

Design Rationale

The project prioritizes the integration of architecture and landscape as a means to elevate the market rental housing typology. Our goal is to create a very desirable collection of homes that will draw a mix local households and age groups who lead active urban lifestyles and want to live in Nanaimo's downtown.

The site context is not particularly attractive, as the property has been vacant for many years and is not the only empty infill lot in the vicinity. The existing TELUS CO building, and roof mounted communications tower, is prominently located to the south of the development lot. Several 2-3 storey residential townhouse and apartment buildings lie to the west on Richards. Across Wentworth street to the north is a City owned surface parking lot. Across Wallace street to the east the slope drops away quickly with a commercial building to the south and empty lots relieved by a cheerful coffee shop at the corner of Wentworth and Wallace. The corner of Wallace and Fitzwilliam marks the start of the uptown commercial district and Old City. Three historic single and two storey buildings run around the corner from Wallace to Fitzwilliam and quickly end at another couple of empty infill lots adjacent to the existing TELUS CO building. Across the street is the beautiful St Andrews Presbyterian Church built in the Victorian Picturesque style. The tall bell tower and steep roof line make this a prominent landmark on Nanaimo's skyline.

Attracting residents and the public to this underutilized stretch of Wallace street demands a comprehensive urban renewal of this empty infill lot. Our response was to create a rectilinear contemporary architecture softened by an extensive naturalized landscape strategy at grade, and on parking deck, to create gardens, patios and walkways that benefit residents and the public alike, spilling out across property lines to enhance and activate perimeter public frontages.

The site density is organized within two six-storey buildings with addresses on Wentworth and Wallace streets, respectively. An underground car garage is quietly hidden in the natural slope of the site and accessed from Richards street at the high side of the site. An extensive naturalized landscape based on the mid-island "thin soil on rock" landscape covers the parking deck to create a large residential courtyard garden separating the two buildings. Each building plays its part in creating a well defined street wall on three frontages, while the centralized residential courtyard offers visual connection and a sense of urban space/view corridor through the development at mid-block.

Each building has been carefully shaped to respect setbacks and views, achieve pleasing visual proportions, and break the height and massing down. A limited palette employing colour and materiality to draw the eye to the front 3 and 4 storey volumes help reduce the apparent mass of the upper floors. Window placements and balcony openings are quite regularly spaced, as the units and structural logic require stacking, however, a more random strategy was used in the placement of the white façade panels so that the composition has some complexity and interest.

The primary exterior cladding materials have been limited to a dark coloured corrugated sheet metal, referencing Nanaimo's coal mining history, becoming perforated at patio guardrails; a soft white coloured aluminum composite metal panel on building fronts; and a warm hues, wood-like cementitious panel in between the dark and the light coloured facades. These materials were chosen for their durability, texture, color, and overall value. As a composition, they provide good contrast and support the simple forms and classic proportions of the contemporary architecture. Wood is used at entrance canopy soffits and within the two building entry lobbies and to resonate with the wood toned cementitious cladding.

Height Variance Rationale

1. Introduction

The current Wallace DT-3 zoning maximum height is 14.0m. We are requesting a height variance of approximately 3.0m for Building A and 5.0m for Building B.

Our development permit application documents describe the Building 'A' elevation to the top of the Level 5 roof sheathing as 43.047m or 16.927m (55'-6 ½") above the 26.120m average finished grade at the outermost corners of the building. This exceeds the current maximum height allowance of 14.0m described the City of Nanaimo Zoning Bylaw No. 4500, Part 11, DT-3 by 2.927m (9'-7 ¼").

Building 'B' elevation to the top of the Level 6 roof sheathing is shown as 46.104m or 19.004m (62'-4") above the 27.100m average finished grade at the outermost corners of the building. This exceeds the current maximum height allowance of 14.0m described the City of Nanaimo Zoning Bylaw No. 4500, Part 11, DT-3 by 5.004m (16'-5").

2. Rationale

Initially trying to achieve the necessary unit count within the 14.0m maximum height requirement produced a floor to floor height of 2.550m (8'-4 ½"), which provided a clear ceiling height of only 2.210m (7'-3"). To maintain the intended 5 and 6 storey development, two alternate scenarios were explored, blast and excavate deeper, or delete one floor from each building.

Based on the existing natural lot slope, and the adjacent street grades, Building A street level residential at 24.75m is already almost 1.7m below the existing grade of 26.433 at the corner of Richards and Wentworth Streets. Building B main entrance at 24.30 is 450mm below that of Building A, however Wallace Street is on the incline as it reaches the principle entrance to Building B. The issue here is that it is critical to the development is that the Level 1 courtyard remain at an elevation common to the L1 floor level on both buildings at 27.80.

In addition, over 50% of the geotechnical test bore holes done across the site encountered bedrock as depths between 1.2m and 5.2m. The current depth of excavation for the parking garage is well

over 4.0m to achieve a finished slab on grade elevation of 24.75m down from existing back of sidewalk elevations of 26.756m and 28.122m along Richards Street. Considering the additional depth for elevator pits, pad footings, and the very large stormwater retention tank under the slab on grade, deeper excavation did not seem viable.

Deleting the top storey from each building would be a reduction of 6 units (10 bedrooms) from Building A, and a reduction of 11 units (13 bedrooms), a large multi-purpose room and outdoor patio amenity space from Building B. Exploring options to recuperate the loss in building area, the building articulation would suffer, as would the extent of the central courtyard space.

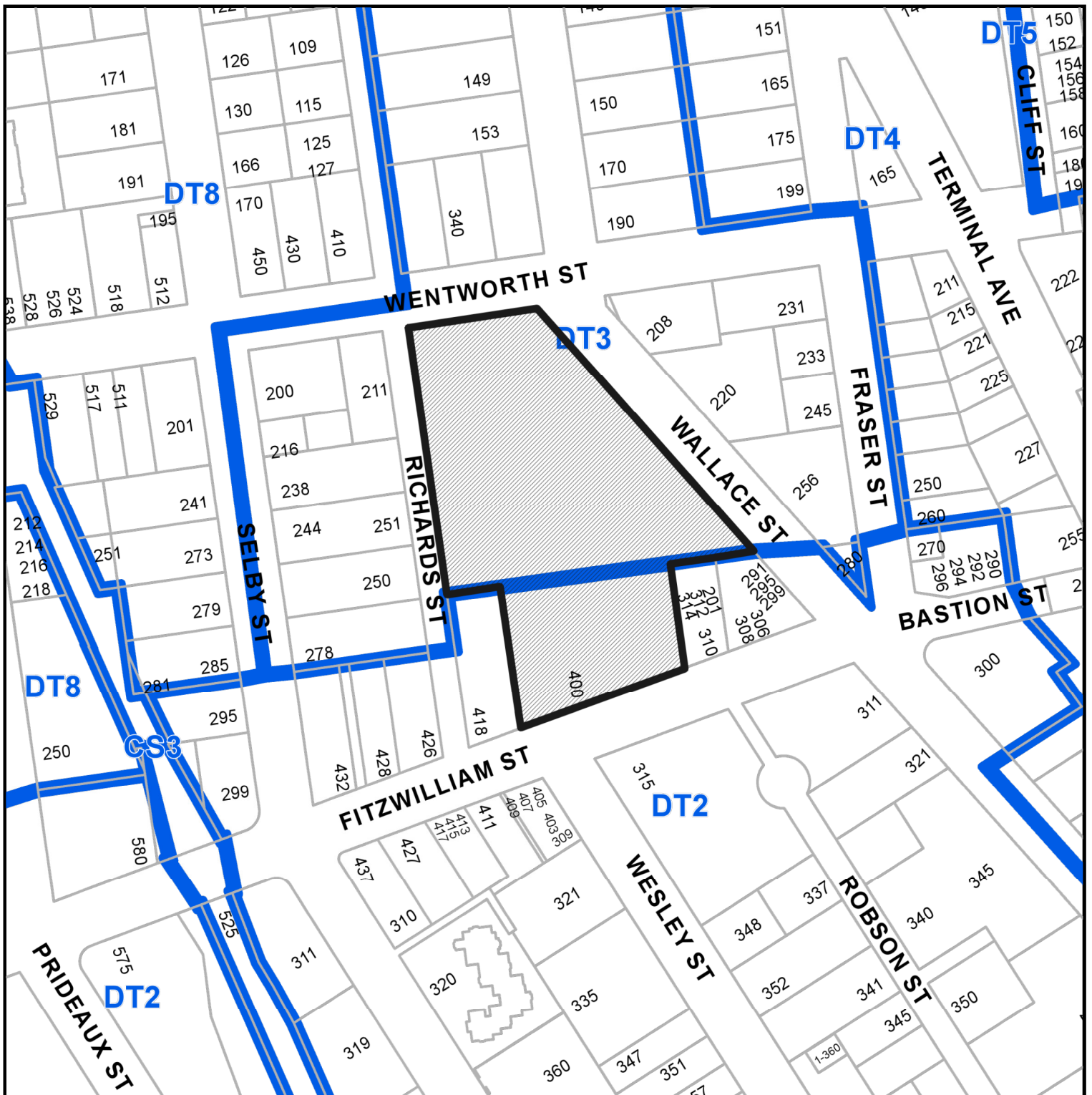
We have designed a typical residential floor to floor height of 3.057m (just over 10 feet), which finished will be 2717mm (just under 9 feet). This facilitates the required dropped ceiling areas in baths/ensuites, as well as HRV air exchange and range hood fan exhaust duct bulkheads to be no lower than 2.44m (8'-0").

Visually, the majority of facades on both buildings are articulated with stepped façades, reducing building massing, adding visual interest, and providing a pedestrian scale environment at the street and courtyard levels. The street level and courtyard level facades each have their own individuality with recessed private patios, extended amenity and retail spaces, and easy access between the two buildings. Combined with incorporating several cladding materials, profiles, and colours compliments the articulation by breaking up the wall surface and defining spaces. The fenestrations also have their role in creating interest in the building facades and connecting the interior/exterior activities. The 3.057m floor to floor facilitates 2.44m (8'-0") high operable awning style windows and slider type patio doors.

3. Summary

As the sheet A0.4 Massing In Context images depict, while this development is large in scale due the size of the lot, the buildings stepped facades align nicely with the adjacent existing 4 storey multi-family building at 152 Wallace, the office building at 256 Wallace, and the MNP office building at 345 Wallace.

LOCATION PLAN



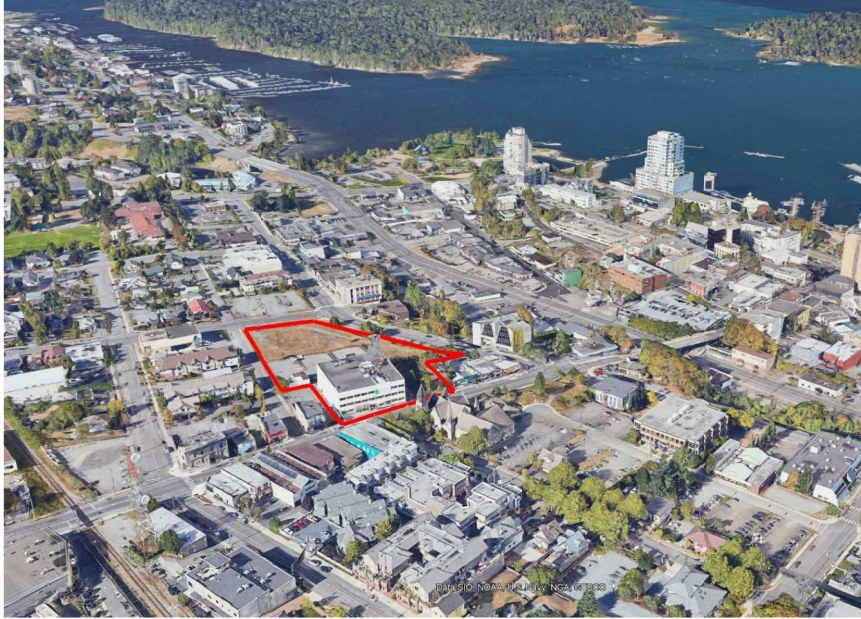
DEVELOPMENT PERMIT NO. DP001214



Subject Property

CIVIC: 400 FITZWILLIAM STREET

LEGAL: LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 26286



SITE CONTEXT - AERIAL



WALLACE ST. FACING SOUTHWEST



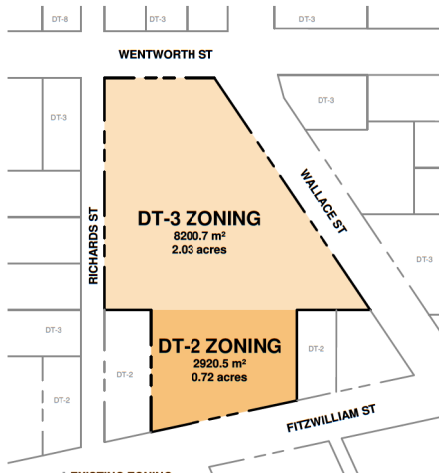
CORNER OF WALLACE AND WENTWORTH ST. FACING SOUTHWEST



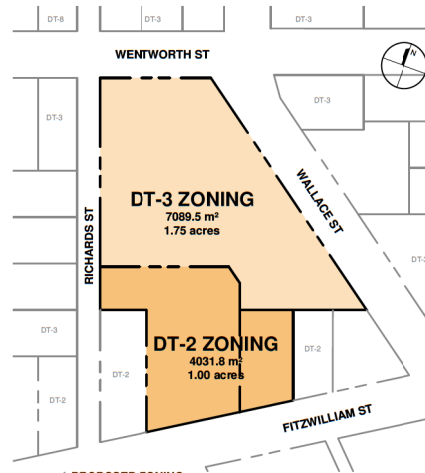
CORNER OF WENTWORTH AND RICHARDS ST. FACING SOUTHEAST



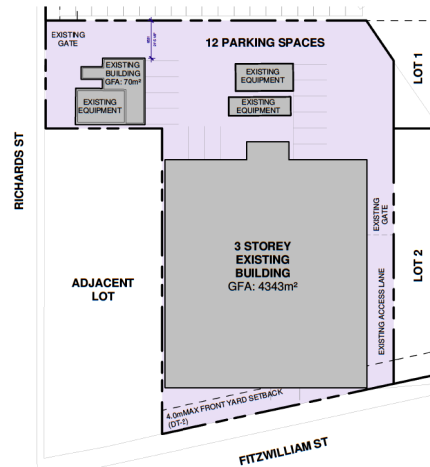
RICHARDS ST. FACING SOUTH



3 | EXISTING ZONING
SCALE: 1:1000



4 | PROPOSED ZONING
SCALE: 1:1000



2 | LOT 3 - PROPOSED PARKING
SCALE: 1:400

PROPOSED LOT 3 SUBDIVISION INFO:

LOT SIZE:
3065.5m² / 0.76 acres / 32,997 ft²

EXISTING BUILDING:
HEIGHT - APPROX 14m / 46ft
GFA - 4405m² / 47,415ft²

DT-2 ZONING PERMITTED:
FSR - 2.3
LOT COVERAGE - 100%
SETBACKS:
• FRONT - 0.0m MIN / 4.0m MAX
• REAR - 0.0m
• SIDE - 0.0m
• FLANKING SIDE - 3.0m
BUILDING HEIGHT - 12m MAX

LOT 3 SUBDIVISION INFO:
FSR - 4405m² / 3065.5m² = 1.44
LOT COVERAGE - 1615m² / 3065.5m² = 53%
SETBACKS:
• FRONT - 0.0m MIN / 4.0m MAX
(APPROX 50% OF EXISTING BUILDING
FACE IS WITHIN REQ'D FRONT YARD)
• REAR - 0.0m
• SIDE - 0.0m
• FLANKING SIDE - N/A
BUILDING HEIGHT - 14m

EXISTING SITE INFO

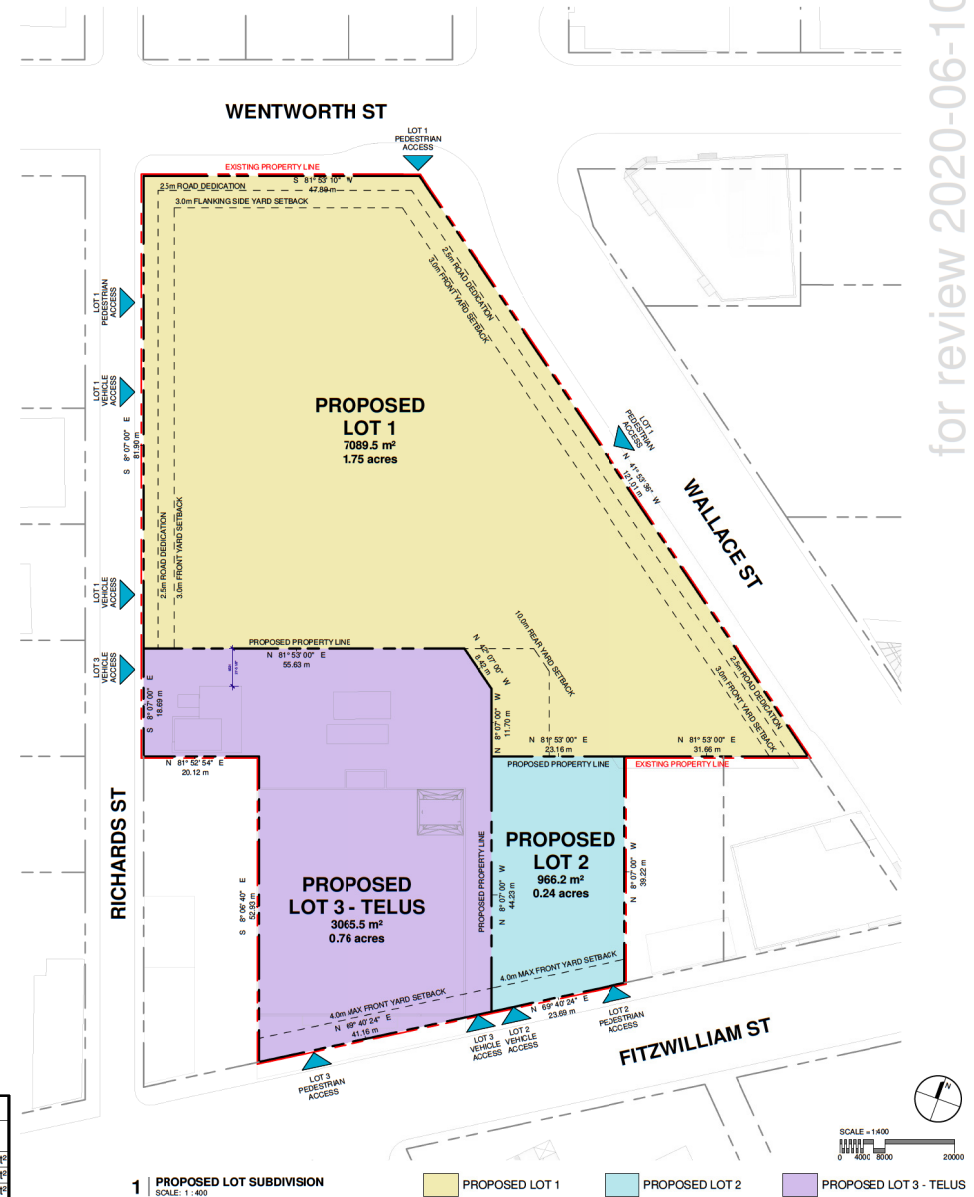
CIVIC ADDRESS:
400 FITZWILLIAM STREET

LEGAL DESCRIPTION:
LOT 1, BLOCK 32, SECTION 1,
NANAIMO DISTRICT, PLAN 26286

LOT SIZE:
11,121m² / 2.75 acres / 119,708 ft²

EXISTING BUILDING:
HEIGHT - APPROX 14m / 46ft
GFA - 4405m² / 47,415ft²

LOT NAME	PROPOSED LOT AREAS		F.S.R.	MAX. G.F.A.
	(m²)	(acres)		
PROPOSED LOT 1	7,089.5 m²	1.75 acres	2.55	194,592 ft²
PROPOSED LOT 2	966.2 m²	0.24 acres	2.55	26,521 ft²
PROPOSED LOT 3 - TELUS	3,065.5 m²	0.76 acres	2.55	84,142 ft²
TOTAL	11,121.3 m²	2.75 acres		



1 | PROPOSED LOT SUBDIVISION
SCALE: 1:400

PROPOSED LOT 1 PROPOSED LOT 2 PROPOSED LOT 3 - TELUS

LOCATION PLAN



PROJECT DATA

PROJECT NAME /ADDRESS:
TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

LEGAL DESCRIPTION:
LEGAL: LOT 1, BLOCK 32, SECTION 1, NANAIMO DISTRICT, PLAN 26286
FOLIO: 80053.000
LTO NUMBER: EV08416
PID: 005742713
PROPERTY NO: 106507

PROJECT CONTACTS

ARCHITECTURAL
CONTACT: PABLO YUSTE, ARCHITECT ABC
OMICRON AEC
FIFTH FLOOR, THREE BENTALL CENTRE
595 BURRARD ST., VANCOUVER, BC. V7X 1L4
E-MAIL: pyuste@omiconae.com
PHONE: 604-632-4140
FAX: 604-632-3351

STRUCTURAL
CONTACT: SVET MILEV
OMICRON AEC
FIFTH FLOOR, THREE BENTALL CENTRE
595 BURRARD ST., VANCOUVER, BC. V7X 1L4
E-MAIL: smilev@omiconae.com
PHONE: 604-632-1193
FAX: 604-632-3351

MECHANICAL
CONTACT: LINDSEY PERRY
OMICRON AEC
FIFTH FLOOR, THREE BENTALL CENTRE
595 BURRARD ST., VANCOUVER, BC. V7X 1L4
E-MAIL: lperry@omiconae.com
PHONE: 604-632-3360
FAX: 604-632-3351

ELECTRICAL
CONTACT: TERESA PAQUO
OMICRON AEC
FIFTH FLOOR, THREE BENTALL CENTRE
595 BURRARD ST., VANCOUVER, BC. V7X 1L4
E-MAIL: tpauco@omiconae.com
PHONE: 604-632-3369
FAX: 604-632-3351

LANDSCAPE ARCHITECT
CONTACT: KEN LARSSON
CONNECT LANDSCAPE ARCHITECTURE
2305 HEMLOCK STREET
VANCOUVER, BC. V6H 2V1
E-MAIL: ken@connect.ca
PHONE: 604-681-3302 (EXT.206)
FAX: -

CLIENT REPRESENTATIVE
CONTACT: MICHAEL BRIMER
OMICRON AEC
FIFTH FLOOR, THREE BENTALL CENTRE
595 BURRARD ST., VANCOUVER, B.C. V7X 1L4
E-MAIL: mbrimer@omiconae.com
PHONE: 604-644-8341
FAX: 604-632-3351

CIVIL ENGINEERING
CONTACT: JEFF TOMLINSON
JE. ANDERSON
3411 SHENTON RD #1A,
NANAIMO, BC V9T 2H1
E-MAIL: jeff@jeanderson.com
PHONE: 250-758-4631
FAX: 250-758-4631

GEOTECHNICAL ENGINEERING
CONTACT: CAMERON SCHNELLENBERG
RYZUK
40 CADILLAC AVE #6
VICTORIA, BC V8E 1T2
E-MAIL: cschellenberg@ryzuk.com
PHONE: 250-475-1311
FAX: 250-475-1315

TRAFFIC CONSULTANT
CONTACT: NADINE KING
WATT CONSULTING
740 HILLSIDE AVE #601
VICTORIA, BC V8T 1Z4
E-MAIL: nkong@wattconsultinggroup.com
PHONE: 250-361-9877
FAX: -

BUILDING ENVELOPE
CONTACT: CHRIS RAUDY
MORRISON HERBYFIELD
850 BROMFISTON ST
VICTORIA, BC V8W 1G5
E-MAIL: craudy@morrisonherbyfield.com
PHONE: 250-361-1215
FAX: -

ENVIRONMENTAL CONSULTANT
CONTACT: VAJAY KALLUR
ARCADIS CANADA
308-1080 MANLIAM ST
VANCOUVER, BC V6B 2T4
E-MAIL: Vajay.Kallur@arcanis.com
PHONE: 604-808-5965
FAX: 604-632-9942

DRAWING LIST - ARCHITECTURAL

- A0.0 COVER SHEET
- A0.1 PROJECT INFORMATION
- A0.2 CODE ANALYSIS
- A0.3 SITE CONTEXT
- A0.4 BUILDING MASSING
- A0.5 MASSING IN CONTEXT
- A0.6 VIEW ANALYSIS
- A1.0 SITE PLAN
- A1.1 SHADOW STUDY - SUMMER
- A1.2 SHADOW STUDY - SPRING
- A1.3 SHADOW STUDY - WINTER
- A1.5 FSR COMPLIANCE PLANS
- A2.0 P1 FLOOR PLAN
- A2.1 LEVEL 1 FLOOR PLAN
- A2.2 LEVEL 2 FLOOR PLAN
- A2.3 LEVEL 3 FLOOR PLAN
- A2.4 LEVEL 4 FLOOR PLAN
- A2.5 LEVEL 5 FLOOR PLAN
- A2.6 LEVEL 6 FLOOR PLAN
- A2.7 ROOF PLAN
- A2.8 TYPICAL UNIT PLANS
- A4.0 SITE ELEVATIONS
- A4.1 ELEVATIONS BUILDING A
- A4.2 ELEVATIONS BUILDING A
- A4.3 ELEVATIONS BUILDING A
- A4.4 ELEVATIONS BUILDING A
- A4.5 ELEVATIONS BUILDING B
- A4.6 ELEVATIONS BUILDING B
- A4.7 ELEVATIONS BUILDING B
- A4.8 ELEVATIONS BUILDING B
- A5.1 CONCEPT SECTIONS
- A5.2 CONCEPT SECTIONS
- A5.3 CONCEPT SECTIONS
- A8.0 MATERIAL PALETTE
- A8.1 PERSPECTIVE VIEWS
- A8.2 PERSPECTIVE VIEWS
- A8.3 PERSPECTIVE VIEWS
- A8.4 PERSPECTIVE VIEWS
- A8.5 PERSPECTIVE VIEWS

DRAWING LIST - LANDSCAPE

- L0.2 DESIGN PRINCIPLES & PROGRAM
- L0.3 DIAGRAMS
- L1.0 LANDSCAPE SITE PLAN
- L1.1 LANDSCAPE ROOF PLAN
- L1.2 ENLARGEMENT WALLACE CORNER
- L2.0 PLANT PALETTE
- L2.1 CONCEPTUAL PLANTING PLAN
- L3.0 MATERIALS & FURNISHING PALETTE
- L4.0 SECTIONS
- L4.1 SECTIONS

DRAWING LIST - CIVIL

- C1 SITE PLAN

Zoning Bylaw 4500 Consolidated Compliance Checklist		
Application	City of Nanaimo, BC	Gross Floor Area Calculation Exclusions
Zoning/Bylaw No. 4500 (Consolidated December 2, 2019)		
Location	Parcel Identifier: 902.743.713 Legal Description: Lot 1, Section 1, Nanaimo District, Plan 26286	
Land Use Designation	Wallace - DT-3	
Permitted Uses	Residential and Commercial	
Lot Coverage	100%	
Maximum Allowable Density (Floor Area Ratio)	Allowable: 2.5% / Proposed: 2.25%	
Lot Area	6672.6m ² (71823.36 sq. ft.)	Reflects reduced site for 2.5m road dedication along Wentworth and Wallace Streets
Surface Parking Area	805.5m ² (8316.2 sq. ft.) 12.97% lot coverage	
Landscaping Area	3.84.82m ² (41490.6 sq. ft.) 20.73% lot coverage	
Building A Footprint	3.97.38m ² (42641.3 sq. ft.) 20.55% lot coverage	
Building B Footprint	8.5.7m ² (9215.6 sq. ft.) 13.13% lot coverage	
Underground parking garage	2.150.16m ² (23144.1 sq. ft.) 32.22% lot coverage	
Building Floor Area	3,735.5m ² (40208.6 sq. ft.)	Excluded
Building A	P1 Residential, Amenity, Circulation, Service, and Storage Area: 554.4m ² (5967.5 sq. ft.)	Exterior Wall Assemblies
	P2 Commercial Area: 27.0m ² (288.26 sq. ft.)	Wall depth excluding raincooves and cladding:
	L1 Residential, and Circulation Area: 736.6m ² (7921 sq. ft.)	Wood frame: 30mm/140mm/3.0mm + 360mm
	L2 Residential, and Circulation Area: 736.6m ² (7921 sq. ft.)	CI Concrete: 200mm
	L3 Residential, and Circulation Area: 736.6m ² (7921 sq. ft.)	CMU: 190mm
	L4 Residential, and Circulation Area: 657.2m ² (7071.5 sq. ft.)	Long Term Bicycle Parking Rooms (c3)
	L5 Residential, and Circulation Area: 542.3m ² (5837.2 sq. ft.)	Main Entry Lobby
Building A Gross Floor Area	3970.5m ² (42798.1 sq. ft.)	
Building B	P1 Residential, Amenity, Circulation, Service, and Storage Area: 873.3m ² (9406.5 sq. ft.)	Exterior Wall Assemblies
	L1 Residential, and Circulation Area: 2054.6m ² (22115.5 sq. ft.)	Wall depth excluding raincooves and cladding:
	L2 Residential, and Circulation Area: 2054.6m ² (22115.5 sq. ft.)	Wood frame: 30mm/140mm/3.0mm + 360mm
	L3 Residential, and Circulation Area: 2054.6m ² (22115.5 sq. ft.)	CI Concrete: 200mm
	L4 Residential, and Circulation Area: 1950.9m ² (20999.3 sq. ft.)	CMU: 190mm
	L5 Residential, and Circulation Area: 1244.3m ² (13390.3 sq. ft.)	Long Term Bicycle Parking Rooms (c3)
	L6 Residential, Amenity, and Circulation Area: 980.1m ² (10550.3 sq. ft.)	Main Entry Lobby
Building B Gross Floor Area	11109.0m ² (119576.5 sq. ft.)	
Combined Gross Floor Area	3970.5m ² + 11109.0m ² = 15079.5m ² = 2.25% Floor Area Ratio	
Maximum Allowable Height: 14m	Proposed: Building A: 16.937m Building B: 19.04m	Provided: Front Yard: 3m Side Yard: 3m Flanking Side Yard: 3m Rear Yard: 3m
Required Minimum Setbacks:	Front Yard: 3m Side Yard: 3m Flanking Side Yard: 3m Rear Yard: 3m	

Off-Street Parking Requirements For Area 5 Per City of Nanaimo Bylaw No. 7266		
Component	Required	Provided
Multiple Family	1.2 Spaces Per 3+ Bedroom Unit x 19 Units = 12 0.90 Spaces Per 2 Bedroom Unit x 45 Units = 40.5 0.40 Spaces Per 1 Bedroom Unit x 45 Units = 18 0.45 Spaces Per Studio Unit x 47 Units = 21.15 Total Units: 197 Total Parking Spaces: 122	121 Spaces For Residential 2 Spaces For Retail
Regular Car	Minimum of 60% = 73 spaces (Min. Dims. 2.75m x 5.8m)	73 Spaces
Small Car	Maximum of 40% = 48 spaces (Min. Dims. 2.5m x 4.6m)	48 Spaces
Retail Parking	1 Space Per 30m ²	2 Spaces For 37m ²
Visitor Parking	1 Space Per 22 Spaces or Portion thereof = 6	6 Spaces
Accessible	2 spaces per 100 Spaces or Portion Thereof (Min. Dims. 3.7m x 5.6m)	4 Spaces Per 123 Spaces
Loading	None Specified	Temporary Curbside & Surface Parking Area
Bicycle Short Term Parking	0.1 Space Per Dwelling Unit x 197 Units = 19.7	20 Total 5 allocated to Building "A" 15 allocated to Building "B"
Bicycle Long Term Parking	0.5 Space Per Dwelling Unit x 197 Units = 99	100 Total 26 allocated to Building "A" 74 allocated to Building "B"
Electric Vehicle Parking Level 2 Chargers	Minimum of 10% = 12 Spaces	12 Spaces
Electric Vehicle Parking Location Supplied With Electrical Outlet Beyond Branch Conduit Capable of Supporting Future Level 2 Charger Installation	Minimum of 10% = 24 Spaces	24 Spaces

Suite Breakdown											
Building	Floor Level	3 Bedroom	2 Bedroom	2 Bedroom Adaptable	1 Bedroom & Den	1 Bedroom	1 Bedroom Accessible	Studio	Total Units	Total Bedrooms	
A	P1	1	2		1	1	1	2	4	6	
A	L1	1	2		1	1	1	2	9	10	
A	L2	1	2		1	1	1	2	9	10	
A	L3	1	2		1	1	1	2	9	10	
A	L4	1	2		1	1	1	2	9	10	
A	L5	1	2		1	1	1	2	9	10	
A	L6	1	2		1	1	1	2	9	10	
Total 3 Bedroom: 1		Total 2 Bedroom: 11		Total 1 Bedroom & Den: 7		Total 1 Bedroom: 5		Total Studio: 13		Overall Unit Count: 57	
Total 3 Bedroom: 1		Total 2 Bedroom: 11		Total 1 Bedroom & Den: 7		Total 1 Bedroom: 5		Total Studio: 13		Overall Bedroom Count: 68	
Total 3 Bedroom: 1		Total 2 Bedroom: 11		Total 1 Bedroom & Den: 7		Total 1 Bedroom: 5		Total Studio: 13		Total Occupant Count: 155	
B	P1	1	1		1	1	1	2	7	9	
B	L1	2	5	1	1	9	4	7	29	39	
B	L2	2	6	1	2	12	6	8	29	40	
B	L3	1	1	1	1	5	9	7	27	36	
B	L4	1	6	1	1	5	9	5	27	36	
B	L5	1	1		6			6	10	21	
B	L6	1	2		6			3	11	13	
Total 3 Bedroom: 1		Total 2 Bedroom: 28		Total 1 Bedroom & Den: 3		Total 1 Bedroom: 20		Total Studio: 32		Overall Unit Count: 146	
Total 3 Bedroom: 1		Total 2 Bedroom: 28		Total 1 Bedroom & Den: 3		Total 1 Bedroom: 20		Total Studio: 32		Overall Bedroom Count: 184	
Total 3 Bedroom: 1		Total 2 Bedroom: 28		Total 1 Bedroom & Den: 3		Total 1 Bedroom: 20		Total Studio: 32		Total Occupant Count: 348	

Typical Suite Areas		
Suite Type	Average Net Living Area	Average Net Patio/Balcony Area
Studio	36.25m ² (389.5 sq. ft.)	2.90m ² (31.2 sq. ft.)
1 Bed	45.82m ² (493.20 sq. ft.)	3.92m ² (42.19 sq. ft.)
1 Bed Accessible	45.82m ² (493.20 sq. ft.)	3.92m ² (42.19 sq. ft.)
2 Bed	67.14m ² (722.68 sq. ft.)	7.94m ² (85.45 sq. ft.)
2 Bed Adaptable	67.14m ² (722.68 sq. ft.)	7.94m ² (85.45 sq. ft.)
3 Bed	101.2m ² (1087.15 sq. ft.)	7.95m ² (85.57 sq. ft.)

Amenity and Service Room Areas					
Building	Floor Level and Room Designation	Net Area	Building	Floor Level and Room Designation	Net Area
A	P1 Multi-Purpose Room	46.42m ² (499.66 sq. ft.)	B	P1 Fitness Room	89.3m ² (959.45 sq. ft.)
A	P1 Building Manager's Office	21.6m ² (232.14 sq. ft.)	B	P1 Workshop	26.4m ² (285.5 sq. ft.)
A	P1 Universal Washroom	7.66m ² (82.45 sq. ft.)	B	P1 Universal Washroom	83.9m ² (901.81 sq. ft.)
A	P1 Janitor's Closet	1.8m ² (19.37 sq. ft.)	B	P1 Pet Care Centre	197.91m ² (2134.31 sq. ft.)
A	P1 Long Term Bicycle Parking & Maintenance Station	85.23m ² (917.42 sq. ft.)	B	P1 Long Term Bicycle Parking & Maintenance Station	85.82m ² (923.75 sq. ft.)
A	P1 Storage Lockers	37.47m ² (403.88 sq. ft.)	B	P1 Storage Lockers	67.7m ² (729.24 sq. ft.)
A	P1 Mechanical Room	18.25m ² (196.44 sq. ft.)	B	P1 Mechanical Room	16.5m ² (177.81 sq. ft.)
A	P1 Electrical Room	18.25m ² (196.44 sq. ft.)	B	P1 Electrical Room	11.0m ² (119.45 sq. ft.)
A	P1 Trash/Recycle Room	23.25m ² (250.44 sq. ft.)	B	P1 Trash/Recycle Room	34.0m ² (365.67 sq. ft.)
A	L1 Elec. Meter/Communications Closet	1.95m ² (21 sq. ft.)	B	L3 Elec. Meter/Communications Closet	36.2m ² (389.96 sq. ft.)
A	L2 Elec. Meter/Communications Closet	1.95m ² (21 sq. ft.)	B	L2 Elec. Meter/Communications Closets	36.2m ² (389.96 sq. ft.)
A	L3 Elec. Meter/Communications Closet	1.95m ² (21 sq. ft.)	B	L3 Elec. Meter/Communications Closets	36.2m ² (389.96 sq. ft.)
A	L4 Elec. Meter/Communications Closet	1.95m ² (21 sq. ft.)	B	L4 Elec. Meter/Communications Closets	36.2m ² (389.96 sq. ft.)
A	L5 Elevator Control Closet	1.95m ² (21 sq. ft.)	B	L5 Elec. Meter/Communications Closets	36.2m ² (389.96 sq. ft.)
			B	L6 Elec. Meter/Control Closets	36.2m ² (389.96 sq. ft.)
			B	L6 Multi Purpose Room	68.64m ² (737.75 sq. ft.)

ZONING INFORMATION

SCALE: 1 : 1



TELUS LIVING - NANAIMO
400 FITZWILLIAM ST. NANAIMO, BC, CANADA

PROJECT INFORMATION
SCALE: 1 : 1
11/19/2020



A0.1



SITE LEGEND

- LANDSCAPED AREA
- CONCRETE SIDEWALK / APRON (BROOM FINISH)
- PAVERS - SEE LANDSCAPE
- ASPHALT PAVING

SITE PLAN KEYNOTES

- LANDSCAPED AREA - REFER TO LANDSCAPED WGS
- CONCRETE SIDEWALK
- CONCRETE PAVERS
- GUARDRAIL / HANDRAIL
- BIKE RACK - REFER TO LANDSCAPE DWGS
- BOLLARD
- BENCH
- FENCE
- RETAINING WALL
- PRIVACY SCREENS
- SIGNAGE

1 | SITE PLAN
SCALE: 1:250

OMICRON

TELUS

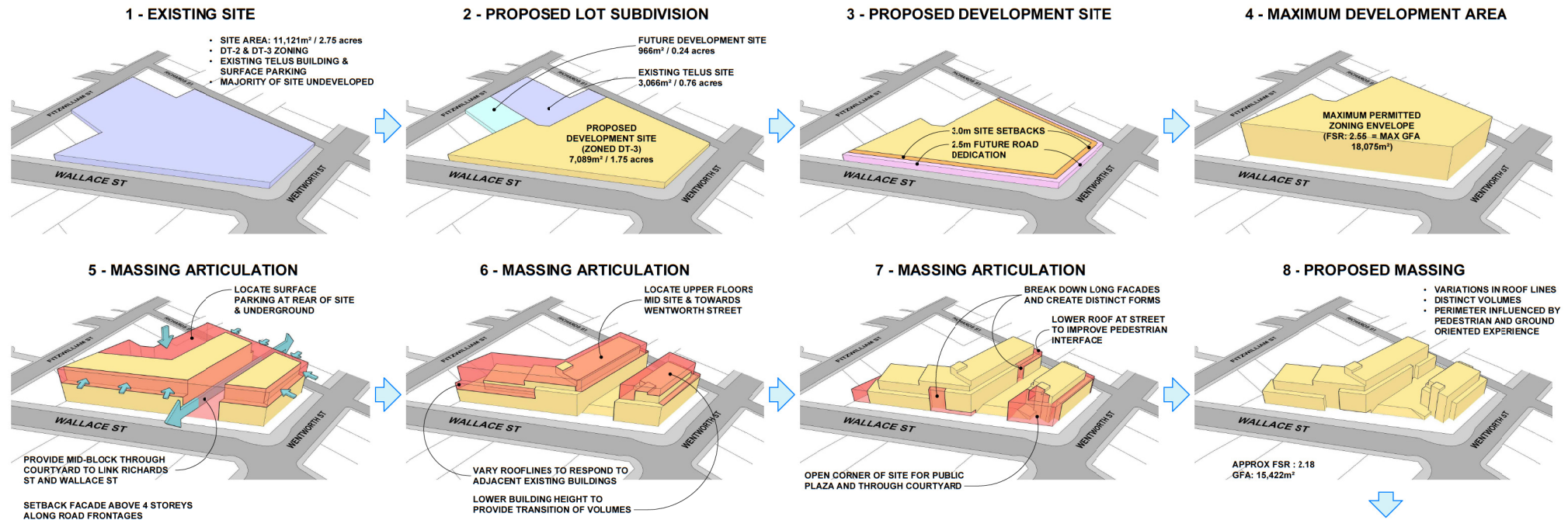
TELUS LIVING - NANAIMO
400 FITZWILLIAM ST, NANAIMO, BC, CANADA

SITE PLAN
SCALE: As indicated 11/19/2020

RECEIVED
OF 12:14
2020 NOV 24
CITY OF NANAIMO

A1.1

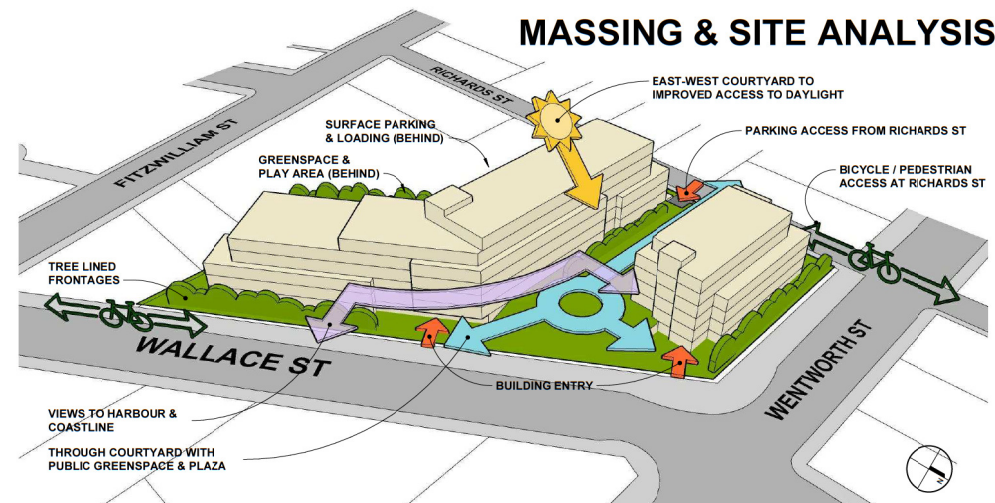
PROPOSED MASSING DESIGN PROCESS



DESIGN CONSIDERATIONS

- PROPOSED DESIGN TO CONFORM TO NANAIMO'S DOWNTOWN URBAN DESIGN GUIDELINES AND DT-3 ZONING (EXCLUDING SEEKING A MAX HEIGHT VARIANCE OF APPROX 3.9m)
- BUILDING DENSITY AT INTERSECTION WITH MID-BLOCK THROUGH COURTYARD & PUBLIC OPEN SPACE
- COMPOSITION OF ROOF FORMS WITH CONSIDERATION TO VIEWS AND ACCESS TO DAYLIGHT
- ARTICULATION AND VARIATION AT STREET LEVEL FACADES TO IMPROVE PEDESTRIAN EXPERIENCE AND PROVIDE AN AUTHENTIC STREETScape
- DISTINCT BUILDING MASSES TO RESPOND TO EXISTING ADJACENT BUILDINGS AND DEVELOPMENT
- USE OF EXISTING TOPOGRAPHY TO PLACE MAJORITY OF PARKING UNDERGROUND AND REDUCE OVERALL BUILDING HEIGHT
- IMPROVEMENTS TO PEDESTRIAN AND CYCLING INFRASTRUCTURE AND OPEN SPACES

MASSING & SITE ANALYSIS

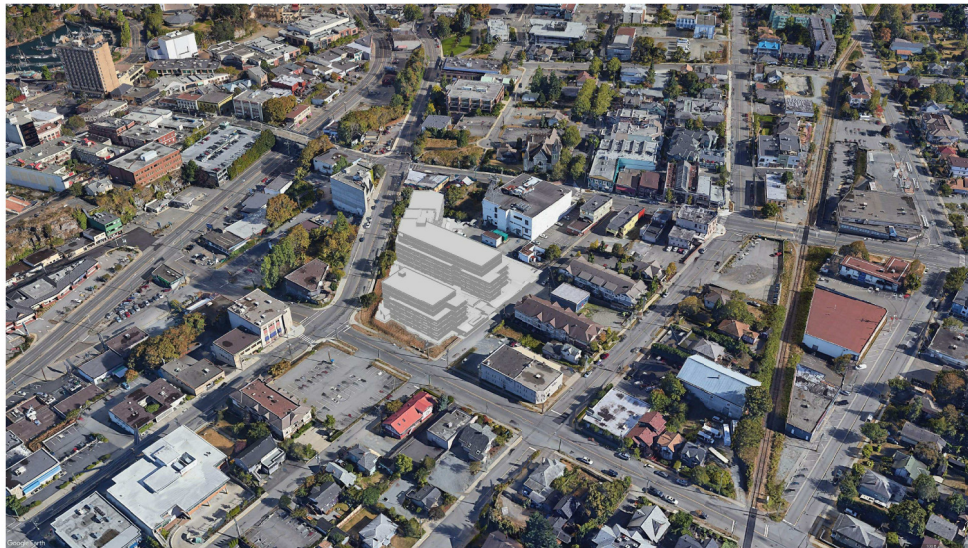




VIEW FROM WEST



VIEW FROM NORTH EAST



VIEW FROM NORTH WEST



VIEW FROM WEST

ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
- 03 ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
- 04 VINYL CLAD DOORS & WINDOWS, BLACK UV CURE PAINTED FINISH
- 05 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, CLEAR TEMPERED GLASS INFILL
- 06 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, PERFORATED CORRUGATED METAL INFILL
- 07 EXPOSED CONCRETE, NATURAL COLOR, SACK-RUBBED FINISH
- 08 EXPOSED CONCRETE, GREY, BOARD FORM FINISH
- 09 ALUMINUM STOREFRONT, BLACK ANODIZED DOOR & WINDOW FRAMES, CLEAR TEMPERED & ANNEALED GLASS
- 10 BACKLIT ALUMINUM LETTER SIGNAGE
- 11 ROOF PARAPET FLASHING
- 12 CORTEN STEEL



1 | ELEVATION - BUILDING A - WENTWORTH ST
SCALE: 1:125

ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIP LAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
- 03 ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
- 04 VINYL CLAD DOORS & WINDOWS, BLACK UV CURE PAINTED FINISH
- 05 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, CLEAR TEMPERED GLASS INFILL
- 06 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, PERFORATED CORRUGATED METAL INFILL
- 07 EXPOSED CONCRETE, NATURAL COLOR, SACK-RUBBED FINISH
- 08 EXPOSED CONCRETE, GREY, BOARD FORM FINISH
- 09 ALUMINUM STOREFRONT, BLACK ANODIZED DOOR & WINDOW FRAMES, CLEAR TEMPERED & ANNEALED GLASS
- 10 BACKLIT ALUMINUM LETTER SIGNAGE
- 11 ROOF PARAPET FLASHING
- 12 CORTEN STEEL



1 | ELEVATION - BUILDING A - RICHARDS ST
SCALE: 1 : 125

01	WOOD LOOK CEMENTITIOUS SHIPPLA BEING
02	CORRUGATED METAL CLADDING (CORUGAL)
03	ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
04	VINYL CLAD DOORS & WINDOWS, BLACK UV CURE PAINTED FINISH
05	POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, CLEAR TEMPERED GLASS INFILL
06	POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, CLEAR TEMPERED GLASS INFILL
07	EXPOSED CONCRETE, NATURAL COLOR, SACK-RUBBED FINISH
08	EXPOSED CONCRETE, GREY, BOARD FORM FINISH
09	ALUMINUM STOREFRONT, BLACK ANODIZED DOORS & WINDOW FRAME, CLEAR TEMPERED & ANGLING GLASS
10	BACKLIT ALUMINUM LETTER SIGNAGE
11	ROOF PARAPET FLASHING
12	CORNER STEEL



1 | ELEVATION - BUILDING A - COURTYARD
SCALE: 1 : 125

ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
- 03 ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
- 04 VINYL CLAD DOORS & WINDOWS, BLACK UV CURE PAINTED FINISH
- 05 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, CLEAR TEMPERED GLASS INFILL
- 06 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, PERFORATED CORRUGATED METAL INFILL
- 07 EXPOSED CONCRETE, NATURAL COLOR, SACK-RUBBED FINISH
- 08 EXPOSED CONCRETE, GREY, BOARD FORM FINISH
- 09 ALUMINUM STOREFRONT, BLACK ANODIZED DOOR & WINDOW FRAMES, CLEAR TEMPERED & ANNEALED GLASS
- 10 BACKLIT ALUMINUM LETTER SIGNAGE
- 11 ROOF PARAPET FLASHING
- 12 CORTEN STEEL



1 | ELEVATION - BUILDING A - WALLACE ST
SCALE: 1:125

01	WOOD LOOK CEMENTITIOUS SHIP LAP SIDING
02	CORRUGATED METAL CLADDING (POLYCOLO)
03	ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
04	VINYL CLAD DOORS & WINDOWS, BLACK UV CURB PAINTED FINISH
05	POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, CLEAR TEMPERED GLASS INFILL
06	POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, CLEAR TEMPERED CORRUGATED METAL INFILL
07	EXPOSED CONCRETE, NATURAL COLOR, SABK RUBBED FINISH
08	EXPOSED CONCRETE, GREY, BOARD FORM FINISH
09	ALUMINUM STORMFRONT, BLACK ANODIZED DOOR & WINDOW FRAMES, CLEAR TEMPERED & ANNEALD GLASS
10	BACKLIT ALUMINUM LETTER SIGNAGE
11	ROOF PARAPET FLASHING
12	CURTAIN SYSTEM



1 | ELEVATION - BUILDING B - GARDEN COURT
SCALE: 1:125

ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
- 03 ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
- 04 VINYL CLAD DOORS & WINDOWS, BLACK UV CURE PAINTED FINISH
- 05 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, CLEAR TEMPERED GLASS INFILL
- 06 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, PERFORATED CORRUGATED METAL INFILL
- 07 EXPOSED CONCRETE, NATURAL COLOR, SACK-RUBBED FINISH
- 08 EXPOSED CONCRETE, GREY, BOARD FORM FINISH
- 09 ALUMINUM STOREFRONT, BLACK ANODIZED DOOR & WINDOW FRAMES, CLEAR TEMPERED & ANNEALED GLASS
- 10 BACKLIT ALUMINUM LETTER SIGNAGE
- 11 ROOF PARAPET FLASHING
- 12 CORTEN STEEL



1 | ELEVATION - BUILDING B - RICHARDS ST
SCALE: 1:125

RECEIVED
DP 1214
2020-NOV-24
CITY OF NANAIMO



OMICRON

TELUS

TELUS LIVING - NANAIMO
400 FITZWILLIAM ST, NANAIMO, BC, CANADA

ELEVATIONS BUILDING B
SCALE: As indicated 11/19/2020

A4.6

ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
- 03 ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
- 04 VINYL CLAD DOORS & WINDOWS, BLACK UV CURE PAINTED FINISH
- 05 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, CLEAR TEMPERED GLASS INFILL
- 06 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, PERFORATED CORRUGATED METAL INFILL
- 07 EXPOSED CONCRETE, NATURAL COLOR, SACK-RUBBED FINISH
- 08 EXPOSED CONCRETE, GREY, BOARD FORM FINISH
- 09 ALUMINUM STOREFRONT, BLACK ANODIZED DOOR & WINDOW FRAMES, CLEAR TEMPERED & ANGLAID GLASS
- 10 BACKLIT ALUMINUM LETTER SIGNAGE
- 11 ROOF PARAPET FLASHING
- 12 CORTEN STEEL



1 | ELEVATION - BUILDING B - BACK OF BUILDING
SCALE: 1:125

RECEIVED
DP1214
2020-NOV-24
Current Planning



OMICRON

TELUS

TELUS LIVING - NANAIMO
400 FITZWILLIAM ST, NANAIMO, BC, CANADA

ELEVATIONS BUILDING B
SCALE: As indicated 11/19/2020

A4.7

ELEVATIONS LEGEND

- 01 WOOD LOOK CEMENTITIOUS SHIPLAP SIDING
- 02 CORRUGATED METAL CLADDING (CHARCOAL)
- 03 ALUMINUM COMPOSITE PANELS, 4mm THICKNESS, WHITE FINISH
- 04 VINYL CLAD DOORS & WINDOWS, BLACK UV CURE PAINTED FINISH
- 05 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, CLEAR TEMPERED GLASS INFILL
- 06 POWDER COATED ALUMINUM GUARDRAIL, WHITE FINISH, PERFORATED CORRUGATED METAL INFILL
- 07 EXPOSED CONCRETE, NATURAL COLOR, SACK-RUBBED FINISH
- 08 EXPOSED CONCRETE, GREY, BOARD FORM FINISH
- 09 ALUMINUM STOREFRONT, BLACK ANODIZED DOOR & WINDOW FRAMES, CLEAR TEMPERED & ANNEALED GLASS
- 10 BACKLIT ALUMINUM LETTER SIGNAGE
- 11 ROOF PARAPET FLASHING
- 12 CORTEN STEEL



1 | ELEVATION - BUILDING B - WALLACE ST
SCALE: 1" = 12'



A. VIEW OF RESIDENTIAL COURTYARD FROM WALLACE STREET



B. VIEW OF BUILDING A AND B FROM THE CORNER OF WALLACE AND WENTWORTH



C. VIEW FROM WITHIN THE ENTRANCE PLAZA



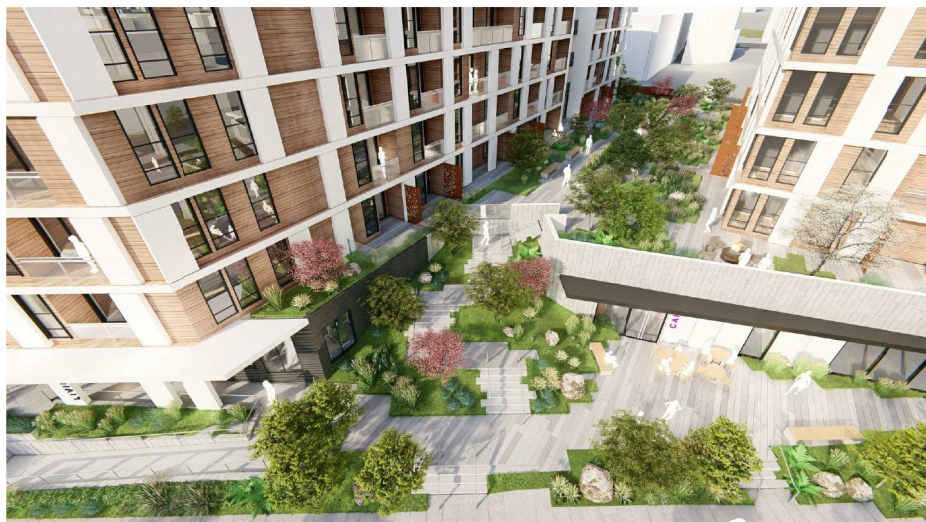
D. VIEW OF BUILDING B FROM WALLACE STREET



E. VIEW WITHIN THE RESIDENTIAL COURTYARD LOOKING TOWARDS RICHARDS ST.



F. VIEW OF THE WENTWORTH STREET FACADE



G. BIRDS EYE VIEW OF THE ENTRANCE PLAZA



H. BIRDS EYE VIEW LOOKING DOWN INTO THE RESIDENTIAL COURTYARD



I. VIEW FROM THE SURFACE PARKING ENTRANCE ON RICHARDS ST.



J. VIEW OF BUILDING B SURFACE PARKING ENTRANCE



K. VIEW OF BOTH RICHARDS ST. FACADES



L. VIEW FROM THE DOG PARK TOWARDS THE SURFACE PARKING



M. NIGHT VIEW OF RESIDENTIAL COURTYARD FROM WALLACE STREET



N. NIGHT VIEW OF BUILDING B FROM WALLACE STREET



MATERIAL PALETTE

- 1 - WHITE ALUMINUM COMPOSITE PANEL
- 2 - WOOD LOOK SHIPLAP SIDING
- 3 - CORRUGATED METAL CLADDING, PREFINISHED
- 4 - PERFORATED CORRUGATED METAL PANEL
- 5 - GLASS PANEL, CLEAR

TELUS LIVING - NANAIMO
400 FITZWILLIAM ST, NANAIMO, BC, CANADA

MATERIAL PALETTE
SCALE: 1 : 1 11/19/2020



RECEIVED
DP1514
2020-NOV-24
CITY OF NANAIMO



1 | ELEVATION - SITE - RICHARDS ST
SCALE: 1 : 200



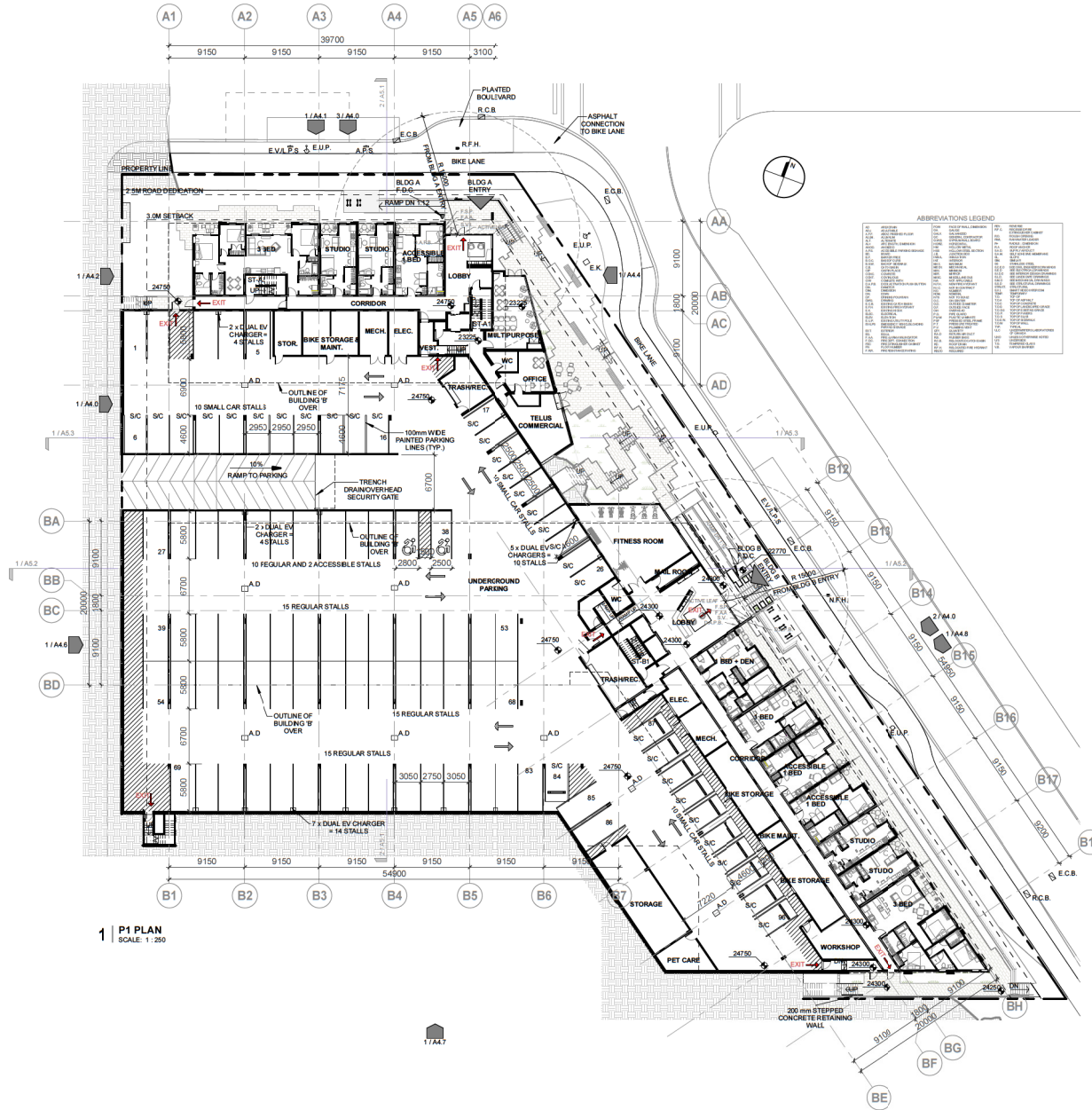
2 | ELEVATION - SITE - WALLACE ST
SCALE: 1 : 200

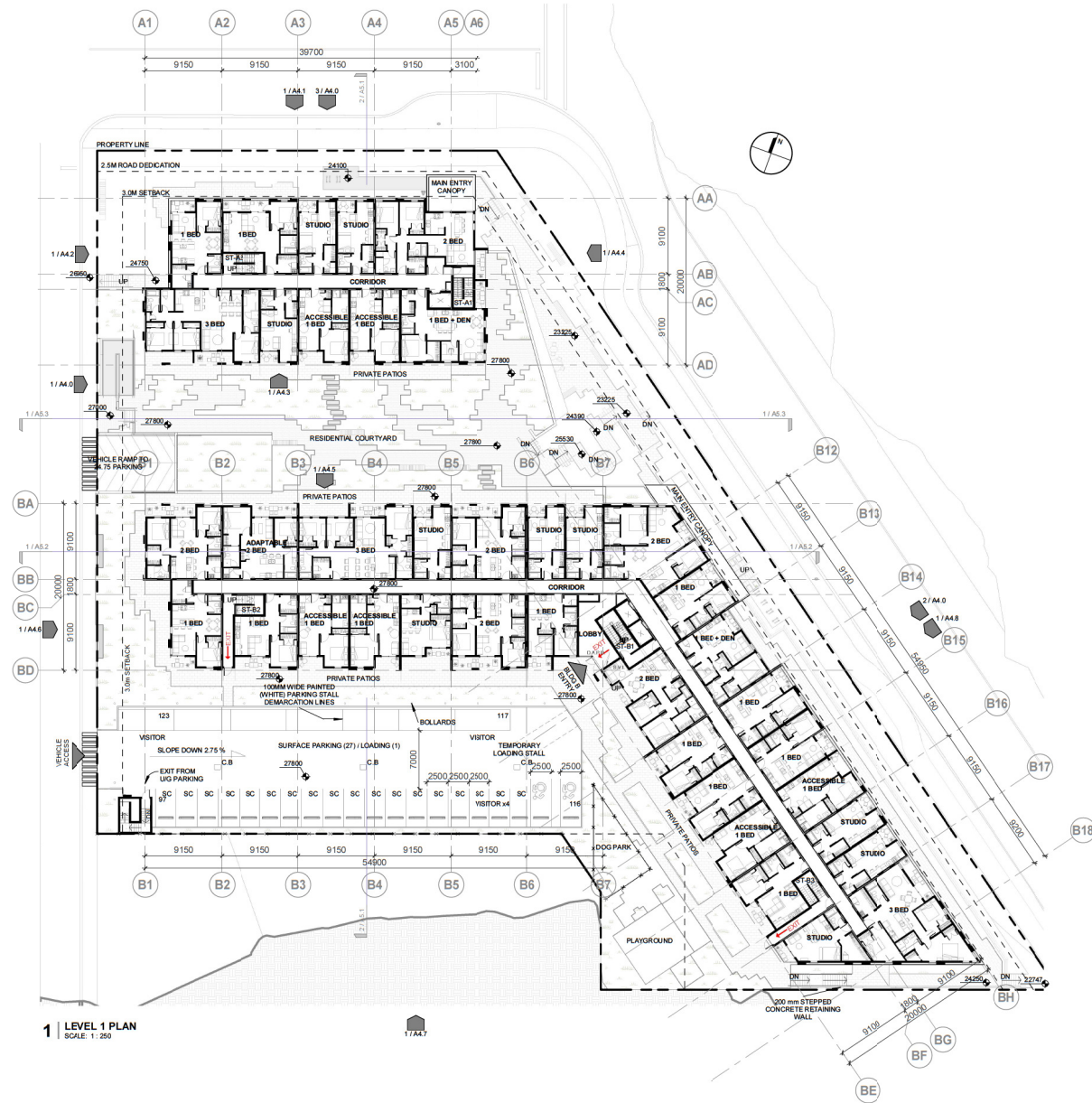


3 | ELEVATION - SITE - WENTWORTH ST
SCALE: 1 : 200

RECEIVED
D-12-14
2020-NOV-24
CITY OF NANAIMO

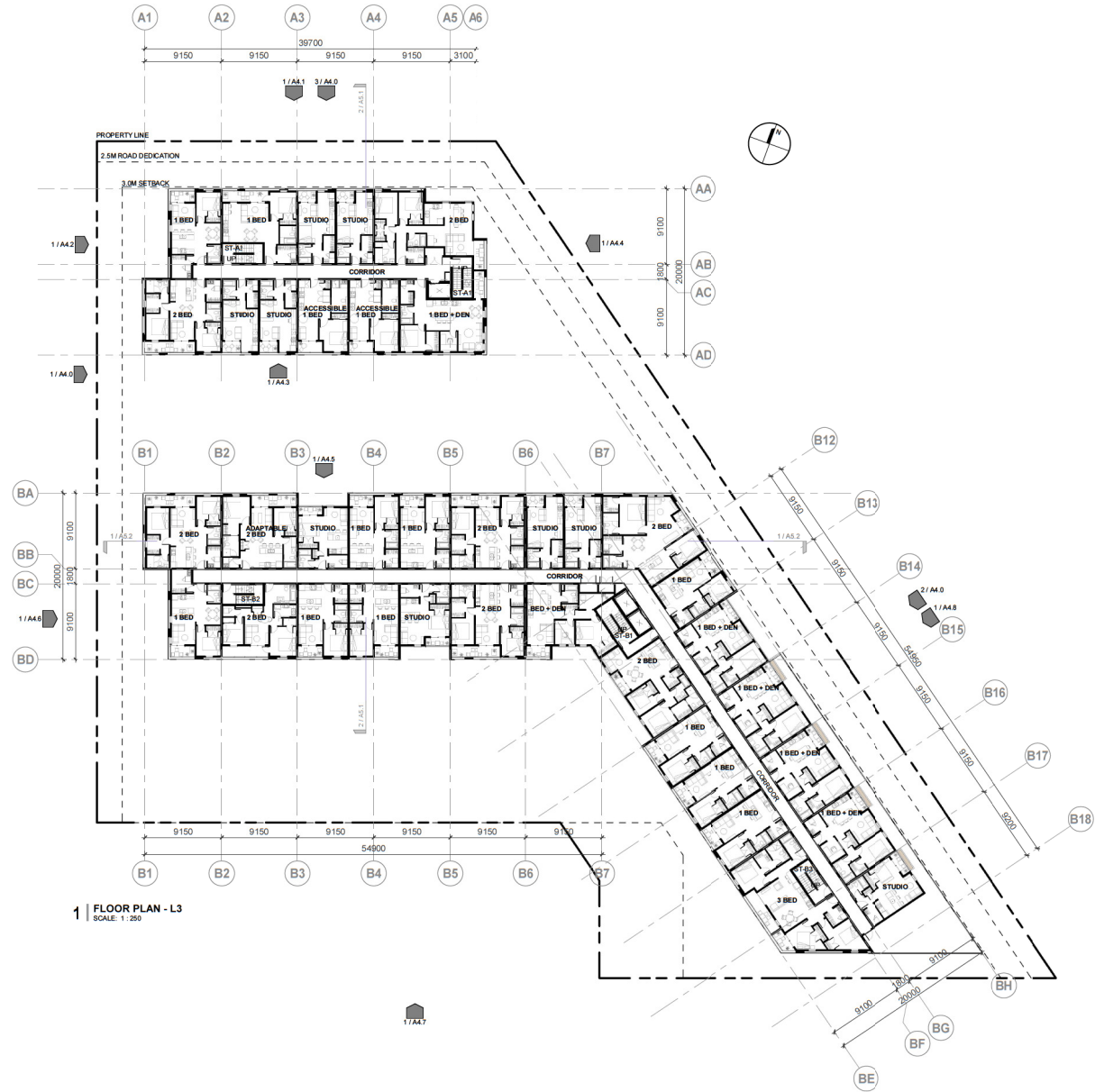


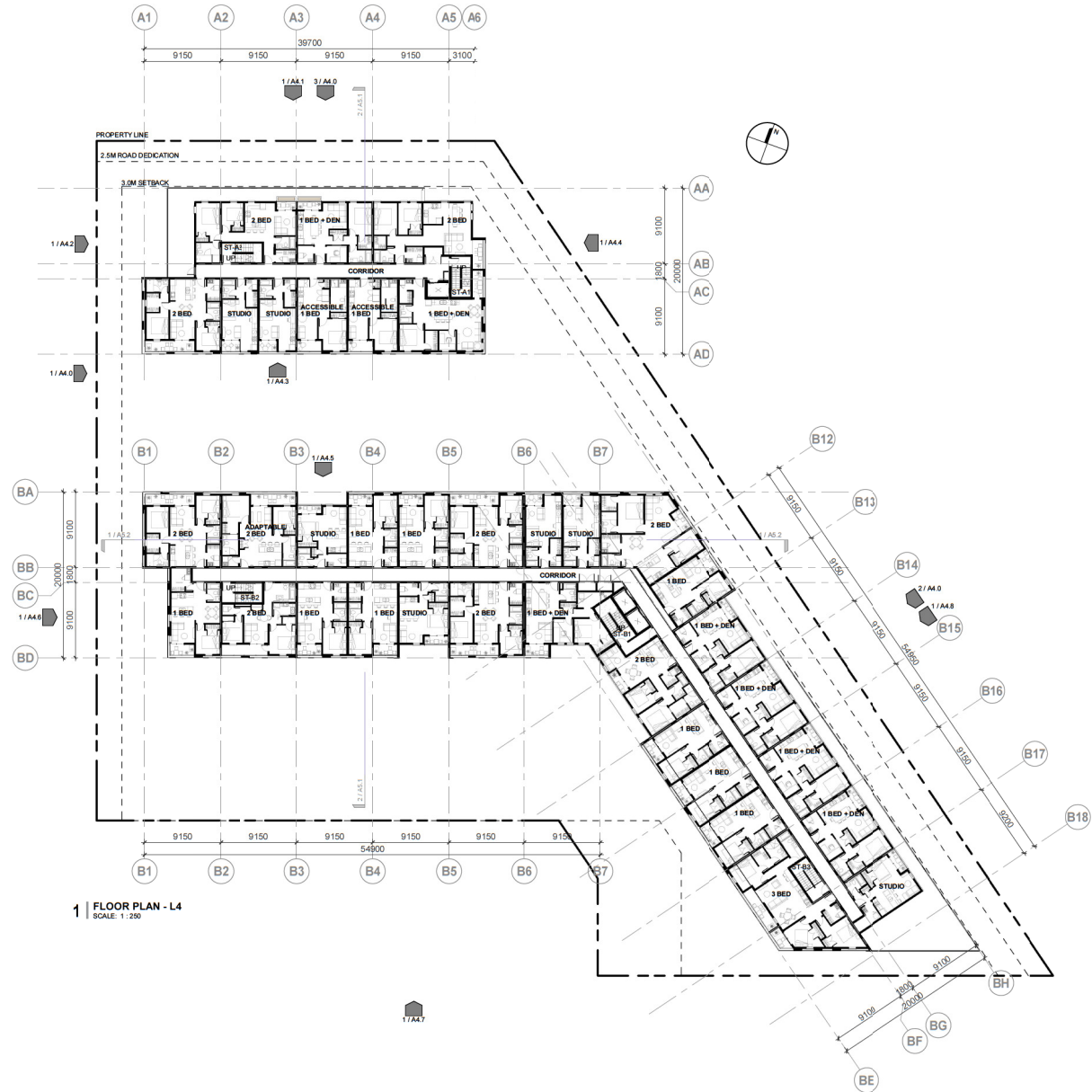


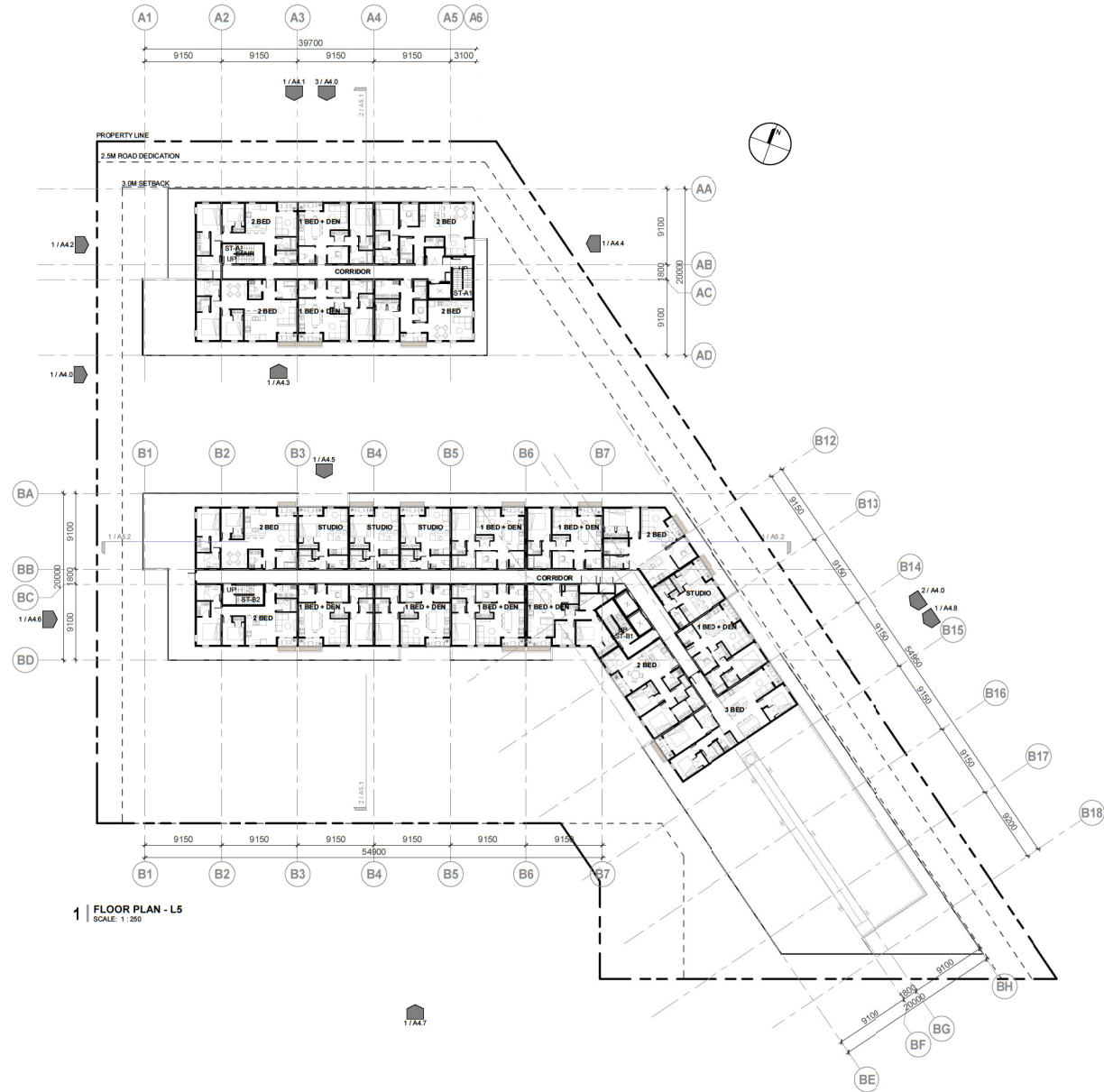


RECEIVED
D.P. 11-14
2020-NOV-24
CITY OF NANAIMO

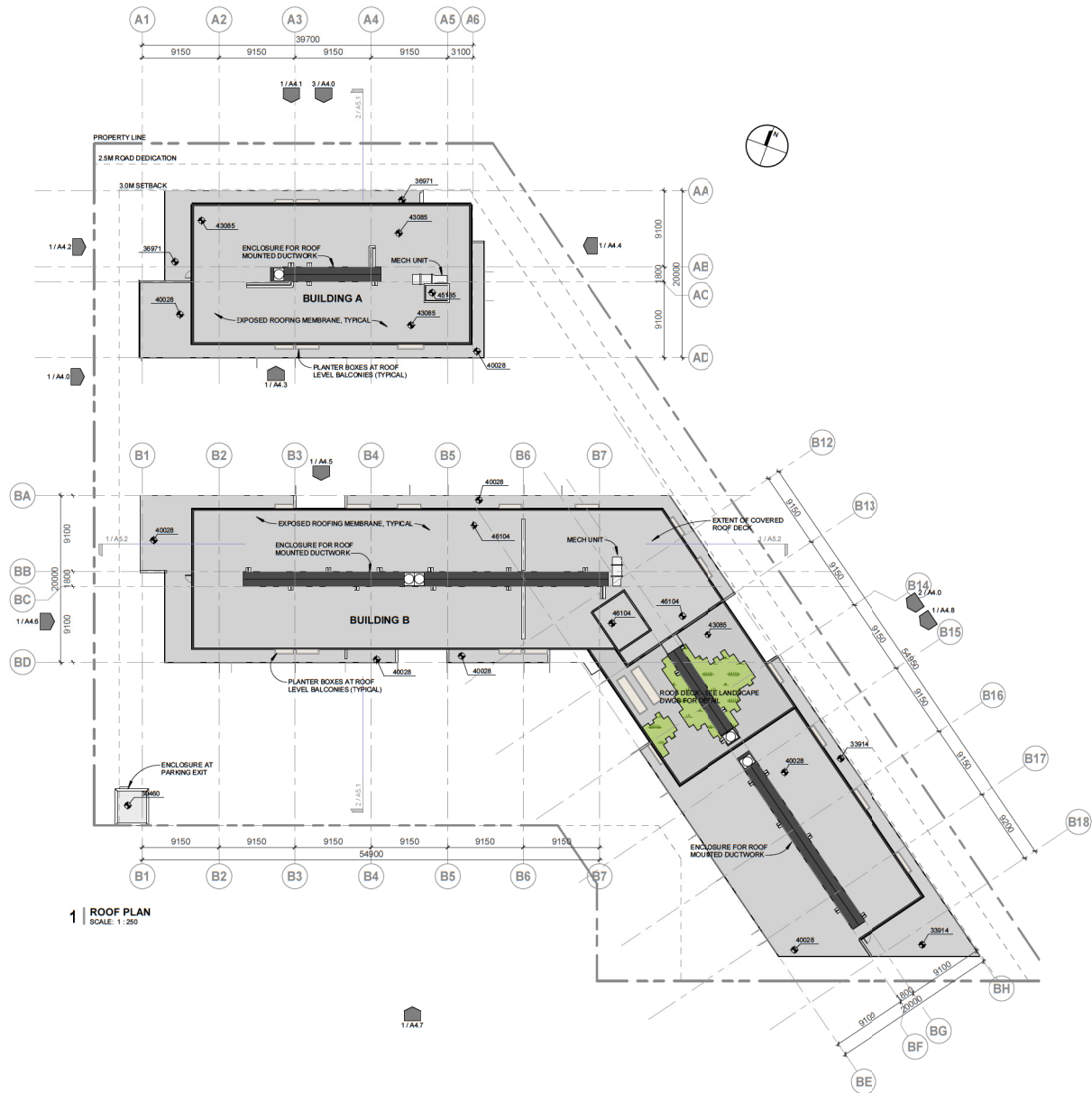






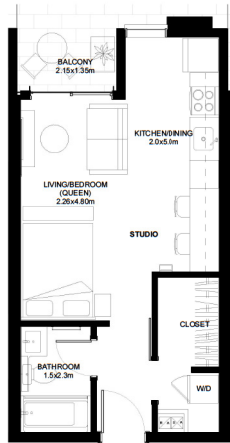




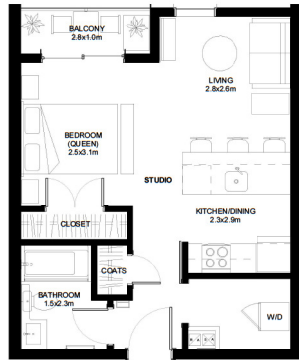


RECEIVED
DP-1214
2020-NOV-24
Current Planning

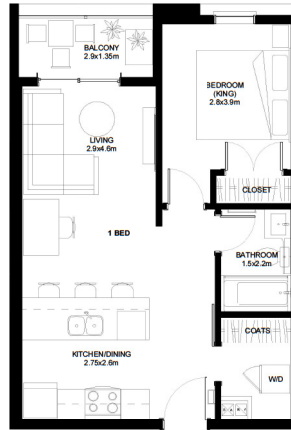




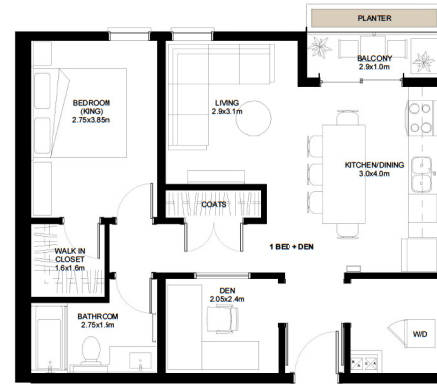
1 | UNIT PLAN - STUDIO TYPE A
SCALE: 1:50



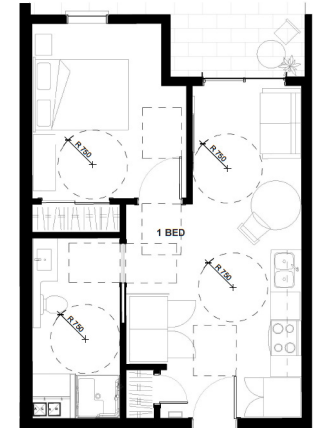
2 | UNIT PLAN - STUDIO TYPE B
SCALE: 1:50



3 | UNIT PLAN - 1 BEDROOM
SCALE: 1:50



4 | UNIT PLAN - 1 BEDROOM + DEN
SCALE: 1:50



5 | UNIT PLAN - 1 BEDROOM ACCESSIBLE
SCALE: 1:50



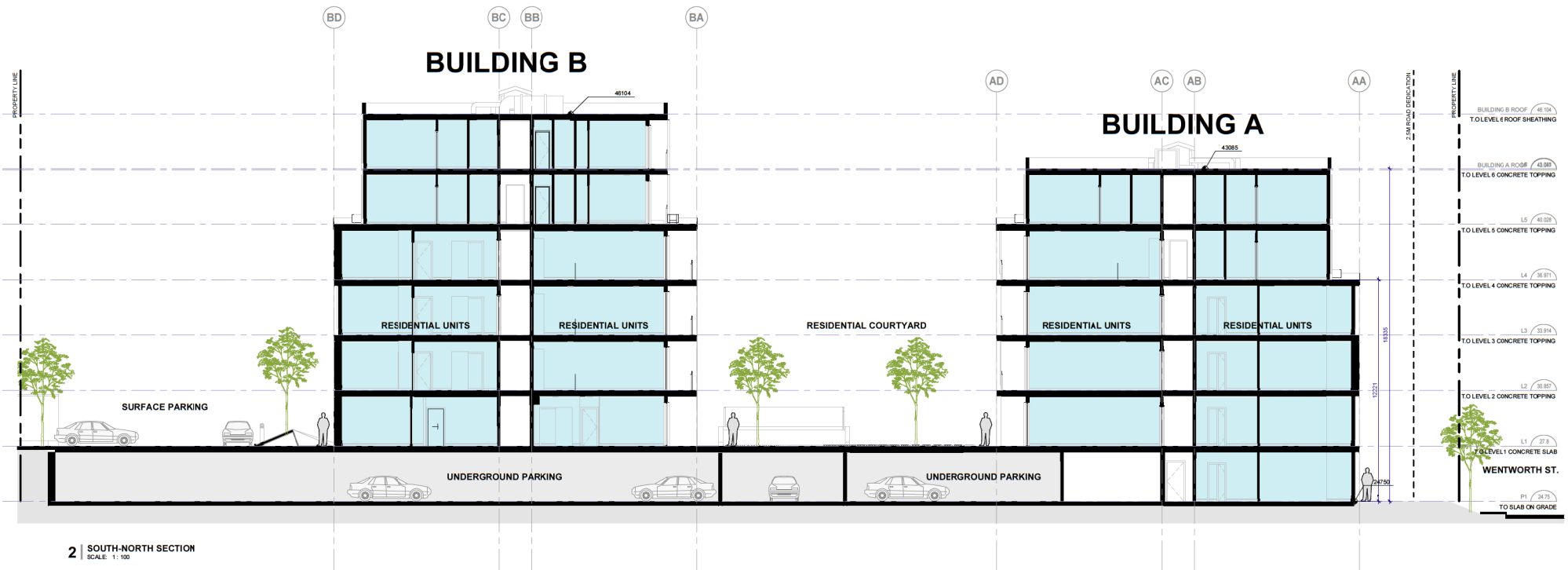
6 | UNIT PLAN - 2 BEDROOM
SCALE: 1:50

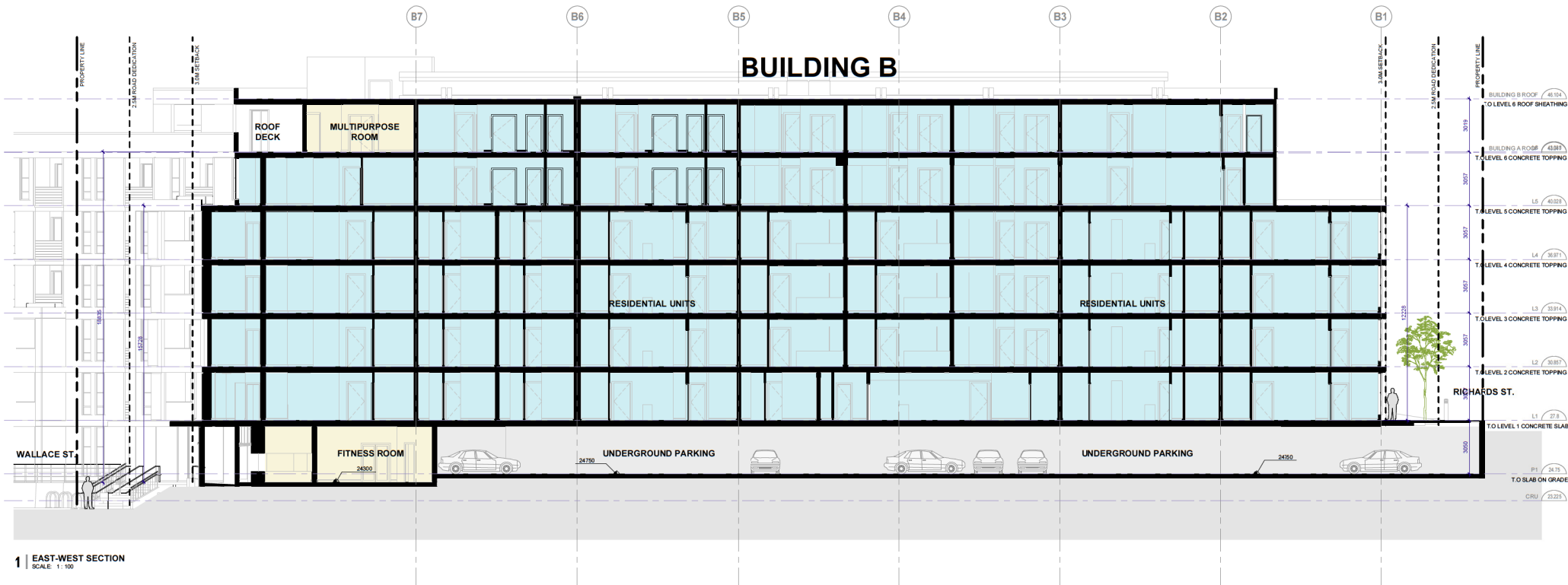


7 | UNIT PLAN - 2 BEDROOM ADAPTABLE
SCALE: 1:50



8 | UNIT PLAN - 3 BEDROOM
SCALE: 1:50







TELUS LIVING

NANAIMO, BC

Landscape Architectural Drawings: Issued for Development Permit

LANDSCAPE DRAWING INDEX

L0.0	COVER SHEET
L0.1	INSPIRATION
L0.2	PRINCIPLES & PROGRAM
L0.3	DIAGRAMS
L1.0	LANDSCAPE SITE PLAN
L1.1	LANDSCAPE ROOF PLAN
L1.2	ENLARGEMENT - WALLACE CORNER
L2.0	PLANT PALETTE
L2.1	CONCEPTUAL PLANTING PLAN
L3.0	MATERIALS & FURNISHING PALETTE
L4.0	SECTIONS (1)
L4.1	SECTIONS (2)

GENERAL NOTES

1. ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS.
2. CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES OR CONCEALED STRUCTURES AT THE PROJECT SITE.
3. ALL DIMENSIONS AND ELEVATIONS ARE IN METRIC UNLESS OTHERWISE NOTED.
4. ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE.
5. PRIOR TO ANY EXCAVATION COMMENCING, AN ARBORIST IS TO REVIEW EXISTING TREES ON ADJACENT MUNICIPAL BOULEVARDS AND ALONG PROPERTY LINES, TO IDENTIFY THE EXTENT OF ROOTBALL AND PROVIDE WRITTEN PROTECTION REQUIREMENT INSTRUCTIONS.



RECEIVED
DP1214
2020-NOV-24
Current Planning

0 10 20 m

1. ISSUED FOR REVIEW	20-10-23
REVISIONS	

TELUS LIVING

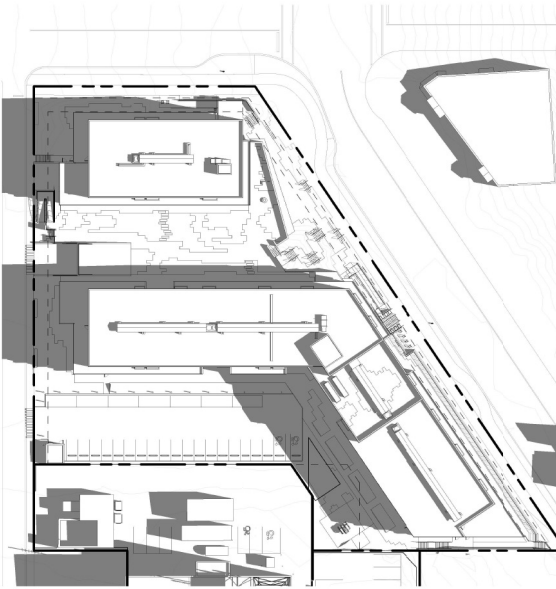
NANAIMO, BC

Scale: 1:250
Drawn: YL
Reviewed: KL
Project No. 06-713

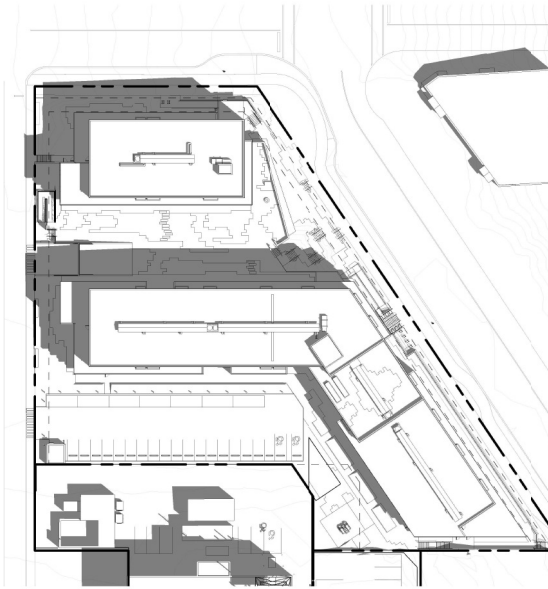
COVER SHEET



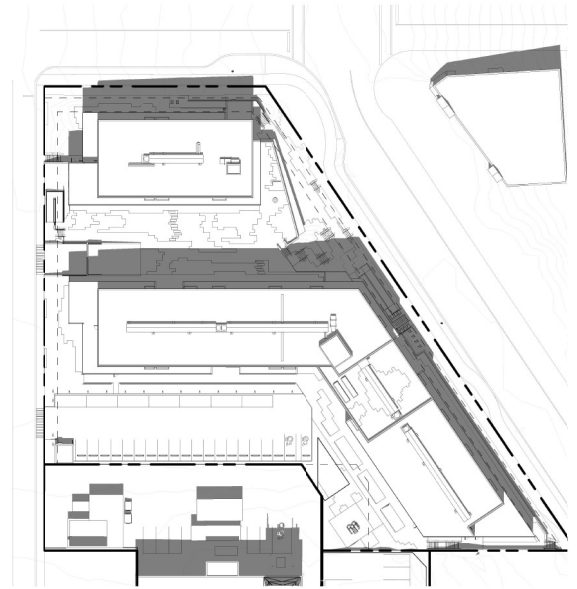
L0.0



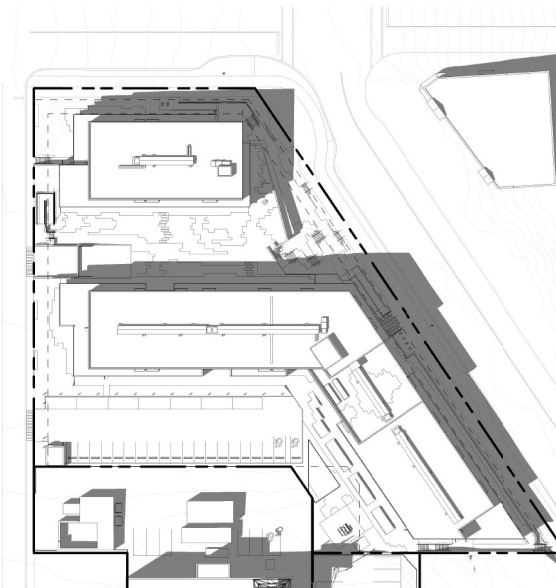
1 | SITE PLAN - SUMMER SOLSTICE/JUNE 20 - 9 AM
SCALE: 1:500



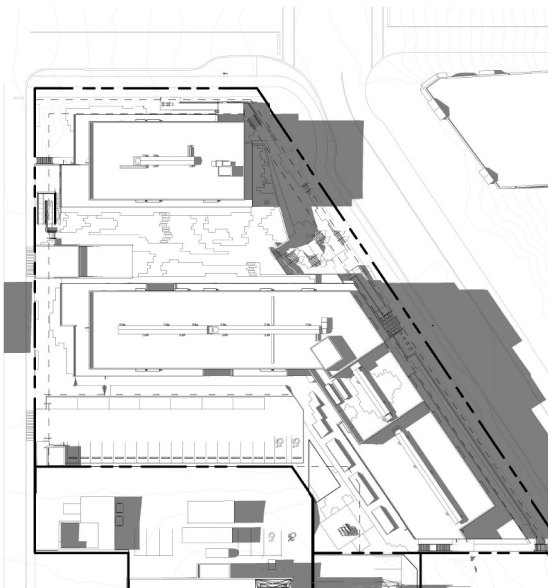
2 | SITE PLAN - SUMMER SOLSTICE/JUNE 20 - 11 AM
SCALE: 1:500



3 | SITE PLAN - SUMMER SOLSTICE/JUNE 20 - 1 PM
SCALE: 1:500



4 | SITE PLAN - SUMMER SOLSTICE/JUNE 20 - 3 PM
SCALE: 1:500



5 | SITE PLAN - SUMMER SOLSTICE/JUNE 20 - 5 PM
SCALE: 1:500



RECEIVED
DP1214
2020-NOV-24
Current Planning

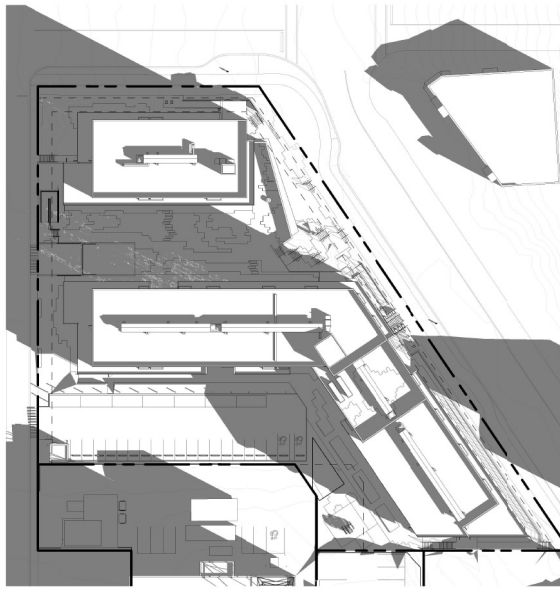
OMICRON

TELUS

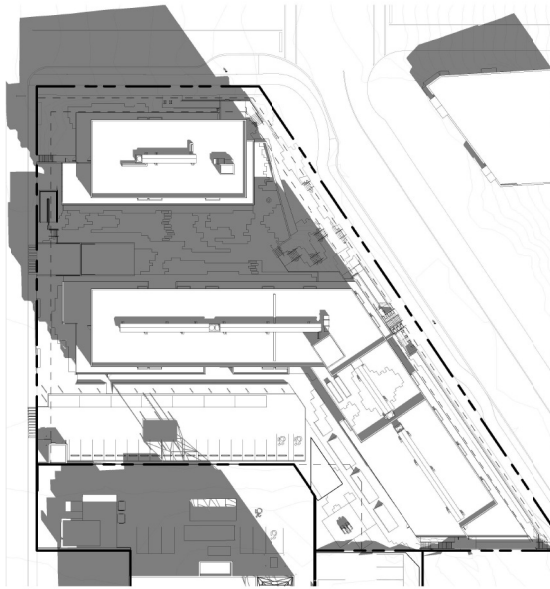
TELUS LIVING - NANAIMO
400 FITZWILLIAM ST, NANAIMO, BC, CANADA

SHADOW STUDY - SUMMER
SCALE: As indicated 11/19/2020

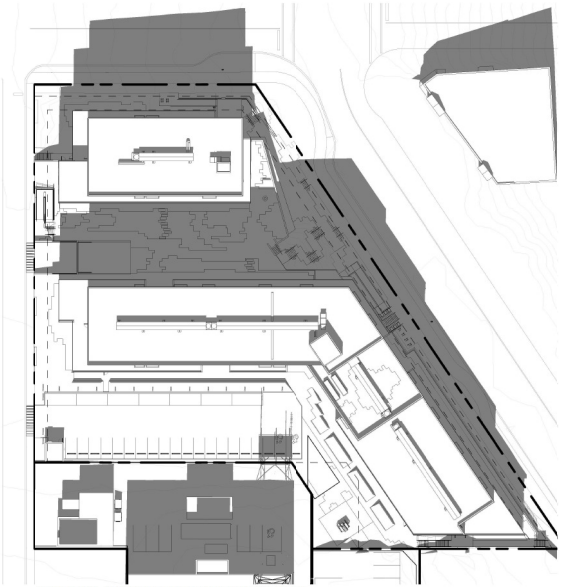
A1.2



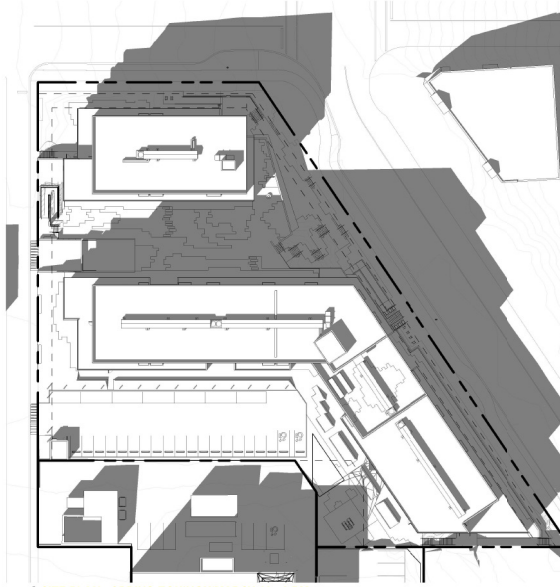
1 | SITE PLAN - SPRING EQUINOX/MARCH 19 - 9 AM
SCALE: 1:500



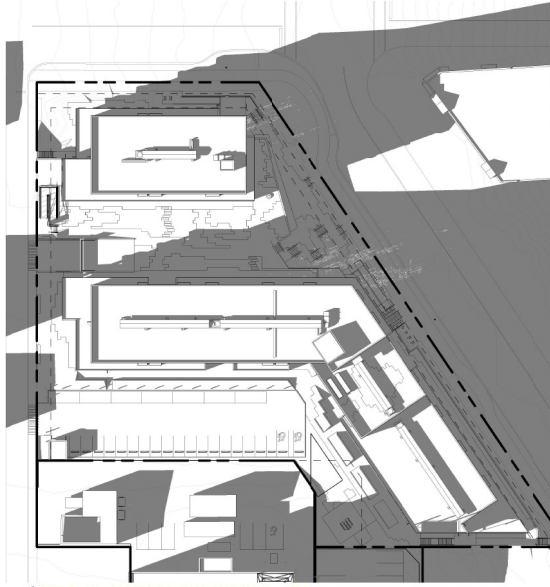
2 | SITE PLAN - SPRING EQUINOX/MARCH 19 - 11 AM
SCALE: 1:500



3 | SITE PLAN - SPRING EQUINOX/MARCH 19 - 1 PM
SCALE: 1:500



4 | SITE PLAN - SPRING EQUINOX/MARCH 19 - 3 PM
SCALE: 1:500



5 | SITE PLAN - SPRING EQUINOX/MARCH 19 - 5 PM
SCALE: 1:500



RECEIVED
DP1214
2020-NOV-24
City of Nanaimo

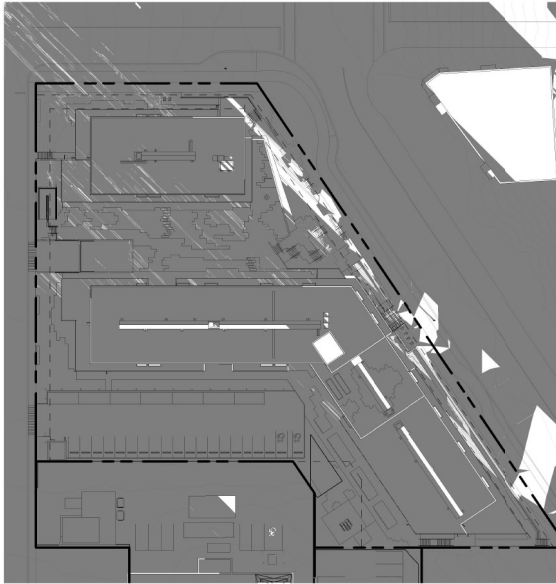
OMICRON

TELUS

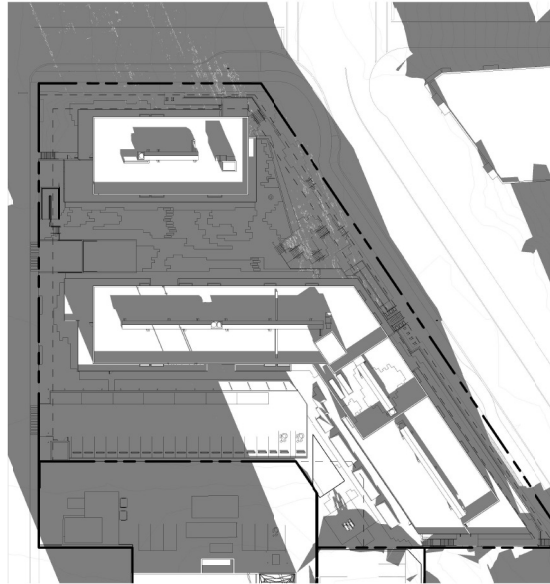
TELUS LIVING - NANAIMO
400 FITZWILLIAM ST, NANAIMO, BC, CANADA

SHADOW STUDY - SPRING
SCALE: As indicated 11/19/2020

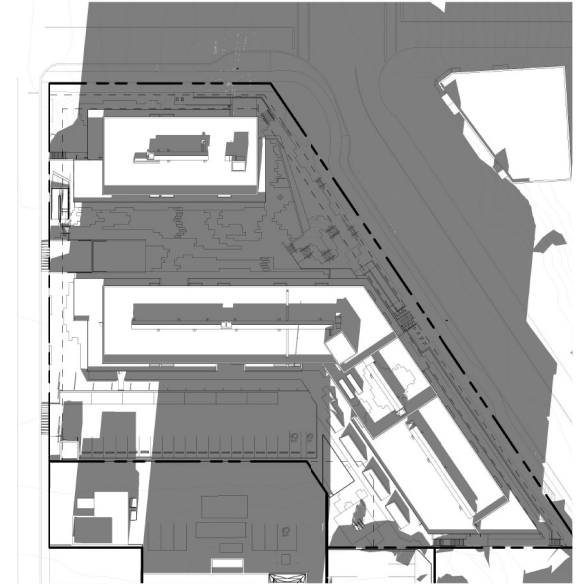
A1.3



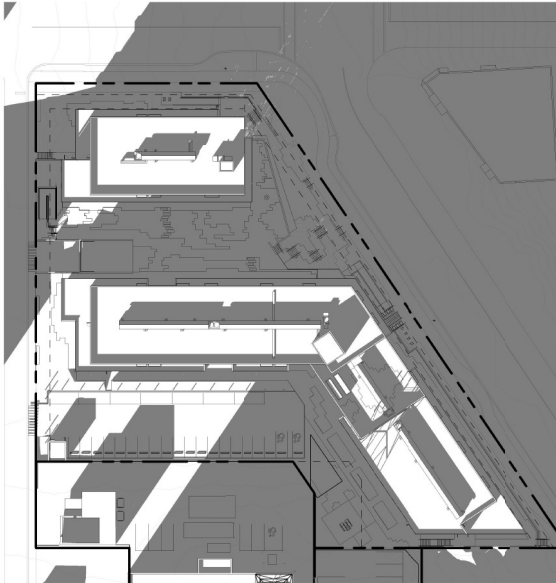
1 | SITE PLAN - WINTER SOLSTICE/DEC. 21 - 9 AM
SCALE: 1:500



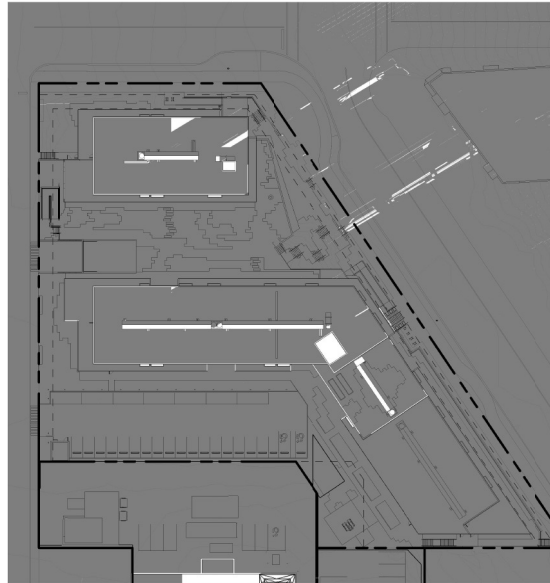
2 | SITE PLAN - WINTER SOLSTICE/DEC. 21 - 11 AM
SCALE: 1:500



3 | SITE PLAN - WINTER SOLSTICE/DEC. 21 - 1 PM
SCALE: 1:500



4 | SITE PLAN - WINTER SOLSTICE/DEC. 21 - 3 PM
SCALE: 1:500



5 | SITE PLAN - WINTER SOLSTICE/DEC. 21 - 5 PM
SCALE: 1:500



RECEIVED
DP 114
2020-NOV-24
Current Planning



INSPIRATION: COASTAL LIVING



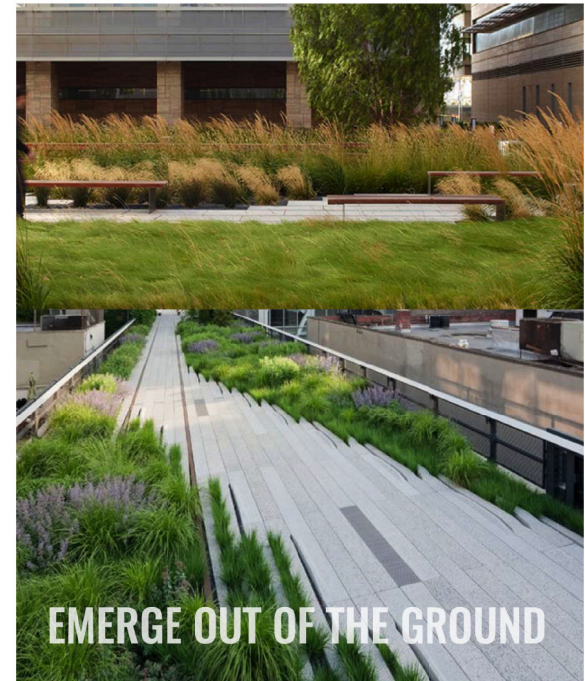
ART & CULTURE



'A COAL SEAM'



HISTORY



EMERGE OUT OF THE GROUND



ECOLOGY

DESIGN PRINCIPLES

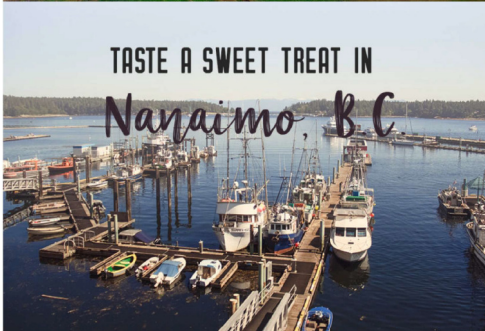
REINFORCE PLACE IDENTITY

Exploring Nanaimo
48 Hour Itinerary - Day 2



view

TASTE A SWEET TREAT IN
Nanaimo, B.C.



CREATE RESILIENT LANDSCAPE



CONNECT PEOPLE TO NATURE



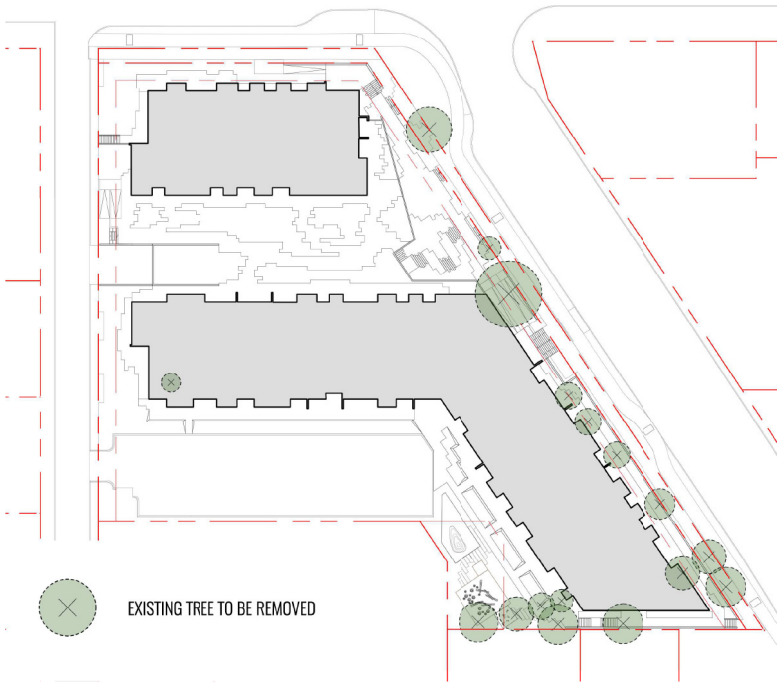
PROGRAM



- TO MEET
- TO GATHER



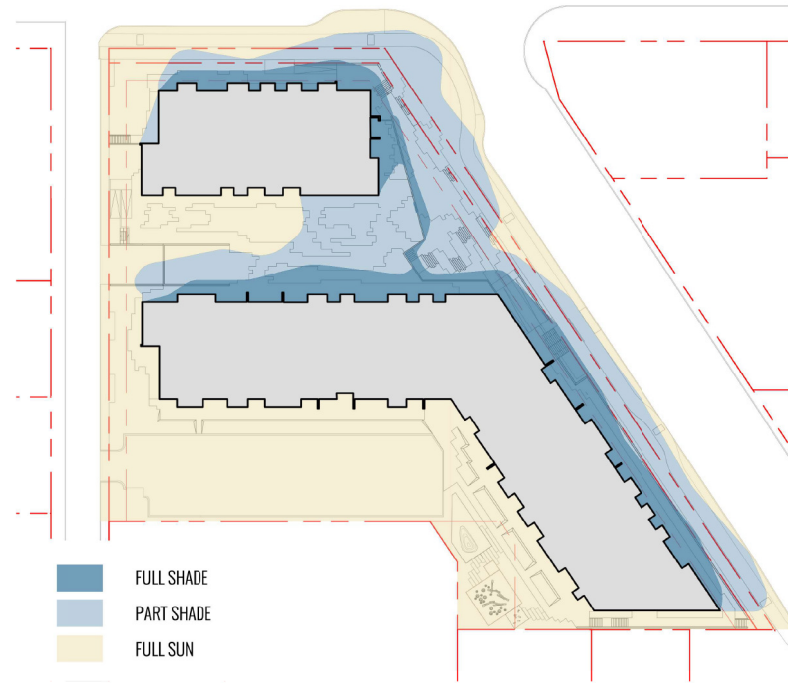
TREE MANAGEMENT



EXISTING TREE TO BE REMOVED

0 10 20 m

SUN & SHADE

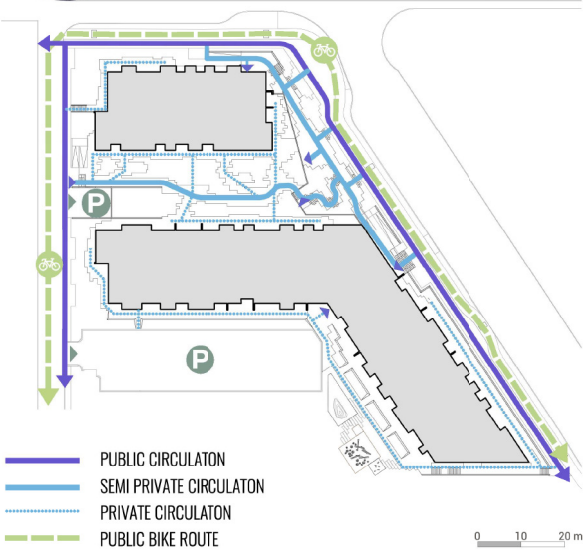


FULL SHADE
PART SHADE
FULL SUN

0 10 20 m



FOSTER CONNECTIONS



PUBLIC CIRCULATION
SEMI PRIVATE CIRCULATION
PRIVATE CIRCULATION
PUBLIC BIKE ROUTE

0 10 20 m



CREATE URBAN HABITAT



SOIL ON SLAB (200-900mm)
SOIL ON GRADE

0 10 20 m



SOCIALIZE & RELAX PROGRAM



PUBLIC REALM
SEMI PRIVATE COURTYARD
PRIVATE GROUND LEVEL
PRIVATE ROOFDECK

0 10 20 m

PROGRAM LEGEND

- 1 CENTRAL COURTYARD
- 2 WALLACE TERRACE
- 3 WALLACE CORNER
- 4 CHILDREN'S PLAY
- 5 BARK PARK
- 6 PRIVATE PATIO
- 7 PARKING COURT
- 8 PARKADE ENTRY

▲ BUILDING ENTRY

LAYOUT & MATERIALS LEGEND

- CIP CONCRETE
- PAVER TYPE 1
- PAVER TYPE 2
- GRAVEL
- ARTIFICIAL TURF
- FALL SURFACING
- PLANTING
- SOD LAWN
- GUARDRAIL
- 1.5M HT METAL FENCE WITH GATE
- PRIVACY SCREEN
- 1.8M HT SECURITY FENCE
- PICNIC TABLE
- BENCH
- BOULDERS
- BIKE RACK
- BOLLARD
- PUBLIC ART BY OTHERS
- AGRICULTURE PLANTER
- GARBAGE/RECYCLING



PROGRAM LEGEND - ROOF

- ① SOCIAL LOUNGE
- ② OUTDOOR KITCHEN & DINING
- ③ OUTDOOR WORK BAR
- ④ URBAN AGRICULTURE
- ⑤ AMENITY ROOM
- ▲ BUILDING ENTRY

LAYOUT & MATERIALS LEGEND















- PAVER TYPE 3
- GRAVEL
- WOOD DECK
- PLANTING
- AGRICULTURE PLANTER
- OUTDOOR KITCHEN
- BAR TABLE & STOOLS
- TABLE & CHAIRS
- LOUNGE FURNITURE/ FIRE B

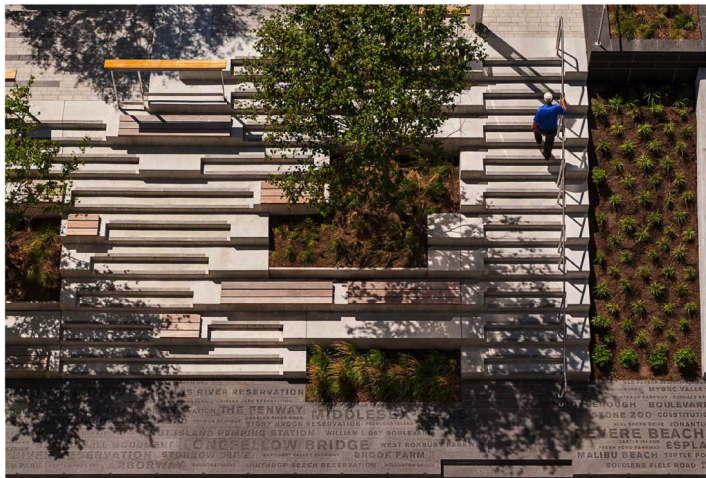
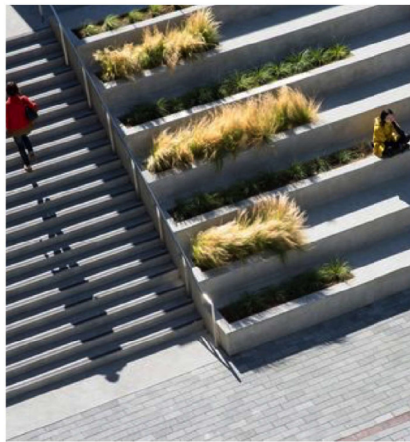
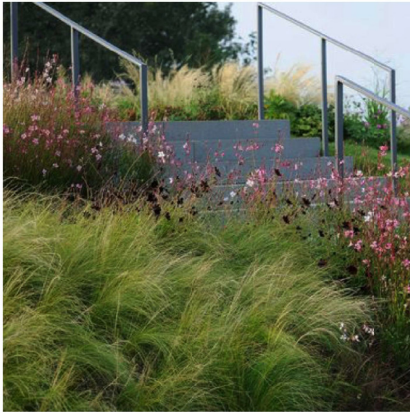


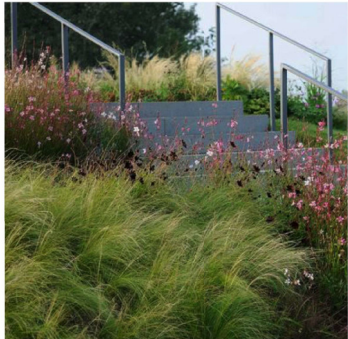
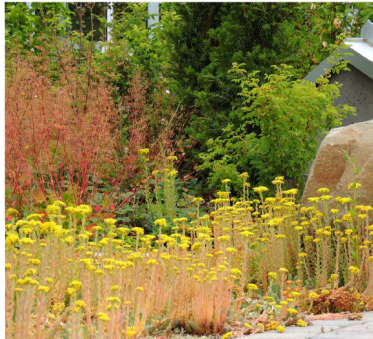
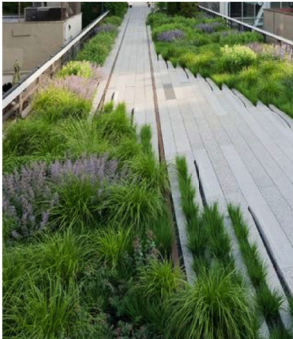
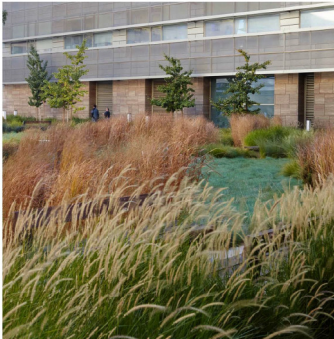
PROGRAM LEGEND

- ① WALLACE CORNER
- ② WALLACE TERRACE
- ③ CLIFF WALK
- ④ ACCESSIBLE RAMP
- ⑤ CENTRAL COURTYARD

LAYOUT & MATERIALS LEGEND

-  CIP CONCRETE
-  PAVER TYPE 1
-  PAVER TYPE 2
-  PLANTING
-  SOD LAWN
-  GUARDRAIL
-  PRIVACY SCREEN
-  PICNIC TABLE
-  BENCH
-  BOULDERS
-  BIKE RACK
-  BOLLARD
-  PUBLIC ART BY OTHERS
-  GARBAGE/RECYCLING





SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
ON-SITE				



TREES (CONFER)

ABIES GRANDIS	GRAND FIR	
PINUS CONTORTA VAR. CONTORTA	SHORE PINE	
PESEUDOTSUGA MENZIESII	DOUGLAS FR	MIX 3-4M. HT., B&B
THUJA PLICATA	WESTERN RED CEDAR	



TREES (DECIDUOUS)

ACER CIRCINATUM	VINE MAPLE	MIX 2-4M H", B&B, MULTI-STEM
ACER GINNALA 'FLAME'	AMUR MAPLE	
AMELANCHIER	SERVICEBERRY	
ARBUTUS MENZIESII	PACIFIC MADRONE	
BETULA NIGRA	RIVER BIRCH	MIX 3-4M H", B&B, MULTI-STEM
CORNUS KOUSA 'MILKY WAY'	KOUSA DOGWOOD	MIX 3-4M H", B&B, MULTI-STEM
CORNUS NUTTALLII 'EDDIES WHITE WONDER'	WHITE WONDER DOGWOOD	
MALUS	PACIFIC CRAB APPLE	
QUERCUS GARRYANA	GARRY OAK	



SHRUBS

ARBUTUS UNEDO 'COMPACTA'	STRAWBERRY BUSH	#5 POT
CORNUS SERICEA KELSEYII	KELSEY DOGWOOD	#2 POT
HAMAMELIS VIRGINIANA	WITCH HAZEL	#3 POT
MAHONIA NERVOSA	LONGLEAF MAHONIA	#2 POT
PHYSCARPUS OPULIFOLIUS 'CENTRE GLOW'	NINEBARK	#2 POT
POTENTILLA ANSERINA	'PACIFICA' SILVERWEED	#2 POT
RIBES SANGUINEUM 'KING EDWARD'	RED-FLOWERING CURRANT	#5 POT
ROSA NOOTKAN	NOOTKA ROSE	#2 POT
SALIX PURPUREA 'GRACILIS'	ARCTIC WILLOW	#2 POT
SPIRAEA DOUGLASII	HARDHACK	#3 POT
SYMPHORICARPOS ALBUS CHENAUTII	HANCOCK SNOWBERRY	#2 POT
VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	#2 POT



GROUNDCOVERS

ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	10 CM	300MM O.C.
FRAGARIA CHILOENSIS	COASTAL STRAWBERRY	10 CM	300MM O.C.
GAULTHERIA PROCUMBENS	WINTERGREEN	10 CM	300MM O.C.
GAULTHERIA SHALLON	SALAL	10 CM	300MM O.C.
MAHONIA REPENS	CREeping OREGON GRAPE	#2 POT	600MM O.C.
PINUS MUGO 'MOPS'	DWARF MUGO PINE	#2 POT	600MM O.C.
POLYPODIUM GLYCYPHYZA	LICORICE FERN	#1 POT	450MM O.C.
POLYSTICHUM MUNITUM	SWORD FERN	#2 POT	450MM O.C.
SEDUM OREGANUM	OREGON STONECROP	10 CM	300MM O.C.
SEDUM SPATHULIFOLIUM	BROADLEAF STONECROP	#1 POT	600MM O.C.

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & SPACING
ON-SITE				



GRASSES

AGROSTIS PALLENS	BENT GRASS	#2 POT	450MM O.C.
CAREX FANSA	DUNE SEDGE	#2 POT	450MM O.C.
CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	#2 POT	450MM O.C.
CAREX TUMULICOLA	BERKELEY SEDGE	#2 POT	450MM O.C.
FESTUCA GLAUCA / RUBRA	BLUE FESCUE / RED FESCUE	#2 POT	450MM O.C.
FESTUCA IDAHOENSIS 'SISKIYOU BLUE'	IDAHO FESCUE	#2 POT	450MM O.C.
FESTUCA OVINA VULGARIS	SHEEP'S FESCUE	#2 POT	450MM O.C.
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#2 POT	450MM O.C.
KOeleria MACRANTHA	JUNE GRASS	#2 POT	450MM O.C.
MISCANTHUS NANA	MAIDENHAIR GRASS	#2 POT	450MM O.C.
SISYRINCHIUM BELLUM	CALIFORNIA BLUE-EYED GRASS	#2 POT	450MM O.C.
STIPA TENNUISSIMA	MEXICAN FEATHER GRASS	#2 POT	450MM O.C.

PERENNIALS / BULBS

ALLIUM COLUMBIANUM	TIGER LILY		300MM O.C.
ANAPHALIS MARGARITACEA	PEARLY EVERLASTING		300MM O.C.
ARMERIA MARITIMA	COMMON THRIFT		300MM O.C.
ASTER SUBSPICATUS	DOUGLAS ASTER		300MM O.C.
BRODIAEA	CLUSTER LILY		300MM O.C.
CAMASSA	COMMON CAMAS		300MM O.C.
ECHINACEA PURPUREA	PURPLE CONE FLOWER		300MM O.C.
ERYTHRONIUM REVOLUTUM	PINK FAWN LILY		300MM O.C.
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY		300MM O.C.
FRITILLARIA AFFINIS	CHECKER LILY		300MM O.C.
RUDBECKIA HIRTA	BLACK-EYED SUSAN		300MM O.C.

OFF-SITE				
----------	--	--	--	--



TREES










TO CITY OF NANAIMO STANDARD



SOD LAWN

TO CITY OF NANAIMO STANDARD

PLANTING LEGEND

-  CONIFER TREE
-  DECIDUOUS TREE 1
-  DECIDUOUS TREE 2
-  DECIDUOUS TREE 3
-  OFFSITE TREE
-  SHRUBS
-  GROUNDCOVERS
-  GRASSES / PERENNIALS
-  OFFSITE LAWN

PLANTING NOTES

1. PLANTING SHALL BE IN ACCORDANCE WITH BC LANDSCAPE STANDARD, LATEST EDITION.
2. CONTRACTOR TO LAYOUT TREES FOR APPROVAL BY THE CONSULTANT AND/OR THE CITY OF NANAIMO PRIOR TO COMMENCEMENT OF WORK.
3. ALL UTILITIES ARE TO BE IDENTIFIED AND STAKED OUT BY CONTRACTOR BEFORE CONSTRUCTION. CONFLICTING UTILITIES TO BE PROTECTED BY CONTRACTOR PRIOR TO PLANTING.
4. ALL PLANTING BEDS TO BE MULCHED WITH 2" (50MM) OF ANSWER GARDEN PRODUCTS 'HUMUS BUILDER' OR APPROVED EQUAL.
5. ALL PLANTING AREAS TO RECEIVE IRRIGATION SYSTEM, WITH TIME FIXTURE AND RAIN SENSOR.
6. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.

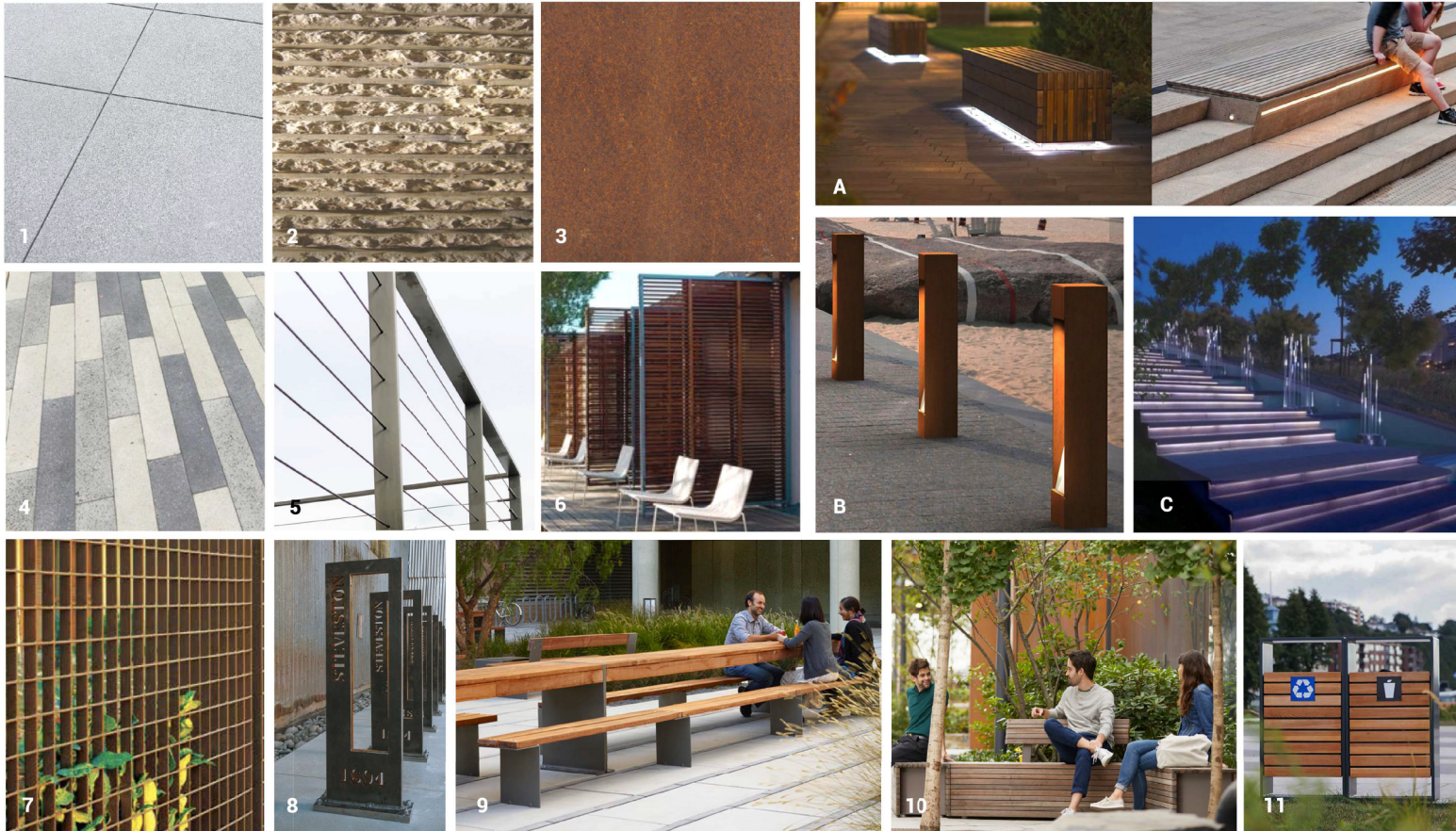


MATERIALS & FURNISHING

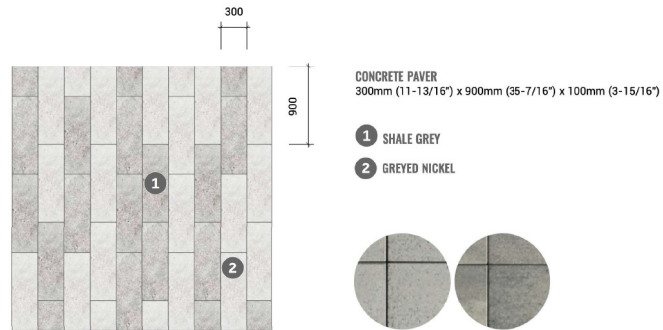
1. BROOM FINISH CONCRETE
2. CONCRETE FORM LINER TEXTURED WALL
3. METAL PLANTER
CORTEN FINISH, HEIGHT VARIES
4. PAVER
DIMENSION VARIES
5. METAL GUARDRAIL
STAINLESS FINISH, W/ CABLE WIRES
6. PRIVACY SCREEN
WOOD SLATS ON METAL FRAME
7. OMEGA SECURITY FENCE
1.8M HT
8. CUSTOMIZED BIKE RACK
CORTEN FINISH
9. HARVEST TABLE
10. BENCH
WOOD W/ CONCRETE BASE
11. GARBAGE/RECYCLING

LIGHTING

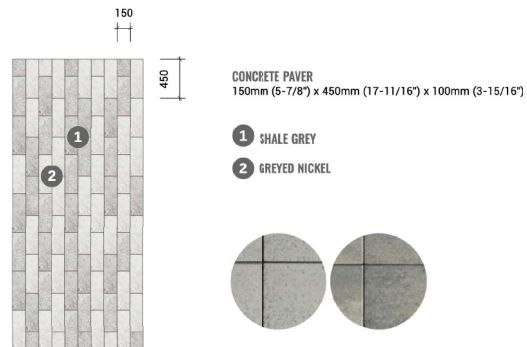
- A. BENCH LIGHT
- B. BOLLARD
- C. LIGHT STRIP AT STAIRS



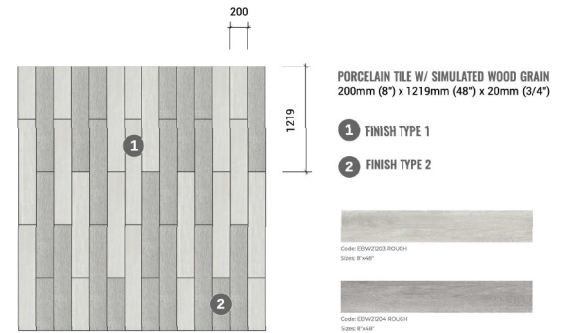
PAVER TYPE 1



PAVER TYPE 2



PAVER TYPE 3



1. ISSUED FOR REVIEW 20-10-23
REVISIONS

TELUS LIVING

NANAIMO, BC

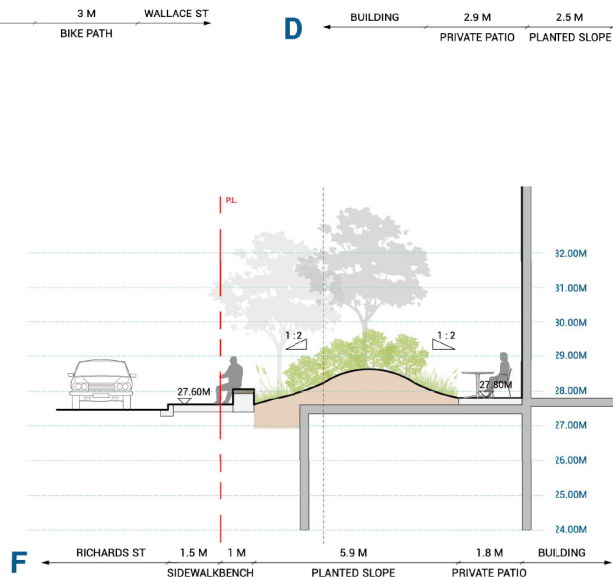
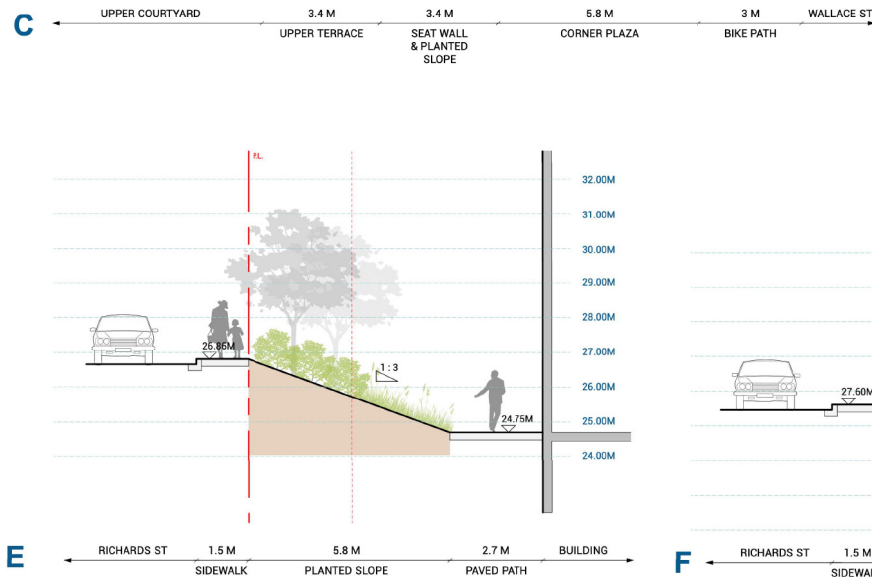
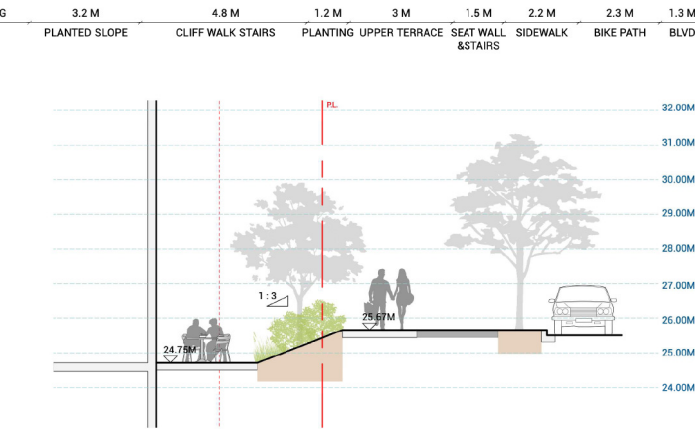
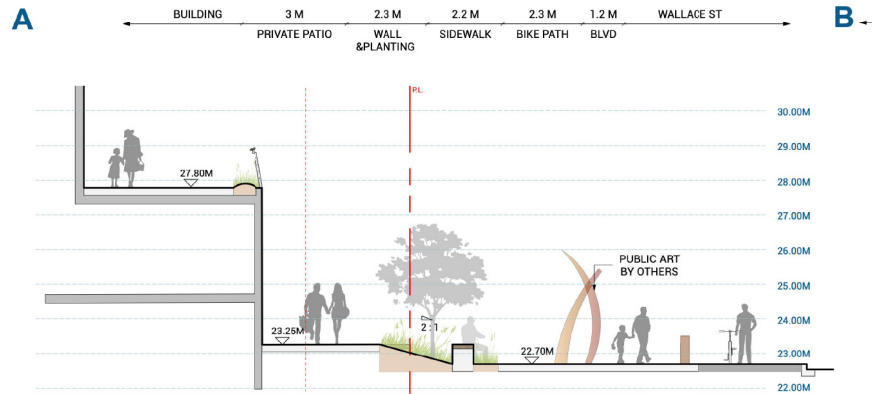
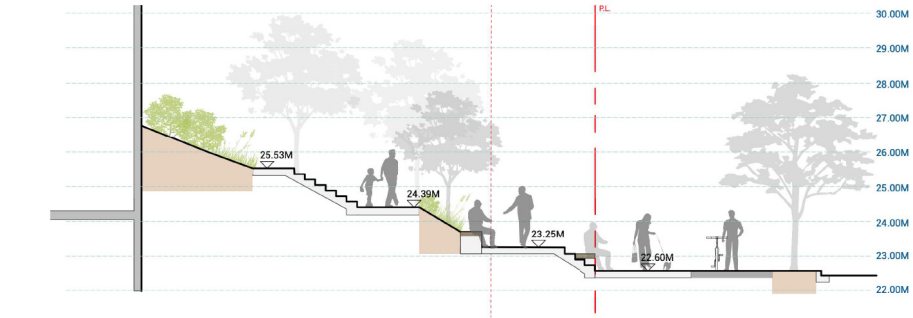
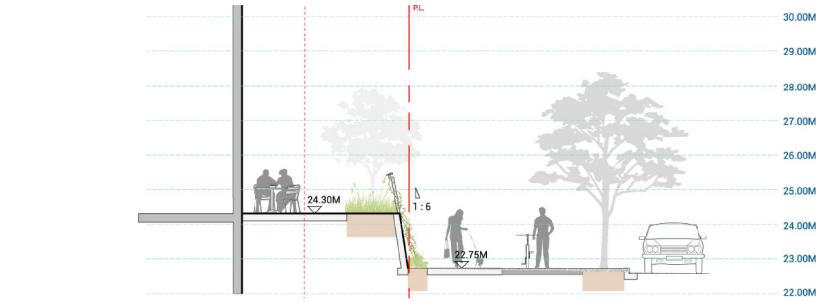
Scale:

Drawn: YL

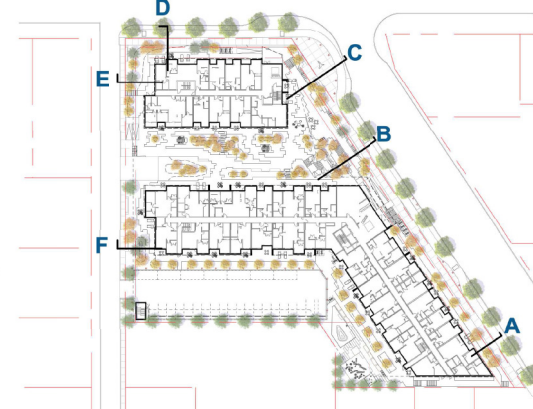
Reviewed: KL

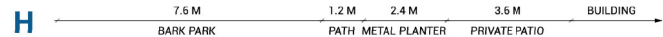
Project No. 06-713

MATERIALS & FURNISHING PALETTE



KEY PLAN





TELUS LIVING	
NANAIMO, BC	
Scale:	1:50
Drawn:	YL
Reviewed:	KL
Project No.	06-713

AERIAL PHOTO



DEVELOPMENT PERMIT NO. DP001214



400 FITZWILLIAM STREET