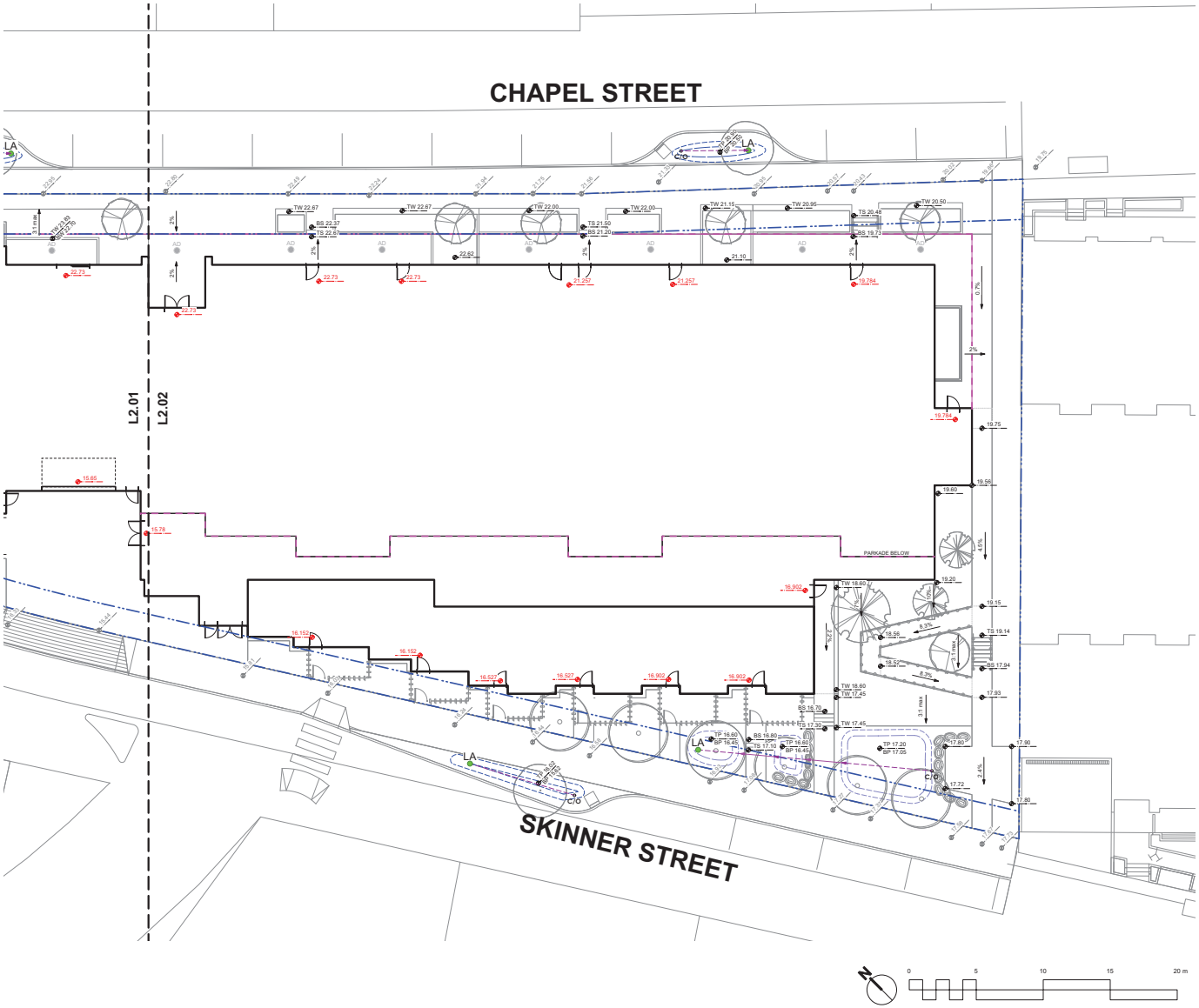

GRADING LEGEND

17.70	Proposed Landscape Grade TOW Top of Wall, BW Bottom of Wall, TOC Top of Curb, BC Bottom of Curb, TP Top of Pool, BP Bottom of Pool, TS Top of Stairs, BS Bottom of Stairs, HP High Point, LP Low Point
17.70 EX	Existing Grade
16.90 Arch	Architectural grade, for reference only
17.70	Civil Grade, for reference only

LANDSCAPE INFRASTRUCTURE LEGEND

	Perforated Underdrain	
	Sched 40 PVC	
C/O	Clean Out	
LA	Rain Garden Overflow Drain	
AD	Area Drain	
	Top of Wall Notch Rain Garden Overflow	
	Curb Inlet	

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REGISTERED MEMBER
Scott Murdoch
341
2024-07-22

client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
Landscape Grading & Drainage

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CITY OF NANAIMO

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scale	1: 150 @ 24"x36"
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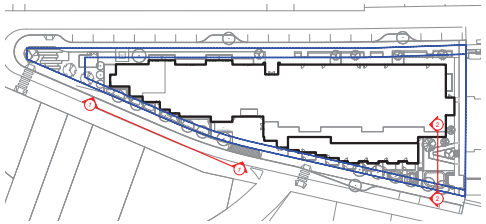
1 South Elevation - Stepped Rain Garden
Scale: 1:100

2 Section Elevation - Rain Garden + Ramp
Scale: 1:50



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MDI Landscape Architects

3388A Tennyson Ave, Victoria, BC V8Z 3P6 Phone: 250-412-2661 Fax: 250-412-2662

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER Scott Murdoch 341

2024-07-22

client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
Landscape Elevations

RECEIVED
DP1350
2024-JUL-25

project no.	124.09
scale	AS SHOWN @ 24"x36"
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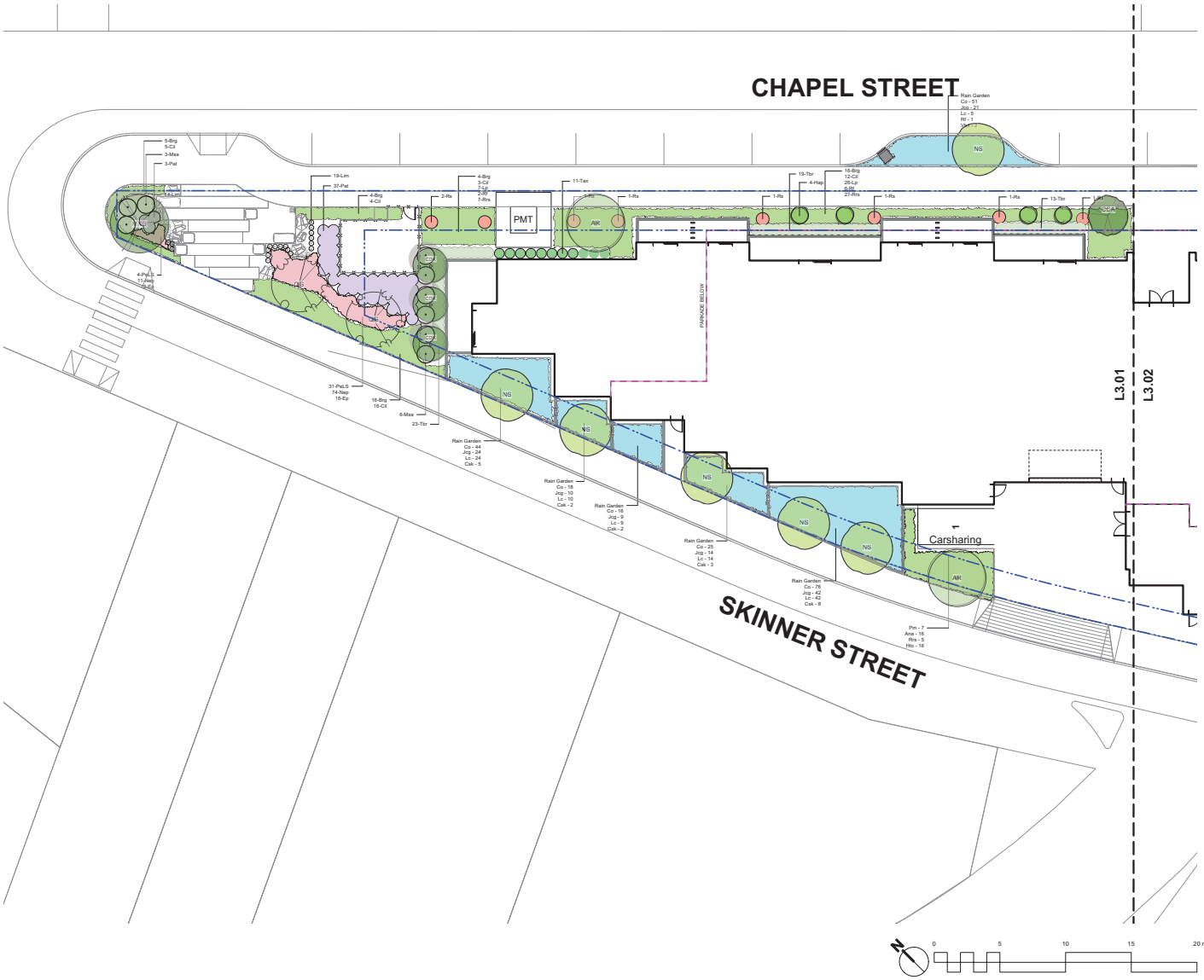

PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
AR	8	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
CCA	6	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
COK	3	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
MXG	1	Magnolia x 'Galaxy'	Galaxy Magnolia	5.0cm cal, b&b
NS	8	Nyssa sylvatica 'Wildfire'	Tupelo	5.0cm cal, b&b
POM	2	Picea omorika	Serbian Spruce	2.5m ht, b&b
PSY	1	Pinus sylvestris	Scots Pine	1.5m ht, b&b
QG	2	Quercus garryana	Garry Oak	4.0cm cal, b&b
SHRUBS/FERNS/GRASSES/VINES:				
Au-1	3	Arbutus unedo	Strawberry Tree	#3 pot
Ana	136	Aster novae-angliae	New England Aster	Sp3
Ep	24	Echinacea purpurea	Purple Coneflower	#1 pot
Hmg	108	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	#1 Pot
Hap	4	Hamamelis ' intermedia 'Arnold Promise'	Hybrid Witch Hazel	#15 pot
Hto	122	Hebe topiaria	Topiarist's hebe	#1 pot
Lim	71	Liriope muscari	Lily turf	#1 pot
Msa	9	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Nep	111	Nepeta x faassenii	Catmint	Sp3
Pat	40	Perovskia atriplicifolia	Russian Sage	#1 pot
PeLS	46	Perovskia 'Little Spire'	Dwarf Russian Sage	Sp3
Pmu	8	Pinus mugo mugo	Dwarf Mugo Pine	#2 pot
Pm	127	Polystichum munitum	Sword Fern	#1 pot
Rs	19	Ribes sanguineum	Red Flowering Currant	#3 pot
Rrs	39	Rosa rugosa 'Schneekoppe'	Snow Pavement Rose	#2 pot
Sar	9	Sarcococca ruscifolia	Sweetbox	#2 pot
Tbr	55	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
Tax	11	Taxus x media	Hybrid Yew	#5 pot
RAIN GARDEN PLANTS:				
Co	515	Carex obnupta	Slough Sedge	#1 pot
Csk	20	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	239	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lc	134	Lobelia cardinalis	Cardinal Flower	#2 pot
Rf	7	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Vbd	14	Viburnum davidii	David Viburnum	#2 pot

FLOWERING PERENNIALS AND FOCAL TREE
NORTH PUBLIC PLAZA (AT TRIANGLE)

EVERGREEN HEDGING AND FLOWERING PERENNIALS
CHAPEL STREET

SEDGES AND WATER-LOVING FLOWERS
SKINNER STREET RAIN PLANTERS

No.	Issued For	Issue Date
1	DP Submission	2024-07-22

MDI Landscape Architects
3388A Tennyson Ave, Victoria, BC V8Z 3P6
Phone: 250-412-2661
Fax: 250-412-2662

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REGISTERED MEMBER
Scott Murdoch
341
2024-07-22

client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
Planting

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DP1350
2024-JUL-25
CITY OF NANAIMO

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PLANT LIST

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
TREES:				
AR	8	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	6.0cm cal, b&b
CCA	6	Cercis canadensis	Eastern Redbud	5.0cm cal, b&b
COK	3	Cornus kousa 'Milky Way'	Milky Way Kousa Dogwood	multistem, 1.5 m ht, b&b
MXG	1	Magnolia x 'Galaxy'	Galaxy Magnolia	5.0cm cal, b&b
NS	8	Nyssa sylvatica 'Wildfire'	Tupelo	5.0cm cal, b&b
POM	2	Picea omorika	Serbian Spruce	2.5m ht, b&b
PSY	1	Pinus sylvestris	Scots Pine	1.5m ht, b&b
QG	2	Quercus garryana	Garry Oak	4.0cm cal, b&b
SHRUBS/FERNS/GRASSES/VINES:				
Au-1	3	Arbutus unedo	Strawberry Tree	#3 pot
Ana	136	Aster novae-angliae	New England Aster	Sp3
Ep	24	Echinacea purpurea	Purple Coneflower	#1 pot
Hmg	108	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	#1 Pot
Hap	4	Hamamelis ' intermedia 'Arnold Promise'	Hybrid Witch Hazel	#15 pot
Hto	122	Hebe topiaria	Topiarist's hebe	#1 pot
Lim	71	Liriope muscari	Lily turf	#1 pot
Msa	9	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	#1 pot
Nep	111	Nepeta x faassenii	Catmint	Sp3
Pat	40	Perovskia atriplicifolia	Russian Sage	#1 pot
PeLS	46	Perovskia 'Little Spire'	Dwarf Russian Sage	Sp3
Pmu	8	Pinus mugo mugo	Dwarf Mugo Pine	#2 pot
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Sar	9	Sarcococca ruscifolia	Sweetbox	#2 pot
Tbr	55	Taxus baccata 'Repandens'	English Weeping Yew	#1 pot
Tax	11	Taxus x media	Hybrid Yew	#5 pot
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Co	515	Carex obnupta	Slough Sedge	#1 pot
Csk	20	Cornus sericea 'Kelseyii'	Dwarf Red-twigged Dogwood	#1 pot
Jcg	239	Juncus 'Carmen's Grey'	Soft Common Rush	Sp3
Lc	134	Lobelia cardinalis	Cardinal Flower	#2 pot
Rf	7	Rudbeckia fulgida	Black-Eyed Susan	#1 pot
Vbd	14	Viburnum davidii	David Viburnum	#2 pot

SHADE TREES WITH SEDGES AND PERENNIALS
BOULEVARD AND RAIN GARDENS

JAPANESE FOREST GRASS
PEDESTRIAN CONNECTION FROM SKINNER TO CHAPEL

EVERGREEN SHRUBS, FLOWERS AND FERNS
LIVE WORK UNIT FRONT YARDS

No.	Issued For	Issue Date
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MDI Landscape Architects
3388A Tennyson Ave, Victoria, BC V8Z 3P6
Phone: 250-412-2881
Fax: 250-412-2882

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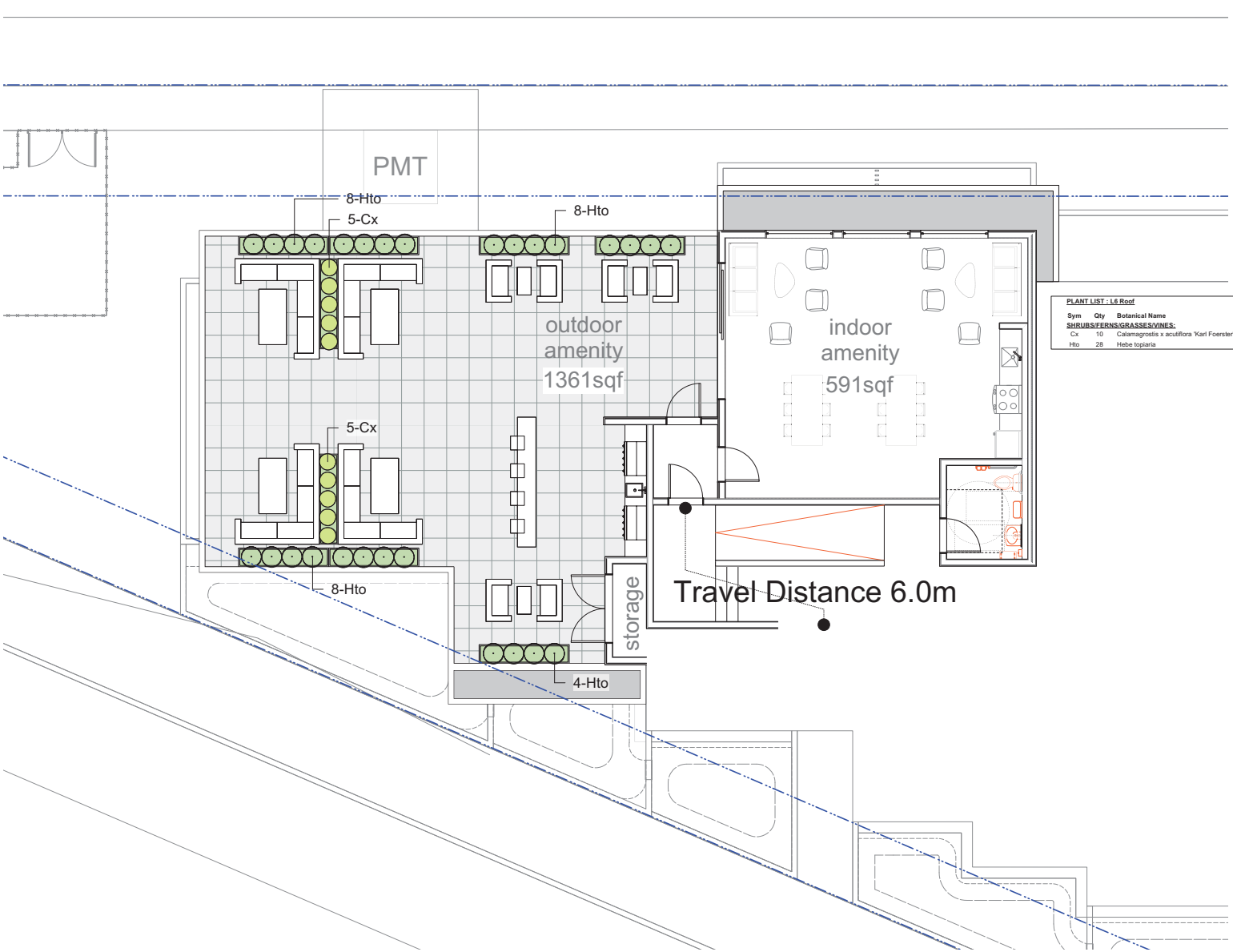
DP1350
2024-JUL-25
CITY OF NANAIMO

project no.	124.09
scale	1: 150 @ 24"x36"
drawn by	MDI
checked by	SM
sheet no.	**L3.02**



PLANT LIST : L6 Roof

Sym	Qty	Botanical Name	Common Name	Schd. Size / Plant Spacing
SHRUBS/FERNS/GRASSES/VINES:				
Cx	10	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	#1 pot / 1.8 m O.C.
Hto	28	Hebe topiaria	Topiarist's hebe	#1 pot

No.	Issued For	Issue Date
1	DP Submission	2024-07-22

MDI Landscape Architects

3388A Tennyson Ave, Victoria, BC V8Z 3P6 Phone: 250-412-2861 Fax: 250-412-2862

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER Scott Murdoch 341

2024-07-22

client
Primex Investments Ltd.
1758 W 4th Ave #200
Vancouver, BC

project
77 Chapel Street
77 Chapel Street
Nanaimo, BC

sheet title
Planting - Roof

RECEIVED
DP1350
2024-JUL-25
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project no.	124.09
scale	1: 50 @ 24"x36"
drawn by	MDI
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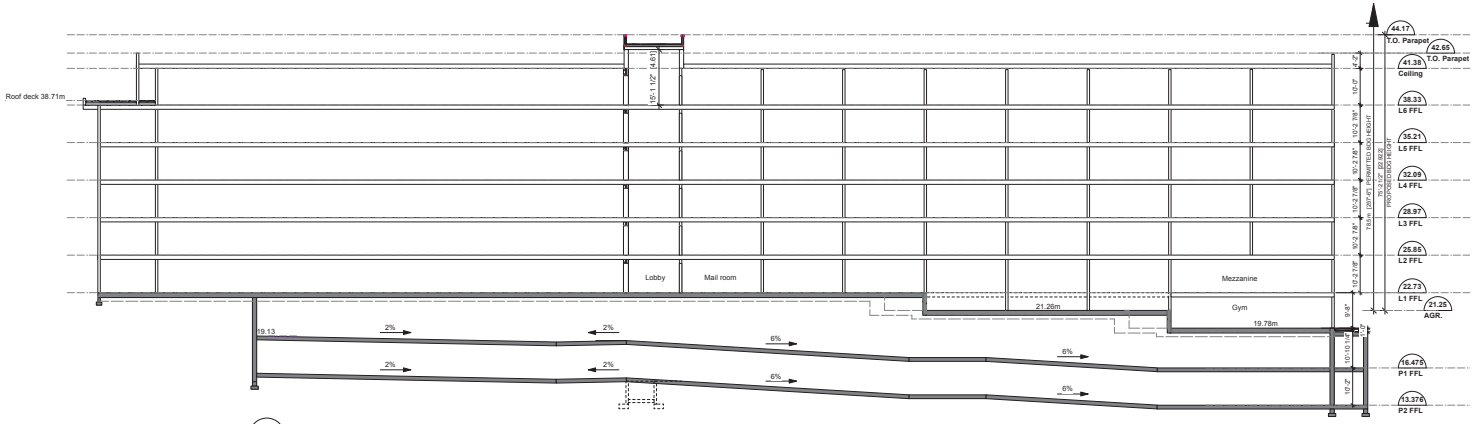
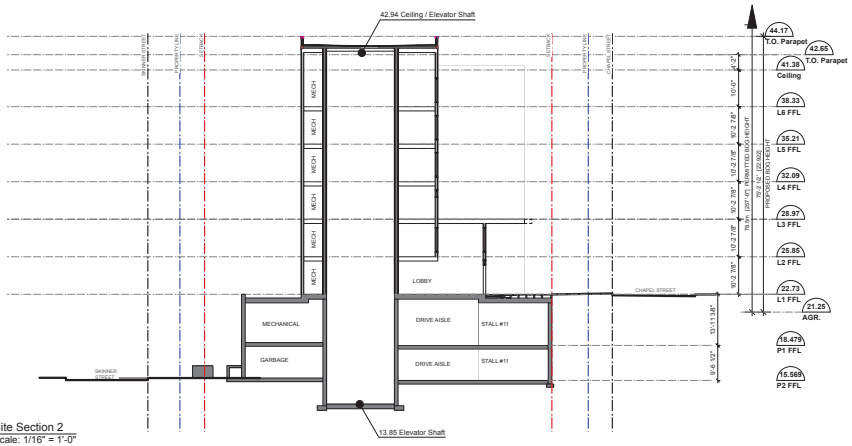
sheet no.	**L3.03**



1 / A401 Section 1
Scale: 1/16" = 1'-0"



2 / A401 Site Section 2
Scale: 1/16" = 1'-0"

0 5'-0" 20'-0" 40'-0"
1/16" = 1'0"