

October 1, 2018

Lainya Rowett, Manager, Current Planning & Subdivision
City of Nanaimo
455 Wallace Street
Nanaimo, BC V9R 5J6



RE: Edgewater Seniors Residence - Development Variance Permit Application - Proposed Height, Loading Space, and Front and Side Yard Setback Variances

Dear Lainya,

Please accept our application for Development Permit and Development Variance permit for a proposed 7 storey, 160 unit, seniors residences located at 4979 Wills Road. The project is attempting to add to Nanaimo's rapidly changing architectural design vernacular and will complete the development of properties along Wills road on the Northwest basin of Long Lake. The proposal has variances requested for the overall building height, loading space requirements, front yard setback, side yard setback and rear yard setbacks.

Description of Proposal

The proposed development is a 7 storey concrete and structural steel structure located on an 11,580m² irregularity shaped lot at 4979 Wills Road in Nanaimo. The proposed development is the continuation of development to create a campus of seniors care along with the Nanaimo Memory and Complex Care next door at 4989 Wills Road and will enhance the north end of properties fronting Long Lake. The site zoning is R8 Medium Density Residential which we are requesting variances to develop the site as indicated in our documentation, to its full potential, while respecting the natural ecosystems of the lake and forested foreshore areas existing on the property.

Site Context

The property is located in the Nanaimo North Town Centre commercial core in Nanaimo located on a secondary arterial street, Wills Road, on the shore of Long Lake. The heavily treed site has a significant exposed rock outcroppings, a large stand of mature coniferous trees, and an existing pedestrian walking trail. The immediate building context to the site are the Nanaimo Memory and Complex Care, WorkSafe BC regional offices, Multifamily residential buildings of varying heights, Long Lake Nurseries, Long Lake Plaza, Lakeview Park, and Nanaimo North Town Centre. The location of the site affords easy access to goods and services, public transportation, and recreation opportunities all within walking distance.

Planning Context

The proposed development site is within the 'corridor' designation in the official community plan. The corridor land use calls for Multi-unit residential development, public amenities and commercial services in mixed use developments. This development will provide commercial seniors congregate care in a location in immediate proximity to a designated town centre.

Height Variance

The proposed development is 7 stories high, which is one storey above the range of heights in the official community plan (OCP) for properties with this designation. The proposed height is 26.16m which is 12.16m above the current height maximum of 14m. The height is measured to the sloped roof portion of the building, which is in concentrated locations around the building with the main bulk of the massing height at 24.01m. The 14m height limitation for the property is challenging on a site with the existing topography of the proposed development, the shape of the property, and the effort to maintain as much of the property in a natural state as possible to extend the presences of

RECEIVED
DP1123
2018-OCT-04
Current Planning & Subdivision

Lakeview Park on to the property. The varied topography of the site is such that it has several large rock outcrops of varying height, falls significantly towards the water, and with the existing access and building service elevations which were built during construction of the Nanaimo Memory and Complex Care building to serve this property are 12 - 16m above Long Lake. The building is 6 storeys from the street however due to the slope of the site towards the lake another storey is situated below the main floor to avoid significant amounts of fill which would be contrary to DPA3 guidelines. The massing design of the building- is a deliberate attempt by the design team to leave as much of the property in its natural state to enable it to blend with the adjacent park which is reflected in the shape of the building and landscape design while staying within density criteria. The building is situated predominately over a rock outcrop which will be required to be removed to maintain other natural areas on the property towards the east and south sides to enhance upon the existing access to Lakeview Park.

Siting Variance

The proposed siting of the building is a result of careful planning to maintain and enhance natural areas of the property, specifically the north east portion. The extensive natural areas on the site, the irregular shape of the lot line and the presence of two significant statutory right of ways running through the property also present equal and separate challenges when trying to develop to the prescribed floor area ratio of 1.25 : 1. Development Permit Area 3 guidelines also factor in to the siting of the building to avoid significant sections of filling the site. Although the setback variances are significant at some locations the shape of the building is such that the setback variance is for a small portion of the building whereas the majority of the massing is within setback requirements. Due to the shape further examination may be required to determine actual setbacks based on zoning bylaw definitions.

Loading Space Variance

Based on the gross floor area of the building the parking bylaw requires 3 defined loading spaces. Our project has provided a single defined loading space, in immediate proximity to the parking area overhead door, and we have taken care to ensure that deliveries to the building that would typically require a loading space can be accomplished by parking in areas immediately adjacent to the entry in the driveway access. The areas in which this can be accommodated along the driveway to the property permit emergency vehicle access to the main entry to the building. The requirement to define these areas as dedicated loading spaces would detract from the flexibility of the driveway design. Similar to the siting variances noted above the effort to maintain natural areas elsewhere on the site has limited the ability to provide a large vehicle access to the property which limits our ability to provide for the required number of loading spaces.

We trust that this will help in your review of the proposed development and we hope that you can support the proposed variance requests as part of this marquee development in the Nanaimo North Town Centre corridor.

Kind Regards,

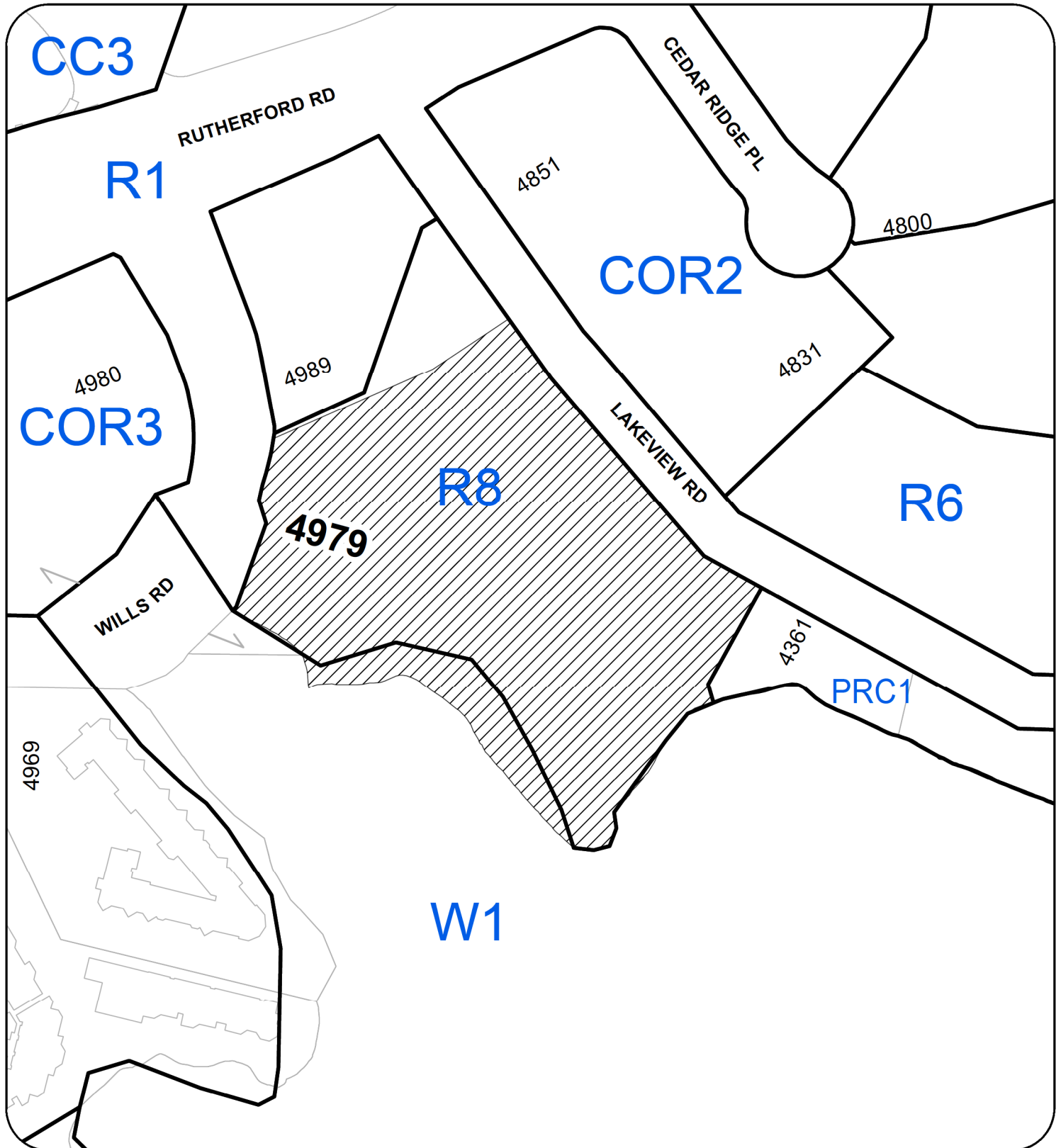


Silvia Bonet, Architect AIBC



Kyle Shick, Project Manager

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP001123

LOCATION PLAN

Civic: 4979 WILLS ROAD
Legal: LOT 2, DISTRICT LOT 17
WELLINGTON DISTRICT
PLAN EPP45424



Subject Property



RECEIVED
DP1123
2018-OCT-04

EDGEWATER SENIORS LIVING PERSPECTIVE

4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199

SCALE: N/A
SEP 27, 2018

© Copyright reserved. Drawings and designs are and all other contents of copyright of Bonnet Architecture Ltd. All rights reserved. No part of this publication may be reproduced without written permission.



BONNET
ARCHITECTURE LTD.



EDGEWATER SENIORS LIVING
PERSPECTIVE

RECEIVED
DP 1123
2018-OCT-04

4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199 SCALE: N/A
SEP 27, 2018

© Copyright reserved. Drawings and designs are and all their contents are the property of Finlayson Bonet Architects Ltd. All rights reserved. No part of this drawing may be reproduced without written permission.



FINLAYSON
BONET
ARCHITECTURE LTD.



EDGEWATER SENIORS LIVING
PERSPECTIVE

RECEIVED
DP 1123
2016-OCT-04
Finlayson Bonet Architects Ltd.

4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199 SCALE: N/A
SEP 27, 2016

© Copyright reserved. Drawings and designs are and all other contents of copyright of Finlayson Bonet Architects Ltd. No part of this project plan may be reproduced without written permission.



FINLAYSON
BONET
ARCHITECTS LTD.



EDGEWATER SENIORS LIVING PERSPECTIVE

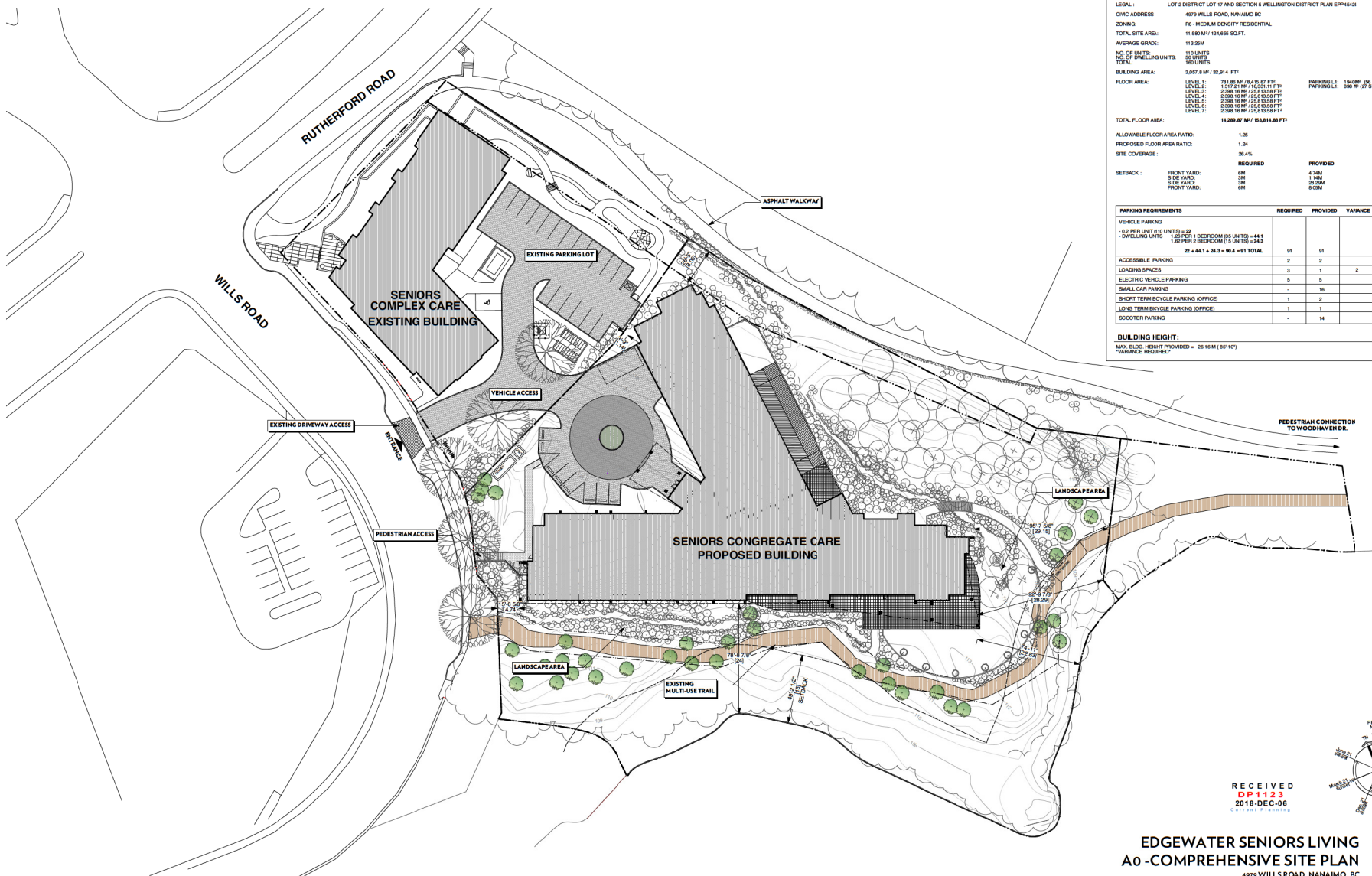
RECEIVED
DP 1123
2018-OCT-04

4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199 SCALE: N/A
SEP 27, 2018

© Copyright reserved. Drawings and designs are and all other contents of copyright of Finlayson Bonet Architects Ltd. All rights reserved. No part of this publication may be reproduced without prior written permission.



FINLAYSON
BONET
ARCHITECTURE LTD.



PROJECT DATA			
NO. OF STOREYS: 7 STOREYS	5 SENIORS CONGRGATE CARE		
BUILDING OCCUPANCY: SENIORS PERSONAL CARE	1 SENIORS CONGRGATE CARE		
STREETS FACING: 1	1 SENIORS CONGRGATE CARE		
BUILDING AREA: 3,009.69 SQ. FT.	1 SENIORS CONGRGATE CARE		
BUILDING DESIGN:			
LEGAL:	LOT 2 DISTRICT LOT 17 AND SECTION 5 WELLINGTON DISTRICT PLAN EPP4543		
OWNER ADDRESS:	4979 WILLS ROAD, NANAIMO BC		
ZONING:	RM - MEDIUM DENSITY RESIDENTIAL		
TOTAL SITE AREA:	11,580 SQ. FT.		
AVERAGE GRADE:	113.25M		
NO. OF UNITS:	110 UNITS		
TOTAL DWELLING UNITS:	110 UNITS		
BUILDING AREA:	3,007.8 SQ. FT.		
FLOOR AREA:	LEVEL 1: 781.86 SQ. FT. / 72.415 SQ. FT.	PARKING L1: 180 SQ. FT. (27 STALLS)	
	LEVEL 2: 2,177.71 SQ. FT. / 201.115 SQ. FT.	PARKING L2: 888 SQ. FT. (137 STALLS)	
	LEVEL 3: 2,385.18 SQ. FT. / 220.115 SQ. FT.		
	LEVEL 4: 2,385.18 SQ. FT. / 220.115 SQ. FT.		
	LEVEL 5: 2,385.18 SQ. FT. / 220.115 SQ. FT.		
	LEVEL 6: 2,385.18 SQ. FT. / 220.115 SQ. FT.		
	LEVEL 7: 2,385.18 SQ. FT. / 220.115 SQ. FT.		
TOTAL FLOOR AREA:	14,385.87 SQ. FT. / 1,334.88 SQ. FT.		
ALLOWABLE FLOOR AREA RATIO:	1.25		
PROPOSED FLOOR AREA RATIO:	1.24		
SITE COVERAGE:	26.4%		
SETBACK:	REQUIRED	PROVIDED	
FRONT YARD:	6M	4.14M	
SIDE YARD:	3M	1.14M	
REAR YARD:	3M	8.25M	
FRONT YARD:	6M	8.05M	
PARKING REQUIREMENTS			
VEHICLE PARKING	REQUIRED	PROVIDED	VARIANCE
- 0.2 PER UNIT (110 UNITS) = 22		91	91
- DWELLING UNITS 1.25 PER 1 BEDROOM (55 UNITS) = 68.75		2	2
- 1.0 PER 1 BEDROOM (11 UNITS) = 11		5	5
22 + 68.75 + 11 = 101.75 TOTAL		101	101
ACCESSIBLE PARKING	2	2	2
LOADING SPACES	3	1	1
ELECTRIC VEHICLE PARKING	5	5	5
SMALL CAR PARKING	-	16	16
SHORT TERM BIKE PARKING (OFFICE)	1	2	2
LONG TERM BIKE PARKING (OFFICE)	1	1	1
SCOOTER PARKING	-	14	14
BUILDING HEIGHT:			
MAX. BLDG. HEIGHT PROVIDED = 26.16 M (86'-10")			
MAXIMUM REQUIRED			

RECEIVED
DP1123
2018-DEC-06
CITY OF NANAIMO



EDGEWATER SENIORS LIVING
A0 - COMPREHENSIVE SITE PLAN
 4979 WILLS ROAD, NANAIMO, BC
 PROJECT NO. 17199 SCALE: 1/32" = 1'-0"
 DEC 04, 2018



© Copyright reserved. These plans and drawings are not to be used for any other project without the written consent of Finlayson Bonet Architecture Ltd.



Suggested Plant List

Common Name	Latin Name	Size
Large Trees		
Norway Maple	<i>Acer platanoides</i> var. 'Emerald Green'	8m Ca
Katsura Tree	<i>Cercidiphyllum japonicum</i>	8m Ca
Autumn Flowering Cherry	<i>Prunus adamsii</i>	8m Ca
Western Red Cedar	<i>Thuja plicata</i> var. 'Saxatilis'	2.2m Ht.
Small Trees		
Yucca Maple	<i>Acer circinnatum</i>	6m Ca
Red Japanese Maple	<i>Acer palmatum</i> var. 'Bloodgood'	6m Ca
Bobolink Berry	<i>Aralia nudicaulis</i>	6m Ca
Berberis Species	<i>Prunus pensilvanica</i>	2.2m Ht.
Japanese Snowbell	<i>Styran japonica</i>	6m Ca
Large Shrubs		
Eucalyptus	<i>Eucalyptus</i> var. 'Pink Princess'	15' Pot
Dragon Grape	<i>Mahonia aquifolium</i>	15' Pot
Wormwood	<i>Physocarpus opulifolius</i> var. 'Diable'	15' Pot
Joy of the Valley Shrub	<i>Pieris japonica</i> var. 'Forest Flame'	15' Pot
Mock Orange	<i>Philadelphus lewisii</i>	15' Pot
Rhododendron	<i>Rhododendron</i> var. 'Pink Waterfall'	15' Pot
Spirea	<i>Viburnum</i> var. 'Opima Street'	15' Pot
Medium Shrubs		
Variegated Dogwood	<i>Cornus alba</i> var. 'Hortus Mabil'	15' Pot
Variegated Berberis Bush	<i>Berberis atropurpurea</i> var. 'Compacta'	15' Pot
Salix	<i>Gaultheria shallon</i>	15' Pot
Travertine Burreed	<i>Hamamelis virginica</i> var. 'Gold Swept'	15' Pot
Rhododendron	<i>Rhododendron</i> var. 'Uniqua & Cheltenham Cheer'	15' Pot
Red Flowering Cornus	<i>Rubus sanguineus</i> var. 'King Edward'	15' Pot
Mountain Rose	<i>Rosa rugosa</i>	15' Pot
Mountain Rose	<i>Vaccinium corymbosum</i>	15' Pot
David Viburnum	<i>Viburnum davidii</i>	15' Pot
Small Shrubs		
Dragon Green Azalea	<i>Aspidodaphne</i> var. 'Gump White'	15' Pot
Deer Fern	<i>Aspidodaphne</i>	15' Pot
Autumn Fern	<i>Aspidodaphne</i>	15' Pot
Winter Flowering Heather	<i>Erica carnea</i> var. 'Arctic Jewel'	15' Pot
Crocheting Euonymus	<i>Euonymus fortunei</i> var. 'Emerald Gaiety'	15' Pot
Cherry Laurel	<i>Prunella americana</i>	15' Pot
Dwarf Pines	<i>Pinus strobus</i> var. 'Bonsai'	15' Pot
Dwarf Myrtle	<i>Myrica asplenifolia</i>	15' Pot
Small Fern	<i>Polystichum acrostichum</i>	15' Pot
Dwarf Rhododendron	<i>Rhododendron</i> var. 'Blue Bell'	15' Pot
Dwarf Dwarf Virenia	<i>Spirea japonica</i> var. 'Shirabara'	15' Pot
Vines		
Dragon Green Clematis	<i>Clematis integrifolia</i>	15' Pot
Mountain Clematis	<i>Clematis montana</i> var. 'Jackmanii & Cheltenham'	15' Pot
Virginia Creeper	<i>Parthenocissus quinquefolia</i> var. 'Tendril'	15' Pot
Ground Covers		
Barberry	<i>Arctostaphylos uva-ursi</i> var. 'Vancover Jade'	15' Pot
Barberry	<i>Cornus canadensis</i>	15' Pot
Trailing Oenothera	<i>Oenothera biennis</i>	15' Pot
Wintergreen	<i>Gaultheria procumbens</i>	15' Pot
Mountain Crabapple	<i>Viburnum acerifolium</i>	15' Pot
Perennials		
Asiatic	<i>Asiatic chimonis</i> var. 'Pamela'	15' Pot
Rocky Crownbell	<i>Coreopsis verticillata</i> var. 'Shogun's Warming'	15' Pot
Yellow Dwarf Daylily	<i>Heimericallis</i> var. 'Tender Winter'	15' Pot
Purple Dwarf Daylily	<i>Heimericallis</i> var. 'Lullaby Grapes'	15' Pot
Carb Bell	<i>Heimericallis</i> var. 'Bromley's Broom'	15' Pot
Beetle Iris	<i>Iris pubes</i> var. 'Vancover'	15' Pot
English Lavender	<i>Lavandula angustifolia</i> var. 'Munstead'	15' Pot
Japanese Variegated Sedge	<i>Carex morrowii</i> var. 'Aureo variegata'	15' Pot
Bulbs		
Winter Crocus	<i>Crocus chrysanthus</i> sp.	Bulb
Spring Crocus	<i>Crocus</i>	Bulb
Galbuli	<i>Narcissus</i> var. 'Tete a Tete'	Bulb
Tulip	<i>Tulipa</i>	Bulb

Notes: - All landscape work to conform with B.C.S.L.A./B.C.N.T.A. standard specification.
- All areas to be irrigated with an automatic underground system.

EDGEWATER - NANAIMO

LANDSCAPE CONCEPT PLAN

SCALE: 1/32"=1'-0"

AUGUST 2018

RECEIVED
DP 1123
2018-08-15
Landscape Architecture

4★ SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING 250.508.7885



TREE PROTECTION ZONE 1:
ON-SITE COMPLETE TREE PROTECTION AREA WITH TREE PROTECTION FENCING AROUND PERIMETER & ZERO INTERFERENCE DURING CONSTRUCTION.

TREE PROTECTION ZONE 2:
SELECTIVE TREE PROTECTION AREA WHERE INDIVIDUAL TREES WILL BE SELECTED & RETAINED TO ENHANCE LANDSCAPE GROUNDS OF THE PROJECT. THIS AREA WILL BE SURROUNDED BY TREE PROTECTION FENCING ONCE THE INDIVIDUAL TREES HAVE BEEN CHOSEN.

TREE PROTECTION ZONE 3:
PROTECTED PARK LAND WITH EXISTING TRAIL CONSTRUCTION AS THE PERIMETER. SOME TREE PRUNING MAY BE NEGOTIATED UPON COMPLETION OF THE PROJECT. NO CONSTRUCTION ACCESS.

EDGEWATER - NANAIMO

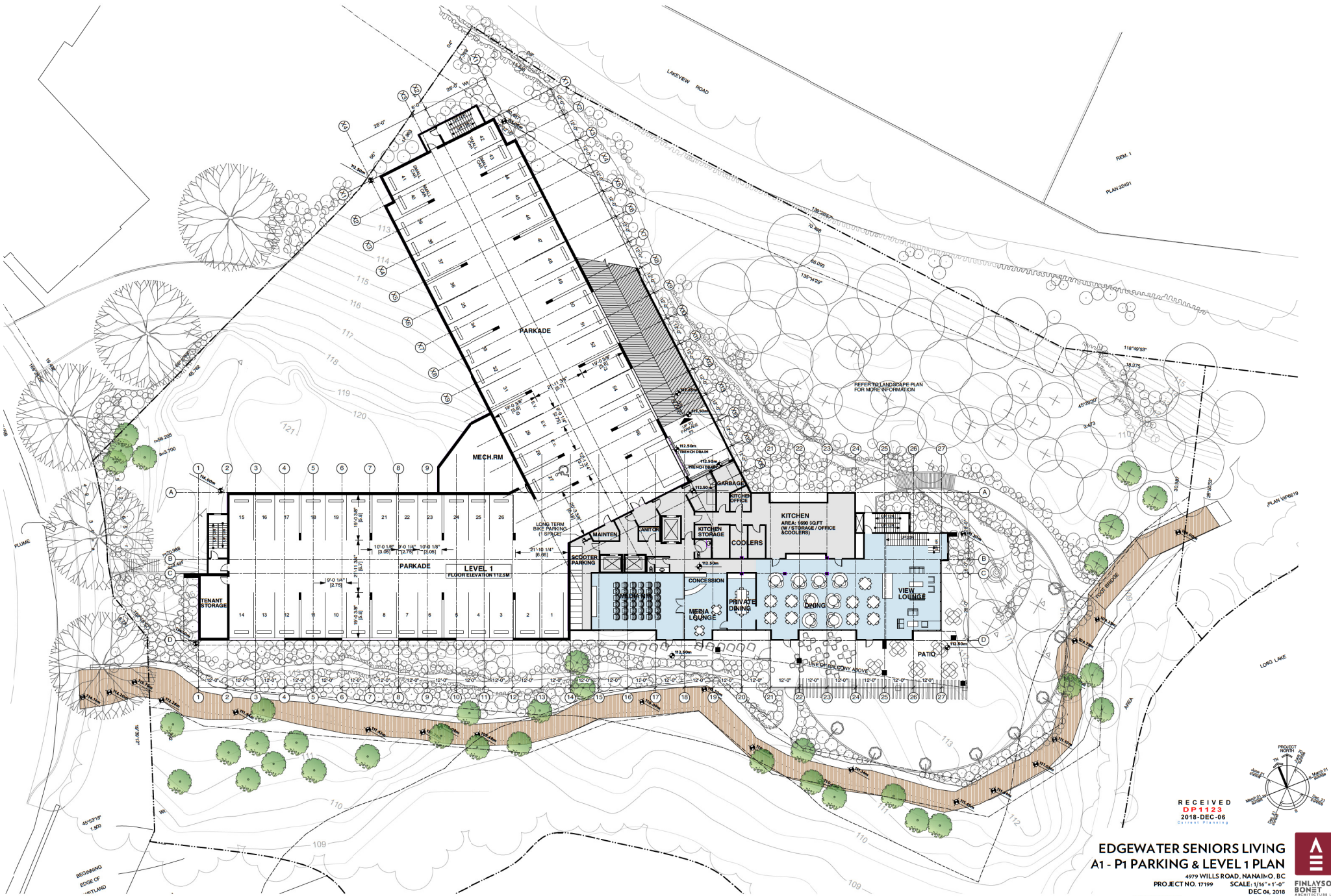
TREE PROTECTION PLAN

SCALE: 1/32"=1'-0"

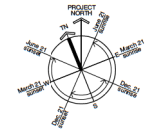
SEPTEMBER 25, 2018

RECEIVED
DP-1123
2018-OCT-04
Consent Planning & Evaluation

4★ SITE
LANDSCAPE ARCHITECTURE
AND SITE PLANNING (501-508-7888)



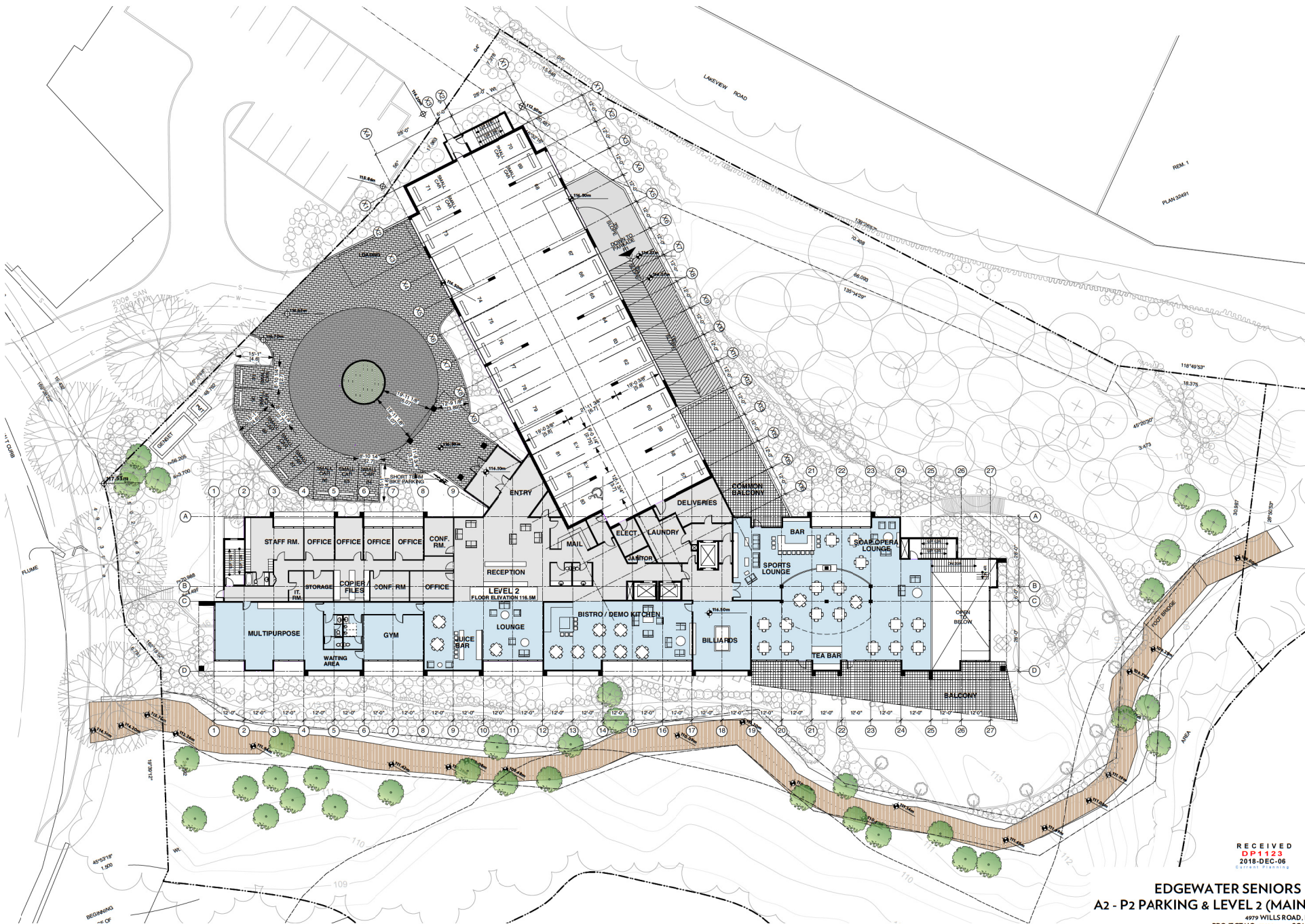
RECEIVED
DP 1123
2018-DEC-06
COURTESY PARKING



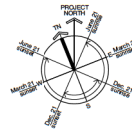
EDGEWATER SENIORS LIVING
A1 - P1 PARKING & LEVEL 1 PLAN
 4979 WILLS ROAD, NANAIMO, BC
 PROJECT NO. 17199 SCALE: 1/16" = 1'-0"
 DEC 04, 2018



© Copyright reserved. These plans and designs are and shall remain the property of Finlayson Bonet Architecture Ltd. All rights reserved. No part of these plans may be reproduced without the written consent of Finlayson Bonet Architecture Ltd.



RECEIVED
DP1123
2018-DEC-06





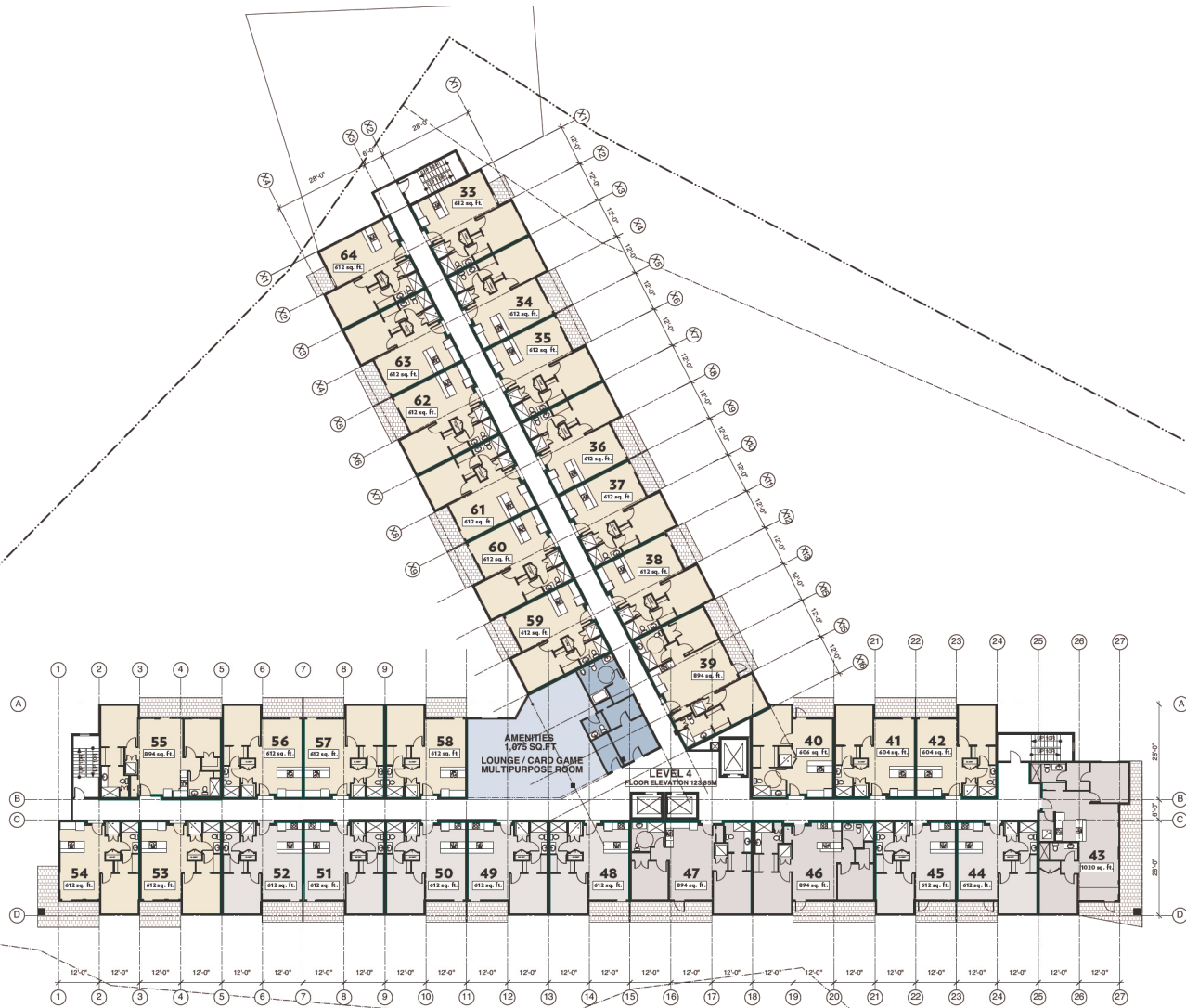
EDGEWATER SENIORS LIVING
A2 - P2 PARKING & LEVEL 2 (MAIN) PLAN

4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199 SCALE: 1/16" = 1'-0"



© Copyright reserved. These plans and designs are and as it then was the property of Finlayson Bonet Architecture Ltd. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Finlayson Bonet Architecture Ltd.

FLOOR PLAN NOTES	
	INDICATES RENTAL UNITS
	INDICATES UNITS FOR SALE



TYPICAL LEVEL 3 TO 7 = 32 UNITS P/FLOOR.





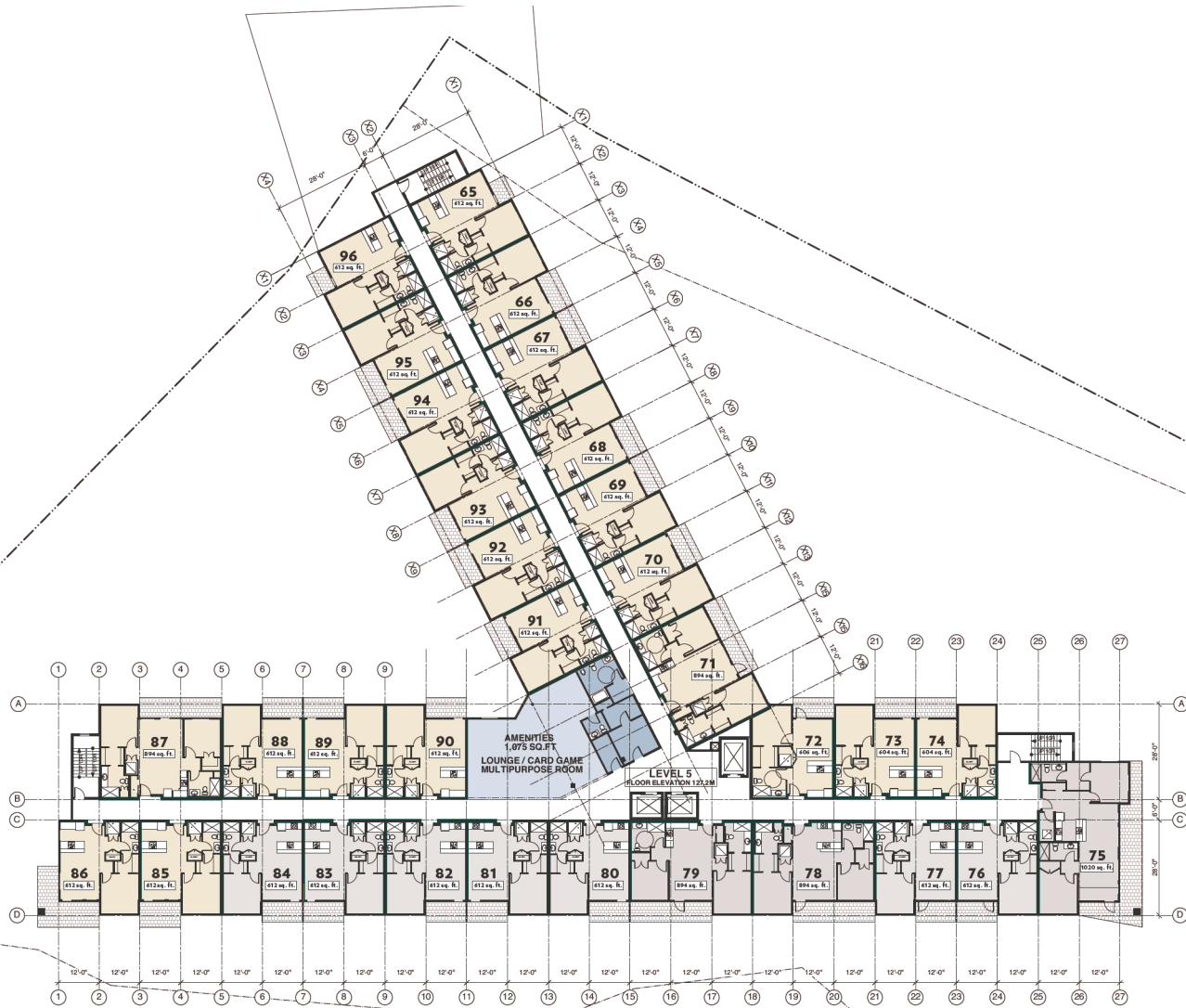
RECEIVED
DP 1123
2018-DEC-06

EDGEWATER SENIORS LIVING
A4 - LEVEL 4 PLAN
4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199 SCALE: 1/16" = 1'-0"
DEC 04, 2018

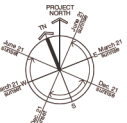


© Copyright reserved. These plans and designs are and shall remain the property of Finlayson Bonet Architecture Ltd. and shall not be reproduced or used in any form without the written consent of Finlayson Bonet Architecture Ltd.

FLOOR PLAN NOTES	
	INDICATES RENTAL UNITS
	INDICATES UNITS FOR SALE



TYPICAL LEVEL 3 TO 7 = 32 UNITS P/FLOOR.





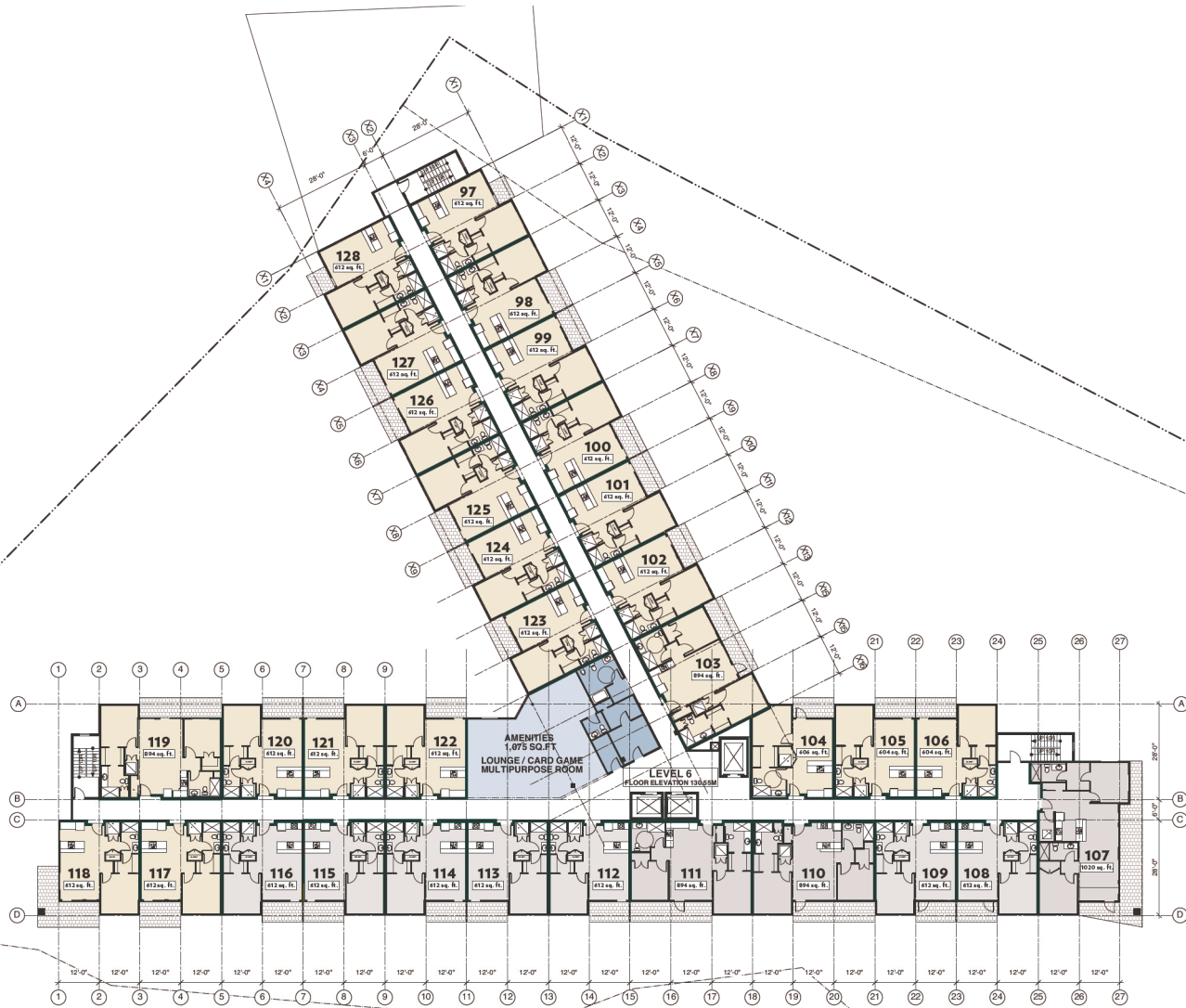
RECEIVED
DP1123
2018-DEC-06
Current Planning

EDGEWATER SENIORS LIVING
A5 - LEVEL 5 PLAN
 4975 WILLS ROAD, NANAIMO, BC
 PROJECT NO. 17199 SCALE: 1/16" = 1'-0"
 DEC 04, 2018

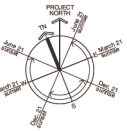


© Copyright reserved. These plans and designs are and shall remain the property of Finlayson Bonet Architecture Ltd. and shall not be used for any other project without the written consent of Finlayson Bonet Architecture Ltd.

FLOOR PLAN NOTES	
	INDICATES RENTAL UNITS
	INDICATES UNITS FOR SALE



TYPICAL LEVEL 3 TO 7 = 32 UNITS P/FLOOR.



RECEIVED
DP1123
2018-DEC-06
CORPUS PLANNING

EDGEWATER SENIORS LIVING
A6 - LEVEL 6 PLAN

4979 WILLS ROAD, NANAIMO, BC



PROJECT NO. 17199

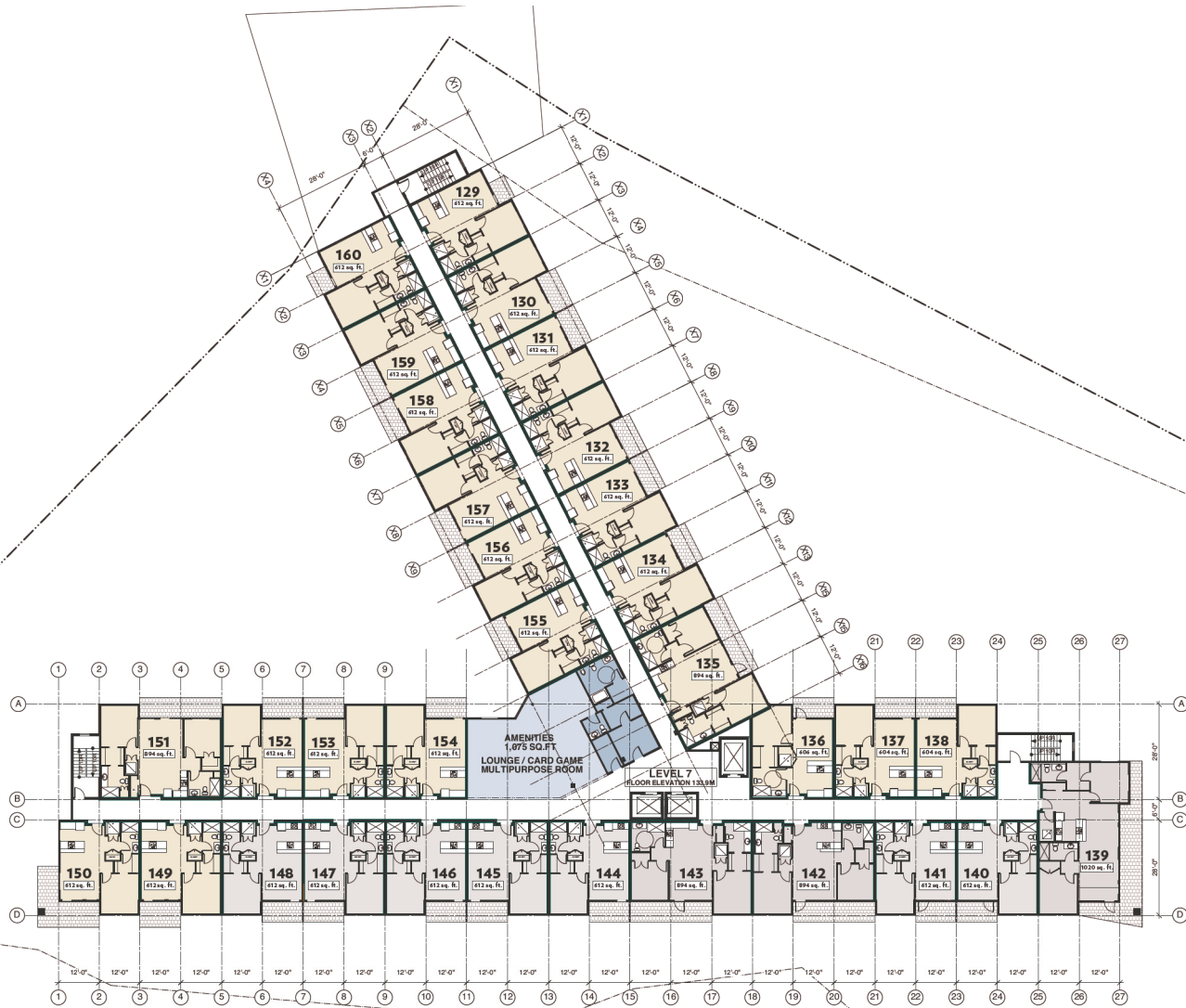
SCALE: 1/16" = 1'-0"

DEC 04, 2018

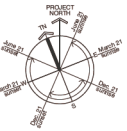
© Copyright reserved. These plans and designs are and will remain the property of Finlayson Bonet Architecture Ltd. No part of these plans may be reproduced without written permission.



FLOOR PLAN NOTES	
	INDICATES RENTAL UNITS
	INDICATES UNITS FOR SALE



TYPICAL LEVEL 3 TO 7 = 32 UNITS P/FLOOR.



RECEIVED
OP 1123
2018-DEC-06
COURTESY PLANNING

EDGEWATER SENIORS LIVING
A7 - LEVEL 7 PLAN
4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199 SCALE: 1/16" = 1'-0"
DEC 04, 2018



© Copyright reserved. Drawings and designs are and all other marks are subject to the copyright of Finlayson Bonet Architectural Ltd. No part of this project shall be reproduced without written permission.



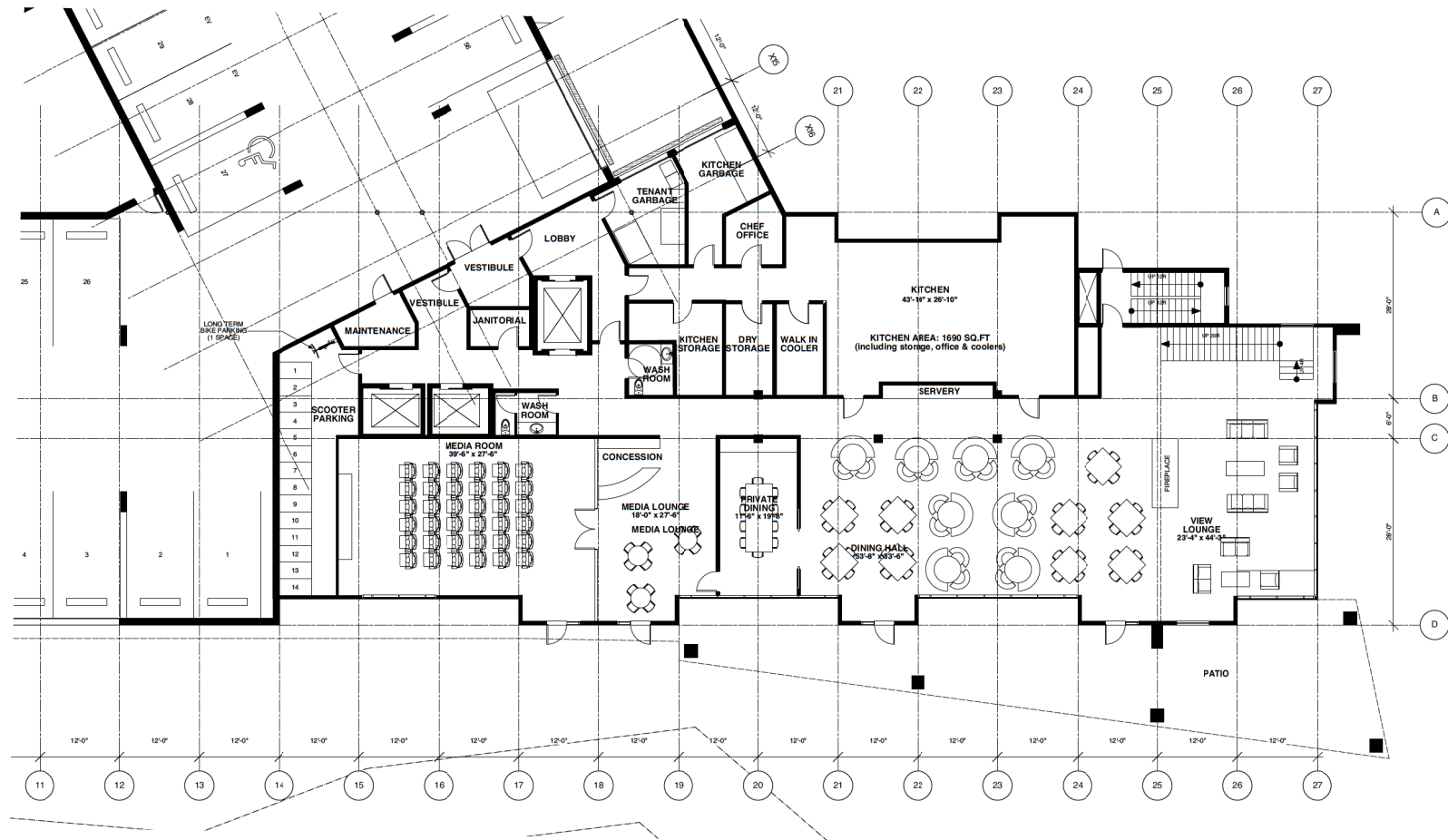
RECEIVED
DP 1123
 2018-OCT-04
Document Planning & Design



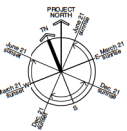
EDGEWATER SENIORS LIVING
A8 - ROOF PLAN
 4979 WILLS ROAD, NANAIMO, BC
 PROJECT NO. 17199 SCALE: 1/16" = 1'-0"
 SEP 27, 2018



© Copyright reserved. Drawings and designs are and all their contents are property of Finlayson Bonnet Architectural Ltd. No part of this drawing may be reproduced without written permission.



RECEIVED
DP1123
 2018-OCT-04
 Current Planning & Subdivision



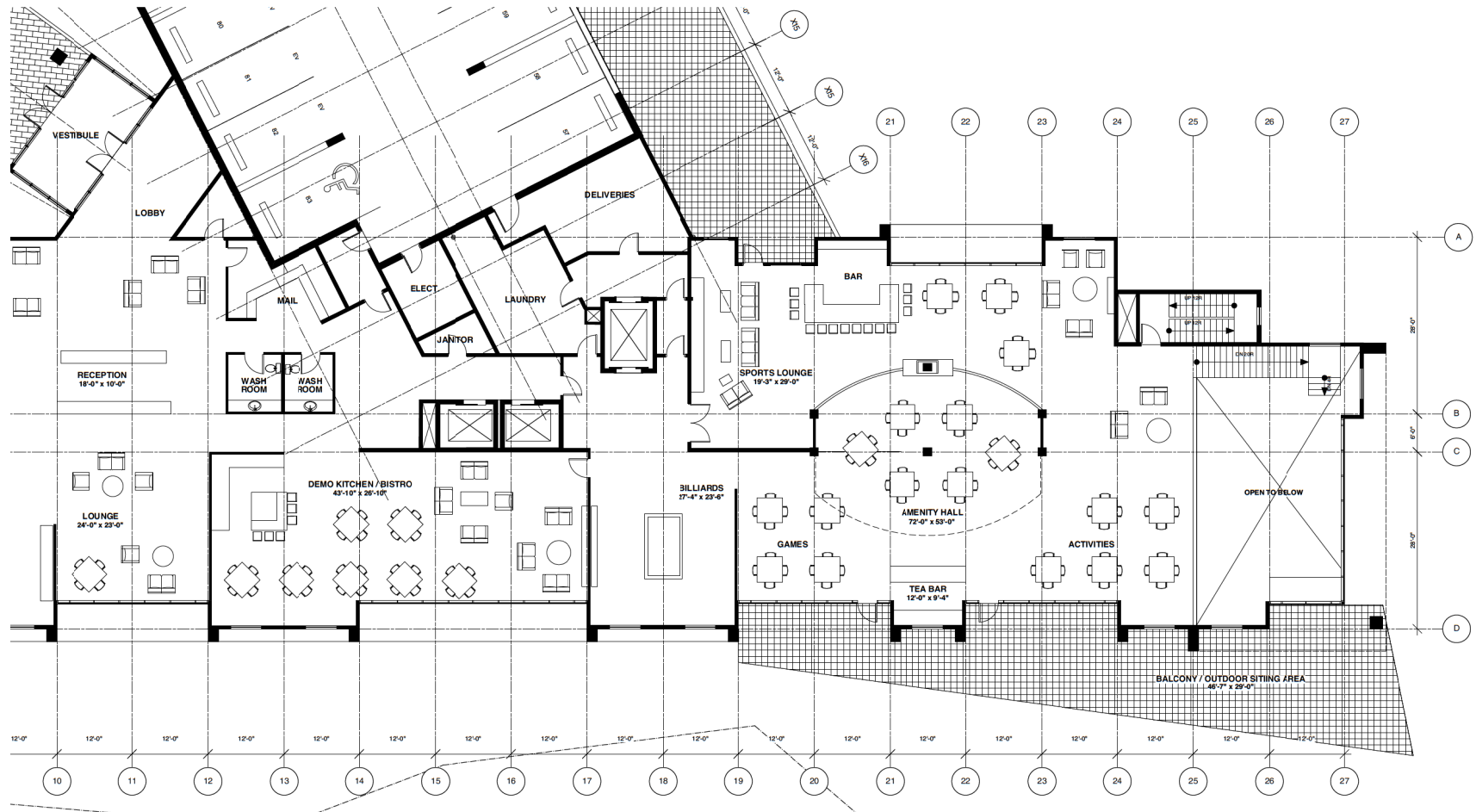
EDGEWATER SENIORS LIVING
A9 - LEVEL 1 PLAN - AMENITIES

4979 WILLS ROAD, NANAIMO, BC
 PROJECT NO. 17199 SCALE: 1/8" = 1'-0"

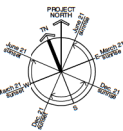
SEP 21, 2018

© Copyright reserved. These plans and designs are and shall remain the property of Finlayson Bonet Architecture Ltd. All rights reserved. No part of these plans may be reproduced without written consent.

**FINLAYSON
 BONET**
 ARCHITECTURE LTD.



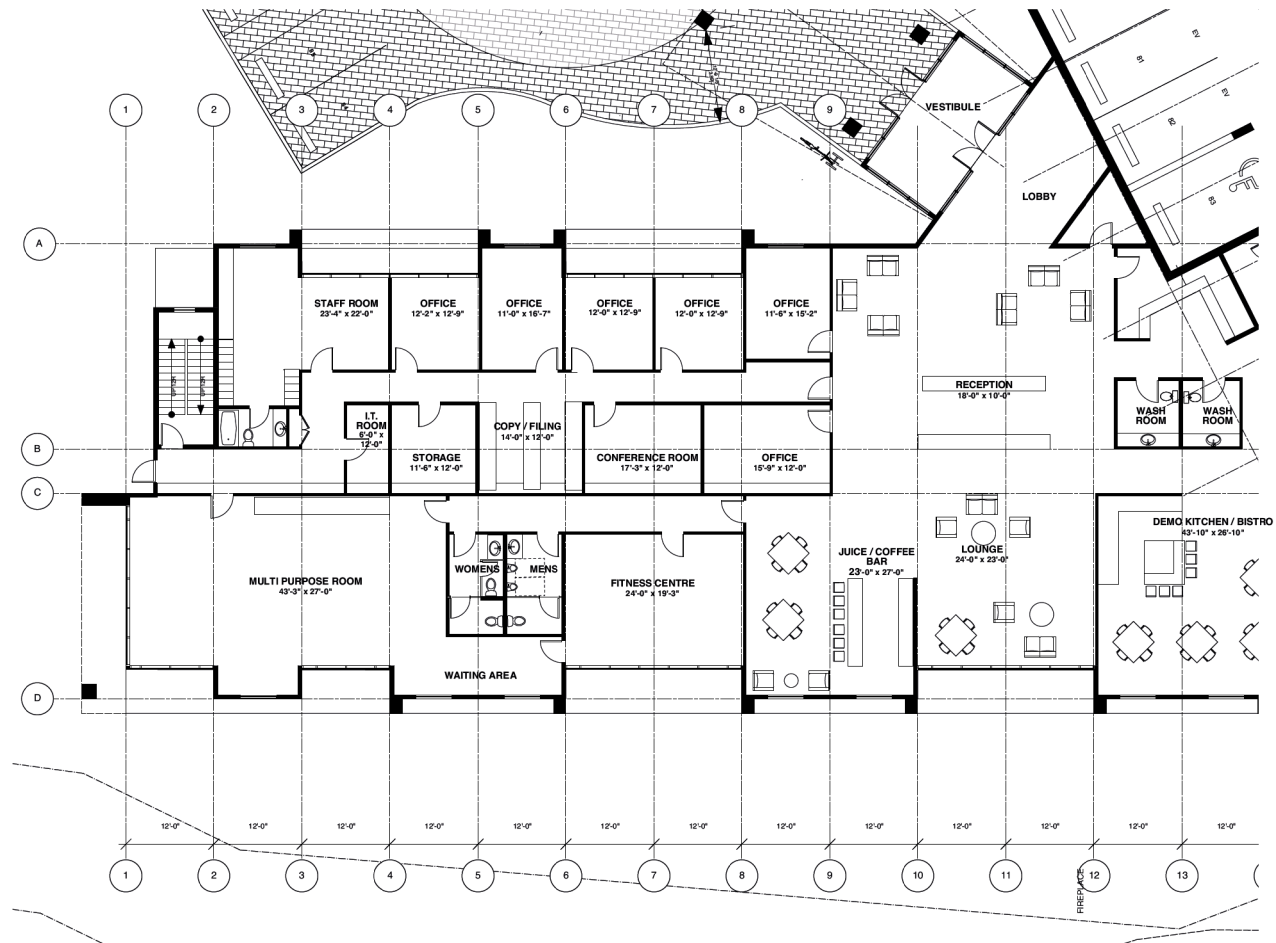
RECEIVED
DP1123
2013-OCT-04
Current Planning & Collaboration



EDGEWATER SENIORS LIVING
A10 - LEVEL 2 PLAN - AMENITIES
4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199
SCALE: 1/8" = 1'-0"
SEP 21, 2018



© Copyright reserved. These plans and designs are and all of them remain the property of Finlayson Bonet Architecture Ltd. All rights reserved. No part of these plans may be reproduced without the written consent of Finlayson Bonet Architecture Ltd.



RECEIVED
DP1123
 2018-OCT-04
 Current Planning & Subdivision



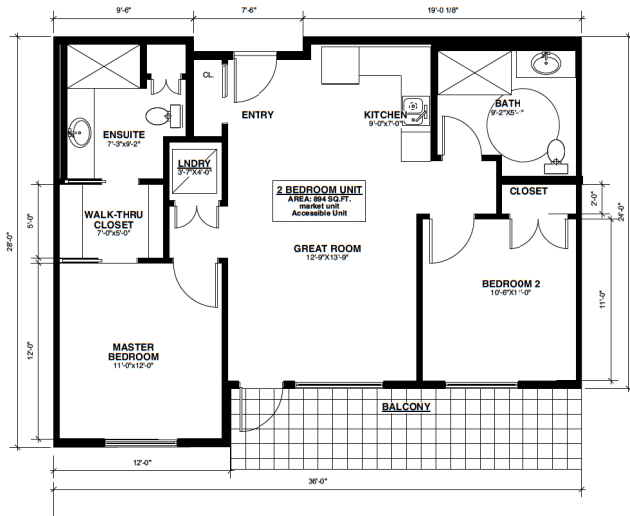
EDGEWATER SENIORS LIVING A11 - LEVEL 2 PLAN - OFFICE & AMENITIES

4979 WILLS ROAD, NANAIMO, BC
 PROJECT NO. 17199 SCALE: 1/8" = 1'-0"

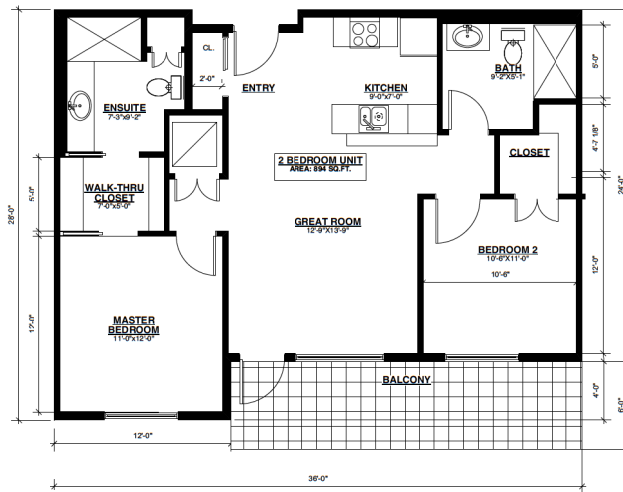
SEP 27, 2018

© Copyright reserved. These plans and designs are and shall remain the property of Finlayson Bonet Architects Ltd. All rights reserved. No part of these plans may be reproduced without written consent.

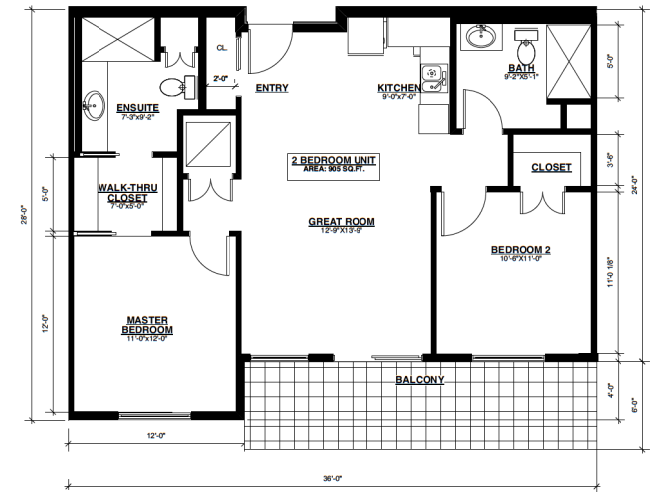




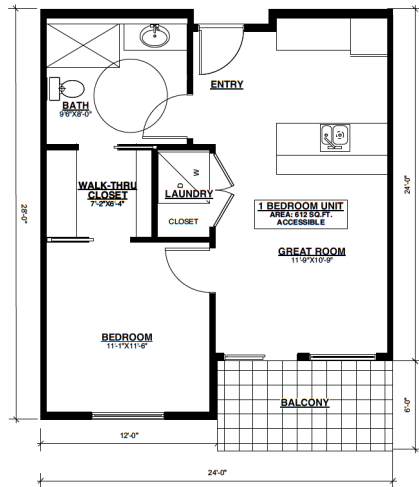
2 BEDROOM - ACCESSIBLE (RENTAL)



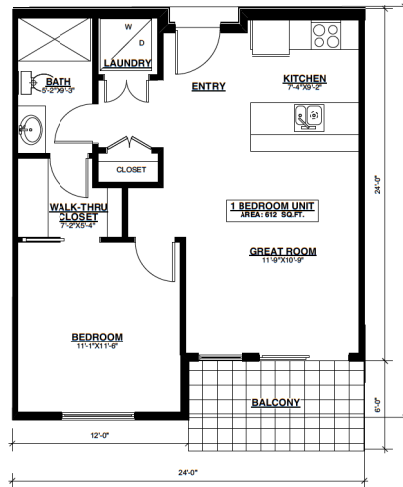
2 BEDROOM - FOR SALE



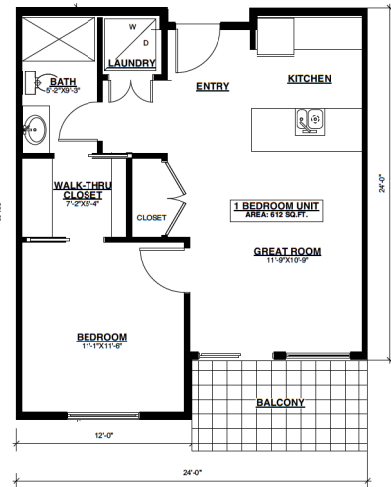
2 BEDROOM TYPICAL 'A' - RENTAL



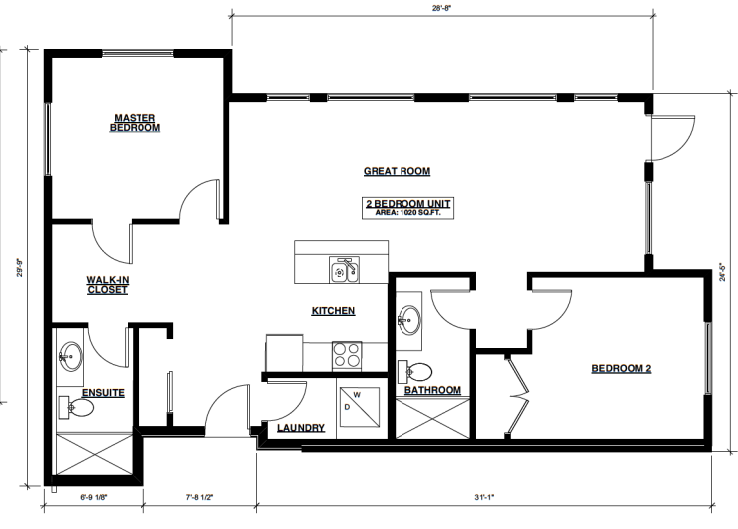
1 BEDROOM - ACCESSIBLE (RENTAL)



1 BEDROOM - FOR SALE



1 BEDROOM - RENTAL



2 BEDROOM 'B' - FOR SALE

RECEIVED
DP 1123
2018-OCT-04
Current Planning & Subdivision

EDGEWATER SENIORS LIVING
A12 - TYPICAL UNIT LAYOUTS
4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199
SCALE: 1/4" = 1'-0"
SEP 21, 2018

© Copyright reserved. These plans and designs are and will from now on be the property of Finlayson Bonet Architecture Ltd. and shall not be used for any other project without written consent.





WEST ELEVATION

MATERIAL FINISHES	
[1] FIBRE CEMENT PANEL WITH COLOUR MATCHED EASY TRIM REVEALS - BENJAMIN MOORE CHANTILLY LACE CC-65	
[2] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE ROCKPORT GRAY HC-105	
[3] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE SUNDRIED TOMATO CC-62	
[4] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE WHOOPT IRON 2124-10	
[5] PHENOLIC PANEL CLADDING WALNUT FINISH	
[6] VINYL WINDOWS AND DOORS FRAME COLOUR: DARK BRONZE	
[7] ALUMINUM STOREFRONT GLAZING FRAME COLOUR: DARK BRONZE	
[8] STONE MASONRY VENEER - K3 STONE BLACK PEARL	
[9] GLAZED GLARD WITH ALUMINUM FRAMES COLOUR: DARK BRONZE	
[10] PREFINISHED METAL FASCIA COLOUR: CHARCOAL	
[11] STANDING SEAM METAL ROOF COLOUR: DARK BRONZE	
[12] ALUMINUM SOFFIT, LUX PANEL - DRIFTWOOD	
[13] PAINTED STEEL DOOR	
[14] PRIVACY SCREEN WITH OPAQUE GLAZING IN ALUMINUM FRAMES	
[15] PREFINISHED ALUMINUM FLASHING	
[16] OVERHEAD DOOR	
[17] EXPOSED ARCHITECTURAL CONCRETE	
[18] PAINTED PERFORATED PANEL	



SOUTH ELEVATION

RECEIVED
DP 1123
2018-OCT-04
City of Nanaimo

EDGEWATER SENIORS LIVING
A13 - ELEVATIONS
4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199 SCALE: 1/8" = 1'-0"
SEP 27, 2018



© Copyright reserved. Drawings and designs are and all their contents are property of Finlayson Bonet Architectural Ltd. and may not be reproduced without written permission.



EAST ELEVATION

MATERIAL FINISHES	
[1] FIBRE CEMENT PANEL WITH COLOUR MATCHED EASY TRIM REVEALS - BENJAMIN MOORE CHANTILLY LACE CC-66	
[2] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE ROCKPORT GRAY HC-105	
[3] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE SUNDRIED TOMATO CC-62	
[4] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE WHOOPT IRON 2124-10	
[5] PHENOLIC PANEL CLADDING WALNUT FINISH	
[6] VINYL WINDOWS AND DOORS FRAME COLOUR: DARK BRONZE	
[7] ALUMINUM STOREFRONT GLAZING FRAME COLOUR: DARK BRONZE	
[8] STONE MASONRY VENEER - K3 STONE BLACK PEARL	
[9] GLAZED GUARD WITH ALUMINUM FRAMES COLOUR: DARK BRONZE	
[10] PREFINISHED METAL FASCIA COLOUR: CHARCOAL	
[11] STANDING SEAM METAL ROOF COLOUR: DARK BRONZE	
[12] ALUMINUM SOFFIT, LUX PANEL - DRIFTWOOD	
[13] PAINTED STEEL DOOR	
[14] PRIVACY SCREEN WITH OPAQUE GLAZING IN ALUMINUM FRAMES	
[15] PREFINISHED ALUMINUM FLASHING	
[16] OVERHEAD DOOR	
[17] EXPOSED ARCHITECTURAL CONCRETE	
[18] PAINTED PERFORATED PANEL	



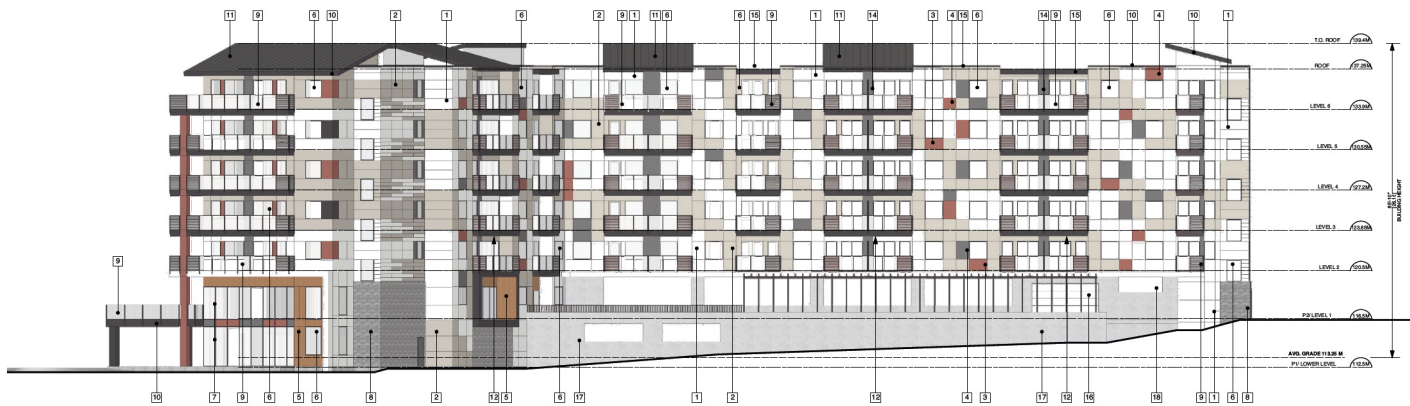
NORTH ELEVATION

RECEIVED
DP-1123
2018-OCT-04
Current Planning & Development

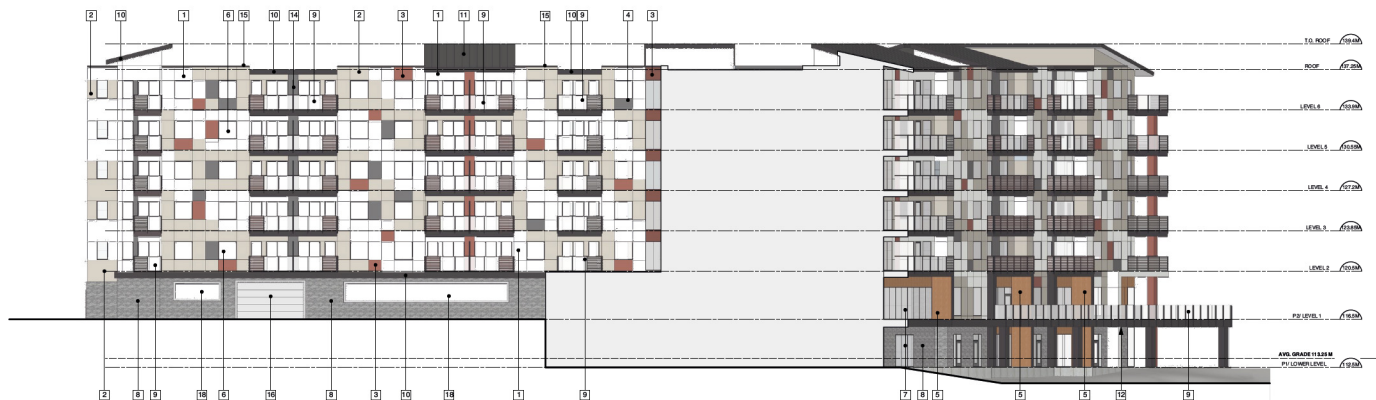
EDGEWATER SENIORS LIVING
A14 - ELEVATIONS
4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199 SCALE: 1/8" = 1'-0"
SEP 27, 2018



© Copyright reserved. Drawings and designs are and all their contents are property of Finlayson Bonet Architectural Ltd. and may not be reproduced without written permission.



NORTHEAST ELEVATION



SOUTHWEST ELEVATION

MATERIAL FINISHES	
[1] FIBRE CEMENT PANEL WITH COLOUR MATCHED EASY TRIM REVEALS - BENJAMIN MOORE CHANTILLY LACE CC-66	
[2] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE ROCKPORT GRAY HC-105	
[3] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE SUNDRIED TOMATO CC-62	
[4] FIBRE CEMENT PANEL WITH EASY TRIM REVEALS - BENJAMIN MOORE WHOOPT IRON 2124-10	
[5] PHENOLIC PANEL CLADDING WALNUT FINISH	
[6] VINYL WINDOWS AND DOORS FRAME COLOUR: DARK BRONZE	
[7] ALUMINUM STOREFRONT GLAZING FRAME COLOUR: DARK BRONZE	
[8] STONE MASONRY VENEER - K3 STONE BLACK PEARL	
[9] GLAZED GUARD WITH ALUMINUM FRAMES COLOUR: DARK BRONZE	
[10] PREFINISHED METAL FASCIA COLOUR: CHARCOAL	
[11] STANDING SEAM METAL ROOF COLOUR: DARK BRONZE	
[12] ALUMINUM SOFFIT, LUX PANEL - DRIFTWOOD	
[13] PAINTED STEEL DOOR	
[14] PRIVACY SCREEN WITH OPAQUE GLAZING IN ALUMINUM FRAMES	
[15] PREFINISHED ALUMINUM FLASHING	
[16] OVERHEAD DOOR	
[17] EXPOSED ARCHITECTURAL CONCRETE	
[18] PAINTED PERFORATED PANEL	

RECEIVED
DPR 1123
2018-OCT-04
Central Planning & Distribution

EDGEWATER SENIORS LIVING
A15 - ELEVATIONS
4979 WILLS ROAD, NANAIMO, BC
PROJECT NO. 17199 SCALE: 1/8" = 1'-0"
SEP 27, 2018



© Copyright reserved. These plans and designs are and all their contents are the property of Finlayson Bonet Architectural Ltd. No part of this publication may be reproduced without prior written permission.

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001123