



AGENDA DESIGN ADVISORY PANEL MEETING

February 8, 2018, 5:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

Pages

1. **CALL THE MEETING OF THE DESIGN ADVISORY PANEL TO ORDER:**
2. **ADOPTION OF AGENDA:**
3. **ADOPTION OF MINUTES:**
 - a. **Meeting Minutes of November 23, 2017** 3 - 7

Minutes of the Open Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday 2017-NOV-23.
 - b. **Meeting Minutes of January 25, 2018** 8 - 10

Minutes of the Open Design Advisory Panel meeting held in the Boardroom of the Service and Resource Centre, 411 Dunsmuir Street, Nanaimo BC on Thursday 2018-JAN-25.
4. **PRESENTATIONS:**
 - a. **Development Permit Application No. DP1088 - 3425 Uplands Drive** 11 - 30

A development permit application DP1088 was received from John Jessup & Associates (Mr. John Jessup) for the development of 28 one-bedroom townhome units for Nanaimo Association of Community Living. The subject property is legally described as Lot 51, District Lot 18, Wellington District, Plan 13120.
 - b. **Development Permit Application No. DP1089 - 285 Rosehill Street** 31 - 52

A development permit application DP1089 was received from M'Akola Development Services (Ms. Kiley Wiseman/Mr. John O'Reilly), on behalf of Vancouver Island Mental Health Society, to develop a three-storey multi-family building (19 units). The subject property is legally described as Lot 1, Block 14, Newcastle Townsite, Section 1, Nanaimo District, Plan 584.

A development permit application DP1087 was received from Boehm Construction Ltd. (Jeff Boehm), on behalf of Esprit Developments Ltd., for a 9 unit townhouse development. The subject property is legally described as Lot 16, Section 15, Range 8, Mountain District, Plan 7272.

5. **ADJOURNMENT:**

MINUTES
DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
THURSDAY, 2017-NOV-23 AT 5:00 P.M.

PRESENT: Members: Gur Minhas, Chair
 Daniel Appell
 Alexandru Ionescu
 Charles Kierulf
 Kevin Krastel
 Will Melville

Absent: Councillor Jerry Hong

Staff: Gary Noble, RPP, Development Approval Planner
 Keltie Chamberlain, Planning Assistant (Recording Secretary)

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

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

2. ADOPTION OF AGENDA:

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

3. ADOPTION OF MINUTES:

It was moved and seconded that the Minutes of the Meeting of the Design Advisory Panel Meeting held in the Boardroom, Nanaimo, BC, on Thursday, 2017-SEP-14 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

It was moved and seconded that the Minutes of the Meeting of the Design Advisory Panel Meeting held in the Boardroom, Nanaimo, BC, on Thursday, 2017-NOV-09 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

(a) Development Permit Application No. DP1074 - 380 Cottle Place

Gary Noble, Development Approval Planner, introduced the application for a steep slope multi-family development and spoke regarding Steep Slope and General Design Guidelines, height variances and the challenges regarding the perimeter wall height.

The technical aspects of the grading plan and site disturbance and the storm water management/landscape plan was introduced and Mark Warbrick, Newcastle Engineering, project consultant working on the issues.

Peter Hardcastle, Architect of Hillel Architecture Inc., introduced the design team and presented the project, and spoke regarding the incorporation of site countours into the site design, and the manmade water feature that is used for storm water management.

- The site is a 1.69ha site with the fragile ecosystems and exposed ridgelines.
- There are 7.5m rear yard setbacks, and the 1.5m side yards have been increased to 4.5m.
- The ridgeline has been identified.
- 27 units are permitted, 24 are proposed, 16 of which are clustered in duplexes and triplexes.
- The building height variances are based on a unit-by-unit basis to closely follow topography. Duplex and triplex units naturally ascend and descend with topography.
- Townhouse (TH) 9 is at the toe of the steep slope and adds stability, and existing home retains the view.
- Townhouse Unit 14 is sited on an existing cut to provide reinforcement to the slope above.
- The neighbourhood does meet fire response requirements therefore the buildings are sprinklered - fire separation and calculations are being reviewed.
- The units look through the canopy of the mature trees yet allow for views of ocean and do not intrude on the existing units below.
- Finishes are contemporary nature and in natural colour schemes and composition.
- Townhomes have repeating exterior colours and finishes.
- Duplex and triplex forms are alternating in colour and the grouping is to maximize space around the buildings.
- The patios are coordinated with the toe of the slope as outdoor rooms and angled in shape to respond to the contours.
- The elevation of the living spaces match the existing cut which results in a level walk out unit, and also removes the existing cut.

Kara MacDonald, Landscape Architect of Macdonald Gray Consultants presented the Landscape Plan:

- Working to preserve the site's natural environmental features.
- Native species will be extensively replanted in fill areas
- Disturbed areas are shown as replanted, and exposures are considered in plant choice.
- Tree removal will take place under the management of an arborist.
- Size was considered for tree selection, and some ornamental species of trees selected.
- Rain water is integrated between landscape and engineering controlling storm water runoff.
- Storm water will be treated in bioswales and rain gardens and discharged into Nottingham Park.

Panel discussions took place regarding the following:

- Retention of existing landscape stock and plantings
- Tree management plan - tree selection and sizes.
- Building height variances re: site topography and grading.
- Possibility of allowing terraced homes.
- Tree removal
- Flat roof design and possibility of incorporating green roof.
- The incorporation of detached garages on steep slopes.
- Non-use of rooftop mechanical equipment.
- Line of view from existing buildings over townhouse units.
- Pedestrian connectivity and wayfinding for Townhouse Units 1 and 2.

It was moved and seconded that development permit application DP1074 be accepted as presented with support for the proposed variance. Support for the proposed building height variance is provided based on the applicant's rationale and the method used to illustrate it. The following recommendation was provided:

- Consider ways to ensure a pedestrian link is evident between the Townhouse Units 1 and 2; and, to the rest of the development.

The motion carried unanimously.

(b) Development Permit Application No. DP1073 - 20 Barsby Avenue

Gary Noble, Development Approval Planner, introduced the project and spoke regarding the challenges of the 30m watercourse setback, and described an existing cut in the northeast portion of the property where the proposed parking structure is located. Also noted was the lack of emphasis on the front entrance.

- The variance for the parkade is the 1.8m setback from Barsby Avenue.

Raymond De Beeld, Architect of Raymond De Beeld Architect presented the project and spoke regarding the building height variance (5m), proximity to the Millstone River and environmental conditions (riparian setback), and the proposed parking variance.

- Reference made to the original Development Permit regarding concepts of circulation, footprint, and landscaping.
- There is an opportunity for Barsby Avenue to act as a lane and to use it as a pedestrian pathway and create an urban design feature.
- The garbage enclosure is tucked within the underground parking entrance.
- The site grade will accommodate the parkade entrance.
- The street edge is treated with unit access and a townhouse feel.
- The existing trees in the riparian area will be kept.
- To offset the height of the building a top, middle, and bottom architectural expression was created to have a podium which creates a difference in the grade.
- The building mass is broken up vertically and horizontally.
- The front has stone elements, all Hardie plank / panel, and may include board and batten or metal.
- The retaining walls are landscaped and plantings cover them in places to make them green.

- Visitor parking is located at the entrance to the parkade, and there are loading spaces off the entry and sidewalk.

Victoria Drakeford, Landscape Architect of Victoria Drakeford Landscape Architect presented the landscape plan and introduced its three elements:

- An existing path is located in the riparian area. There are invasives in the riparian area to be removed. It requires removal of invasives and a management plan is in place.
- The edges of the units will have a mix of plants in the southern exposure to create spaces that allow viewing and semi private spaces. There are planters and street trees.
- Concrete planters will be smooth finished with architectural details; small reveals.
- The rear patio is hard edged and not related to the land. It relates to the building and the podium that it is located on. There was a need for an open grassy space and it is on slab and considered a roof garden.

Keith Davies, Civil Engineer of Cascara Developments presented the storm water management program and spoke regarding the retention and runoff from the site.

- The lane is typically a 20m wide roadway, but the street width cannot be obtained.
- The original Development Permit called it a laneway, and it would be best as a pedestrian laneway and less of a vehicular road.

Panel discussions took place regarding the following:

- The potential for Barsby Avenue becoming more urban in relation to proximity to the street, private/public spaces, and the use and location of trees.
- Green roof of amenity space over the parkade.
- Ways to provide individual identity for each unit.
- Finishes and textures of concrete planters and gates.
- Building signage.
- Exterior colour proposed of rear façade and suggested reduction of massing.
- Ceiling height – 9' proposed / 8' previously
- Height of neighbouring buildings.
- It was suggested the location should have taller buildings.
- Proposed soil depth for green roof.
- Entrance Location:
 - The main access on the dead end road is possibly better suited as a pedestrian access.
 - The entrance could be located towards the end of the building closer to Prideaux Street.

It was moved and seconded that Development Permit Application DP1073 be accepted as presented with support for proposed variances. The following recommendations were provided:

- The applicant should work with Staff to develop Barsby Avenue as a pedestrian friendly environment with reduced road width with flush sidewalks, curbs, and street trees.

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 7:09 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

MINUTES
OPEN DESIGN ADVISORY PANEL MEETING
SERVICE AND RESOURCE CENTRE BOARDROOM, 411 DUNSMUIR STREET, NANAIMO, BC
MONDAY, 2018-JAN-25 AT 5:00 P.M.

PRESENT: Members: Kevin Krastel, Chair
 Councillor Jerry Hong
 Daniel Appell (vacated at 5:45 p.m.)
 Frank Basciano
 Martin Hagarty
 Will Melville

 Absent: Charles Kierulf
 Gur Minhas

 Staff: Tamera Rogers, Planner
 Laurie Nielsen, Recording Secretary

1. CALL THE DESIGN ADVISORY PANEL MEETING TO ORDER:

The Open Design Advisory Panel Meeting was called to order at 5:03 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, 411 Dunsmuir Street, Nanaimo, BC, on Thursday, 2018-JAN-11 at 5:00 p.m. be adopted as circulated. The motion carried unanimously. JH, DA.

Tamera Rogers, Planner, introduced and welcomed Mr. Frank Basciano, Landscape Architect and Mr. Martin Hagarty as new members to the panel

4. PRESENTATIONS:

(a) Development Permit Application No. DP1086 - 1100 Maughan Road

Tamera Rogers, Planner introduced the development a 2-phase addition to the current Tilray site and spoke regarding the required tree replanting on the east property line.

Kyle Riley, Engineer, Herold Engineering, presented the project and spoke regarding the 2-phase development, existing site and facility conditions regarding manufacturing, processing and storage, and the need for a secure, clean environment.

- Phase 2 completes the remainder of the processing facility

- Building placement is to accommodate functional movement of product.
- High security requirement - secure zone has been expanded - all deliveries / people must be cleared before entry.
- Client parking needs are greater than required by the Parking - 180 parking stalls needed.
- There is a large watermain rear of building that constrains the building footprint.
- Trying to keep interior programming as flexible as possible.
- Windows are limited (blocking natural light) to not interrupt growing process and for security.
- High level windows along front of building where people spaces are located.
- Tilray blue is used to accent the building.
- Large truck movement accommodated at the rear of the site. Smaller trucks/vans will enter at the front of the property.
- Paved areas cut down on dirt and debris.
- Existing gravel path will be extended and lit for pedestrians.
- Employees: 150+, with another 100 estimated in the future (shift work).
- Parking lot area lit with typical overhead light posts

Laura-Jean Kelley, Landscape Architect of Topographics Landscape Architecture presented the landscape plan, and spoke regarding client imposed constraints for planting material, both for security reasons and undesirable cross-contamination.

- Entrance plantings are kept to 4' height for security purposes
- Constraint - needed to choose plants that were insect and disease resistant.
- Three landscape elements: replacement tree area (61 trees required), street trees along the boulevard (small scale), and entrance planting.
- Smaller deciduous trees and shrubs will be planted in front of the replanting area to soften the property edge.
- Bollard lighting is included along the pathway.
- Picnic tables in front of the warehouse are provided for amenity space.

Dan Appell vacated the meeting at 5:45 p.m.

Panel discussion items:

- Site security and accessibility.
- Pedestrian connectivity through the site.
- The need for employee amenity space.
- Possible reduction to the amount of pavement in the parking area.
- Parking stall sizes and disabled parking spaces.
- Separation of truck movement from parking areas.
- Landscaping along the Maughan Road boulevard and planting height.
- Tree replacement plan, proposed specimen size, and irrigation plan to ensure survival.
- The possible addition of native species to naturalize re-forested area.
- Suggestion to expand plant palette. Seeding suggested - more attuned to natural restoration – less maintenance / more natural landscape.
- The lack of effort to create a centre to the project – sense of organization, ownership, corporate identity? Several pieces don't seem to be connected. Looks run-down industrial.
- Parapet size.

It was moved and seconded that development permit application DP1086 be accepted as presented. The following recommendations were provided:

- *Consider an alternate layout to the parking area to reduce the amount of paved area.*
- *Consider increasing the variety of material used in the landscape palette within the re-vegetated area.*
- *Consider alternative ways to create a sense of connection (organization), ownership and identity among the group of buildings, using Tilray's corporate identity.*
- *Consider increasing the landscaping in the boulevard.*
- *Consider providing rooftop screening for mechanical equipment.*
- *Consider adding amenity space near the main entrance way and/or within the re-vegetated area.*
- *Consider adding an electric car charging station.*

The motion carried unanimously.

5. ADJOURNMENT:

It was moved and seconded at 6:10 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001088 – 3425 UPLANDS DRIVE

Applicant: JOHN JESSUP & ASSOCIATES

Owner: NANAIMO ASSOCIATION FOR COMMUNITY LIVING

Architect: DYS ARCHITECTURE

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

Zoning	R6 – Townhouse Residential
Location	The subject property is located on the south side of Uplands Drive, approximately 200m northwest of the Emerald Drive and Tunnah Road intersection
Total Area	6640m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plans – Neighbourhood; Map 3 – Development Permit Area No. 1 – Watercourses; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
Relevant Design Guidelines	General Development Permit Design Guidelines

BACKGROUND

In 2017, the subject property was rezoned from R1 to R6. The subject property has a two-storey dwelling unit on site. The dwelling unit currently is under programming by the Nanaimo Association for Community Living and is to be demolished prior to on site construction. The Association as part of the rezoning process has agreed to a Housing Agreement that requires an onsite manager and allocates ten units to Association clients.

PROPOSED DEVELOPMENT

The proposed development is a campus of three residential buildings with provision for a resident's amenity space (multi-purpose room, laundry, common kitchen) and an office. The campus has 28 one-bedroom units. A total of sixteen off-street parking spaces are provided in two on site locations. The lower half of the site, a wetland forested area, will remain natural as a site amenity for the residents.

Site Context

The subject property is an infill project within an older established neighbourhood. The two flanking lots are large occupied single-family lots; 6,535m² and 6,437m² with potential for further densification.

The north side of Uplands Drive features smaller lots with one and two storey dwelling units.

Site Design

The site design for the sloping site is guided by three constraints; the need to have an access road layout which allows vehicle connection to lands beyond, a City sewer right of way and the applicant's desire to maintain the urban forest and wetland as a site amenity.

The three buildings are sited to work with the site topography and clustered to create a small scaled campus or neighbourhood experience. The creative siting allows a number of the ground floor units to have direct access to the internal sidewalk network.

Building A has a strong street presence. All units facing the street have front doors that allow direct access to Uplands Drive.

Landscape Design

The landscape plan has a woodland theme. The woodland planting theme in the front yard respects the remnant urban forest, which is the character of the road edge for this portion of Uplands Drive where there is a number of long and narrow forested urban lots.

The interior landscape plan continues the woodland theme but also allows for a courtyard with informal seating opportunities for outdoor activities.

Staff Comment

- The landscape plan notes a woodland gateway but the gateway does not appear to have a defined pedestrian connection.

Building Design

The building form is small scale and well articulated with unit balconies and outdoor covered walkways to service above grade units.

Staff Comment

- The end elevations of all three buildings are not articulated with the exception of a vertical window.
- The end elevations of all three buildings do not have an overhanging eave, which is in contrast to the front and rear elevations of all three buildings.

PROPOSED VARIANCES

Building Height

All three buildings require a height variance

Building	Allowable Height	Proposed Height	Proposed Variance
Bldg. A	9m	10.21m	1.21m
Bldg. B	9m	9.88m	0.88m
Bldg. C	9m	10.87m	1.87m

Parking

The required off street parking (1.66 parking space/unit) is 46 parking spaces. The proposed parking is 16 parking spaces, a proposed variance of 30 parking spaces.

**NACL UPLANDS HOUSING
3425 UPLANDS DRIVE, NANAIMO, BC**

December 11, 2017

DESIGN RATIONALE

Objectives:

The Applicant, the Nanaimo Association for Community Living (NACL) is a Nanaimo non-profit currently providing housing, programs, and support to residents in a number of neighbourhoods throughout Nanaimo. This proposed project is intended to provide affordable rental homes in a mix of supportive and market units.

NACL intends to create a multi-family type of project to facilitate their housing program. This site was selected for its quiet residential character and natural landscape. The project development costs will be provincially funded by BC Housing, and must be designed to meet the provincial guidelines for this type of housing.

Two key elements to the success of the development are that the project has a single family feel in form and character, and that the lower portion of the site be preserved in its natural state for the benefit of the residents and the community.

Planning:

The site

The property is in a single family neighbourhood consisting of large lots. It is a transitional area with the potential and interest for properties to be redeveloped. There is an existing house on the upper north section fronting Uplands Drive. The house will be removed, and the new development will occupy the existing disturbed area of the site.

The site is narrow and deep, with a sloping upper bench off Uplands Drive, followed by a steeply sloped bank down a level wooded area and wetland. Access is limited to the North West corner of the site due to the limited traffic visibility along Uplands Drive. An East-West sewer runs across the site midway, bisecting it into north and south sections.

Proposed Connector Road

There is a city requirement to provide an east/west road allowance across the site to provide for a future connection from the west through the neighbouring properties. The developable area is limited to the area between Uplands Drive and the exiting sewer and required road allowance, and a portion of the lower land area



from the proposed connector road and existing sewer line to the wetlands setback. After exploring the options to locate additional units south of the new road allowance it was decided there is a much greater benefit to the liveability of the project and the neighbourhood if the forested area remains as it is. This necessitates locating as much density as possible on the upper site area from Uplands Drive to the sewer.

Program and Concept

The development consists of 28 stacked flats arranged in two building components. A row of units fronts Uplands Drive with their individual entries facing the street providing a street interface reflecting the single family character of the area.

The remaining units are clustered internally around an entry drive and court. The site plan and building configuration makes it possible to achieve the density required to make the project viable and still preserve the lower wooded site area and wetland as a natural outdoor space. The project planning makes use of the site slope to keep the built form to a low profile relative to the street and surrounding homes.

A common area amenity space is located at the courtyard level, providing a multi-purpose activity space, laundry facilities, a small project office, and a residential Kitchen. This common space will accommodate programs offered by NACL in support of the residents.

Massing:

The units are grouped in two and three storey clusters. The Uplands Drive cluster is cut into the slope providing a two storey façade to the neighbourhood in context with the existing homes, and a three storey height facing the courtyard.

The remaining two clusters enclose the courtyard; a two storey group adjacent to the neighbouring single family lot, and a three storey group stepping down the slope toward the wooded area.

The built forms respond to the existing grade by stepping down the slope. The fit to the site reduces the scale and height relative to the street, and minimizes the impact on the site. The openness of the walkways and views down to the lower level units provides openness and daylight for the circulation and offers a means of wayfinding for the residents.

Character and Image:

The buildings are articulated and detailed to create an image of an enclave of hillside houses in scale with the surrounding neighbourhood. The Uplands Drive cluster has the character of a group of single family homes fronting the street. The

steeply sloping roof conceals the stacking of the upper two units giving each module a two storey house appearance. The front doors and porches add interest and provide a street interface that has presence but is not out of scale. The materials used are typical of a contemporary residential neighbourhood.

Sustainability:

A significant environmental benefit to the community is provided by preservation of the heavily wooded area and undisturbed wetland. The site planning minimizes the disturbed area of the site by concentrating the density to the upper area.

The proposed relaxation in parking reduces the area of paving which assists with the management of storm water. The stacked townhouse configuration eliminates common circulation areas to reduce building area that would otherwise require heating and ventilation. The building and systems will be targeted to meet BC Housing's request that the project meet Step 3 of the new Provincial Step Code.

VARIANCE REQUESTS:

1) Roof height:

Portions of the top of the pitched roofs exceed the maximum allowable roof height. Incorporating the three storey buildings makes it possible to preserve the natural wooded area over the lower half of the site and still maintain the density required for a viable development. The initial plan was to develop the entire site, however with a variance for height most of the density from the lower site area can be achieved in a much smaller footprint eliminating the need to clear and develop the treed area.

2) Parking:

The zoning requires parking for 46 cars. The majority of residents for this development will not own or drive a vehicle. Parking is needed primarily for visitors and NACL staff. The proposed parking for 16 cars will provide sufficient parking to meet the needs of the development.

3) East facing decks:

Due to the limited developable site area the project is requesting that the exterior decks for Building B facing the East property line be allowed to extend two feet into the easterly side yard. This provides some additional space in the courtyard area. The adjacent property has an access drive on this side of their site so there is no concern for overlook and privacy.



"Building inclusive communities one bridge at a time"

December 14, 2017

Mr. Gary Noble
Development Permit Approving Officer
City of Nanaimo
455 Wallace Street
Nanaimo, BC V9R 5J6

Dear Mr. Noble,

Subject: 3425 Uplands Drive - Development Permit Application Parking Variance Rationale

Our architect, David Simpson of dys architecture, advises that we will be seeking a parking variance as part of our development permit application, and that a rationale from the client may be helpful in that regard.

As you may recall, this is a BC Housing affordable housing project for a mix of developmentally disabled and market renters. There will be a total of 28 one-bedroom townhome units in the project.

CLBC (Community Living BC), the Provincial Crown Corporation that provides support to developmentally disabled people in BC has limited the number of developmentally disabled tenants in the project to 12 units. This means the remaining 16 units will be occupied by the site manager, an NACL employee, and 15 low to moderate income market renters.

The 12 developmentally disabled tenants do not have driver's licenses and do not own cars. They will travel to and from the site using either local bus service or car rides from parents or friends. The project is well located for access to local bus service. Bus stops in both directions are immediately available on Uplands Drive within 100 feet of the site. In addition, developmentally disabled clients will be provided group transportation by NACL operated vans to and from support programs delivered at other locations throughout the City.

The parking provided on-site consists of:

- o 1 stall for the on-site manager,
- o 15 stalls for market renters,
- o 1 accessible stall for a wheelchair tenant, and
- o 1 stall for visitors
- o 18 stalls total

The operating agreement with BC Housing and the 219 Covenant registered on title, will require that the 16 units not occupied by developmentally disabled tenants, be rented at no more than what BC Housing refers to as "low end of market" LEM rent. This is equal to 90% of appraised market rental value of the units being rented to market renters.



RECEIVED

DEC 22 2018

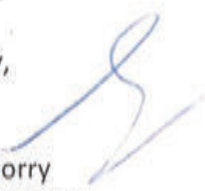
CITY OF NANAIMO

A market rental appraisal based on schematic design drawings was undertaken by Cunningham & Rivard in 2016 which determined that the market rental value of the units is \$875 to \$900 per month. This means that the market rental units must be offered to market renters at about \$800 per month. These units should be affordable to market renters earning between \$25,000 and \$30,000 gross income per year. At this income level, it is assumed that market renters occupying the project may have one vehicle, maybe none but not more.

If you have any questions or concerns about the rationale, please e-mail me at graham.morrey@nanaimoac.com or call me at (250) 713-4117.

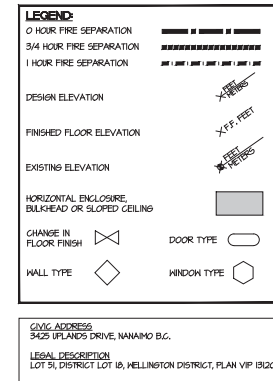
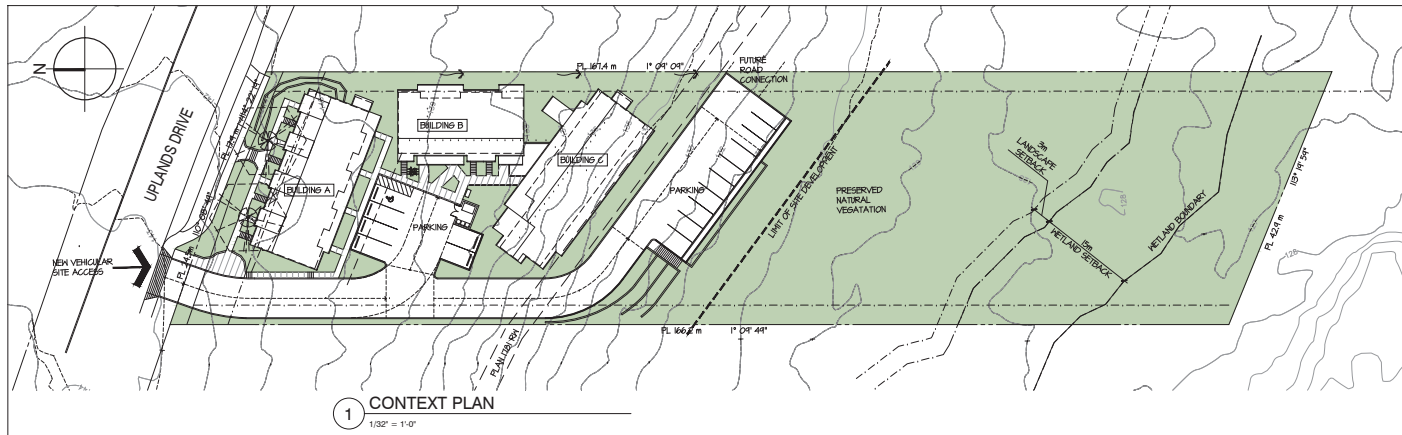
Thank you.

Yours truly,



Graham Morrey
Executive Director

CC: David Simpson, dys architecture, Coordinating Professional
John Jessup, Project Manager

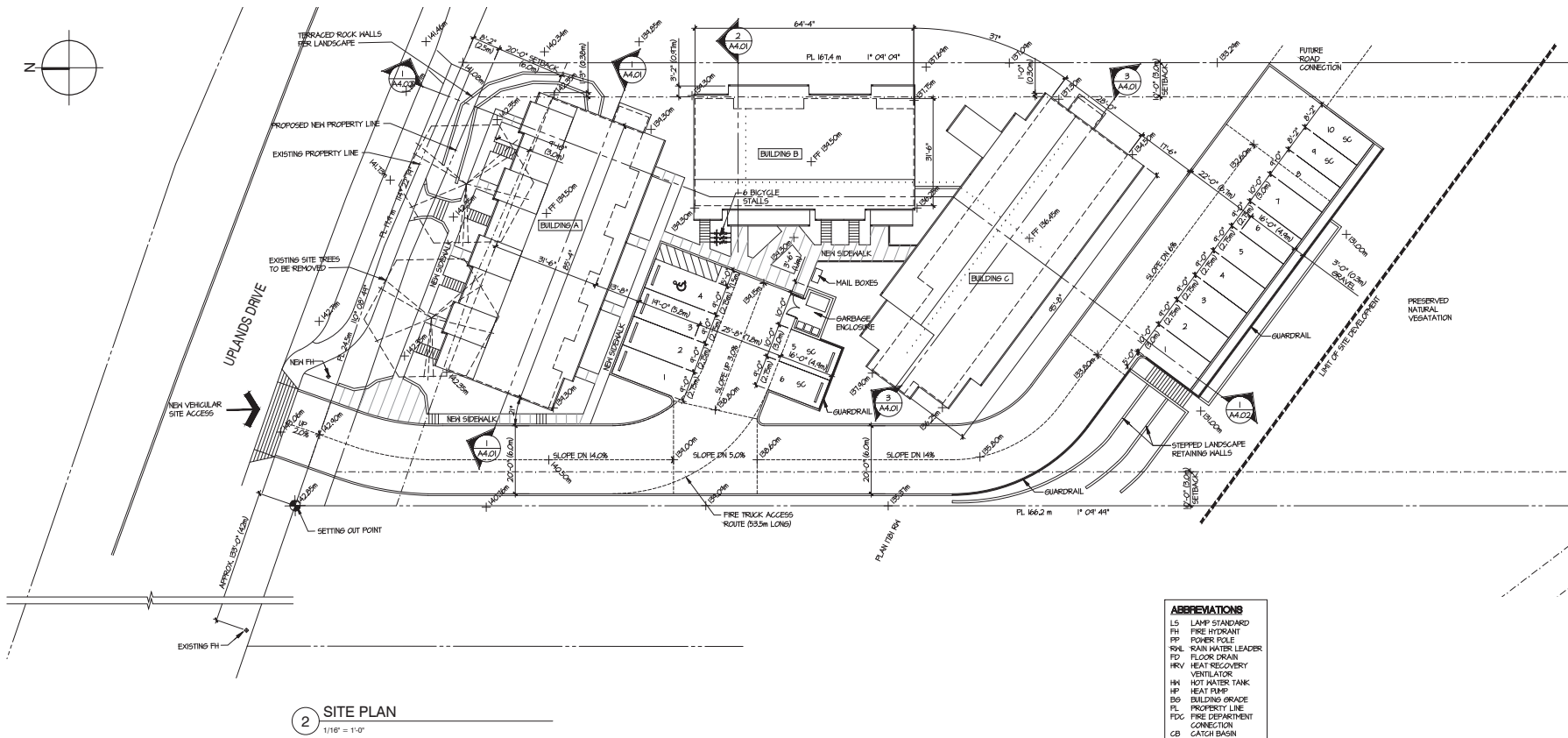


dys architecture
260 - 1770 Burrard Street, Vancouver BC V6J 3G7
tel 604.669.7710 www.dysarchitecture.com

CLIENT

NO. | DATE | ISSUE
1 | 11-12-17 | ISSUED FOR DP
2 | 17-01-18 | RE-ISSUED FOR DP

NO. | DATE | REVISION



ABBREVIATIONS

LS	LAMP STANDARD
FI	FIRE HYDRANT
PP	POWER POLE
RWL	RAIN WATER LEADER
FD	FLOOR DRAIN
HRV	HEAT RECOVERY VENTILATOR
HT	HOT WATER TANK
HP	HEAT PUMP
BP	BUILDING GRADE
PL	PROPERTY LINE
PD	FIRE DEPARTMENT CONNECTION
CB	CATCH BASIN

PROJECT

NACL UPLANDS HOUSING

3425 UPLANDS DRIVE
NANAIMO, B.C.

**CONTEXT PLAN
SITE PLAN**

This drawing, as an instrument of service, is the property of dys architecture and may not be reproduced without their permission and provided always that any particular copies, their name, all designs and other information shown on this drawing are for use on the specified project only and shall not be used otherwise without written permission of dys architecture. Payment of all fees due to dys architecture as to the date of use of this drawing is a condition precedent to the use thereof.

Written dimensions shall have precedence over related dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and dys architecture shall be informed of any variations from the dimensions and conditions shown on the drawing. This drawing shall be submitted to dys architecture for review before proceeding with construction.

PROJECT A216360
DRAWN DI CHECKED DS

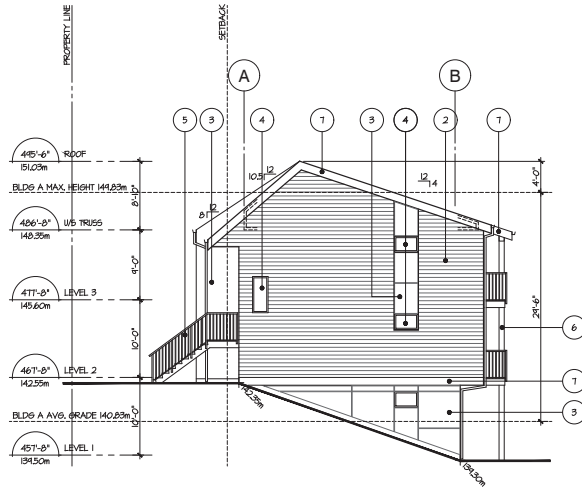
SCALE AS NOTED
DATE NOV. 25, 2016

PLOT STAMP: 2018-Jan-17 @9:32am - P:\A216360 - NACL - 3425 Uplands Drive\CAD\A216360_sp.dwg - A1.01-DP

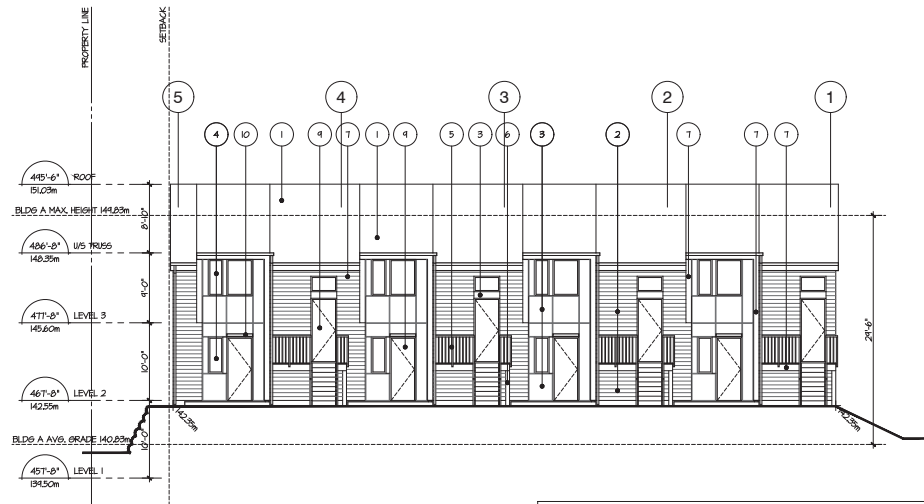
CLIENT

NO. | DATE | ISSUE
1 | 11-12-17 | ISSUED FOR DP
2 | 12-17-18 | RE-ISSUED FOR DP

NO. | DATE | REVISION

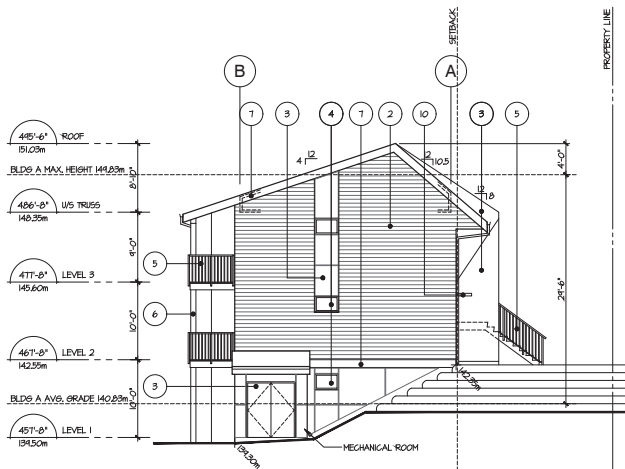


1 WEST ELEVATION



2 NORTH ELEVATION

MATERIAL LEGEND	
1 ASPHALT SHINGLES	7 FIBRE CEMENT TRIM FASCIA
2 6\" FIBRE CEMENT LAP SIDING	8 ARCHITECTURAL FINISHED CONCRETE
3 FIBRE CEMENT PANELS C/W REVEALS	9 FIBREGLASS DOORS AND FRAME
4 VINYL WINDOWS AND DOORS	10 PRE-FINISHED METAL CANOPY
5 PAINTED ALUMINUM PICKET GUARDRAIL	11
6 WOOD POSTS	12



3 EAST ELEVATION



4 SOUTH ELEVATION

PROJECT
NACL UPLANDS HOUSING

3425 UPLANDS DRIVE
NANAIMO, B.C.

**BUILDING A
ELEVATIONS**

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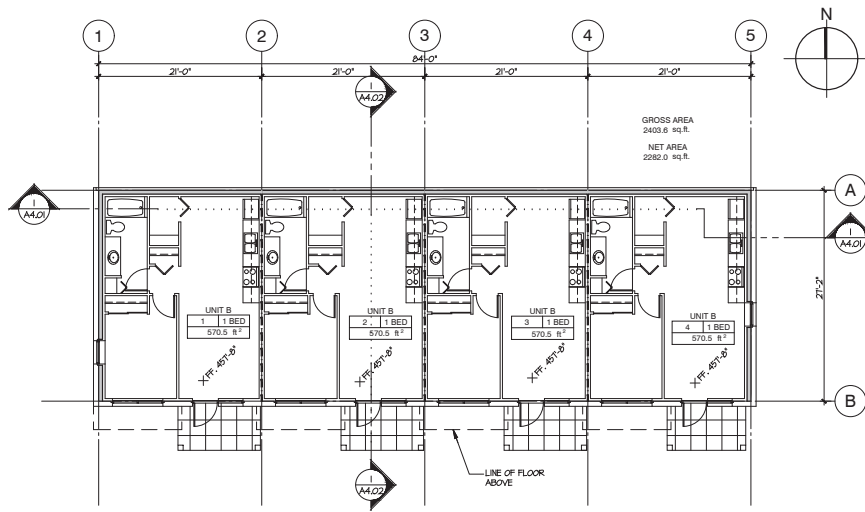
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DP 1088
2018-JAN-31

SCALE 1/8\"/>

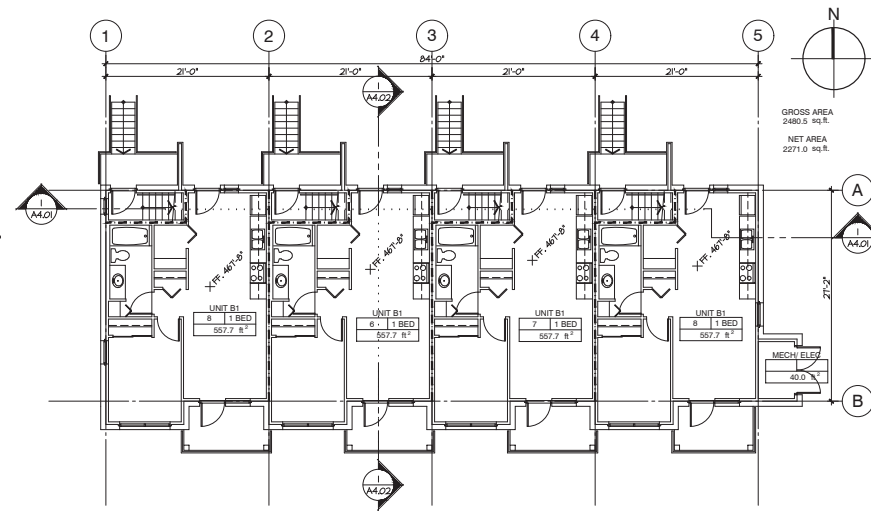
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1 | 11-12-17 | ISSUED FOR DP
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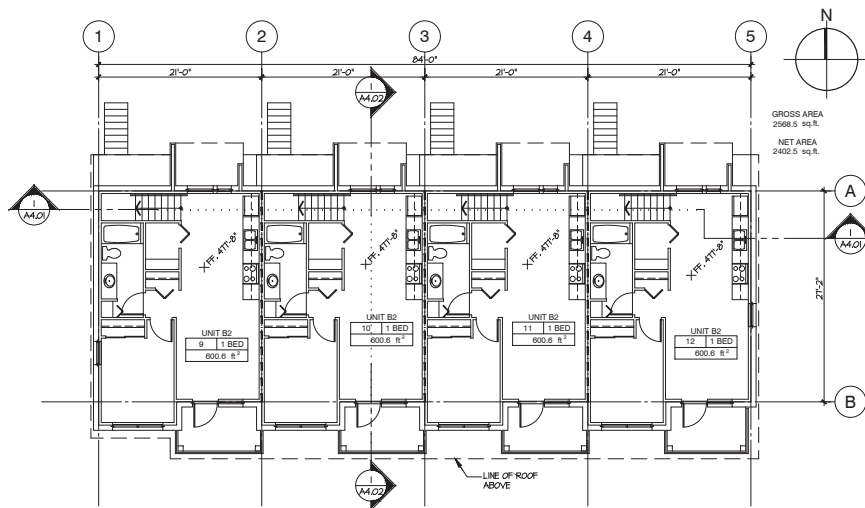
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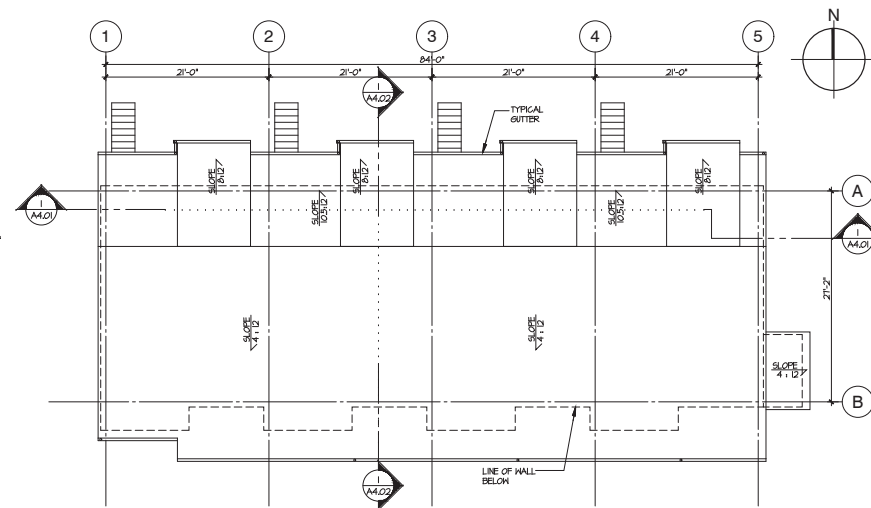
1 BUILDING A - LEVEL 1



2 BUILDING A - LEVEL 2



3 BUILDING A - LEVEL 3



2 BUILDING A - ROOF PLAN

PROJECT
NACL UPLANDS HOUSING

3425 UPLANDS DRIVE
NANAIMO, B.C.

**BUILDING A
FLOOR PLANS**

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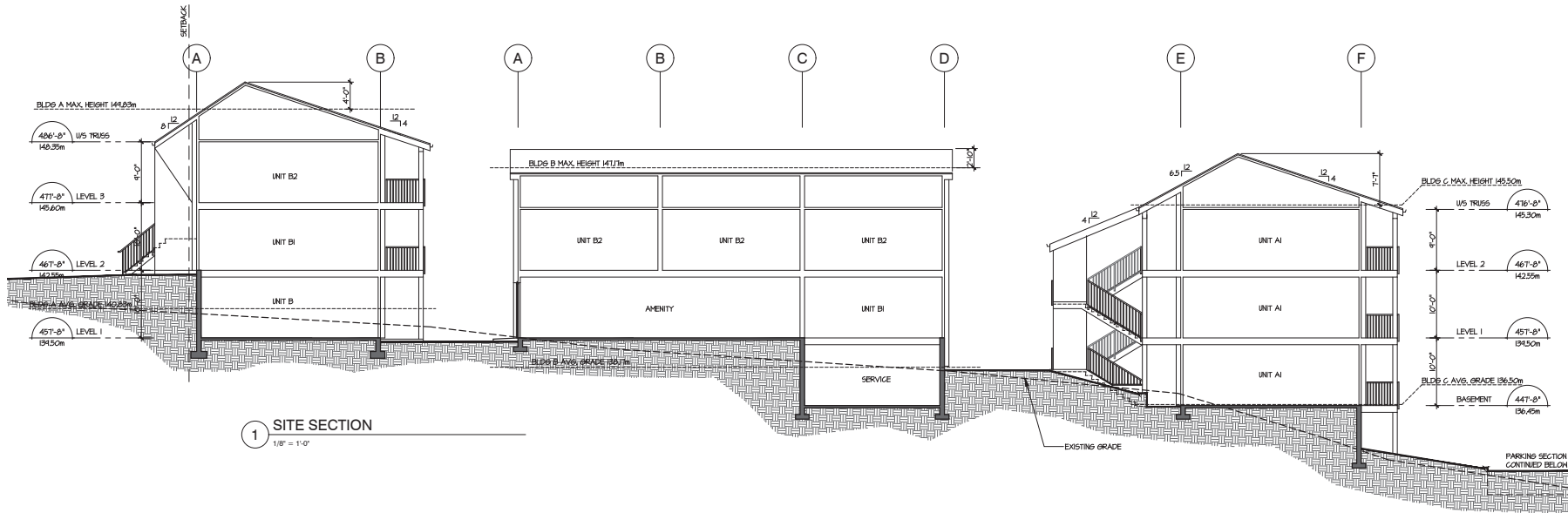
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DATE OCT 25, 2017

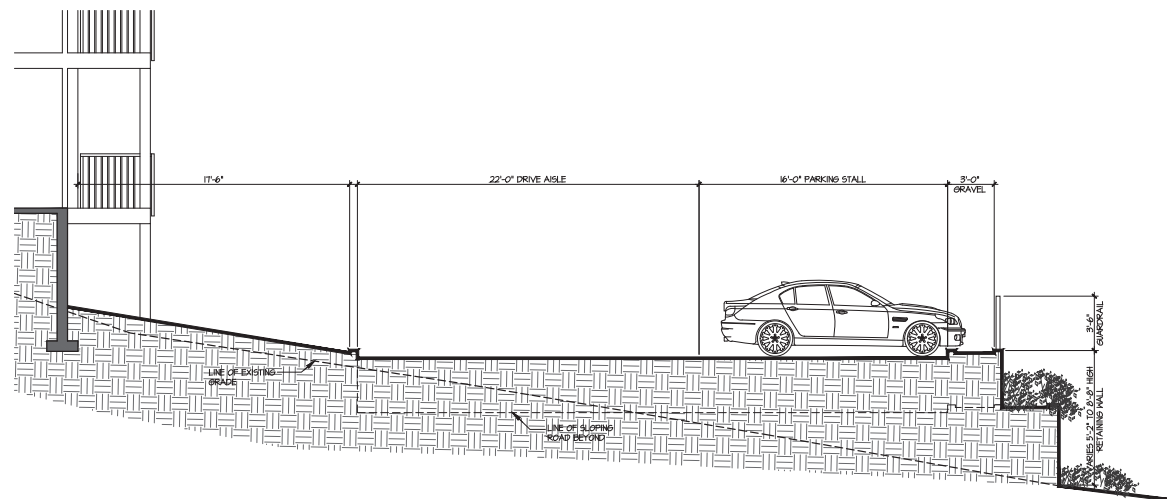
CLIENT

NO. | DATE | ISSUE
1 | 11-12-17 | ISSUED FOR DP
2 | 12-17-18 | RE-ISSUED FOR DP

NO. | DATE | REVISION



1 SITE SECTION
1/8" = 1'-0"



2 PARKING SECTION
1/8" = 1'-0"

PROJECT

NACL UPLANDS HOUSING

3425 UPLANDS DRIVE
NANAIMO, B.C.

SITE SECTIONS

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PROJECT A216360
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SCALE AS NOTED
DATE OCT 25, 2017

A4.02-DP

CLIENT

NO.	DATE	ISSUE
1	11-12-17	ISSUED FOR DP
2	12-17-18	RE-ISSUED FOR DP

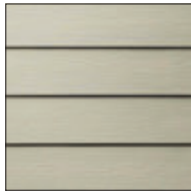
NO.	DATE	REVISION
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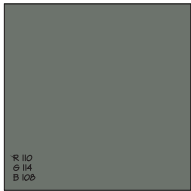
- MATERIAL LEGEND
- 1 ASPHALT SHINGLES
 - 8 WOOD SIDING IN SOFFIT
 - 2 6" FIBRE CEMENT LAP SIDING
 - 3 FIBRE CEMENT PANELS C/W REVEALS
 - 4 FIBRE CEMENT PANELS - ACCENT
 - 10 PRE-FINISHED METAL CANOPY
 - 4 VINYL WINDOWS
 - 5 PAINTED ALUMINUM GUARDRAIL
 - 7 FIBREGLASS DOORS AND FRAME



1 ASPHALT SHINGLES



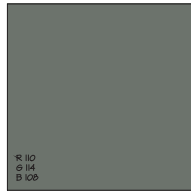
2 6" FIBRE CEMENT LAP SIDING
Cobbler Stone colour Hardie sliding Trim



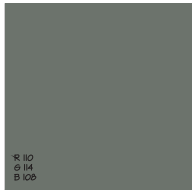
3 FIBRE CEMENT PANELS C/W REVEALS
Horizontal board - Aged Powder



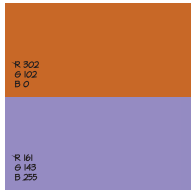
4 VINYL WINDOWS



5 PAINTED ALUMINUM GUARDRAIL



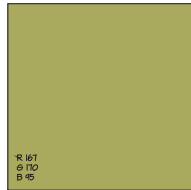
6 WOOD POSTS



7 FIBREGLASS DOORS AND FRAME



8 WOOD SIDING IN SOFFIT



9 FIBRE CEMENT PANELS - ACCENT



10 PRE-FINISHED METAL CANOPY

PROJECT

NACL UPLANDS HOUSING

3425 UPLANDS DRIVE
NANAIMO, B.C.

MATERIALS BOARD

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PROJECT A216360

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2018-JAN-31
Contract Planning & Administration

SCALE N.T.S.
DATE OCT 25, 2017





1 VIEW BUILDING A FROM UPLANDS DRIVE



2 VIEW OF CENTRAL PARKING AREA



3 VIEW BUILDING C LOOKING NORTH

dys architecture
260 - 1770 Burrard Street Vancouver BC V6J 3G7
tel 604.669.7710 www.dysarchitecture.com

CLIENT

NO.	DATE	ISSUE
1	11-12-17	ISSUED FOR DP
2	12-17-18	RE-ISSUED FOR DP

NO.	DATE	REVISION
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PROJECT

NACL UPLANDS HOUSING

3425 UPLANDS DRIVE
NANAIMO, B.C.

COLOURED RENDERINGS

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Dys Architecture Ltd.

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DATE NOV, 29, 2016

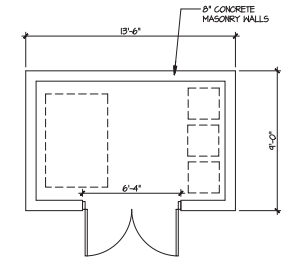


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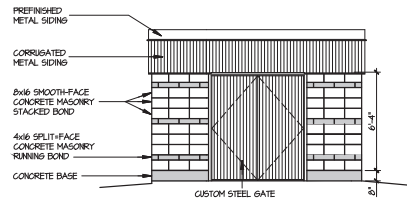
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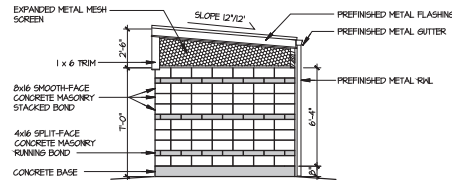
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1 GARBAGE ENCLOSURE
FLOOR PLAN



2 GARBAGE ENCLOSURE
FRONT ELEVATION



3 GARBAGE ENCLOSURE
SIDE ELEVATION

PROJECT

NACL UPLANDS HOUSING

3425 UPLANDS DRIVE
NANAIMO, B.C.

GARBAGE ENCLOSURE PLAN AND ELEVATION

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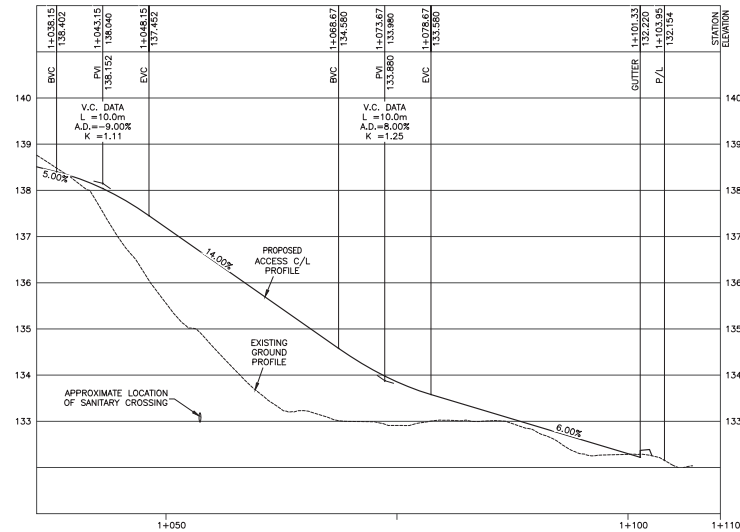
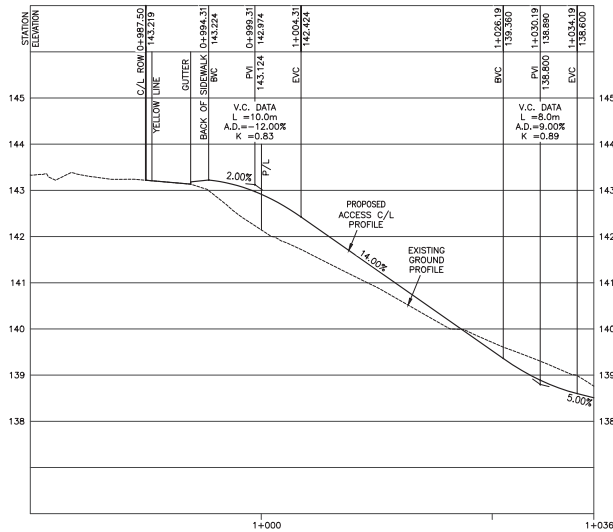
PROJECT A216360
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2017-DEC-22
Current Planning & Construction

SCALE 1/4" = 1'-0"
DATE NOV. 25, 2016

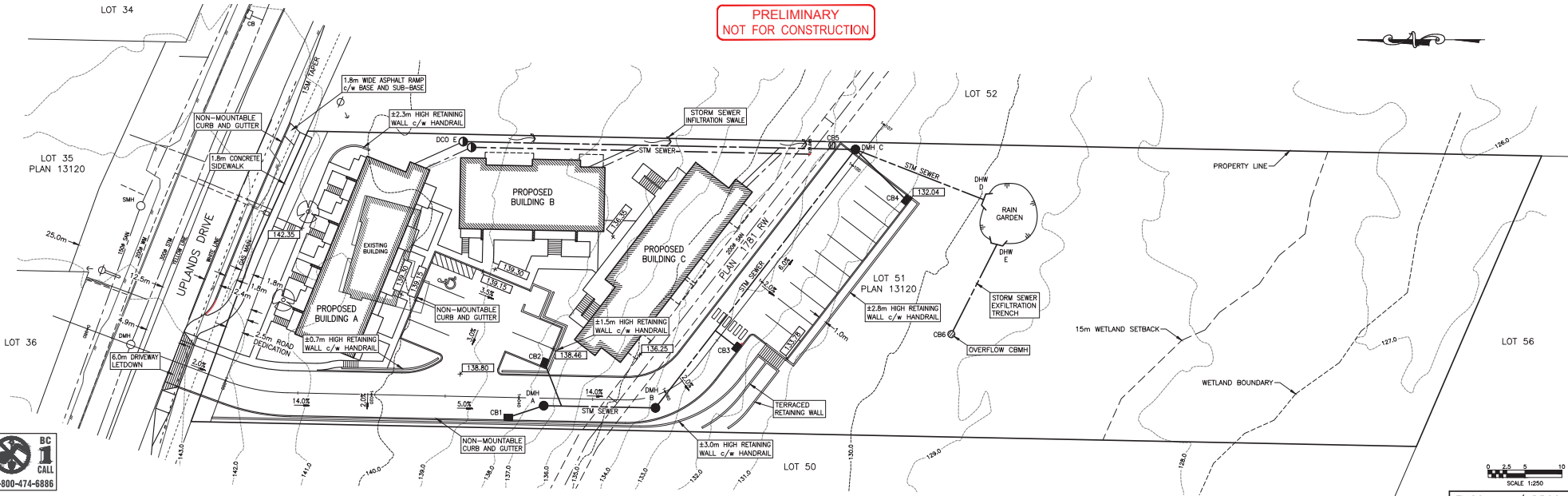


A2.05-DP



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.

PRELIMINARY
NOT FOR CONSTRUCTION



Rev. No.	DATE	BY	REVISION DESCRIPTION	ENG	LEGEND		SITE LEGAL DESCRIPTION	ENGINEER'S SEAL	DESIGN	CLIENT NAME	DRAWING TITLE			
00	12/11/17	dp	SUBMITTED TO CITY OF NANAIMO FOR REVIEW - NOT FOR CONSTRUCTION	NBT	PROG.	EXIST.	PROG.	EXIST.	LOT 51, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VIP13120	NANAIMO ASSOCIATION FOR COMMUNITY LIVING	PRELIMINARY STORM WATER MANAGEMENT AND GRADING PLAN			
01	01/12/18	dp	CITY OF NANAIMO REVIEW COMMENTS ADDRESSED - NOT FOR CONSTRUCTION	NBT	WATERMAIN STORM SEWER SANITARY SEWER GAS MAIN ELECTRICAL DUCT INLET/OUTLET HEADWALL DITCH INLET/OUTLET DRAINAGE EDGE OF PAVEMENT VALVE BOX LIMIT OF CONSTRUCTION	HYDRANT ABOVE GROUND FLOODGATE BELOW GROUND CULVERT DITCH INLET CB MANHOLE CULVERT HYDRAULIC POLE STREET LIGHT FENCE	BENCHMARK DESCRIPTION ELEVATIONS ARE GEODETIC AND ARE REFERRED TO MONUMENT No. 79H5491 LOCATED ON UPLANDS DRIVE. ELEVATION 140.004m	CHECKED PLOT DATE 01-16-18 PRINT DATE				PROJECT NAME NACL UPLANDS HOUSING 3425 UPLANDS DRIVE		
					HORIZONTAL SCALE 1:250		VERTICAL SCALE 1:50		PROJECT No. 0906-001			DRAWING No. 100	REVISION No. 01	CITY PLAN FILE No.





1 VIEW OF EXISTING BUILDING



4 VIEW OF ADJACENT BUILDING TO WEST



2 VIEW OF ADJACENT LOT TO EAST

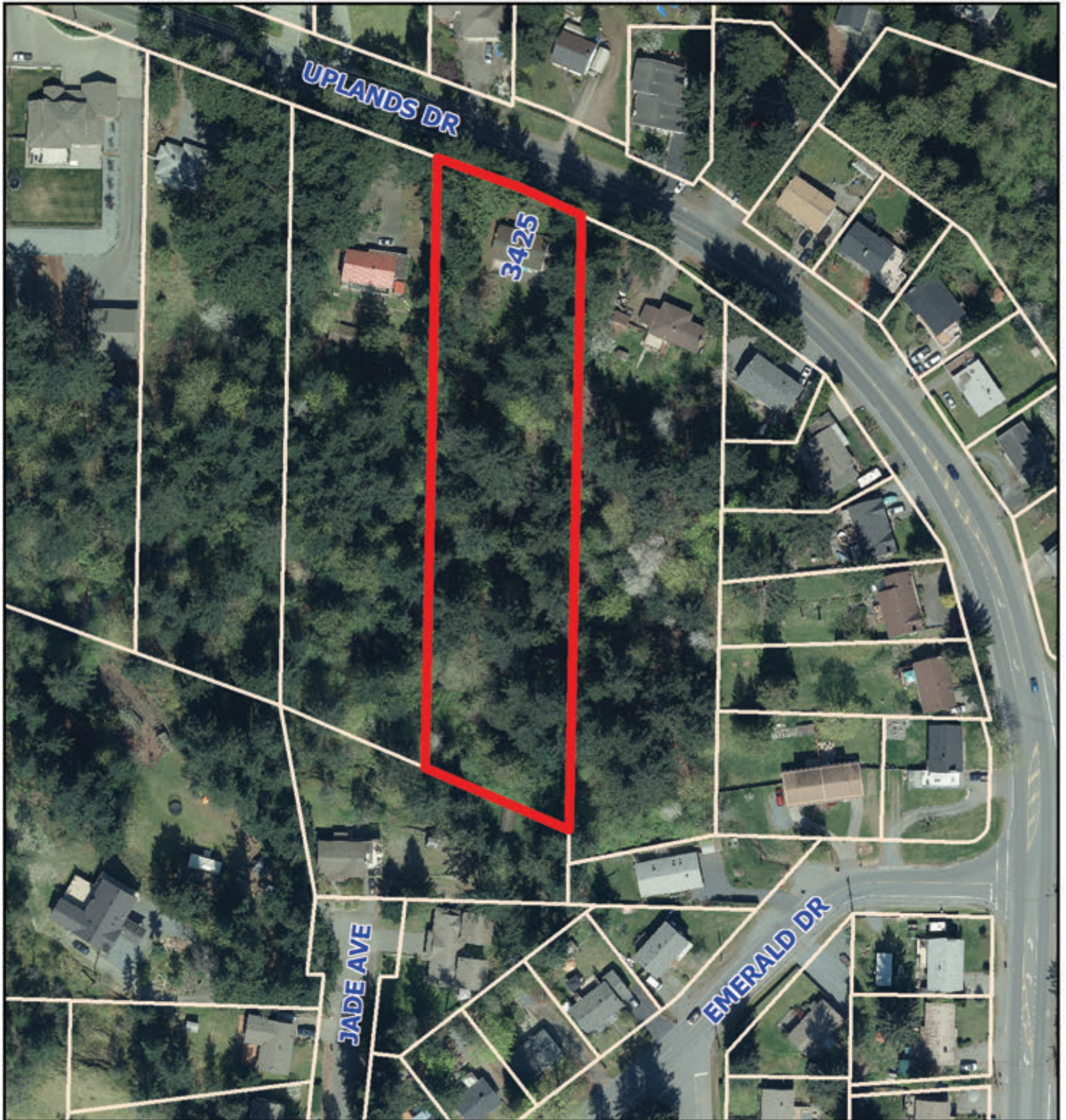


5 VIEW ACROSS UPLANDS LOOKING NORTH EAST



3 VIEW ACROSS UPLANDS LOOKING NORTH WEST

Aerial Photo



DEVELOPMENT PERMIT NO. DP001088



STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001089 – 285 ROSEHILL STREET

Applicant: M'AKOLA DEVELOPMENT SERVICES

Owner: VANCOUVER ISLAND MENTAL HEALTH SOCIETY

Architect: LOW HAMMOND ROWE ARCHITECTS INC. (Kim Howard)

Landscape Architect: VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

Subject Property:

<i>Zoning</i>	Current zone – R8; Proposed zone COR 2 – Mixed Use Corridor
<i>Location</i>	The subject property is located at the southeast corner of the Terminal Avenue/Rosehill Street intersection.
<i>Total Area</i>	807m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor; Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Design Guidelines Newcastle + Brechin Neighbourhood Plan – Urban Design Guidelines

BACKGROUND

The subject property is undergoing a rezoning from R8 – Medium Density Residential to Corridor 2 – Mixed Use Corridor.

The City is awaiting confirmation of road dedication prior to bylaw adoption. The site plan shows the required road dedication and the sidewalk location per Engineering Standards and the intent of the Neighbourhood guidelines.

Currently, there is an older four-plex onsite. The four units house people under the supervision of the Vancouver Island Mental Health Society. The building is to be demolished to allow construction of the new building.

PROPOSED DEVELOPMENT

The proposed development is a nineteen-unit personal care facility housed in a three-storey building. The proposed development is using Tier 1 of Schedule D – Amenity Requirements for Additional Density to increase the density from 1.25 to 1.35.

Site Context

A mixture of commercial and residential uses surround the subject property in predominantly two to eight storey building forms. An eight-storey residential condominium building abuts the subject property along the east property line. A four-storey residential rental building abuts the subject property along the south property line. The massing of the surrounding buildings allows the infill building to fit comfortably in to this very visible corner site.

Site Design

The building siting addresses the relevant design guidelines:

- The building setback from Terminal Avenue is consistent with the existing rental apartment building to the south.
- The building siting has good separation from the existing multi-family building to the east.
- The proposed site parking is to the side of the building.
- The building siting allows for a large outdoor corner feature/urban plaza that will serve both the public and private realm.
- The large outdoor corner feature assures the main building entrance has strong street presence.
- The wide side yard along Rosehill Street allows for a landscaped edge that is complimentary to large residential traditional landscaped front yards in the Newcastle neighbourhood.

Landscape Design

The landscape plan has five components

1. Street Trees – the tree along both street edges meet and exceed the intent of the neighbourhood design guidelines. The visual impact is street edges with texture, a screen to traffic on Terminal Avenue, and an improved pedestrian entrance to the Newcastle neighbourhood.
2. Urban Plaza – the design has both a public and private aspect. Public art, seating, and a specimen canopy tree invite the public to stop and enjoy this corner of the neighbourhood. The edge plantings and log feature define the entrance to the building.
3. Rosehill Street edge – the layered planting provides privacy for the ground floor units and an outdoor area for resident use.
4. Rear yard – the area is programmed as a private space for residents and includes a rain garden.
5. Side yard – the layered planting facilitates a bioswale which supports the rain garden.

Staff Comment

- The log feature requires further information as to size, material, installation and longevity.

Building Design

The building massing is comprised of two major architectural forms; the rectilinear three-storey residential and ancillary office component and a vertical volume housing the elevator and exit stair. Two horizontal bands, the parapet, and the first floor overhang work together to reduce the scale of the two architectural forms.

Staff Comment

- The proposed building design lacks detailing that reflects the intended residential use, ie. balconies, bays and a varied roof parapet. Such architectural features are typically expressed on a residential building.

PROPOSED VARIANCES

Required Front Yard

The minimum front yard setback is 3.0m. The proposed setback is 1.5m, a proposed variance of 1.5m.

Required Off-street Parking

The required parking is three parking spaces. The proposed parking is two parking spaces, a proposed variance of 1 parking space.

GN/ln



LOW
HAMMOND
ROWE
ARCHITECTS

December 22, 2017

City of Nanaimo
Community Development Department
411 Dunsmuir Street
Nanaimo, BC, V9R 5J6

Attention: Mr. Gary Noble, Development Approvals Planner

Re: Design Rationale & Variance Rationale Letter
285 Rosehill Street
Rezoning Application #RA000383

Dear Mr. Noble,

Please find attached our application for Development Permit for 285 Rosehill St. The proposed development for 285 Rosehill St. consists of a 3-storey, wood-framed residential building with 19 units and two parking stalls. The residence will be owned and operated by the Vancouver Island Mental Health Society (VIMHS) and will provide transitional housing for residents who can live independently with a minimum of supportive care. In addition to the 19 individual units, 285 Rosehill will provide an office for on-site staff, communal laundry facilities, and bicycle storage.

Design Rationale

Building Design

The project is modest in size; therefore our intent was to keep the design simple, clean, with a minimum of design "moves". The building takes the shape of a simple dark 2-storey bar which is sandwiched between two linear roof lines, over a single storey white base. At the west end is a white element which houses the elevator core and exit stair. This elevation is animated by a playful reveal pattern which is punctuated by window openings and splashes of the dark colour. The lower roof line, which forms the entry canopy, further wraps around the corner of the west elevation to create shelter along the west elevation to the west exit door. Furthermore, this elevation will be softened through the introduction of a layered planting scheme as shown in the landscape plan, and by the screen of street trees which will be introduced along Terminal Ave. While we stand by this design, we have heard concerns from staff about this elevation, and present an alternate scheme for your consideration (please see attached image 1 and 2 at the end of the document).

The material palette is an extremely simple one consisting primarily of cementitious fiber panels in a white and dark brown colour/charcoal scheme. While simple, we don't believe the scheme to be dull; rather, they are used appropriately to create a minimal but elegant building. The cementitious fiber panels are economical, easy to maintain, and appropriate to the functioning of the residence.

RECEIVED
DP1089
2017-DEC-22
Current Planning & Subdivision

The project aesthetic is contemporary. Although not recalling "traditional" residential architecture, the project does reflect the scale and massing of several 3- and 4-level multi-family, flat-roofed residential buildings in the area, along Rosehill and Vancouver in particular. We believe 285 Rosehill respects this residential scale, while improving on the design and detailing over these buildings. As the building is located at the corner of Terminal and Rosehill, and the zone is mixed-use corridor, we believe the architectural expression of the building is appropriate to its site.

Some aspects of the design have been informed by the type of residents who will be living here, people transitioning to more independent living. Privacy is of high concern, which is why balconies and yards have not been provided. A minimum of private communal outdoor sitting areas have been provided. Furthermore, the introduction of layered and linear planting schemes provides additional visual screening for residents on the ground floor, without impacting their access to light and views.

We believe the building form and design respect and respond to many aspects of the Newcastle+Brechin Neighbourhood Plan Design Guidelines as follows: minimum 1.0m setback maintained at street front; simple material palette provided; weather protection in the form of canopies provided to maintain pedestrian scale and provide shelter; texture, rhythm and visual interest created through canopies/overhangs and glazing and cladding patterns (particularly along the west elevation); main entrance sheltered by canopy and provided privacy; planting and seating at main entrance to create residential identity.

Site and Off-site Design

The site and landscape planning again takes cues from the residents of the building. Layered planting provides visual privacy for residents, with a minimum of private seating areas provided throughout the site for access to outdoor space. The south and east portions of the site have been dedicated to on site rain management through the introduction of a rain garden and bioswales. As the project is located at the intersection of two fairly significant streets, the corner plaza will be given attention as a public space with unique paving, street furniture and public art within this area as well. Further street frontage improvements along both Rosehill and Terminal will include the introduction of street trees, and sidewalk and boulevard improvements. A road dedication on Terminal Avenue of 4.35m has already been negotiated.

We believe the site and landscape design respect and respond to many aspects of the Newcastle+Brechin Neighbourhood Plan as follows: F-1.1 Walkability – enhance local streets with sidewalks, street trees, landscaping, curb bulges, rainwater management and on-street parking; F-1.3 Street Character – incorporate green spaces, street furnishings; F-1.4 Public Realm – public open spaces connected with pedestrian corridors, planted curb bulges, street furnishings, street trees, incorporate public art; F-1.6 Residential Development – incorporate well-designed, compact, transit oriented units; F-2.1 Water Management and Permeable Surfaces – sidewalks, on-street parking, driveways; F-2.1 Sidewalks – continuous sidewalks; F-2.1 Street Trees – street trees with grates; F-2.1 Street Furnishings – includes benches and bike racks; F-2.1 Public art – gateway elements at intersections; F-2.1 Weather Protection – canopies and overhangs encouraged.

Variance Rationale

The project requests a number of minor variances. The first is the reduction of the parking spaces to 2, from 3 required. Residents of 285 Rosehill will be unlikely to own vehicles and therefore two parking spaces will be sufficient for staff. The second variance is to reduce the front yard setback to 1.5m from 3.0m. As the owner has provided 4.35m of road dedication to the city, we believe it would be reasonable to grant this reduction in front yard setback. Furthermore, the 1.5m setback would still be more than the minimum 1.0m recommended in the design guidelines (Newcastle-Brechin Neighbourhood Plan F-2.11-1). The proposed density of 1.35, which exceeds the base FAR of 1.25, will be allowed for through meeting the Tier 1 density requirements. Please see the Schedule D for further information.

Conclusion

We believe this project is planned, designed and sited with respect and regard for its site, neighbourhood, and the guidelines of the Newcastle+Brechin Neighbourhood Plan, as described in our rationale letter. 285 Rosehill will provide much needed housing for a number of residents of the city. We believe this project will be a great addition to the city of Nanaimo, and hope you will also support this development, and its requested variances.

Sincerely,

A handwritten signature in blue ink, appearing to read "Howard Kim", with a stylized flourish at the end.

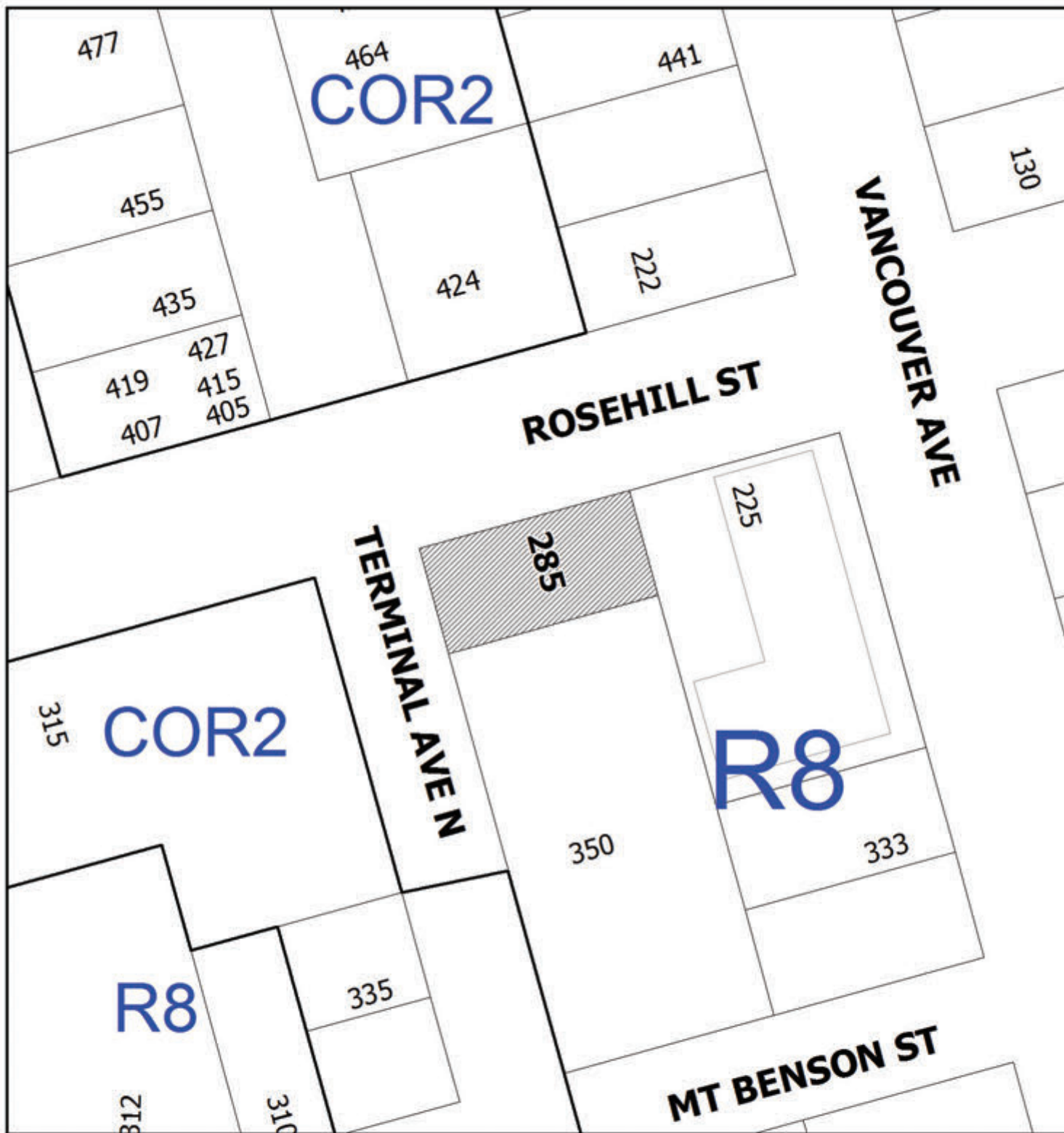
Howard Kim, Architect AIBC
Low Hammond Rowe Architects Inc.



Image 1 – Alternate West Elevation Design




Image 2 – Alternate West Elevation Design



DEVELOPMENT PERMIT NO. DP001089



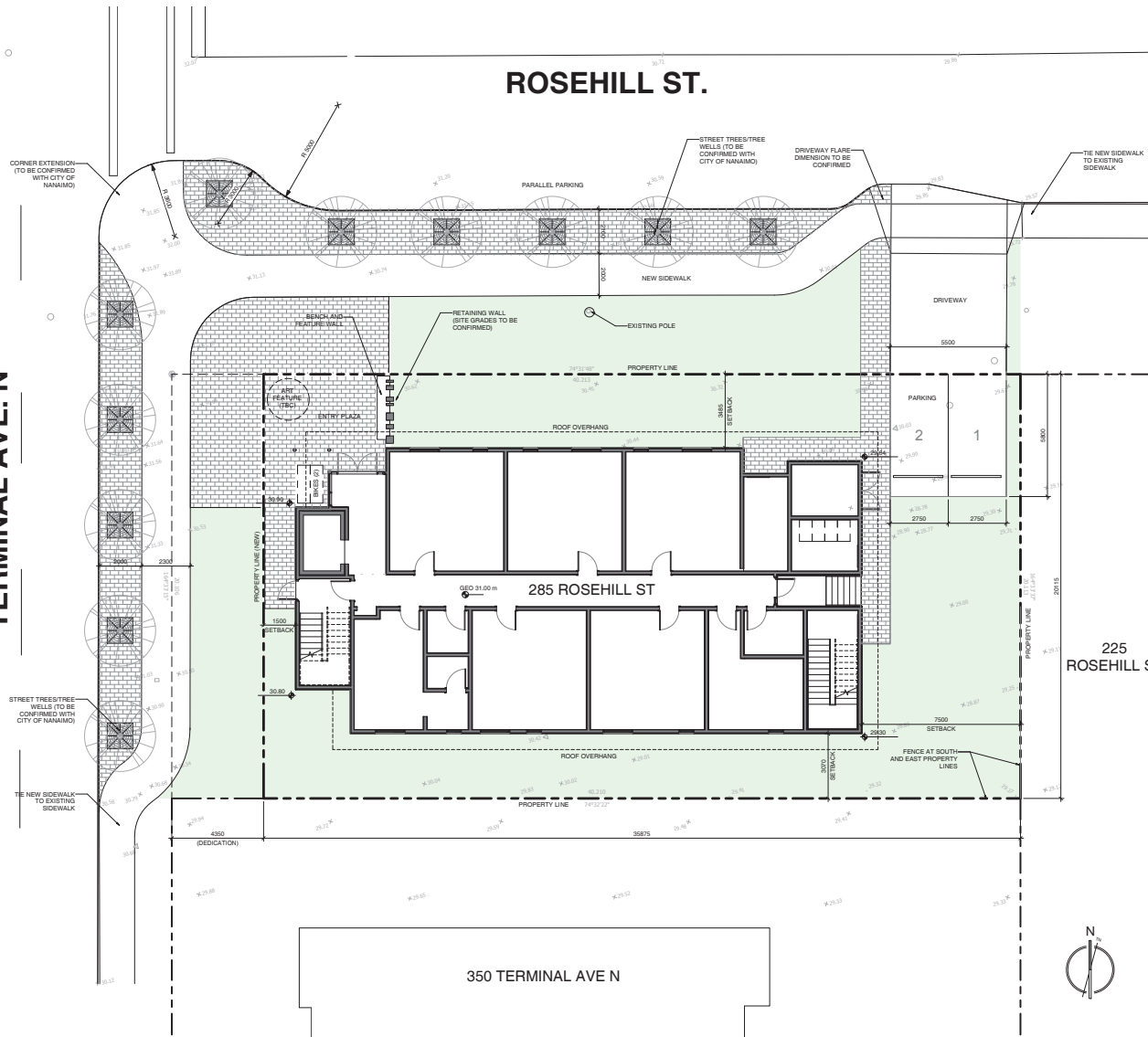
LOCATION PLAN

 **Subject Property**

Civic: 285 Rosehill Street
 Lot 1, Block 14, Newcastle Townsite,
 Section 1, Nanaimo District, Plan 584

TERMINAL AVE. N

ROSEHILL ST.



PROJECT DATA - VIMH Rosehill 285 Rosehill Street, Nanaimo BC				
ZONING:	R8 Medium Density Residential			
PROPOSED:	COR2 Mixed Use Corridor			
LEGAL:	Lot 1, Block 14, Newcastle Townsite, Section1, Nanaimo District, Plan 584			
	current R8	target COR2	Proposed	Notes
SITE AREA:			721.7 m ² 7,768 sf	*after road dedication taken
LOT COVERAGE:	40 %	60 %	48 %	
DENSITY:			10 dwelling units	*150 units/hectare (10.8 permitted OCP)
DENSITY: (FAR)	1.25	1.25	1.35	*Tier 1 Density Bonus provided
SETBACKS:				
Front	6.0 m	3.0 m	1.8 m	*variance request
Ext Side	4.0 m	3.0 m	3.4 m	
Int Side	3.0 m	3.0 m	3.0 m	
Rear	10.5 m	7.5 m	7.5 m	
HEIGHT:				
stories	2	3	3 stories	*minimum stories
	14 m	14 m	11.6 m	*from average grade 30.16
GROSS FLOOR AREA:				
Level 1			317.0 m ² 3412 sf	
Level 2			329.0 m ² 3541 sf	
Level 3			329.0 m ² 3541 sf	
Total			975.0 m ² 10495 sf	
SUITE BREAKDOWN:				
Unit Type		Unit Area	Unit Count	Beds
Unit Type A (studio)		33.3 m ²	358	19
				19
				632.7 m ²
				632.7 m ²
BLDG EFFICIENCY		64.89 %		
PARKING BREAKDOWN:				
Required	3 stalls	Proposed	2 stalls	Stalls / unit
				0.11 / unit
				*variance request
BICYCLE PARKING:				
	stalls	6 stalls	0.63 / unit	



LOW HAMMOND ROWE ARCHITECTS



VIMHS ROSEHILL
Issued for Development Permit

285 ROSEHILL ST, NANAIMO, BC

SITE PLAN & PROJECT DATA

scale 1 : 100
date DEC 22, 2017

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2017-DEC-22

DP02



LOW HAMMOND ROWE ARCHITECTS



VIMHS ROSEHILL
Issued for Development Permit

285 ROSEHILL ST, NANAIMO, BC

RENDERING NORTHWEST

scale
date DEC 22, 2017

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2017-DEC-22
Current Planning & Submission

DP11



LOW HAMMOND ROWE ARCHITECTS



MAKOLA
DEVELOPMENT
SERVICES



Vancouver Island
Mental Health Society

VIMHS ROSEHILL
Issued for Development Permit

285 ROSEHILL ST, NANAIMO, BC

RENDERING NORTHEAST

scale
date

DEC 22, 2017

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DP12



1. SUBJECT SITE - VIEW FROM WEST



2. SUBJECT SITE - VIEW FROM NORTH-WEST



3. SUBJECT SITE - VIEW FROM NORTH



4. NORTH NEIGHBOUR - 424 TERMINAL



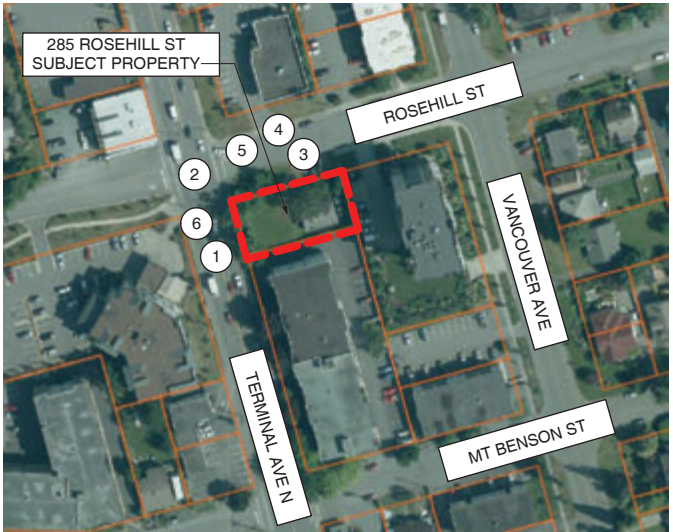
5. INTERSECTION - VIEW FROM EAST ON ROSEHILL



6. INTERSECTION - VIEW FROM SOUTH ON TERMINAL

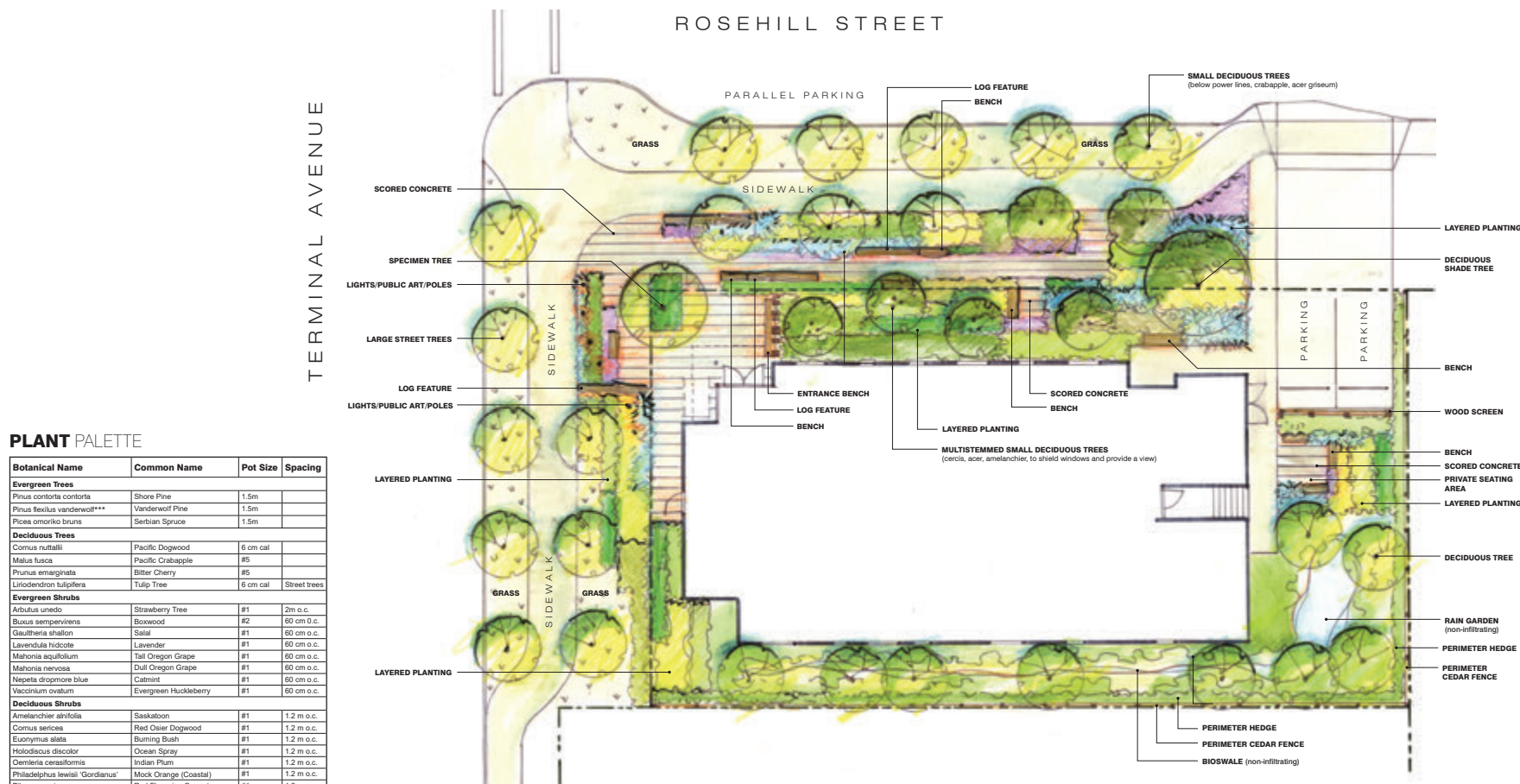


AERIAL PHOTO (NTS)



CONTEXT MAP (NTS)





PLANT PALETTE

Botanical Name	Common Name	Pot Size	Spacing
Evergreen Trees			
<i>Pinus contorta contorta</i>	Shore Pine	1.5m	
<i>Pinus flexilis vanderwolfii</i> ***	Vanderwolf Pine	1.5m	
<i>Picea omorika bruns</i>	Serbian Spruce	1.5m	
Deciduous Trees			
<i>Cornus nuttallii</i>	Pacific Dogwood	6 cm cal	
<i>Malus fusca</i>	Pacific Crabapple	#5	
<i>Prunus emarginata</i>	Bitter Cherry	#5	
<i>Liriodendron tulipifera</i>	Tulip Tree	6 cm cal	Street trees
Evergreen Shrubs			
<i>Arbutus unedo</i>	Strawberry Tree	#1	2m o.c.
<i>Buxus sempervirens</i>	Boxwood	#2	60 cm o.c.
<i>Gaultheria shallon</i>	Salal	#1	60 cm o.c.
<i>Lavandula hidcotae</i>	Lavender	#1	60 cm o.c.
<i>Mahonia aquifolium</i>	Tall Oregon Grape	#1	60 cm o.c.
<i>Mahonia nervosa</i>	Dull Oregon Grape	#1	60 cm o.c.
<i>Nepeta dropmore blue</i>	Catmint	#1	60 cm o.c.
<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#1	60 cm o.c.
Deciduous Shrubs			
<i>Amelanchier alnifolia</i>	Saskatoon	#1	1.2 m o.c.
<i>Cornus sericea</i>	Red Osier Dogwood	#1	1.2 m o.c.
<i>Eunymia alata</i>	Burning Bush	#1	1.2 m o.c.
<i>Holodiscus discolor</i>	Ocean Spray	#1	1.2 m o.c.
<i>Oemleria cerasiformis</i>	Indian Plum	#1	1.2 m o.c.
<i>Philadelphus lewisii</i> 'Gordianus'	Mock Orange (Coastal)	#1	1.2 m o.c.
<i>Ribes sanguineum</i>	Red Flowering Currant	#1	1.2 m o.c.
<i>Sambucus racemosa</i>	Red Elderberry	#1	1.2 m o.c.
<i>Vaccinium parvifolium</i>	Red Huckleberry	#1	1.2 m o.c.
Ground Cover			
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	10 cm	45 cm o.c.
<i>Fragaria chiloensis</i>	Coastal Strawberry	10 cm	45 cm
<i>Fragaria vesca</i>	Wild Strawberry	10 cm	45 cm
Ferns			
<i>Blechnum spicant</i>	Deer Fern	#1	60 cm o.c.
<i>Dryopteris expansa</i>	Spry Wood Fern	#1	60 cm o.c.
<i>Polypodium glycyrrhiza</i>	Licorice Fern	#1	60 cm o.c.
<i>Polystichum munitum</i>	Sword Fern	#1	60 cm o.c.
Wetland Plants for Bioswale			
<i>Aquilegia formosa</i>	Red columbine	#1	60 cm o.c.
<i>Anuncius sylvestris</i>	Goat's Beard	#1	60 cm o.c.
<i>Carex obnupta</i>	Slough Sedge	#1	60 cm o.c.
<i>Carex rostrata</i>	Beaked Sedge	#1	60 cm o.c.
<i>Cirsium discolor</i>	Western Blue Flag Iris	#1	60 cm o.c.
<i>Myrica gale</i>	Sweet Gale	#1	60 cm o.c.
<i>Scirpus microcarpus</i>	Small-flowered Bulrush	#1	60 cm o.c.
<i>Silene hendersonii</i>	Henderson's Checker-mallow	#1	60 cm o.c.
Perennials/Grasses			
<i>Armeria maritima</i>	Thrift	#1	60 cm o.c.
<i>Callamagrostis Karl Foerster</i>	Feather Reed Grass	#1	60 cm o.c.
<i>Diandra formosa</i>	Bleeding Heart	#1	60 cm o.c.
<i>Elymus mollis</i>	Dune Grass	#1	60 cm o.c.
<i>Miscanthus yaku jima</i>	Dwarf Maiden Grass	#1	1m o.c.
<i>Potentilla anserina</i>	Silverweed	#1	60 cm o.c.

DESIGN RATIONALE

CONTEXT

The landscape for 285 Rosehill Street will form the streetscape to Terminal Avenue to the west and Rosehill Street to the north, while providing lush buffers to adjacent parcels to the east and south.

DESIGN CONCEPT

The landscape design responds directly to the Newcastle and Brechin Neighbourhood Plan:

- The Rosehill Street edge contributes to the linear park system greenway that connects the E&N Trail to the west and to the waterfront walkway to the east.
- The public realm is enhanced with sidewalks, street trees, plantings, street furniture and public art.
- The design respects the unique sense of place of the neighbourhood.

Key components of the design include:

- A diverse, multi-layered planting scheme with benches to enhance the linear park and Terminal Avenue sidewalks.

- A public space at the corner of Terminal and Rosehill with textured paving, deciduous shade trees, colourful plantings, street furniture and public art.
- Private and semi-private seating areas surrounded with scented plants that provide a calm outside space for residents.
- Flexible planting modules which can be modified to be used as community gardens if desired by residents.
- Bioswales and raingardens that manage rainwater.

Sense of place:

Patterns, colours and materials of the proposed designed landscape evoke the edge of the sea along Newcastle Channel, visible to the east along Rosehill and so central to this neighbourhood. The scheme will use wood logs, timber benches and plantings to reflect the shoreline.



01 Layered Planting



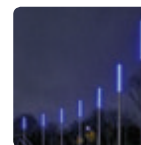
02 Layered Planting



03 Sea Edge - Sea Grass, Logs



04 Art Feature - Coloured Poles



05 Art Feature - Light Poles



06 Art Feature - Neon Light Poles



07 Bench - Roughly Retired

VICTORIA DRAKEFORD

LANDSCAPE ARCHITECT

236 Pine St Nanaimo BC V9R 2B6
250-754-4335
victoriadlandscapearchitect@gmail.com

KATE STEFIUK STUDIO

1070 Nelson St Nanaimo BC V9S 2K2
250-753-8083
kate.stefiuk@gmail.com

CLIENT



NO.	DATE	ISSUE
1	17-09-18	REZONING
2	17-12-22	DP SUBMISSION

NO.	DATE	REVISION
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Landscape Planning & Architecture

PROJECT

VIMHS ROSEHILL

285 Rosehill Street
Nanaimo, BC

LANDSCAPE PLAN

All drawings and specifications are the copyright property of the Landscape Architect. Use or reproduction of documents in whole or in part is subject to the Landscape Architect's specific consent.

PROJECT	17005
DB	KS CB VD
SCALE	1:100
DATE	December 22, 2017

L1.01

VICTORIA DRAKEFORD LANDSCAPE ARCHITECT

236 Pine Street, Nanaimo, B.C. Canada V9R 2B6 Phone/Fax (250) 754-4335

KATE STEFIUK STUDIO

1070 Nelson St Nanaimo BC V9S 2K2
250-753-8093

Design Rationale

VIMHS ROSEHILL

285 ROSEHILL ST, NANAIMO, BC

December 17, 2017

The landscape for 285 Rosehill comprises the streetscapes along Terminal Avenue to the west and Rosehill Street to the north, and two buffer areas to the east and south.

The design for this landscape area responds to key strategies identified in the Newcastle and Brechin Neighbourhood Plan.

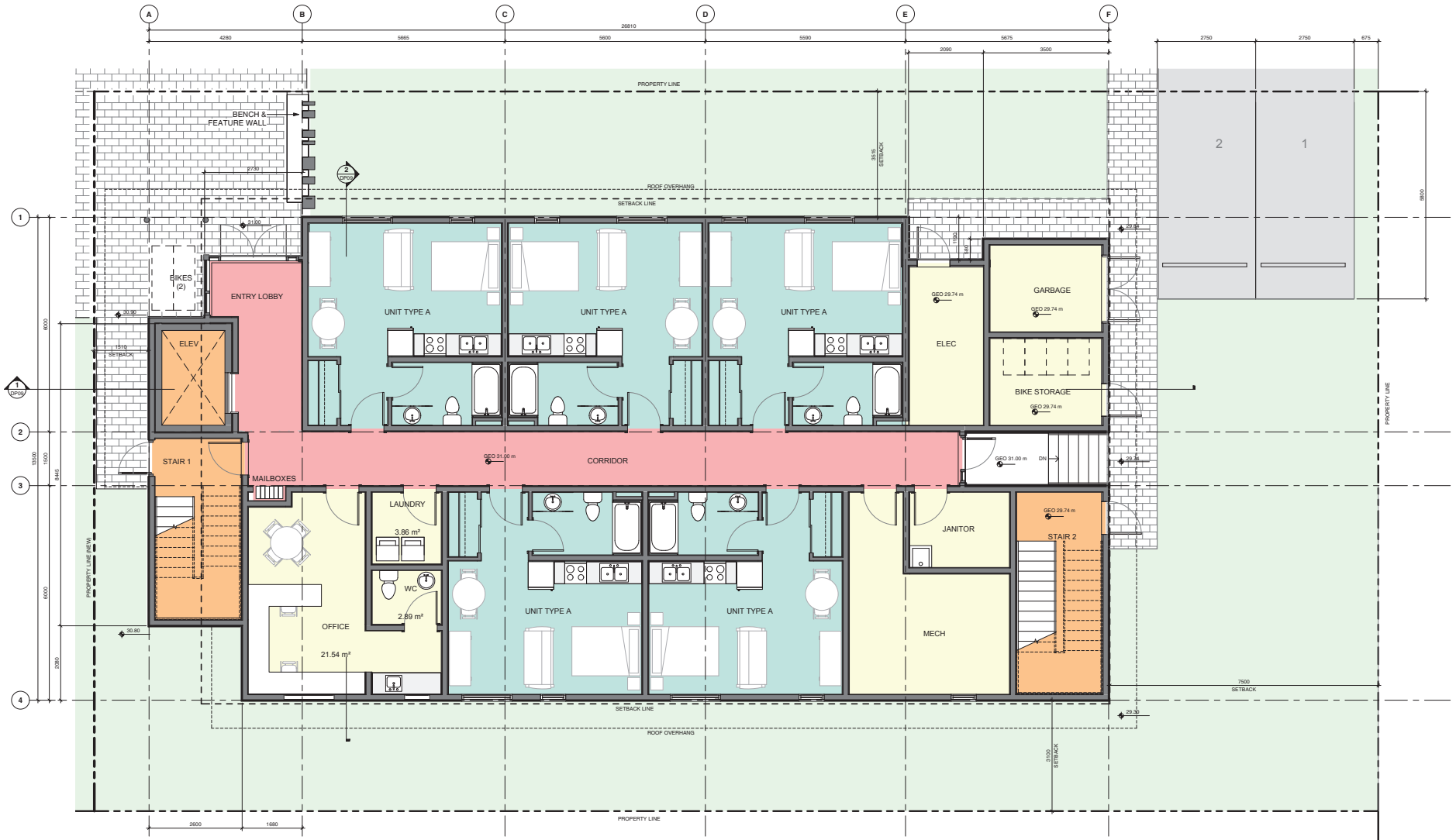
- Identification of Rosehill Street as part of a linear park system greenway that extends from the E and N trail to the west down to the waterfront walkway to the east.
- Enhancement of the public realm to include local streets with sidewalks street trees, plantings, street furniture and public art
- Respect of the unique sense of place of the neighbourhood

The proposed design includes:

- A multi-layered, diverse planting scheme with benches along the linear park and along Terminal Avenue sidewalks.
- A public space at the corner of Terminal and Rosehill with textured paving, deciduous shade trees, colourful plantings, street furniture and public art.
- Private and semi-private seating areas surrounded with scented plants that provide a calm outside space for the residents.
- Flexible planting modules which can be modified to be used as community gardens if desired by residents of the project.
- Bioswales and raingardens to manage rainwater.

Sense of place:

- Patterns, colours and materials of the proposed designed landscape are evocative of the edge of the sea along Newcastle Channel, visible to the east along Rosehill and so central to this neighbourhood. The scheme will use wood logs, timber benches and plantings typical of the shoreline.



LOW HAMMOND ROWE ARCHITECTS



VIMHS ROSEHILL
Issued for Development Permit

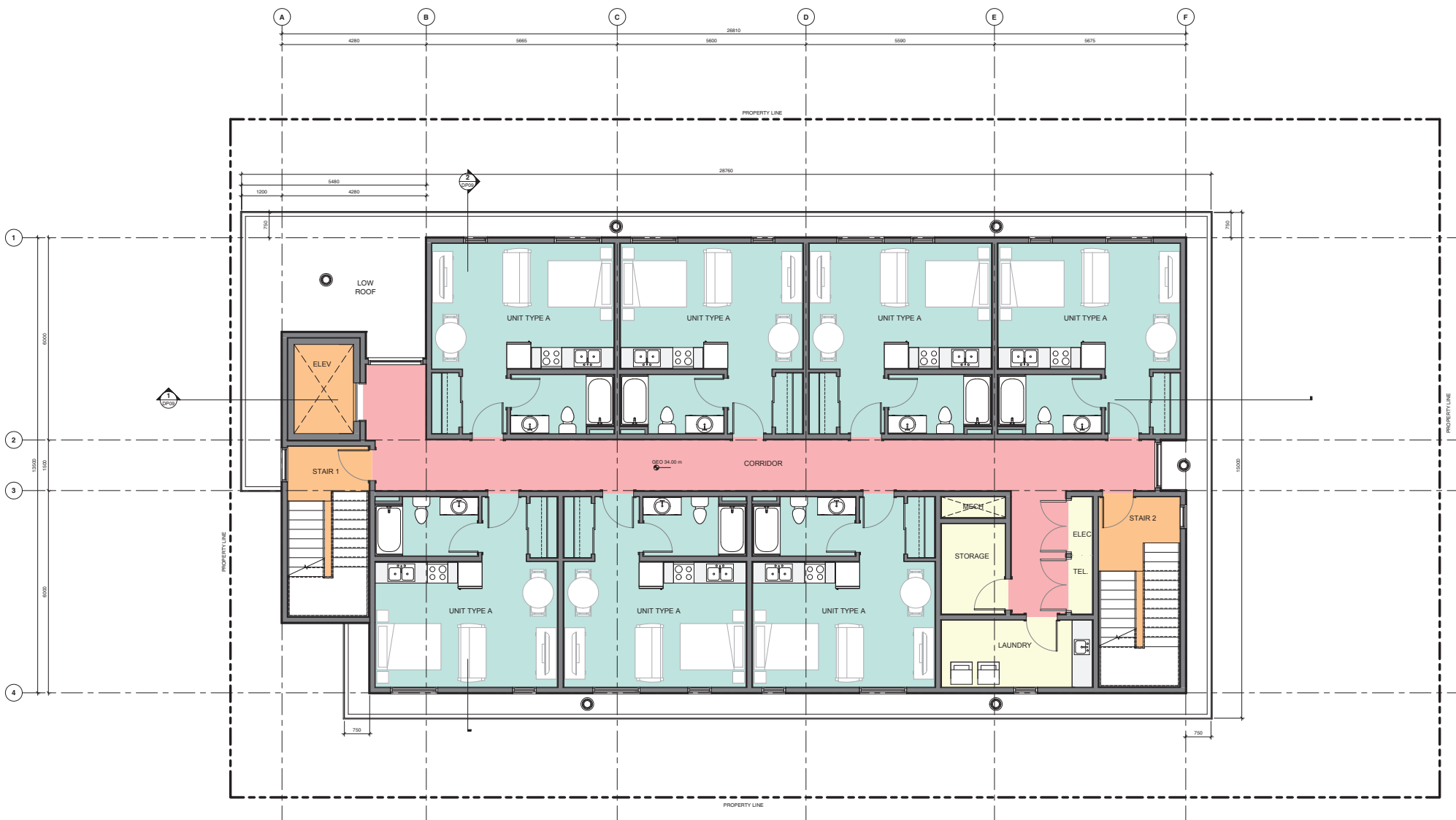
285 ROSEHILL ST, NANAIMO, BC

MAIN FLOOR PLAN

scale 1 : 50
date DEC 22, 2017

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2017-DEC-22

DP03



LOW HAMMOND ROWE ARCHITECTS



VIMHS ROSEHILL
Issued for Development Permit

285 ROSEHILL ST, NANAIMO, BC

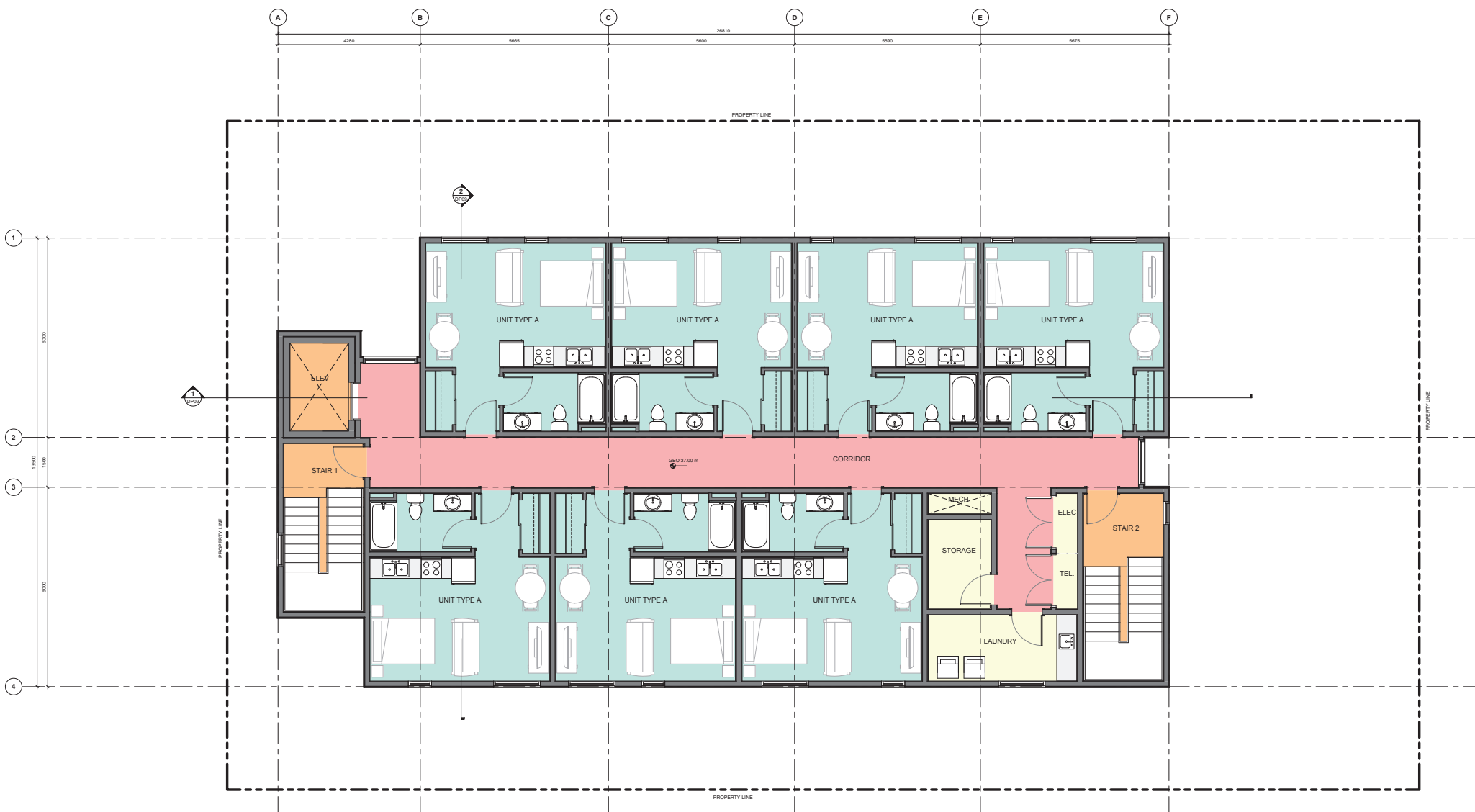
LEVEL 2 FLOOR PLAN

scale 1 : 50
date DEC 22, 2017

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2017-DEC-22



DP04



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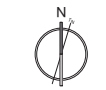
VIMHS ROSEHILL
Issued for Development Permit

285 ROSEHILL ST, NANAIMO, BC

LEVEL 3 FLOOR PLAN

scale 1 : 50
date DEC 22, 2017

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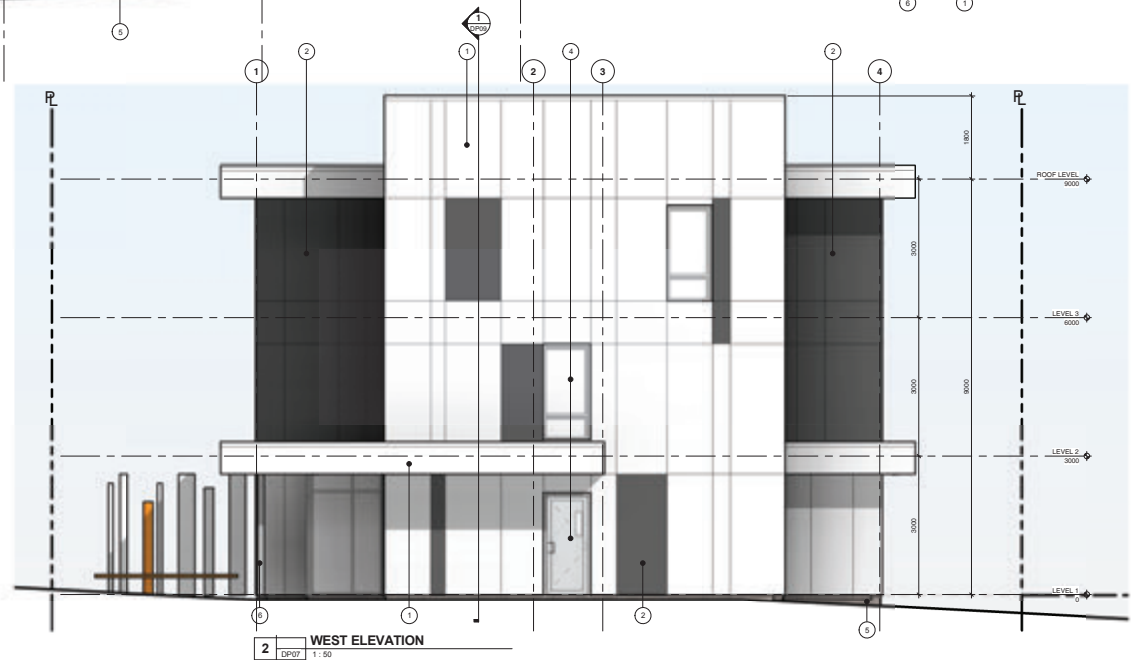


DP05



MATERIAL LEGEND

- 1. CEMENTITIOUS PANEL - WHITE
- 2. CEMENTITIOUS PANEL - CHARCOAL
- 3. WINDOW - VINYL FRAME WITH CLEAR DOUBLE GLAZING
- 4. WINDOW - THERMALLY-BROKEN ALUMINUM FRAME WITH CLEAR DOUBLE GLAZING
- 5. EXPOSED CONCRETE
- 6. PAINTED STEEL



LOW HAMMOND ROWE ARCHITECTS



VIMHS ROSEHILL
Issued for Development Permit

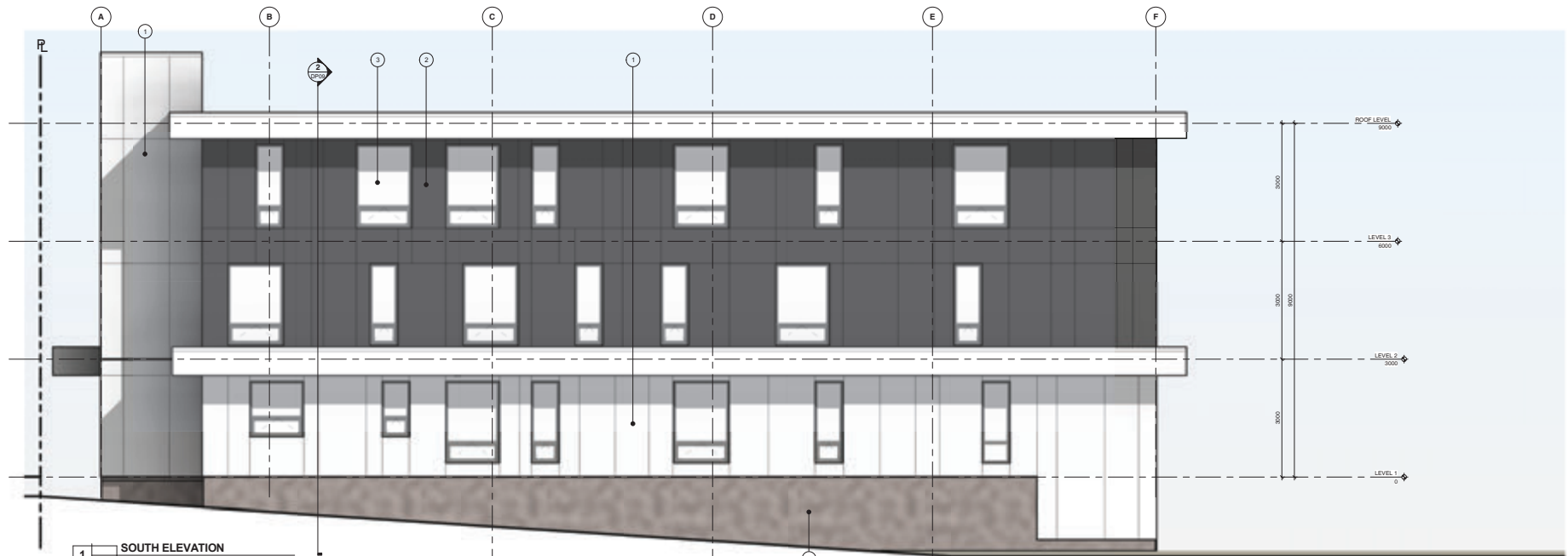
285 ROSEHILL ST, NANAIMO, BC

ELEVATIONS

scale As indicated
date DEC 22, 2017

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DP 1089
2017-DEC-22
City of Nanaimo

DP07



MATERIAL LEGEND

- 1. CEMENTITIOUS PANEL - WHITE
- 2. CEMENTITIOUS PANEL - CHARCOAL
- 3. WINDOW - VINYL FRAME WITH CLEAR DOUBLE GLAZING
- 4. WINDOW - THERMALLY-BROKEN ALUMINUM FRAME WITH CLEAR DOUBLE GLAZING
- 5. EXPOSED CONCRETE
- 6. PAINTED STEEL



LOW HAMMOND ROWE ARCHITECTS



VIMHS ROSEHILL
Issued for Development Permit

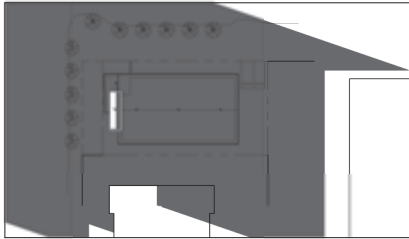
285 ROSEHILL ST, NANAIMO, BC

ELEVATIONS

scale As Indicated
date DEC 22, 2017

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DP1089
2017-DEC-22

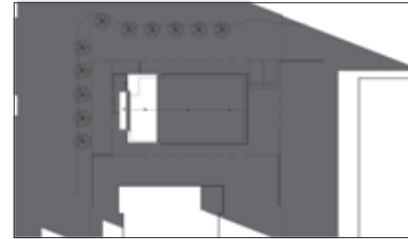
DP08



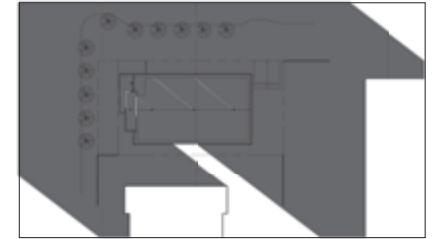
SPRING @ 9am



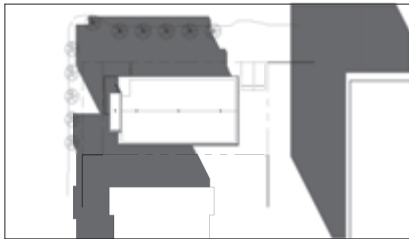
SUMMER @ 9am



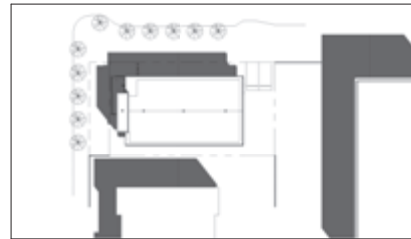
FALL @ 9am



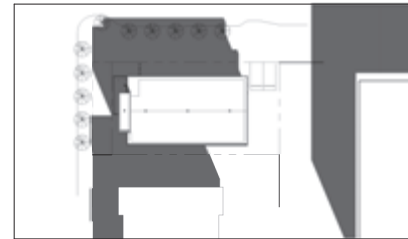
WINTER @ 9am



SPRING @ 12pm



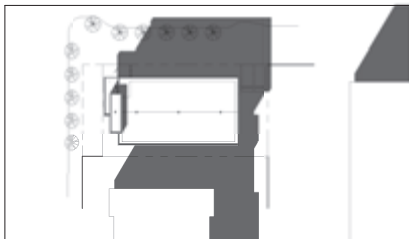
SUMMER @ 12pm



FALL @ 12pm



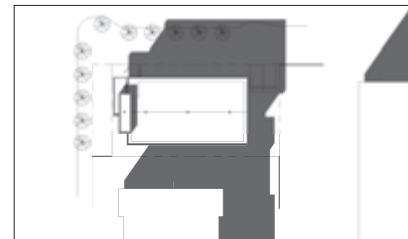
WINTER @ 12pm



SPRING @ 3pm



SUMMER @ 3pm



FALL @ 3pm



WINTER @ 3pm



LOW HAMMOND ROWE ARCHITECTS



VIMHS ROSEHILL
Issued for Development Permit

285 ROSEHILL ST, NANAIMO, BC

SHADOW STUDIES

scale 1 : 500
date DEC 22, 2017

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Current Planning & Evaluation



DP10

Aerial Photo



DEVELOPMENT PERMIT NO. DP001089



STAFF DESIGN COMMENT

DEVELOPMENT PERMIT NO. DP001090 –1726 KERRISDALE ROAD

Applicant: BOEHM CONSTRUCTION LTD

Owner: ESPRIT DEVELOPMENTS LTD

Designer: KEVIN RURKA DESIGN

Landscape Designer: JAAN DESIGN

Subject Property:

<i>Zoning</i>	COR3 – Community Corridor
<i>Location</i>	The subject property is located at 1726 Kerrisdale Road which is off of Bowen between East Wellington Road and Dufferin Crescent
<i>Total Area</i>	1,510m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plans – Corridor Map 3- Development Permit Area No. 9 - Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential development.
<i>Relevant Design Guidelines</i>	General Development Permit Design Guidelines

BACKGROUND

The subject property is located within the COR3 Zone – Community Corridor and allows commercial and/or multiple family development. The neighbourhood consists of existing residential and industrial development. The property to the west has an active rezoning application and a subdivision application in process to rezone a portion of the property from I1 – Highway Industrial to I3 – High Tech Industrial.

PROPOSED DEVELOPMENT

The proposed development is a three-storey townhouse project with a total of nine units, configured in two clusters:

Building 1 - four units

Building 2 - five units

The townhouse units range in size from 107.8m² to 141 m². The unit mix is as follows:

Six 2-bedroom units

Three 3-bedroom units

Site Context

The subject property is at the end of Kerrisdale Road, which terminates at the property. The uses surrounding the subject property are predominantly residential and industrial.

Site Design

The site is organized with Building 1 providing the street presence along Kerrisdale and Building 2 positioned to preserve the stand of Garry Oak trees in the northeast corner of the site. The driveway access is located on the west side of the property and provides access to the visitor parking and the garage entrances of both buildings. The access driveway has permeable pavers to deal with storm water on-site.

Building Design

The two three-storey buildings are similar in design and size. Each unit has an enclosed garage for one vehicle and the units have upper balconies. Exterior cladding includes a mix of materials on the front facades of the two buildings. The main entries of Building 1 are accessed with stairs and are recessed from the building façade.

Staff Comment

- The rear of Building 1 has window locations that appear unorganized from the view of Building 2. It would benefit the views from Building 2 if there was a measure of columnar screening between the buildings.
- Consider reconfiguring the front doors of Building 1 to provide more street presence.
- Consider how the exterior finishes on the front facades of the buildings could be reorganized to strengthen the vertical articulation of each unit.

Landscape Design

The landscape design is focused on:

1. The preservation of the existing stand of Garry Oak trees, restorative landscapes for soil ecosystem, and native and edible/medicinal landscapes;
2. Retaining walls around rear patio areas of Building 2 and at the entrances to Building 1; and,
3. Permeable pavers in drive aisle to garages.

Staff Comment

- The Minimum Landscape Treatment has not been addressed on the west side of the property.
- A broader range of tree varieties would be beneficial and could be of a greater scale with larger canopy to provide ecosystem services such as cooling from shade, biodiversity, rainwater interception, and bird habitat.
- Columnar trees between the units could provide some visual screening and shading.

PROPOSED VARIANCES

Rear Yard Setback

The rear yard setback is 7.5m. The proposed setback is 6m, a proposed variance of 1.5m.

Required Off-street Parking

The required number of parking spaces is 14. The proposed number of parking spaces is 11, a proposed variance of 3 parking spaces.

Minimum Landscape Treatment Level 2

The required Minimum Landscape Treatment in the north side yard is Level 2d, a minimum of 1.8m in width with 6cm calliper trees, 6m on center and a 1.8m solid board fence. No landscape treatment is proposed other than a 1.8m high fence.

ESPRIT DEVELOPMENTS LTD

The City of Nanaimo, Development Permit Office

January 9, 2018

Re: 1726 Kerrisdale Road. Design Rationale

To whom it may concern;

The proposed design for 1726 Kerrisdale is to inspire an evolving neighborhood with a boutique 9-unit townhouse development that offers appealing architectural style and contemporary living spaces. The convenient location of the site with existing native plants and trees, hopes to foster and support an appetite for social interaction within an aesthetically pleasing; natural; and environmentally friendly development.

First and foremost, we endeavored to design the buildings be contemporary and appealing to a younger demographic and to harmonize with the revisions taking place along the Bowen road corridor. We like outdoor space, storage areas and as much natural light as possible! These elements influenced the buildings design. The street facing units are to have spacious front and rear upper balcony's and double lower level entrances with small grassy covered areas at the street front entrance. Building 2 has front upper balconies and rear walk out patios with privacy screens and appealing plantings along the retaining walls. We have optimized large front windows and glass front and rear doors and large windows wherever possible. We were most pleased to provide closed in garages with large storage areas and utility rooms (with windows) for building 1 and even larger crawl space storage areas for Building 2.

The street facing building has been carefully designed with small retaining walls and stairs to create a slight elevation to the covered pathway and decorative arbors leading to the front doors. Ample landscaping will soften the harder surfaces, making for a welcoming and cohesive streetscape. The intention to clad each of the units with complimentary materials and finishes will create a sense of individuality for each of the units while maintaining a certain degree of uniformity while repeating the schemes in building 2. The roofs have been designed with different heights and angles to once again allow for the uniqueness of each unit and to provide interesting architectural elements.

To protect the Garry Oak trees at the North-east side of the property, building 2 had to be situated closer to the west side. What at first seemed like a challenge has turned out to be a benefit in that we are able to provide a larger concentrated green space that will allow for natural walkways and seating areas for neighbors to gather. This also creates a more interesting street view having the buildings offset, adding depth and dimension to the neighborhood. Another bonus for us is the west side stairs provided by the adjacent project, these will be used as a pathway to connect to the commercial areas, particularly they will be used by the "Running Room" and will hopefully be an inspiration to prospective home owners.

The unit interiors will be bright and contemporary, offering two different colour schemes. We wanted 9 ft. ceilings and open concepts to create a feeling of spaciousness. All kitchen upper cabinets will be 42" tall to offer more storage space and provide a nicer aesthetic. Laminate floors on the lower and main levels and carpet on the bedroom levels. Powder rooms on the main floor were a must as were full ensuite bathrooms and main bathrooms on the bedroom levels. It was important to provide extra seating in the kitchen islands and utilize space under the stairs with walk in pantries in Building 1.



ESPRIT DEVELOPMENTS LTD

We are very proud of the collaboration and professionalism of the team that has helped to implement our vision and design for this project. We feel that we have utilized the space to its full capacity and provided a beautiful opportunity for young buyers to live in a community that is relevant and convenient, and ultimately one they can be proud of.

Sincerely,

Warren and Karen Clare



The City of Nanaimo, Development Permit Office

Dec 22 2017

Re: 1726 Kerrisdale Rd. Variance Rationale

To whom it may concern,

We are a local construction company and have been hired to work with Esprit Developments to build a townhouse complex just off Bowen Road. Our city is growing and we're excited for the opportunity to build homes for individuals and families and also assist in reducing the housing shortage here in our beautiful city.

The existing property is located in a Corridor Zone of Nanaimo calling for a blend of residential and commercial spaces. In the last number of years it has grown and become a much higher density area. We would like to accommodate this growth by providing a residential building that is within walking distance of a grocery store, school, bus stop and a multitude of shops and restaurants.

We have what we feel is an exceptional design of 9 townhouse units. Along the way during the design process we came to standstill in order to save and protect our native Gary Oak trees.

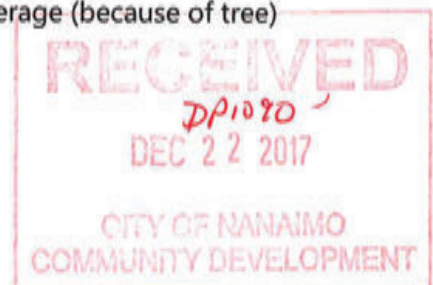
We have incurred extreme cost and taken extra measures to save the trees, replace other existing trees with new ones and have made various compromise to the building design. We find ourselves in the position of a variance request.

The first variance request is for increase in parking ratio from 1.66 to 1.22. We feel the proposed variance would keep the integrity of the existing neighbourhood, reduce impact to the neighbours while meeting residential parking requirements.

We are also requesting a variance to a standard 1.5m setback on the east side to accommodate the street units. Current zoning will allow for a 0m side setback (west side), with a 3.0m setback on the other side. There is ample visual room on the other side due to the driveway, and walkway easement, Front & rear setbacks are currently as per Zoning Bylaw.

Again, this is in consideration of the required tree retention & replacement, and in addition to the parking variance.

We are well under height on both buildings, nowhere near our max. coverage (because of tree) and under the max. GFA ratio

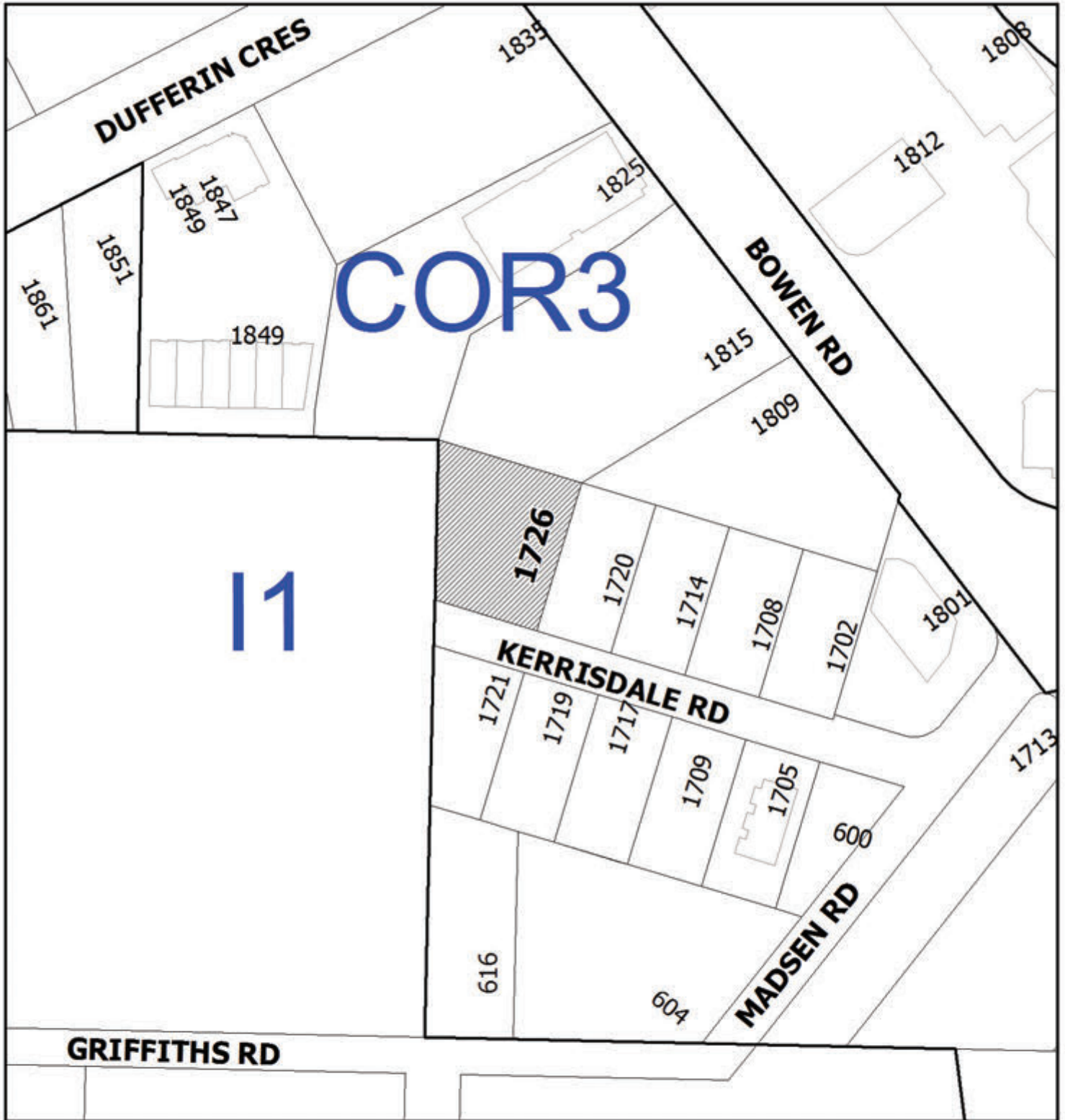


Thank you for your consideration of this variance request.

Sincerely,

Jeff Boehm


Boehm Construction Ltd.



DEVELOPMENT PERMIT NO. DP001090



LOCATION PLAN

 **Subject Property**

Civic: 1726 Kerrisdale Road
Lot 16, Section 15, Range 8,
Mountain District, Plan 7272



Kevin J. Rurka Design
Nanaimo, BC
Preliminary Only - Not for Construction
Released: December 15, 2017

SITE AREA = 0.37 acres = 1508 m²
= 16232 sq. ft.

SITE COVERAGE = 6539 sq. ft.
= 40 %

GROSS FLOOR AREA = 11917 sq. ft.
= 0.73 ratio

BUILDING HEIGHTS = 11.0m / 10.3m
(36'-0" & 33'-10")

PARKING = 9 Enclosed Garages (1 Unit)
2 Visitor Parking (1 Lg. 1 Sm.)
= 11 Total

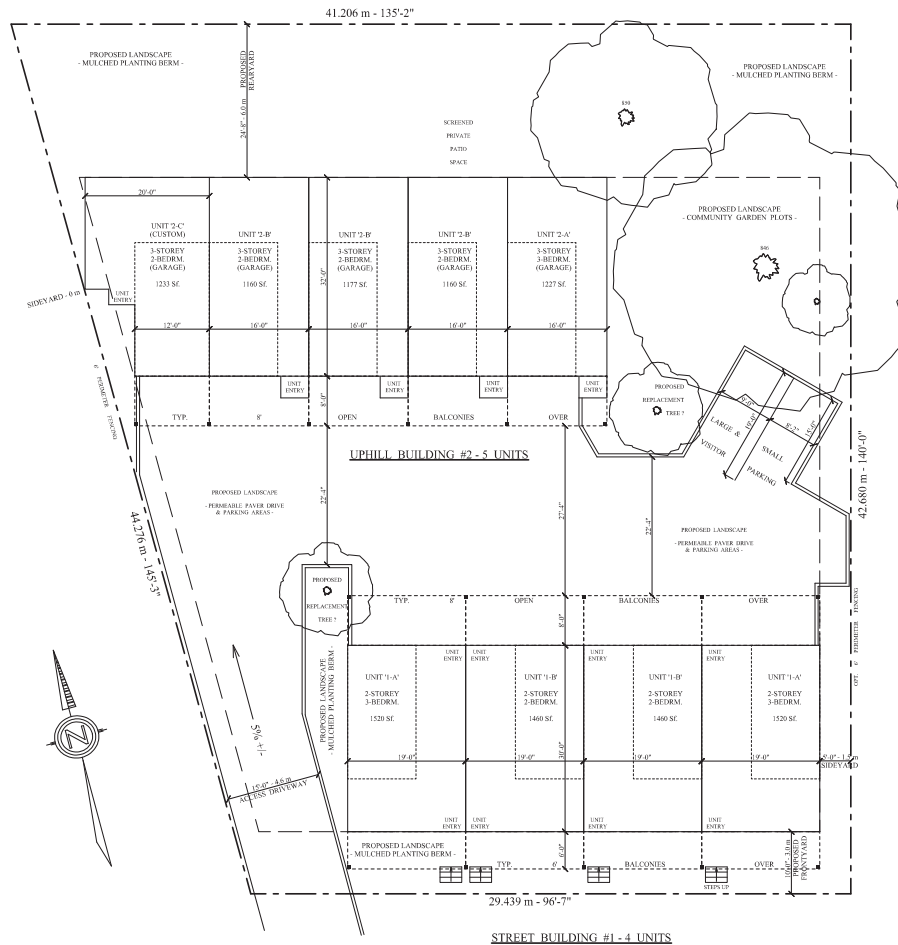
ZONING - COR3

COVERAGE MAX. = 60 %

GFA MAX. = 0.75

HEIGHT MAX. = 14m (46'-0")

PARKING REQ'D - 9 units @ 1.68 / unit
= 15 Total



1726 KERRISDALE ROAD
LOT 16, SECTION 15, RANGE 8
MOUNTAIN DISTRICT, PLAN 7272
PID# 004-918-142

SITE PLAN
1" = 10'-0"
16229 Sq. Ft.

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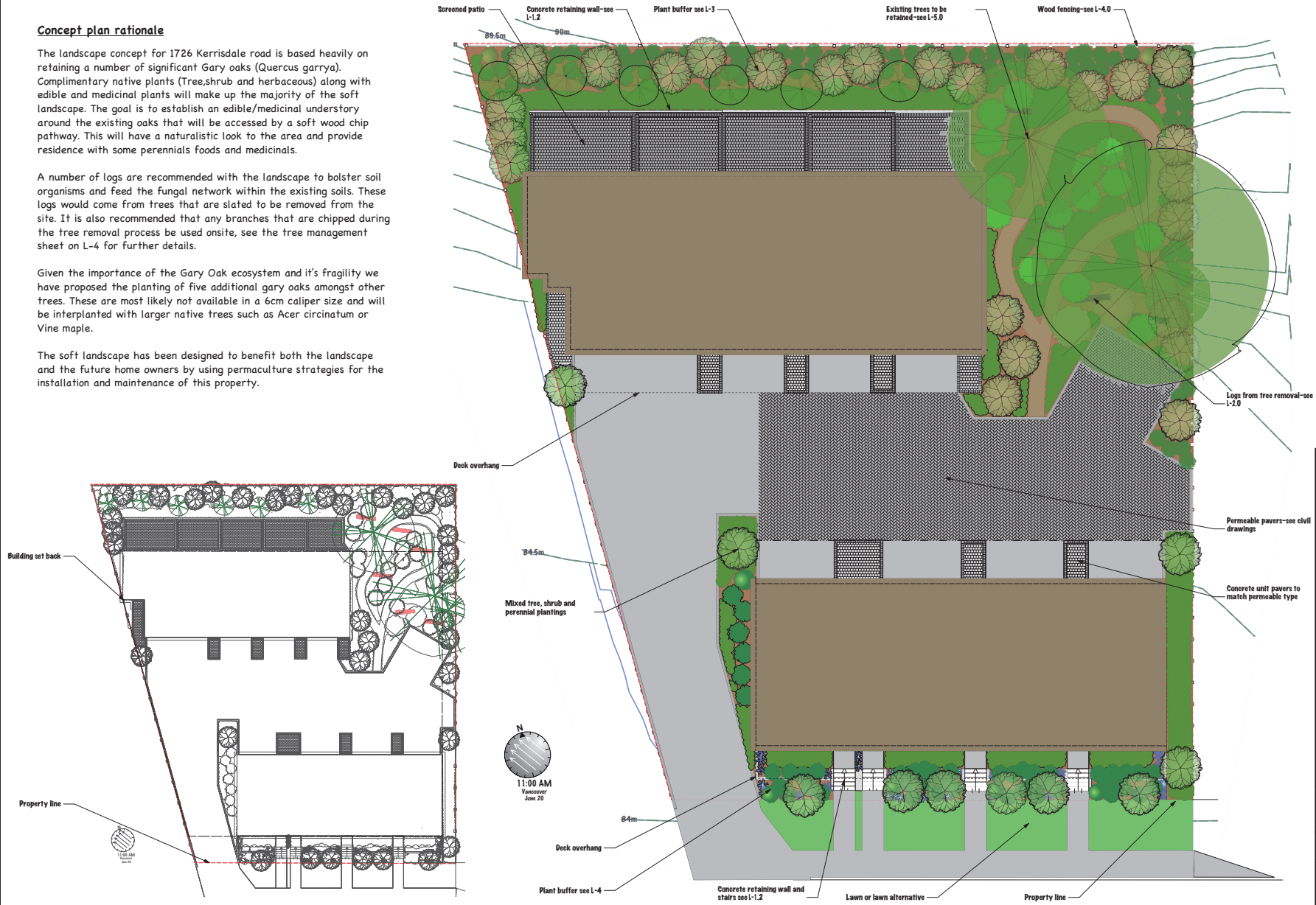
Concept plan rationale

The landscape concept for 1726 Kerrisdale road is based heavily on retaining a number of significant Gary oaks (*Quercus garrya*). Complimentary native plants (Tree, shrub and herbaceous) along with edible and medicinal plants will make up the majority of the soft landscape. The goal is to establish an edible/medicinal understory around the existing oaks that will be accessed by a soft wood chip pathway. This will have a naturalistic look to the area and provide residence with some perennials foods and medicinals.

A number of logs are recommended with the landscape to bolster soil organisms and feed the fungal network within the existing soils. These logs would come from trees that are slated to be removed from the site. It is also recommended that any branches that are chipped during the tree removal process be used onsite, see the tree management sheet on L-4 for further details.

Given the importance of the Gary Oak ecosystem and it's fragility we have proposed the planting of five additional gary oaks amongst other trees. These are most likely not available in a 6cm caliper size and will be interplanted with larger native trees such as *Acer circinatum* or Vine maple.

The soft landscape has been designed to benefit both the landscape and the future home owners by using permaculture strategies for the installation and maintenance of this property.



No.	Date	Revision Notes
1	12/17/2017	Concept plan

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Project Title
DP permit landscape package
1726 Kerrisdale road
Nanaimo, BC

Sheet Title
Concept plan

Project Manager
Kerrisdale road multi family

Owner
J. Wallace

Scale
1=1/8"

Reviewed By
A. Wallace

Date
Dec. 17/2017

Sheet Name
Kerrisdale road.vwx

L-1.1



No.	Date	Revision Notes
1	12/16/2017	Site plan

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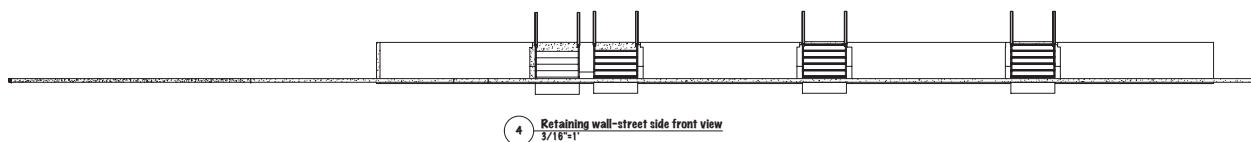
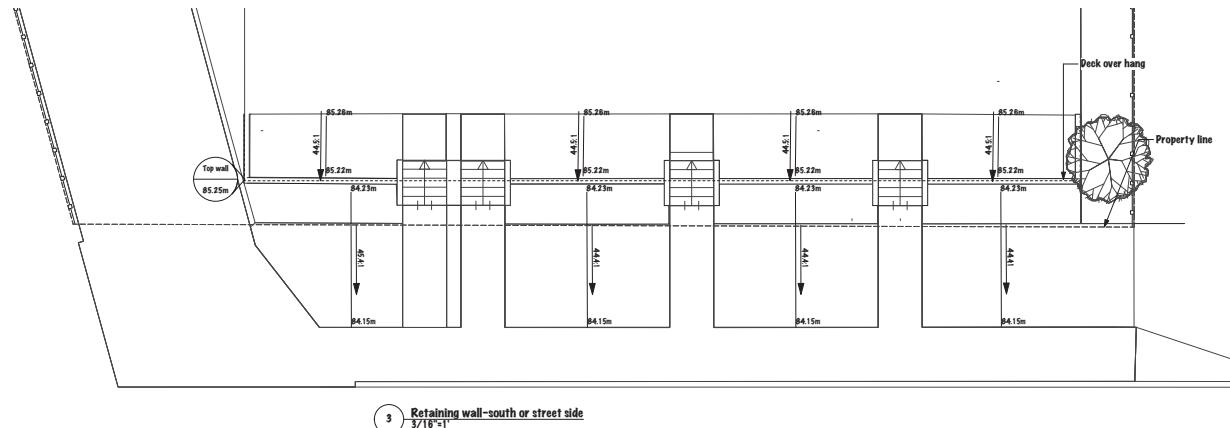
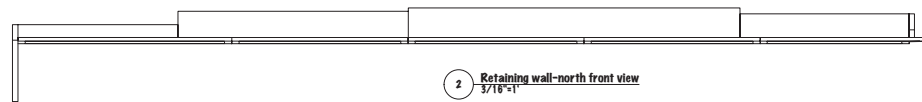
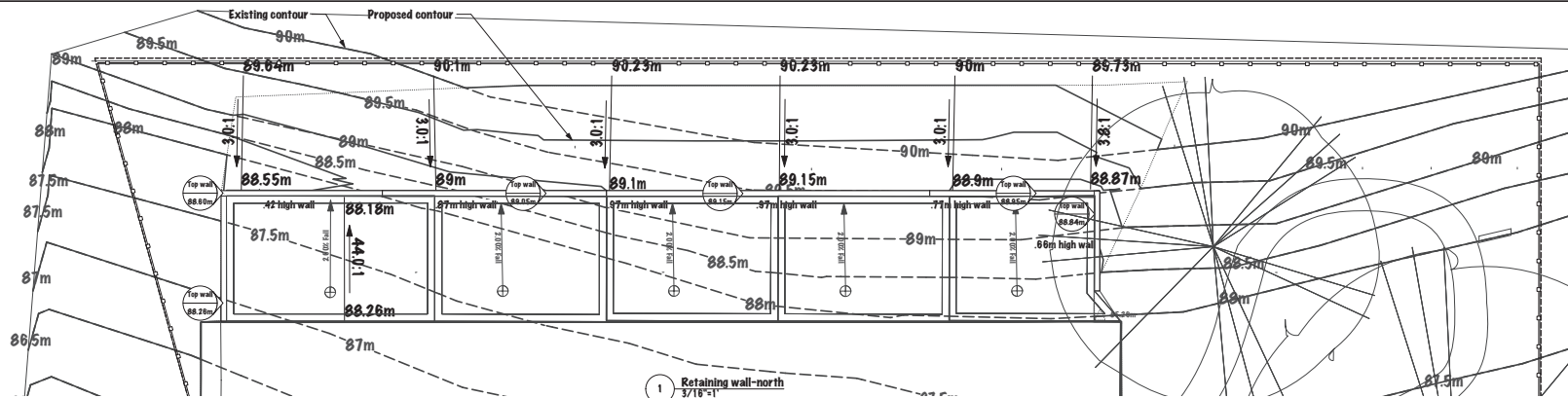
Sheet Title
Site plan

Project Manager: J. Wallace
Project ID: Kerrisdale road multi family

Drawn By: A. Wallace
Scale: 1"=16'

Reviewed By: A. Wallace
Date: Dec. 17/2017
Sheet No.: L-1.0
Site Name: Kerrisdale road.vwx

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Retaining walls

Retaining walls are necessary in several locations within this site. The top or northern portion of the property requires a wall that will vary in height between .42m up to .97m in order to maintain a 3:1 slope for the uphill landscape buffer. An additional wall will be needed to support the patio surface on the west side, it's height may be up to 1.26 meters but foundation backfill and grading may change this.

The retaining walls and stairs along the front of the property, along Kerrisdale road, are desired to create a small elevated space at the units entry. These will be softened with trees, shrubs and perennials or ground cover based on Landscape treatment requirements. See L-3.0

Not for construction

No.	Date	Revision Notes
1	12/17/2017	Retaining walls

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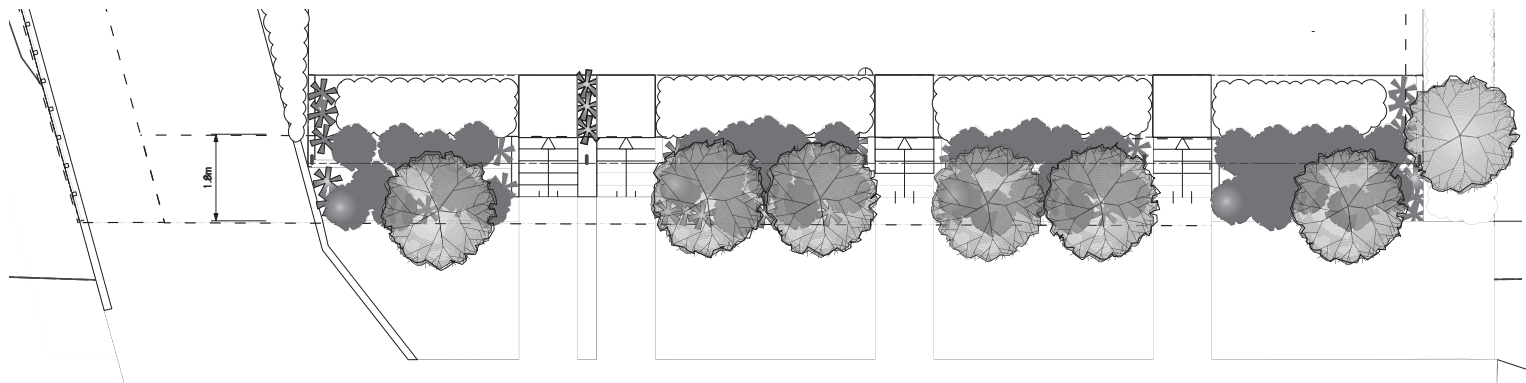
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Project Title	
DP permit landscape package 1726 Kerrisdale road Nanaimo, BC	
Sheet Title	
Retaining walls	
Project Manager	Project ID
J. Wallace	Kerrisdale road multi family
Drawn By	Scale
A. Wallace	As shown
Reviewed By	Sheet No.
Dec. 17/2017	
Client Name	
Kerrisdale road.vwx	

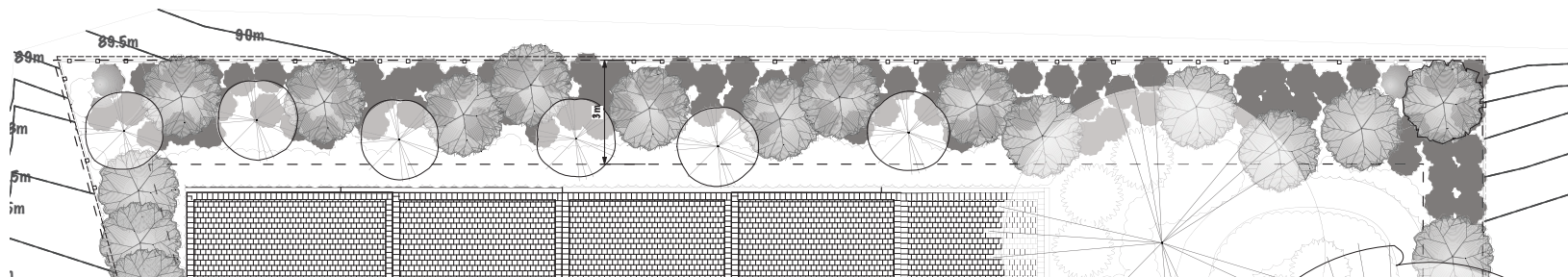
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L-1.2



1 Front plant buffer treatment
1/4"=1'

South Landscape Treatment Legend-1.8 meter in min. width		
Symbol	Description	Size and spacing
	Tree palette for this area would include: Acer griseum (Paperbark Maple) Stryax japonicus (Japanese Snowbell)	8 cm caliper size tree spaced 8 meters on center 5 trees required
	Shrub palette: Berberis Rose Glow (Rose Glow Barberry) Mahonia 'Charity' (Charity Mahonia) Symphoricarpos alba (Snowberry) Potentilla fruticosa Mount Everest	42 size pots 1 meter on center up to 15 plants depending on groundcover/berberis plants used
	Ground cover palette: Erica 'Springwood White' (Springwood heather) Thymus pseudolanuginosus (Woolly thyme) Sedum telephium 'Knox' (Upright stonecrop) Lithodora 'Grace Ward' (Grace Ward Lithodora)	10 cm size pots 45 trees on center up to 15 plants depending on the shrubs used above



2 Front plant buffer treatment
1/4"=1'

North Landscape Treatment Legend-3.0 meter min. width		
Symbol	Description	Size and spacing
	Tree palette for this area would include: Acer circinatum (Vine Maple) Quercus garrya (Gary Oak)	8 cm caliper size tree spaced 10 meters on center 5 trees required
	Shrub palette: Mahonia 'Charity' (Charity Mahonia) Symphoricarpos alba (Snowberry) Rosa gymnocarpa (Baldhip Rose)	1 gallon size pots 1 meter on center up to 15 plants depending on groundcover/berberis plants used
	Ground cover palette: Erica 'Springwood White' (Springwood heather) Camassia leichtlinii (Great camas) Ajuga reptans (Bugleweed) Achemilla mollis (Lady's Mantle) Geranium 'Bevans variety' (Bigroot Cranesbill)	10 cm size pots 45 trees on center up to 15 plants depending on the shrubs used above

Not for construction

No.	Date	Revision Notes
A	12/16/2017	Plant buffer

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Project Title
DP permit landscape package
1726 Kerrisdale road
Nanaimo, BC

Sheet Title
Plant buffer

Project Manager
Kerrisdale road multi family

Owner
J. Wallace

Scale
As shown

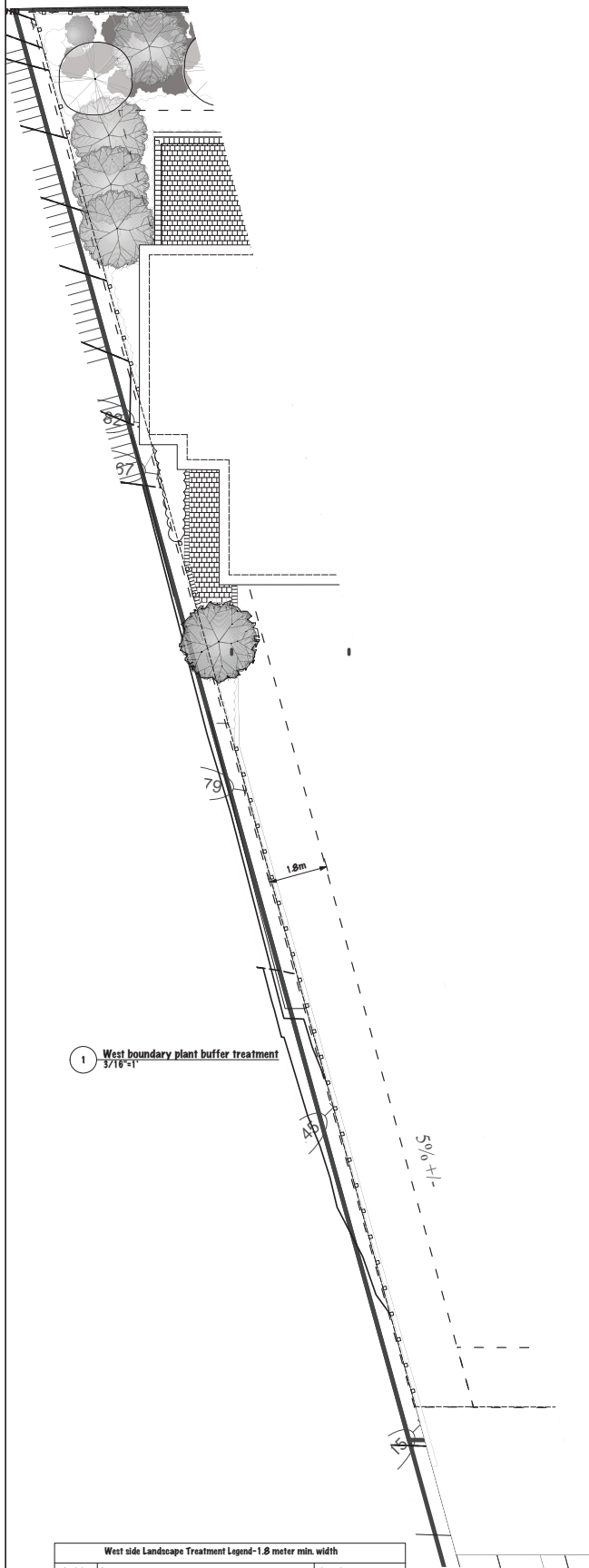
Revised By
A. Wallace

Date
Dec. 16/2017

Sheet Name
Kerrisdale road.vwx

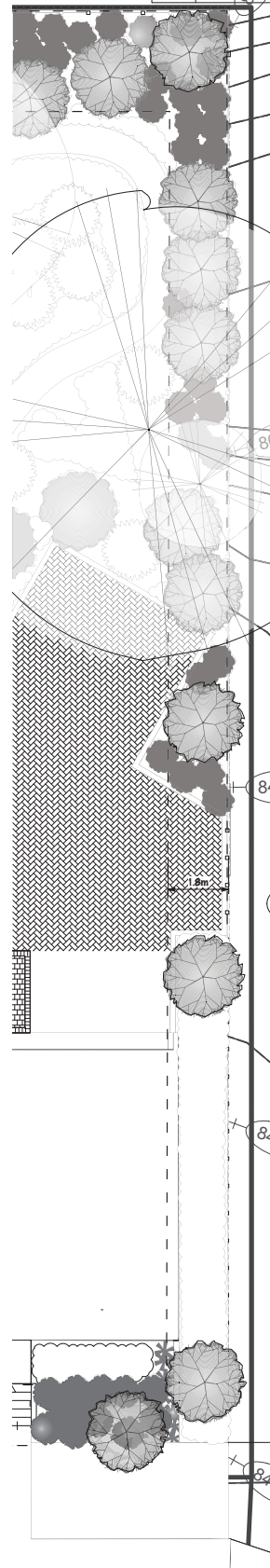
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L-3.0



West side Landscape Treatment Legend-1.8 meter min. width		
Symbol	Description	Size and spacing
	Tree palette for this area would include: <i>Acer circinatum</i> (Vine Maple) <i>Acer griseum</i> (Paperbark Maple)	8 cm caliper size tree spaced 8 meters on center 4 trees required
	Ground cover palette: <i>Erica 'Springwood White'</i> (Springwood heather) <i>Camassia leichtlinii</i> (Great camas) <i>Ajuga reptans</i> (Bugleweed) <i>Alchemilla mollis</i> (Lady's Mantle) <i>Geranium 'Bevans variety'</i> (Bigroot Cranesbill) <i>Erica 'Springwood White'</i> (Springwood heather) <i>Thymus pseudolanuginosus</i> (Woolly thyme) <i>Sedum telephium 'Xenox'</i> (Upright stonecrop) <i>Lithodora 'Grace Ward'</i> (Grace Ward Lithodora)	10 cm size pots 45 plants on center up to 230 plants depending on the shrubs used above

West side Landscape Treatment Legend-1.8 meter min. width		
Symbol	Description	Size and spacing
	Tree palette for this area would include: <i>Acer circinatum</i> (Vine Maple) <i>Acer griseum</i> (Paperbark Maple)	8 cm caliper size tree spaced 8 meters on center 5 trees required
	Shrub palette: <i>Mahonia 'Charity'</i> (Charity Mahonia) <i>Symphoricarpos alba</i> (Snowberry) <i>Rosa gymnocarpa</i> (Baldhip Rose)	2 gallon size pots 1 meters on center up to 85 plants depending on groundcover/other shrubs plants used
	Ground cover palette: <i>Erica 'Springwood White'</i> (Springwood heather) <i>Camassia leichtlinii</i> (Great camas) <i>Ajuga reptans</i> (Bugleweed) <i>Alchemilla mollis</i> (Lady's Mantle) <i>Geranium 'Bevans variety'</i> (Bigroot Cranesbill) <i>Thymus pseudolanuginosus</i> (Woolly thyme) <i>Sedum telephium 'Xenox'</i> (Upright stonecrop) <i>Lithodora 'Grace Ward'</i> (Grace Ward Lithodora)	10 cm size pots 45 plants on center up to 230 plants depending on the shrubs used above



2 East boundary plant buffer treatment
3/16-1

Not for construction

No.	Date	Revision Notes
A	12/16/2017	Plant buffer

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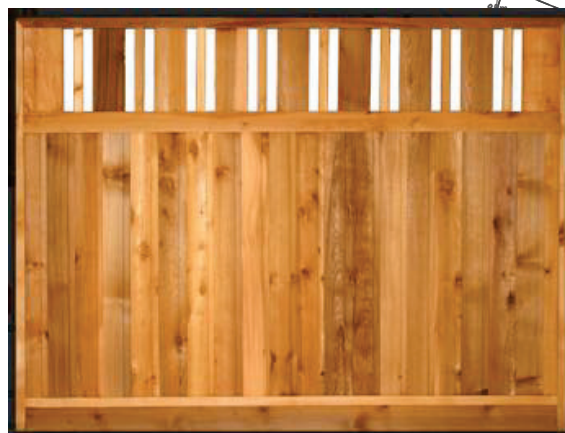
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Project Title: DP permit landscape package
1726 Kerrisdale road
Nanaimo, BC

Draw Title: Plant buffer

Project Manager:	Project ID:
Drawn By: J. Wallace	Scale: As shown
Reviewed By: A. Wallace	Sheet No.:
Date: Dec. 17/2017	
Drawn Name: Kerrisdale road.vwx	

L-3.1



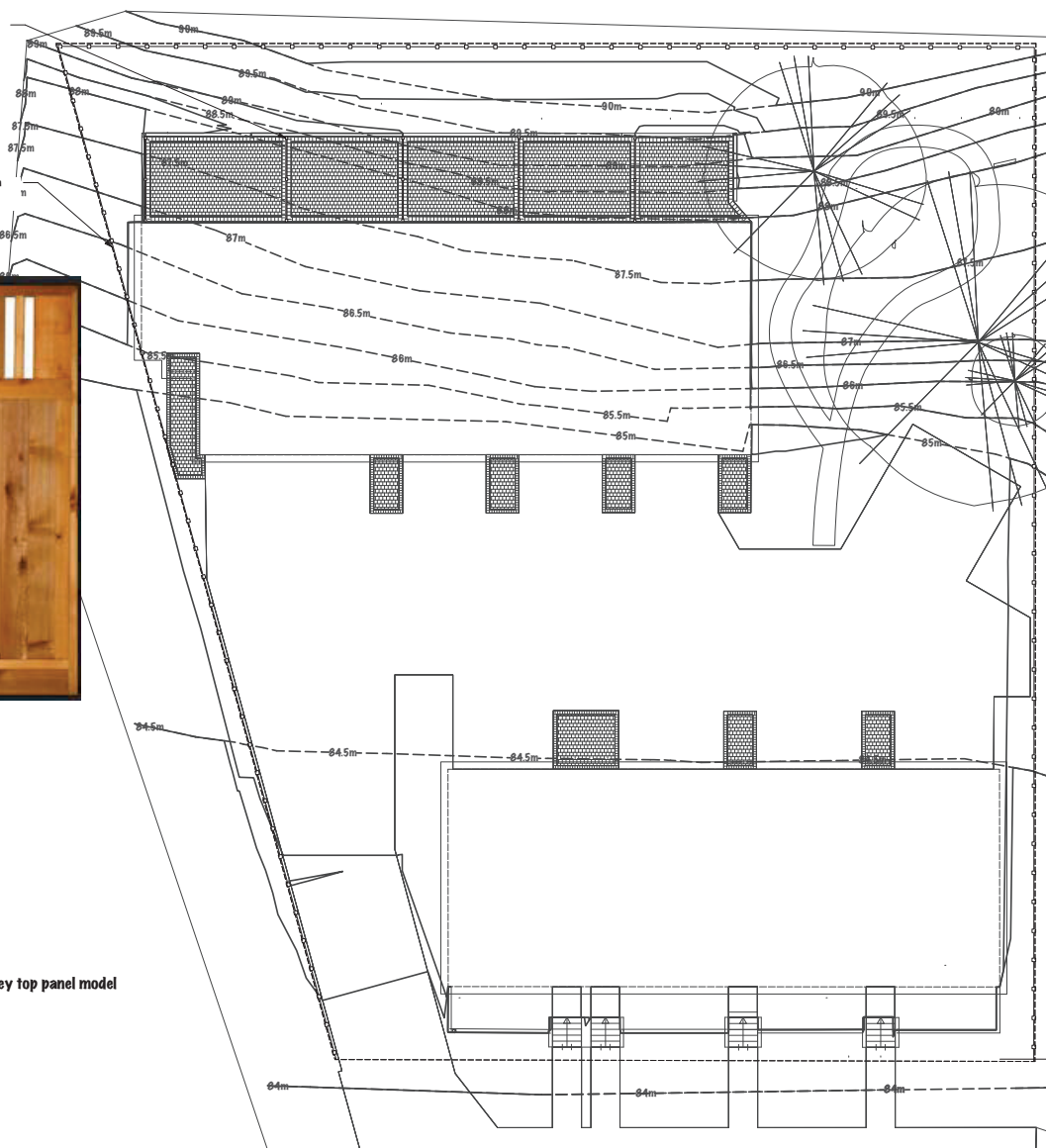
1 Weather wise cedar - Valley top panel

Fencing notes:

All fence posts and panels to be cedar
 Posts to be 6x8 cedar
 Fence panels 1.8m high to be Weather-wise products: Valley top panel model
 Posts and panels to be stained after installation
 Bury posts by at least 2' and use concrete to backfill
 Attach post anchors to curb if needed

Privacy panels-see
 architects drawings

Fence to be installed on
 north, east and west
 boundaries as shown



Not for construction

No.	Date	Revision Notes
1	12/17/2017	Fencing

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DP permit landscape package
 1726 Kerrisdale road
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Fencing

Project Manager: Kerrisdale road multi family




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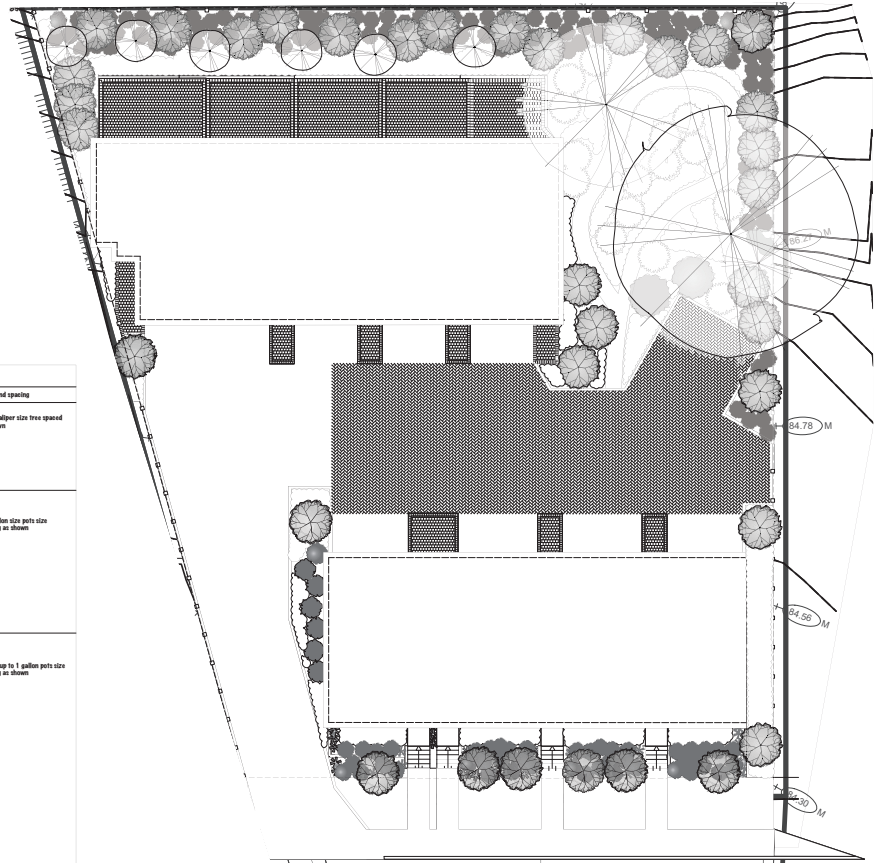
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Overall plant palette legend		
Symbol	Description	Size and spacing
	Tree palette: Acer circinatum (Vine Maple) Acer griseum (Paperbark Maple) Quercus garryana (Garry Oak) Syrax japonicus (Japanese Snowbell) Cornus mas (Cornelian cherry)	6 cm caliper size tree spaced as shown
	Shrub palette: Mahonia 'Charity' (Charity Mahonia) Symphoricarpos alba (Snowberry) Rosa gymnocarpa (Wild Rose) Berberis Rose Glow (Rose Glow Barberry) Mahonia 'Charity' (Charity Mahonia) Symphoricarpos alba (Snowberry) Hedera helix (Holly) Elaeagnus umbellata (Autumn olive) Sambucus nigra (Elderberry) Potentilla fruticosa (Mountain Clematis)	1-1 gallon size pots size spacing as shown
	Ground cover and herbaceous palette: Erica 'Springwood White' (Springwood heather) Camassia leichlinii (Great camas) Ajuga reptans (Bugleweed) Alchemilla mollis (Lady's Mantle) Geranium 'Bevan's variety' (Bigroot Cranesbill) Thymus pseudolanuginosus (Woolly thyme) Sedum telephium 'Xenox' (Upright stonecrop) Lithodora 'Grace Ward' (Grace Ward Lithodora) Achillea millefolium (Yarrow) Oxalis tuberosa (Oxa) Perovskia atriplicifolia (Russian sage) Calamagrostis 'Karl Foerster' (Feather reed grass) Digitalis mertonensis (Foxglove) Crocosmia 'Lucifer' (Crocosmia) Helianthus tuberosus (Coneflower) Cynara cardunculus var. scolymus (Artichoke) Monarda didyma (Bee balm) Mentha sp. (Mint) Lavandula sp. (Lavender) Nepeta 'Dropmore' (Catmint)	18 cm up to 1 gallon pots size spacing as shown



Landscape Notes:

Growing medium:

- Growing medium to be 450 mm for shrubs & vines, 300 mm for perennials and groundcover, and 300mm below and around all trees.
- All planted areas to receive 50mm of composted mulch.
- Topsoil to meet BCLNA Standards level 3 moderate. Contractor to submit test results of topsoil using PSA in Delta. Additional testing may occur after soil placement if requested.
- Lawn area to receive 150mm of topsoil.
- Every effort should be made to retain and re-use as much existing topsoil as possible. Stock pile and tarp any excavated soils. Ensure soils have approx. 50% moisture, do not allow them to dry out.

General conditions:

- Landscape designer to approve all substitutions.
- All sub grades to slope min. 2% away from building.
- Landscape areas to slope no more than 3:1. Adjust wall height to suite.

Irrigation:

- Irrigation system design by contractor to follow IABC standards.
- Schedule/undertake winterization no later than October 21 and start up on/about May 21 dependant on weather.
- Sleeve under all hard surface using min. 3" Shed.40 pipe. Sleeves to be twice the diameter of irrigation pipe.

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No.	Date	Revision Notes
A	12/16/2017	Plant palette and notes



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Project Title
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1726 Kerrisdale road
Nanaimo, BC

Sheet Title
Plant palette and notes

Project Manager J. Wallace	Project ID Kerrisdale road multi family
Drawn By A. Wallace	Scale 3/32"=1'
Reviewed By Dec. 17/2017	Sheet No. L-3.2

Author
Kerrisdale road.vwx

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FRONT ELEVATION - KERRISDALE ROAD

BUILDING #1

1/4" = 1'-0"



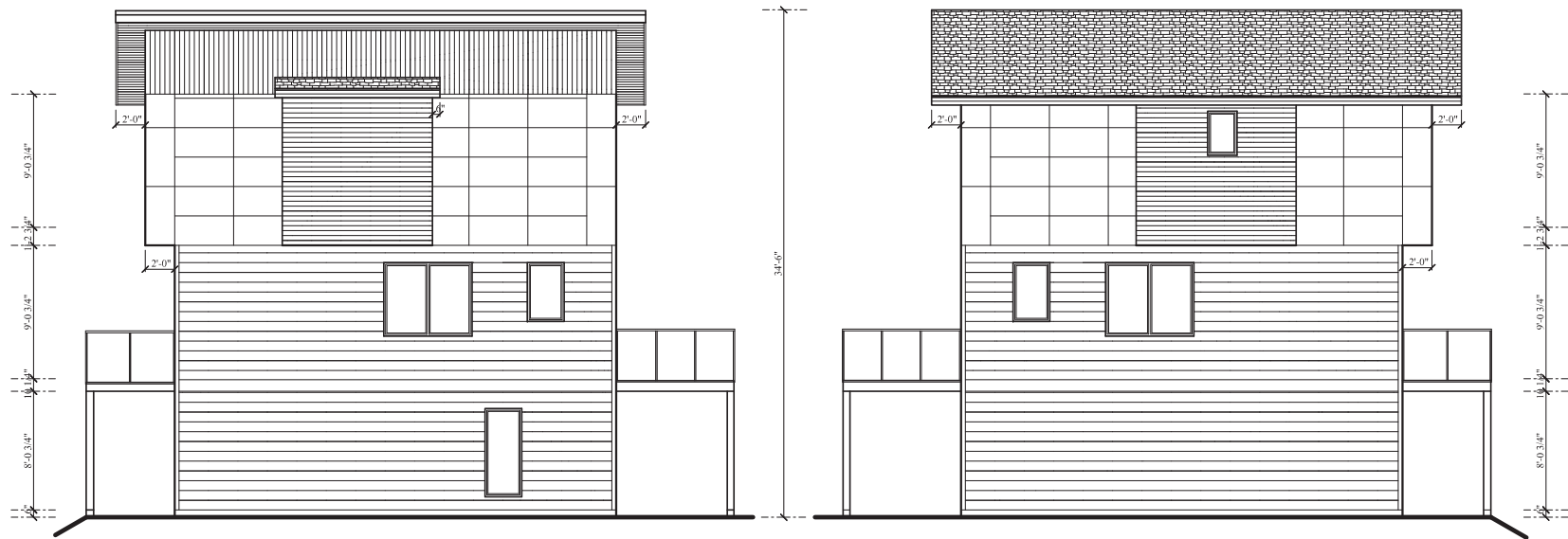
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REAR ELEVATION - INTERIOR LANE

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RIGHT ELEVATION

LEFT ELEVATION



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BUILDING #1 - SIDE ELEVATIONS

1/4" = 1'-0"



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BUILDING #2

1/4" = 1'-0"

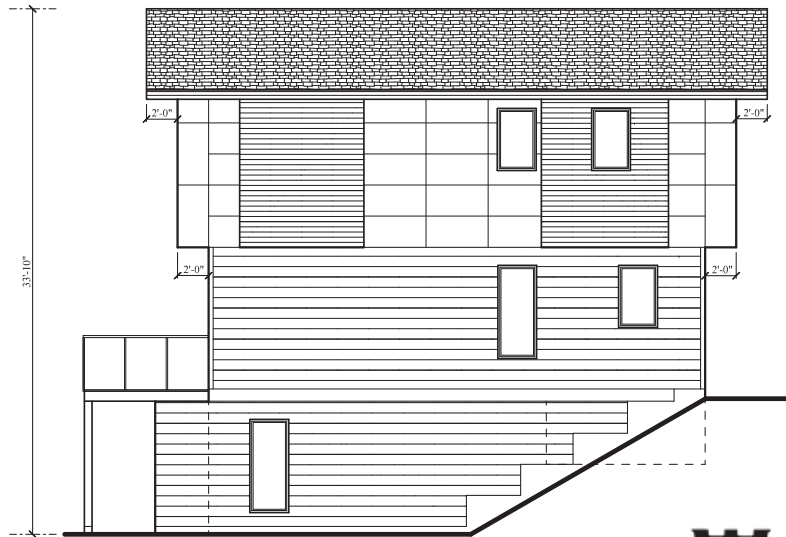
FRONT ELEVATION - INTERIOR LANE



REAR ELEVATION

71

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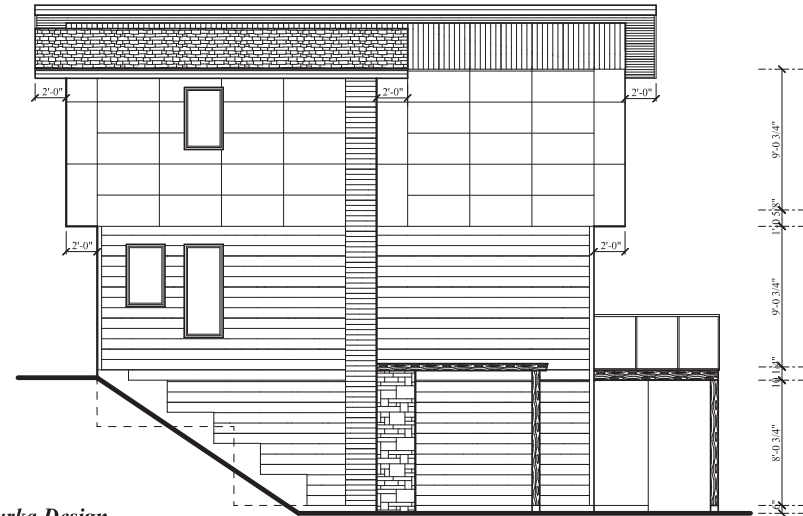


RIGHT ELEVATION



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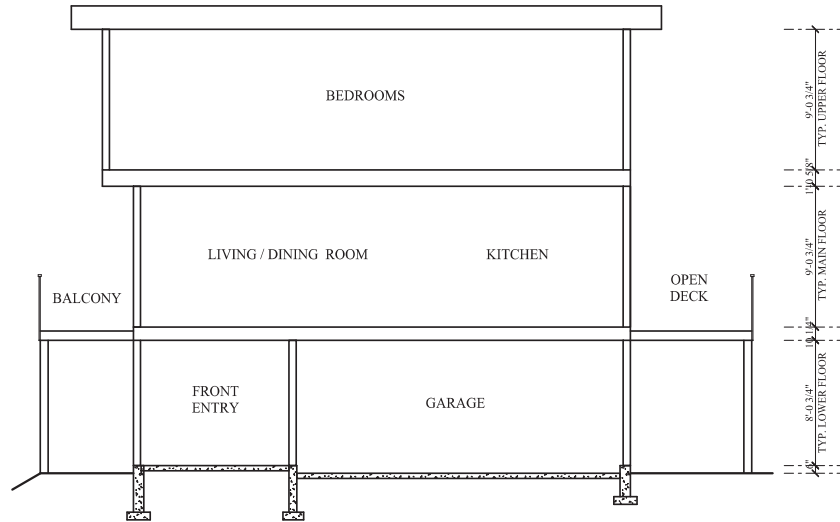
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LEFT ELEVATION

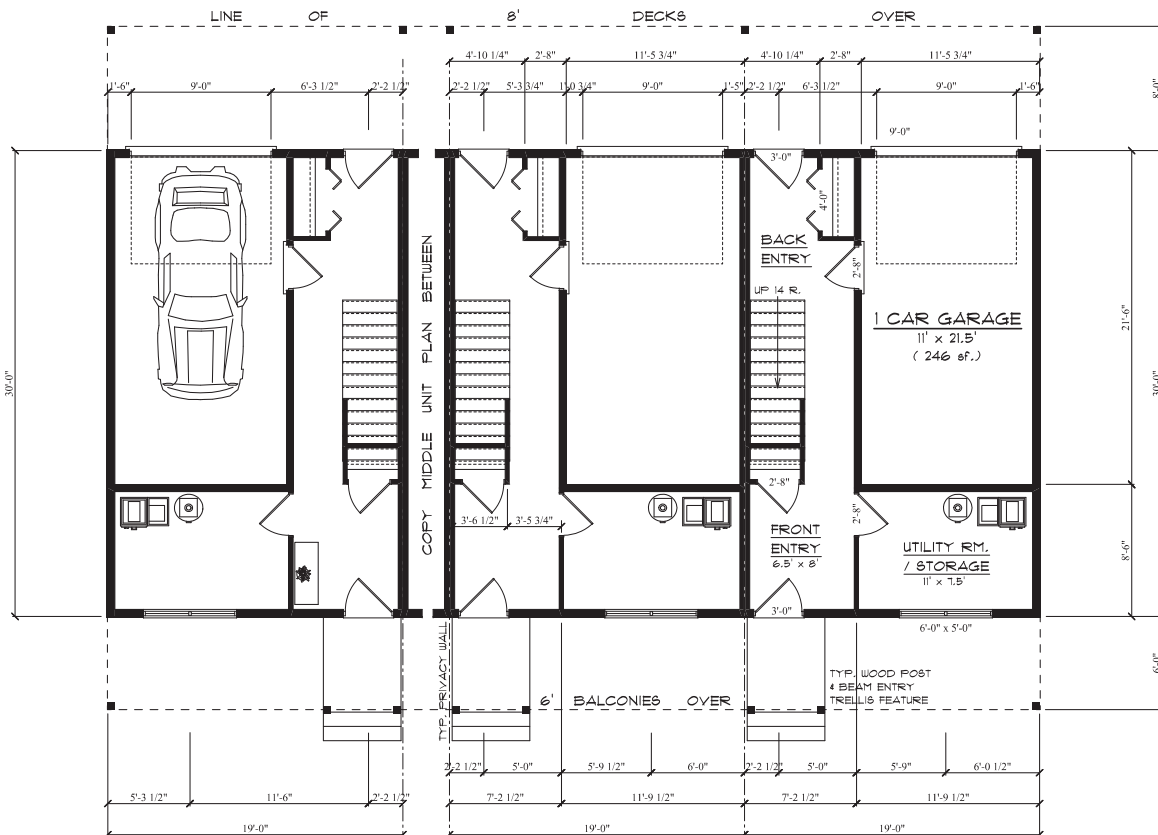
BUILDING #2 - SIDE ELEVATIONS

1/4" = 1'-0"



SECTION

1/4" = 1'-0"



LOWER FLOOR PLAN

1/4" = 1'-0"

326 / 322 / 326 SQ.FT.

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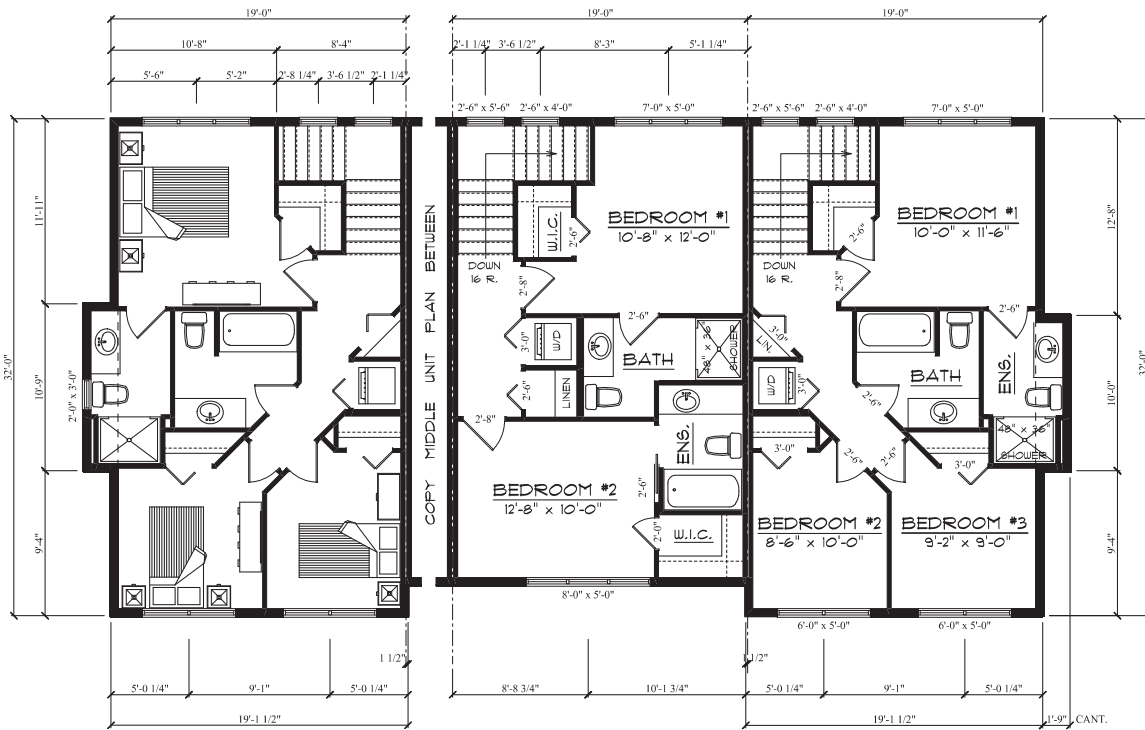
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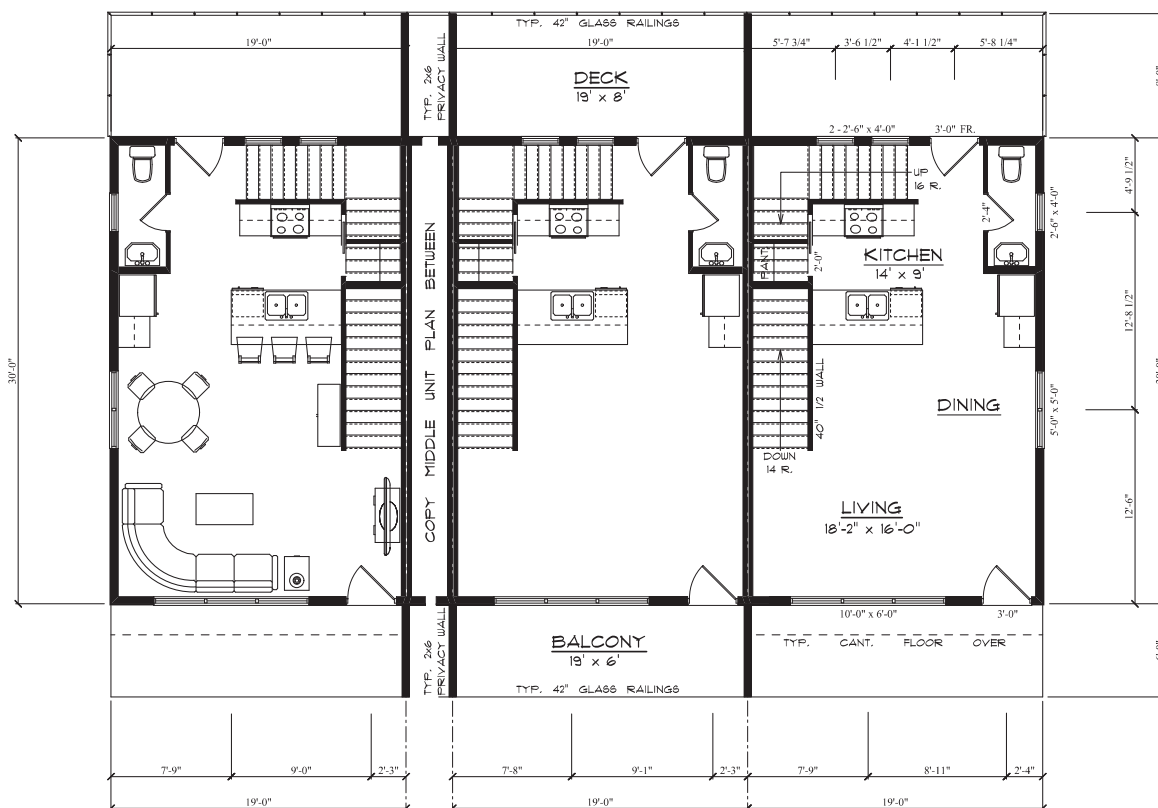
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DATE Oct. 2017

SCALE 1/4" = 1'-0"
REVISED Dec. 3 '17

SHEET
4
4



UPPER FLOOR PLANS
 $\frac{1}{4}'' = 1'-0''$ 626 / 561 / 625 SQ.FT.



MAIN FLOOR PLANS
 $\frac{1}{4}'' = 1'-0''$ 569 / 568 / 569 SQ.FT.

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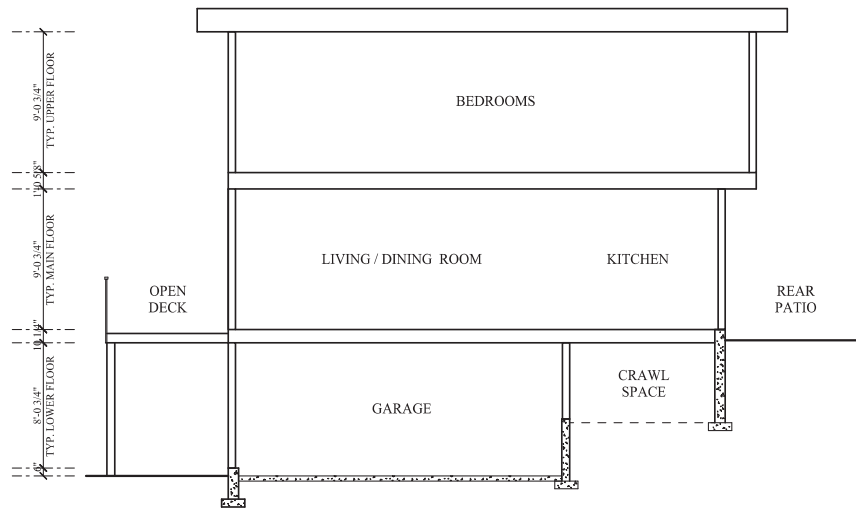
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Oct. 2017

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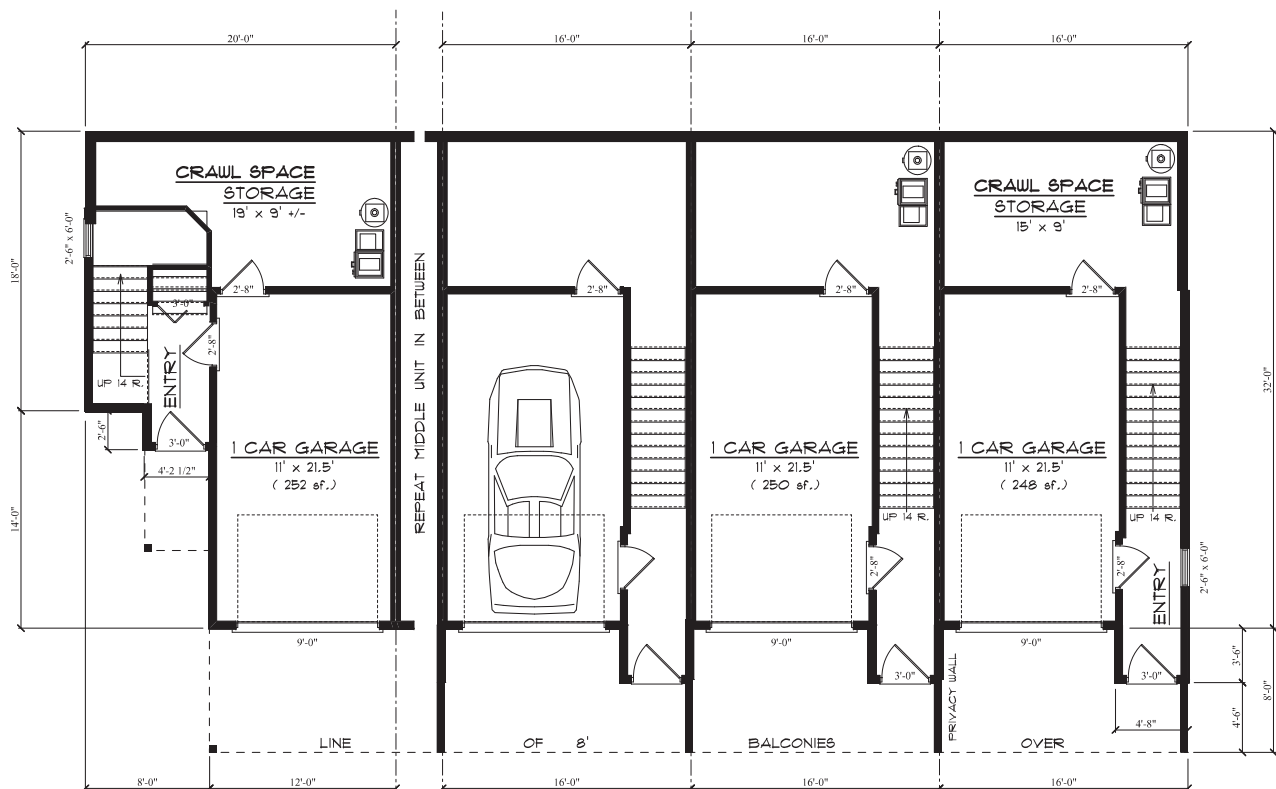
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Dec. 3 '17

SHEET
3
4



SECTION

1/4" = 1'-0"



LOWER FLOOR PLAN

1/4" = 1'-0"

115 / 108 / 112 SQ.FT.

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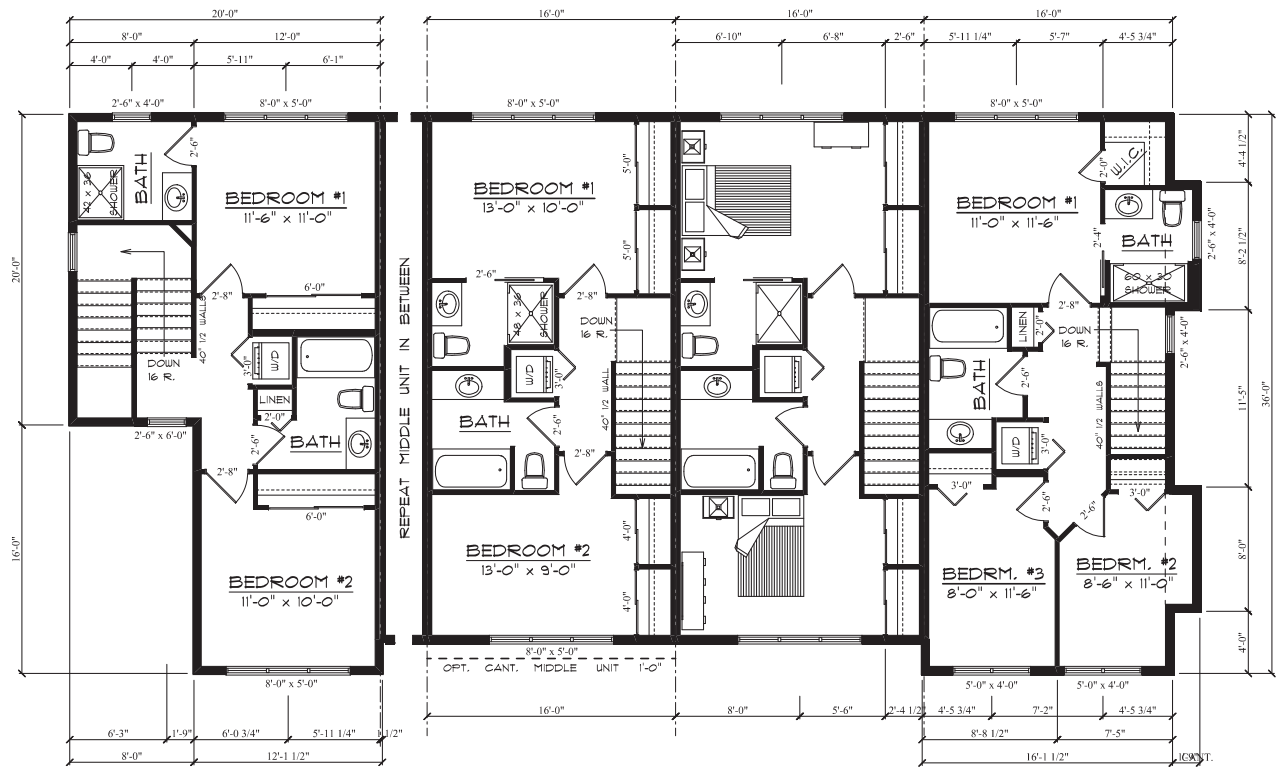
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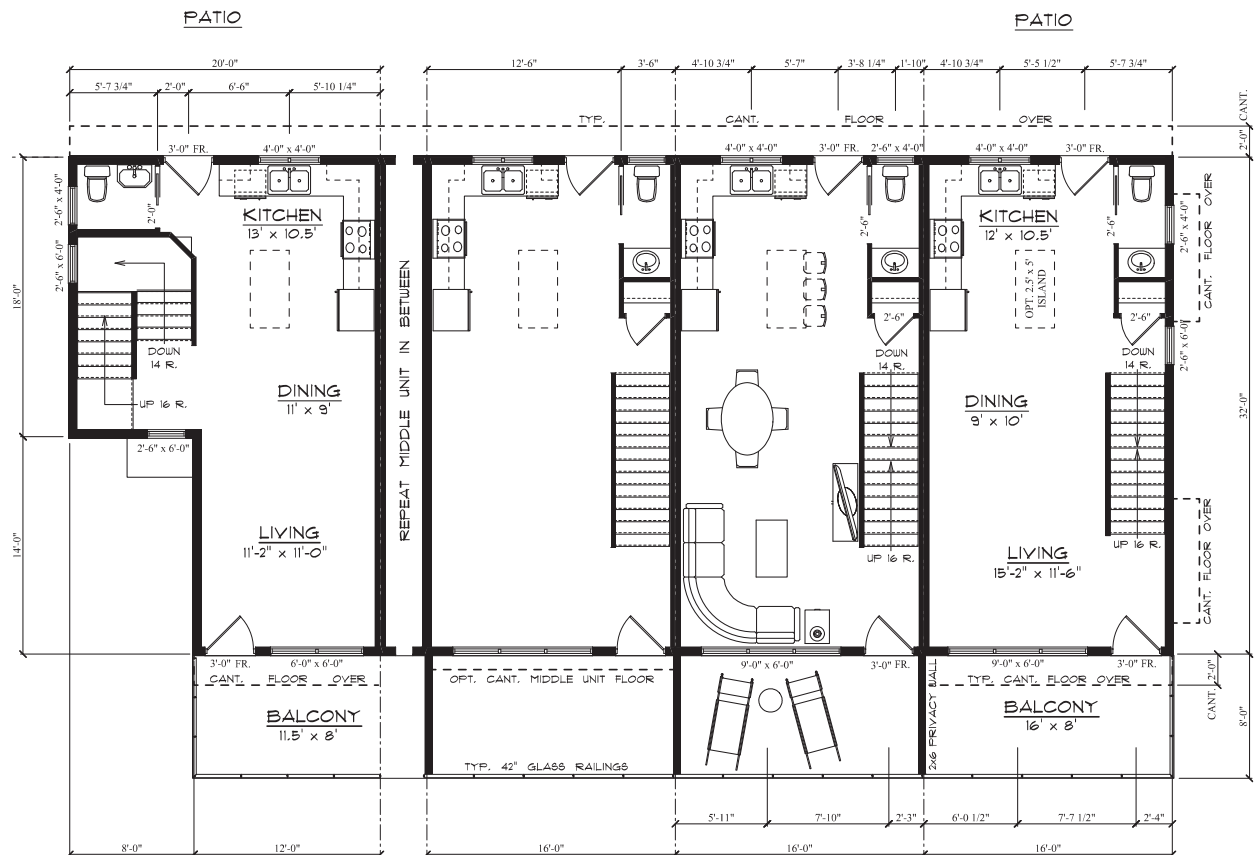
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SHEET
4
4



UPPER FLOOR PLANS

1/4" = 1'-0" 591 / 542 / 604 SQ.FT.



MAIN FLOOR PLANS

1/4" = 1'-0" 527 / 510 / 511 SQ.FT.

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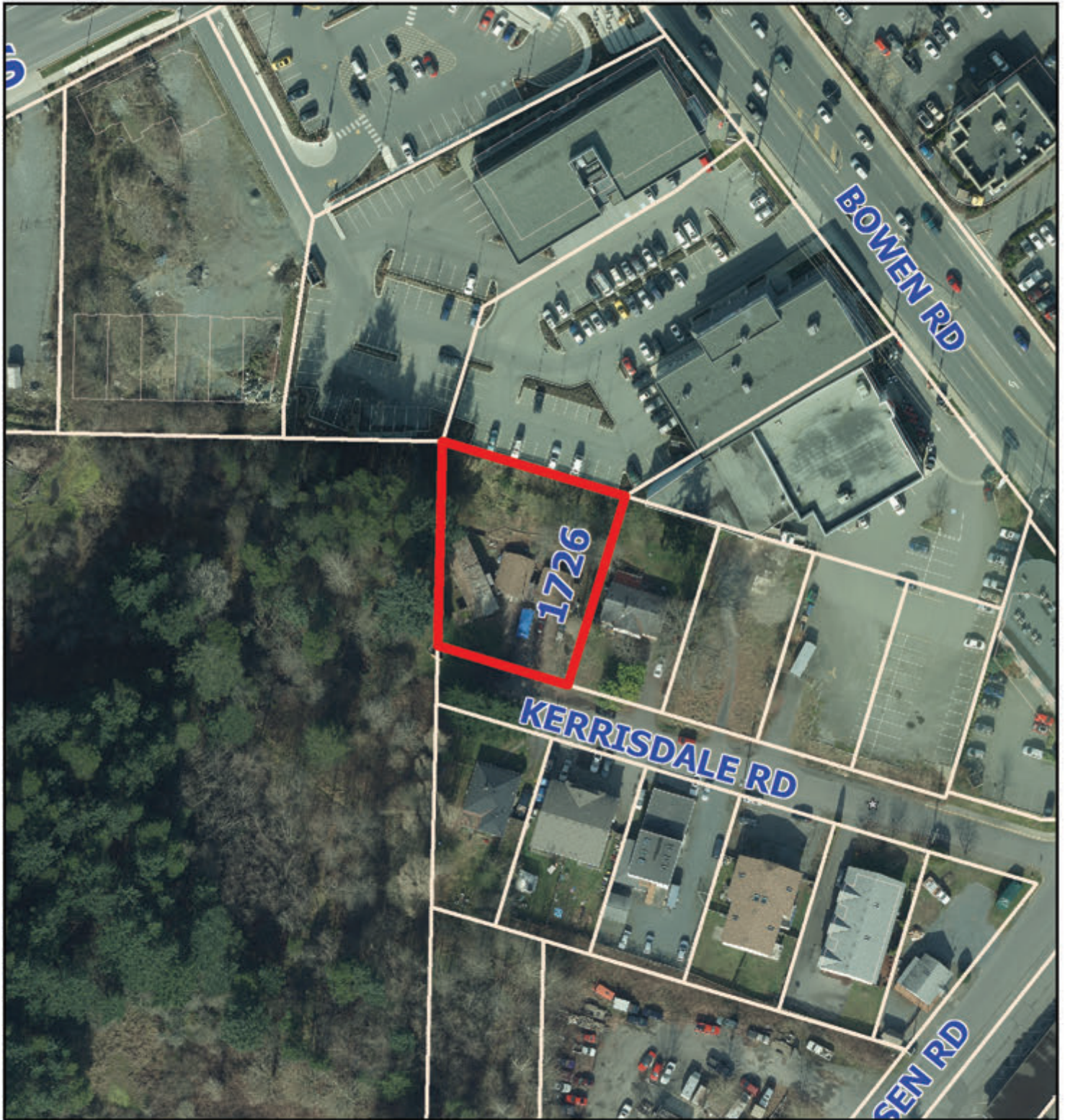
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DRAWN K.J. Rurka
DATE Oct. 2017

SCALE 1/4" = 1'-0"
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SHEET
3
4

Aerial Photo



DEVELOPMENT PERMIT NO. DP001090

