

RECEIVED
DP 1190
 2020-APR-07
 Current Planning

March 5, 2020

Caleb Horn
 Planner - City of Nanaimo
 455 Wallace St.
 Nanaimo, BC, V9R 5J6

Dear Mr. Horn,

RE: 1300 Junction Road Development Permit

Please find attached the application for Development Permit for a multi-family development consisting of a group of three four-storey buildings, providing a total of 213 market-rate rental units. The development will be located in the Chase River neighbourhood, at the corner of Junction Ave. and 10th St., adjacent to the heart of the “Town Centre” defined as 10th St. and Lawlor Rd. in the official neighbourhood plan. This project is in direct keeping with the neighbourhood plan’s goal to focus higher-density development in the “Town Centre” area.

Despite its proximity to the developed Town Centre, the proposed project is also adjacent to, though not inside of, a riparian area, and landscaping has been designed to provide a connection between the neighbourhood and the local natural features. Building B faces 11th Avenue to engage with the public realm. Behind building C will be a park-like setting with trails and benches around natural bio-swales, to promote public enjoyment of the riparian area adjacent.

The project location is within less than five minutes walking distance of a grocery store, drug store, restaurant, hardware and other useful businesses, which will facilitate reduced car dependency among residents.

A. Form and Character

The form and character of the development is consistent with the development permit guidelines for this area by providing a varying scale throughout the development by way of varying building massing and form typologies. The building utilizes similar high-quality materials to create a cohesive development, although the juxtaposition and variation of these materials creates visual interest and eliminates any monotony. The three buildings will honor the rural tradition of the Chase River neighbourhood by

reflecting a ‘Finnish Agrarian’ style, as requested by the city. All three buildings, although the same style, will have varying colour composition to define the buildings within the project.

The project location has been rezoned to a COR2 zoning, and will include an underground parking garage for each building to support the proposed residential density.

The building has canopies at entry points, and plentiful decks and windows overlooking the sidewalks and open areas to engage the public realm. Building entrances are connected to sidewalks and show clear entry points to the building.

The location of the building on site allows for a generous buffer dedicated to a park-like outdoor amenity area. The building placement addresses neighbouring sites, solar paths and view corridors along the site, access to the development and vehicular movement within the site.

B. Signage

The signage for the development will be located directly on the building facade to identify the building. Lighting will be directed to only illuminate the signage when required. All signage will be consistent with the architectural style of the development.

C. Siting, Landscaping and Screening

The site is subject to the Chase River neighbourhood plan, but is excluded from the Riparian Area Guidelines, as the development is outside of the setback boundary.

Extensive landscaping will be undertaken. All landscape and screening has been designed by a registered Landscape Architect, and the plan incorporates appropriate plant species and locations for the area of the development, including trees at appropriate intervals.

The perimeter of the apartment has a landscape buffer to provide a barrier to the private balconies at ground level and screen the foundation where applicable. The refuse service area will be screened, to mitigate impacts on public view.

D. Lighting

All lighting will be full cut off luminaries. The building will have soffit lighting at entrances that operates on a solar activated lens, and provides a warm glow to the underside of the roof line. The parking area will be lit with full cut off light standards providing security and safety at night.

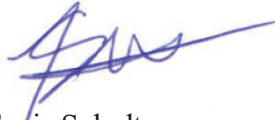
E. Parking

The parking within the development consists of three underground parkades, as well as surface level parking. The access ramps for the underground parkades are found within the surface parking lot, reducing the number of traffic entry points to the site. (The main traffic entry point will be on Junction Avenue, with a secondary access point off 11th Street.)

Short term bicycle parking is located at bike racks outside, while long term secure bicycle parking is provided within the underground parkade. Underground parkades also house the electrical and mechanical rooms for the buildings. Handicap and visitor stalls are provided as required within the surface level lots.

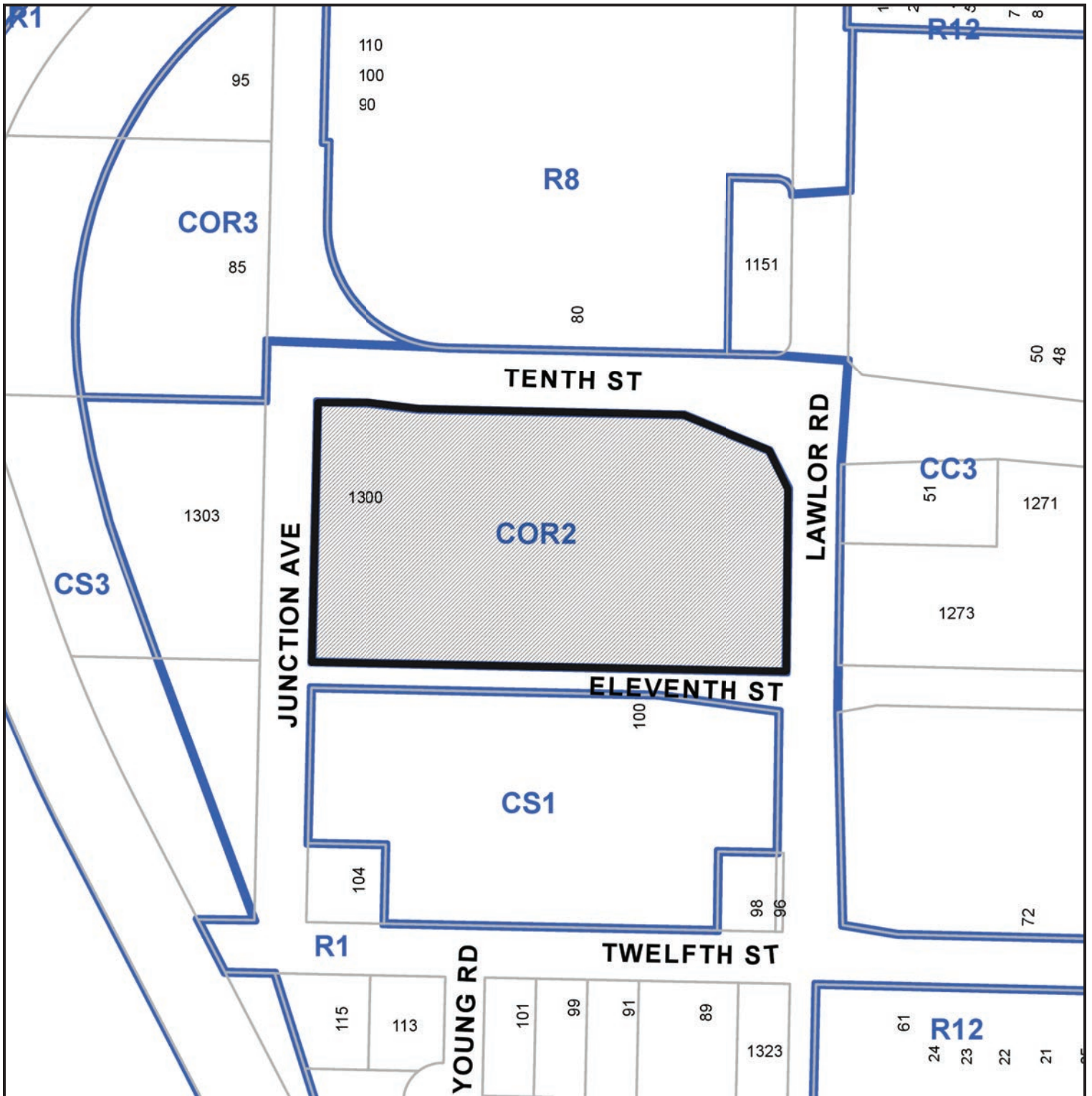
The development conforms to the zoning and development permit bylaws and will positively contribute toward the goal of densifying the “Town Centre” of Chase River. Should you require and further information or clarification, please do not hesitate to contact me.

Sincerely,



Tanis Schulte
Architect AIBC, LEED AP

LOCATION PLAN



DEVELOPMENT PERMIT NO.1190



Subject Property

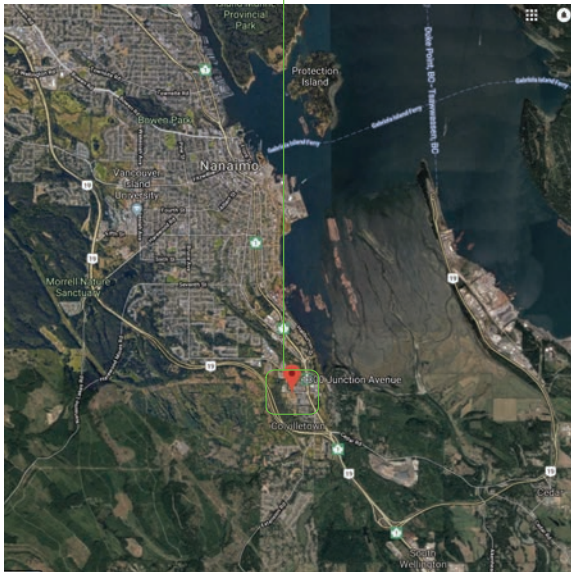
CIVIC: 1300 JUNCTION AVENUE

LEGAL: SECTION 27, RANGE 17 OF SECTION 7, NANAIMO DISTRICT, PLAN 1332 EXCEPT PART IN PLAN 3212 RW AND VIP84370



LOCATION PLAN
N.T.S.

SITE LOCATION



CONSULTANTS LIST

OWNER / DEVELOPER
WESTURBAN DEVELOPMENTS LTD.
Sean Roy, CEO
1-1170 Shoppers Row, Campbell River BC V9W 2C8
250.914.8485
sroy@westurban.ca

ARCHITECT
THUJA ARCHITECTURE STUDIO LTD.
Tania Schulte, Architect AIBC, LEED AP
41289 Horizon Drive Squamish BC V8B 0Y7
250.650.7901
info@thujaarchitecture.ca

CIVIL ENGINEERING
HEROLD ENGINEERING LTD.
Patrick Ryan
3701 Shenton Road, Nanaimo BC V9T 2H1
250.713.4490
pryan@heroldengineering.com

LANDSCAPE ARCHITECT
LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS
Laurelin Svishdahl
203 - 1300 1st Ave, Prince George BC V2L 2Y3
250.917.9077
laurelin.la@outlook.com

ENVIRONMENTAL CONSULTING
AQAPARIAN ENVIRONMENTAL CONSULTING LTD.
Sarah Bonar, R.P.Bio
203 - 321 Wallace St, Nanaimo BC V9R 5B6
T. 250.591.2258 C. 250.714.8446
sbonar@aqaparian.com

DRAWING INDEX

- PR1 LOCATION PLAN & CONTEXT IMAGES
- PR2 PROJECT DATA & SITE PLAN
- PR3 FLOOR PLANS
- PR4 UNIT PLANS
- PR5 ELEVATIONS - BUILDING A
- PR6 ELEVATIONS - BUILDING B
- PR7 ELEVATIONS - BUILDING C
- PR8 MATERIALS
- PR9 RENDERINGS

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.



CONTEXT IMAGES

THUJA
architecture + design

Tania Schulte Architect AIBC LEED AP
41289 Horizon Dr Squamish BC V8B 0Y7
T: 250.650.7901 E: info@thujaarchitecture.ca

NO. DATE
ISSUED FOR REVIEW
ISSUED FOR DP NOV 2019
ISSUED FOR COORD JAN 02 2020
ISSUED FOR COORD FEB 19 2020
ISSUED FOR COORD MAR 05 2020

RECEIVED
DP 1190
2020-APR-07
Current Planning

PROJECT
1300 JUNCTION MULTI-FAMILY

DRAWING
LOCATION PLAN
CONTEXT IMAGES

SCALE	AS NOTED	PROJECT NO.	19--
DATE		DRAWN BY	TS/SS

SHEET

PR1

PROJECT DATA

LEGAL ADDRESS:
SECTION 27, RANGE 17 OF SECTION 7, NANAIMO DISTRICT, PLAN 1332
EXCEPT PART IN PLAN 3212 RW AND VIPA310

CIVIC ADDRESS:
1300 JUNCTION AVENUE NANAIMO BC

ZONING:
PROPOSED COR2

LOT SIZE
~/- 17,543 SQ. M.

BUILDING AREA:
REGULATED FOOTPRINT 1345 SQ. M.
TOTAL 4035 SQ.M. (ALL BUILDINGS)

FLOOR AREAS (PER BUILDING)
PARKADE 1328 SQ.M.
MAIN 1132 SQ.M.
SECOND 1185 SQ.M.
THIRD 1185 SQ.M.
FOURTH 1185 SQ.M.
TOTAL (NET) 4897 SQ.M. EXCLUDING PARKADE
COMMON (PARKADE) 87 SQ.M.
COMMON (MAIN) 213 SQ.M.
COMMON (SECOND) 160 SQ.M.
COMMON (THIRD) 160 SQ.M.
COMMON (FOURTH) 160 SQ.M.
TOTAL (NET) 499 SQ.M. EXCLUDING PARKADE
TOTAL (GROSS) 5390 SQ.M. EXCLUDING PARKADE

F.A.R.
ALLOWABLE 1.38 (WITH UNDERGROUND PARKING)
PROPOSED:
21 UNIT BLDGS ALL FLOORS 5390 SQ.M.
TOTAL 16,140 SQ.M. = 0.92

DENSITY:
PROPOSED: 213 UNITS

UNIT COUNT:	MAIN	2-4TH FLOORS	BUILDING
ONE BEDROOM	9	10 (3)	39
TWO BEDROOM	6	6 (3)	24
THREE BEDROOM	2	2 (3)	8
TOTAL	17	18 (3)	71 (3) + 213

BUILDING HEIGHT:
ALLOWABLE: 14M
PROPOSED: 13.54M

BETACKS
FRONT 3.0M ALLOWABLE PROPOSED 3.0M
REAR 10.5M ALLOWABLE PROPOSED 50.0M
SIDE 3.0M ALLOWABLE PROPOSED 3.0M
SIDE 3.0M ALLOWABLE PROPOSED 3.0M

PARKING:
REQUIRED

RESIDENTIAL PER BUILDING:
THREE BEDROOM = 6' 1.66 = 13.44
TWO BEDROOM = 26' 1.44 = 34.56
ONE BEDROOM = 20' 1.07 = 41.73
89.73 STALLS PER BUILDING * 3 = 269.19

TOTAL 270.0

VISITOR:
3 PER 22 STALLS (INCLUDED IN TOTAL) 11
TOTAL PARKING REQUIRED 279

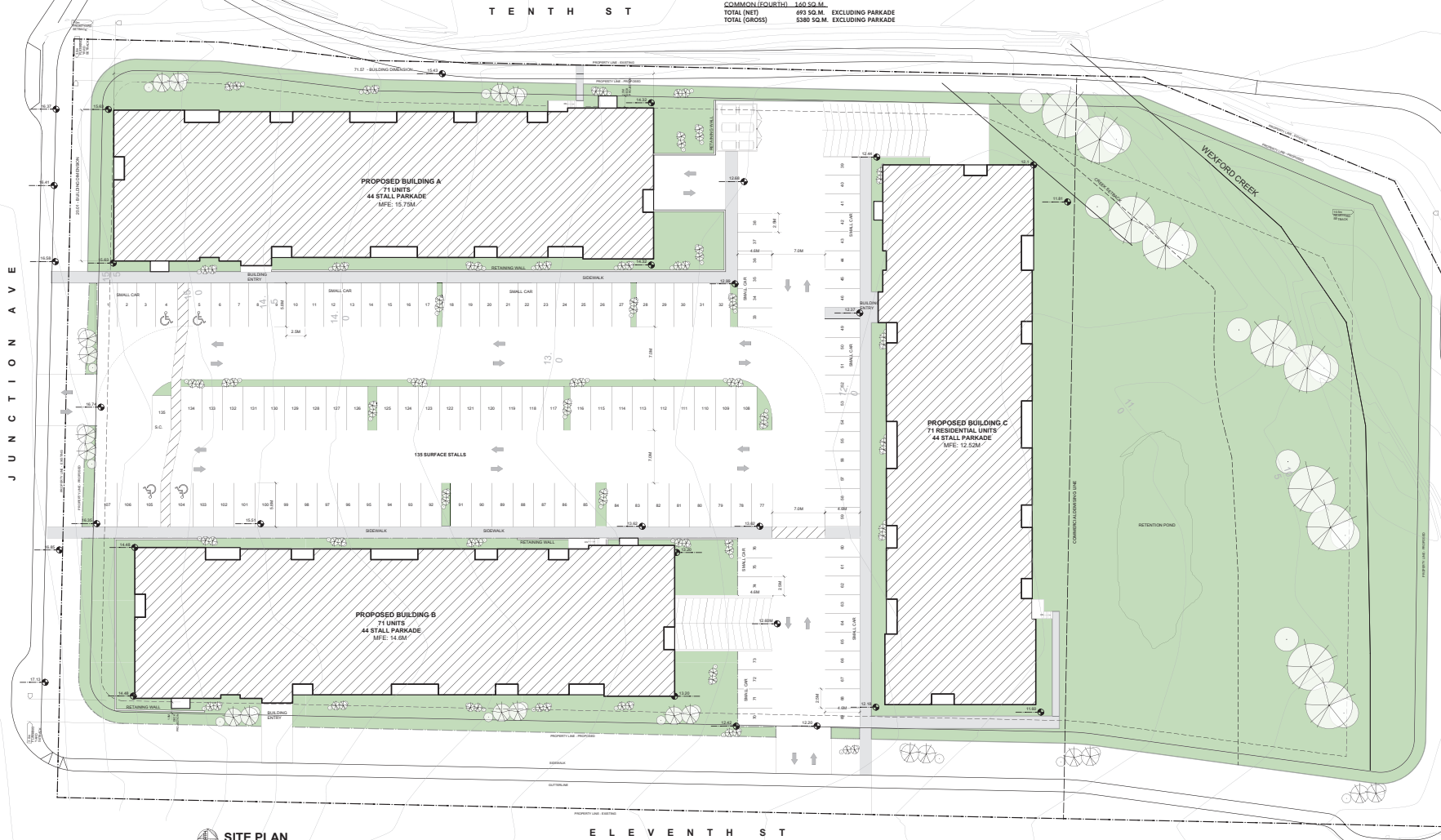
PROVIDED STANDARD:
SMALL CAR (ALLOWABLE 40%/108) 108
HANDICAP STALLS 6
TOTAL 270

BICYCLE PARKING
REQUIRED
LONG TERM 0.5 PER DWELLING UNIT 0.5*213 = 106.5
SHORT TERM 0.1 PER DWELLING UNIT 0.1*213 = 21

PROVIDED LONG TERM PROVIDED UNDERGROUNDS (PER BUILDING)
SHORT TERM PROVIDED IN LANDSCAPE (REFER TO LANDSCAPE)

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.



SITE PLAN
SCALE: 1:250

THUJA
architecture + design

Tom Schöte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.650.7901 E: info@thujaarchitecture.ca

ISSUED FOR REVIEW
ISSUED FOR DP NOV 2019
ISSUED FOR COORD JAN 02 2020
ISSUED FOR COORD FEB 19 2020
ISSUED FOR COORD MAR 05 2020

RECEIVED
DP 1190
2020-APR-07
Current Planning

PROJECT
1300 JUNCTION MULTI-FAMILY

DRAWING
PROPOSED SITE PLAN

SCALE AS NOTED PROJECT NO. 19--
DATE DRAWN BY TS/SS
SHEET

PR2

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.



Tonia Schöte - Architect AIBC LEED AP
 41289 Horizon Dr. Squamish BC V8B 0Y7
 T: 250.650.7901 E: info@thujaarchitecture.ca

ISSUED FOR REVIEW
 ISSUED FOR DP NOV 2019
 ISSUED FOR COORD JAN 02 2020
 ISSUED FOR COORD FEB 19 2020
 ISSUED FOR COORD MAR 05 2020

RECEIVED
 DP 1190
 2020-APR-07
 Current Planning

PROJECT
 1300 JUNCTION MULTI-FAMILY

DRAWING
 PROPOSED ELEVATIONS - BUILDING A

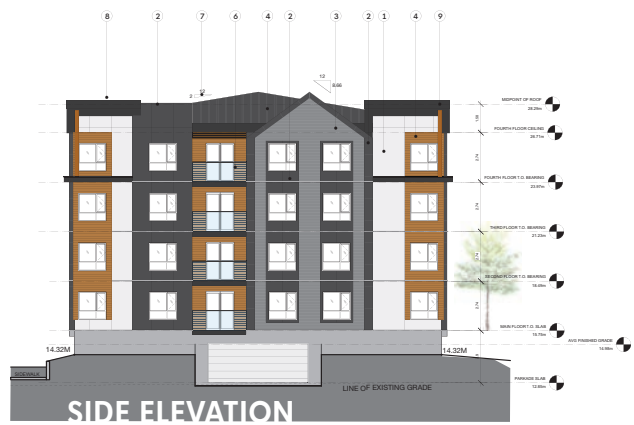
SCALE AS NOTED PROJECT NO. 19-...
 DATE DRAWN BY TS/SS

SHEET

PR5



FRONT ELEVATION - BLDG A



SIDE ELEVATION

- MATERIAL LEGEND
- 1 FIBRE CEMENT PANELS IN "LIGHT MIST"
 - 2 FIBRE CEMENT PANELS IN "IRON GREY"
 - 3 FIBRE CEMENT LAP SIDING "NIGHTTRIDER" TRUEGRAIN SERIES 7" EXPOSURE
 - 4 FIBRE CEMENT LAP SIDING "CEDARTONE" 7" EXPOSURE
 - 5 CORRUGATED METAL SIDING - REGENT GREY
 - 6 RAILINGS - PAINTED BLACK WITH GLASS
 - 7 FASCIA - BLACK
 - 8 SOFFIT - PERFORATED METAL BLACK
 - 9 STEEL COLUMNS - PAINTED
 - 10 ROOFING - STANDING SEAM METAL - CHARCOAL GREY



SIDE ELEVATION



REAR ELEVATION

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.



FRONT ELEVATION - BLDG B



SIDE ELEVATION

- MATERIAL LEGEND**
- 1 FIBRE CEMENT PANELS IN "LIGHT MIST"
 - 2 FIBRE CEMENT PANELS IN "IRON GREY"
 - 3 FIBRE CEMENT LAP SIDING "NIGHTRIDER" TRUEGRAIN SERIES 7" EXPOSURE
 - 4 FIBRE CEMENT LAP SIDING "CEDARTONE" 7" EXPOSURE
 - 5 CORRUGATED METAL SIDING - REGENT GREY
 - 6 RAILINGS - PAINTED BLACK WITH GLASS
 - 7 FASCIA - BLACK
 - 8 SOFFIT - PERFORATED METAL BLACK
 - 9 STEEL COLUMNS - PAINTED
 - 10 ROOFING - STANDING SEAM METAL - CHARCOAL GREY



SIDE ELEVATION



THUJA
architecture + design

Tonia Schöte - Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.650.7901 E: info@thujaarchitecture.ca

ISSUED FOR REVIEW
ISSUED FOR DP NOV 2019
ISSUED FOR COORD JAN 02 2020
ISSUED FOR COORD FEB 19 2020
ISSUED FOR COORD MAR 05 2020

RECEIVED
DP 1190
2020-APR-07
CURRENT PLANNING

PROJECT
1300 JUNCTION MULTI-FAMILY

DRAWING
PROPOSED ELEVATIONS - BUILDING B

SCALE AS NOTED PROJECT NO. 19--
DATE DRAWN BY TS/SS

PR6

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.



FRONT ELEVATION - BLDG C



SIDE ELEVATION

- MATERIAL LEGEND**
- 1 FIBRE CEMENT PANELS IN "LIGHT MIST"
 - 2 FIBRE CEMENT PANELS IN "IRON GREY"
 - 3 FIBRE CEMENT LAP SIDING "NIGHTRIDER" TRUEGRAIN SERIES 7" EXPOSURE
 - 4 FIBRE CEMENT LAP SIDING "CEDARTONE" 7" EXPOSURE
 - 5 CORRUGATED METAL SIDING - REGENT GREY
 - 6 RAILINGS - PAINTED BLACK WITH GLASS
 - 7 FASCIA - BLACK
 - 8 SOFFIT - PERFORATED METAL BLACK
 - 9 STEEL COLUMNS - PAINTED
 - 10 ROOFING - STANDING SEAM METAL - CHARCOAL GREY



SIDE ELEVATION



REAR ELEVATION



Tonia Schöte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.650.7901 E: info@thujaarchitecture.ca

ISSUED FOR REVIEW
ISSUED FOR DP NOV 2019
ISSUED FOR COORD JAN 02 2020
ISSUED FOR COORD FEB 19 2020
ISSUED FOR COORD MAR 05 2020

RECEIVED
DP 1190
2020-APR-07
Corbett Planning

PROJECT
1300 JUNCTION MULTI-FAMILY

PROPOSED ELEVATIONS - BUILDING C

SCALE	AS NOTED	PROJECT NO.	19--
DATE		DRAWN BY	TS/SS

PR7

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION, AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.



11TH AVENUE STREETVIEW

THUJA
architecture + design

Tonia Schöte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.650.7901 E: info@thujaarchitecture.ca

NO.	DATE	ISSUED FOR	FOR	REVIEW
		ISSUED FOR DP		NOV 2019
		ISSUED FOR COORD		JAN 02 2020
		ISSUED FOR COORD		FEB 19 2020
		ISSUED FOR COORD		MAR 05 2020

RECEIVED
DP 1190
2020-APR-07
Current Planning

PROJECT
1300 JUNCTION MULTI-FAMILY

DRAWING
MATERIALS

SCALE	AS NOTED	PROJECT NO.	19--
DATE		DRAWN BY	TS/SS

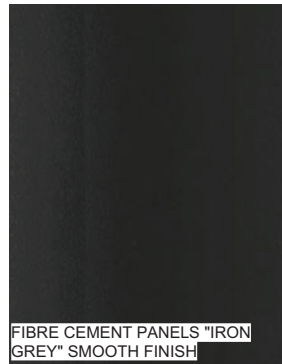
SHEET
PR9

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

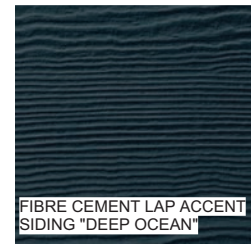
COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.



FIBRE CEMENT LAP SIDING "NIGHTRIDER"



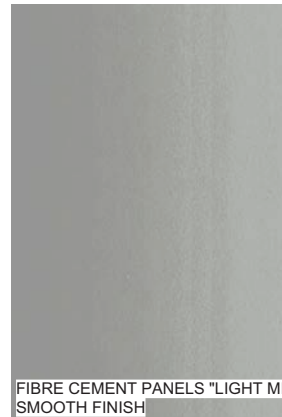
FIBRE CEMENT PANELS "IRON GREY" SMOOTH FINISH



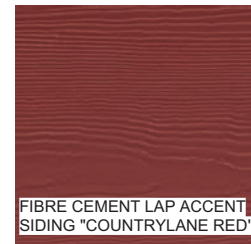
FIBRE CEMENT LAP ACCENT SIDING "DEEP OCEAN"



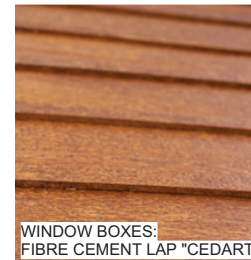
CORRUGATED METAL "REGENT GREY"



FIBRE CEMENT PANELS "LIGHT MIST" SMOOTH FINISH



FIBRE CEMENT LAP ACCENT SIDING "COUNTRYLANE RED"



WINDOW BOXES: FIBRE CEMENT LAP "CEDARTONE"



STANDING SEAM METAL ROOFING "CHARCOAL GREY"



HANDRAILS + FASCIAS PAINTED "BLACK"

THUJA
architecture + design

Tonia Schölte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.650.7901 E: info@thujaarchitecture.ca

NO.	DATE
ISSUED FOR	REVIEW
ISSUED FOR DP	NOV 2019
ISSUED FOR COORD	JAN 02 2020
ISSUED FOR COORD	FEB 19 2020
ISSUED FOR COORD	MAR 05 2020

RECEIVED
DP 1190
2020-APR-07
Current Planning

PROJECT
1300 JUNCTION MULTI-FAMILY

DRAWING
MATERIALS

SCALE	AS NOTED	PROJECT NO.	19--
DATE		DRAWN BY	TS/SS

PR8

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.



Toni Schöte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.650.7901 E: info@thujaarchitecture.ca

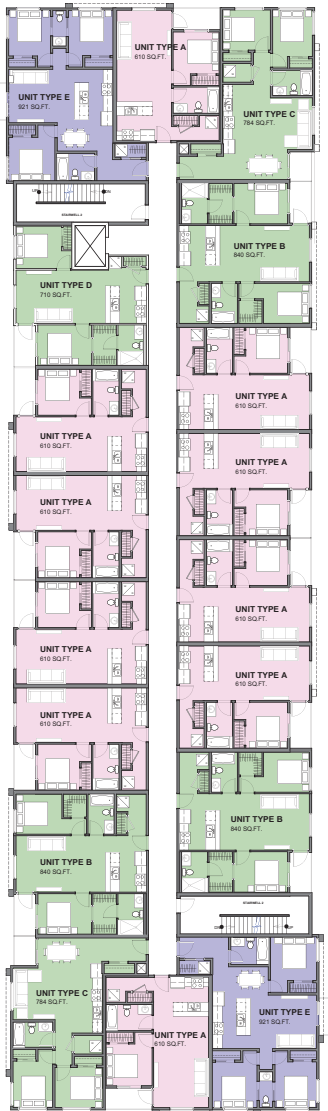
NO. 040
ISSUED FOR REVIEW
ISSUED FOR DP NOV 2019
ISSUED FOR COORD JAN 02 2020
ISSUED FOR COORD FEB 19 2020
ISSUED FOR COORD MAR 05 2020

RECEIVED
DP 1190
2020-APR-07
Consult Planning

PROJECT
1300 JUNCTION MULTI-FAMILY

DRAWING
PROPOSED FLOOR PLANS

SCALE	AS NOTED	PROJECT NO.	19--
DATE		DRAWN BY	TS/SS
SHEET			



FLOOR PLAN - 2ND/3RD/4TH

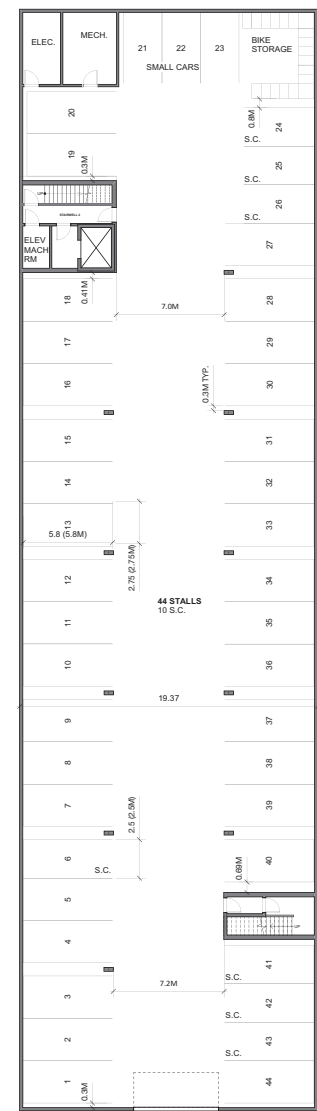
SCALE: 1:150

- 1 BEDROOM UNIT
- 2 BEDROOM UNIT
- 3 BEDROOM UNIT



FLOOR PLAN - MAIN

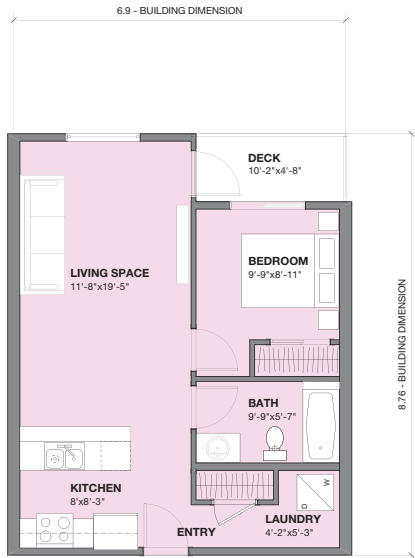
SCALE: 1:150



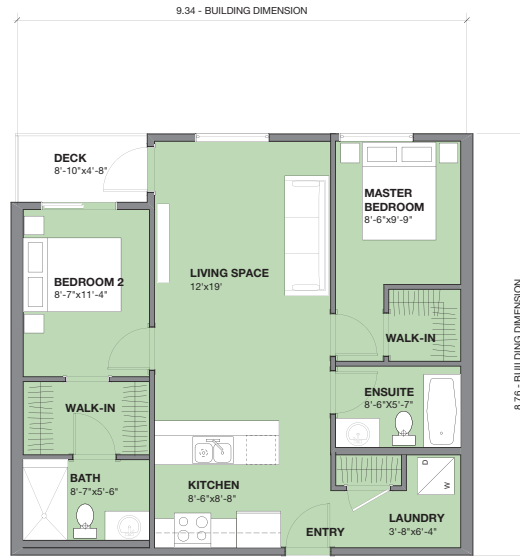
FLOOR PLAN - PARKADE

SCALE: 1:150

PR3



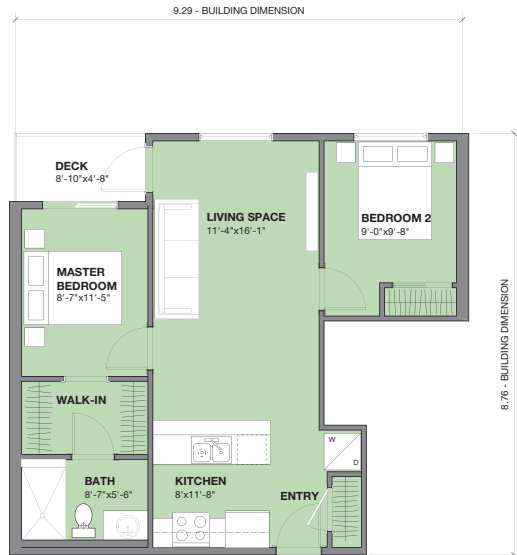
ONE BEDROOM "A"
SCALE: 1/4"=1'-0"



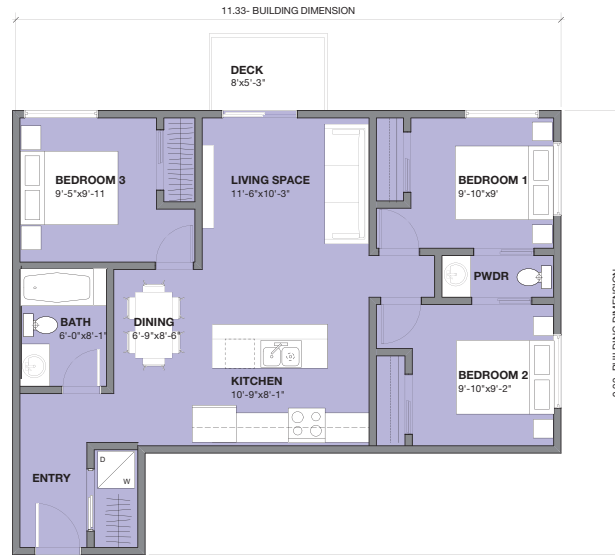
TWO BEDROOM "B"
SCALE: 1/4"=1'-0"



TWO BEDROOM "C"
SCALE: 1/4"=1'-0"



TWO BEDROOM "D"
SCALE: 1/4"=1'-0"



THREE BEDROOM "E"
SCALE: 1/4"=1'-0"

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

COPYRIGHT RESERVED. THESE PLANS ARE THE PROPERTY OF THUJA ARCHITECTURE STUDIO. TO BE USED SOLELY FOR THE PROJECT SHOWN. UNAUTHORIZED REPRODUCTION OR USE IN ANY MANNER IS NOT PERMISSIBLE.



THUJA
architecture + design

Tonia Schöte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.650.7901 E: info@thujaarchitecture.ca

NO. DATE
ISSUED FOR REVIEW
ISSUED FOR DP NOV 2019
ISSUED FOR COORD JAN 02 2020
ISSUED FOR COORD FEB 19 2020
ISSUED FOR COORD MAR 05 2020

RECEIVED
DP 1190
2020-APR-07
DRAFT PLANS

PROJECT
1300 JUNCTION MULTI-FAMILY

DRAWING
PROPOSED UNIT PLANS

SCALE AS NOTED PROJECT NO. 19--
DATE DRAWN BY TS/SS

SHEET

PR4



Date	Revisions	By
August 20 2018	ISSUE FOR REZONING	LS
Dec. 18, 2019	FOR DISCUSSION	LS
FEB. 10, 2020	UPDATE FOR DISCUSSION	LS
MAR. 13, 2020	ISSUE FOR DP SUBMISSION	LS

LAZZARIN SVISDAHL
LANDSCAPE ARCHITECTS
203-1300 1st Avenue, Prince George B.C. V2L 2Y3
250-563-6158 www.la-landarch.com

Project
1300 Junction Avenue
Nanaimo, BC

Sheet Title
Landscape Plan

Date
August 13, 2018
Scale
1:300
Drawn By
LS
Project No.

Copyright reserved. This drawing and the design are, and all at times remain the exclusive property of Lazzarin Svisdahl Landscape Architects Ltd. and cannot be used without the Landscape Architects written consent.

Drawing No.



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Trees				
VM	Acer canadense	Wine Maple (small stem)	8	#2 pot
CN	Chamaecyparis nootkatensis	Alaska Yellow Cedar	7	2m
Cn	Cornus ruttalis 'Eddie's White Wonder'	Pacific Dogwood Eddie's White Wonder	7	6cm Cal.
Cp	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	7	6cm Cal.
Fr	Fagus sylvatica 'Red Obsidian'	Red Obsidian Beech	3	6cm Cal.
GS	Gleditsia triacanthos var. inermis 'Surburn'	Surburnt Honeylocust	8	6cm Cal.
PH	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	11	2m
O	Quercus garryana	Garry Oak	1	6cm Cal.
Obp	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6	6cm Cal.
Ogs	Ginkgo biloba 'Gold Spire'	Gold Spire Maidenhair	13	6cm Cal.
Shrubs				
Aa	Ambelanchier alnifolia	Serviceberry	13	#2 pot
Jp	Juniperus horizontalis 'Blue Prince'	Blue Prince Juniper	19	#2 pot
S	Gaultheria shallon	Sailor	59	#2 pot
D	Hedera helix	Common Ivy	18	#2 pot
Log	Mahoea nervosa	Loose Drapes Grape	34	#1 pot
Pm	Penus mugo pumilio	Dwarf Mugo Pine	12	#2 pot
Pl	Pharisa laevis 'Oto Layken'	Oto Layken English Laurel	240	#2 pot
Rh	Rhododendron x 'Cunningham's White'	Cunningham's White Rhododendron	24	#2 pot
Rn	Rosa nutkana	Nootka Rose	20	#2 pot
Sjp	Spiraea japonica 'Little Princess'	Little Princess Spirea	13	#2 pot
Ss	Sarcococca confusa	Sweet Box	67	#2 pot
Sj	Skimmia japonica	Japanese Skimmia	70	#2 pot

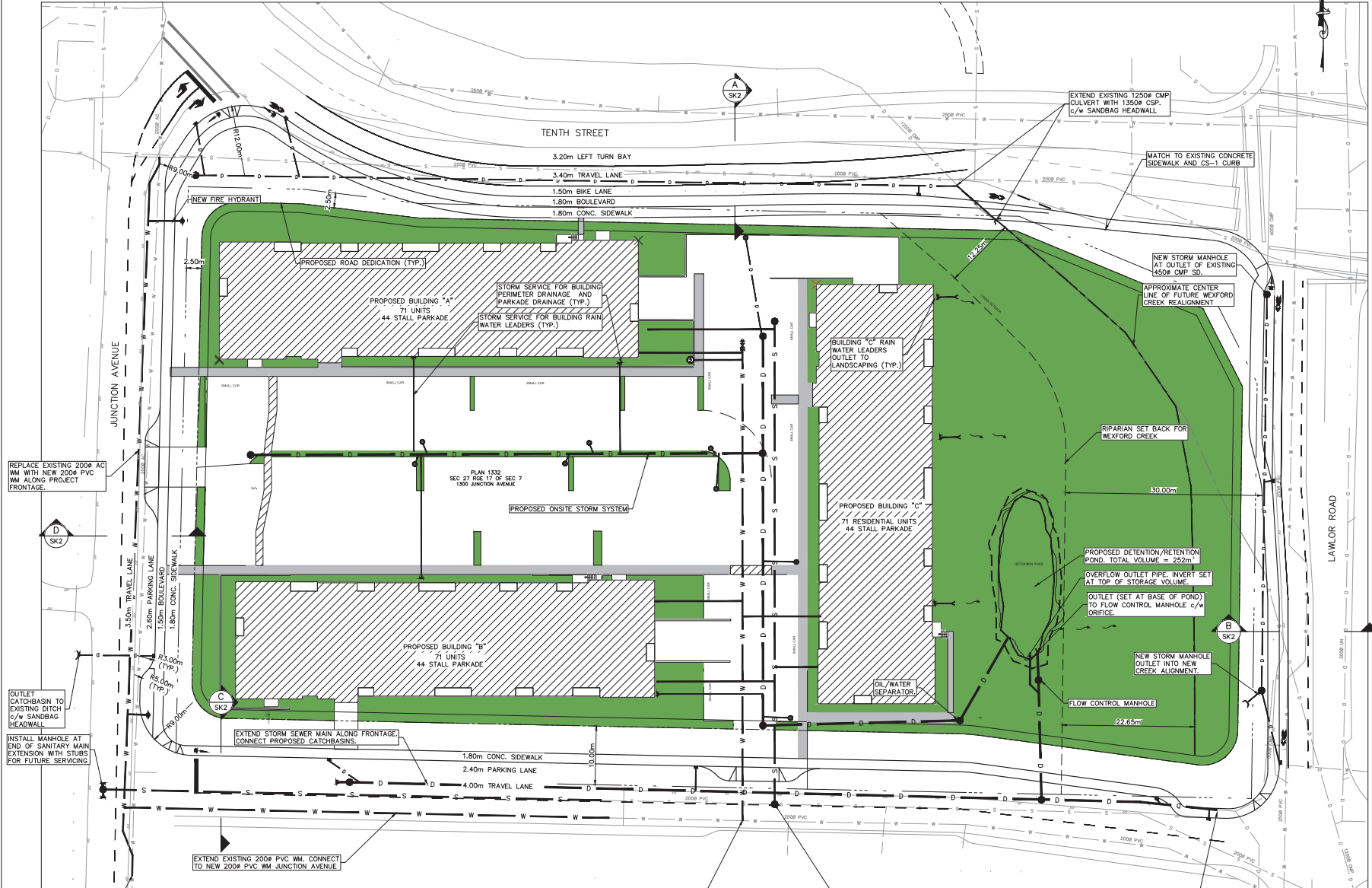
SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Ornamental Grasses				
Cl	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	48	#1 pot
Dc	Deschampsia cespitosa 'Bronsenheider'	Tufted Hair Grass	272	#1 pot
Ph	Pennisetum alopecuroides 'Hameli'	Dwarf Fountain Grass	68	#1 pot
Ferns				
Mf	Adiantum	Maidenhair Fern	36	#1 pot
sf	Polystichum munium	Sword Fern	63	#1 pot
Perennials				
Hb	Hemerocallis hybrid	Daylily hybrid	16	#1 pot
k	Arctostaphylos uva-ursi	Kinnickinnick	14	10 cm

ALL WORK AND MATERIALS SHALL BE TO BCSLA, CNLA STANDARDS

LEGEND

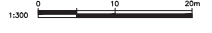
- Property Line
- Proposed Property Line
- Brushed Concrete Sidewalk - Refer to Civil Eng. Dwg.
- Ground Floor Patio/Decks - Surface Treatment To Be Determined
- Native Planting Blended into Riparian Area Along Creek
- Planting Beds cw 60 mm Bark Mulch on Filter Fabric or Approved Growing Medium At Specified Depths (450 mm minimum For Shrubs & 750 mm minimum For Trees)
- Planting Bed cw 60 mm 3/4" Washed Crush Rock Groundcover on Filter Fabric on Approved Growing Medium, 450 mm Min.
- Seeded Grass for Lawn Areas cw 150 mm Min. of Approved Growing Medium Over Prepared Subgrade.
- Decorative Cobble River Rock/Drain Rock (or Approved Alternative) on Filter Fabric cw 2" x 4" Pressure Treated Wood Edger Where Noted On Plan
- 4" x 4" Pressure Treated Wood Edger Between Plant Bed & Lawn
- Retaining Walls - Refer to Eng. For Design & Details

File: \\N:\proj\h\4689-001_1300 Junction Avenue\DWG\1300-001.dwg Plot Time: Mon, 20 12:11 PM User: Patrick Ryan



**ISSUED FOR
DEVELOPMENT PERMIT**

RECEIVED
DP 1190
2020-APR-07



NO.	DATE	ISSUED FOR
A	2019.05.09	REZONING APPLICATION
B	2020.03.24	ISSUED FOR DEVELOPMENT PERMIT

CURT

1300 JUNCTION AVENUE
NANAIMO, BC
WESTURBAN DEVELOPMENTS LTD.

HEROLD ENGINEERING
1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: info@heroldengineering.com

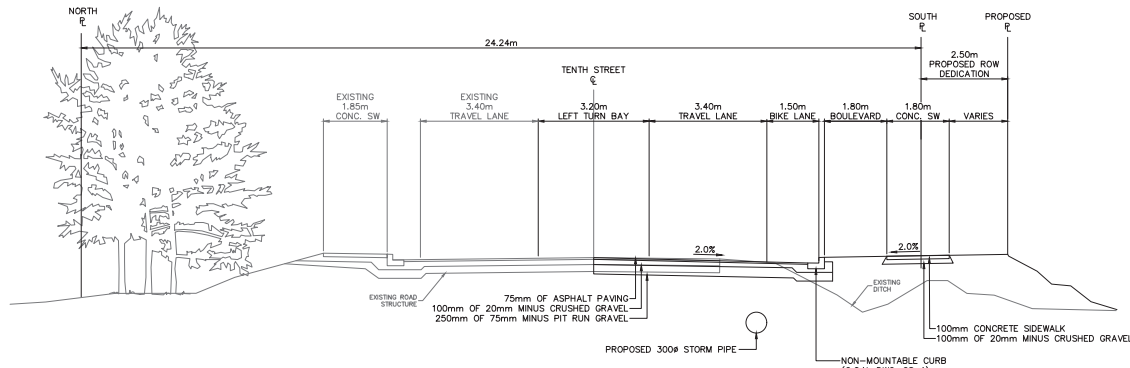
©Copyright reserved. This drawing contains the intellectual property of Herold Engineering Limited and may not be copied, reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written consent of Herold Engineering Limited.

SITE SERVICING

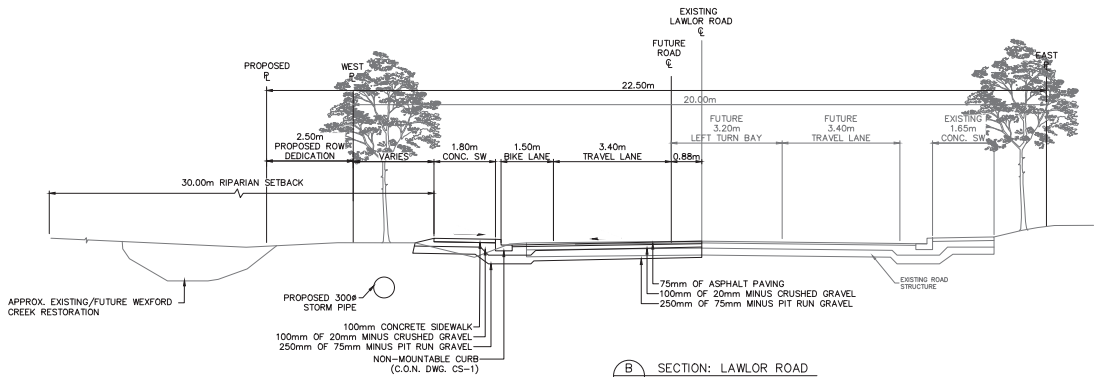
DESIGNED	ENGINEER'S SEAL
EDGAP	
DESIGN REVIEW	
PGR	
DRAFTED	
EDGAP	
DRAFTING REVIEW	
PGR	
PROJECT NO.	CLIENT DRAWING NO.
4689-001	
SCALE	PERMIT NO.
H: 1:300	
M: 1:2.5	
REV. DRAWING NO.	REVISION
SK-1	B
	1 of 3

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

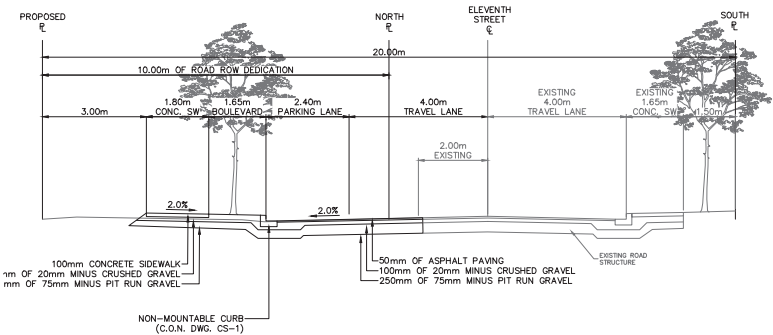
File: \\N:\Projects\1488-001_1300 Junction Avenue\1488-001 Base - P1 Edits.dwg Plot Time: Mon, Jul 20 12:11 PM User: Patrick Ryan



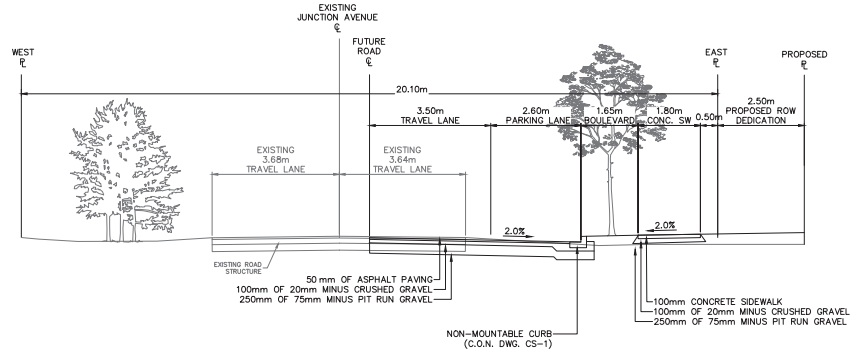
A SECTION: TENTH STREET
SK1 NTS



B SECTION: LAWLOR ROAD
SK1 NTS



C SECTION: ELEVENTH STREET
SK1 NTS



D SECTION: JUNCTION AVENUE
SK1 NTS

ISSUED FOR
DEVELOPMENT PERMIT

ISSUES		
NO.	DATE	ISSUED FOR
A	2019.05.09	REZONING APPLICATION
B	2020.03.24	ISSUED FOR DEVELOPMENT PERMIT

CLIENT

1300 JUNCTION AVENUE
NANAIMO, BC
WESTURBAN DEVELOPMENTS LTD.

HEROLD ENGINEERING
1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: info@heroldeng.com

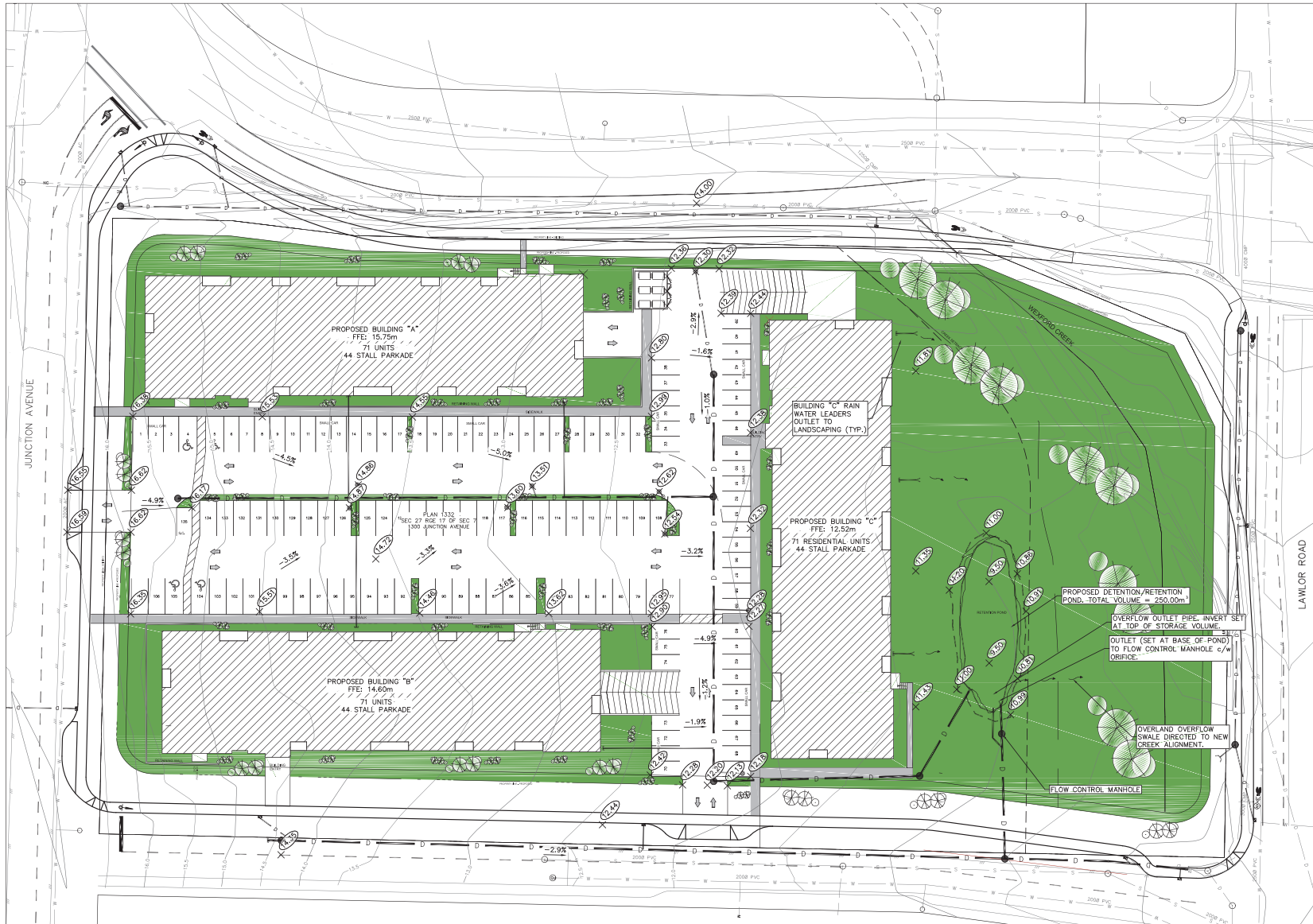
ROAD SECTIONS

DESIGNED	EDGAP	ENGINEER'S SEAL
DESIGN REVIEW	PGR	
DRAFTED	EDGAP	
DRAFTING REVIEW	PGR	
PROJECT NO.	4669-001	CLIENT DRAWING NO.
SCALE	N/A	PERMIT NO.
HELD DRAWING NO.	SK-2	REVISION
		2 of 3

RECEIVED
DP1190
2020-APR-07

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

File: \\N:\Projects\1300 Junction Avenue\1300 Junction Avenue\1300-01.dwg Plot Time: Mon, 24, 20 1:21 PM User: Patrick Ryan



ISSUED FOR
DEVELOPMENT PERMIT

0 10 20m
1:300

RECEIVED
DP 1190
2020-APR-07
CANTON PROJECTS

ISSUES	No.	DATE	ISSUED FOR
	1	2020.05.26	PRELIMINARY APPLICATION
	8	2020.03.24	ISSUED FOR DEVELOPMENT PERMIT

CLIENT

1300 JUNCTION AVENUE

NANAIMO, BC
WESTURBAN DEVELOPMENTS LTD.

HEROLD ENGINEERING
1051 Vancouver St, Victoria, BC V8V 4T6
Tel: 250-590-4875 Fax: 250-590-4392
Email: info@heroldengineering.com

©Copyright reserved. No warranty is made for the use of this drawing for any purpose other than that for which it was prepared. Herold Engineering Limited shall not be liable for any errors or omissions in this drawing.

SITE GRADING &
STORM WATER
MANAGEMENT

DESIGNED	ENGINEER'S SEAL
EGAP	
DESIGN REVIEW	
EGAP	
DRAFTED	
EGAP	
DRAFTING REVIEW	
PGR	
PROJECT NO.	CLIENT DRAWING NO.
4669-001	
SCALE	PERMIT NO.
1:300	
NS/20	
REL. DRAWING NO.	REVISION
SK-3	3 of 3

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

AERIAL PHOTO



DEVELOPMENT PERMIT NO.1190

 1300 JUNCTION AVENUE