



AGENDA
DESIGN ADVISORY PANEL MEETING

April 23, 2026, 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 - 5

Minutes of the Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2026-FEB-26 at 5:00 p.m

5. PRESENTATIONS:

a. Development Permit Application No. DP001407 - 921 Maughan Road

6 - 26

[Note: This item is returning with revised plans following the Design Advisory Panel meeting 2026-FEB-12.]

To be introduced by Cameron Salisbury, Planner II, Current Planning.

The proposed development is the addition of a single-storey industrial shop and storage building with a gross floor area of 1,626m².

6. OTHER BUSINESS:

7. ADJOURNMENT:



MINUTES

DESIGN ADVISORY PANEL MEETING

Thursday, February 26, 2026, 5:00 p.m.
Boardroom, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Present: Marta Kubacki, Chair
Councillor Eastmure
Angie Boileau, At Large*
Kenneth Hample, At Large*
Harry Law, At Large*
Dusan Nikolic, AIBC*

Absent: Jessica Kaman, At Large
Kait McGeary, BCSLA/CSLA

Staff: L. Rowett, Manager, 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. 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, 2026-FEB-12 at 5:00 p.m. be adopted. The motion carried unanimously.

4. PRESENTATION:

- a. Development Permit Application No. DP001408 – 4073 Old Slope Place

Introduced by Lainya Rowett, Manager, Current Planning.

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

Presentation:

1. Karim Kadri, Architect, 2K Architecture Inc., introduced the team and presented the aerial map, perspective views, site plan, building renderings and elevations, and external material palette. Highlights included:
 - Substantial grade change across the site
 - The upper portion of the site contains an existing house to be demolished, and the lower portion is currently used as a storage yard
 - More than 60% of existing trees will be retained to provide screening from the highway and neighbouring residential properties
 - Proposal includes a multi-tenant industrial strata development consisting of three buildings
 - Building A will consist of 11 industrial commercial units with second-floor office spaces
 - Building B will consist of 12 industrial commercial units, or alternatively six multi-level units created through the site's grade separation
 - Building C will function as a six-bay workshop that also includes office spaces
 - Three proposed access points from Old Slope Place
 - The main waste management enclosure will be located at the end of the driveway adjacent to Building B
 - A variance is requested to reduce the landscape buffer width for a portion of the parking area and to accommodate the main waste management enclosure
 - With proximity to the E&N Trail, a multi-use path is proposed along Old Slope Place, with pedestrian connections near the lower driveway and the upper portion of Building B
 - The upper parking lot will feature a secondary, smaller waste management enclosure
 - Colour differentiation will be used for tenant identification at entry points
 - Provided an overview of responses to the Staff Design Comments

2. Chris Midgley, Landscape Architect, Kinship Design Art Ecology, presented the landscape plan. Highlights included:
 - A large number of trees are proposed around the perimeter of the site
 - Use of ornamental species closer to the proposed buildings
 - The landscape design is functional and low-maintenance, incorporating a robust and restorative planting palette

- A gathering space will be integrated into the natural slope
 - Proposing 131 replacement trees and 11 arbutus trees
3. Matt Rosenthal, Technologist, Cascara Consulting Engineers Ltd., presented the site servicing plan.

Marta Kubacki, Chair, opened the floor for questions to Staff. Staff clarified that access from Mostar Road is not permitted due to its proximity to the highway intersection. Staff further noted that technical review is ongoing and that site access will be from Old Slope Place.

Panel discussion took place. Highlights included:

- Enhance visual interest on the rear elevation of Building A by incorporating additional windows or artwork
- Add a covered area within the outdoor amenity space to allow year-round usability
- Further break up the long façades on Buildings A and B using architectural or landscaping elements that reflect a West Coast character
- Add window treatments to the south-facing windows to reduce solar heat gain
- Integrate pedestrian walkways connecting the proposed buildings to the outdoor amenity space and the Parkway Trail
- Provide tables in the outdoor amenity space and screen the space from the adjacent parking area
- Include West Coast inspired wayfinding signage for entries, the outdoor amenity space, and the off-site trail connection
- Use permeable pavers where appropriate to improve stormwater management
- Clarification regarding Building C's waste management enclosure and the black chain-link fence location on the north side of the site
- Incorporate a bicycle maintenance station for employees near the parking area
- Reduce parking to enlarge the outdoor amenity space
- Ensure a safe pedestrian walkway between Buildings A and B by demarcating the walkway
- Use additional natural materials between units to add warmth to the building design
- Designate accessible parking spaces in front of Building A
- Incorporate clerestory windows along the north façade

- Introduce additional opportunities for natural daylighting throughout the proposed buildings

It was moved and seconded that the consideration of Development Permit Application No. DP001408 – 4073 Old Slope Place be accepted as presented with support for the proposed variance. The following recommendations were provided:

- Consider enhancing the visual interest of Building A through the addition of windows or artwork
- Consider revising the outdoor amenity space by enlarging the area, incorporating screening, adding tables, and providing weather protection
- Consider breaking up the massing of Building A with additional architectural or landscape elements that reflect a West Coast character
- Consider incorporating window treatments, particularly along the south façade to reduce solar heat gain
- Consider providing a pedestrian walkway leading to the Parkway Trail and outdoor amenity space
- Consider providing wayfinding signage that integrates a West Coast character
- Consider using permeable pavers to support on-site stormwater management
- Consider providing a bicycle maintenance area for employees
- Consider demarcating a pedestrian walkway between Buildings A and B
- Consider designating accessible parking spaces in front of Building A
- Consider introducing opportunities for daylighting within working spaces

The motion carried unanimously.

5. ADJOURNMENT:

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

CHAIR

CERTIFIED CORRECT:

RECORDING SECRETARY

STAFF DESIGN COMMENT
(Revised Architectural Submission)

DEVELOPMENT PERMIT APPLICATION NO. DP001407 – 921 MAUGHAN ROAD

Applicant/Designer: KEVIN LAMONT PROJECT FACILITATOR LTD.

Owner: 1359659 B.C. LTD.

Architect: VENTURE ARCHITECTURE INC.

Landscape Architect: JANICE NEW L.A.T. – NEW LANDSCAPES

SUBJECT PROPERTY AND SITE CONTEXT

<i>Zoning</i>	Industrial (I4)
<i>Location</i>	The subject property is located in the Duke Point industrial area near the BC Ferries terminal.
<i>Total Lot Area</i>	Approximately 5,847m ²
<i>City Plan (OCP)</i>	Future Land Use Designation – Industrial Development Permit Area DPA8 – Form and Character
<i>Relevant Design Guidelines</i>	Form & Character Design Guidelines

BACKGROUND

The application was previously considered by the Design Advisory Panel (DAP) on 2026-FEB-12. DAP deferred consideration to a future meeting to allow time for an architect to revise the plans to address 11 recommendations. The applicant has subsequently submitted revised architectural plans, and design rationale, and a written response letter for the proposed changes.

PROPOSED DEVELOPMENT

The proposed development includes a new single-storey industrial shop and storage building with a Gross Floor Area (GFA) of 1,626 m². An existing accessory office building with a floor area of approximately 100 m² will be retained, resulting in a total GFA of 1,726 m². The proposed building will provide enclosed space for storage, assembly, shipping, and packing activities associated with the processing of various manufactured metal products.

Site Design

The proposed building will be located within the western portion of the property, with vehicular access retained from Maughan Road. The site layout is designed to maximize on-site truck maneuvering and operational efficiency.

Revisions to the site design include the provision of safe pedestrian routes through the site via a marked pedestrian walkway, wayfinding signage, measures to minimize impacts to existing trees,

clarification of site lighting, and the inclusion of a covered outdoor amenity space for employees. Refer to the attached submission for the applicant's responses to the DAP recommendations.

Staff Comments:

- Identify and clearly demarcate pedestrian connections between the buildings and the waste management enclosure, including consideration of alternative surface materials to create textural distinction (2.1.2.1).
- Identify the construction materials for the outdoor amenity area and consider the use of a robust and durable roofing material for the amenity structure (2.2.1.1).

Building Design

The proposed building is a long, rectangular pre-engineered steel structure. Revisions to the building design include enhanced entry definition, increased transparency, the incorporation of natural light, and improvements to façade articulation. Refer to the attached submission for the applicant's responses to the DAP recommendations.

Staff Comments:

- Consider incorporating the NIIK Steel corporate orange colour as the accent within the building design.

PROPOSED VARIANCES

The I4 zone requires minimum side yard setbacks of 3.0 m (Side Yard #1) and 6.0 m (Side Yard #2). The existing accessory building is set back approximately 3.01 m from the north side lot line. The proposed new building is setback 3.0 m from the south side lot line, resulting in a required variance of 3.0 m.



Development Permit Application- Design Rationale
921 Maughan Road, Nanaimo, BC



1. Introduction

This Design Rationale has been prepared in support of a Development Permit application for the proposed industrial storage building at **921 Maughan Road** in Nanaimo. The purpose of this document is to describe the site planning, architectural design, landscaping strategy, and variance request associated with the development, and to demonstrate consistency with the policies and Development Permit Area guidelines of the **City Plan Nanaimo Reimagined**.

The proposal supports continued industrial use within the Duke Point employment area while improving site organization, building articulation, landscaping, and overall functionality.

2. Project Description

The project consists of the construction of a new industrial storage building on a **5,847 m² parcel** located within the established Duke Point industrial corridor. The warehouse building is strategically positioned to maximize operational efficiency and functional yard space. The existing office building on-site will be retained and upgraded to serve as the administrative hub for Niik Steel operations. Retaining the structure reduces unnecessary demolition and supports efficient land use within designated industrial lands. The proposed development contributes to employment-generating industrial activity within an established industrial area.

3. Site Context

The property is zoned **I4 –Industrial** and is surrounded by similar industrial uses.

- West boundary: **Duke Point Highway**
- East boundary / primary access: **Maughan Road**

4. Form and Character

The building design reflects a functional industrial aesthetic while incorporating elements that enhance visual quality and façade articulation.

Key design features include:

- A **horizontal strip of Translucent panels** along the longer façade to introduce natural daylight into the workshop area, improving interior working conditions and reducing reliance on artificial lighting.
- Two complementary exterior colors to provide visual contrast and break up the building mass.
- Integrated company signage to reinforce business identity and contribute to façade articulation.

These elements support the intent of industrial form and character guidelines by encouraging well-designed buildings within employment areas.

5. Circulation and Site Safety

The site layout supports safe and efficient movement of vehicles and pedestrians.

- Clear signage is provided near each man door and at the office entrance to improve wayfinding.
- A pedestrian walkway is provided along the office building.



- A marked crosswalk across the internal roadway creates a safe connection between the office and workshop buildings.
- The site accommodates heavy vehicle circulation consistent with industrial operations.

The circulation design minimizes pedestrian-vehicle conflict and supports operational efficiency.

6. Landscaping and Public Interface

A landscaped buffer is proposed along the **Duke Point Highway** frontage to improve the visual corridor and soften the industrial edge.

The landscaping strategy includes

- Year-round greenery
- Seasonal variation
- Improved streetscape quality
- Visual buffering of industrial operations

This approach enhances the appearance of the site from the public roadway while maintaining industrial functionality.

7. CPTED Principles

The design incorporates Crime Prevention Through Environmental Design principles by:

- Maintaining clear sightlines across the site
- Providing visible building entrances
- Incorporating defined pedestrian routes
- Enhancing lighting and signage for visibility
- Organizing circulation to improve natural surveillance

These measures contribute to a safe and well-managed industrial environment.

8. Employee Amenity Space

An outdoor employee amenity space is provided on the **northeast side of the existing office building**.

This area offers a dedicated outdoor space for staff breaks and informal gathering. The amenity space enhances workplace quality and supports employee well-being while remaining appropriately integrated within the site layout.

9. Sustainability Considerations

The project incorporates several passive sustainability features:

- Increased natural daylight through façade translucent panels.
- Reduced reliance on artificial lighting during daytime hours
- Retention and upgrading of the existing office building
- Landscaping improvements that enhance site environmental quality



These elements contribute to improved operational efficiency and resource-conscious development.

10. Policy Alignment

The proposal aligns with the objectives of the **City Plan Nanaimo Reimagined** by:

- Supporting industrial and employment-generating land uses
- Optimizing development within designated industrial lands
- Enhancing building design within employment areas
- Improving landscaping along major transportation corridors
- Maintaining compatibility with surrounding industrial uses

The development contributes to the continued strength of the Duke Point industrial area as an employment-focused corridor within Nanaimo.

11. Siting and Variance Rationale

A relaxation of **Side Yard (SOUTH SIDE)** from 6.0 m to 3.0 m is requested to accommodate the functional building footprint and align with the existing office structure.

The variance is supported by the following factors:

Site Access and Maneuverability

The site includes a wide entry designed to accommodate heavy truck turning movements.

Operational Efficiency

The reduced side yard allows for a more functional industrial layout while maintaining a 3.0 m setback on both sides for maintenance access and safety separation.

The requested relaxation supports efficient industrial use without negatively impacting neighboring properties.

12. Archaeological Considerations

A review of the Provincial archaeological mapping and available background information indicates that the subject property at 921 Maughan Road in Nanaimo is not located within a designated Archaeological Potential Area identified by the BC Archaeology Branch.

Based on this review, the proposed development does not trigger any archaeological assessment requirements at this time.

Conclusion

The proposed development at **921 Maughan Road** represents a well-planned industrial project that enhances site functionality, improves building design, strengthens landscaping along the highway corridor, and maintains safe circulation for both vehicles and pedestrians.

The project aligns with the policies and objectives of the **City Plan Nanaimo Reimagined**, supports continued employment use within the Duke Point industrial area, and respectfully requests approval of the Development Permit and associated variance.



March 13, 2026

Planning & Development
City of Nanaimo

Attention: Lainya Rowett

Re: Development Permit Application No. DP001407 – 921 Maughan Road

Hello Lainya

Please accept our response to the Design Advisory Panel meeting comments sent in 2026 feb 18.

Our responses says VA:

Consider clearly defining the entrance and enhancing transparency (i.e. canopies, double doors, differentiated façade treatments, or glass doors)

VA: All man doors have colored canopies and a signage on the side of door for clear marking of the entrance.

Consider providing rough-ins for future solar installations

VA: Future rough in for the solar installations will be provided at the time of BP application, at present we have added a note on floor plan A-101

Consider incorporating natural light into the workshop space and entrance lobby

VA: A horizontal strip of translucent panels has been introduced along the longer façades of the building to enhance natural daylight penetration into the workshop area. Refer A-201 elevations

Consider updating the existing building façade so that it complements the proposed building

VA: Paint for the existing building will be changed to complement the workshop. Refer to revised views A-900

Consider providing safe pedestrian access that is separated from vehicle areas

VA: A pedestrian walkway is proposed along the office building, with a marked crosswalk across the internal road to provide a safe connection between the office and workshop buildings. refer site plan A-100

Consider relocating the two overhead doors to the south end of the proposed building along the same elevation

VA: The 2 overhead doors cannot be relocated due to the functionality of the space as there are 2 loading stalls behind the overhead doors.

Consider providing wayfinding signage for both pedestrian walkways and vehicles

VA: Clear signage will be provided near each man door and at the main office entrance to assist with wayfinding and improve site navigation. Refer A-201 elevations

Consider relocating parking stalls or other strategies to retain onsite trees and protect adjacent mature offsite trees



Venture Architecture Inc.

Seemu Midha Arora - Principal
Architect AIBC | MRAIC

VA: Parking will incorporate gravel where tree roots could be impacted by pavement.

Consider incorporating lighting throughout the site to ensure safety

VA: Site lighting will be included at the main driveway access and in parking areas. All lighting will be designed to meet the dark skies guidelines. Lighting will be added to the warehouse façade on all 4 sides.

Consider adding visual interest along the Duke Point Highway frontage

VA: The use of two complementary colors on the building elevations, combined with the introduction of Translucent panels, creates visual interest and helps articulate the overall building massing. The inclusion of company signage further enhances the building identity and contributes to the visual character of the façade. refer A-900 renders

Consider providing a covered outdoor amenity area for employees.

VA: A covered outdoor seating space has been added to the northeast side of the office space. Refer to A-100 site plan and A-900 renders.

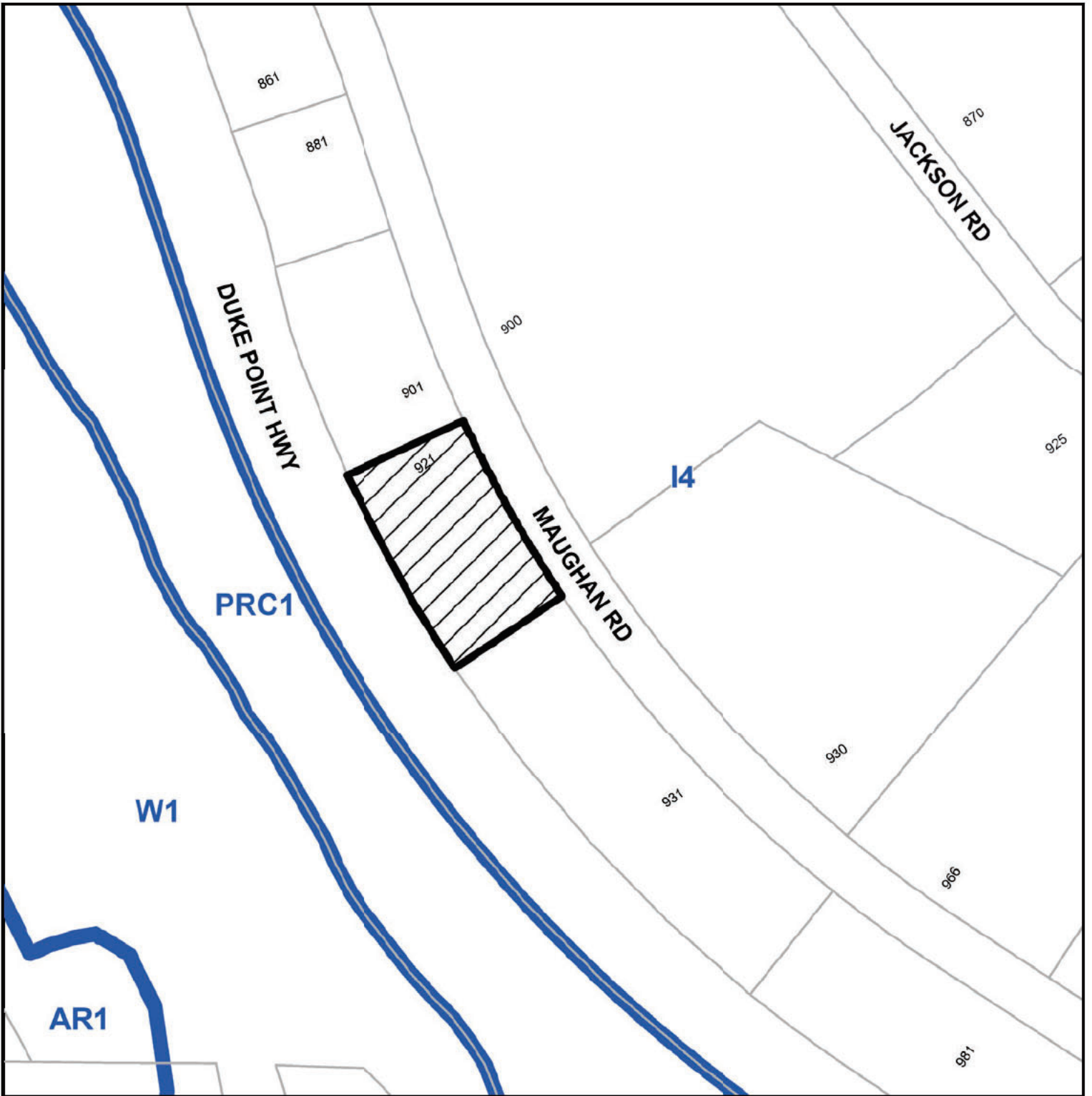
Regards


Seemu Midha Arora
Architect AIBC

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9560 162A STREET
Surrey, B.C. V4N 3B8
778 918 3376 -T
seemu@venturearchitecture.ca - E


SUBJECT PROPERTY MAP

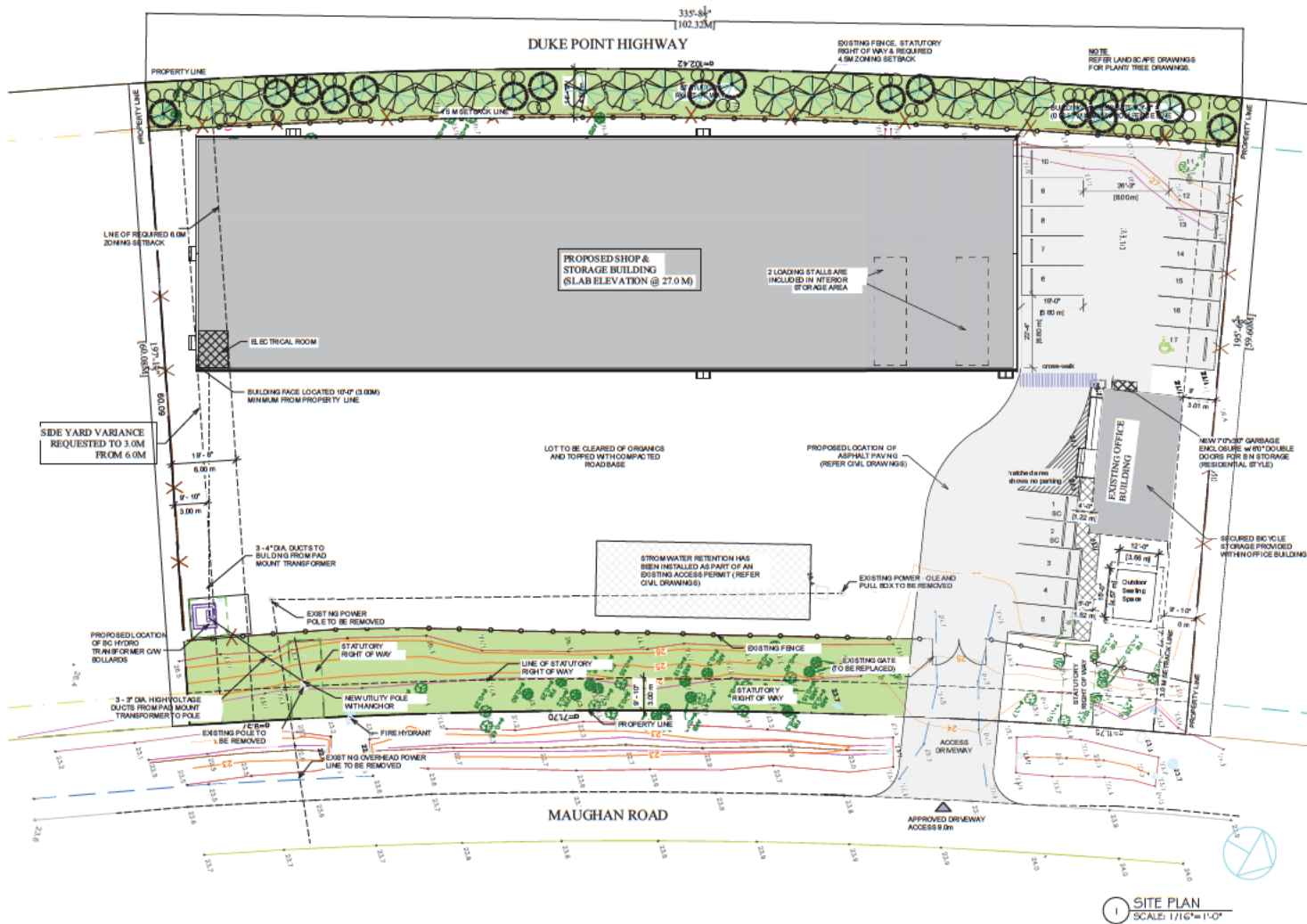


 921 MAUGHAN ROAD

AERIAL PHOTO



 921 MAUGHAN ROAD

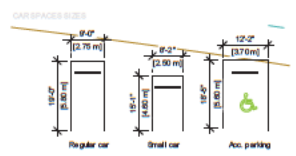


1 SITE PLAN
SCALE: 1/16" = 1'-0"

JOBING RECEIPT/NOTICE OF WORKING		
Project Name	N. & S. STEEL STORAGE	
Client Name	NIK STEEL STORAGE	
Project Location	2920 MAUGHAN ROAD, SUITE 100, VANCOUVER, BC V6N 1C1	
Jobing Date	Permitted	Proposed/Planned
1. Description of Work	INSTALLATION OF STEEL STORAGE	INDUSTRIAL
2. Estimated Start Date	NOV 2024	NOV 2024
3. Estimated End Date	NOV 2024	NOV 2024
4. Project Manager	NIK STEEL STORAGE	NIK STEEL STORAGE
5. Project Engineer	NIK STEEL STORAGE	NIK STEEL STORAGE

BUILDING INFO		
Building Name	NIK STEEL STORAGE	INDUSTRIAL
Building Address	2920 MAUGHAN ROAD, SUITE 100, VANCOUVER, BC V6N 1C1	INDUSTRIAL

PARKING STALL REQUIREMENTS		
TYPE OF VEHICLE	REGULAR	SMALL CAR
SPACE SIZE	12'-0" x 6'-0"	12'-0" x 5'-0"
ACCESSIBLE SPACE	12'-0" x 6'-0"	12'-0" x 6'-0"
REMARKS	TOTAL 12 SPACES INCLUDING 1 ACCESSIBLE SPACE	



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VENTURE ARCHITECTURE INC.
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 WWW.VENTUREARCHITECTURE.COM

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REV	DATE	DESCRIPTION	BY	CHK	APP
1	2024-03-15	ISSUED TO CITY TO ADDRESS APP COMMENTS	SM	DR.	SM

PROJECT NAME		PROJECT NO.	
NIK STEEL STORAGE		2024-02	
2920 MAUGHAN ROAD, SUITE 100, VANCOUVER, BC V6N 1C1		A-100	
CLIENT INFO: NIK STEEL STORAGE		SHEET TITLE: SITE PLAN	
DATE: 1		SHEET NO.:	
BY: DO NOT SCALE DRAWING		SHEET NO.:	



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



2 WEST ELEVATION (DUKE POINT HWY SIDE)
SCALE: 1/8"=1'-0"

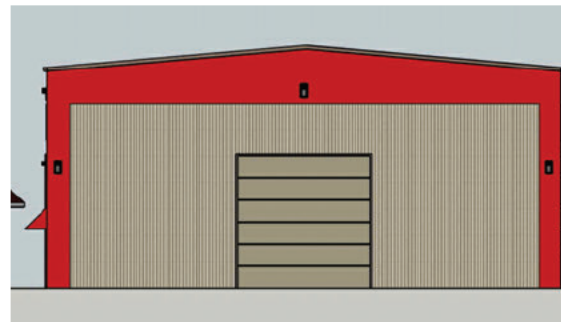
COLOR LEGEND

ROOFING/CLADDING - TRACDEK COLORS

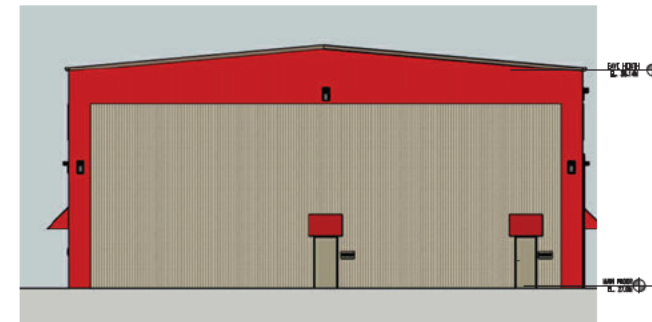


MATERIAL/COLOR SELECTION

BUILDING MATERIALS	COLOR	MANUFACTURER / SUPPLIER
1. HO-RIB WALL - METAL CLADDING	OFF-WHITE /SURF MIST	INTERACH
2. HO-RIB WALL - METAL CLADDING	AUTUMN RED	INTERACH
3. TRANSLUCENT PANELS		TED
4. CANOPY	AUTUMN RED	
5. LIGHT FIXTURE	BLACK	
6. DOORS	OFF-WHITE /SURF MIST	
7. OVERHEAD DOORS	OFF-WHITE /SURF MIST	
8. COMPANY SIGNAGE		



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



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

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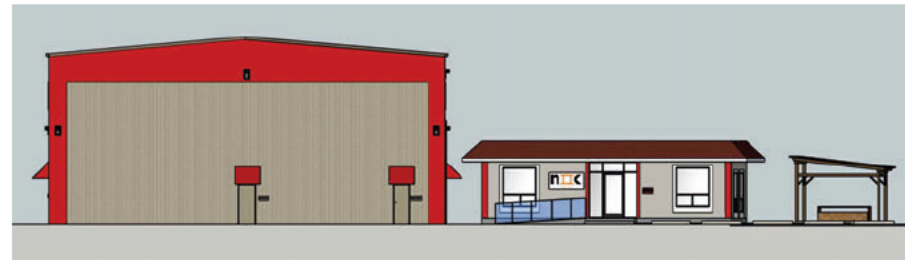
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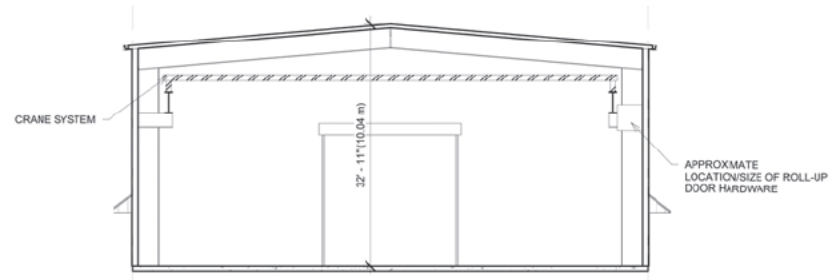
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NIIK STEEL STORAGE				2026-02	
351 MADISON ROAD VANCOUVER, BC				SHEET NO.	
CLIENT INFO: NIIK STEEL INC.				A-201	
DATE		1		SHEET TITLE	
2026-02-13		ISSUED TO CITY TO ADDRESS RFP COMMENTS		ELEVATIONS	
REV DATE		DESCRIPTION		BY DO NOT SCALE DRAWING	



1 SITE ELEVATION - EAST SIDE



2 SITE ELEVATION - SOUTH SIDE



3 WAREHOUSE BUILDING SECTION
SCALE: 1/8" = 1'-0"

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ARCHITECT SEAL		PROJECT NAME	
		NIIK STEEL STORAGE	
		521 MADHAN ROAD NANANGO BC	
		CLIENT INFO: NIIK STEEL, INC.	
DATE		SHEET TITLE	
1 2024-03-13		1 SITE ELE & BLDG SECTION	
REV DATE		PROJECT NO.	
1 2024-03-13		2026-02	
DESCRIPTION		SHEET NO.	
ISSUED TO CITY TO ADDRESS AIP COMMENTS		A-202	
BY	DO NOT SCALE DRAWING		



1 RENDER - DUKE HWY SIDE - WEST SIDE



2 RENDER - INTERNAL SITE SHOWING OFFICE

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ARCHITECTURAL		PROJECT NAME	
		NIIK STEEL STORAGE	
		521 MALDEN ROAD NANAIMO BC	
		CLIENT INFO: NIIK STEEL INC.	
		SHEET TITLE	
		RENDERS	
		PROJECT NO.	
		2026-02	
		SHEET NO.	
		A-900	
DATE	1	BY	DO NOT SCALE DRAWING
REV	DATE	DESCRIPTION	
1	2025-02-11	ISSUED TO CITY TO ADDRESS AIP COMMENTS	

Project: 921 Maughan Road, Nanaimo, B.C.

Photograph Date: March 7, 2025



Main entry at Maughan Road.



Southeast view from Maughan Road.

Project: 921 Maughan Road, Nanaimo, B.C.

Photograph Date: March 7, 2025



Southwest corner from Duke Point Highway.



Northwest corner from Duke Point Highway.

Project: 921 Maughan Road, Nanaimo, B.C.

Photograph Date: March 7, 2025



Office building on the North end of the property.



View of site from driveway.



Northwest corner of the site.



Southwest corner of the site. Arbutus tree to remain.



Southeast corner of the site.



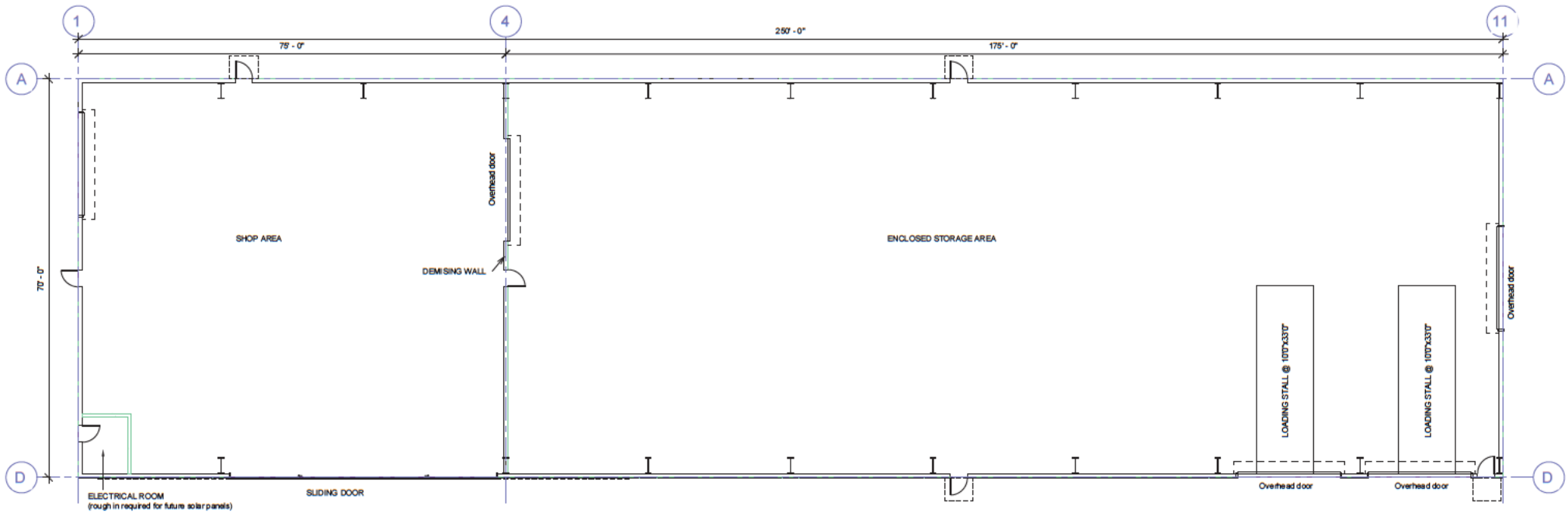
Southwest corner of the site. Deciduous trees adjacent to the fence to be removed.

Project: 921 Maughan Road, Nanaimo, B.C.

Photograph Date: March 7, 2025



Northeast corner of the site. 1 fir tree to be removed at office parking area.



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

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DP1407
2026-MAR-17
Current Planning

ARCHITECT SEAL		PROJECT NAME	
		NIKK STEEL STORAGE	
		321 HADJIAN ROAD NANKING, NC	
		CLIENT INFO: NIKK STEEL, INC.	
		SHEET TITLE	
		MAIN FLOOR PLAN	
		PROJECT NO.	SHEET NO.
		2026-02	A-101
REV	DATE	DESCRIPTION	BY
1	2026-02-15	ISSUED TO CITY TO ADDRESS ACP COMMENTS	SM DR. SM CHL. SM
		DO NOT SCALE DRAWING	



**REQUIRED DUKE POINT
LANDSCAPE SCHEME**

-  2.9m HT. CONIFEROUS TREES - 5m Ø
- PINUS CONTORTATA
-  6cm CALIPER DECIDUOUS TREES - 5m Ø
- ACER RUBRUM

DUKE POINT HIGHWAY

PROPOSED STEEL BLDG.

PROPOSED
RELOCATION OF
OFFICE PARKING

CROWN WALK

EXISTING
OFFICE

PROPOSED
LOCATION OF
ASPHALT
PAVING

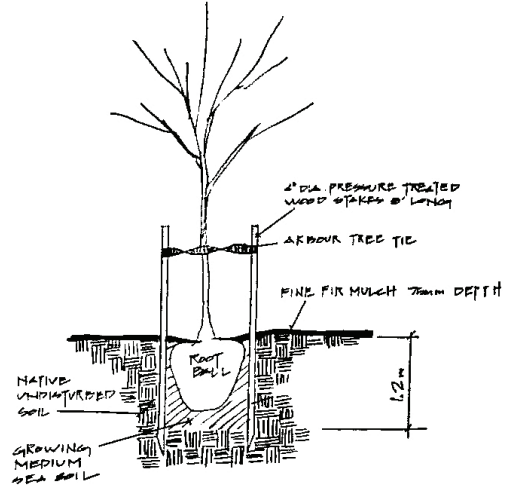
SEAL
STACK

EXISTING
GATE

PROPOSED LOCATION OF
PG HYDRO TRANSFORMER
w/ BOLLARDS

EXISTING FENCE

MAUGHAN ROAD



TREE PLANTING DETAIL
N.T.S.

PLANT SCHEDULE

SYM.	QTY.	BOTANICAL / COMMON NAME	SIZE
TREES			
a	11	ACER RUBRUM / ARMSTRONG MAPLE	6cm CALIPER
p	11	PINUS CONTORTATA / SHORE PINE	2.9m HT.
SHRUBS			
v	10	ACER CIRCINATUM / VINE MAPLE	#2
n	40	ROSA NUTKANANA / NOOTKA ROSE	#1
h	10	HOLODISCUS DISCOLOR / OCEANSTRAY	#1

NOTES:

1. NATIVE SOIL TO BE AMENDED WITH SEA SOIL OR EQUIVALENT ORGANIC SOIL IN PLANTING POCKETS AROUND ALL TREES.
2. ALL TREES TO BE STAKED & IRRIGATED WITH MICRO-DRIP SYSTEM.
3. ALL TREES TO BE MULCHED WITH FINE PIR MULCH TO A MIN. DEPTH OF 75mm.

PROPOSED LANDSCAPING 921 MAUGHAN ROAD

SCALE: 1/16" = 1'0"

DRAWN BY: JANICE NEW L.A.T.
NEW LANDSCAPES

DATE: APRIL 7, 2025

REVISIONS: MAY 6, 2025 (ADDED NATIVE SHRUBS TO SCREEN PLANTINGS)
OCTOBER 16, 2025 (ADDED BLDG, ENLARGED PARKING AREA & PG HYDRO TRANSFORMER)
APRIL 10, 2026 (ADDED GRATING AREA, REVISED PARKING LOT)

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