



WESTURBAN DEVELOPMENTS LTD.

111-2036 South Island Hwy, Campbell River, BC V9W 2C8

Phone: (250)-914-8485

Fax: (250) 914-8490

July 28, 2020

via email: Caleb.Horn@nanaimo.ca

Caleb Horn, Planner, Current Planning Section
City of Nanaimo
411 Dunsmuir Street
Nanaimo, BC, V9R 5J6

Dear Mr. Horn:

RE: RESPONSE TO DESIGN ADVISORY PANEL RECOMMENDATION, DP001187

In response to the Design Advisory Panel's (DAP) recommendations, made on June 25, 2020, regarding the proposed development at 550 Brechin Road, the following revisions have been made to the proposed design. Also, specific and relevant guidelines from the General DP Guidelines, Steep Slope Guidelines and Newcastle + Brechin Urban Design Guidelines have been included to show how our changes align with the plan. We have also addressed the comments from the Staff Report that was included as part of the DAP meeting materials.

Design Advisory Panel Recommendations

1. Consider ways to provide increased amenity space onsite.

We have added an amenity area to the parkade roof that is accessible from the main floor of the building.

In alignment with:

- Newcastle + Brechin Neighbourhood Plan: Part III – Site Design – Section 4 “*Site design should create large blocks or areas of usable open space.*” (pg. 8)
- General DP Guidelines Part III – Site Design – Section 4 “*Site design should create large blocks or areas of usable open space.*” (pg. 8)

2. Consider ways to strengthen the columns on the braces of the building.

The columns have been adjusted in size to give the perception of added strength.

3. Consider the use of local indigenous species within the landscape concept plan.

The extensive landscape plan includes 74% native species as shown in the Project Plant List detailed by percent allocation.

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# of plants	709	248
% native plants	74%	26%

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
Trees				
VM	Acer circinatum	Vine Maple (multi stem)	15	#5pot
Dm	Acer glabrum	Douglas Maple	16	#5pot
Cn	Cornus nuttallii 'Eddie's White Wonder'	Pacific Dogwood Eddie's White Wonder	11	5cm Cal.
CN	Chamaecyparis nootkatensis	Alaska Yellow Cedar	12	2m
Fs	Fagus sylvatica 'Red Obelisk'	Red Obelisk Beech	13	6cm Cal.
Fs	Pinus sylvestris	Scots Pine	4	2m
PB	Picea nigra	Black Spruce	3	2m
Pu	Pinus uncinata	Mountain Pine	6	#5pot
Pp	Pinus ponderosa	Ponderosa Pine	13	2m
Shrubs				
Arl	Azalea x 'Rosy Lights'	Rosy Lights Azalea	11	#2pot
Cs	Cornus stolonifera	Red Twig Dogwood	66	#2pot
DI	Diervilla lonicera	Northbush Honeysuckle	47	#2pot
O	Holodiscus discolor	Ocean spray	26	#2pot
Og	Mahonia aquifolium	Tall Oregon Grape	74	#2pot
Mr	Mahonia repens	Creeping Oregon Grape	114	#2pot
Fl	Philadelphus virginalis	Mock Orange	3	#2pot
Rhc	Rhododendron x 'Cunningham'	Cunningham Rhododendron	6	#2pot
Sdr	Spiraea 'Darts Red'	Darts Red Spirea	55	#2pot
Sc	Sarcococca confusa	Sweetbox	14	#2pot
S	Gaultheria Shallon	Sisal	55	#2pot
Sb	Symphoricarpos albus	Snowberry	67	#2pot
Vd	Viburnum davidii	David Viburnum	30	#2pot
Ornamental Grasses & Groundcover				
Ck	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	46	#1pot
Dc	Deschampsia cespitosa	Tufted Hairgrass	106	#1pot
H	Helictotrichon sempervirens	Blue Oat Grass	13	#1pot
k	Arctostaphylos uva-ursi	Kinnickinnick	6	10cm pot
Perennials				
Mf	Adiantum pedatum	Maidenhair Fern	72	#1pot
Of	Matteuccia struthiopteris	Ostrich Fern	24	#1pot
sr	Smilacina racemosa	False Solomon's Seal	29	10cm pot

Figure 1 Project Plant List

Staff Report Comments

1. Consider opportunities to reduce the perceived vertical massing.

In order to reduce the perceived massing, we have:

- reduced the slope of the roof, bringing the height down;
- lightened the siding colour; and
- added more and larger window boxes in a natural wood colour to break up the verticality of the project.

In alignment with:

- General DP Guidelines Part III – Building Design – Section 1 “Building mass should be compatible with adjacent buildings and the streetscape” and “Large, bulky buildings out of scale with adjacent developments are discouraged.” (pg. 11)

2. Further rationale should be provided in support of the height variance request.

We have eliminated the requirement for a height variance by reducing the slope of the roof. The building design also takes into account the views from adjacent overlooking properties. These

properties are on Brechin Road and they are situated at a much higher elevation than our proposed building (approximately 3 storeys). The roof is designed to dip in the middle to allow for a view corridor over the top of this section. All other surrounding properties do not overlook this project.

In alignment with:

- General DP Guidelines Building Design – Section 2 “Building heights should be designed in consideration of views from overlooking properties, access to sunlight of adjacent properties, and provide for privacy from overlooking adjacent uses” (pg. 12)

3. Retaining wall details are required to help determine support for the retaining wall height variance.

Retaining wall heights have been reduced through a new grading scheme and a variance is no longer required. The design of the retaining walls is within the character of the neighbourhood and will be completely screened once landscaping is established.

In alignment with:

- Steep Slope Design Guidelines:
 - Section 3.13 – 4 – Guideline #2 “Retaining walls should respect the natural character of the site and not be dominating or fortress-like.” (pg. 15)
 - Section 3.13 – 4 – Guideline #3 “Retaining wall height should generally be limited to 3.0m for roads and site works, 1.2m for front yards, and 2.4m for rear and side yards. Higher walls may be appropriate where they are articulated, have a surface texture/pattern, or where sufficient landscaping is provided at its base.” (pg. 15)

4. Look at opportunities to break the long horizontal roofline and building mass.

The roofline was selected because of its minimal mass. A low sloping roof is much less intrusive and more streamlined (appearing less bulky) than a traditional gable or hip roof. The butterfly roof form allows the height of the building to remain as low as possible (while meeting RCABC standards) and provides variation by dipping in the middle of the building form. This is a dramatic and architecturally pleasing roofline. A flat roof would not allow for as much articulation and a gable roof would make the building much larger.

The facade of the building is broken up by inset decks, larger window boxes and varying materials.

The angle of the building created by fronting two streets also breaks up the massing. Vehicles and pedestrians travelling along Brechin Road would experience the building as much smaller than it actually is as they would only see the Brechin Road portion. This view would be combined with direct sight lines to the beach as they near the intersection.

In alignment with:

- Steep Slope Guidelines:
 - Section 3.4.2 – 2 – Guideline #1 “Respond to the natural slope of the hillside by using a stepped foundation and setting the building into the hillside to help integrate it with the natural landform.” (pg. 35);
 - Section 3.4.2 – 2 – Guideline #3 “Avoid large, unbroken expanses of wall and long building masses. Rather, design buildings with smaller or less massive building components which reflect the sloped character of the site.” (pg. 35))

5. The guideline recommends new projects to be contextual with adjacent developments. This can be achieved by breaking up the massing, providing a view corridor through the entry lobby, and/or mimicking the form of single residential dwellings in the entryways for ground-level units (as discussed, to be explored along Beach Drive).

Based on our assessment of the neighbouring properties, our proposed building is contextual with adjacent developments:

- The property is flanked by two waterfront zones that both allow for 4 storey buildings that would be similar in scale to our building.
- This property is also adjacent to one single family home and a generous setback and plantings have been provided as screening and a buffer.
- The remaining houses that surround this proposal sit much higher or do not front onto this property.
- Additionally, the building will read as a 3-storey building at this intersection because the main floor is lower than the corner of Beach Drive and Brechin Road.

To help reduce the perceived mass, lighter material has been added to the smaller ends of the building.

To allow for a view corridor through the lobby, the elevators have also been moved.

In alignment with:

- Newcastle + Brechin Urban Design Guidelines: Section 2.12 – Guideline #1 “Infill housing should preserve adjacent buildings’ access to light and privacy, and be contextual with adjacent development.” (pg. 107))

6. While the additional 2.2m setback is recommended, there are other ways to reduce the impact of taller buildings near single family homes as noted in the Staff Design Comments presented to the Design Advisory Panel. For example, consider lighter materials on upper floors or projecting the lower floors of ground-level units.

Lighter wood material has been added to the smaller ends of the building and additional (larger) window boxes to help lighten the overall project. The darker colour was also lightened throughout the building. We will not be stepping the building due to the higher potential of water ingress issues because of site exposure.

In alignment with:

- Newcastle + Brechin Urban Design Guidelines: Section 2.12 – Guideline #3 “*An additional minimum setback of 2.2m above the 3rd storey is recommended to ensure variety along the building façade, reduce the impact of taller building on the street, and complement the scale of single-family houses.*” (pg. 107)

7. Individual ground-level units and patio areas could continue the rhythm of single-family dwelling front yards found along Beach Drive.

We have enlarged the patio spaces on Beach Drive and increased the grade along this section of the building to continue the front yard rhythm along this frontage.

In alignment with:

- Newcastle + Brechin Urban Design Guidelines: Section 2.12 – Guideline #26 “Continuing neighbourhood patterns including green front yards is encouraged.” (pg. 112)

8. Consider reducing the overall building scale, for example by removing the roof overhangs on the ends of the building and using more variety in the materials and colours.

As noted above, we have added more of the lighter material throughout the building. The roof overhang on the parkade amenity space remains the same to meet the guideline of year-round

covered space. The remaining overhangs provide weather protection for the suites and have been sized accordingly.

In alignment with:

- Newcastle + Brechin Urban Design Guidelines: Section 2.12 – Guideline #27 *“Reducing the overall building scale is encouraged through the use of articulated elevations, architectural features, and combinations of contrasting materials and colours.”* (pg. 112)

9. While setting back the 4th floor is recommended, as indicated earlier the overall perceived massing can be reduced through varied materiality (see example image on pg. 112 of the Newcastle + Brechin Design Guidelines).

As noted above, we have varied the massing by adding larger window boxes, adding more of the lighter materials and inset decks, and projecting overhangs. Again, the building is large in plan, but from the street it will be perceived as much smaller because of the angle it is on only allowing one wing of the building to be seen at a time from each road.

In alignment with:

- Newcastle + Brechin Urban Design Guidelines: Section 2.12 – Guideline #29 *“Setting back the 4th storey emphasizes the 3rd storey form on the streetscape.”* (pg. 112)

The attached schematics and renderings show the updates that address the point discussed at the DAP. We look forward to the next steps in the approval process.

Sincerely,
WESTURBAN DEVELOPMENTS LTD.

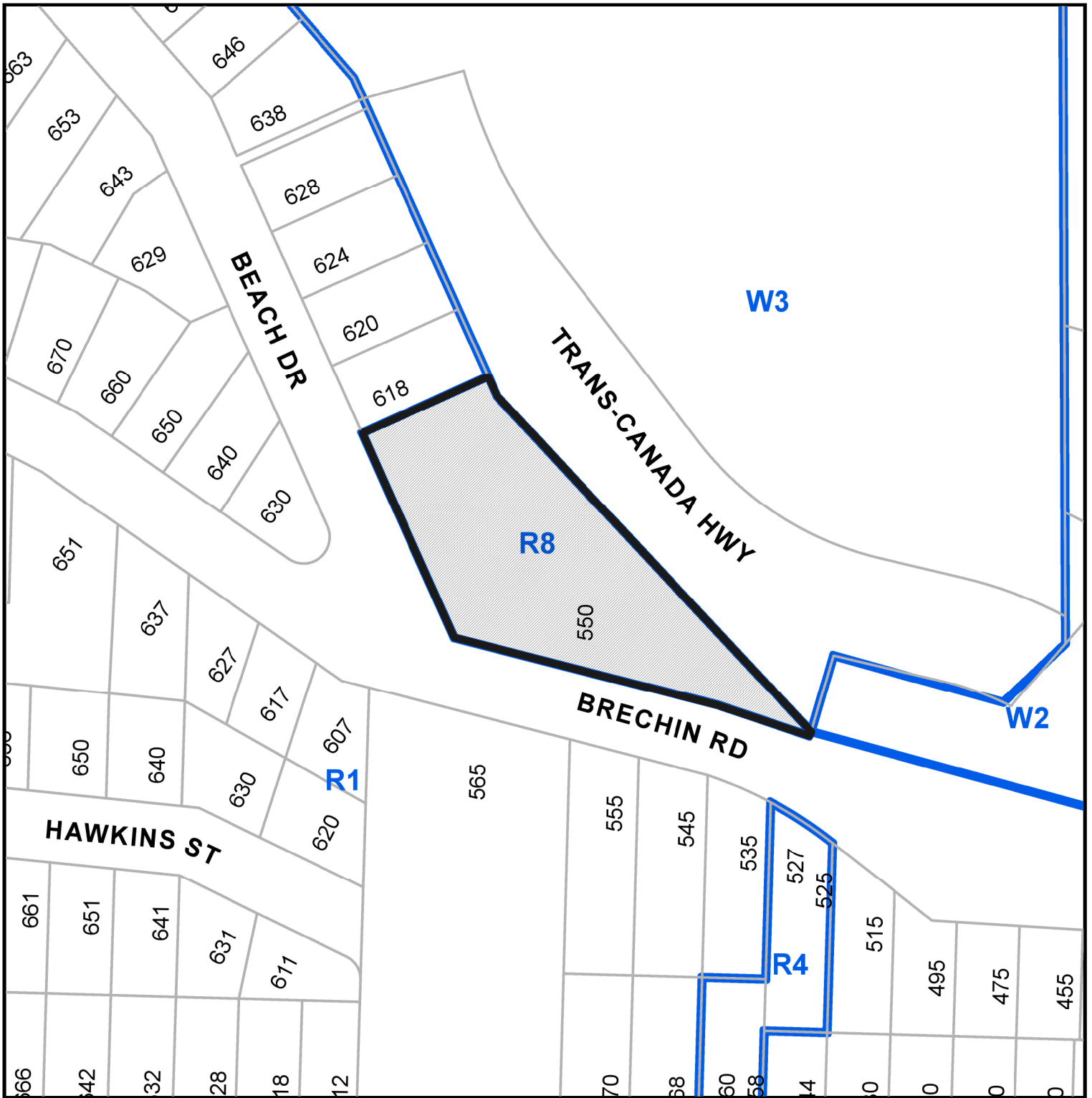


Sarah Alexander, P.Eng., MBA
Director of Development

Attachments:

- Renderings
- Revised Architectural Plans
- Revised Landscape Plans

LOCATION PLAN



DEVELOPMENT PERMIT NO. DP1187

CIVIC: 550 BRECHIN ROAD

LEGAL: LOT 12, SECTION 1, NANAIMO DISTRICT, PLAN 12987



Subject Property

CONSULTANTS LIST

OWNER / DEVELOPER
WESTURBAN DEVELOPMENTS LTD.
 Sean Roy, CEO
 1-1170 Shoppers Row, Campbell River BC V9W 2C8
 250.714.8485
 sroy@westurban.ca

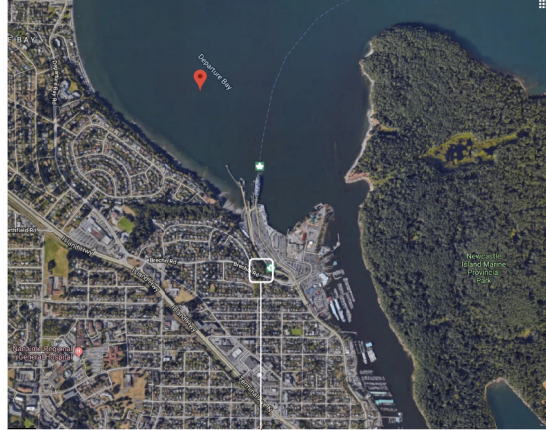
ARCHITECT
THUJA ARCHITECTURE STUDIO LTD.
 Tania Schulte, Architect AIBC, LEED AP
 41289 Horizon Drive Squamish BC V8B 0Y7
 250.550.7901
 info@thujaarchitecture.ca

LANDSCAPE ARCHITECT
LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS
 Lauralin Svistdahl
 202-1300 St Ave, Prince George BC, V2L 2Y3
 250.563.6158
 laurelin.la@outlook.com

CIVIL ENGINEER
CASCARA CONSULTING ENGINEERS LTD.
 Matthew Rosenthal, ASCT
 (c) 250.714.9112
 mrosenthal@cascara.ca

DRAWING INDEX

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LOCATION PLAN

SITE LOCATION

PROJECT DATA

LEGAL ADDRESS:
 LOT 12 SECTION 1 NANAIMO DISTRICT PLAN 12987

OWN ADDRESS:
 500 BRECHIN ROAD, NANAIMO BC

ZONING:
 R8 - MEDIUM DENSITY RESIDENTIAL

LOT SIZE:
 +/- 5218 SQ.M. (65,145 SQ.FT.)

BUILDING AREA:
 PROPOSED FOOTPRINT 1916 SQ.M. (20,624 SQ.FT.)

FLOOR AREAS:

PASADGE	1815 SQ.M. (19,537 SQ.FT.)
MAIN	1418 SQ.M. (15,242 SQ.FT.)
SECOND	1440 SQ.M. (15,500 SQ.FT.)
THIRD	1440 SQ.M. (15,500 SQ.FT.)
FOURTH	1440 SQ.M. (15,500 SQ.FT.)
TOTAL (NET)	5738 SQ.M. EXCLUDING PARKADE (61,742 SQ.FT.)
COMMON (PARKADE)	78 SQ.M. (840 SQ.FT.)
COMMON (MAIN)	300 SQ.M. (3,230 SQ.FT.)
COMMON (SECOND)	278 SQ.M. (2,970 SQ.FT.)
COMMON (THIRD)	278 SQ.M. (2,970 SQ.FT.)
COMMON (FOURTH)	278 SQ.M. (2,970 SQ.FT.)
TOTAL (NET)	1128 SQ.M. EXCLUDING PARKADE (12,142 SQ.FT.)
TOTAL (GROSS)	6864 SQ.M. EXCLUDING PARKADE (73,883 SQ.FT.)

FLOOR AREA RATIO:
 ALLOWABLE: 1.25% UNDERGROUND 10.25% PERCENTAGE OF PARKING = 14.0
 PROPOSED: 1.32

DENSITY:
 PROPOSED: 87 UNITS

LOT COVERAGE:
 40% ALLOWABLE
 34.5% PROPOSED (OPEN DECKS INCLUDED)

USABLE OPEN SPACE:
 REQUIRED:

BUILDING HEIGHT:
 ALLOWABLE: 14M
 PROPOSED: 14M

UNIT COUNT:

	MAIN	2-4TH FLOORS	BUILDING
STUDIO BEDROOM	0	1 (7')	3
ONE BEDROOM	11	11 (7')	44
TWO BEDROOM	10	10 (7')	40
TOTAL	21	22 (7')	87

SETBACKS

	6.0M ALLOWABLE / PROPOSED 6.0M
FRONT	10.0M ALLOWABLE / PROPOSED 10.0M
REAR	4.0M ALLOWABLE / PROPOSED 4.74M
SIDE (PLANNING)	4.0M ALLOWABLE / PROPOSED 5.5M

PARKING:

REQUIRED (AREA 2) 1.62 PER TWO BED * 40 = 64.80	
1.26 PER ONE BED * 44 = 55.44	
TOTAL	120.24
1.06 CELLING BED * 3.1 = 3.28	
TOTAL	123.52
VISITOR = 1 PER 22 STALLS (INCLUDED IN TOTAL) = 5.4	
PROVIDED STANDARD:	69
HANDICAP STALLS	4
SMALL CAR STALLS	20
TOTAL	123

BICYCLE PARKING

REQUIRED:	
LONG TERM 0.6 PER DWELLING UNIT 0.987 * 87 = 85.87	
SHORT TERM 0.1 PER DWELLING UNIT 0.118 * 87 = 10.27	
PROVIDED LONG TERM PROVIDED UNDERGROUND AT EACH STALL	
SHORT TERM PROVIDED IN LANDSCAPE (REFER TO LANDSCAPE)	

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PROPOSED BUILDING
87 UNITS
 LOBBY FLOOR SLAB = 25.9M GEOMETRIC
 PARKING ENTRY = 17.18M GEOMETRIC
 LOWEST PARKING SLAB = 14.37M

SITE PLAN
 BRECHIN ROAD
 SCALE: 1:250

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Tania Schulte Architect AIBC LEED AP
 41289 Horizon Dr. Squamish BC V8B 0Y7
 T: 250.550.7901 E: info@thujaarchitecture.ca

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PROJECT

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SITE PLAN

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- MATERIAL LEGEND**
- ① FIBRE CEMENT LAP SIDING 7" "SHOU-SUGHAN"
 - ② FIBRE CEMENT LAP SIDING 7" "CEDARTONE"
 - ③ WINDOW BOXES: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
 - ④ SIBS ROOFING: "BLACK"
 - ⑤ VINYL WINDOWS - BLACK EXTERIOR
 - ⑥ HANDRAILS, FASCIAS, DOWNSPOUTS, FLASHING: "BLACK"
 - ⑦ SOFFITS: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
 - ⑧ COLUMNS: CORTEN STEEL



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

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NORTH EAST ELEVATION

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Tonis Schulte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.660.7901 E: info@thujaarchitecture.ca

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NORTH WEST ELEVATION

- MATERIAL LEGEND**
- ① FIBRE CEMENT LAP SIDING 7": "SHOU-SUGI-BAN"
 - ② FIBRE CEMENT LAP SIDING 7": "CEDARTONE"
 - ③ WINDOW BOXES: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
 - ④ SBS ROOFING: "BLACK"
 - ⑤ VINYL WINDOWS - BLACK EXTERIOR
 - ⑥ HANDRAILS, FASCIAS, DOWNSPOUTS, FLASHING: "BLACK"
 - ⑦ SCOFFS: FIBRE CEMENT TRUEGRAIN SERIES "CEDARTONE"
 - ⑧ COLUMNS: CORTEN STEEL

PROJECT

DEPARTURE BAY

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ELEVATIONS

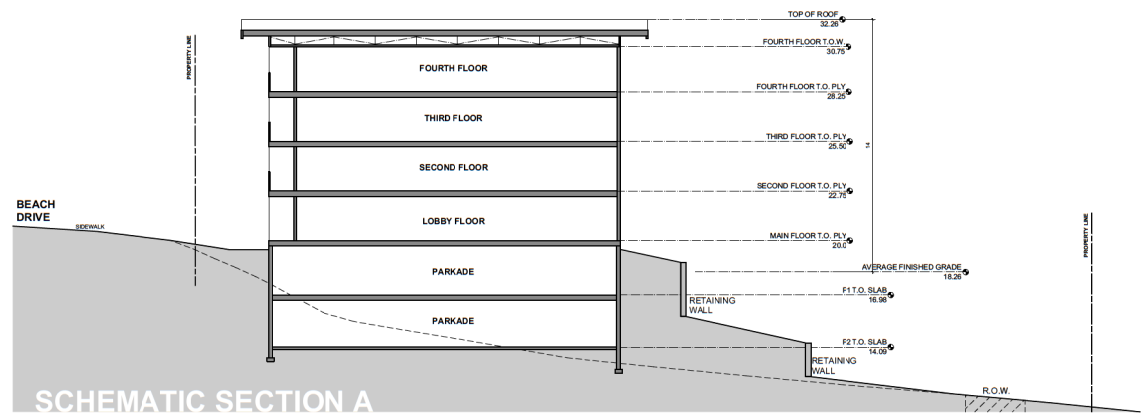
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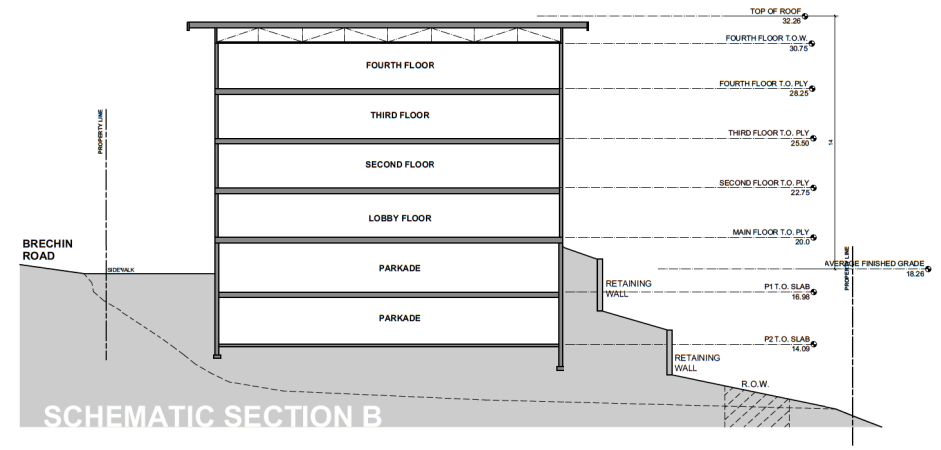
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SCHEMATIC SECTION A



SCHEMATIC SECTION B

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Tanis Schulte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.450.7901 E: info@thujarchitecture.ca

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BRECHIN ROAD VIEW



DEPARTURE BAY VIEW

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Toni Schulte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.650.7903 E: info@thujaarchitecture.ca

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PR9



FRONT ENTRY



AMENITY AREA



BRECHIN ROAD VIEW

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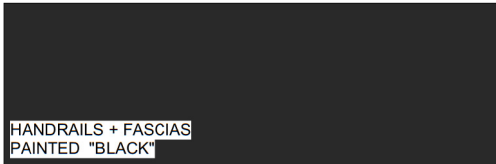
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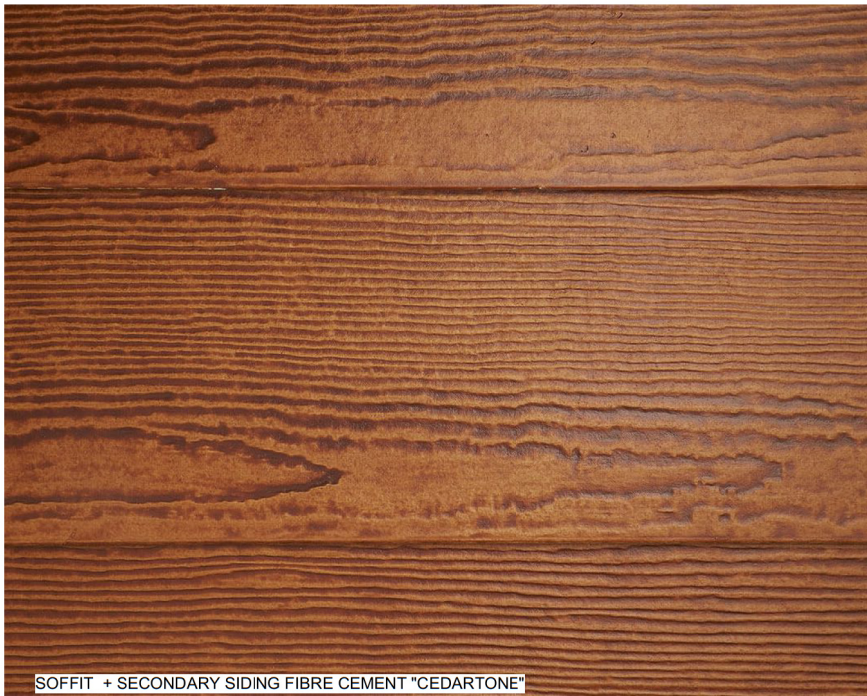
PR10



COLUMNS
CORTEN STEEL



HANDRAILS + FASCIAS
PAINTED "BLACK"



SOFFIT + SECONDARY SIDING FIBRE CEMENT "CEDARTONE"



PRIMARY SIDING FIBRE CEMENT "SHOU-SUGI-BAN"

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Curran Planning

THUJA
architecture + design

Toni Schulte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.650.7903 E: thujathy@thujarchitecture.ca

NO.	DATE
ISSUED FOR REVIEW	JUL 07 2019
ISSUED FOR REVIEW	AUG 13 2019
ISSUED FOR REVIEW	OCT 29 2019
ISSUED FOR REVIEW	NOV 14 2019
ISSUED FOR COORD	NOV 21 2019
ISSUED FOR REVIEW	NOV 26 2019
ISSUED FOR REVIEW	DEC 10 2019
ISSUED FOR REVIEW	DEC 11 2019
ISSUED FOR PREAPP	DEC 18 2019
ISSUED FOR DP	MAR 02 2020
REISSUED FOR DP	AUG 10 2020

PROJECT
DEPARTURE BAY

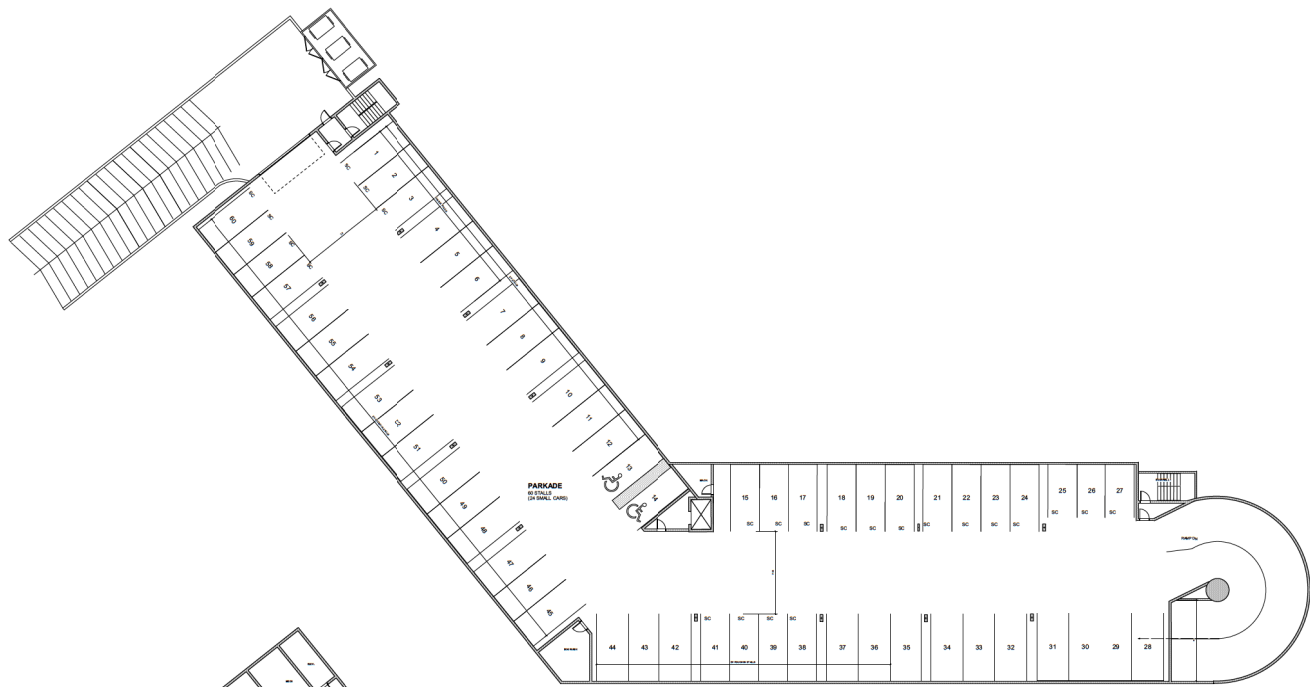
DRAWING
MATERIALS

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

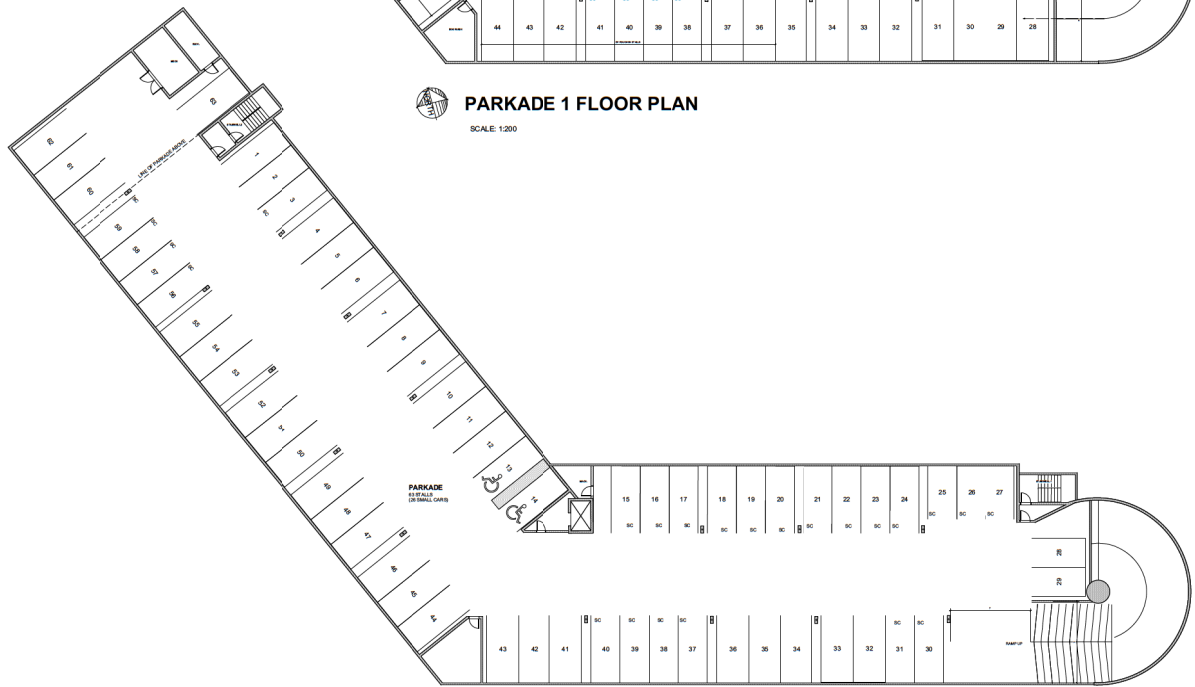
PR8

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PARKADE 1 FLOOR PLAN
SCALE: 1:200



PARKADE 2 FLOOR PLAN

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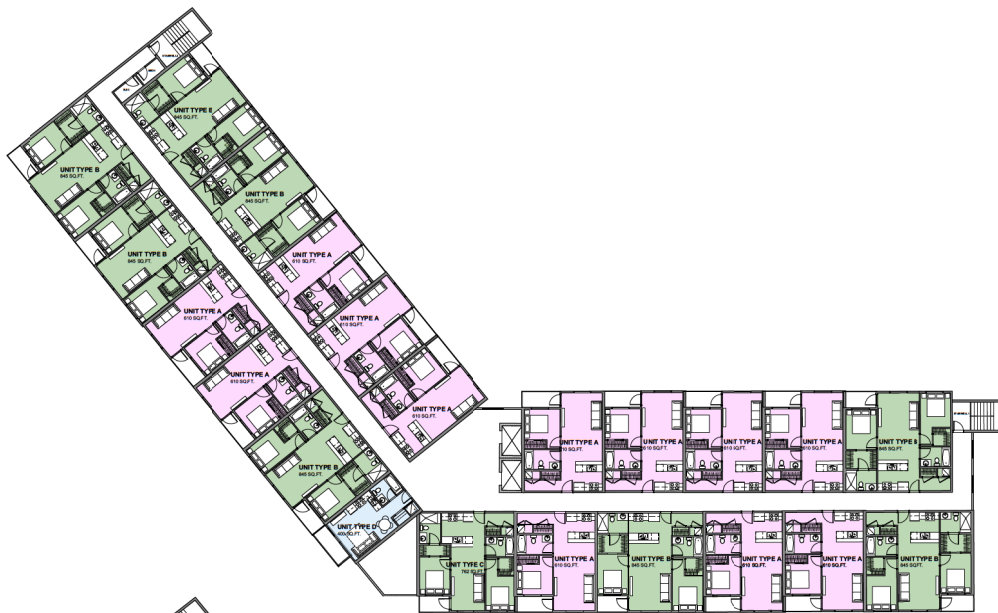
Tomis Schulte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.450.7901 E: info@thujarchitecture.ca

NO.	DATE
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ISSUED FOR REVIEW	DEC 10 2019
ISSUED FOR REVIEW	DEC 11 2019
ISSUED FOR PREAPP	DEC. 18 2019
ISSUED FOR DP	MAR. 02 2020
REISSUED FOR DP	AUG. 10 2020

PROJECT	DEPARTURE BAY	
DRAWING	P1/2 FLOOR PLANS	
SCALE	AS NOTED	PROJECT NO. 19--
DATE	DRAWN BY TS/SW	
SHEET		

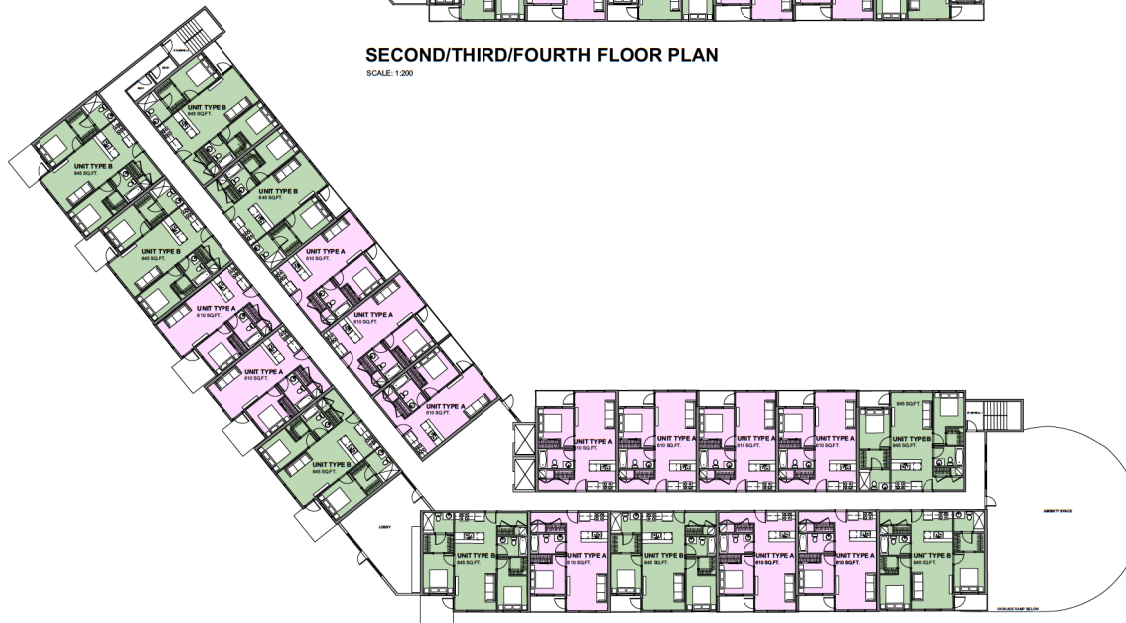
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Current Planning

PR2



SECOND/THIRD/FOURTH FLOOR PLAN

SCALE: 1/200



MAIN FLOOR PLAN

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Tanis Schulte Architect AIBC LEED AP
41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.650.7903 E: info@thujaarchitecture.ca

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ISSUED FOR REVIEW	DEC 11 2019
ISSUED FOR PREAPP	DEC. 18 2019
ISSUED FOR DP	MAR. 02 2020
REISSUED FOR DP	AUG. 10 2020

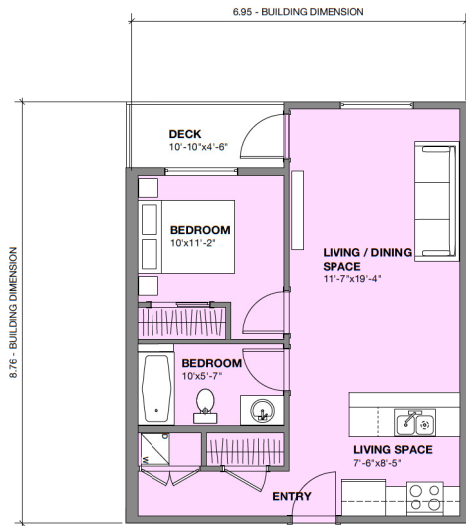
PROJECT
DEPARTURE BAY

DRAWING
MAIN FLOOR PLAN

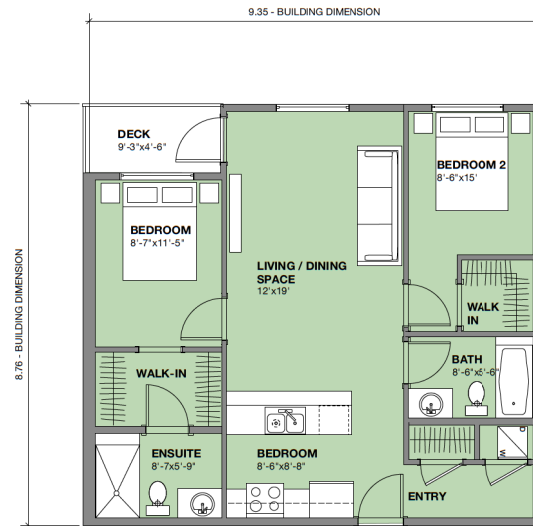
SCALE	AS NOTED	PROJECT NO.	19...
DATE		DRAWN BY	TS/SW
SHEET			

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DP 1187
2020-AUG-14
Current Planning

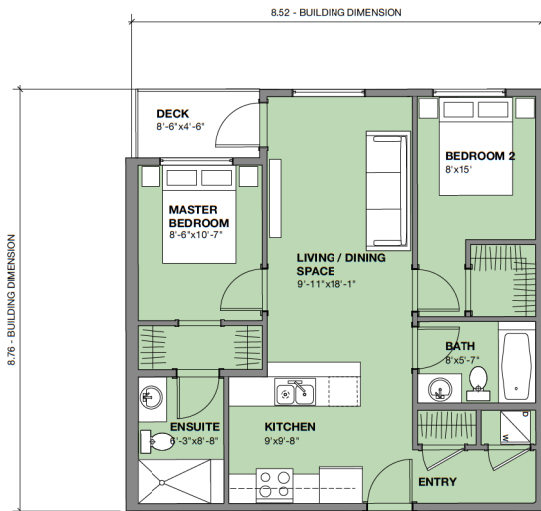
PR3



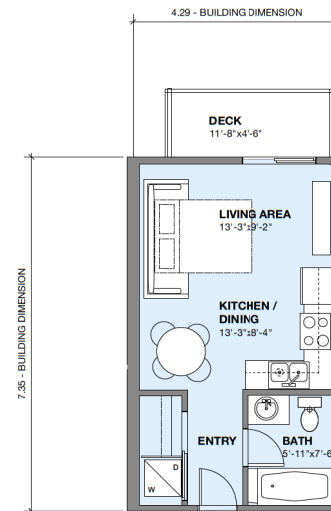
ONE BEDROOM - "A"
610 SQ.FT.



TWO BEDROOM - "B"
845 SQ.FT.



TWO BEDROOM - "C"
762 SQ.FT.



STUDIO BEDROOM - "D"
400 SQ.FT.

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41289 Horizon Dr. Squamish BC V8B 0Y7
T: 250.450.7901 E: info@thujarchitecture.ca

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ISSUED FOR REVIEW	DEC 11 2019
ISSUED FOR PREAPP	DEC 18 2019
ISSUED FOR DP	MAR. 02 2020
REISSUED FOR DP	AUG. 10 2020

PROJECT
DEPARTURE BAY

DRAWING
UNIT PLANS

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

SHEET

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2020-AUG-14
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PR4



PROJECT PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE	NATIVE
Trees					
WT	<i>Virea hibernica</i> (stem)	White Hibernica (stem)	16	#500	NATIVE
Dm	<i>Acer rubrum</i>	Douglas Maple	16	#500	NATIVE
CN	<i>Cornus nuttallii</i> Eddie's White Wonder	Pacific Dogwood Eddie's White Wonder	15	5cm Cal.	NATIVE
CN	<i>Chamaecyparis nootkanensis</i>	Alaska Yellow Cedar	12	2"	NATIVE
Fs	<i>Fagus sylvatica</i> Red Obelisk	Red Obelisk Beech	13	6cm Cal.	NON
Pt	<i>Pinus contorta</i> contorta	Stone Pine	6	2"	SWAP
Pt	<i>Pinus strobus</i>	Stiles Pine	3	2"	SWAP
Pt	<i>Pinus uncinata</i>	Humata Pine	6	#500	#500
Tb	<i>Taxus canadensis</i>	Pacific Tree	13	2"	2"
Shrubs					
ArL	<i>Aralia</i> x <i>Rosa</i> Light	Rose Light Aralia	11	#500	#500
Cs	<i>Cornus canadensis</i>	Red Twig Dogwood	45	#500	#500
O	<i>Osier</i>	Osier	26	#500	#500
Og	<i>Hibiscus syriacus</i>	T&T Orange Grape	56	#500	#500
W	<i>Hibiscus syriacus</i>	Crimson Orange Grape	112	#500	#500
Pr	<i>Philadelphus x virginicus</i>	Black Orange	3	#500	#500
Rn	<i>Rosa rugosa</i>	Northwest Rose	12	#500	#500
Rb	<i>Rhododendron macrophyllum</i>	Pacific Rhododendron	6	#500	#500
Sdr	<i>Spiraea xanthoneura</i>	Diana Red Spirea	55	#500	#500
Sc	<i>Sarcocolla confinis</i>	Sweetbox	14	#500	#500
S	<i>Scaberrima</i>	Sale	73	#500	#500
Sb	<i>Symphoricarpos albus</i>	Snowberry	43	#500	#500
Wd	<i>David Viburnum</i>	David Viburnum	30	#500	#500
Ornamental Grasses & Groundcover					
Cl	<i>Calluna vulgaris</i>	Heather Red Grass	46	#500	#500
Dc	<i>Diarrhena caespitosa</i>	Tufted Hairgrass	106	#500	#500
H	<i>Hieracium angustifolium</i>	Blue Cat Grass	13	#500	#500
K	<i>Antennaria dioica</i>	Kiwiflower	31	10cm pot	10cm pot
Lb	<i>Lonicera x borealis</i> Edgemont Scarlet	Climbing Honeysuckle	46	#500	#500
Perennials					
Hf	<i>Helleborus viridis</i>	Midwinter Fern	77	#500	#500
Lf	<i>Liatris filifera</i>	Lady Fern	23	#500	#500
w	<i>Sedum spectabile</i>	White Sedum	27	10cm pot	10cm pot

LEGEND

- PROPERTY LINES
- BRUSH/FINISH CONCRETE WALKWAYS/PATIO REFER TO CIVIL DWGS
- DECORATIVE PAVING FOR BACK PATIO, TYPE / PATTERN TBD
- DRAIN ROCK 100 MM DEPTH 2" - 4" DIM WASHED COBBLE ROCK ON FILTER FABRIC CW 24" PRESSURE TREATED WOOD EDGER.
- 4x4 PT WOOD EDGER BETWEEN PLANTING BED & LAWN
- LAWN - SEEDING ON 150 MM MIN DEPTH APPROVED GROWING MEDIUM
- PLANTING BED CW 60 MM OF BARK MULCH GROUND COVER ON FILTER FABRIC ON APPROVED GROWING MEDIUM 450 MM MIN DEPTH FOR SHRUBS 700 MM MIN FOR TREES
- NATIVE PLANTING AREA WITH AMENDED NATIVE TOPSOIL, CONFIRM WITH TEST IF SUITABLE FOR USE
- DRAINAGE BASIN SURFACE CRUSH ROCK @ 200 MM DIM
- RETAINING WALLS PROPOSED LOCATIONS REFER TO STRUCTURAL OR GEOTECHNICAL DWGS
- 18TH 4" ALUMINUM OR HEAVY DUTY BLACK PLASTIC EDGER
- CORR BIKE RACK (1 TOTAL) SECURED TO CONCRETE WALKWAY
- FEATURE BOULDERS FOR ACCENT OR USED AS LOW RETAINING WALLS IN PLAYERS (AS LOCALLY AVAILABLE)
- GARBAGE BIN

Date	Revisions	By
Dec 18 2019	DRAFT FOR DISCUSSION ONLY	LS/SD
Feb 4 2020	DRAFT FOR DISCUSSION ONLY	LS/SD
Mar 3 2020	DRAFT FOR DISCUSSION ONLY	LS/SD
Mar 5 2020	FOR DP SUBMISSION	LS
Apr 7 2020	ADD/REMOVE/REVISION PRICE / REVISIONS/ADDRESS ONLY	LS

LAZZARIN SVISDAHL
LANDSCAPE ARCHITECTS
205-1300 1st Avenue, Prince George B.C. V2L 2Y3
250-563-6158 www.lsla-landarch.com

Project
WESTURBAN DEVELOPMENTS
DEPARTURE BAY
550 BRECHIN ROAD
NANAIMO, BC

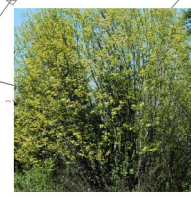
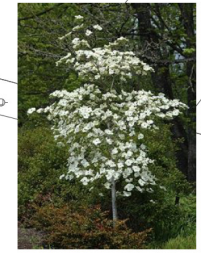
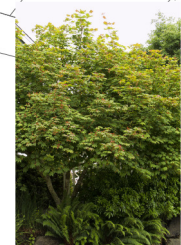
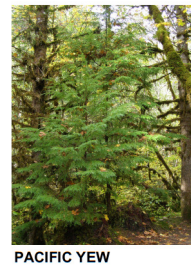
Sheet Title
Landscape Plan

Date November 13, 2019
Scale 1:200 METERS
Drawn By LS/SD
Project No.

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Drawing No.

NOTE: ALL WORK AND MATERIALS SHALL BE TO BCSLA / CNLA STANDARDS



RED OBELISK BEECH

VINE MAPLE

PACIFIC DOGWOOD

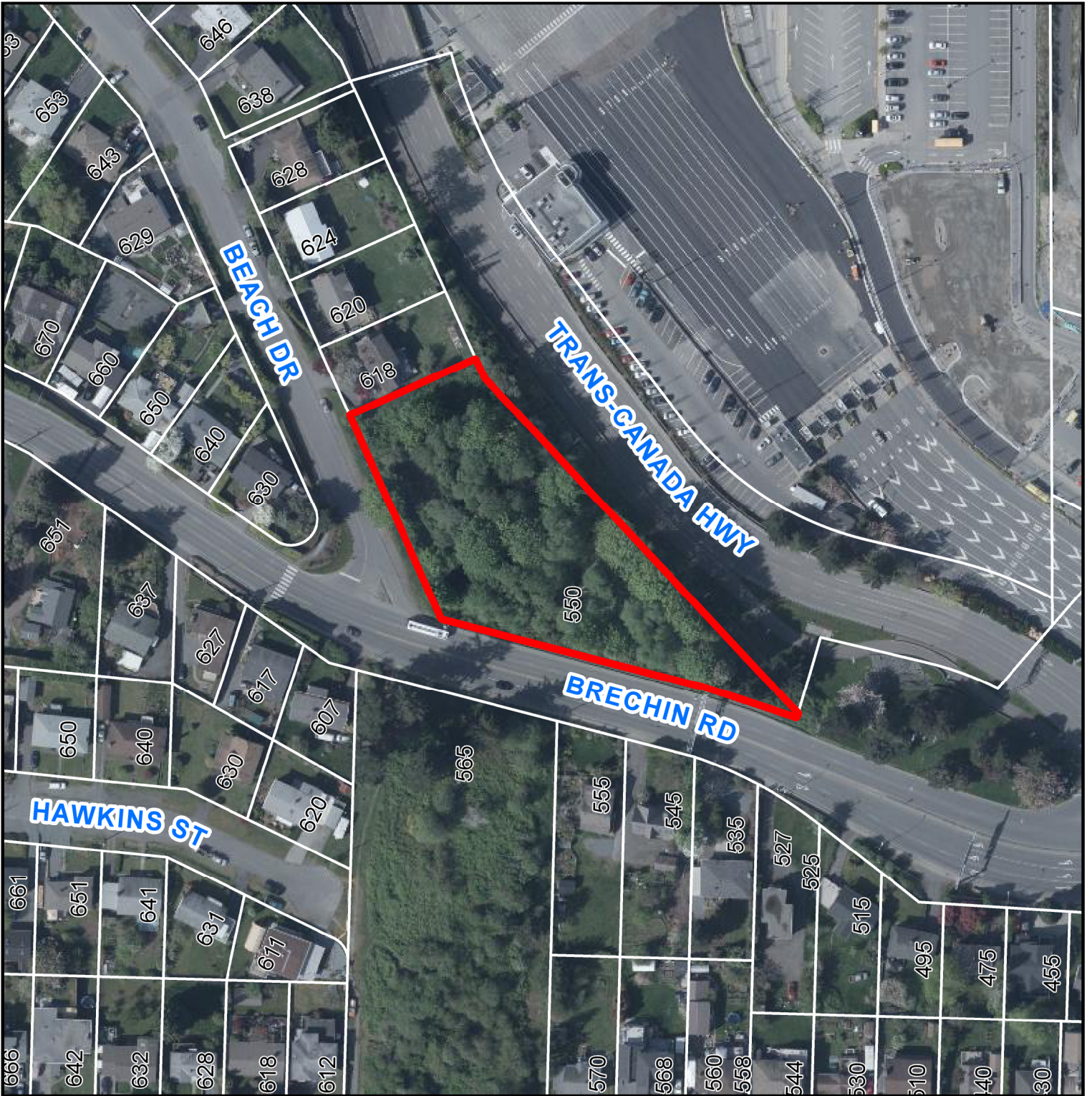
DOUGLAS MAPLE

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2020-AUG-14
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PROJECT PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE	NATIVE
	Trees				
VM	<i>Acer circinatum</i>	Vine Maple (multi stem)	16	#5pot	NATIVE
Dm	<i>Acer glabrum</i>	Douglas Maple	16	#5pot	NATIVE
Cn	<i>Cornus nuttallii</i> 'Eddie's White Wonder'	Pacific Dogwood Eddie's White Wonder	15	5cm Cal.	NATIVE
CN	<i>Chamaecyparis nootkatensis</i>	Alaska Yellow Cedar	12	2m	NATIVE
Fs	<i>Fagus sylvatica</i> 'Red Obelisk'	Red Obelisk Beech	13	6cm Cal.	NON
Pc	<i>Pinus contorta</i> v.contorta	Shore Pine	6	2m	SWAP
Ps	<i>Picea sitchensis</i>	Sitka Spruce	3	2m	SWAP
Pu	<i>Pinus uncinata</i>	Mountain Pine	6	#5pot	#5pot
Tb	<i>Taxus brevifolia</i>	Pacific Yew	13	2m	2m
	Shrubs				
Arl	<i>Azalea</i> x 'Rosy Lights'	Rosy Lights Azalea	11	#2pot	#2pot
Cs	<i>Cornus stolonifera</i>	Red Twig Dogwood	65	#2pot	#2pot
O	<i>Holodiscus discolor</i>	Oceanspray	26	#2pot	#2pot
Og	<i>Mahonia aquifolium</i>	Tall Oregon Grape	56	#2pot	#2pot
Mr	<i>Mahonia repens</i>	Creeping Oregon Grape	112	#2pot	#2pot
Pl	<i>Philadelphus</i> x <i>virginalis</i>	Mock Orange	3	#2pot	#2pot
Rn	<i>Rosa nutkana</i>	Nootka Rose	12	#2pot	#2pot
Rh	<i>Rhododendron macrophyllum</i>	Pacific Rhododendron	6	#2pot	#2pot
Sdr	<i>Spiraea</i> 'Darts Red'	Darts Red Spirea	55	#2pot	#2pot
Sc	<i>Sarococca confusa</i>	Sweetbox	14	#2pot	#2pot
S	<i>Gaultheria Shallon</i>	Salal	73	#2pot	#2pot
Sb	<i>Symphoricarpos albus</i>	Snowberry	63	#2pot	#2pot
Vd	<i>Viburnum davidii</i>	David Viburnum	30	#2pot	#2pot
	Ornamental Grasses & Groundcover				
Ck	<i>Calamagrostis</i> x <i>acutifolia</i> 'Karl Foerster'	Feather Reed Grass	46	#1pot	#1pot
Dc	<i>Deschampia cespitosa</i>	Tufted Hairgrass	106	#1pot	#1pot
H	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	13	#1pot	#1pot
k	<i>Arctostaphylos uva-ursi</i>	Kinnickinnick	31	10cm pot	10cm pot
Lb	<i>Lonicera</i> x <i>brownii</i> 'Dropmore Scarlet'	Climbing Honeysuckle	46	#2pot	#2pot
	Perennials				
Mf	<i>Adiantum pedatum</i>	Maidenhair Fern	77	#1pot	#1pot
Lf	<i>Athyrium filix-femina</i>	Lady Fern	23	#1pot	#1pot
sr	<i>Smilacina racemosa</i>	False Solomon's Seal	27	10cm pot	10cm pot

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP1187

 550 BRECHIN ROAD