



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

March 13, 2025, 5:00 p.m.  
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:**

2 - 7

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-FEB-27 at 5:00 p.m.

**5. PRESENTATIONS:**

**a. Development Permit Application No. DP001372 - 3400 Barrington Road**

8 - 34

To be introduced by Payton Carter, Planner, Current Planning.

*The proposed development is a multi-family development with 102 rental units.*

**b. Development Permit Application No. DP001373 - 6055 Turner Road & 6045 Linley Valley Drive**

35 - 63

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

*The proposed development is a mixed-use multi-family residential (106 dwelling units) and commercial (139m<sup>2</sup>) comprising a total of two buildings.*

**6. OTHER BUSINESS:**

**7. ADJOURNMENT:**



## **MINUTES**

### **DESIGN ADVISORY PANEL MEETING**

Thursday, February 27, 2025, 5:00 p.m.  
Boardroom, Service and Resource Centre,  
411 Dunsmuir Street, Nanaimo, BC

Present: Marie Leduc, Chair \*  
Councillor Eastmure  
Johnathan Behnke, BCSLA/CSLA\*  
Marta Kubacki, AIBC  
Romolo (Alex) Messina, At Large\*

Absent: Hector Alcala, AIBC  
Angie Boileau, At Large  
Harry Law, At Large

Staff: L. Rowett, Manager, Current Planning  
C. Horn, Planner, Current Planning\*  
K. Mayes, Planner, Current Planning\*  
A. Bullen, Recording Secretary

#### **1. CALL THE MEETING TO ORDER:**

The Design Advisory Panel Meeting was called to order at 5:00 p.m.

#### **2. ADOPTION OF AGENDA:**

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

#### **3. CHAIR'S REPORT:**

Marie Leduc, Chair, introduced the new Design Advisory Panel member, Romolo (Alex) Messina.

\* Denotes electronic meeting participation as authorized by "Council Procedure Bylaw 2018 No. 7272"



#### **4. ADOPTION OF MINUTES:**

It was moved and seconded that the Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2025-FEB-13 at 5:01 p.m. be adopted. The motion carried unanimously.

#### **5. PRESENTATIONS:**

a. Development Permit Application No. DP001366 - 5300 Tanya Drive

Introduced by Caleb Horn, Planner, Current Planning.

Presentation:

1. Kurtis Buick, Development Manager, District Developments Corp, introduced the team and presented the site plan, project data, neighbourhood context, floor plans, building elevations and renderings, external building materials, future site access, landscape plan, and terrain analysis. Highlights included:
  - Proposing 80 fourplex units distributed across 20 buildings on the site
  - A variety of unit types, including one-, two-, and three-bedroom units
  - The site is bordered by a forest, with efforts to preserve as much of the natural woodland as possible
  - The external building materials will include board and batten, shingles, and lap siding
  - A muted color palette reflecting natural earth tones for the buildings
  - A strong emphasis on maintaining a natural environment throughout the development
  - The proposed landscape plan features native groundcovers and trees
  - The site is characterized by significant slopes and a largely rocky terrain
  - A variety of tree species, including Deborah maples, cypresses, and Kousa dogwoods, will be incorporated
  - A proposed seating area will be provided for both residents and the public
  - A pedestrian connection will link the lower units to the sidewalks of the proposed road
  - Clarification regarding the parking rationale, noting that the site's topography limits the possibility of including garages

Marie Leduc, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussion took place. Highlights included:

- Connect the site to Linley Valley via a trail network
- Comments on the massing of the buildings
- Adjust material finishes for Buildings A, C, and D to create visual breaks between the buildings
- Increase the size or number of windows in Buildings D, E, and F
- A comment to preserve the arbutus grove in the northwest corner of the site
- Incorporate more wood materials into the building design and consider alternative roof materials
- Include permeable pavers in the site design
- Clarification regarding the landscape maintenance plans for the site
- Enhance the pedestrian network around the site and add bike storage facilities
- Comments regarding the location of the amenity space, suggesting it be moved to an area with better visibility and natural surveillance
- Incorporate front porches and additional storage spaces in the units
- Integrate more stone and natural materials into the site and expand the color palette of the buildings
- A suggestion to remove Norway maples from the plant palette and to include more native species overall
- Clarification regarding the perimeter fencing, emphasizing a better transition between the lawn area and the surrounding forest
- A comment to consider the location of the boulders
- A concern regarding potential encroachment into the wetland area and the need for a buffer zone between the property and the protected wetland
- Suggestion to incorporate traffic calming measures to mitigate speeding along the proposed road
- Clarification regarding the proposed refuse area

It was moved and seconded that Development Permit Application No. DP001366 - 5300 Tanya Drive be accepted as presented, with the condition that the applicant returns with a revised landscape plan. The following recommendations were provided:

- Consider ways to connect the development to the Tanya Drive Linley Valley trailhead
- Consider material changes on Buildings A, C, and D to help reduce the mass of the building
- Consider larger windows on Buildings D, E, and F

- Consider retaining the arbutus grove on the northwest corner of the property
- Consider adding more natural wood features to the buildings to reflect the forest site
- Consider matching the colour of the Hardie shingles on the building peaks to the colour of the roof material
- Consider ways to make the transition between the lawn and the forest appear more natural by curving the lawn edge and adding transitional plantings
- Consider adding native species along the forest edge
- Consider removing the Norway maples from the plant palette
- Consider the overall planting palette and focus more on native plants
- Consider using permeable pavers on the parking area and drive aisle
- Consider adding the boulders in more natural arrangements and not in the lawn areas
- Consider adding a pedestrian network through the site and to the street
- Consider adding secure weather-protected bike parking
- Consider a different location for the amenity space
- Consider adding front porches on some of the units
- Consider using stone or natural materials for the retaining walls to match the natural landscape
- Consider adding more variety to the buildings' colour palette
- Consider adding a separation between the property and the protected wetland
- Consider adding storage for the units
- Consider adding traffic calming on the new street
- Consider adding a garbage disposal location to the site plan

The motion carried unanimously.

b. Development Permit Application No. DP001371 – 55, 65, 69, & 73 Prideaux Street

Introduced by Kristine Mayes, Planner, Current Planning.

Presentations:

1. Jackson Low, Architect, Low Hammond Rowe Architects, provided a brief introduction of the project.
2. Selena Kwok, Architect, Low Hammond Rowe Architects, presented the site plan, site sections, building elevations and renderings, and external building materials. Highlights included:

- Proposing 116 affordable rental units with underground parking and a small surface parking area
  - Shared outdoor amenity space with the existing building at 619 Comox Road
  - Garbage enclosure and visitor are parking located at the rear of the building
3. Kate Stefiuk, Landscape Architect, Kinship Design Art Ecology, presented the landscape plan. Highlights included:
- A plant palette combining indigenous and non-indigenous species, featuring deciduous, evergreen, flowering, and fruit-bearing shrubs
  - Layered planting to provide seasonal interest and reduce landscape maintenance
  - A mix of deciduous and coniferous trees
  - A large, shared backyard including a shaded woodland garden and a sunnier, more open area
  - A shared courtyard garden between the existing residential building and the proposed building
  - Private patios with screening and raised planters for ground units
  - The site is enclosed with a black metal picket fence for security and safety

Marie Leduc, Chair, opened the floor for questions to Staff. No questions were asked.

Panel discussion took place. Highlights included:

- Add weather protection and play elements to the outdoor common area
- Clarification that the development is aimed at families and seniors
- Clarification regarding rent pricing for the existing building and the possibility of rent reduction
- Suggestion that accessible parking spaces be included
- Clarification that design stage acceptance will determine if on-street parking can be designated as accessible
- A car share program is being considered
- Use “salmon-safe” materials when incorporating copper detailing
- Add more variation in finishes on the upper floor to distinguish units
- Position a two-bedroom unit at the outer corner of the building and add more two-bedroom units with gated patios on the ground floor
- Add a window at the end of the north corridor if the heat recovery ventilator rooms are removed
- Reconsider the width of the parapet

- Incorporate artwork into the entrance feature, as well as roses or a commemorative plaque about the Karlin Rose Garden

It was moved and seconded that Development Permit Application No. DP001371 – 55, 65, 69, & 73 Prideaux Street be accepted as presented, with support for the proposed variances. The following recommendations were provided:

- Consider adding a space with weather protection in the outdoor common area
- Consider having accessible parking in the visitor parking lot or work with the City to add an on-street accessible parking space in front of the building
- Consider reducing the depth of the parapet height
- Consider having more two-bedroom units on the ground floor with gated patios
- Consider switching Studio A1 with a two-bedroom unit
- Consider adding artwork to the entrance feature
- Consider adding roses or a commemorative plaque about the Karlin Rose Garden
- Consider adding a window at the end of the north corridor if the heat recovery ventilator rooms are removed
- Consider using “salmon-safe” material for the copper detailing
- Consider adding subtle variability in finish on the upper floor to distinguish units from one another

The motion carried unanimously.

## **6. ADJOURNMENT:**

It was moved and seconded at 7:20 p.m. that the meeting adjourn. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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RECORDING SECRETARY

## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001372 3400 BARRINGTON ROAD

**Applicant:** HYLAND PROPERTIES

**Architect:** DHK ARCHITECTS INC.

**Landscape Architect:** KINSHIP DESIGN ART ECOLOGY

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#### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Medium Density Residential (R8)
<i>Location</i>	The subject property is located north of the intersection of Ocean Pearl Terrace and Barrington Road.
<i>Total Area</i>	1.5 ha
<i>City Plan</i>	Future Land Use Designation – Suburban Neighbourhood Development Permit Area DPA1 – Environmentally Sensitive Area Development Permit Area DPA 6 – Steep Slopes Development Permit Area DPA 8 – Form and Character
<i>Relevant Design Guidelines</i>	Steep Slope Development Permit Area Guidelines General Development Permit Area Design Guidelines

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The subject property is an irregularly shaped lot, located in the Linley Valley neighbourhood. The site slopes upward from north to south (24m) and is heavily forested with a significant rocky knoll along Barrington Road. A large wetland is located immediately north of the subject property and a small wetland is located within the lot, along the west property line. The surrounding neighbourhood includes various City parks, low-density residential development, and large vacant lots zoned for medium-density residential development.

#### PROPOSED DEVELOPMENT

The applicant proposes to construct a four-storey multi-family residential development with 102 rental dwelling units complete with two additional storeys of under-building parking, and a combination of studio, one-bedroom, two-bedroom units, and three-bedroom units. The proposed gross floor area is 8,405m<sup>2</sup> and the proposed Floor Area Ratio (FAR) is 0.56.

#### Site Design

The proposed building is setback from Barrington Road and positioned to integrate into the existing topography and preserve the rock outcrops that characterize the site. A prominent tree retention area and rock outcrop will be retained abutting Barrington Road, which will screen the development from the street. Vehicle traffic will be concentrated on the east side of the lot where ramp access to both under-building parking levels, as well as a surface parking area, will be provided. Pedestrian connections are proposed from Barrington Road to the building, and a gravel surface trail located at the rear of the site will connect the development to an existing public trail system through Ocean Pearl Park, connecting Rock City Road to Ocean Pearl

Terrace. Ground-oriented units have an outdoor patio with privacy screening and landscaping, as well as access to a shared pedestrian walkway.

The “Off-Street Parking Regulations Bylaw 2018 No. 7266” (the “Parking Bylaw”) requires 156 parking spaces, three of which must be accessible and seven must be dedicated to visitors. Additionally, 51 long-term and ten short-term bicycle spaces are required. The required long-term bicycle storage is proposed within the under-building parking area and the short-term bicycle parking is located adjacent to the building entrances.

Staff Comments:

- Consider relocating some short-term bicycle parking to the rear building entrance.
- A robust pedestrian circulation network is proposed, in accordance with the applicable guidelines.

Building Design

The building is modern form with strong horizontal emphasis with a prominent building entry that projects from the front face of the building. A similar projection is proposed at the rear pedestrian entrance as well, allowing rear building access from the adjacent pedestrian walkway. Roof overhangs and projections provide visual interest and a varying roofline, while the privacy screening on the large exterior balconies helps reduce the visual mass of the building on the north and south building faces. The interior stairwells are glazed with large windows to maximize views and the concrete walls of the under-building parking area are visually broken up with aluminum battens with wood texture for screening and visual interest. Generous glazing is provided on all building elevations to provide views of the forest and the colour palette features dark, natural tones to complement the natural environment. Exterior cladding materials include cement paneling in various shades and textures, including wood-like finishes. Timber columns and beams are also proposed to emphasize the building entrances.

Staff Comments:

- The building design provides natural surveillance of outdoor spaces, maintains views of the natural landscape, and uses a natural material palette in accordance with the applicable guidelines.

Landscape Design

Much of the existing treed areas will be retained around the perimeter of the building with some new plantings being introduced in the surface parking area and pedestrian walkways. An existing split rail fence defines the wetland boundaries and protects from encroachment into the required wetland setbacks. Existing landscaped areas that are affected by construction will be replanted with an indigenous species and boulder retaining walls will be terraced, complete with plantings to act as a rainwater management system. Various Garry oak meadows are proposed throughout the site and garden patios complete with privacy screening are proposed for ground-level units. The building entrances are surrounded by plaza features, including decorative pavers, outdoor seating, bollard lighting, and plantings.

Staff Comments:

- Consider a green wall feature or other treatment to soften views of the exposed concrete walls of the under-building parking structure.
- Private and common outdoor spaces are provided, in accordance with the General Development Permit Area Guidelines.

## **PROPOSED VARIANCE**

### *Maximum Building Height*

A variance is proposed to the maximum permitted building height for a principal building from 14.0m to 16.5m.



**December 18, 2024**

Caleb Horn  
Nanaimo Planning Department  
Caleb.Horn@nanaimo.ca 250-755-4460, ext 4344



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Re: 3400 Barrington Road Design Rationale and Variance

## Building Design

This development aims to complement the property's existing natural environment and remain consistent with the character of neighbouring developments, while adding 102 new rental homes to Nanaimo. By carefully positioning the building and preserving large rock formations, the new development's physical presence on Barrington Road is minimized, giving the impression of a structure gently integrated into the landscape.

The building's architectural language draws on traditional West Coast Modern design. Key elements include sensitive siting of the building, generous roof overhangs, a strong horizontal emphasis, large areas of glazing, and the use of durable, robust materials such as exposed timber, concrete, and fibre cement cladding. Prominent entrance structures on both the north and south sides serve as visual focal points—welcoming those arriving from the street and guiding residents returning from a forest walk from the north. Large expanses of glass are carefully positioned and oriented to capture views of the surrounding forest, while sightlines toward neighbouring properties are minimized. The exterior colour palette features dark, natural tones that blend into the heavily forested context.

A defining feature of the design is the inclusion of exterior balconies. Along the street-facing façade and the entrance forecourt, balconies are set back within the building's face to maintain privacy. On the north side, balconies are larger and more continuous, offering unobstructed views of the forest and wetlands.

The building will provide 102 rental homes, featuring a range of unit types including studios, one-bedroom plus den, one-bedroom, two-bedroom, and three-bedroom options. Additionally, a certain amount of units will be made more accessible for people with mobility challenges.

The site design encourages pedestrian and bicycle use with a barrier-free path of travel from Barrington Road to the main entrance, as well as a pedestrian trail connecting the lower-level amenity space to the public trail system on the north side of the property. Significant landscaping is planned for both the southern forecourt and within the naturalized areas to the north. Dense plantings on the east side will help soften the development's impact on neighbours. On the south side of the building,

ground-oriented units with front doors will activate and enhance the exterior space at the building's base.

### Steep Slope Development

The site is located in a steep slope development permit area. Every effort has been made to adhere to the City of Nanaimo's Steep Slope Development Guidelines. The intent is to minimize site disturbance, protect the natural environment, and ensure that the development harmonizes with the surrounding landscape, reflecting the setting's character and quality.



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- **Hillside Character:** The building is situated on the edge of a natural depression on the hillside. From the south (street side), it will appear as a four-storey structure, with lower parking levels bermed into the slope.
- **Retaining Walls:** Retaining walls create stormwater retention areas and provide additional soil depth for new vegetation.
- **Setbacks:** The building footprint and construction areas are contained within all environmental setbacks.
- **Natural Features:** Existing rock formations and the tree canopy bordering Barrington Road will be retained to minimize visual and physical intervention along the street.
- **Safe Circulation:** A safe path of travel for pedestrians, bicycles, and vehicles is maintained throughout the site.
- **Trail Connections:** A pedestrian connection at the north edge links to a public trail system and the amenity space located on the building's lowest level.
- **Habitat Linkages:** Open space on the north side of the property is preserved, ensuring continuous habitat corridors.
- **Efficient Structure:** The building's structure is efficient and elegant, minimizing site disturbance.
- **Retaining Wall Height:** Retaining walls are limited to a maximum height of 3 metres.
- **Views from Barrington Road:** Existing views of the site from Barrington Road remain largely unchanged.
- **Geotechnical Engineering:** All cut slopes conform to a geotechnical consultant's recommendations.
- **Road and Driveway Layout:** Road and driveway designs respect the hillside character, minimize impacts on neighbouring properties, and follow best-practice safety guidelines.
- **Replanting:** Any felled trees will be replanted to maintain existing biomass levels.
- **Underground Services:** All municipal services will be installed underground.
- **Materials and Colours:** Building materials and the chosen dark colour palette are selected to blend with the surrounding forest environment.



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## Height Variance

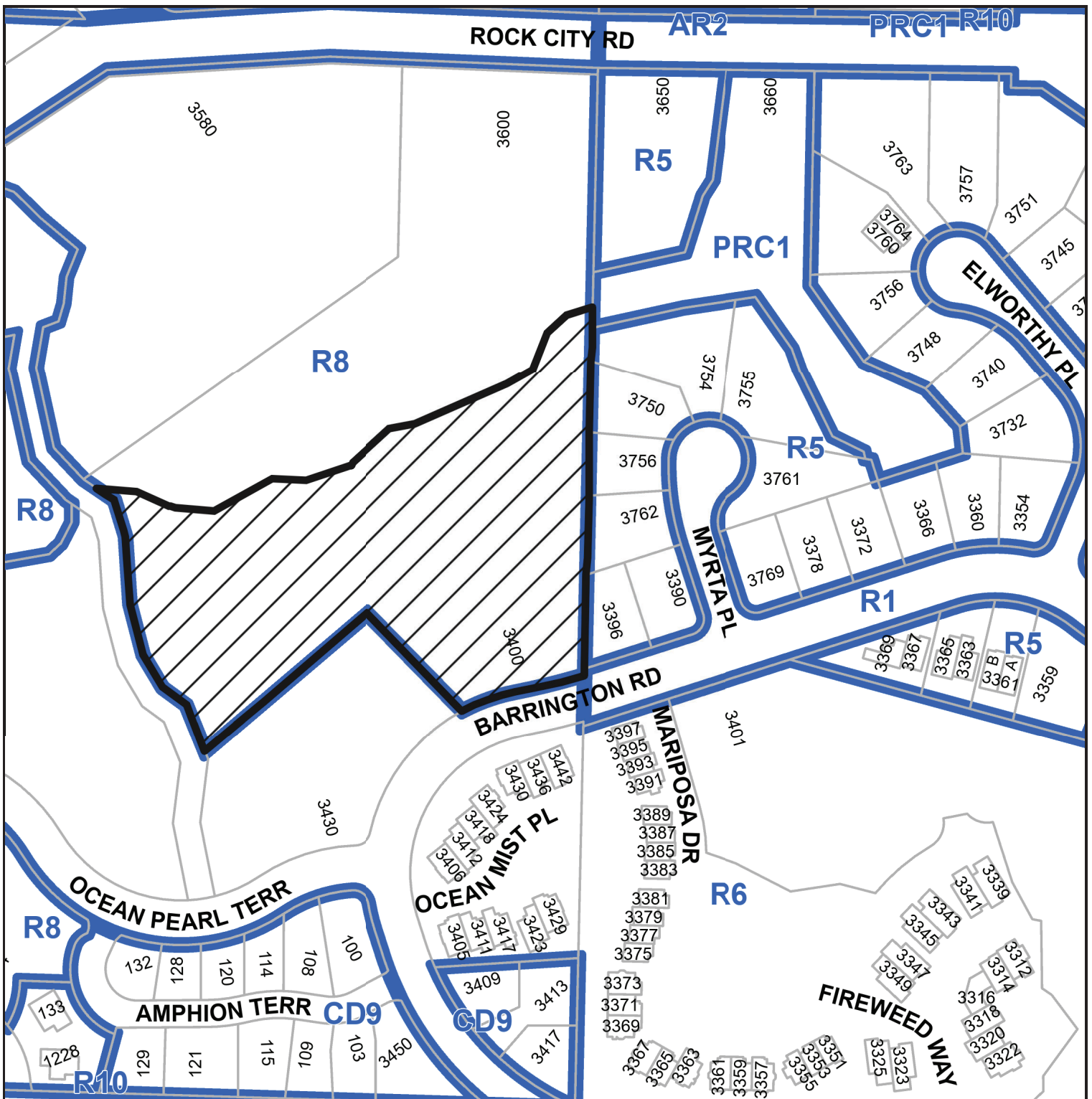
We are seeking a 2.5 m height variance. From most vantage points, including Barrington Road, the building appears as a four-storey structure. The average height on the south elevation is approximately 13.7 m to the top of the parapet, consistent with the allowable zoning height of 14 m. Due to the steep slope of the site, the average grade calculation incorporates elevation points on the north side, where the parking structure is exposed.

We believe the 2.5 m height variance should be granted because, from the street and the viewpoint of adjacent neighbours, the building effectively complies with the current zoning height restrictions. On the north and west sides, where the building reaches its full height, views are limited to unoccupied forested areas, ensuring minimal visual impact.

Sincerely yours,

Paul Koopman  
Architect AIBC  
dHKarchitects

# SUBJECT PROPERTY MAP



 3400 BARRINGTON ROAD



# AERIAL PHOTO

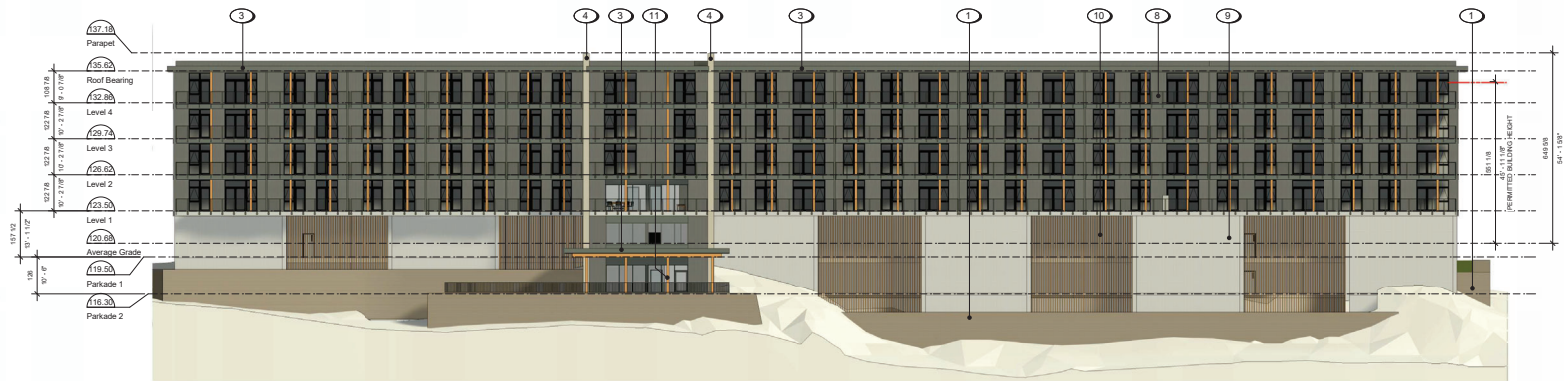


 3400 BARRINGTON ROAD













RENDERING OF SOUTH BUILDING ELEVATION AND FORECOURT



RENDERING OF NORTH - EAST BUILDING ELEVATION



RENDERING OF NORTH BUILDING ELEVATION AND AMENITY SPACE



RENDERING OF NORTH - WEST BUILDING ELEVATION



1. Metal Guardrail - Light Grey  
2. Cement Panel Type 1 - Board and Batten - Grey Brown  
3. Cement Panel Type 2 - Grey  
4. Cement Panel Type 3 - Light Grey  
5. Cement Panel Type 4 - Soft - Wood Texture  
6. Metal Flashing Type 1 - Light grey  
7. Vinyl Window - Typical - Dark Grey  
8. Metal Guardrail - Light Grey  
9. Exposed Concrete  
10. Aluminum Battens with wood texture  
11. Heavy Timber column and beam  
12. Cedar Fence  
13. Cedar Fence

1  
A001 Material Sample Board

\* REFER TO A301 BUILDING ELEVATIONS FOR MATERIAL LOCATIONS

**RECEIVED**  
**DP1372**  
**2025-FEB-07**  
Current Planning

2	2025-02-07	Issued for DP Amendment
1	2024-12-18	Issued for DP

Issued	2024-12-18	Description	Issued for DP
Drawn By	PCK	Created By	GTH
Scale		Project Number	2419

NOTE: All dimensions are shown in millimeters.

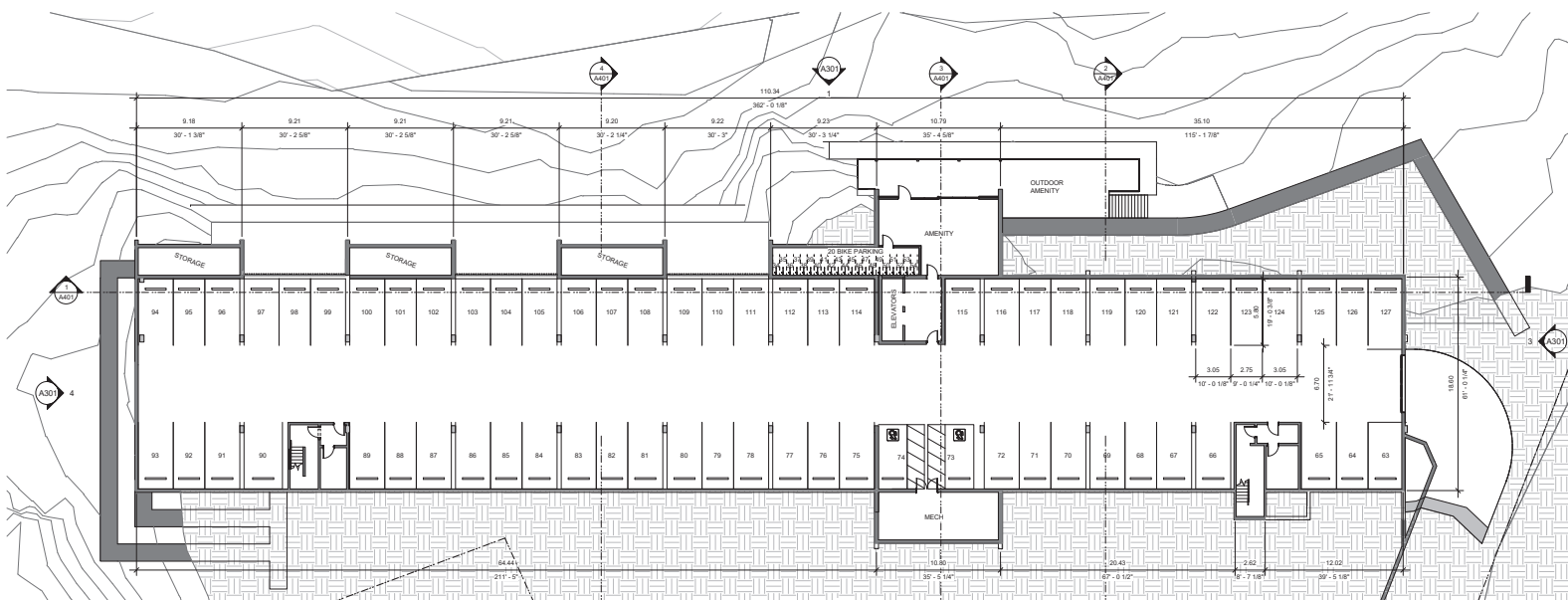
**SILVA**

3400 Barrington Road  
Nanaimo, BC  
Renderings

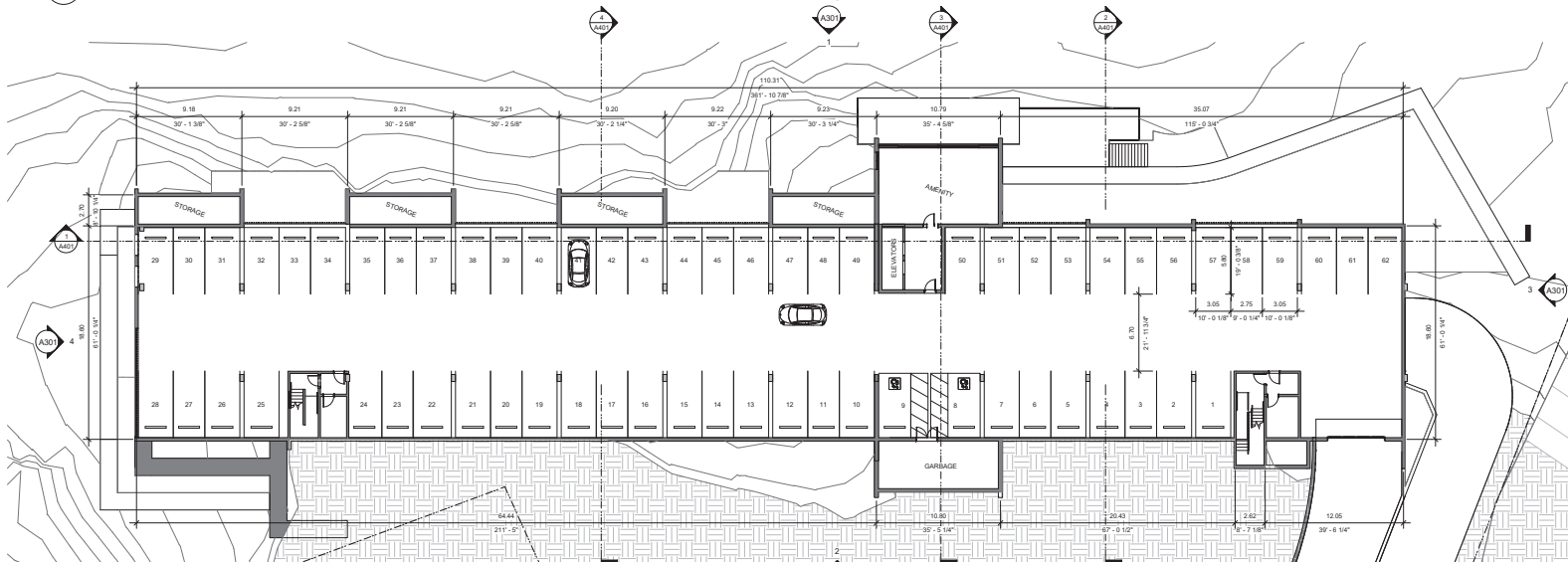


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1 Parkade 2 - Enlarged Plan  
SCALE: 1 : 200



2 Parkade 1 - Enlarged Plan  
SCALE: 1 : 200

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**2025-FEB-07**  
Current Planning

1	2024.12.18	Issued for DP
Issued	2024.12.18	Description
Drawn By	PCW/BBS	Created By
Scale	1 : 200	Project Number
NOTE: All dimensions are subject to verification.		

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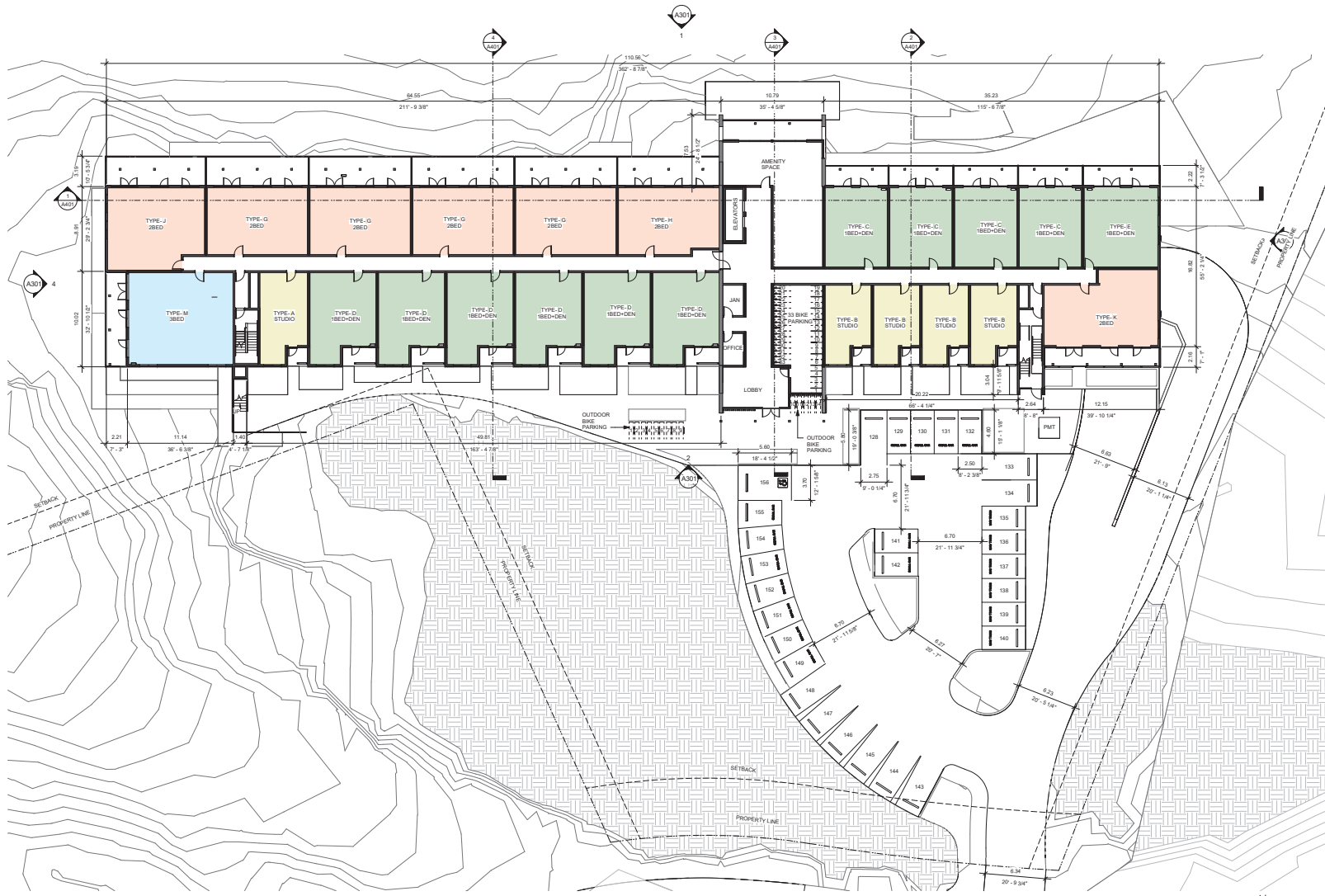
3400 Barrington Road  
Nanaimo, BC  
Overall P2- P1 Plan

**dHka** **A201** **2024-12-18**

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1 Level 1 - Enlarged Plan  
A203 / SCALE: 1:200



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2024.12.18		Issued for DP
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Scale	1:200	Project Number
NOTES: All dimensions are in millimeters.		

2419

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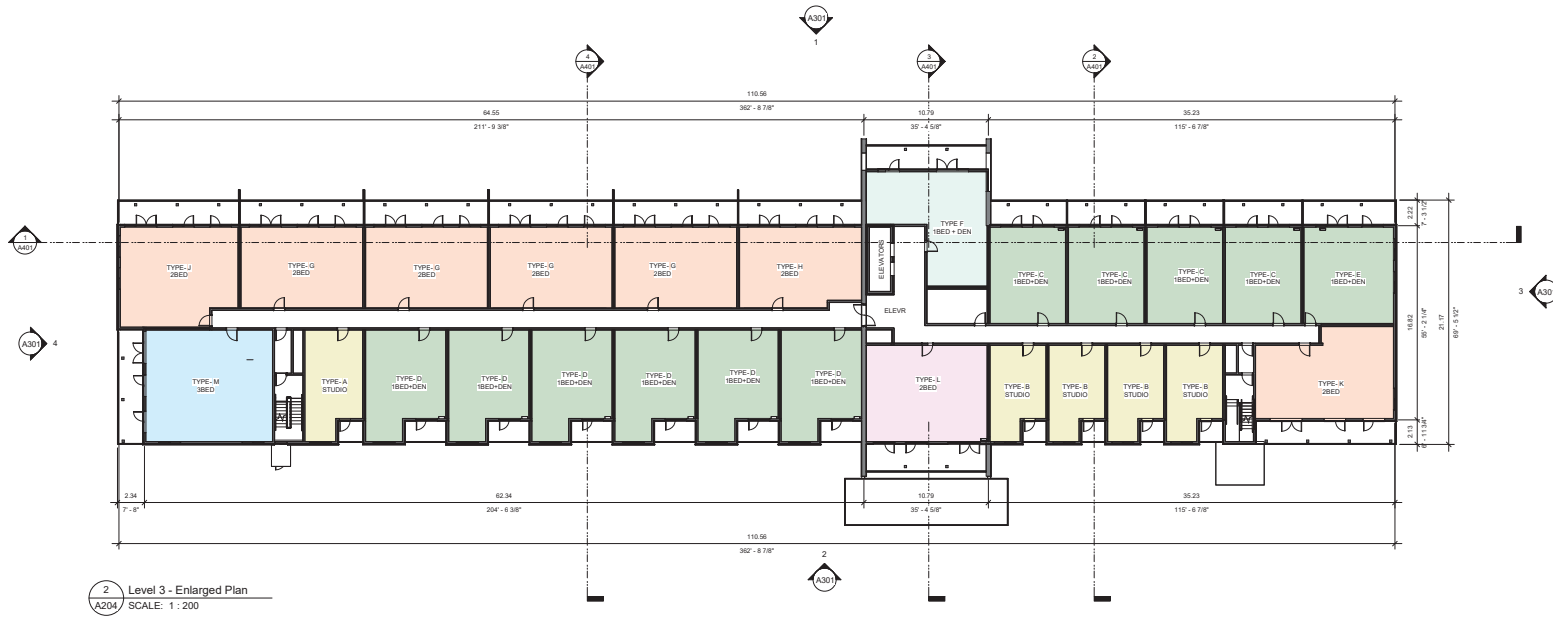
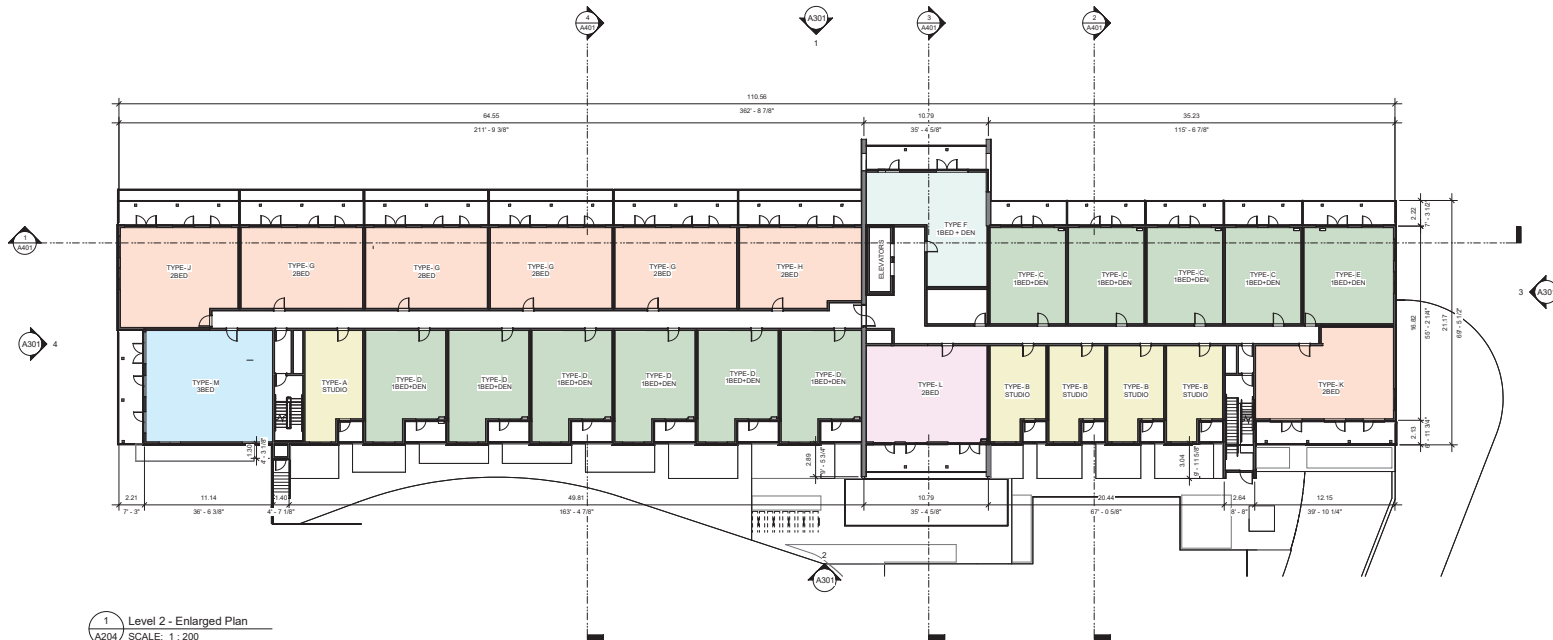
3400 Barrington Road  
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Overall L1 Plan



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**2025-FEB-07**  
Current Planning

Rev	Description	Issued for DP
1	2024-12-19	POK/BS
2	1:200	GTN
3	Project Number	2419

NOTE: ALL DIMENSIONS ARE APPROXIMATE.

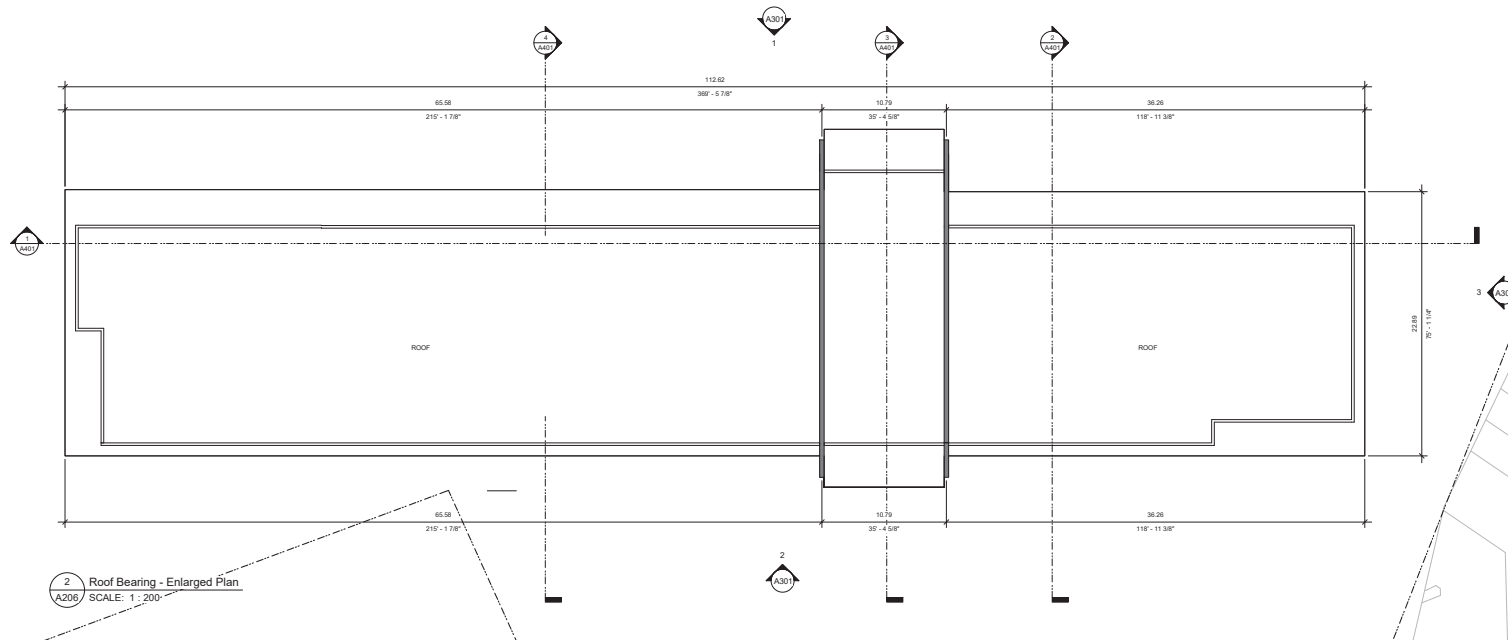
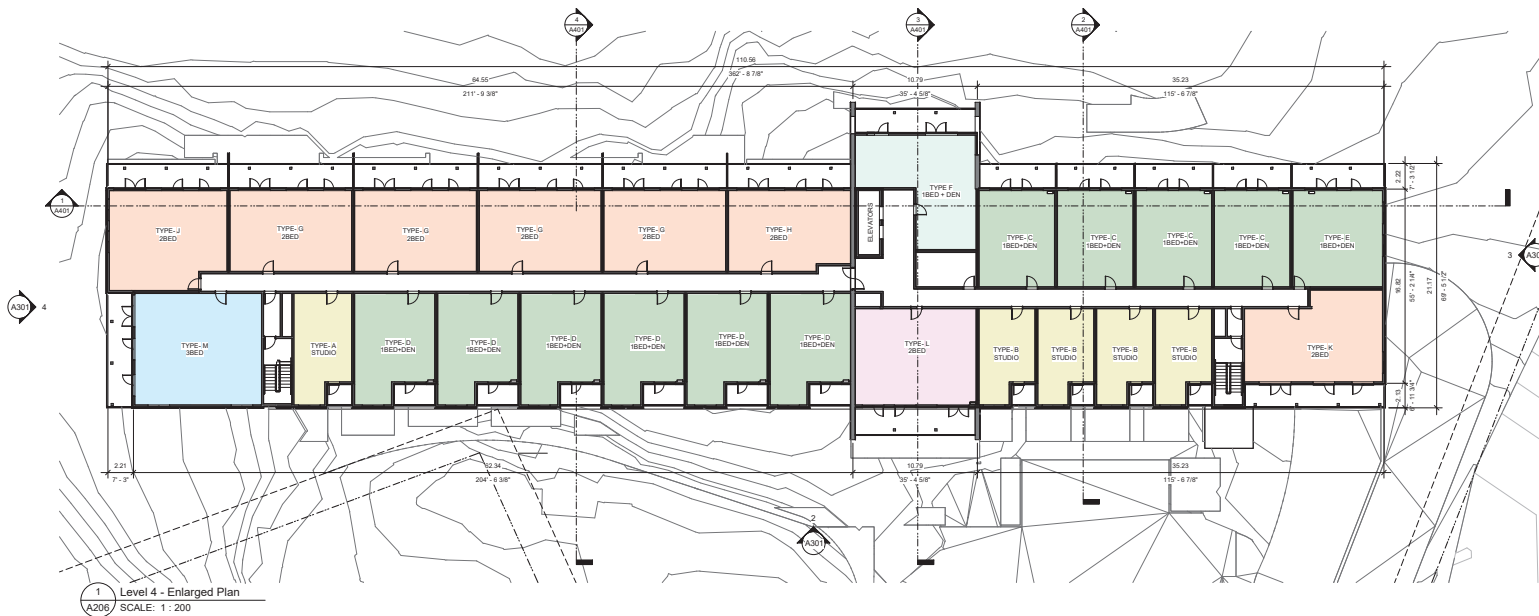
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3400 Barrington Road  
Nanaimo, BC  
Overall L2-13 Plan



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1	2024-12-18	Issued for DP
Name	Date/Description	
Issued	2024-12-19	Description
Drawn By	PCK/ISS	Checked By
Scale	1 : 200	Project Number
		2411

NOTE: All dimensions are shown in millimeters

SILVA

3400 Barrington Road  
Nanaimo, BC

Overall L4 - Roof  
Plan

**dHKA** **A206**

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# SILVA MULTI-FAMILY

3400 BARRINGTON ROAD, NANAIMO, BC

## LANDSCAPE ARCHITECTURAL DRAWINGS

ISSUED FOR DEVELOPMENT PERMIT - DECEMBER 19, 2024

### DRAWING SCHEDULE

- L0.00 Cover Page
- L1.01 Landscape Context Plan
- L1.02 Landscape Plan
- L1.03 Landscape Details
  - 1. Recessed Wall Lighting
  - 2. Bollard Lighting
  - 3. Timber Bench
  - 4. Bicycle Rack
- L1.04 Landscape Details
  - 5. Split Rail Fence (MOESS)
  - 6. Perimeter Board Fence
- L2.01 Planting Plan (Southwest)
- L2.02 Planting Plan (Southeast)
- L2.03 Planting Plan (Northwest)
- L2.04 Planting Plan (Northeast)
- L2.05 Plant Legend & List, Planting Notes

### DESIGN RATIONALE

The landscape design for the multi-family residential project proposed for 3400 Barrington Road in Nanaimo, BC draws inspiration from the dramatic natural landscape that characterizes the site. Across the parcel, rocky cliff faces and outcrops create striking topographic variations that amplify contrasting experiences of a contemporary urban landscape and immersion within a natural forest environment.

The underlying plant community is characterized by moss and fern-covered rock outcroppings and bluffs within a forest dominated by Douglas fir. The understory is comparatively sparse, dominated by mosses, as well as shrubs, ferns and groundcovers common to the Coastal Douglas fir biogeoclimatic zone. This offers an important reference ecosystem for the proposed planting design, which aims to return much of the landscape to a functional habitat following construction. Plantings in more formal areas along the front façade integrate layers of ornamental perennials into the native plant palette to add colour, visual interest and forage for beneficial birds and insects.

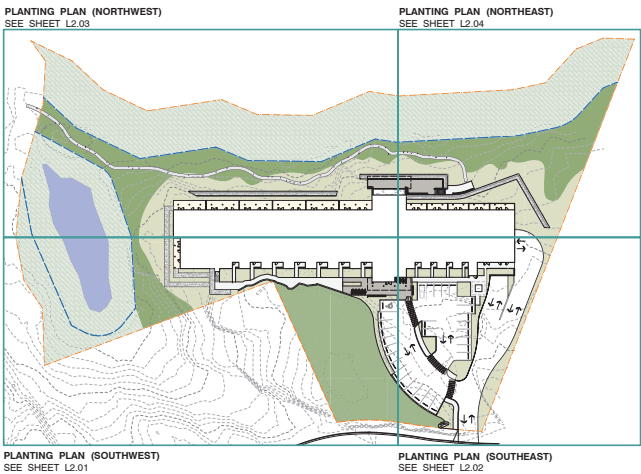
A main entry plaza and pedestrian walkway that connects to ground-oriented garden patios is shaped by a massive rock outcropping that defines the front portion of the parcel, capitalizing on the striking character of the natural landscape.

At the rear of the building, a Forest Lobby provides a social gathering space that allows for immersion in a forested landscape while retaining the comfort of a clean, contemporary architectural environment.

Owing to the site topography, boulder retaining walls create a series of terraces along the north and west façades of the building. These terraces provide space for planting and incorporate landscape as a valuable feature for managing rooftop rainwater.

Site furnishings include long timber benches for seating, and restrained bollard and recessed wall lights to announce ground-oriented entries, and for safety along paths and stairs. A simple gravel path provides a connection to an existing trail network off-site.

### KEY PLAN



### DESIGN PRECEDENTS



01 Forest understory planting inspired by the Coastal Douglas fir ecosystem provides rehabilitated functional habitat on site



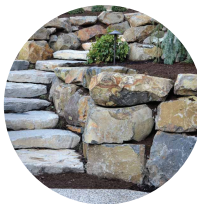
02 Layered mix of ornamental and indigenous perennials and grasses around garden patios offer colour, seasonal interest and forage for pollinators



03 Long timber benches for seating



04 Rock outcrops and other natural features shape formal public spaces



05 Native stone from on-site reused for stacked boulder walls



06 Cut stone entry sign

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kate.stark@kinshipdesign.ca  
chris.midgley@kinshipdesign.ca



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#### NO. | DATE | ISSUE

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#### NO. | DATE | REVISION

#### PROJECT

24009  
SILVA MULTI-FAMILY  
3400 BARRINGTON ROAD  
NANAIMO, BC

#### COVER PAGE

#### CITY FILE NO.

SCALE NTS

DATE 2024-10-01

DB CM CB KS

L0.00



- 1 WETLANDS & SETBACK AREAS**  
(a small wetland and surrounding setback area defined the west edge of the parcel; a larger wetland on the parcel to the north has a setback that extends across the entire north flank of the site)
- 2 TREE RETENTION AREA**  
(much of the site is left in a natural condition, with trees removed only as needed for safety; invasive species are to be removed and replaced with indigenous understory species)
- 3 FOREST UNDERSTOREY PLANTING**  
(areas affected by construction and tree removal will be replanted with an indigenous forest understory with replacement trees planted wherever possible; based on a parcel area of 1.53 ha, 153 replacement trees are required)
- 4 ROCK OUTCROP**  
(a massive rock outcrop occupies much of the south portion of the parcel and creates a dramatic edge to the entry, parking area, entry plaza and west wing of the building)
- 5 BOULDER WALLS AND TERRACES**  
(to provide a buildable area that adequately accommodates the multi-family use on such a dynamic site requires considerable terracing; given the abundance of rock material on site, these are to be constructed of native boulder material; the terraces provide space for extensive planting and provide storage volume for rain water)
- 6 FOREST LOBBY**  
(an outdoor patio and casual gathering area provides a communal space for social interaction while experiencing immersion in a forest ecosystem; views into the tree canopy and over adjacent wetlands offers opportunities to observe nature and wildlife from the comfort of a sheltered patio with long timber benches)
- 7 ENTRY PLAZA AND GARDEN PATIOS**  
(a formal plaza announces the main entry to the building and connects to ground level patios along its south facade; the edges of the main entry plaza and patios are shaped by the contrasting features of contemporary architecture on one side and a massive rock outcrop on the other)

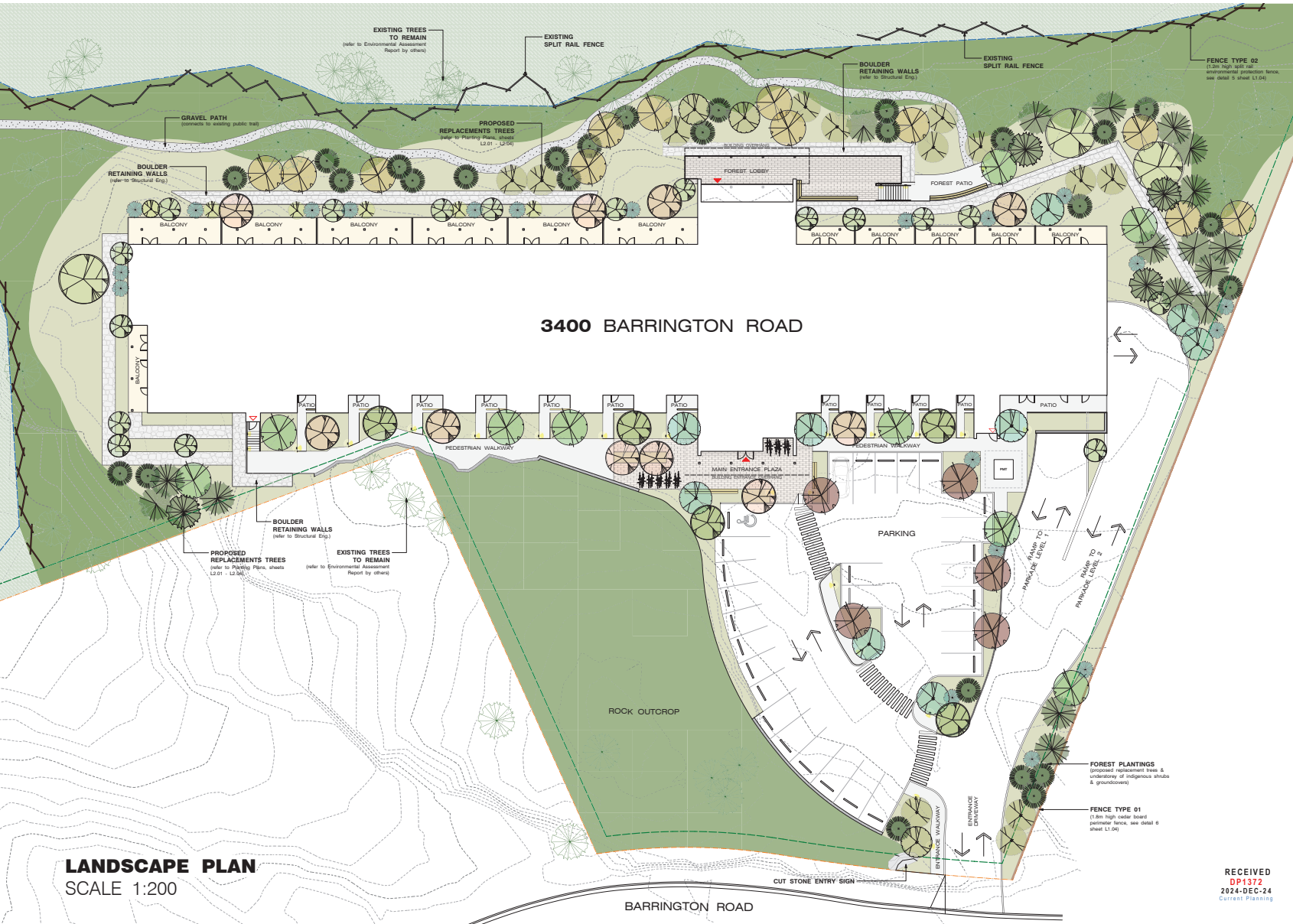
LANDSCAPE CONTEXT LEGEND	
	<b>FOREST UNDERSTOREY</b> Area: 1151m <sup>2</sup>
	<b>GARRY OAK MEADOW</b> Area: 234m <sup>2</sup>
	<b>RIPARIAN SETBACK AREA</b> Area: 4610m <sup>2</sup>
	<b>TREE RETENTION AREA</b> Area: 3185m <sup>2</sup>
	<b>LANDSCAPE BUFFER</b>
	<b>WETLAND SETBACK</b>
	<b>EXISTING PUBLIC TRAIL</b>

## LANDSCAPE CONTEXT PLAN

SCALE 1:300

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LANDSCAPE LEGEND	
	<b>TIMBER BENCH</b> Quantity: 4 (see detail 3, sheet L1.03)
	<b>BICYCLE RACK</b> Total Capacity: 10 bikes Quantity: 5 (see detail 4, sheet L1.03)
	<b>ENTRANCE / EXIT - MAIN</b>
	<b>ENTRANCE / EXIT - SECONDARY</b>
	<b>FENCE TYPE 01</b> Cedar Board Perimeter Height: 1.8m Length: 120.78m (see detail 6, sheet L1.04)
	<b>FENCE TYPE 02</b> Split Rail (Environmental Protection) Height: 1.2m Length: 174.10m (see detail 5, sheet L1.04)
	<b>LIGHTING - BOLLARD</b> Quantity: 20 (see detail 2, sheet L1.03)
	<b>LIGHTING - RECESSED WALL</b> Quantity: 4 (see detail 1, sheet L1.03)
	<b>CONCRETE PAVING</b> Area: 330.65m <sup>2</sup>
	<b>DRAIN ROCK</b> Area: 23m <sup>2</sup>
	<b>GRAVEL SURFACING</b> Area: 167.62m <sup>2</sup>
	<b>PLANTED AREA</b> Area: 1655m <sup>2</sup>
	<b>RIPARIAN SETBACK AREA</b> Area: 4610m <sup>2</sup>
	<b>ROCK RETAINING WALLS</b> Area: 304.16m <sup>2</sup>
	<b>TREE RETENTION AREA</b> Area: 3165m <sup>2</sup>
	<b>UNIT PAVERS</b> Area: 210.82m <sup>2</sup>
	<b>LANDSCAPE BUFFER</b>
	<b>WETLAND SETBACK</b>

LANDSCAPE NOTES	
1.	It is the Contractor's responsibility to contact the Landscape Architect if the information in this drawing package requires further clarification.
2.	All landscape construction to be in accordance with the City of Nanaimo Engineering Standards & Specifications.
3.	All landscape construction to meet the current edition of the Canadian Landscape Standards as a minimal acceptable standard.
4.	Contractor shall refer to the contract specifications for additional requirements.
5.	Contractor to confirm layout of landscape plan on site with the Landscape Architect.
6.	Irrigation to be designed and built by Contractor. As-built drawings required.

**LANDSCAPE PLAN**  
SCALE 1:200

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**PROJECT** 24009  
**SILVA MULTI-FAMILY**  
3400 BARRINGTON ROAD  
NANAIMO, BC

**LANDSCAPE PLAN**

**CLIENT FILE NO.**  
**SCALE** 1:200  
**DATE** 2024-10-01  
**DB** CM **CB** KS

**L1.02**



<b>BEGA Recessed Wall Luminaire 24060 (or eq.)</b>	
Quantity: 9	
<b>Specifications:</b>	
Asymmetrical Forward Throw	
Operating Voltage	120-277V AC
Luminaire Lumens	848 Lumens (3000K)
Height	5" (127mm)
Width	1 1/8" (30mm)
Depth	5-1/2" (139mm)
Finish	Powder Coated Bronze Matte 3mil thickness

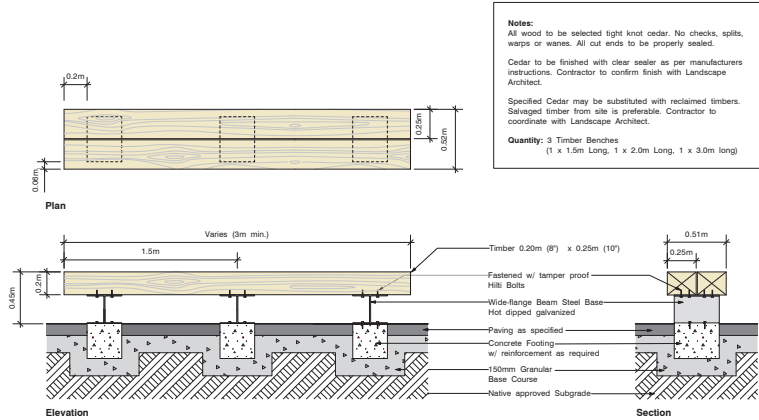


**1 Recessed Wall Lighting**  
Scale: NTS

<b>BEGA Exterior Bollard Light 99558 (or eq.)</b>	
Quantity: 21	
<b>Specifications:</b>	
Surface Mount (B79617 Anchorage kit)	
Operating Voltage	120-277V AC
Luminaire Lumens	1960 Lumens (3000K)
Height	43-3/8" (1101mm)
Width	9-7/8" (251mm)
Depth	5-1/2" (140mm)
Finish	Powder Coated Bronze Matte 3mil thickness



**2 Bollard Lighting**  
Scale: NTS

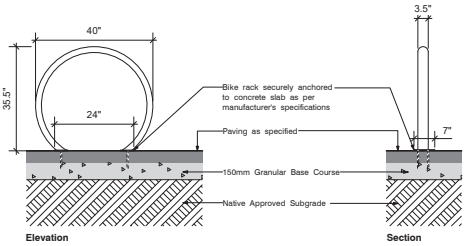


**3 Timber Bench**  
Scale: 1:20

**Notes:**  
All wood to be selected tight knot cedar. No checks, splits, weeps or warps. All cut ends to be properly sealed.  
Cedar to be finished with clear sealer as per manufacturers instructions. Contractor to confirm finish with Landscape Architect.  
Specified Cedar may be substituted with reclaimed timbers. Salvaged timber from site is preferable. Contractor to coordinate with Landscape Architect.  
**Quantity:** 3 Timber Benches  
(1 x 1.5m Long, 1 x 2.0m Long, 1 x 3.0m Long)

<b>Loop 2 Space Bike Rack LBRP-1-SS (Stainless) (or eq.)</b>	
Quantity: 8	
<b>Specifications:</b>	
Surface Mount (INST-1 Stainless steel mounting kit to be included)	
Capacity	up to 2
Height	35.5" (902mm)
Width	40" (1016mm)
Weight	16 LBS (7.25kg)
Finish	Stainless Steel

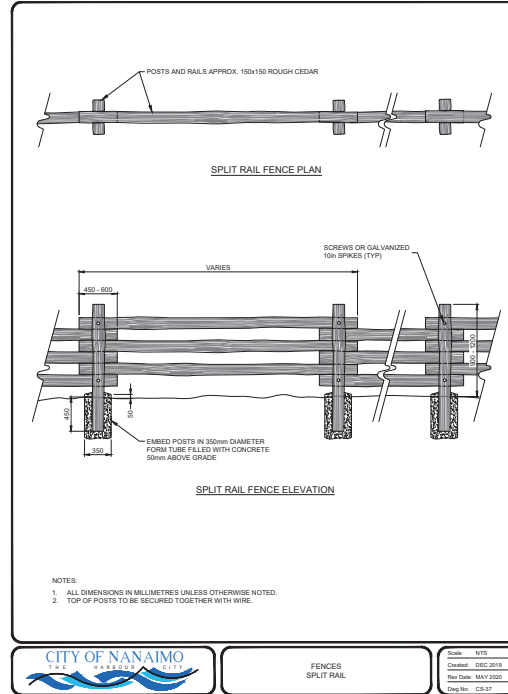
Wishbone Site Furnishings  
210-27090 Gloucester Way  
Langley, BC  
1-866-626-0476  
604-626-0476  
www.wishbonetd.com



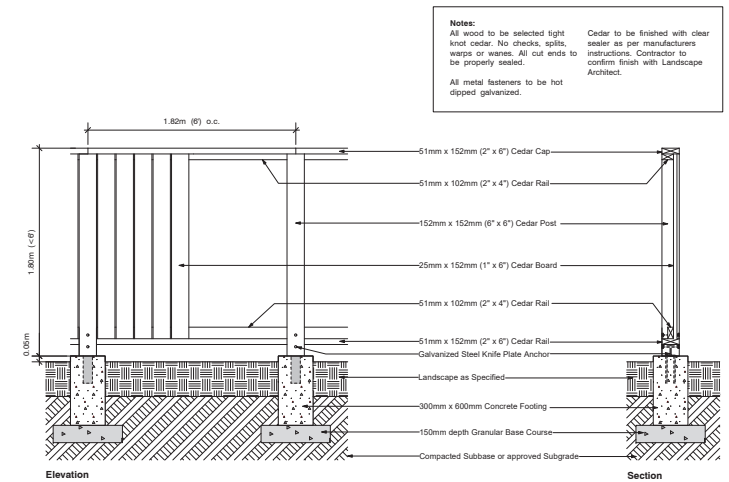
**4 Bicycle Rack**  
Scale: NTS

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**5**  
**L1.04** **City of Nanaimo (MOESS) Standard Split Rail Fence**  
Scale: 1:20 **Elevation / Section**



**6**  
**L1.04** **Perimeter Board Fence**  
Scale: 1:20 **Elevation / Section**

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**PLANTING PLAN (SOUTHWEST)**  
SCALE 1:150

Refer to **Sheet L2.02** for Planting Plan (Southeast)  
Refer to **Sheet L2.03** for Planting Plan (Northwest)  
Refer to **Sheet L2.04** for Planting Plan (Northeast)  
Refer to **Sheet L2.05** for Plant Legend & List, Planting Notes

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# **TREE & PLANT LEGEND**

### Existing Trees to Remain

Existing Trees to Remain  
(Refer to tree inventory completed by Toth and Associates for species, size and location)

### Coniferous & Evergreen Trees

- Am (12) *Arbutus menziesii*
- Po (20) *Picea Omorika* Bruns
- Pc (27) *Pinus contorta* var. *contorta*
- P (21) *Pseudotsuga menziesii*

### Deciduous Trees

- Ac (17) *Acer circinatum*
- Ap (6) *Acer griseum*
- Am (3) *Acer macrophyllum*
- Ap (10) *Acer palmatum* 'Osakazuki'
- Ce (9) *Cornus* 'Eddie's White Wonder'
- Pp (6) *Parrotia persica* 'Vanessa'
- Qg (16) *Quercus garryana*
- Qp (6) *Quercus palustris* 'Pingreir'
- S (9) *Styrax japonica*

### Deciduous Shrubs

- A *Amelanchier grandiflora*
- Hd *Holodiscus discolor*
- Rs *Ribes sanguineum*
- Sy *Symphoricarpos albus*
- V *Vaccinium* (mix varieties)

### Evergreen Shrubs

- Gs *Gaultheria shallon*
- Mn *Mahonia nervosa*
- Px *Paxistima myrsinites*
- Vo *Vaccinium ovatum*

### Ferns & Groundcovers

- Au *Arctostaphylos uva-ursi*
- Fc *Fragaria chiloensis*
- Fv *Fragaria vesca*
- Pg *Polypodium glycyrrhiza*
- Pm *Polystichum munitum*

### Perennials

- At *Achillea triphylla*
- Gi *Gaura lindheimeri*
- Hm *Hakonechloa macra*
- Np *Nepeta x fassenii* 'Dropmore'
- Tg *Tellima grandiflora*
- Tl *Trentailia latifolia*

**FOREST UNDERSTORY**

Area: 115107'

**Plant with a mix of:**

- Achillea triphylla* (5%)
- Erythronium oregonum* (2%)
- Fragaria vesca* (10%)
- Gaultheria shallon* (20%)
- Mahonia nervosa* (20%)
- Polystichum munitum* (20%)
- Trentailia latifolia* (5%)

**GARRY OAK MEADOW**

Area: 2489'

**Plant with a mix of:**

- Allium acuminatum* (5%)
- Allium cernuum* (5%)
- Artemisia maritima* (5%)
- Brodiaea coronata* (5%)
- Ceanothus americanus* (10%)
- Festuca idemiri* (20%)
- Pennisetum congesta* (20%)
- Pennisetum hendersonii* (10%)
- Ceanothus lechitri* (10%)
- Ceanothus quercifolius* (10%)

MATCH LINE SEE SHEET L2.01 FOR PLANTING PLAN (SOUTHWEST)

MATCH LINE SEE SHEET L2.03 FOR PLANTING PLAN (NORTHEAST)

ROCK OUTCROP & TREE RETENTION AREA

FOREST UNDERSTOREY

GARRY OAK MEADOW

Plant with a mix of:

1. Allium acuminatum (5%)
2. Allium cernuum (5%)
3. Armeria maritima (5%)
4. Brodiaea coronata (5%)
5. Cerastium arvense (10%)
6. Festuca roemerii (20%)
7. Plectritis congesta (20%)
8. Primula hendersonii (10%)
9. Camassia leichlinii (10%)
10. Camassia quamash (10%)

GARRY OAK MEADOW

Plant with a mix of:

1. Achillea millefolium (5%)
2. Erythronium oregonum (5%)
3. Fragaria vesca (10%)
4. Gaultheria shallon (20%)
5. Mahonia nervosa (20%)
6. Polydichum munum (20%)
7. Thalictrum latifolia (5%)

Refer to Sheet L2.01 for Planting Plan (Southwest)

Refer to Sheet L2.03 for Planting Plan (Northeast)

Refer to Sheet L2.05 for Plant Legend & List, Planting Notes

SCALE 1:150

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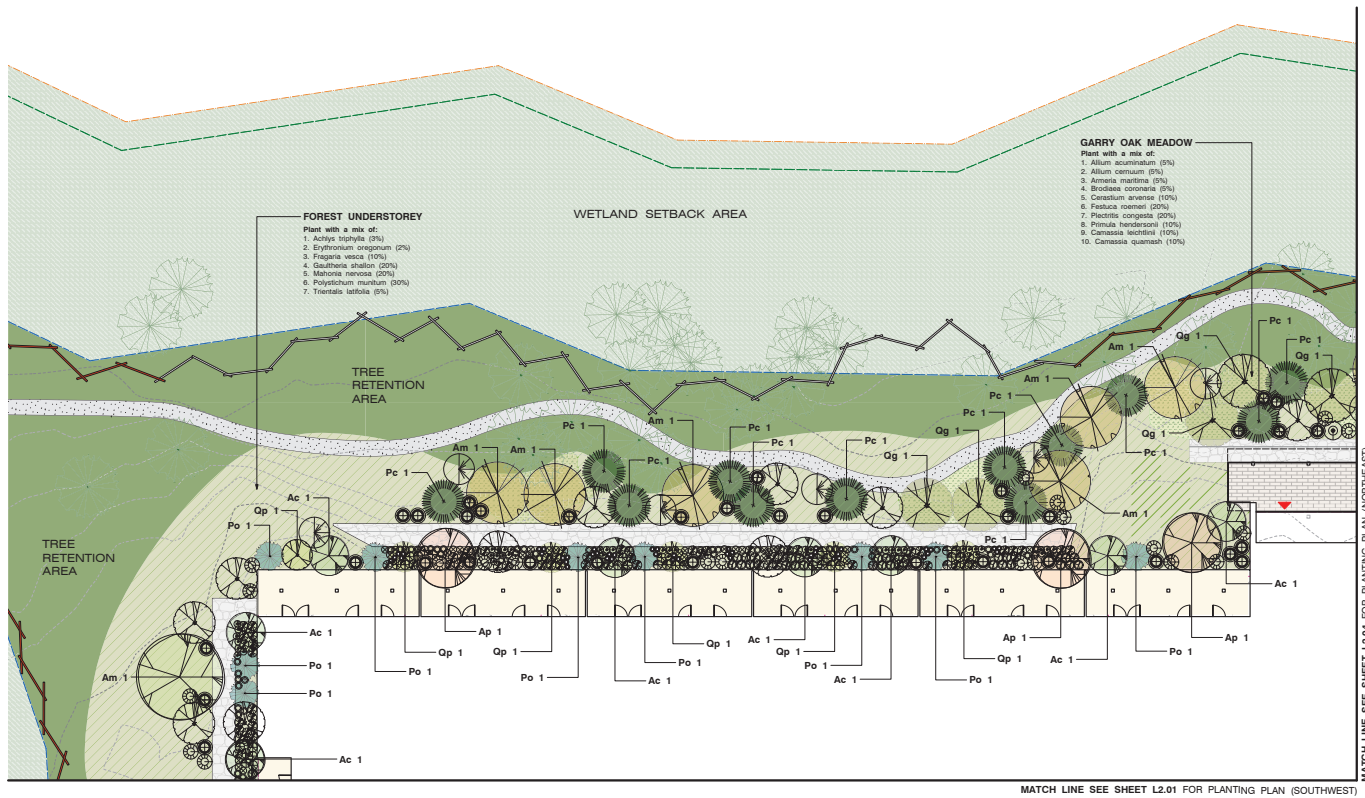
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**SCALE** 1:150

**DATE** 2024-10-01

**DB** CM

## L2.02



## PLANTING PLAN (NORTHWEST)

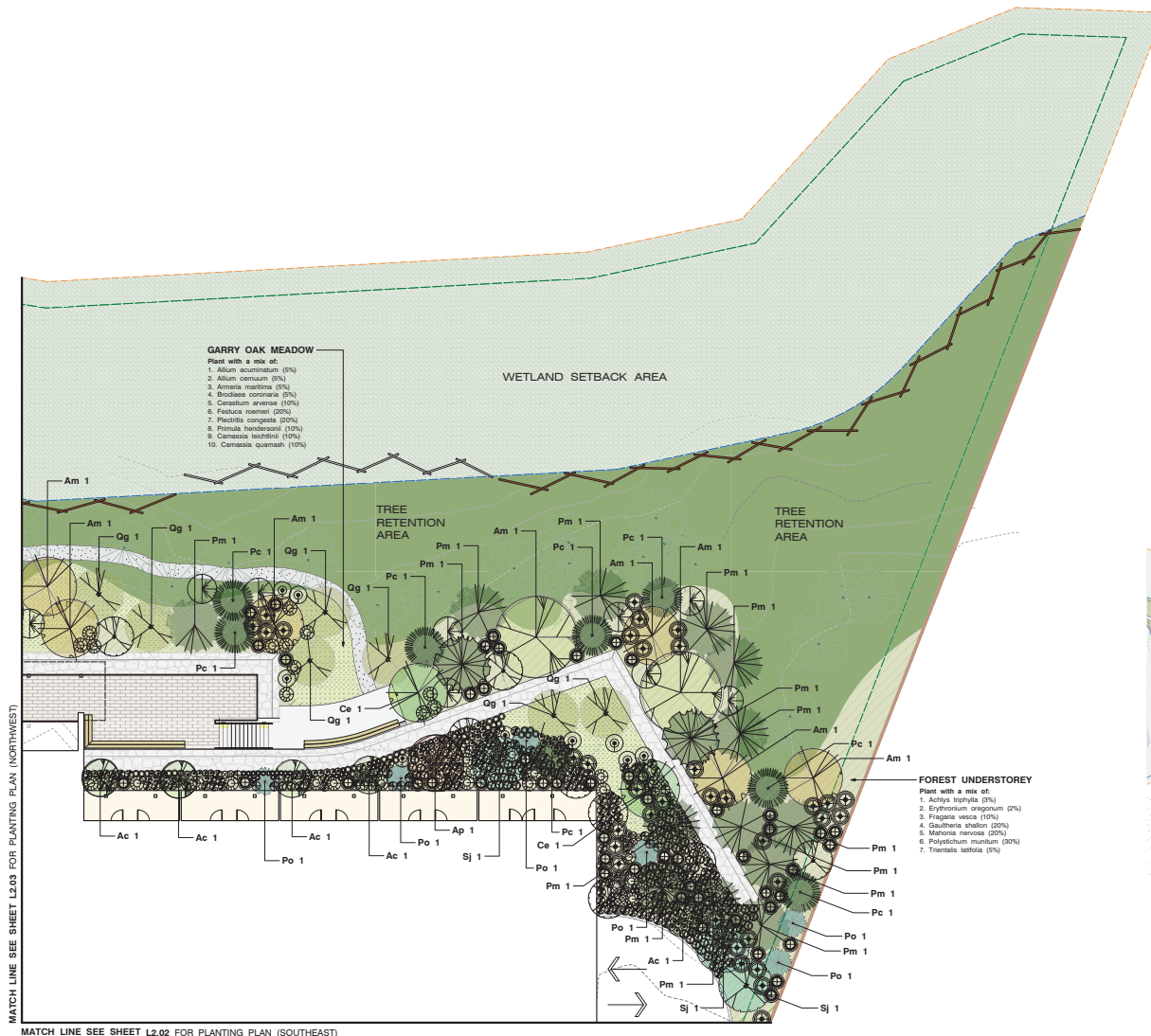
SCALE 1:150

Refer to **Sheet L2.01** for Planting Plan (Southwest)  
Refer to **Sheet L2.02** for Planting Plan (Southeast)  
Refer to **Sheet L2.04** for Planting Plan (Northeast)  
Refer to **Sheet L2.05** for Plant Legend & List, Planting Notes

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Refer to **Sheet L2.01** for Planting Plan (Southwest)  
Refer to **Sheet L2.02** for Planting Plan (Southeast)  
Refer to **Sheet L2.03** for Planting Plan (Northwest)  
Refer to **Sheet L2.05** for Plant Legend & List, Planting Notes

## PLANTING PLAN (NORTHEAST)

SCALE 1:150

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**PROJECT** 24009  
**SILVA MULTI-FAMILY**  
3400 BARRINGTON ROAD  
NANAIMO, BC

## PLANTING PLAN (NORTHEAST)

**CITY FILE NO.**  
**SCALE** 1:150  
**DATE** 2024-10-01  
**DB** CM **CB** KS

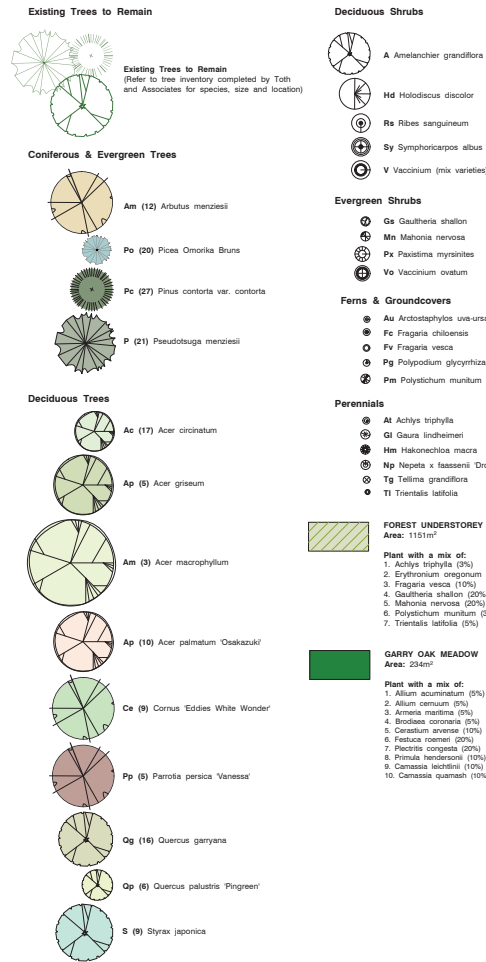
# L2.04

## PLANT LIST

Key	Qty	Botanical Name	Common Name	Pot Size	Spacing	Notes
Am	12	Arbutus menziesii	Arbutus	#5		Native
Po	20	Picea omorika Bruns	Serbian Spruce	2.5m Ht		Ornamental
Pc	27	Pinus contorta var. contorta	Shore Pine	#15		Native
Pm	21	Pseudotsuga menziesii	Douglas Fir	#15		Native
<b>Deciduous Tree</b>						
Ac	17	Acer circinatum	Vine Maple	#7		Native
Ag	5	Acer griseum	Paperbark Maple	#20		Ornamental
Am	3	Acer macrophyllum	Big Leaf Maple	#20		Native
Ap	10	Acer palmatum 'Osakazuki'	Japanese Maple	#20		Ornamental
Ce	9	Cornus 'Eddies White Wonder'	White Flowering Dogwood	#20		Hybrid-Native
Pp	5	Parrotia persica 'Vanessa'	Persian Ironwood	#20		Ornamental
Og	16	Quercus garryana	Garry Oak	#15		Native
Op	6	Quercus palustris 'Pingreen'	Columnar Pin Oak	#20		Native
Sj	9	Syrax japonicus 'UPS-D' Showcone	Japanese Showbell	#20		Ornamental
<b>Deciduous Shrubs</b>						
A	37	Ametancher alnifolia	Service Berry	#3	2m o.c.	Native
Hd	16	Holodiscus discolor	Ocean Spray	#3	2m o.c.	Native
Rs	30	Ribes sanguineum	Red Flowering Currant	#2	1.2m o.c.	Native
Sy	39	Symphoricarpos albus	Snowberry	#1	1.2m o.c.	Native
<b>Evergreen Shrubs</b>						
Gs	556	Gaultheria shallon	Salal	#1	60cm o.c.	Native
Mn	403	Mahonia nervosa	Dull Oregon Grape	#1	60cm o.c.	Native
Px	127	Paixistima myrsinites	Falestos	#1	1.2m o.c.	Native
Vo	158	Vaccinium ovatum	Evergreen Huckleberry	#1	1m o.c.	Native
<b>Ferns &amp; Groundcovers</b>						
Au	252	Arctostaphylos uva-ursi	Kinnikinnick	10cm	45cm o.c.	Native
Fc	244	Fragaria chiloensis	Coastal Strawberry	10cm	45cm o.c.	Native
Fv	344	Fragaria vesca	Woodland Strawberry	10cm	45cm o.c.	Native
Pg	273	Polypodium glycyrrhiza	Licorice Fern	10cm	30cm o.c.	Native
Pm	1065	Polystichum munium	Sword Fern	#1	60cm o.c.	Native
<b>Perennials</b>						
At	111	Achlys triphylla	Vanilla Leaf	10cm	45cm o.c.	Native
Aa	34	Allium acuminatum	Hookers Onion	10cm	45cm o.c.	Native
Ac	34	Allium cernuum	Nodding Onion	10cm	45cm o.c.	Native
Arm	34	Armeria maritima	Sea Thrift	10cm	45cm o.c.	Native
Bc	34	Brodiaea coronaria	Harvest Brodiaea	10cm	45cm o.c.	Native
Ca	68	Cerastium arvense	Field Chickweed	10cm	45cm o.c.	Native
Fr	134	Festuca roemeri	Roemers Fescue	10cm	45cm o.c.	Native
Gl	155	Gaura lindheimeri	Bee Blossom	#1	45cm o.c.	Ornamental
Hm	49	Hakonechloa macro	Japanese Forest Grass	#1	60cm o.c.	Ornamental
Pc	134	Plecthris congesta	Sea Blush	10cm	45cm o.c.	Native
Np	41	Nepeta dropmore blue	Catmint	#1	60cm o.c.	Ornamental
Ph	68	Primula hendersonii	Broad-leaved Shootingstar	10cm	45cm o.c.	Native
Tg	122	Tellima grandiflora	Fringecup	10cm	45cm o.c.	Native
Tl	217	Trientalis latifolia	Broad-leaved Starflower	10cm	45cm o.c.	Native
<b>Bulbs</b>						
Ci	68	Camassia leichlinii	Great Camas	#1	45cm o.c.	Native
Cq	68	Camassia quamash	Common Camas	#1	45cm o.c.	Native
Ec	30	Erythronium oregonum	White Fawn Lily	#1	45cm o.c.	Native

Please contact the Landscape Architect for approval of any plant substitutions:  
**KINSHIP DESIGN ART ECOLOGY**  
 Kate Stefuk BCALA  
 t: 250-753-8093 e: kate.stefuk@kinshipdesign.ca  
 No substitutions will be accepted without prior written approval of the Landscape Architect.

## TREE & PLANT LEGEND



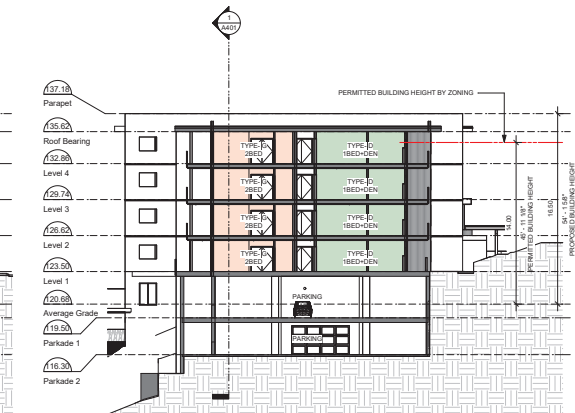
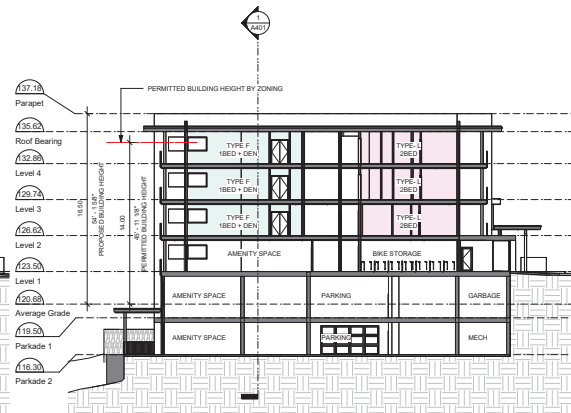
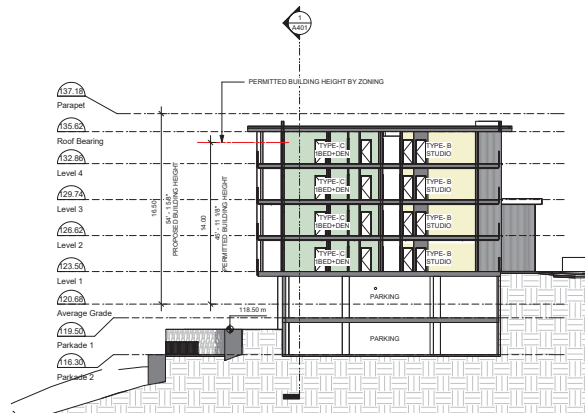
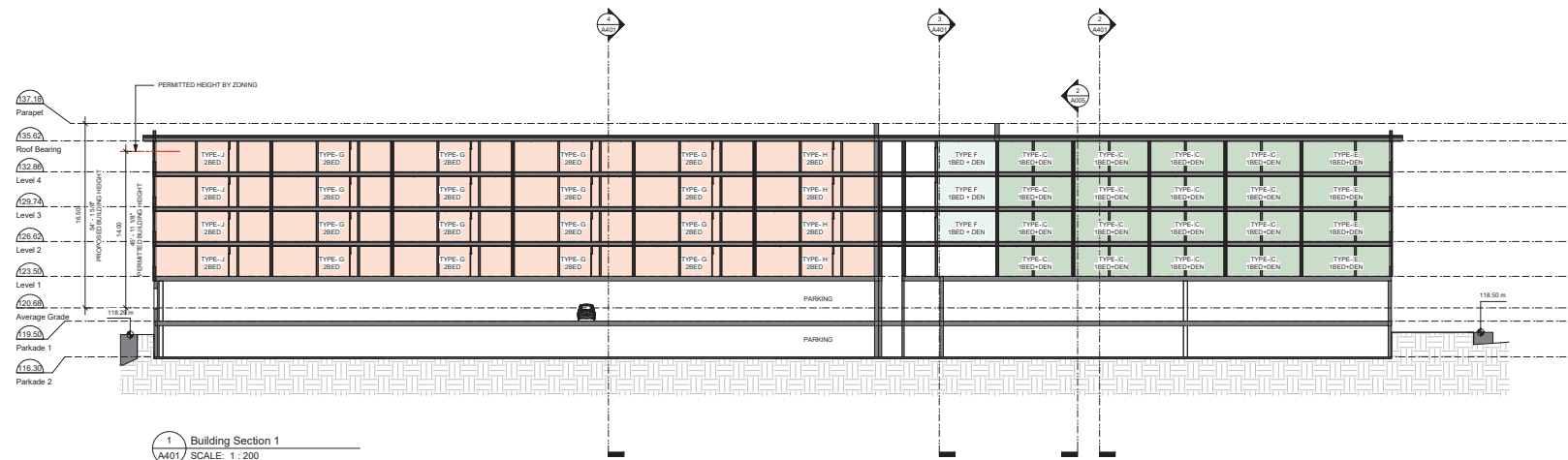
## PLANTING NOTES

1. All landscape construction to be in accordance with the City of Nanaimo Engineering Standards and Specifications.
2. All landscape installation and maintenance to meet or exceed the current edition of the **Canadian Landscape Standards** as a minimal acceptable standard.
3. Growing medium to meet or exceed the properties outlined in the Canadian Landscape Standards per Section 6 Growing Medium, Table T-6.3.5.3. Properties of Growing Media Level 2 "Groomed" - 2P.
4. Growing Medium Depths (unless otherwise specified):  
 Tree Planting Area: 1 cu. m. per tree  
 Shrub & Ground Cover Area: 450mm (18") depth  
 Seeded Area: 150mm (6") depth
5. Mulch to be Compost per Section 10 Mulching of the Canadian Landscape Standard. Mulch depth to be 50mm minimum depth over all tree, shrub, and groundcover planted areas.
6. Plant material quality, transport and handling shall comply with the CNLA standards for Nursery Stock.
7. All plant material shall match type and species as indicated on the planting plan. **Contact the Landscape Architect for approval of substitutions.** No substitutions will be accepted without prior written approval of the Landscape Architect.
8. Check for locations of water lines and other underground services prior to digging tree pits. Excavated plant pits shall have positive drainage. Plant pits when fully flooded with water shall drain within one hour after filling.
9. No plants requiring pruning or major branches due to disease, damage or poor form will be accepted.
10. All tree, shrub, groundcover and lawn areas shall be watered via an underground automatic irrigation system utilizing Smart (ET/Weather-based) irrigation control. Irrigation emission devices to be high efficiency low volume rotary nozzles or drip irrigation equipment.

Refer to **Sheet L2.01** for Planting Plan (Southwest)  
 Refer to **Sheet L2.02** for Planting Plan (Southeast)  
 Refer to **Sheet L2.03** for Planting Plan (Northwest)  
 Refer to **Sheet L2.04** for Planting Plan (Northeast)

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Rev.	Date	Description
Issued	2024-12-19	Description
Issued for DP		
Drawn By	PCK/ISS	Checked By
		GTH
Scale	1 : 200	Project Number
		2419

SILVA

3400 Barrington Road  
Nanaimo, BC  
**Building Sections**


  
**A401**

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 Victoria  
 977 Fort Street  
 Nanaimo  
 202-5190 Dublin Way V9T 0H2 T 1-250-585-5810  
 V8V 3K3 T 1-250-658-3367

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## STAFF DESIGN COMMENT

### DEVELOPMENT PERMIT APPLICATION NO. DP001373 – 6055 TURNER ROAD & 6045 LINLEY VALLEY DRIVE

**APPLICANT/ARCHITECT:** DISTRICT DEVELOPMENT CORP.

**OWNER:** LINLEY VALLEY NOMINEE LTD.

**Landscape Architect:** MACDONALD GRAY

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#### SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	City Commercial Centre - CC3 (6055 Turner Road) Community Corridor - COR3 (6045 Linley Valley Drive)
<i>Location</i>	The subject properties are located between two strata roads, southeast of the Turner Road and Linley Valley Drive roundabout
<i>Total Area</i>	8,211m <sup>2</sup> (6055 Turner Road – Lot 3) 3,526m <sup>2</sup> (6045 Linley Valley Drive – Lot 8)
<i>City Plan (OCP)</i>	Future Land Use Designation: Mixed-Use Corridor Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	General Development Permit Area Design Guidelines

The subject properties are two large irregularly shaped lots located in North Nanaimo in the Pleasant Valley/Rutherford neighbourhood. The properties are within walking distance to transit and commercial services in Longwood Station and are well connected to the Nanaimo North and Woodgrove Secondary Urban Centres. Both lots are currently vacant and treed with an internal road within the westerly portion of 6055 Turner Road (Lot 3). The properties have a grade change of approximately 9m, sloping down to Linley Valley Drive. Established multiple-family developments, single-family dwellings, commercial uses, and Oliver Woods Community Centre and park predominantly characterize the surrounding area.

#### PROPOSED DEVELOPMENT

The applicant is proposing to construct two buildings (one on each lot) – a six-storey mixed-use building with a 139m<sup>2</sup> commercial unit on the corner of Turner Road and Linley Valley Drive (Building A) and a four-storey multi-family residential apartment building fronting Linley Valley Drive (Building B). The south portion of Lot 3 will be redeveloped at a future time. The proposed total gross floor area is 4,583m<sup>2</sup> (Building A) and 3,043m<sup>2</sup> (Building B) and the proposed total Floor Area Ratio (FAR) is 0.56 (Building A) and 0.86 (Building B).

The proposed dwelling unit composition is as follows:

Unit Type	No. of Units (Building A / 6055 Turner – Lot 3)	No. of Units (Building B / 6045 Linley – Lot 8)	Floor Area
Studio	12	4	42m <sup>2</sup>
1-Bedroom	30	24	54m <sup>2</sup> – 66m <sup>2</sup>
2-Bedroom	21	15	78m <sup>2</sup> – 81m <sup>2</sup>
<i>Total:</i>	63	43	

### Site Design

The proposed buildings are located within the northern portion of the lots to maximize street presence, with the commercial unit facing the roundabout. Vehicle parking consists of 80 parking spaces on Lot 3, and 51 parking spaces on Lot 8, with one level of underground parking comprising of 50 spaces and the remaining spaces as surface parking. To facilitate the proposed development, the applicant is requesting a concurrent covenant amendment (CA20) to reduce the required percentage of parking to be provided underground from 90% to 38%. Long-term bicycle storage (32 spaces for Lot 3 and 22 spaces for Lot 6) will be located within secure rooms in the underground parking garage, and short-term bicycle racks (10 spaces for Lot 3 and 6 spaces for Lot 6) are located at the residential and commercial entrances to the buildings. Three-stream waste management containers for both buildings are located in a room in the underground parking area under Building A.

#### Staff Comments:

- Explore ways to reconfigure the surface parking area to avoid pedestrian and vehicle conflicts with the walkways behind the parking spaces.
- Consider ways to provide pedestrian connections between the surface parking area and the building entries.

### Building Design

The buildings are rectilinear in shape and contemporary in design with low-sloped roofs. The exterior finishes of the buildings include a mix of fibre cement siding including panel, plank, and wood-look fibre, as well as brick and concrete finishes. Balconies are provided for the units and have either a glass or black aluminum picket railing. The ground floor commercial unit incorporates curtain wall glazing and a brick façade. The residential entries are accessed from a shared plaza and highlighted by brick facades and canopy elements.

#### Staff Comments:

- Consider using materials or varying colour palettes to differentiate the buildings
- Explore ways to emphasize commercial unit entry and provide visual interest from the roundabout.

### Landscape Design

The proposed development includes clearing the existing vegetation in the area proposed to be developed and planting various deciduous and coniferous trees, shrubs, groundcover, vines, and perennials. The applicant is proposing soft landscaping between the street and buildings in lieu of ground level connections to the street. A shared plaza between the buildings with benches and landscaping is proposed. Bollard lighting is provided along pedestrian walkways and pole-mounted lighting is proposed in the parking area.

#### Staff Comments:

- Explore opportunities to retain stands of existing trees within the site where possible.
- Consider opportunities to add outdoor common amenity areas and seating throughout the site or on the rooftops.
- Provide pedestrian scale lighting for the commercial unit.
- Consider opportunities to connect the ground level units to the street.

## **Proposed Variances**

### *Minimum Front Yard Setback*

The minimum required side yard setback in the CC3 zone is 3m. The applicant is proposing a minimum east side yard setback of 1.5m, a requested variance of 1.5m.



## Design Rationale

### 6045 Linley Valley Drive & 6055 Turner Road, Nanaimo, BC.

20 Dec 2024

#### Project Summary

This project is located in the heart of North Nanaimo, at 6045 Linley Valley Drive, a COR3 Zone lot, and 6055 Turner Road, a CC3 Zone lot. These zones provide for a regional Community Corridor connecting residential areas to the commercial center with a focus on medium to high density residential with secondary retail and service uses. We are proposing two buildings: a 4-storey apartment building and a 6-storey apartment building with a ground floor commercial unit. The South end of the CC3 site will be used for a future phase. We are seeking a setback variance for the lot line between the 2 project lots.

#### Site Description

The sites are currently undeveloped, providing a great opportunity to introduce medium to high density residential and commercial uses to the existing neighbourhood. To the North of the site there is new residential apartments between which there is access to a public park trail along the creek leading to the nearby school. Heading East is a dead-end for vehicles, however, it has yet more green areas for residents around the creek wetlands. To the south of the site there is a new residential development that has a public path leading to Uplands Road and the nearby Nanaimo North Shopping Mall. Finally, to the West is the Longwood and Northridge malls beyond which is the Island Highway. We believe introducing this residential project in this location can contribute to the vibrancy of the neighbourhood.

The residential entries for the two buildings are off a centralized plaza along Linley Valley Drive. On the ground floor next to the plaza, in Building A, there is an amenity room for use by residents of both buildings. While in Building B there is a site manager's office and a fitness room also for use by both buildings. The project's refuse room is located within the underground under parking of Building A, allowing residents of both buildings' direct interior access. The CRU entry is on the Turner Road corner for visibility and street engagement. The site location offers residents options to use existing transit, bike, and pedestrian infrastructure for needs further away. As for vehicles, the two buildings are connected by an underground parking level containing just under 40% of the required parking. Only 32% of the total stalls are designed for small cars. Surface oriented auto courts are located to the rear of the buildings and are intersected by a ramp leading to the underground stalls. The rear surface auto courts are accessible off both



## **Design Rationale**

### **6045 Linley Valley Drive & 6055 Turner Road, Nanaimo, BC.**

20 Dec 2024

unnamed side streets and are flanked by significant landscape elements to provide visual screening.

The two buildings use a cohesive materiality and design methodology. All the entries are highlighted with brick detailing for its durability and texture. The materials change at the decks and partitions to add contrast and depth to the exterior. Where the occupants and public are in close proximity to the building there is horizontal siding to add texture and human scale to the facade. The same horizontal siding is repeated on the ends where it can be seen at a distance on the larger wall areas to soften the appearance. Highlighting the corners of the building and drawing you to the entries, wood-like materials are used on the soffits and fin walls facing the decks. Warm greys are used to highlight the wood tones and divide the massing. The railings are designed to have clean lines and link units together along the length of the building.

#### **Building A (6055 Turner Road) Description**

The apartment on 6055 Turner Road is located on the North edge of the CC3 site along Linley Valley Drive. The building offers 63 rental units with 33% being 2 bed units, as well as 1 bed and studio units bringing a variety of rental units to the area. Additionally, this apartment has a CRU unit on the ground floor that is accessed from the sidewalk by the Turner Road roundabout.

The entries have been defined with thick overhead canopy elements which serve to block the sightlines into the units above. These wayfinding elements over the principal entries provide weather protection and offer a location for building signage. The entry is further defined with a change in facade material. The residential entry has been placed on the plaza linking it to the adjacent apartment. The CRU building entry, located on the northwest corner, is used to directly access the CRU, while also being located near the rear parking area. The Linley Valley Drive frontages are animated with residential decks overlooking the street. The absence of private unit street entrances is an intentional design choice to prioritize building security and allows the opportunity for larger landscape volumes by sizing up the soft landscaping selections around the building. The upper storeys utilize building elements that shelter the upper decks, and the vertical sections separate units giving the decks privacy while also sectioning the building to break up the facade. The other facades are treated with similar building elements and recesses to generate a dynamic, interesting massing from all viewpoints around the building. The building's refuse room is located in the underground parking, allowing residents direct access without going outside. Building A has 28% of its parking located



## **Design Rationale**

### **6045 Linley Valley Drive & 6055 Turner Road, Nanaimo, BC.**

20 Dec 2024

underground, corresponding to a FAR increase of 0.07. On the ground floor next to the plaza, there is a resident amenity room with direct access to a patio for use by residents of both buildings.

#### **Building B (6045 Linley Valley Drive) Description**

The building on 6045 Linley Valley Drive is located on the North edge of the Cor3 site along Linley Valley Drive. The building offers 43 rental units with 35% being 2 bed units, as well as 1 bed and studio units bringing a variety of rental units to the area. Similar to Building A, the resident entry has been defined with thick canopy elements, highlighting the doors and serving to block the sightlines into the units above. These wayfinding elements over the principal entries provide weather protection and offer a location for building signage. The entry is further defined with a change in material. The residential entry has been placed on the plaza, linking it to the adjacent apartment. The Linley Valley Drive frontage is animated with residential decks overlooking the street. The absence of private unit street entrances is an intentional design choice to prioritize building security and allows the opportunity for larger landscape volumes by sizing up the soft landscaping selections around the building. The upper storeys utilize building elements that cover the upper decks, and the vertical sections separate units giving the decks privacy, while also sectioning the building to break up the facade. The other facades are treated with similar building elements and recesses to generate a dynamic, interesting massing from all viewpoints around the building. Building B has 55% of its parking located underground, corresponding to a FAR increase of 0.14. On the ground floor next to the plaza, there is a fitness room for use by residents of both buildings.



## **Design Rationale**

### **6045 Linley Valley Drive & 6055 Turner Road, Nanaimo, BC.**

20 Dec 2024

#### **Variance Rational**

As part of this application, it is proposed that Planning and Council consider the following setback variances. The East Interior Side yard on the CC3 lot is adjacent to the other COR 3 part of the project so there will be 0 lot line underground and a lessened above ground setback on the plaza. Although there are no other required setback reductions, we would like to note it is our intent to use the allowable setback to project supported decks less than 2m over the required setbacks around the buildings on both sites.

#### **Reduction of Allowable Setback**

##### **6055 Turner Road - CC3**

Reduced Permitted Setback in the CC3 zone

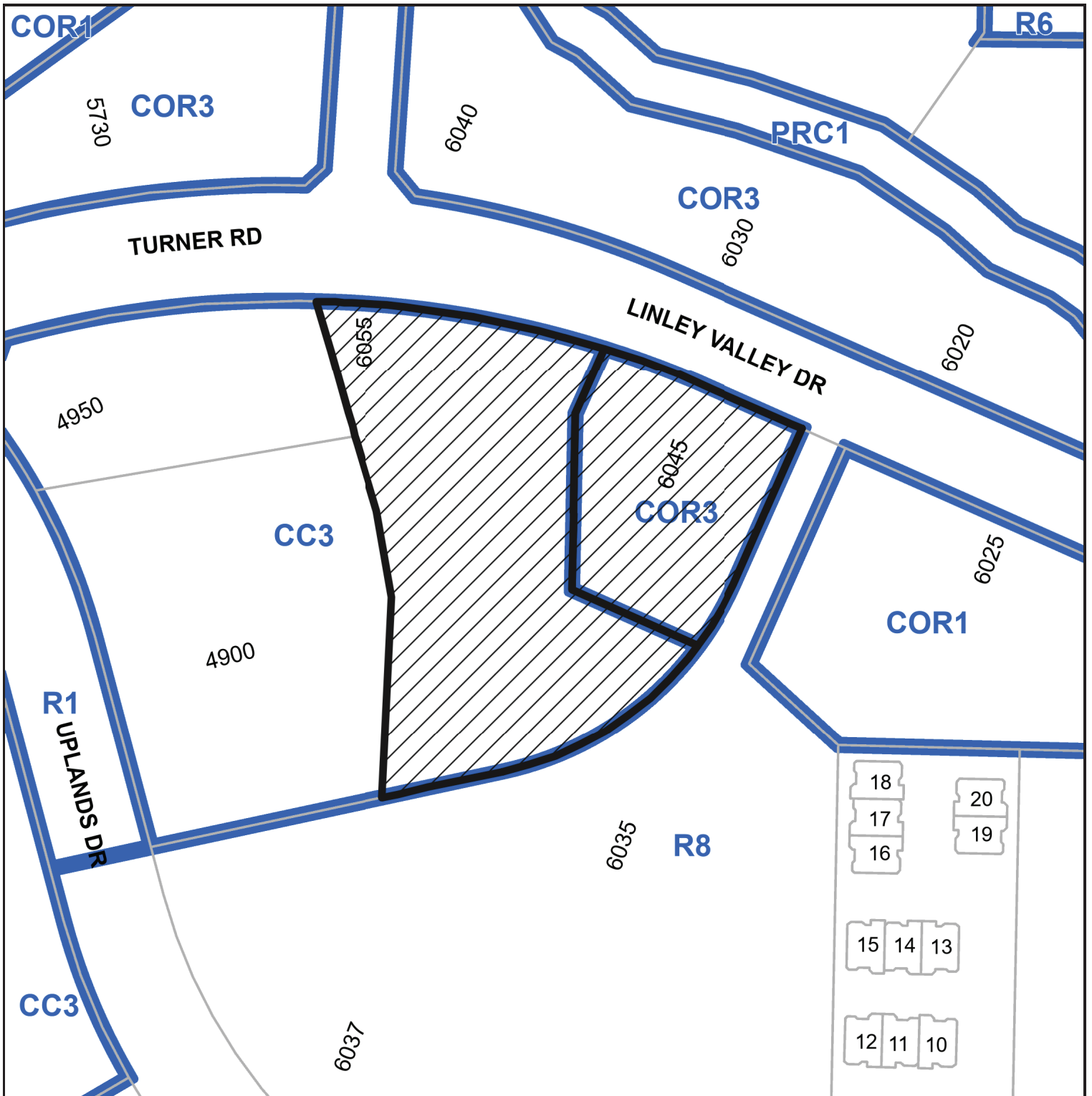
##### **Side Interior (East)**

- Min allowable CC3 Side Interior Setback 3m
- Proposed Side Interior Underground Setback 0m
- Proposed Side Interior Setback 1.5m (this is to allow for the projections as they are not allowed on side Interior yards)

End of Letter

Thank you,  
Daniel Smith  
Architect AIBC

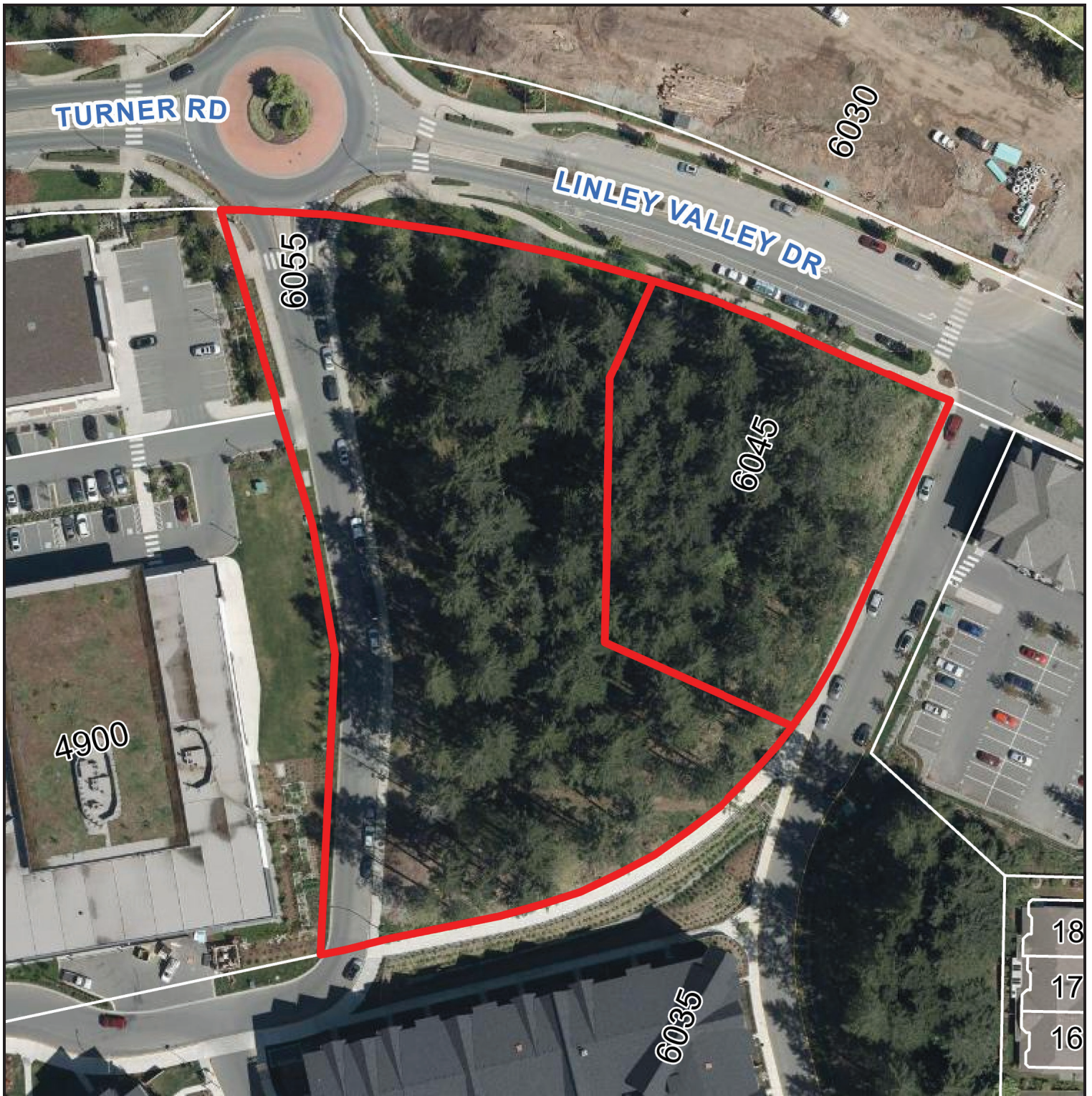
# SUBJECT PROPERTY MAP



6045 Linley Valley Drive & 6055 Turner Road



# AERIAL PHOTO



 6045 Linley Valley Drive & 6055 Turner Road

6055 Turner Road (Building A)		
18/12/2024		
	CC3 -(R9)	North BLDG A
Site area	1000min	8210
FAR Maximum Ratio	3.07	-
FAR - Base (R9-3.00)	3	-
FAR Bonus- UG parking	0.07	-
FAR - Res m2	-	4,447
FAR - Comm m2	-	139.3
FAR - Total m2	-	4,586
FAR - Proposed Ratio	-	0.56
Lot Coverage (BLDG)	50%	10%
Storey	-	6
BLDG Height	36m	23m
AVG Grade Res	-	133.30
2 Bed Units	-	21
1 Bed Units	-	30
Studio Units	-	12
Unit Total	-	63
Rear (S)	7.5m	89.3 m
Side In (W)	3m	16.5m
Front (N)	4.5m	4.5m
Side In (E)	3m	1.5m

6045 Linley Valley Drive (Building B)		
18/12/2024		
	COR3	Site Building A
Site area	1000min	3,528
FAR Maximum Ratio	0.89	-
FAR - Base	0.75	-
FAR Bonus - UG Parking	0.14	-
FAR Area - Residential	-	3,043
FAR - Proposed Ratio	-	0.86
Lot Coverage (BLDG)	60%	23%
Storey	-	4
BLDG Height Res	14m	14m
AVG Grade Res	-	133.50
2 Bed Units	-	15
1 Bed Units	-	24
Studio Units	-	4
Unit Total	-	43
Rear (S)	7.5m	43.5m
Side In 1 (E)	0m	1.9m
Front (N)	3-6m	3-6m
Side In 2 (W)	3m	7.4m (0-U/G)

Parking Area 3	6055 Turner Road (Building A)	6045 Linley Valley Drive (Building B)	Total
Stalls for 2-Beds	30.2	21.6	51.8
Stalls for 1-Beds	32.1	25.7	57.8
Stalls for Studios	10.8	3.6	14.4
Resident Required	73	51	124
Resident Provided	73	51	124
Comm Required	7 Stalls (1/20m2 or 21 seats)	0	7
Comm Provided	7	0	7
Total Required	80	51	131
Provided Underground	22 (29 to 50)	28 (1 to 28)	50
Provided Surface	58 (1 to 58)	23 (59 to 81)	81
Total Provided	80	51	131
Loading	1	0	1
Visitor	3	2	5
ACC	2	2	4
Underground	27%	55%	38%
Small Car	24%	39%	22%
EV Level 2 (240V) 25%	18	13	31
EV Level 2 (240V) Wired 75%	55	38	93
Comm EV Level 2	0	0	0
Total EV	73	51	124
Res Bike Short	6	4	11
Res Bike Long	32	22	53
Comm Bike Short Retail	0	0	0
Comm Bike Long Retail	1	0	1

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NOTE: All dimensions are shown in millimeters.

Linley Valley  
6045 Linley Valley Drive &  
6055 Turner Road  
Project Data A & B

2024-12-20  
A001  
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dHKA Architects  
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877 Fort Street V8V 3K3  
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Linley Valley  
6045 Linley Valley Drive &  
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SITE PLAN A & B



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#### MATERIAL PALETTE

- BRICK LIGHT
- VERTICAL PLANK CEMENT PANEL SIDING LIGHT GREY
- PERFORATED SOFFIT, IN WHITE
- PERFORATED SOFFIT WOOD-LOOK PLANK, IN DOUGLAS FIR
- WOOD-LOOK PLANK GLADDING, IN DOUGLAS FIR
- FIBRE CEMENT PLANK LAP SIDING, WOOD GRAIN FINISH, IN DARK GREY
- FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN WHITE
- FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN WARM GRAY
- FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN DARK GRAY
- VINYL DECKING, LIGHT GREY TONES
- FASCIA MOUNTED ALUMINUM GUARDRAIL AND RAILING, POWDER COATED, BLACK, WITH PICKET GUARDS
- BLACK SOLID GUARD RAILING
- BLACK GUARDRAIL AND RAILING GLASS RAILING COLUMNS, WHITE/BLACK
- COLUMNS, WOOD FEATURE TO MATCH WOOD-LOOK SIDING
- CONCRETE WALL, SACK FINISHED, PAINT SEALED
- ALUMINUM CURTAINWALL SYSTEM, IN BLACK
- ALUMINUM STOREFRONT GLAZING, IN BLACK
- ALUMINUM STOREFRONT DOORS, IN BLACK
- VINYL SWING GLASS DOOR, IN BLACK
- VINYL WINDOWS, IN BLACK
- STEEL DOOR, IN BLACK
- PARKADE OVERHEAD DOOR, PICKET STYLE, IN BLACK
- LOW SLOPED MEMBRANE DECK, IN DARK GREY TONES
- LOW SLOPED MEMBRANE ROOF, IN DARK GREY TONES, WITH PARAPET AND CAP FLASHING
- FASCIA: FIBRE CEMENT PANEL SIDING, WITH ALUMINUM CAP FLASHING COLOUR TO MATCH FASCIA
- SIGNAGE
- PLANTERS, REFER TO LANDSCAPE ARCHITECT PACKAGE
- ELEVATOR OVER-RUN
- MECHANICAL ROOM

\* NOTE: FLASHING TO COLOUR MATCH MATERIALS  
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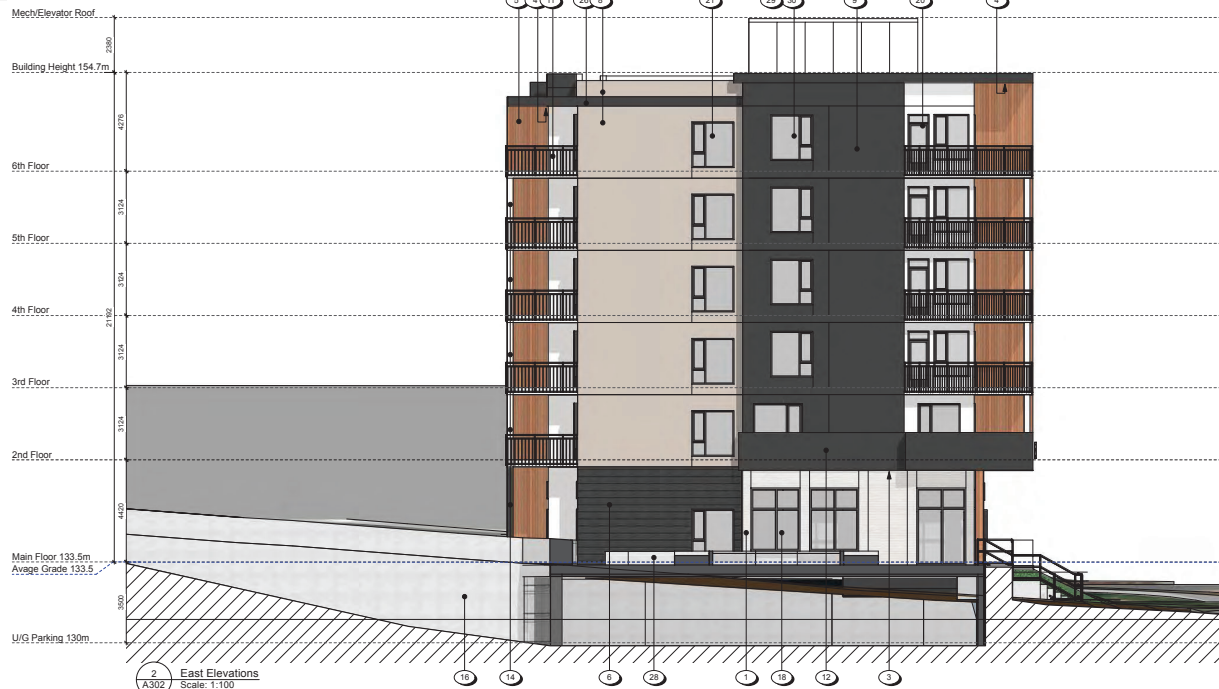
Linley Valley  
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Building A - N & W  
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1 South Elevations  
Scale: 1:100



2 East Elevations  
Scale: 1:100

#### MATERIAL PALETTE

- 1 BRICK LIGHT
- 2 VERTICAL PLANK CEMENT PANEL SIDING LIGHT GREY
- 3 PERFORATED SOFFIT, IN WHITE
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- 13 BLACK GUARDRAIL AND RAILING GLASS RAILING COLUMNS, WHITE/BLACK
- 14 COLUMNS, WOOD FEATURE TO MATCH WOOD-LOOK SIDING
- 15 CONCRETE WALL, SACK FINISHED, PAINT SEALED

- 17 ALUMINIUM CURTAINWALL SYSTEM, IN BLACK
- 18 ALUMINIUM STOREFRONT GLAZING, IN BLACK
- 19 ALUMINIUM STOREFRONT DOORS, IN BLACK
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- 27 SIGNAGE
- 28 PLANTERS, REFER TO LANDSCAPE ARCHITECT PACKAGE
- 29 ELEVATOR OVER-RUN
- 30 MECHANICAL ROOM

\* NOTE: FLASHING TO COLOUR MATCH MATERIALS  
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Building A - S & E  
Elevations

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MATERIAL PALETTE	
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18 VERTICAL PLANK CEMENT PANEL SIDING LIGHT GREY	18 ALUMINUM STOREFRONT GLAZING, IN BLACK
19 PERFORATED SOFFIT IN WHITE	19 ALUMINUM STOREFRONT DOORS, IN BLACK
20 PERFORATED SOFFIT WOOD-LOOK PLANK, IN DOUGLAS FIR	20 VINYL SWING GLASS DOOR, IN BLACK
21 WOOD-LOOK PLANK CLADDING, IN DOUGLAS FIR	21 VINYL WINDOWS, IN BLACK
22 FIBRE CEMENT PLANK LAP SIDING, IN DOUGLAS FIR	22 STEEL DOOR, IN BLACK
23 FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN WHITE	23 PARKADE OVERHEAD DOOR, PICKET STYLE, IN BLACK
24 FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN MEDIUM GRAY	24 LOW SLOPED MEMBRANE DECK, IN DARK GREY TONES
25 FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN DARK GRAY	25 LOW SLOPED MEMBRANE ROOF, IN DARK GREY TONES, WITH PARAPET AND CAP FLASHING
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6045 Linley Valley Drive &  
6055 Turner Road  
Building B - N & W  
Elevations

dHka A303

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MATERIAL PALETTE	
1 BRICK LIGHT	17 ALUMINIUM CURTAINWALL SYSTEM, IN BLACK
2 VERTICAL PLANK CEMENT PANEL SIDING LIGHT GREY	18 ALUMINIUM STOREFRONT GLAZING, IN BLACK
3 PERFORATED SOFFIT, IN WHITE	19 ALUMINIUM STOREFRONT DOORS, IN BLACK
4 PERFORATED SOFFIT WOOD-LOOK PLANK, IN DOUGLAS FIR	20 VINYL SWING GLASS DOOR, IN BLACK
5 WOOD-LOOK PLANK CLADDING, IN DOUGLAS FIR	21 VINYL WINDOWS, IN BLACK
6 FIBRE CEMENT PLANK LAP SIDING, WOOD GRAIN FINISH, IN DARK GREY	22 STEEL DOOR, IN BLACK
7 FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN WHITE	23 PARKADE OVERHEAD DOOR, PICKET STYLE, IN BLACK
8 FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN WARM GRAY	24 LOW SLOPED MEMBRANE DECK, IN DARK GREY TONES, WITH PARAPET AND CAP FLASHING
9 FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN DARK GRAY	25 LOW SLOPED MEMBRANE ROOF, IN DARK GREY TONES, WITH PARAPET AND CAP FLASHING
10 VINYL DECKING, LIGHT GREY TONES	26 FASCIA, FIBRE CEMENT PANEL SIDING, WITH ALUMINIUM CAP FLASHING COLOUR TO MATCH FASCIA
11 FASCIA MOUNTED ALUMINIUM GUARDRAIL AND RAILING, POWDER COATED, BLACK, WITH PICKET GUARDS	27 SIGNAGE
12 BLACK SOLID GUARD RAILING	28 PLANTERS, REFER TO LANDSCAPE ARCHITECT PACKAGE
13 BLACK GUARDRAIL AND RAILING GLASS RAILING	29 ELEVATOR OVER-RUN
14 COLUMNS, WHITE/BLACK	30 MECHANICAL ROOM
15 COLUMNS, WOOD FEATURE TO MATCH WOOD-LOOK SIDING	
16 CONCRETE WALL, SACK FINISHED, PAINT SEALED	

\* NOTE: FLASHING TO COLOUR MATCH MATERIALS

\* NOTE: ILLUSTRATED BUILDING SIGNAGE IS PLACEHOLDER AND IS TO BE CONFIRMED IN A SEPARATE SIGNAGE APPLICATION TO MEET CITY OF NANAIMO SIGNAGE REQUIREMENTS



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Linley Valley  
6045 Linley Valley Drive &  
6055 Turner Road  
Building B - S & E  
Elevations

dhKa A304

dhKarchitects  
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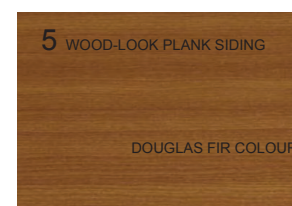
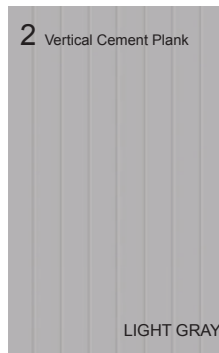
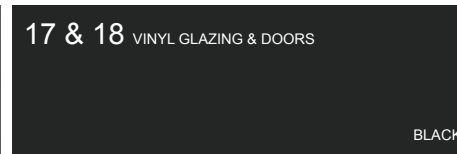
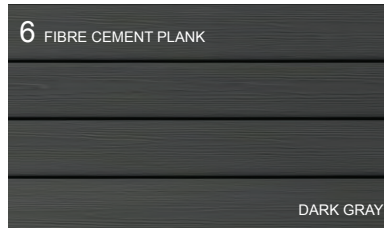
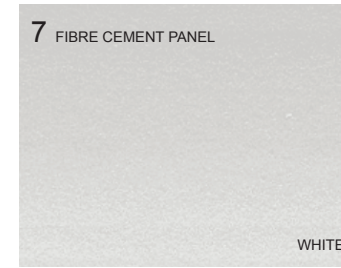
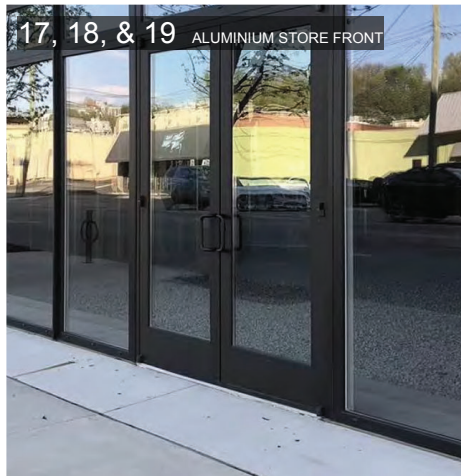


## MATERIAL PALETTE

- 1 BRICK LIGHT
- 2 VERTICAL PLANK CEMENT PANEL SIDING LIGHT GREY
- 3 PERFORATED SOFFIT, IN WHITE
- 4 WOOD-LOOK PLANK CLADDING, IN DOUGLAS FIR
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- 6 FIBRE CEMENT PLANK LAP SIDING, WOOD GRAIN FINISH, IN DARK GREY
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- 8 FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN WARM GRAY
- 9 FIBRE CEMENT PANEL SIDING, SMOOTH FINISH, IN DARK GRAY
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- 11 FASCIA-MOUNTED ALUMINIUM GUARDRAIL AND RAILING, POWDER COATED, BLACK, WITH PICKET GUARDS
- 12 BLACK SOLD GUARD RAILING
- 13 BLACK GUARDRAIL AND RAILING GLASS RAILING
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- 23 PARADE OVERHEAD DOOR, PICKET STYLE, IN BLACK
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- 25 FASCIA, FIBRE CEMENT PANEL SIDING, WITH ALUMINIUM CAP FLASHING COLOUR TO MATCH FASCIA
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NOTE: All dimensions are shown in millimeters.

Linley Valley  
6045 Linley Valley Drive &  
6055 Turner Road  
Material Board



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View Of Plaza And Entry From Linley Valley Drive



View From Linley Valley Drive



View From Turner Road to Linley Valley Drive



View From West Street Looking Toward Linley Valley Drive



View From Parking

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Linley Valley  
6045 Linley Valley Drive &  
6055 Turner Road  
Building A View Analysis



dhKa  
A004  
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Bikes Building A = 32  
Bikes Building B = 22

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# Building A Above

## Legend

■ - Common Area



# Building B Above

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Linley Valley  
6045 Linley Valley Drive &  
6055 Turner Road  
U/G Parking Plan



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2436	2436

Linley Valley  
6045 Linley Valley Drive &  
6055 Turner Road  
L1 - Main Floor Plan A&B



dHka  
A201  
dHka Architects  
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Nanaimo  
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# Building A

## Legend

- Commercial
- 2 Bed
- 1 Bed
- Studio
- Amenity
- Common Area

# Building B

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24-12-20	ISSUED FOR DP
24-09-04	2024-12-20
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1:150	2436

Linley Valley  
6045 Linley Valley Drive &  
6055 Turner Road  
L2-L6 Building A & B  
L2-L4 Building B

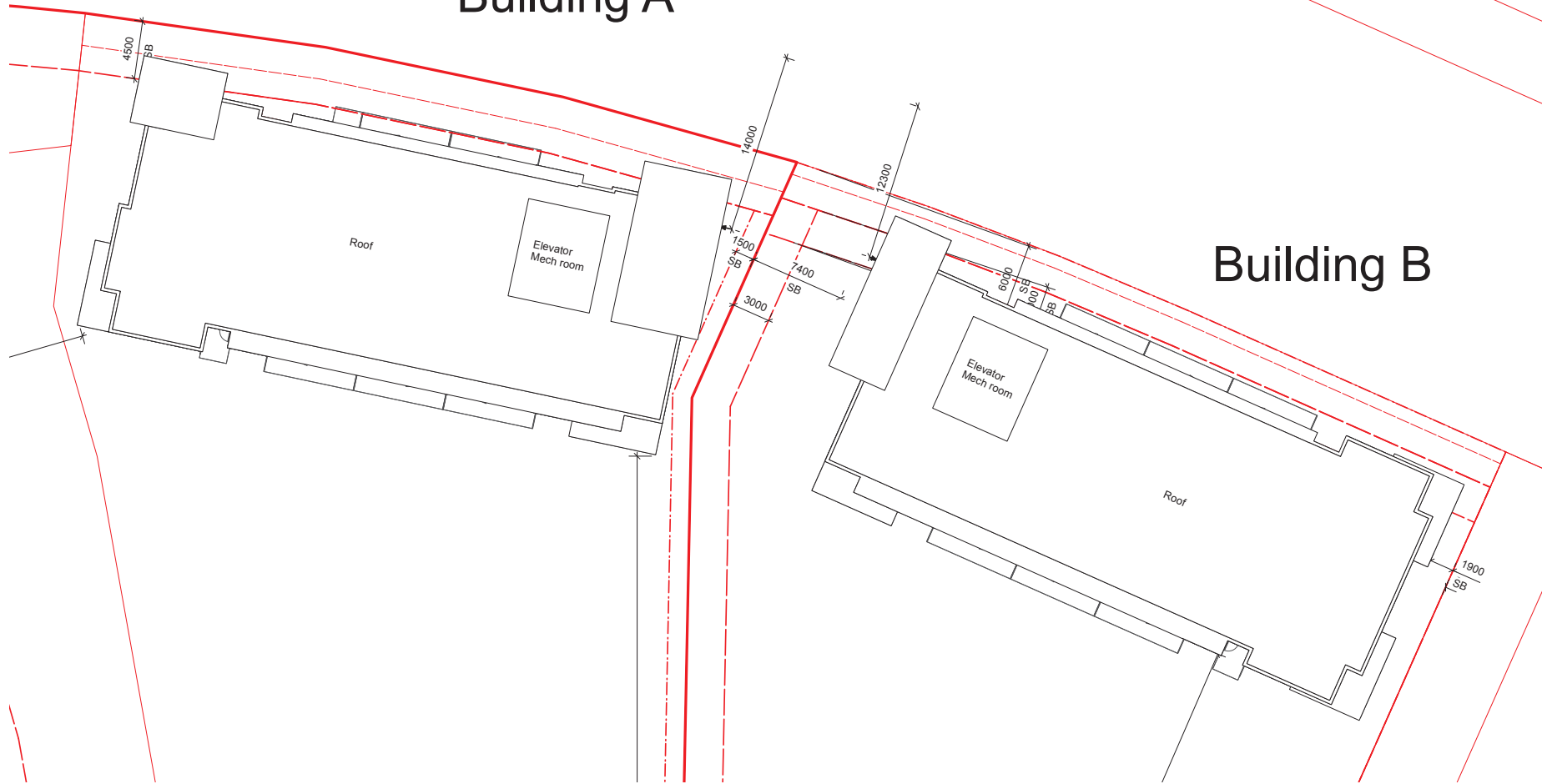


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# Building A

# Building B



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03	01-10-24	Checked by
04	01-10-24	Approved by
05	01-10-24	GTW
06	01-10-24	2436

NOTE: All dimensions are shown in millimeters.

**Linley Valley**  
6045 Linley Valley Drive &  
6055 Turner Road  
Roof Plans A & B



**dHka** A203

dHka Architects  
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577 Fort Street V8V 3K3 T 1-250-658-3367  
Nanaimo  
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5-Storey Apartment



Office



4-Storey Apartment



Retail



Retail



5-Storey Apartment



4-Storey Apartment



Retail



Retail



Retail



4-Storey Apartment



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Linley Valley  
6055 Linley Valley Drive &  
6045 Turner Road  
Neighbourhood Context  
Streetscape



dhKa  
A002  
dhKarchitects  
Victoria  
877 Fort Street V8V 3K3  
Nanaimo  
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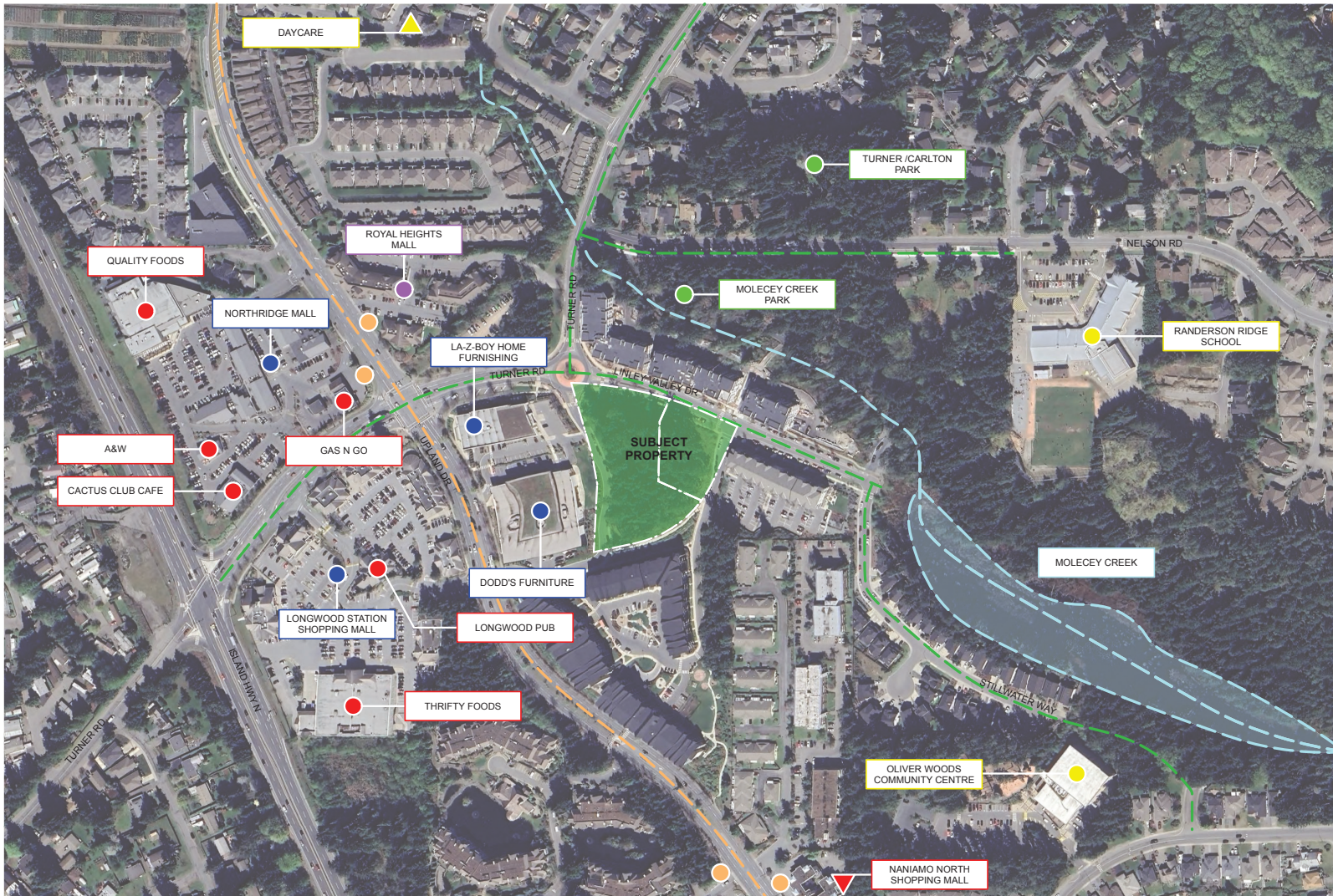
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— PEDESTRIAN & BIKEWAY

● PARK

— STREAM



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DP1373

2025-JAN-14

Current Planning

24-12-20

ISSUED FOR DP

24-09-04

DRS

2405

Linley Valley

6055 Linley Valley Drive &  
6045 Turner Road

Neighbourhood Context  
Streetscape

2024-12-20

dhKa

A003

dhKarchitects

977 Fort Street

Nanaimo

250-250-658-3367

V8T 2K6

T 1-250-585-5810







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# 6045 Linley Valley Drive - Phase 1 District Group Nanaimo, BC

## NOTES & LEGENDS

Date: December 12, 2024

Drawn: CM

Checked: CM

Scale: AS NOTED

Project Number: 24-0345

DRAWING NUMBER: L2 of 2

REVISION SCHEDULE		NOTES
#	Date	
0	03/01/2024	Draft LA Master Plan
1	14/05/2024	Draft DP
2	12/02/2024	Issued for DP

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## PLANTING NOTES

- ALL LANDSCAPE INSTALLATION AND MAINTENANCE SHALL MEET OR EXCEED THE MOST RECENT STANDARDS SET OUT BY THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- GROWING MEDIUM SHALL MEET OR EXCEED THE PROPERTIES OUTLINED THE CANADIAN LANDSCAPE STANDARD PER SECTION 6. GROWING MEDIUM, TABLE T-6.3.5.2. PROPERTIES FOR GROWING MEDIA:  
LEVEL 2 "ORCOMED" - 2P  
GROWING MEDIUM DEPTHS: LAWN - 100mm  
SHRUBS - 450mm  
TREES - 600mm BELOW AND AROUND ROOTBALL
- MULCH SHALL BE COMPOST PER SECTION 10 MULCHING OF THE CANADIAN LANDSCAPE STANDARD. MULCH DEPTH SHALL BE 75mm MINIMUM OVER ALL TREE, SHRUBS AND GROUND COVER PLANTING AREAS.
- PLANT MATERIAL QUALITY, TRANSPORT AND HANDLING SHALL COMPLY WITH CNLA STANDARDS FOR NURSERY STOCK.
- ALL TREE, SHRUB, GROUND COVER AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM UTILIZING SMART (ET) WEATHER-BASED IRRIGATION CONTROL. IRRIGATION EMISSION DEVICES SHALL BE HIGH EFFICIENCY LOW VOLUME ROTARY NOZZLES OR DRIP IRRIGATION EQUIPMENT.
- PLANT QUANTITIES ARE FOR INFORMATION ONLY. IN CASE OF ANY DISCREPANCY THE PLAN SHALL GOVERN.
- ALL PLANT MATERIAL SHALL MATCH TYPE AND SPECIES AS INDICATED ON THE PLANTING LEGEND. CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL OF ANY SUBSTITUTIONS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- CHECK FOR LOCATIONS OF WATER LINES AND OTHER UNDERGROUND SERVICES PRIOR TO DIGGING TREE PITS. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN ONE HOUR AFTER FILLING.
- NO PLANTS REQUIRING PRUNING OF MAJOR BRANCHES DUE TO DISEASE, DAMAGE OR POOR FORM WILL BE ACCEPTED.

## IRRIGATION NOTES

- THE IRRIGATION SYSTEM SHALL BE DESIGN-BUILD BY THE OWNER.
- IRRIGATION SYSTEM INSTALLATION SHALL MEET OR EXCEED THE REQUIREMENTS SET OUT IN THE MOST CURRENT VERSION OF THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CNLA) / CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) CANADIAN LANDSCAPE STANDARD.
- ALL PROPOSED ON-SITE PLANTING AND LAWN AREAS SHALL BE WATERED VIA AN UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM UTILIZING A "SMART" (ET) WEATHER-BASED IRRIGATION CONTROLLER.
- IRRIGATION EMISSION DEVICES SHALL BE LOW VOLUME ROTARY NOZZLES OR MICRO DRIP EQUIPMENT.
- THE CONTRACTOR SHALL ADJUST THE PLACEMENT AND RADIUS OF SPRINKLERS AS REQUIRED BY FIELD CONDITIONS TO ACHIEVE FULL COVERAGE OF ALL PLANTED AREAS AND TO MINIMIZE OVER-SPRAY ONTO ADJACENT HARD SURFACES, FENCES AND PROPERTY LINES.
- ALL PIPING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 SLEEVES AT A MINIMUM DEPTH OF 600mm WITH 150mm OF SAND BACKFILL ABOVE AND BELOW PIPE. ALL WIRING UNDER PAVING SHALL BE INSTALLED IN SEPARATE SCHEDULE 40 PVC CONDUIT. ALL SLEEVES AND CONDUIT SHALL BE INSTALLED PRIOR TO PAVEMENT INSTALLATION AND SHALL EXTEND 50mm BEYOND EDGE OF PAVEMENT OR CURB. BACKFILL FOR SLEEVES SHALL BE COMPACTED TO THE SPECIFIED DENSITY FOR THE SURGRADE.
- OPERATE IRRIGATION CONTROLLER WITHIN THE CITY OF NANAIMO WATER RESTRICTION SCHEDULE.

## PLANT LEGEND

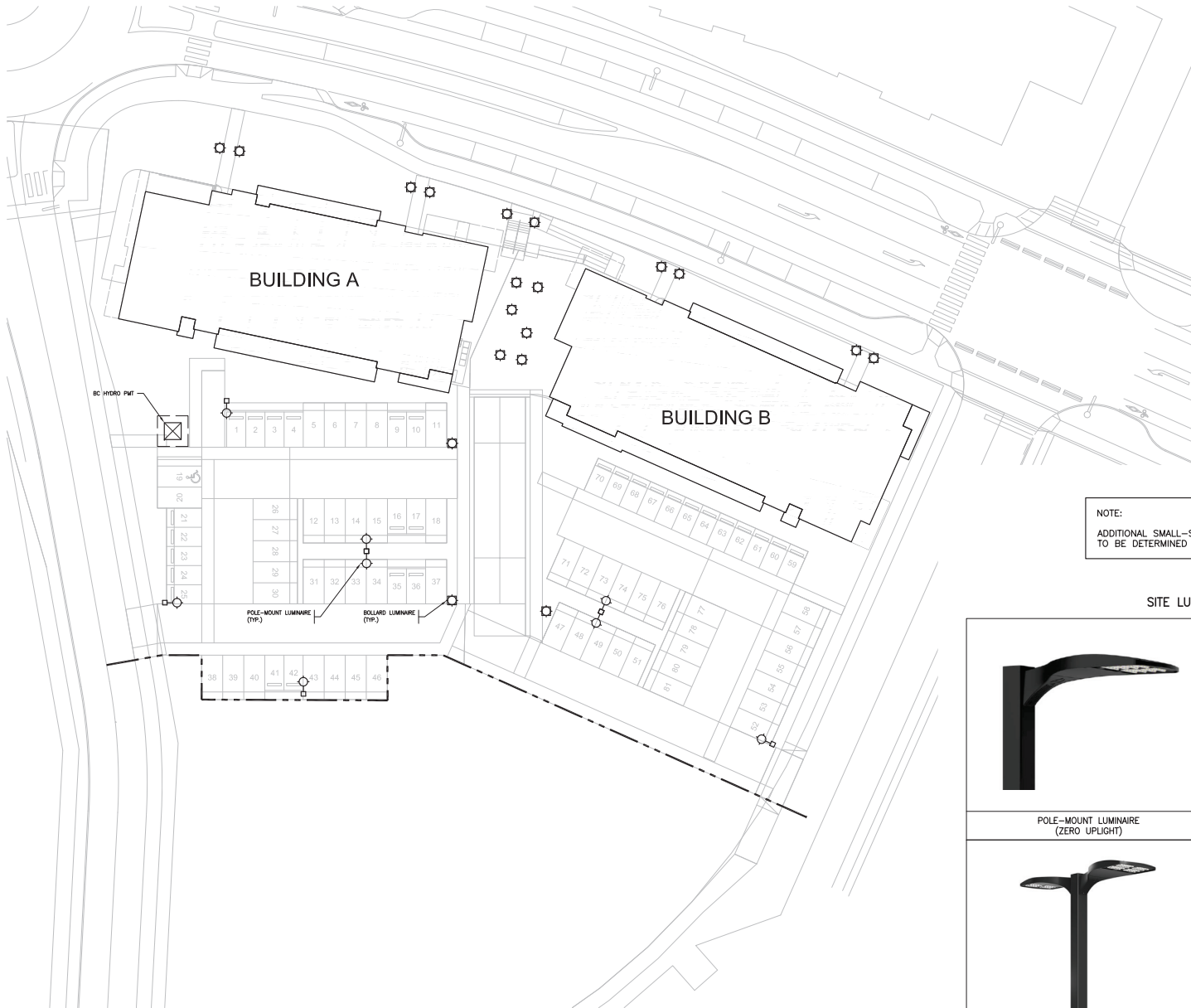
SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QUANTITY	NOTES
TREES					
1.5m BUFFER					
	ACER RUBRUM 'REDPOINTE' FRANK JR. RED MAPLE	6cm CAL.	6.0m O.C.	10	NATIVE CANADIAN CULTIVAR
	CARPINUS BETULUS 'FRANS FONTAINE' FRANS FONTAINE HORNBEAM	4cm CAL.	SEE PLAN	2	PLAZA PLANTERS
	CORNUS 'EDDIE'S WHITE WONDER' EDDIE'S WHITE WONDER DOGWOOD	6cm CAL.	4.5m O.C.	4	NATIVE CULTIVAR
	PICEA PUNGENS 'HOOPSII' HOOPSII BLUE SPRUCE	2.5m	3.0m O.C.	10	DROUGHT TOLERANT CONIFEROUS
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' VANDERWOLF'S PYRAMID PINE	2.5m	4.5m O.C.	5	NATIVE CULTIVAR, CONIFEROUS
	PSEUDOTSUGA MENZIESII DOUGLAS FIR	2.5m	5.0m O.C.	9	NATIVE SPECIES CONIFEROUS
	QUERCUS COCCINEA SCARLET OAK	6cm CAL.	SEE PLAN	2	DROUGHT TOLERANT
	SYRAK JAPONICA JAPANESE SNOWBELL	4cm CAL.	SEE PLAN	6	DROUGHT TOLERANT
SHRUBS					
	ACER CIRCINATUM WINE MAPLE	#5 POT	SEE PLAN	13	NATIVE SPECIES
	BUXUS 'GREEN VELVET' GREEN VELVET BOXWOOD	#1 POT	1.0m O.C.	35	
	CEANOTHUS THYRSIFLORUS 'VICTORIA' VICTORIA CALIFORNIA LILAC	#3 POT	1.5m O.C.	16	DROUGHT TOLERANT
	COTINUS COGGYGRIA 'ROYAL PURPLE' ROYAL PURPLE SMOKEBUSH	#7 POT	SEE PLAN	5	DROUGHT TOLERANT
	LONICERA NITIDA 'MAYGREEN' MAYGREEN BOX HONEYSUCKLE	#1 POT	1.0m O.C.	46	DROUGHT TOLERANT
	NANDINA DOMESTICA 'MOON BAY' COMPACT HEAVENLY BAMBOO	#1 POT	1.0m O.C.	60	NATIVE SPECIES
	PIERIS JAPONICA 'LITTLE HEATH' LITTLE HEATH PIERIS	#1 POT	1.0m O.C.	76	DROUGHT TOLERANT
	PINUS MUGO VAR. PUMILIO DWARF MUGO PINE	#2 POT	1.2m O.C.	8	DROUGHT TOLERANT
	POLYSTICHUM MUNIFOLIUM SWORD FERN	#1 POT	1.0m O.C.	93	DROUGHT TOLERANT
	PRUNUS LAUROCERASUS 'OTTO LUYKEN' DWARF ENGLISH LAUREL	#1 POT	1.0m O.C.	184	NATIVE SPECIES
	RHODODENDRON SSP. 'MIK COLOUR' # BLOOM TIME	#5 POT	SEE PLAN	16	DROUGHT TOLERANT
	SPIRAEA JAPONICA 'GOLDMOUND' GOLDMOUND SPIREA	#1 POT	1.2m O.C.	30	DROUGHT TOLERANT
	TAXUS X MEDIA 'H.M. EDDIE' H.M. EDDIE YEW	#2 POT	1.0m O.C.	143	DROUGHT TOLERANT
PERENNIALS, VINES & GROUNDCOVERS					
	CALLUNA VULGARIS 'SPRING TORCH' LAVENDER SCOTCH HEATHER	#1 POT	0.6m O.C.	206	DROUGHT TOLERANT
	ERICA CARNEA 'SPRINGWOOD WHITE' WHITE HEATHER	#1 POT	0.6m O.C.	48	DROUGHT TOLERANT
	FESTUCA GLAUCA 'ELIJAH BLUE' ELIJAH BLUE FESCUE	#1 POT	0.9m O.C.	25	DROUGHT TOLERANT
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	#1 POT	0.9m O.C.	25	DROUGHT TOLERANT
	PACHYSANDRA TERMINALIS 'GREEN SHEEN' GREEN SHEEN JAPANESE SPURGE	#1 POT	0.9m O.C.	200	
	PENNISETUM ALOPECUROIDES 'HAAMELI' DWARF FOUNTAIN GRASS	#1 POT	0.75m O.C.	57	DROUGHT TOLERANT
	LAWN	SOD		345 sq.m.	

## LAYOUT LEGEND

ABBREVIATIONS	DESCRIPTION
(E) TYP. E PA	EXISTING TYPICAL PROPERTY LINE PLANTING AREA
SYMBOL	DESCRIPTION
	PROPERTY LINE
	BROOM FINISH CONCRETE PAVING
	DECORATIVE PAVING OVER SLAB
	450mm LEAVE STRIP: 38mm MINUS ROUND WASHED RIVER COBBLE OVER LANDSCAPE FABRIC (EXTEND UNDER FRONT BALCONIES)
	RAINGARDEN: 200mm MINUS ROUND WASHED RIVER ROCK OVER LANDSCAPE FABRIC
	BENCH MANUFACTURER: WISHBONE SITE FURNISHINGS (PH: 866-626-0476) STYLE: BAYVIEW BACKLESS WALL TOP BENCH MODEL: BW5WB-2 FRAME COLOUR: BLACK SLAT COLOUR: WALNUT
	2-STALL BIKE RACK MANUFACTURER: GREENSPOKE BIKE PARKING SOLUTIONS (844-888-9999) STYLE: SINGLE ARCH BIKE RACK MODEL: 850220 COLOUR: BLACK QTY: 8
	RAINGARDEN LANDSCAPE BOULDERS: 0.5m - 1.5m DIA.
	BOLLARD LIGHT REFER TO ELECTRICAL PLANS
	DARK SKY COMPLIANT LED PARKING LOT LIGHT (FULL CUT-OFF, FLAT LENS) REFER TO ELECTRICAL PLANS

## IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
	HUNTER	TBD	AUTOMATIC IRRIGATION CONTROLLER IN MECHANICAL ROOM
	HUNTER	WS5-SEN	WIRELESS SOLAR-SYNC SENSOR ON SOUTH-FACING EAVE
	BY CIVIL	BY MECHANICAL	38mm (1.5") DOUBLE CHECK BACKFLOW PREVENTER AND WATER SUPPLY IN MECHANICAL ROOM.
		SCHEDULE 40	38mm (1.5") PVC MANLINE PVC SLEEVES UNDER ALL PAVING AND THROUGH WALLS MIN. TYP (EXACT LOCATION TBD)
		SCHEDULE 40	MANLINE & CONTROL WIRE: 150mm (6") LATERALS: 100mm (4") BURIAL DEPTH TO MATCH DEPTH OF CARRIED PIPE.



NOTE:  
ADDITIONAL SMALL-SCALE BUILDING-MOUNTED LIGHTING  
TO BE DETERMINED DURING DETAILED DESIGN.

#### SITE LUMINAIRE GUIDE

POLE-MOUNT LUMINAIRE (ZERO UPLIGHT)	BOLLARD (ZERO UPLIGHT)
POLE-MOUNT DOUBLE LUMINAIRE (ZERO UPLIGHT)	

1	DEC 13 2024
ISSUED FOR DEVELOPMENT PERMIT	
NO. DATE TITLE	
REVISION	
<b>KB ENGINEERING LTD.</b> ELECTRICAL CONSULTING ENGINEERS 41155 NORTHFIELD ROAD TEL: 250-764-4444 NANAIMO, BC V9X 6J1 WWW.KBENGINEERING.CA ECCC PERMIT #1001907	
CLIENT	
PROJECT	
6045 LINLEY VALLEY DRIVE PHASE 1	
TITLE	
DP SITE PLAN LIGHTING LAYOUT	
PROJECT NO. 24-4889	SEAL
DATE NOVEMBER, 2024	
SCALE 1:250	
DRAWING NO.	
E1.01	

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Map ID	DBH (cm)	Species (#)
1	50	Douglas Fir
2	50	Douglas Fir
3	80	Douglas Fir
4	100	Douglas Fir
5	110	Douglas Fir
6	70	Douglas Fir
7	45	Douglas Fir
8	80	Douglas Fir
9	55	Douglas Fir
10	90	Douglas Fir
11	70	Douglas Fir
12	60	Douglas Fir
13	75	Douglas Fir
14	45	Douglas Fir
15	50	Douglas Fir
16	65	Douglas Fir
17	65	Douglas Fir
18	55	Douglas Fir
19	65	Douglas Fir
20	35	Douglas Fir
21	60	Douglas Fir
22	70	Douglas Fir
23	80	Douglas Fir
24	40	Douglas Fir
25	45	Douglas Fir
26	70	Douglas Fir
27	80	Douglas Fir
28	55	Douglas Fir
29	50	Douglas Fir
30	70	Douglas Fir

Map ID	DBH (cm)	Species (#)
31	50	Douglas Fir
32	55	Douglas Fir
33	90	Douglas Fir
34	80	Douglas Fir
35	45	Douglas Fir
36	80	Douglas Fir
37	70	Douglas Fir
38	75	Douglas Fir
39	80	Douglas Fir
40	40	Douglas Fir
41	80	Douglas Fir
42	40	Douglas Fir
43	40	Douglas Fir
44	50	Douglas Fir
45	70	Douglas Fir
46	35	Douglas Fir
47	35	Douglas Fir
48	60	Douglas Fir
49	60	Douglas Fir
50	80	Douglas Fir
51	60	Douglas Fir
52	45	Douglas Fir
53	40	Douglas Fir
54	35	Douglas Fir
55	45	Douglas Fir
56	75	Douglas Fir
57	40	Douglas Fir
58	70	Douglas Fir
59	50	Douglas Fir
60	50	Douglas Fir

Map ID	DBH (cm)	Species (#)
61	70	Douglas Fir
62	70	Douglas Fir
63	60	Douglas Fir
64	65	Douglas Fir
65	50	Douglas Fir
66	50	Douglas Fir
67	65	Douglas Fir
68	50	Douglas Fir
69	70	Douglas Fir
70	40	Douglas Fir
71	70	Douglas Fir
72	50	Douglas Fir
73	60	Douglas Fir
74	50	Douglas Fir
75	45	Douglas Fir
76	70	Douglas Fir
77	50	Douglas Fir
78	50	Douglas Fir
79	60	Douglas Fir
80	80	Douglas Fir
81	70	Douglas Fir
82	60	Douglas Fir
83	65	Douglas Fir
84	55	Douglas Fir
85	60	Douglas Fir
86	65	Douglas Fir
87	60	Douglas Fir
88	60	Douglas Fir
89	60	Cedar
90	55	Douglas Fir
91	60	Douglas Fir
92	55	Douglas Fir
93	45	Douglas Fir

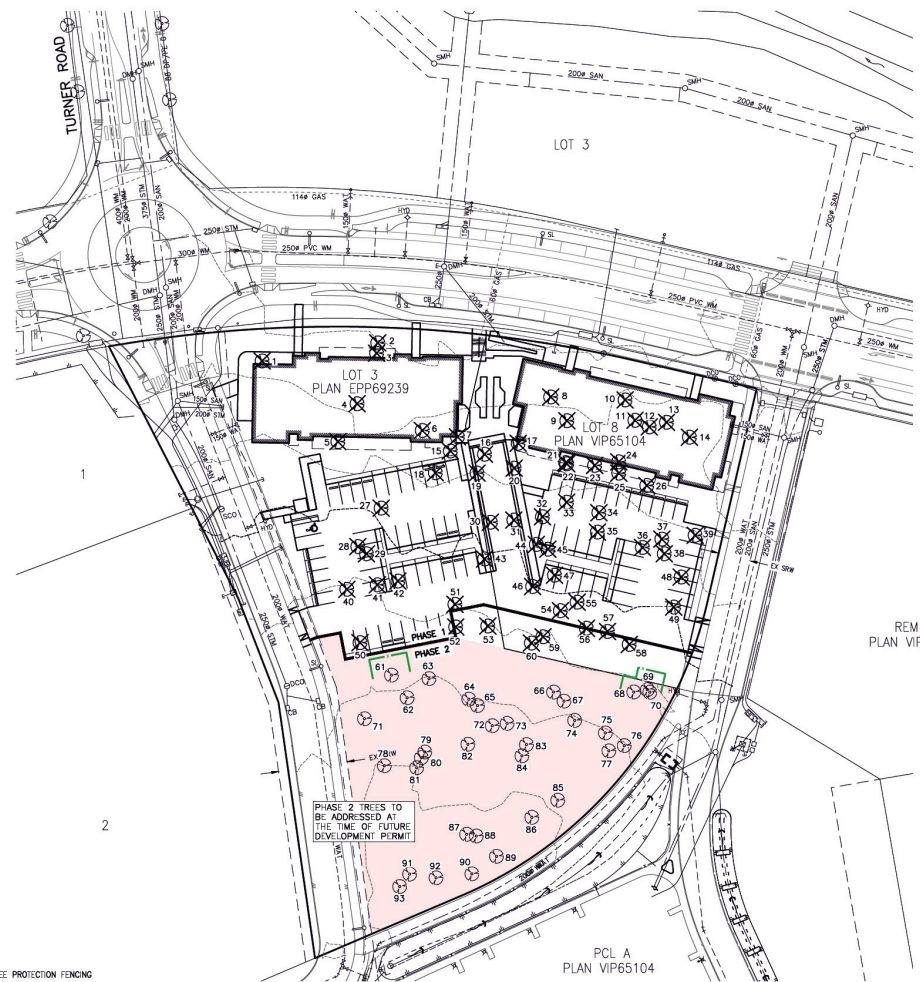
#### TREE MANAGEMENT NOTES:

- PRIOR TO TREE REMOVAL, THE PROJECT ARBORIST IS TO REVIEW ALL TREES NOT BEING REMOVED AND CONFIRM PROTECTIVE FENCING ALIGNMENT/LOCATION.
- TREES TO BE RETAINED (PHASE 1) = 0  
TREES TO BE RETAINED UNTIL PHASE 2 = 33 TREES  
TREE DIAMETER AND SPECIES AS PER TREE ASSESSMENT REPORT PREPARED BY AMP TIMBER RIGGING LTD.
- TREES TO BE REMOVED = 60 + 0 = 60 (Onsite trees + City Trees)  
REPLACEMENT TREES REQUIRED = 67\* + 0 = 67 (Onsite trees + City Trees)  
\* AS THE REPLACEMENT NUMBER EXCEEDS THE MAXIMUM NUMBER REQUIRED (100 TREES/HA), THE REPLACEMENT REQUIREMENTS MOST LIKELY BE BASED ON THE AREA OF THE PROPERTY (0.67 HA X 100 TREES/HA = 67 REPLACEMENT TREES).
- REPLACEMENT TREES REQUIRED  
TOTAL NUMBER OF REPLACEMENT TREES PROPOSED = 48  
TREE REPLACEMENT DEFICIT = 67 - 48 = 19

ANY TREE REPLACEMENT DEFICIT WILL RESULT IN THE CITY OF NANAIMO RETAINING BONDING EQUIVALENT TO \$300.00 MULTIPLIED BY THE REPLACEMENT TREE DEFICIT FOLLOWING FINAL SUBDIVISION APPROVAL AND REGISTRATION OF THE TREE REPLACEMENT COVENANT OVER THE NEW LOTS.

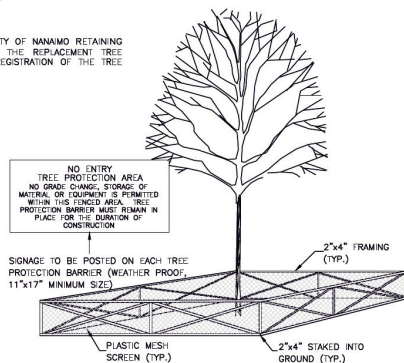
Species	DBH (mm)	Number of trees to be removed	Number of Replacement Trees
Deciduous			
Douglas Fir	0-300	0	0
Douglas Fir	301-600	32	64
Cedar	301-600	0	0
Douglas Fir	>601	28	84
Totals:		60	148

Using 100 replacements/ha for replacement tree requirements  
Replacement trees required = 0.67 ha (Phase 1 area) x 100 trees/ha = 67 trees



REM A  
PLAN VIP6085

TRUNK DIAMETER (cm)	DISTANCE FROM TRUNK (m)
20	1.2
25	1.5
30	1.8
35	2.1
40	2.4
45	2.7
50	3.0
55	3.3
60	3.6
75	4.5
90	5.0
100	6.0



TREE PROTECTION FENCE DETAIL  
N.T.S.


- TREE LEGEND**
- TREE TO BE REMOVED
  - TREE TO BE RETAINED
  - AREA OF PROPOSED TREE PROTECTION FENCING
  - TREES RETAINED UNTIL DEVELOPMENT (PHASE 2)

0 10 30m  
1:500

ISSUED FOR PERMIT  
PURPOSES ONLY

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- NOTES:
- SEE DRAWING 1079-004-100 FOR GENERAL NOTES.
  - THE LOCATIONS OF EXISTING SERVICES ARE SHOWN APPROXIMATELY AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK. EXISTING & PROPOSED SERVICES MAY REQUIRE ADJUSTMENT WHERE A CONFLICT OCCURS. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICT.

REV. No.	DATE	BY	REVISION DESCRIPTION	END	LEGEND		SITE LEGAL DESCRIPTION		ENGINEER'S SEAL	DESIGN	CLIENT NAME	DRAWING TITLE
00	12/15/24	PC	SUBMITTED TO CITY OF NANAIMO FOR REVIEW - NOT FOR CONSTRUCTION		PROPOSED	EXISTING	PROPOSED	EXISTING		BH	DISTRICT GROUP	TREE MANAGEMENT PLAN
					WATERMAIN	WATERMAIN	WATERMAIN	BH				
					STORM SEWER	STORM SEWER	STORM SEWER	STORM SEWER	PC			
					SANITARY SEWER	SANITARY SEWER	SANITARY SEWER	SANITARY SEWER	BH			
					GAS MAIN	GAS MAIN	GAS MAIN	GAS MAIN	PC			
					ELECTRICAL DUCT	ELECTRICAL DUCT	ELECTRICAL DUCT	ELECTRICAL DUCT	BH			
					INLET/OUTLET HEADWALL	INLET/OUTLET HEADWALL	INLET/OUTLET HEADWALL	INLET/OUTLET HEADWALL	PC			
					DITCH INLET/OUTLET	DITCH INLET/OUTLET	DITCH INLET/OUTLET	DITCH INLET/OUTLET	BH			
					SWALE	SWALE	SWALE	SWALE	PC			
					EDGE OF PAVEMENT	EDGE OF PAVEMENT	EDGE OF PAVEMENT	EDGE OF PAVEMENT	BH			
					VALVE BOX	VALVE BOX	VALVE BOX	VALVE BOX	PC			
					LIMIT OF CONSTRUCTION	LIMIT OF CONSTRUCTION	LIMIT OF CONSTRUCTION	LIMIT OF CONSTRUCTION	BH			
LOT 3, DISTRICT LOTS 14 & 30, WELLINGTON DISTRICT, PLAN EPP69239 & LOT 8, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN VIP65104												
BENCHMARK DESCRIPTION												
ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT 985037 LOCATED AT THE INTERSECTION OF UPLANDS DRIVE AND TURNER ROAD. ELEVATION 135.927m												
EGBC PERMIT TO PRACTICE NUMBER: 1000856												
HORIZONTAL SCALE: 1:500												
VERTICAL SCALE: 1:500												
PROJECT NAME: 6055 TURNER ROAD & 6045 LINLEY VALLEY DRIVE NANAIMO, BC												
PRINT DATE: 12-15-24												
PROJECT No. 1079-004												
DRAWING No. 103												
REVISION No. 00												
CITY PLAN FILE No.												
