



**WA Architects Ltd.**

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[wa-arch.ca](http://wa-arch.ca)

June 11, 2020

**Design Rationale  
Nicol Street Residential Development – Project #18085**

This proposed entry-level purpose-built rental residential development will be located on a consolidated site comprising of single family lots addressed 427, 449 and 455 Nicol Street in Nanaimo. The site is in the South End Neighbourhood in the “Corridor” designation area. All three single family lots are zoned as COR3 and thus a residential development is permitted outright.

In accordance with the OCP Bylaw 2008 No. 6500 - South End Neighbourhood Plan, this development is proposing a four-story residential building with vehicular access from the rear lane to a basement parkade.

It is our intent to provide a modern, cost-conscious affordable rental product that provides large apartment units for lower income families and individuals. The Proposed development will create a total of 35 units of which 20% will be dedicated as “affordable housing” in accordance with CMHC guidelines. To ensure its perpetuity, the affordable housing criteria will be secured by covenant placed on title.

The increased density of this proposed development will hopefully provide the impetus for similar developments within this neighbourhood. As per CMHC’s Rental Market Report on British Columbia (as of October 2018), City of Nanaimo’s vacancy rate is at approximately 2.5%. Although higher than the national average of 1.4%, we feel that a rental development is still greatly needed to address this demand.

As we are all aware, the cost of constructing a rental residential apartment building has been one of the more significant challenges in making this project feasible. In order for the Pro Forma to pencil out, the design team has had to look for every possible method to increase density, reduce costs and provide the largest scale project on this site as possible. We’ve provided very efficient space planning, stacked units (and plumbing) and looked at standardizing as many elements within the design. In addition to this, we have also sought to maximize our FSR density and have taken advantage of COR3 Tier 1 and 2 density bonusing as well as the underground parking bonus. (please refer to our Project Stats Sheet (PSS) and our Tier 1 and 2 Density Bonus document.

The design intent is for a modern clean structure that utilizes economical materials that require minimal amount of maintenance. Balconies have been emphasized by a bold, extruded rectilinear form that provides relief to an otherwise flat façade. The exit stairs are located outside of the building



envelope at both ends of the building, not only to maximize the efficiency of the building, but also to create interest and shadow relief along those elevations. Generous landscaping has been included along both side setbacks to soften the transition from single family home scale to the multi-story residential proposal.

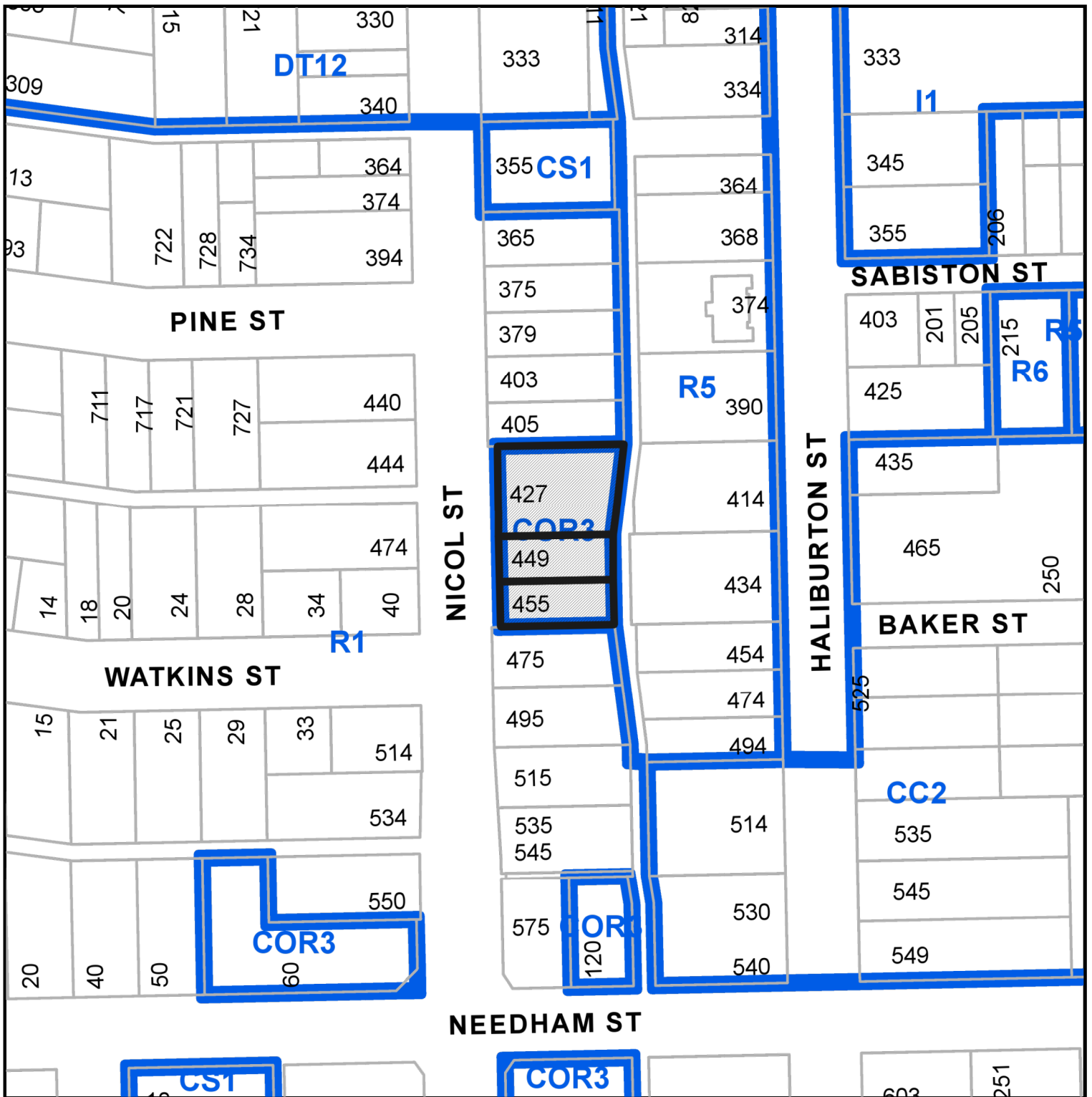
The front elevation is generously set back from the property line thus allowing for a significant amount of landscape buffer and very large outdoor terrace area for the ground floor units. Each one of these units has been provided with a private entrance into their space to animate and provide interest along Nicol Street. All units have access to a private outdoor space directly off their unit as well as a significant communal outdoor amenity space, including a children's play area, at grade at the north end of the site.

We are asking for a parking variance. The target demographics for this development are lower income individuals and families. We have provided a parking study as well as a parking variance rationale for your reference.

Nicol Street Residential provides City of Nanaimo residents an affordable well thought-out rental housing option. It provides studios, one-bedroom and two-bedroom units that can accommodate a wide range of demand and can focus on a lower income demographics. This project will be a significant positive addition to this neighbourhood and City of Nanaimo as a whole.

END

# LOCATION PLAN



**Subject Property**

**DEVELOPMENT PERMIT NO. DP001202**

CIVIC: 427, 449, & 455 NICOL STREET

LEGAL: LOT 1 & 19, SECTION 1, NANAIMO DISTRICT, PLANS 4377, 48224  
AND VIP51613



OWNER/CLIENT:  
ISLAND WEST COAST DEVELOPMENTS LTD.  
2214 MCCULLOUGH ROAD  
NANAIMO, B.C.  
V9S 4M8

GENERAL NOTES:

[illegible]

3	DEVELOPMENT PERMIT SUBMISSION TO CITY	20/04/17
2	ISSUED FOR COORDINATION	20/03/25
1	ISSUED FOR INTERNAL REVIEW	19/11/27
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT:

**LWA ARCHITECTS**

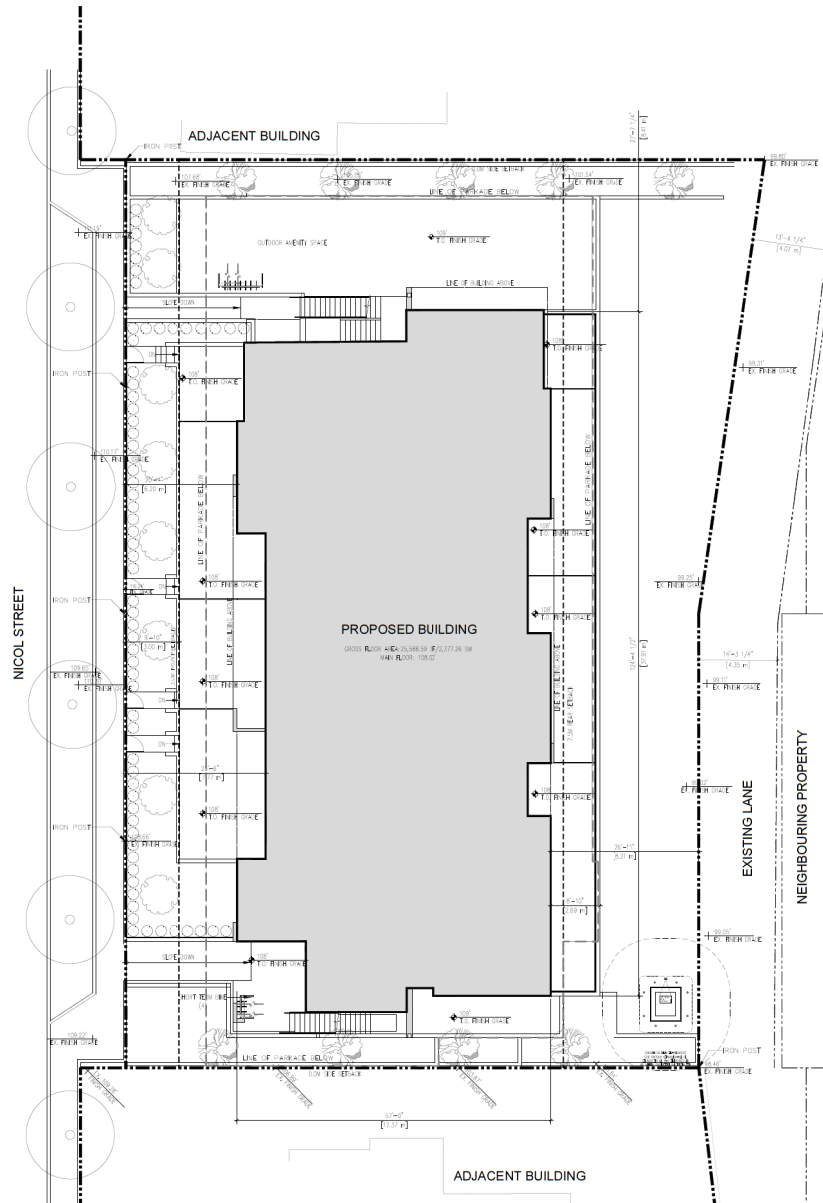
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PROJECT NAME:  
**NICOL STREET  
PROPOSED RESIDENTIAL  
BUILDING**

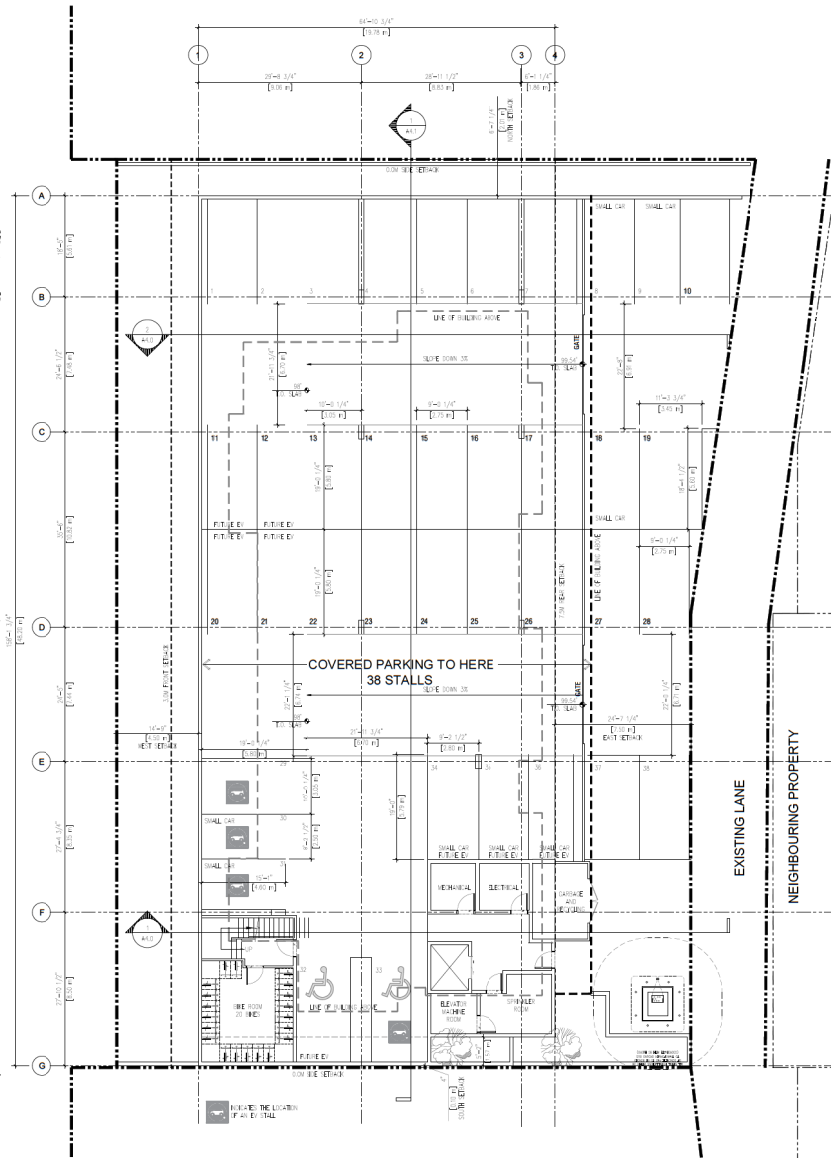
PROJECT ADDRESS:  
427, 449 & 738 NICOL STREET, NANAIMO, B.C.

DRAWING TITLE:  
**SITE PLAN & PARKING  
LEVEL PLAN**

PROJECT NO: 18085	DRAWN BY: OC
SCALE: AS NOTED	REVIEW BY: AS
DWG NO:	<b>A2.0</b>



## 1 SITE PLAN



## 2 PARKING LEVEL

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2020-JUN-17  
Current Planning



# PROPOSED RESIDENTIAL PROJECT

## DEVELOPMENT PERMIT APPLICATION

PROJECT NUMBER: 18085  
APRIL 17, 2020

NICOL STREET, NANAIMO, B.C.

ARCHITECTS: WA ARCHITECTS LTD.	LANDSCAPE ARCHITECT: VICTORIA DRAKEFORD LANDSCAPE
DRAWING LIST	DRAWING LIST
A0.0 COVER PAGE	L0.1 LANDSCAPE CONCEPT PLAN
A1.0 EXISTING SURVEY	L0.2 ELEVATIONS DESIGN ELEMENTS
A2.0 SITE & PARKING LEVEL PLAN	
A2.1 LEVEL 1 & LEVEL 2 FLOOR PLANS	
A2.2 LEVEL 3 & LEVEL 4 FLOOR PLANS	
A2.3 ROOF PLAN	
A2.4 UNIT PLANS	
A3.0 NORTH & SOUTH ELEVATIONS	
A3.1 EAST & WEST ELEVATIONS	
A4.0 BUILDING SECTIONS	
A4.1 BUILDING SECTIONS	
A5.0 PERSPECTIVES	
A5.1 MATERIAL BOARD	
A6.0 RENDER	

PROJECT STATISTICS  
NICOL STREET  
Project No.: 18085

REVISION NO.	ONE		DATE:	28-Oct-19		
SITE INFORMATION		LOT 5, PLAN 738, LOT 19, PLAN 4377 AND LOT 1, PLAN 48224, ALL OF SECTION 1, NANAIMO DISTRICT				
LEGAL DESCRIPTION		427, 449 & 455 NICOL STREET, NANAIMO, B.C.				
CIVIC ADDRESS		EXISTING				
ZONING		COR3 (COMMUNITY CORRIDOR)	REQUIRED		PROPOSED	
SITE AREA (M <sup>2</sup> )		17,702 S.F.			17,702 S.F.	
FSR		BASE 0.75 FSR, TIER 1 BONUS FSR +0.25, TIER 2 BONUS FSR -0.25, % PARKING UNDERGROUND (29 / 38 * 0.25) - +0.19	0.75 + 0.25 + 0.25 + 0.19 = 1.44		1.43	
SITE COVERAGE			60%		54%	
BUILDING HEIGHT			14M		13.70M	
SETBACKS		FRONT (NICOL STREET)	MIN 3.0 MAX 6.0M		4.50M	
		REAR (LANE)	7.5M		7.5M	
		SIDE (SOUTH PROPERTY LINE)	0M		0.1M	
		SIDE (NORTH PROPERTY LINE)	0M		2.01M	
BUILDING DATA						
MULTIFAMILY UNITS		DESCRIPTION	AREA (SF)	# OF UNITS	UNIT DISTRIBUTION (%)	TOTAL AREA (SF)
UNIT A		ONE BED + DEN	772	4	11%	3,088
UNIT B		ONE BED	497	8	23%	3,976
UNIT C		MICRO UNIT	312	8	23%	2,496
UNIT D		TWO BED	834	8	23%	6,672
UNIT E		TWO BED + DEN	908	4	11%	3,632
UNIT F		ONE BED + DEN	602	3	9%	1,806
		TOTAL		35	100%	21,670

SITE DATA	GROSS FLOOR AREA (SF)	FLOOR AREA FOR F.S.R. (GROSS FLOOR EXCLUDING LOBBY AREA)
LEVEL 1	6,376.74	6,030.45
LEVEL 2	6,403.95	6,403.95
LEVEL 3	6,403.95	6,403.95
LEVEL 4	6,403.95	6,403.95
TOTAL	25,588.59	25,242.30
BIKE STORAGE/GARBAGE FLOOR AREA		
BUILDING FOOTPRINT AREA (M <sup>2</sup> )		

PARKING DATA*				
PROPOSED PARKING				
Based on City of Nanaimo Proposed Parking Rates for Multi-Family Dwelling in "Area 2"				
UNIT A	ONE BED + DEN	4	1.26	5
UNIT B	ONE BED	8	1.26	10
UNIT C	MICRO UNIT	8	1.05	8
UNIT D	TWO BED	8	1.62	13
UNIT E	TWO BED + DEN	4	1.62	6
UNIT F	ONE BED + DEN	3	1.26	4
VISITOR PARKING			1 STALL PER 22 UNITS	2
TOTAL PROPOSED PARKING	TOTAL			48**
				38
ACCESSIBLE PARKING			REQUIRED	PROPOSED
			2	2
SMALL CAR			REQUIRED	PROPOSED
			40% OF TOTAL REQUIRED STALLS (16 STALLS)	21% (8 STALLS)

REQUIRED BICYCLE PARKING	TOTAL REQUIRED BICYCLE PARKING PER UNIT MULTIPLIER	NUMBER OF UNITS	REQUIRED	PROVIDED
SHORT TERM	0.1	35	3.5	4
LONG TERM***	0.5	35	17.5	20
TOTAL REQUIRED			21	24

NOTES  
\* 10% of parking stalls must be fitted with level 2 EV charging stations. An additional 20% will be provided with an electrical outlet box wired with a separate branch circuit capable of supplying electricity to support the installation of level 2 EV charge receptacle  
\*\* Parking count variance required  
\*\*\* Every long term bike stall must have an electrical outlet for electric bicycle charging



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NORTH ARROW:

OWNER/CIENT:

GENERAL NOTES:

3	DEVELOPMENT PERMIT SUBMISSION TO CITY	20/04/17
2	ISSUED FOR COORDINATION	20/03/19
1	ISSUED FOR INTERNAL REVIEW	16/1/19
NO.	ISSUE	YMD

SEAL:



CONSULTANT:

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PROJECT NAME:  
PROPOSED RESIDENTIAL PROJECT

PROJECT ADDRESS:  
427, 449 & 738 NICOL STREET, NANAIMO, B.C.

DRAWING TITLE:  
COVER SHEET

PROJECT NO: 18085 DRAWN BY: OC  
SCALE: NA REVIEW BY: AS  
DWG NO: A0.0

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NORTH ARROW

OWNER/CIENT:  
ISLAND WEST COAST DEVELOPMENTS LTD.  
2714 MCLEOD ROAD  
NANAIMO, B.C.  
V9S 6M8

GENERAL NOTES:

3	DEVELOPMENT PERMIT SUBMISSION TO CITY	20/04/17
2	ISSUED FOR COORDINATION	20/03/15
1	ISSUED FOR INTERNAL REVIEW	18/11/17
NO.	ISSUE	YMD

SEAL:



CONSULTANT:

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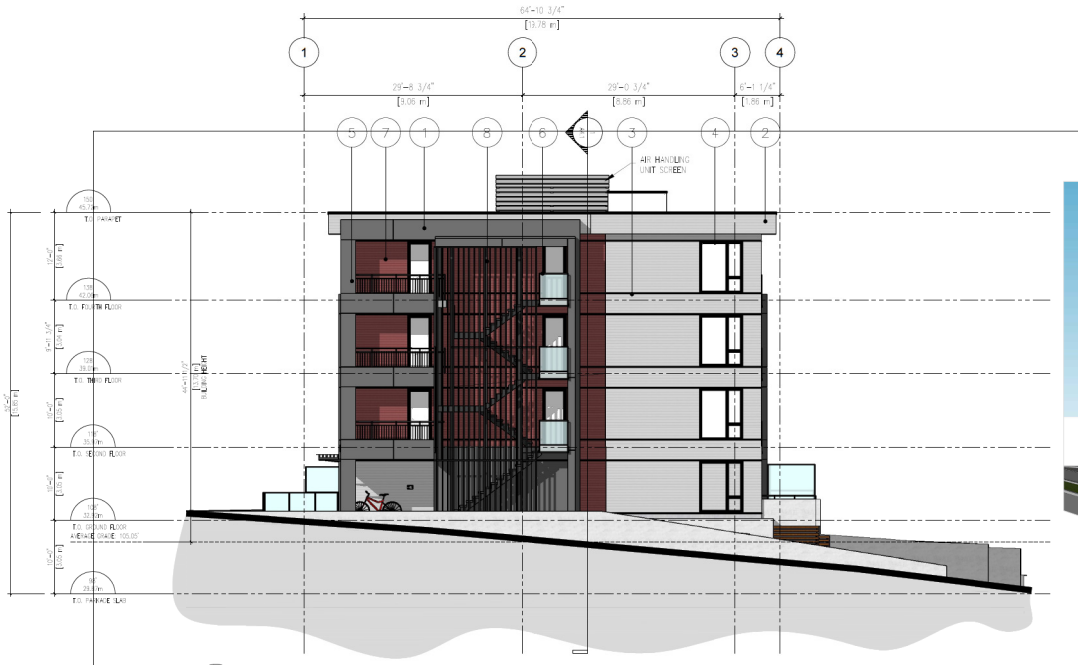
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PROJECT NAME:  
**NICOL STREET  
PROPOSED RESIDENTIAL  
BUILDING**

PROJECT ADDRESS:  
**427, 449 & 738 NICOL STREET, NANAIMO, B.C.**

DRAWING TITLE:  
**NORTH & SOUTH  
ELEVATIONS**

PROJECT NO: 18085 DRAWN BY: OC  
SCALE: AS NOTED REVIEW BY: AS  
DWG NO: **A3.0**



1 SOUTH ELEVATION  
1/8" = 1'-0"



3 SOUTHWEST PERSPECTIVE  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

LEGEND	
1	CEMENTITIOUS PANEL - CHARCOAL GREY
2	VINYL HORIZONTAL SIDING - LIGHT GREY
3	FLASHING - BLACK
4	VINYL WINDOW FRAME - BLACK
5	METAL RAILINGS - BLACK
6	GLASS RAILING
7	VINYL SIDING - BRICK RED
8	WOOD STAIRCASE AND RAILINGS - STAINED CHARCOAL GREY
9	CONCRETE RETAINING WALL

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NORTH ARROW

OWNER/CLIENT:  
ISLAND WEST COAST DEVELOPMENTS LTD.  
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NANAIMO, B.C.  
V9S 6M6

GENERAL NOTES:

3	DEVELOPMENT PERMIT SUBMISSION TO CITY	20/04/17
2	ISSUED FOR COORDINATION	20/03/15
1	ISSUED FOR INTERNAL REVIEW	18/11/15
NO.	ISSUE	Y/M/D

SEAL:



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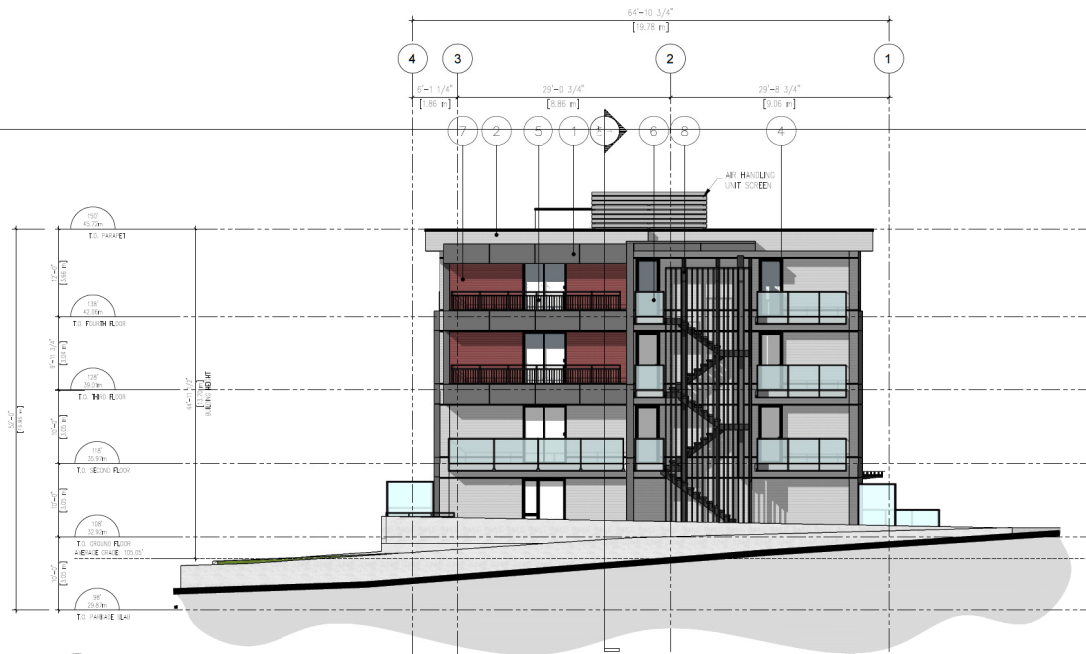
PROJECT NAME:  
**NICOL STREET  
PROPOSED RESIDENTIAL  
BUILDING**

PROJECT ADDRESS:  
**427, 449 & 738 NICOL STREET, NANAIMO, B.C.**

DRAWING TITLE:  
**EAST & WEST  
ELEVATIONS**

PROJECT NO: 18085 DRAWN BY: OC  
SCALE: AS NOTED REVIEW BY: AS  
DWG NO: **A3.1**

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1 NORTH ELEVATION  
(1/8"=1'-0")



3 NORTHEAST PERSPECTIVE  
(1/8"=1'-0")

LEGEND

- 1 CEMENTITIOUS PANEL - CHARCOAL GREY
- 2 VINYL HORIZONTAL SIDING - LIGHT GREY
- 3 FLASHING - BLACK
- 4 VINYL WINDOW FRAME - BLACK
- 5 METAL RAILINGS - BLACK
- 6 GLASS RAILING
- 7 VINYL SIDING - BRICK RED
- 8 WOOD STAIRCASE AND RAILINGS - STAINED CHARCOAL GREY
- 9 CONCRETE RETAINING WALL



2 EAST ELEVATION  
(1/8"=1'-0")



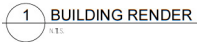
NORTH ARROW:

GENERAL NOTES:

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DWG NO: **A6.0**



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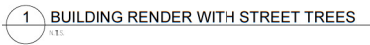


NORTH ARROW:

GENERAL NOTES:

SEAL:

PROJECT NO: 18085      DRAWN BY: OC  
SCALE: NA      REVIEW BY: AS  
DWG NO: **A6.1**



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NORTH ARROW:

GENERAL NOTES:

SEAL:

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PROJECT NAME:

**NICOL STREET**

## PROPOSED RESIDENTIAL

## BUILDING

427, 449 & 738 NICOL STREET, NANAIMO, B.C.

DRAWING TITLE:

## MATERIAL BOARD

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SCALE: N/A      REVIEW BY: AS

DATE: \_\_\_\_\_



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- 

- 
- A balcony with a glass railing and a white chair.

- 

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NORTH ARROW



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NANAIMO, B.C.  
V9S 6H6

GENERAL NOTES:

3	DEVELOPMENT PERMIT SUBMISSION TO CITY	20/04/17
2	ISSUED FOR COORDINATION	20/03/15
1	ISSUED FOR INTERNAL REVIEW	18/11/13
NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT:

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PROJECT NAME:  
**NICOL STREET  
PROPOSED RESIDENTIAL  
BUILDING**

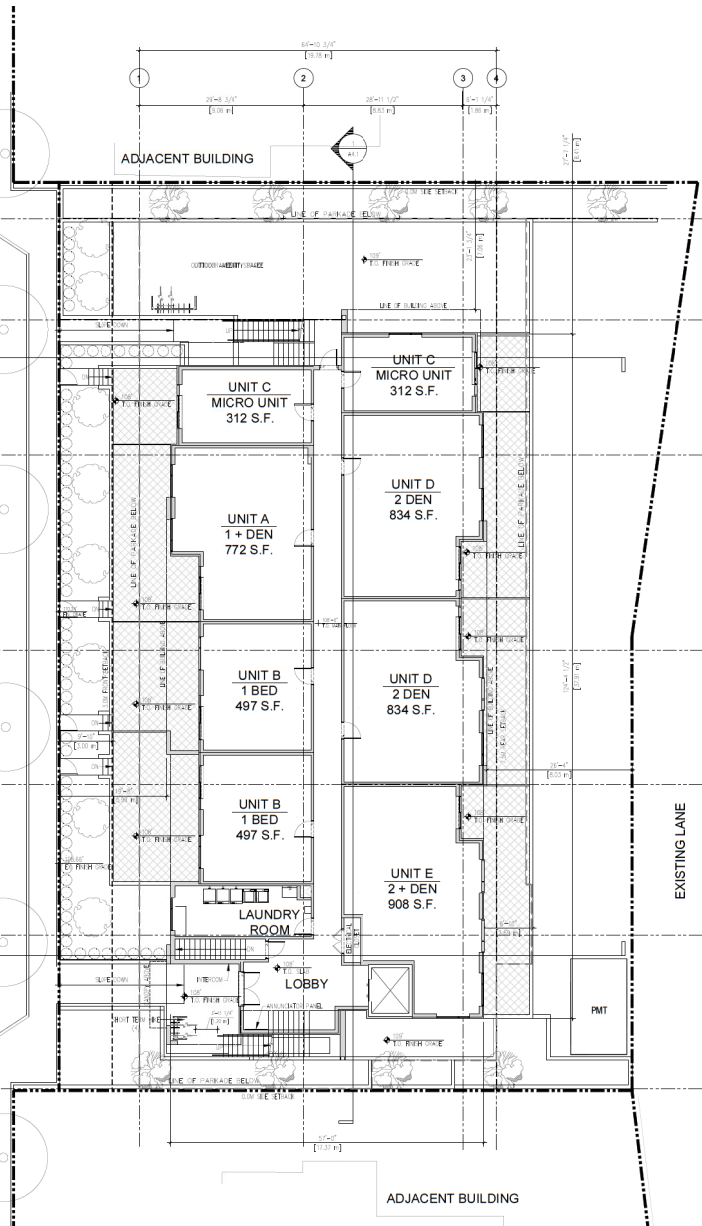
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DRAWING TITLE:  
**LEVEL 1 & LEVEL 2  
FLOOR PLANS**

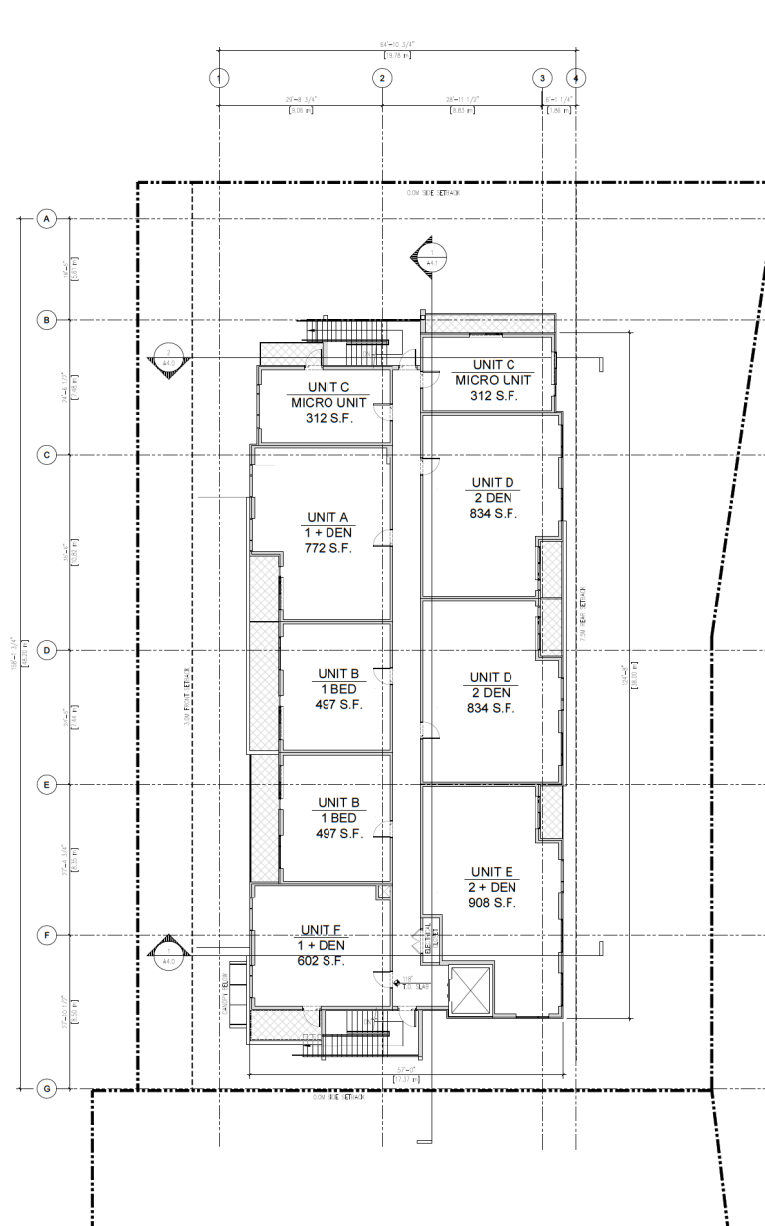
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1 LEVEL 1 FLOOR PLAN



2 LEVEL 2 FLOOR PLAN



NORTH ARROW:



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2214 MCCULLOUGH ROAD  
NANAIMO, B.C.  
V9S 4M8

GENERAL NOTES:

[illegible]

SEAL:



CONSULTANT:

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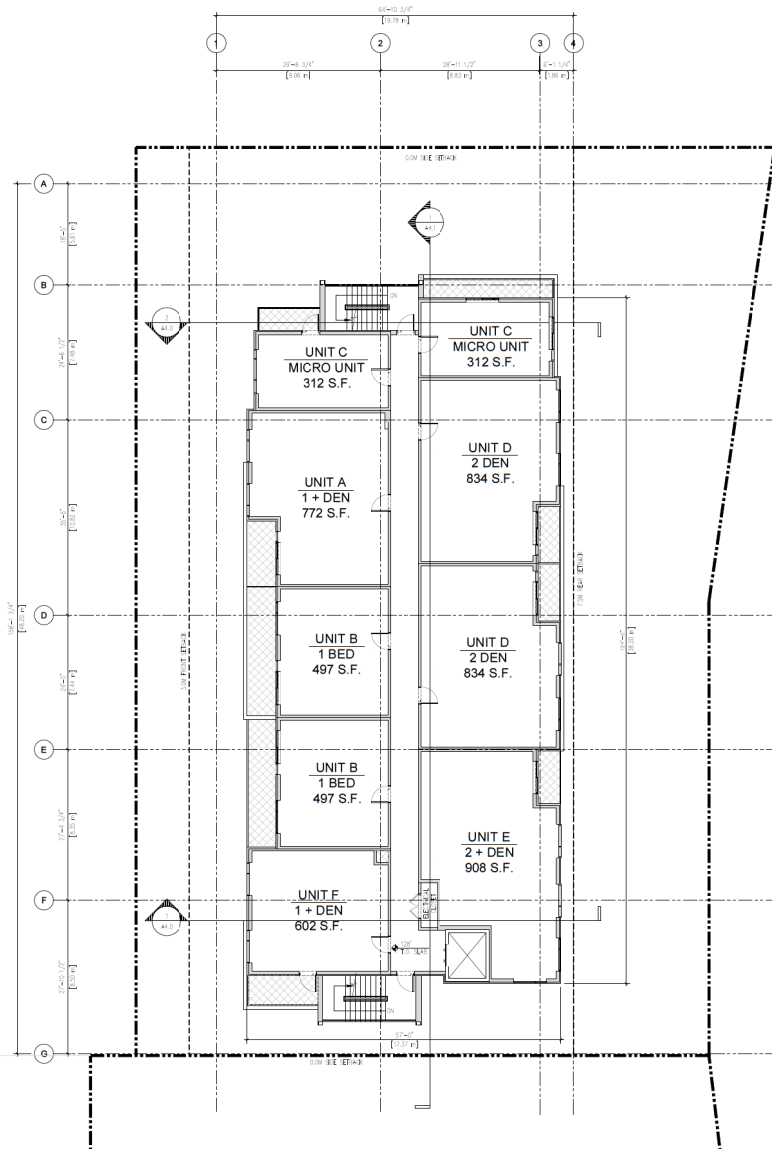
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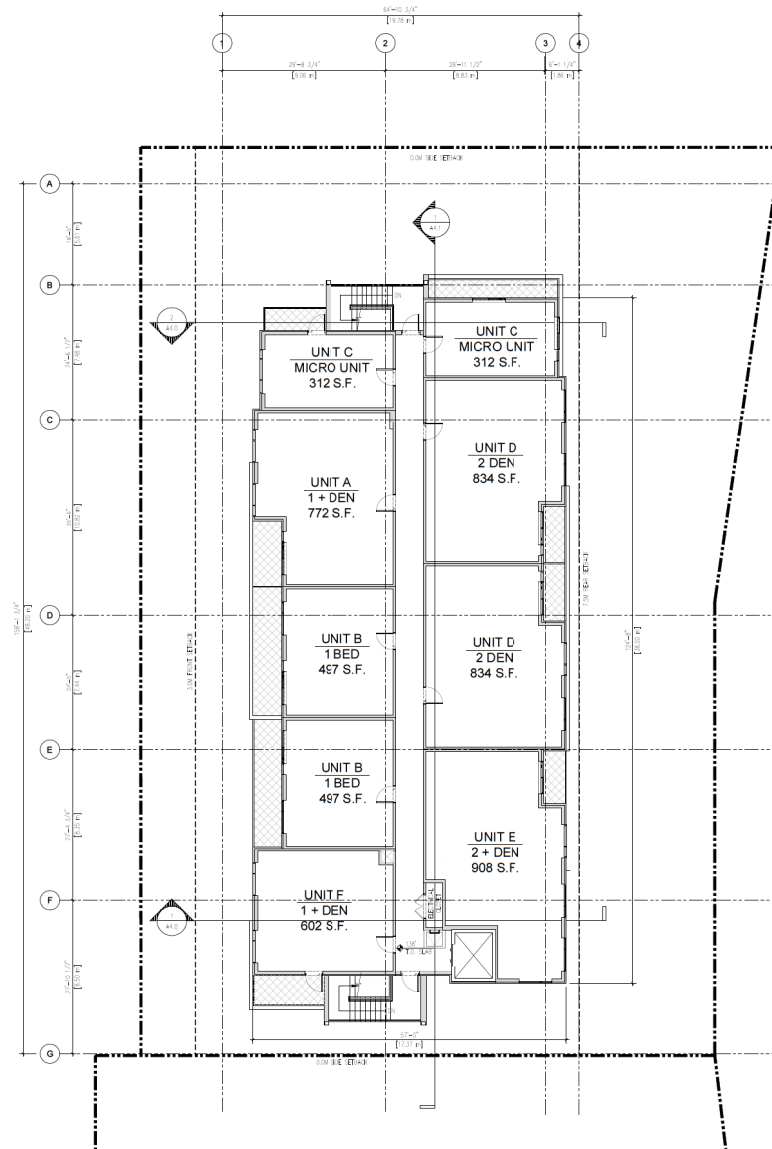
PROJECT ADDRESS:  
427, 449 & 738 NICOL STREET, NANAIMO, B.C.

DRAWING TITLE:  
**LEVELS 3 & LEVEL 4  
FLOOR PLANS**

PROJECT NO: 18085      DRAWN BY: OC  
SCALE: AS NOTED      REVIEW BY: AS  
DWG NO: **A2.2**



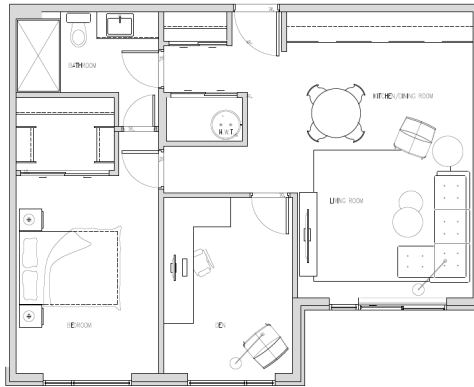
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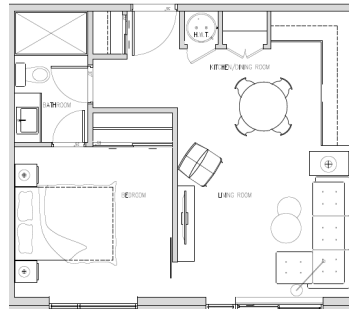
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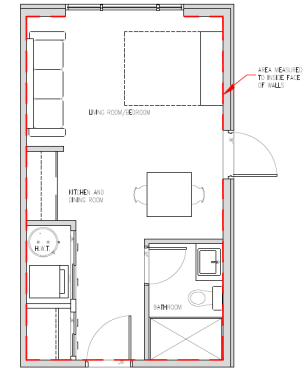
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SCALE: AS NOTED	REVIEW BY: AS
DWG NO:	<b>A2.3</b>



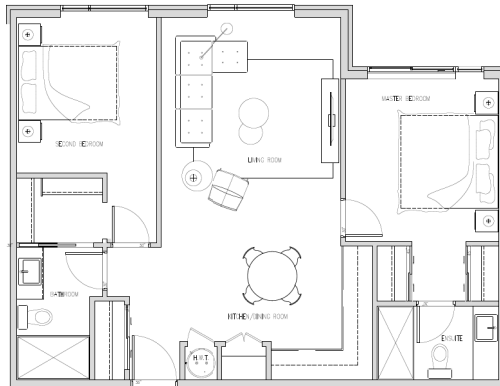
1 UNIT A  
1 + 10 (172 SF)



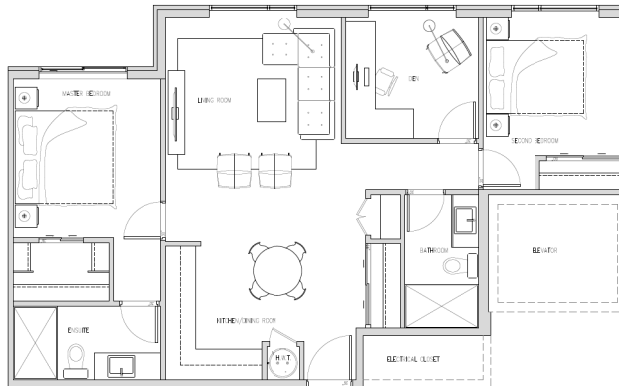
2 UNIT B  
1 + 10 (167 SF)



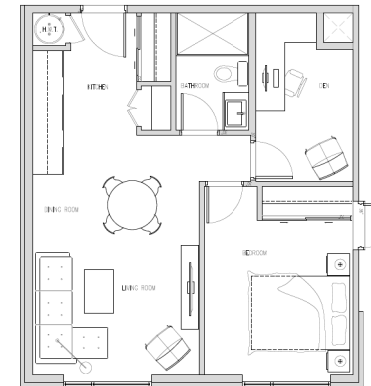
3 UNIT C  
1 + 10 (172 SF) UNIT AREA TO BUILD FACE OF WALL



4 UNIT D  
2 + 10 (204 SF)



5 UNIT E  
2 + 10 (204 SF)



6 UNIT F  
1 + 10 (172 SF)

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NORTH ARROW:

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2014 NICOLLA ROAD  
NANAIMO, B.C.  
V9S 6M6

GENERAL NOTES:

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NO.	ISSUE	Y/M/D

SEAL:



CONSULTANT:

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PROJECT NAME:  
**NICOL STREET  
PROPOSED RESIDENTIAL  
BUILDING**

PROJECT ADDRESS:  
**427, 449 & 738 NICOL STREET, NANAIMO, B.C.**

DRAWING TITLE:  
**UNIT PLANS**

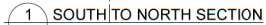
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SCALE: 1/4"=1'-0" REVIEW BY: AS  
DWG NO: **A2.4**

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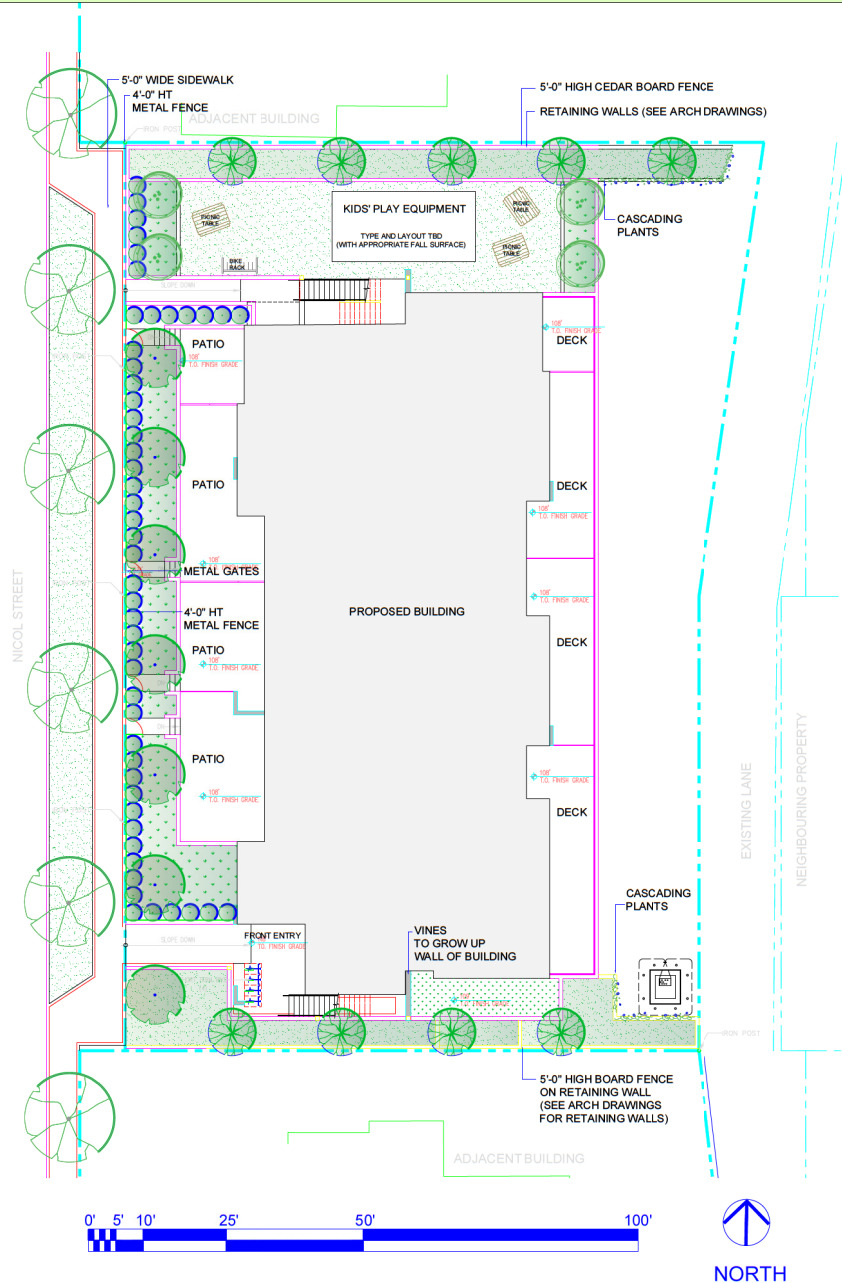
GENERAL NOTES:



# WA ARCHITECTS

PROJECT NO: 18085      DRAWN BY: OC  
SCALE: AS NOTED      REVIEW BY: AS  
DWG NO: **A4.1**





## PLANT LEGEND



## PLANT PALETTE

Note: The plants for this scheme will be chosen from the following list as appropriate.  
Not all plants will necessarily be used and others may be substituted depending on availability and suitability.

Key	Area	Botanical Name	Common Name	Pot Size	Ht/spd	attributes	wildlife
Ag	1	Amelanchier a. grandiflora Autumn Brilliance	Serviceberry	16 gal	10'x10'	spring flowers and ripen leaves, green summer leaves, fall colour, berries	birds
Ap	1	Acer palmatum	Japanese Maple	2'x14'	12'x12'	Fall colour, white foliage	birds
Ce	1	Cornus alba white wonder	Flowering Dogwood	8cm cal	20'x10'	mid spring, white flowers, fall colour	birds
Ck	1	Cornus kousa	Chinese Dogwood	2.5m cal	20'x10'	late spring, white flowers, fall colour	birds
Fog	2	Fagus sylvatica 'Dawyck'	Columnar Beech	4cm cal	10'x30'	Glossy green leaves, columnar form	birds
Sty	1	Styrax japonica	Snowbell Tree	8cm cal	20'x20'	late spring white flower fragrant	
Es	1	Evergreen Hedging	Bux	2 gal	1m to 2'	evergreen	
Epp	1	Escallonia pink princess	Escallonia	1 gal	8'x8'	evergreen, late summer pink flowers	
It	1	Ilex crenata 'Hedger'	Bonnie's Holly	2 gal	10'x20'	late evergreen foliage	
Tr	1	Taxus media addida	Yew	5 gal	1m to 8'	evergreen	
Ag	1	Abelia grandiflora	Abelia	2 gal	8'x8'	glossy evergreen, pink flowers late summer	hummingbirds
As	1	Arctostaphylos uva-ursi	Strawberry Tree	1 gal	6'x6'	late yellow flowers	hummingbirds
Ch	1	Chamaeneria	Mexican Orange Blossom	1 gal	8'x8'	evergreen, fragrant	
Cl	1	Calceolaria	Crimson Spot Rock Rose	1 gal	3'x3'	evergreen, white, summer	
Os	2	Ostrya virginica	Sail	1 gal	3'x3'	Evergreen, blue berries	
LH	1	Lavandula Hidcote Superior	English Lavender	1 gal	2'x2'	evergreen, summer purple	Monarch butterfly
Lufu	1	Lavender stoechas Silver Anouk	Spanish Lavender	1 gal	1'x1'	evergreen, fragrant	bees
Lufu	1	Lavandula stoechas Anouk Deep Rose	Spanish Lavender	1 gal	1'x2'	evergreen, deep rose flowers	bees
Mt	2	Manissea tenax	Duff Oregon Grape	1 gal	2'x2'	Evergreen, yellow spring flowers, berries	birds
Ndm	1	Nerolepis domestica Moon Bay	Heavenly Bamboo	1 gal	2'x2'	evergreen, fall colour	
Sh	1	Sarcococca humilis	Sweetbox	1 gal	2'x2'	Evergreen, fragrant white flowers, late winter	
Vz	2	Viburnum divi-divi	David's viburnum	1 gal	2'x2'	evergreen, white flowers spring, black berries	
Hm	1	Hydrangea macrophylla	Lance oop	1 gal	6'x6'	pink blue late summer	
Hp	1	Hydrangea paniculata	Panicle Hydrangea	1 gal	6'x6'	white to pink, late summer	bees, birds
Rb	1	Rosa rugosa	Shrub Rose	1 gal	2'x2'	summer rose, red flowers	
St	1	Stimulia nevadensis	Stimulia	1 gal	18'x18'	evergreen, spring fragrant flowers, red berries	birds
De	1 & 2	Dryopteris erythrosperma	Autumn Fern	1 gal	2'x2'	evergreen, new growth bronze	
Pm	1 & 2	Polystichum monilatum	Second Fern	1 gal		evergreen	ground feeding birds
Psd	1 & 2	Polystichum setiferum 'divisidulum'	Feather Second Fern	1 gal		semi-evergreen	
Cl	1 & 2	Carex flaccida, Carex flaccida Karl Foerster	Feather Reed Grass	1 gal			
Cx	1 & 2	Carex flaccida, Carex flaccida Karl Foerster	Evercolour Everest Sedge	1 gal	12'x12'	silver grass	
Fg	1 & 2	Festuca dubautensis	Festuca grass	1 gal	12'x12'	Natural grass	
JK	1 & 2	Juncus communis	Japanese Woodland Grass	1 gal	12'x12'	evergreen foliage	
HS	1 & 2	Helictotrichon sempervirens	Blue Oat Grass	1 gal	2'x2'	blue evergreen foliage	
Mm	1 & 2	Miscanthus sinensis	Little Mike Red Maiden Grass	1 gal	2'x2'	not fragrant	
MG	1 & 2	Miscanthus sinensis 'Graziella'	Graziella Maiden Grass	1 gal	2'x2'	silver white flowers July into winter	birds
Mo	1 & 2	Miscanthus sinensis purpurea	Flame Grass	1 gal	2'x2'	silver flowers, fall to winter	
Sp	1 & 2	Schizanthus litoralis	Blue Starflower	1 gal	2'x2'	blue foliage	
Ar	1	Artemisia arbuscula	Common Bugle	1 gal	18'x24'	evergreen, mid blooming, blue flowers	
CW	1	Campanula poscharskyana Waterfall	Bellflower	1 gal	12'x12'	campanula, blue flowers in spring	insects
CW	1	Ceratostigma aconitifolium	Chinese Plumbago	1 gal	1'x2'	brilliant blue fall flowers	insects
Cl	1	Crocus Loderi	Scarlet variety	1 gal		red summer flowers	hummingbirds
Gl	1	Gaura lindheimeri	Butterfly	1 gal		white summer flowers	insects
Gb	1	Geranium bicknelli	Hardy Geranium	1 gal			
Hm	1	Hebe x exoniensis	Hebe	1 gal	1'x1'	white flowers, evergreen	
NH	1	Nepeta faassenii 'Duguesne'	Garland	1 gal	12'x12'	deciduous	insects
Ro	1	Rosemarinus officinalis	Rosemary	1 gal	2'x2'	evergreen, late spring leaf	bees
Sp	1	Salvia officinalis 'purpurea'	Purple Leafed Sage	1 gal	24'x24'	pink purple leaves evergreen, purple flowers	bees
Th	1	Thymus vulgaris	Culinary Thyme	4m		evergreen, purple flowers	insects
Cl	2	Clematis armandi	Evergreen Clematis	1 gal		evergreen, white flowers early spring	bees
CM	2	Clematis montana	Mountain Clematis	1 gal		deciduous, pink flowers spring, fragrant	
Cl	2	Clematis tangutica	Oriental Clematis	1 gal		yellow bells, spring to frost	
Lp	2	Lonicera peduncularis	Honeycreeper	1 gal		fragrant leaves summer	hummingbirds
Pa	2	Parthenocissus quinquefolia	Virginia Creeper	1 gal		summer green, fall colour	birds
Pl	2	Parthenocissus vitacea	Boston Ivy	1 gal		summer green, fall colour	birds

NOTES:  
For grading information, see Civil drawings.

## DRAWING LIST:

- L0.1 LANDSCAPE CONCEPT PLAN
- L0.2 ELEVATIONS / DESIGN ELEMENTS

## REVISIONS:

Issued for DP - 2019Oct28

Re-Issued for DP - 2020Apr6

Revised for DP - 2020Apr6

## CONSULTANT:

PROJECT:  
NICOL STREET  
MULTI-FAMILY  
RESIDENTIAL

427, 449, 455  
NICOL STREET,  
NANAIMO BC

SITE LEGAL DESCRIPTION:  
LOT 5, PLAN 738,  
LOT 19, PLAN 4377, and  
LOT 1, PLAN 48224, all of  
SECTION 1, NANAIMO DISTRICT

## SHEET TITLE:

LANDSCAPE  
CONCEPT  
PLAN

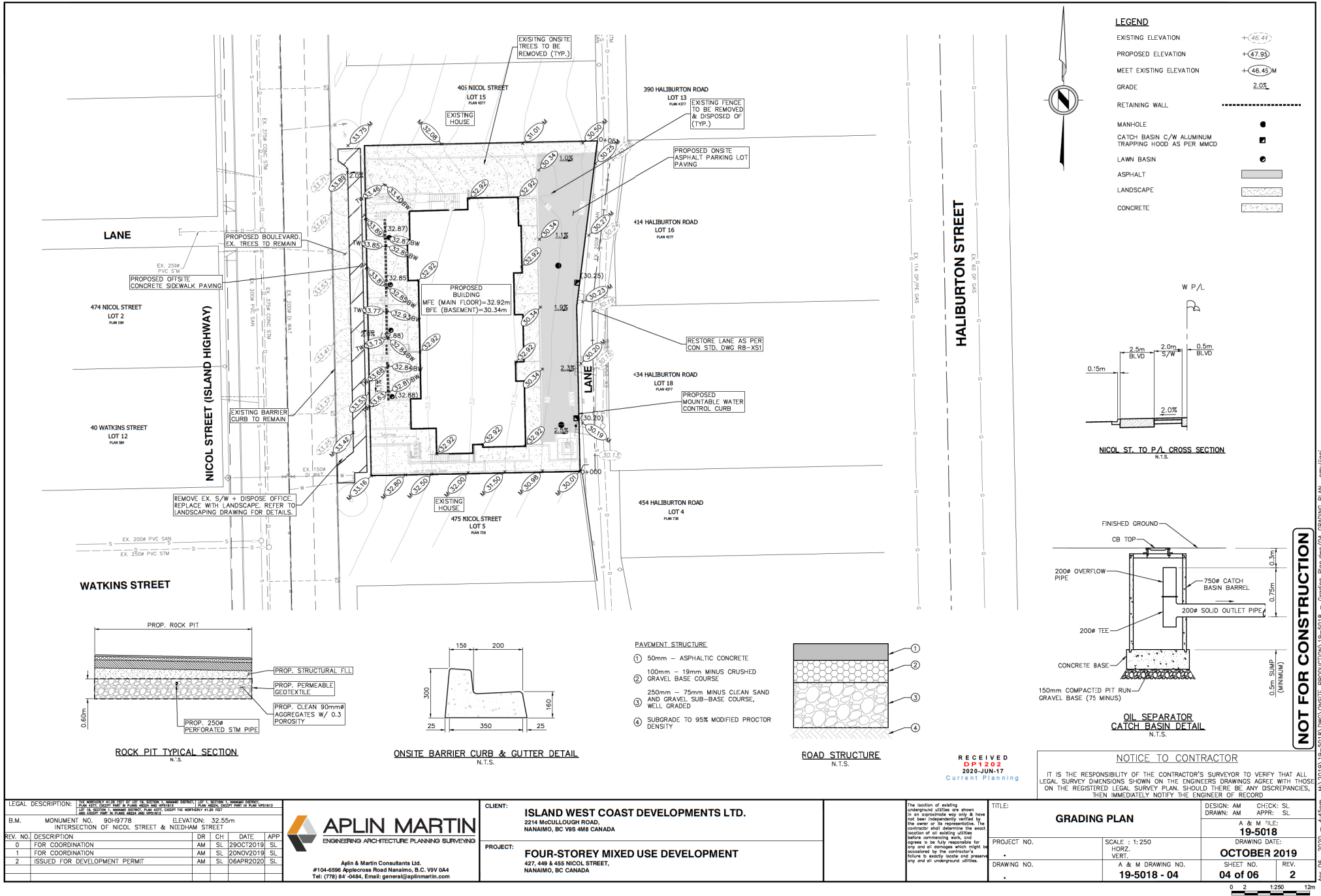
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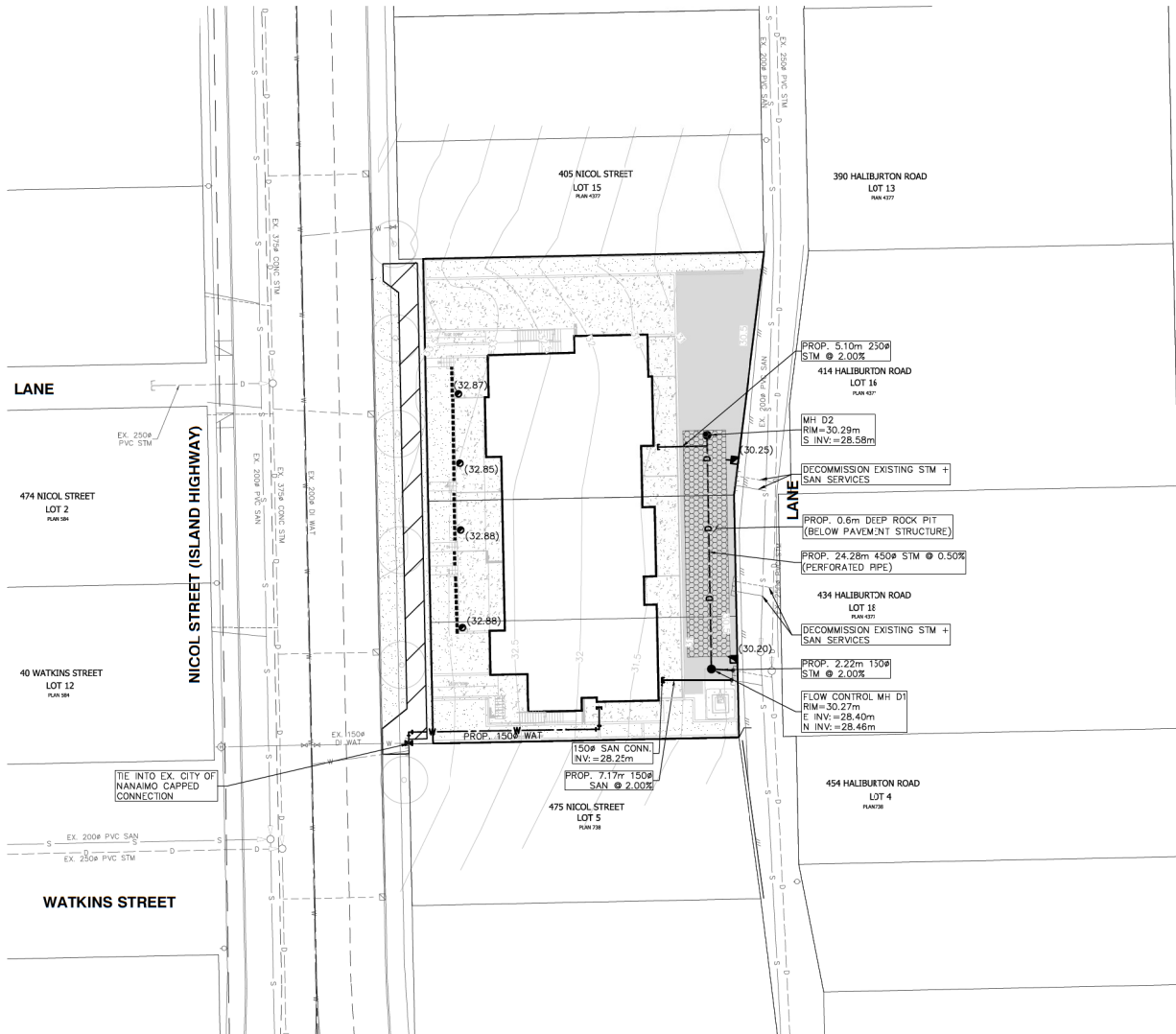
DATE:  
Oct. 24, 2019  
CHECKED:  
VJD

PROJECT NUMBER:  
NICOL STREET RESIDENTIAL 2019

DRAWING NUMBER:  
L0.1 - DP

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OCT 20 2019  
2019-JUN-17  
Current Planning

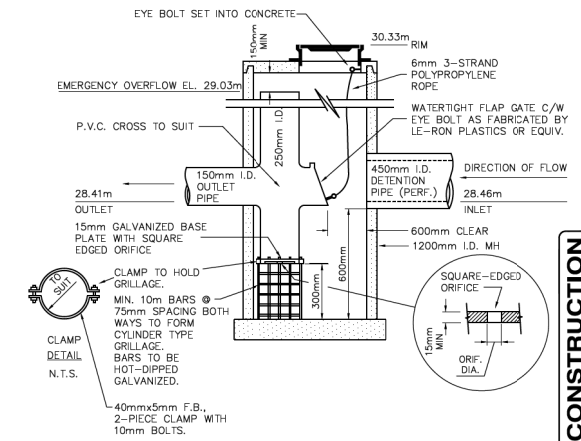




# LEGEND

STORM SEWER	
SANITARY SEWER	
WATERMAIN	
STORM SERVICE CONNECTION	
SANITARY SERVICE CONNECTION	
WATER SERVICE CONNECTION	
MANHOLE	
INSPECTION CHAMBER	
CATCH BASIN C/W ALUMINUM TRAPPING HOOD AS PER MMCD	
600# LAWN BASIN (UNLESS OTHERWISE SPECIFIED)	
ASPHALT	
CONCRETE	
LANDSCAPE	

M.H.	ORIFICE DIA.	OUTLET INV.	OUTLET DIA.	RIM ELEV.	EMERGENCY OVERFLOW EL.
D1	100mm	28.41m	150mm	30.33m	29.03m



## FLOW CONTROL MANHOLE D1 DETAIL

N.T.S.

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DP1202  
2020-JUN-17  
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## NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVEYOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

LEGAL DESCRIPTION: THE WHOLE OF LOT 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.	
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**APLIN MARTIN**  
ENGINEERING ARCHITECTURE PLANNING SURVEYING

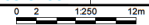
Aplin & Martin Consultants Ltd.  
#104-5586 Applecross Road Nanaimo, B.C. V9V 0A4  
Tel: (778) 84-0484, Email: general@aplinmartin.com

CLIENT:	ISLAND WEST COAST DEVELOPMENTS LTD. 2214 MCCULLOUGH ROAD, NANAIMO, BC V9S 4M6 CANADA
PROJECT:	FOUR-STOREY MIXED USE DEVELOPMENT 427, 440 & 455 NICOL STREET, NANAIMO, BC CANADA

The location of existing underground utilities are shown in an approximate way only & have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agree to be fully responsible for any and all damages which might be incurred by the contractor's failure to locate and preserve any and all underground utilities.

TITLE:	SERVICING PLAN
PROJECT NO.	SCALE : 1:250
DRAWING NO.	HORIZ. VERT.
	A & M DRAWING NO. 19-5018 - 05

DESIGN: AM	CHECK: SL
DRAWN: AM	APPR: SL
A & M FILE: 19-5018	
DRAWING DATE: OCTOBER 2019	
SHEET NO. 05 of 06	REV. 2



NOT FOR CONSTRUCTION

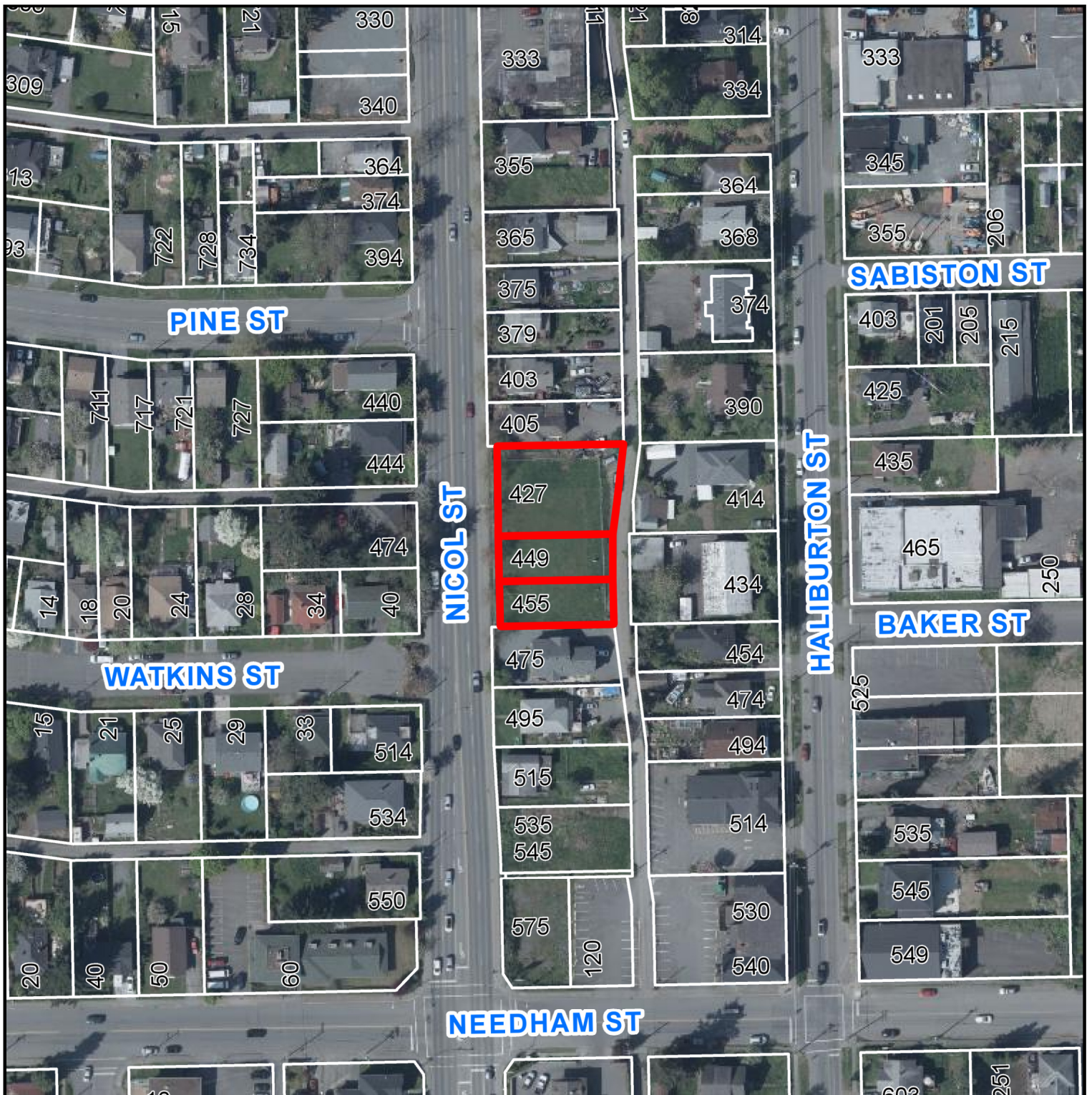
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# AERIAL PHOTO



**DEVELOPMENT PERMIT NO. DP001202**



427, 449, & 455 NICOL STREET